



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

CONNIE CHUNG, AICP
Deputy Director,
Advance Planning

DAVID DE GRAZIA
Deputy Director,
Current Planning

SHARON GUIDRY
Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

October 29, 2024

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

PROJECT NO. 2019-003407-(2) CONDITIONAL USE PERMIT NO. RPPL2019006012
APPLICANT: BODEGA LATINA CORPORATION
PROJECT LOCATION: 8601 HOOPER AVENUE, FLORENCE-FIRESTONE METRO PLANNING
AREA
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

This item is an appeal of the Regional Planning Commission's (Commission) decision to approve a Conditional Use Permit (CUP) authorizing the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control (ABC) License in an existing supermarket (Project) located at 8601 Hooper Avenue in the unincorporated Florence-Firestone community (Project Site). The Commission unanimously approved the CUP on April 17, 2024. The Project applicant's representative, Joe Angulo (Appellant), timely appealed the Commission's decision on April 25, 2024. The appeal only relates to two conditions of approval.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Close the public hearing for Project No. 2019-003407-(2), consisting of CUP RPPL2019006012.
2. Find that the Project is categorically exempt (Class 1 – Existing Facilities) from the California Environmental Quality Act (CEQA) for the reasons stated in this Board of Supervisor's (Board) letter and in the record of the Project.
3. Indicate its intent to deny the appeal of the Commission's decision and to uphold the Commission's approval of the Project and instruct County Counsel to prepare the necessary findings

to affirm the Commission's approval of the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Appellant requests the following as part of the appeal:

- a. Modification of Condition 20, which states "This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m. seven days a week," to instead authorize the sale of alcoholic beverages from 7:00 a.m. to 10:00 p.m. seven days a week.
- b. Modification or removal of Condition 34, which states "Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited," to allow the use of exterior roll-up doors during the hours that the supermarket is not open for business

Regarding Condition 20, the Commission's decision was based on several factors. Correspondence with ABC indicated that three licenses for the sale of alcoholic beverages for off-site consumption are allocated to Census Tract 5353 and there are currently nine licenses for the sale of alcoholic beverages for off-site consumption in the Census Tract, resulting in a significant overconcentration of these licenses in the Census Tract. The Project Site is also located in a high crime reporting district according to ABC. The Sheriff's Department (Sheriff) originally recommended denial of the Project due to the history of calls for service at the Project Site. However, the Sheriff subsequently recommended approval of the Project after the Appellant consulted with the Sheriff and conducted efforts to increase security at the Project Site. Although the Appellant has conducted efforts to increase security at the Project Site, a CUP runs with the land and is not assigned to any particular supermarket operator. The history of calls for service demonstrates that this location has been problematic in the past and could be problematic in the future with a different supermarket operator. Six sensitive land uses are located within 600 feet of the Project Site, including four churches, one park, and one elementary school. Given the significant overconcentration of licenses for the sale of alcoholic beverages for off-site consumption in the Census Tract, the Project Site's location in a high crime reporting district, and the history of calls for service at the Project Site, prohibiting the sale of alcoholic beverages before 10:00 a.m. is intended to minimize the potential negative impacts associated with the sale of alcoholic beverages that could occur before 10:00 a.m., especially potential negative impacts to the six nearby sensitive uses, and to ensure that the Project will otherwise be compatible with the neighborhood.

Regarding Condition 34, the supermarket currently has roll-up doors on the exterior of its windows and pedestrian entrances and the intent of this condition is to have the Appellant remove the exterior roll-up doors and install security grilles within the interior of the building's windows and pedestrian entrances. The security grilles would not be visible from the exterior of the building during the hours that the supermarket is open for business, which is when the security grilles would not be used. The security grilles cannot obstruct the public's view of the interior of the building and must remain open during the hours that the supermarket is open for business. This would be an aesthetic improvement to the building that would still meet the Appellant's security needs. Furthermore, this condition is consistent with the requirements of the Florence-Firestone Community Standards District (CSD), which was in effect at the time the CUP application was submitted on October 10, 2019, (former County Code Section 22.324.070.B.1.a.iv), and the requirements of the Florence-Firestone Transit-Oriented District Specific Plan, which replaced the CSD and is currently in effect (County Code Section 22.418.080.B.2.b and County Code Section 22.418.120.A.3).

Implementation of Strategic Plan Goals

With the conditions of Project approval that were approved by the Commission, the Project supports the County Strategic Plan's North Star 1 – Make Investments that Transform Lives, Focus Area Goal A – Healthy Individuals and Families, Strategy 2 – Improve Health Outcomes, and Focus Area Goal D – Support Vulnerable Populations, Strategy 2 – Child Safety and Family Well-Being, and also supports the County Strategic Plan's North Star 2 – Foster Vibrant and Resilient Communities, Focus Area Goal A – Public Health, Strategy 1 – Population Based Health, and Focus Area Goal E – Economic Health, Strategy 3 – Job Growth, and Strategy 4 – Disadvantaged Communities.

The Project is an accessory use to an existing supermarket that provides healthy food options to the surrounding community. Allowing the continued sale of a full line of alcoholic beverages will maintain an existing revenue stream for the supermarket, which aids in providing these healthy food options. The supermarket provides more fresh produce and whole grain food products than the minimum required by County Code Section 22.140.030, also known as the Safe Access to Alcohol and Food Establishments (SAAFE) Ordinance, which expands the healthy food options available to the surrounding community.

Currently, there are six sensitive land uses located within 600 feet of the Project Site, including four churches, one park, and one elementary school. These sensitive land uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. However, as noted above, there is a significant overconcentration of licenses for the sale of alcoholic beverages for off-site consumption in the Census Tract, the Project Site is in a high crime reporting district, and there is a history of calls for service at the Project Site. Therefore, the continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these sensitive land uses only if the sales are conducted in compliance with the conditions of Project approval that were approved by the Commission. Prohibiting the sale of alcoholic beverages before 10:00 a.m. helps to ensure that the Project will minimize potential negative impacts to the surrounding community.

Prohibiting exterior roll-up doors helps to improve community aesthetics while still allowing for alternative options to maintain the supermarket's security, such as installing security grilles within the interior of the building's windows and pedestrian entrances. As noted above, prohibiting exterior roll-up doors is also consistent with County Code requirements that have been in effect since before the CUP application was submitted.

The Project is compatible with the other land uses in the immediate area and would contribute to the economic welfare of the community by providing more expansive access to groceries and household items, as well as employment opportunities. The Project contributes to the variety of land uses and services in the community. The conditions of Project approval that were approved by the Commission provide a framework that will ensure any potential negative impacts to the surrounding community are mitigated or avoided and modifying the conditions of Project approval in the manner requested by the Appellant will undermine this framework.

FISCAL IMPACT/FINANCING

The County may be subject to litigation whether the appeal is approved or denied. It is unknown at this time what the potential fiscal impact would be to the Department of Regional Planning, which will have to bear the cost of defending the Board's decision. The Project itself is a privately funded venture and will not be requesting any funding allocation for the costs associated with the continued operation of the existing supermarket or the costs associated with removing the exterior roll-up

doors.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Project was first heard by the Hearing Officer on March 7, 2023. Staff presented the Project and recommended approval of the CUP with several conditions, including a condition to limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The applicant's representative spoke in favor of the Project and requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The public hearing was continued to June 20, 2023, to provide time for the applicant to submit an updated shelving plan to address comments from the Hearing Officer related to calculating the shelf space allocated to alcoholic beverages. On June 20, 2023, there were no public comments, and the public hearing was continued again to August 1, 2023, to provide more time for the applicant to submit an updated shelving plan. At the August 1, 2023, continued public hearing, staff presented the Project and discussed the updated shelving plan. The applicant's representative was present and again requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The Hearing Officer then closed the public hearing and approved the Project as recommended by staff with the inclusion of a new Condition 23, which explained the methodology for calculating the shelf space allocated to alcoholic beverages.

On August 15, 2023, the applicant appealed the Hearing Officer's decision to the Commission. The appeal only related to Conditions 20, 23, and 24. Condition 20 limited the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. Condition 23 explained the methodology for calculating the shelf space allocated to alcoholic beverages. Condition 34 prohibited exterior security bars and roll-up doors applied to windows and pedestrian building entrances.

The Project was first heard by the Commission on February 2, 2024, and was continued to April 17, 2024, at the request of the Appellant. On April 17, 2024, Staff presented the Project, and the Appellant spoke in favor of their appeal. There were no other public speakers. Commissioner Duarte-White asked staff to clarify the timeline of the adoption of the SAAFE Ordinance, and staff responded that the SAAFE Ordinance was adopted on September 19, 2017, and took effect on October 19, 2017. Commissioner Moon asked staff to clarify whether the condition regarding exterior roll-up doors was for aesthetic purposes, and staff responded that it was. Commissioner Moon then made a motion to close the public hearing, deny the appeal, and uphold the Hearing Officer's decision to approve the Project without any changes to the conditions of Project approval. The motion was seconded by Commissioner Hastings. The motion was unanimously approved.

ENVIRONMENTAL DOCUMENTATION

Based on examination of the Project proposal and the supporting information included in the application, staff recommends that the Board find that the Project is categorically exempt from CEQA. The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

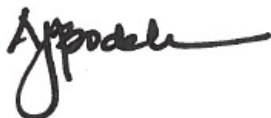
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The approval or denial of the appeal should not result in any significant impacts on current services as the Project is located within an existing supermarket with no proposed expansion or development, and the Project Site is adequately served by all required utilities and infrastructure.

CONCLUSION

For further information, please contact Sean Donnelly, Senior Planner, of the Foothills Development Services Section, at (213) 893-7024 or sdonnelly@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amy J. Bodek', with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP

Director

AJB:DD:MG:CS:SD:lm

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

APPEAL FORM APPLICANT

SUBDIVISION PROJECT APPEAL: YES _____ NO _____

ADMINISTRATIVE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) ONLY APPEAL: YES _____ NO _____

COASTAL DEVELOPMENT PERMIT APPEAL: YES _____ NO _____

DATE: April 25, 2024

DEPARTMENT: Regional Planning

PROJECT NUMBER: 2019-003407-(2)

APPLICANT NAME: Chedraui USA, Inc. (formerly Bodega Latina Corporation dba El Super)

PROJECT LOCATION: 8601 Hooper Avenue, Los Angeles, CA 90002

ZONED DISTRICT: Compton-Florence

Related Zoning Matters:

CONDITIONAL USE PERMIT (CUP) NUMBER(S): _____

VARIANCE NO.: _____

ZONE CHANGE NO.: _____

This is an appeal of the decision of the Regional Planning Commission regarding the project above. This form is to be filed in person with a form of personal identification and a check or money order made payable to the "Board of Supervisors" during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the address below. Appeal fees subject to change. Contact the Executive Office of the Board of Supervisors for information at (213) 974-1426.

This is to appeal: (Check one)

_____ The Denial of this Project: \$11,362*

Two or less conditions of the Project to be listed below: \$1,142*

<i>Condition No. 20</i>	<i>Condition No. 34</i>
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*For Subdivision appeals: \$260.00 of this appeal fee amount will be allocated to the Board of Supervisors' Hearing.

APPEAL FORM APPLICANT

Briefly, explain the reason for the appeal. Attach additional information if necessary.

Condition 20: Appeal of restricted alcohol sales hours of 10:00 a.m. - 10:00 p.m.(requested 7:00 a.m. - 10:00 p.m.)

Condition 34: Appeal to confirm roll-up doors on windows may be used during non-operating store hours.

x 

Appellant Signature

Joe Angulo
Print Name

600 Citadel Drive
Street Address

Commerce, CA 90040
City/Zip

(323) 869-7756
Day Time Telephone Number

joe.angulo@chedrauiusa.com
E-mail Address

April 17, 2024

Monica Penichet-Coates
600 Citadel Drive
Commerce, CA 90040

PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012
8601 Hooper Avenue, Florence-Firestone
(APNs: 6043-001-026,-023,-024)

Dear Monica:

The Regional Planning Commission (Commission), by its action of **April 17, 2024**, has denied the appeal and upheld the approval of the Hearing Officer for the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 1, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Penichet-Coates
Date
Page 2

For questions or for additional information, please contact Sean Donnelly of the Foothills Development Services Section at (213) 893-7024, or sdonnelly@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Elsa M. Rodriguez For C. Sainz

Carmen Sainz, Supervising Regional Planner
Metro Development Services Section

CS:SD

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors
DPW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2019006012 (“CUP”) on February 7, 2024.
2. **ENTITLEMENT(S) REQUESTED.** The Permittee, Bodega Latina Corporation (“Permittee”), requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption (“Project”) in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

3. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019
ZCR 200500640	Zoning Conformance Review for recycling center within existing market.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005

4. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) and H18 (Residential 18) land use designations of the Florence-Firestone Community Plan (“Community Plan”) Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-3 (General Commercial) and R-2 (Two-Family Residence). Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial

Zones), a CUP is required for the sale of alcoholic beverages for off-site consumption. A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.

6. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.91 acres in size and consists of three lots. The Project Site is irregular in shape with flat topography and is developed with the subject supermarket.

B. Site Access

The Project Site is accessible via Hooper Avenue to the east and Firestone Boulevard to the north.

C. Site Plan

El Super is a full-service supermarket that is 15,400 square feet in size and located on the western portion of the Project Site. In accordance with the conditions of Project approval, the shelf space allocated to alcoholic beverages will be limited to five percent of the total shelf space.

D. Parking

A parking lot on the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

8. COMMUNITY OUTREACH. County Department of Regional Planning (“LA County Planning”) staff (“Staff”) is not aware of any community outreach at the time of Staff Report preparation.

9. **PUBLIC COMMENTS.** Staff has not received any comments at the time of Staff Report preparation.

10. AGENCY RECOMMENDATIONS.

A. The County Sheriff's Department ("Sheriff"), in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report dated May 25, 2021, stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting district, so the Commission must make a finding of public convenience or necessity.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, Staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan because the CG land use designation is intended to support a variety of commercial activities dispersed community-wide, such as supermarkets. This Project is an accessory use to the existing supermarket. The supermarket is a commercial use which is compatible with the CG land use designation.

13. **GOALS AND POLICIES.** The Commission finds that the Project supports the following goals and policies of the Community Plan:

Goal C-3

Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

Policy C-3.5

Incentivize Commercial Diversity. Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods including, small and large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.

The Project is a commercial use located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides access to groceries and other commercial goods to the local community. The Project will continue to add to the diversity of uses in the area.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Commission finds that the project is consistent with the C-3 zoning classification as the continued sale of alcoholic beverages for off-site consumption is permitted with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.
15. **C-3 DEVELOPMENT STANDARDS.** The Commission finds that while there are no development standards applicable to the Project, it would occur within a structure and in conjunction with an existing use that is consistent with the C-3 Zone's development standards, as verified and approved by CUP Number 94145.
16. **SIGNAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.050. The Project includes existing signage associated with the supermarket that was approved by Site Plan Review Number RPPL2018002265 in 2018. The Project will not change the existing signage.
17. **PARKING.** The Commission finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking). Commercial uses such as supermarkets require one parking space for each 250 square feet of floor area. The supermarket is 15,400 square feet in size and requires 62 parking spaces. A parking lot containing 58 parking spaces is located on the Project Site. Although the Project does not provide the required number of parking spaces, it is an existing previously approved use.
18. **ALCOHOL BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will require the supermarket to offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis.
19. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.324. A complete application for the Project was submitted prior to March 7, 2023, the effective date of the Florence-Firestone Transit Oriented District Specific Plan that replaced the Florence-Firestone CSD. The Florence-Firestone CSD requires that all exterior walls

remain free from graffiti and the Project is sufficiently conditioned to comply with this standard. The Project is not a use prohibited in the CSD.

CONDITIONAL USE FINDINGS

20. **The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.** The CG land use designation is intended to support a variety of commercial activities dispersed community wide. The Project is located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides increased access to groceries and other home goods to the local community.
21. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is accessory to an existing commercial use located along the commercial corridor of Firestone Boulevard. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 pursuant to previously approved CUPs. A condition of Project approval will require compliance with all noise control provisions of County Code Chapter 12.08. Another condition of Project approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the supermarket, will remain consistent with the land use designation, and will not adversely affect the nearby community's public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
22. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.
23. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is located within an existing supermarket and does not propose additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP Number 94145, which originally authorized the sale of a full line of alcohol beverages for off-site consumption.

24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS – ALCOHOL USES

25. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** Currently there are four churches, one park, and one elementary school within 600 feet of the Project Site. These uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. The Project does not propose any changes or expansions to the existing, previously approved supermarket. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these sensitive uses if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

26. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project is situated on a site along a commercial corridor. Residences exist to the south of the Project Site and north of the Project Site across Firestone Boulevard. The Sheriff was consulted as part of the review of this Project and the permittee consulted with them to improve security at the Project Site. The Sheriff subsequently recommended approval of this Project at the public hearing. The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these residential areas if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

27. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the existing supermarket and will not adversely affect the public welfare or the economic welfare of the nearby community if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The Project is compatible with the other uses in the immediate area and would contribute to the economic welfare of the area by providing more expansive access to groceries and household items, as well as employment opportunities. The Project contributes to the variety of uses and services in the community.

28. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already**

constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The Project is located within an existing building that has a design in keeping with the character of the other commercial structures in the area. The Project does not propose changes to the exterior of the structure or the design of the Project Site, which ensures that the character of the building will continue to be physically consistent with its surroundings.

29. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. The Project Site is located in a high crime reporting district according to ABC. The Sheriff originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the Permittee consulted with the Sheriff and conducted efforts to increase security at the Project Site. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet. The Project contributes to the variety of uses and services in the community, provides employment opportunities to the area, and improves economic conditions in the area.

ENVIRONMENTAL FINDINGS

30. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

ADMINISTRATIVE FINDINGS

31. **HEARING PROCEEDINGS.** The Project was first heard by the Hearing Officer on March 7, 2023. The hearing was continued to June 20, 2023, and was continued again to August 1, 2023, when the Project was approved. At the March 7, 2023, meeting, Staff presented the Project and recommended approval of the CUP with several conditions, including a condition to limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The applicant's representative spoke in favor of the CUP and requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The hearing was continued to provide

time for the applicant to submit an updated shelving plan to address comments from the Hearing Officer related to shelving space calculations. At the June 20, 2023, meeting, the hearing was continued again to August 1, 2023, to provide more time for the applicant to provide an updated shelving plan. There was no public comment at the June 20, 2023, meeting.

At the August 1, 2023 meeting, Staff presented the Project and discussed the updated shelving plan. The applicant's representative was present and again requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The Hearing Officer then closed the public hearing and approved the Project per Staff's recommendation with the inclusion of Condition 23 to outline the methodology for calculating shelf space allocated to alcoholic beverages.

On August 15, 2023, the applicant submitted an appeal of the Hearing Officer's decision to approve the Project, related to Conditions 20, 23, and 24. Condition 20 limited the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. Condition 23 outlined the methodology for calculating shelf space allocated to alcoholic beverages. Condition 34 prohibits security bars and roll-up doors from windows and pedestrian entrances.

On February 2, 2024 the Project was scheduled for the Commission, and was continued at the request of the appellant. A duly noticed public hearing was held on April 17, 2024. Staff presented the item, and the appellant spoke in favor of their appeal. There were no further public speakers. Commissioner Duarte-White asked Staff to clarify the timeline of the adoption of the SAAFE Ordinance. Commissioner Moon asked Staff to clarify whether the condition regarding roll up doors was for aesthetics, Staff responded that it was. Commissioner Moon then motioned to close the public hearing and deny the appeal. The motion was seconded by Commissioner Hastings. The motion was unanimously approved.

32. LEGAL NOTIFICATION. The Commission finds that pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (*The Los Angeles Sentinel, La Opinion*), and property posting. Additionally, the project was noticed and case materials were available on LA County Planning's website. On December 28, 2023, a total of 133 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. The proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE COMMISSION:

- 1. Finds that the project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and

2. Denies the appeal of the Hearing Officer's decision and approves **CONDITIONAL USE PERMIT NO. RPPL2019006012**, subject to the attached conditions.

ACTION DATE: April 17, 2024

VOTE: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

CS:SD

4/17/2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2019006012

PROJECT DESCRIPTION

The project is a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on March 6, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of alcoholic beverages for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$3,408.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine

the permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **April 7, 2023**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant shall authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 (Off-Sale General) ABC license.
20. This grant authorizes the sale of a full line of alcoholic beverages from 10:00 a.m. to 10:00 p.m. seven days a week.
21. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, County Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
22. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A;"
23. Shelf space devoted to alcoholic beverages shall be measured as the total length of the sides of a display containing alcoholic beverages which are publicly accessible. If alcoholic beverages are stacked, each vertical level of the stack shall be counted towards the shelf space.

24. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
- a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A.:"

- a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.
25. Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
26. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this CUP, and subsequently within 90 days of the hire date of all new employees and/or managers.
27. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
28. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences, or similar

structures, or within any portion of the interior of any structure that is visible from the outside.

29. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this CUP.
30. Alcoholic beverages shall only be sold to patrons age 21 or older.
31. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
32. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all public and private parking lots and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from any neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from public and private parking lots.
33. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street to the satisfaction of the Director of Regional Planning.
34. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
35. The premises, including exterior facades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
36. The permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced upon request of any County Sheriff or Zoning Enforcement Inspector.

37. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
38. The permittee shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.
39. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
40. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
41. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
42. Alcoholic beverages shall not be displayed in an ice tub.
43. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
44. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions
- b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

- b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012
8601 HOOPER AVENUE, FLORENCE-FIRESTONE
APNs: 6043-001-026,-023,-024

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,408.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: February 23, 2023
HEARING DATE: February 7, 2024 AGENDA ITEM: 5
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Senior Planner
Sdonnelly@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends denial of the appeal of the Hearing Officer's decision and **APPROVAL** of Project Number 2019-003407-(2), CUP Number RPPL2019006012, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2019006012 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP for the continued sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

B. Project

This Project will authorize the continued sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket with a Type 21 California State Department of Alcoholic Beverage Control (“ABC”) License. El Super is a full-service supermarket that is 15,400 square feet in size. The sale of a full line alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 and was previously authorized by CUP Number 200600075, which was approved on November 17, 2009, and expired on November 17, 2019.

A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week.

A portion of the Project Site is located in the R-2 (Two-Family Residence) Zone, but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone. A parking lot on the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

C. Project Background

The Project was first heard by the Hearing Officer on March 7, 2023. The hearing was continued to June 20, 2023, and was continued again to August 1, 2023, when the Project was approved. At the March 7, 2023, meeting, Staff presented the Project and recommended approval of the CUP with several conditions, including a condition to limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The applicant’s representative spoke in favor of the CUP and requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The hearing was continued to provide time for the applicant to submit an updated shelving plan to address comments from the Hearing Officer related to shelving space calculations. At the June 20, 2023, meeting the hearing was continued again to August 1, 2023, to provide more time for the applicant to submit an updated shelving plan. There was no public comment at the June 20, 2023, meeting.

At the August 1, 2023, meeting, Staff presented the Project and discussed the updated shelving plan. The applicant’s representative was present and again requested a modified

condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The Hearing Officer then closed the public hearing and approved the Project per Staff's recommendation with the inclusion of a condition to outline the methodology for calculating shelf space allocated to alcoholic beverages.

On August 15, 2023, the applicant submitted an appeal of the Hearing Officer's decision to approve the Project, related to Conditions 20, 23, and 24. Condition 20 limits the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. Condition 23 outlines the methodology for calculating shelf space allocated to alcoholic beverages. Condition 34 prohibits security bars and roll-up doors from windows and pedestrian entrances.

Regarding Condition 20, correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site sale licenses in the Census Tract. The Project Site is also located in a high crime reporting district according to ABC. The Los Angeles Sheriff's Department ("Sheriff") originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the applicant consulted with the Sheriff and conducted efforts to increase security at the Project Site. Although the applicant has conducted efforts to increase security, a CUP runs with the land and is not assigned to any particular supermarket operator. The history of calls for service demonstrates that this location has been problematic in the past and could be in the future with a different supermarket operator. Sensitive uses, including four churches, one park, and one elementary school are located within 600 feet of the Project Site. Given the overconcentration of off-site sale licenses in the Census Tract, the Project Site's location in a high crime reporting district, and the history of calls for service at the location, limiting the sale of alcoholic beverages before 10:00 a.m. is intended to minimize the potential negative impacts associated with the sale of alcoholic beverages that could occur before 10:00 a.m., especially impacts to nearby sensitive uses, and to ensure that the Project will otherwise be compatible with the neighborhood.

Regarding Condition 23, its implementation will require an updated shelving plan. Staff's understanding is that the applicant is concerned that this updated shelving plan may show that the shelf space currently allocated to alcoholic beverages exceeds five percent of the total shelf space, which will require the applicant to reduce the shelf space currently allocated to alcoholic beverages.

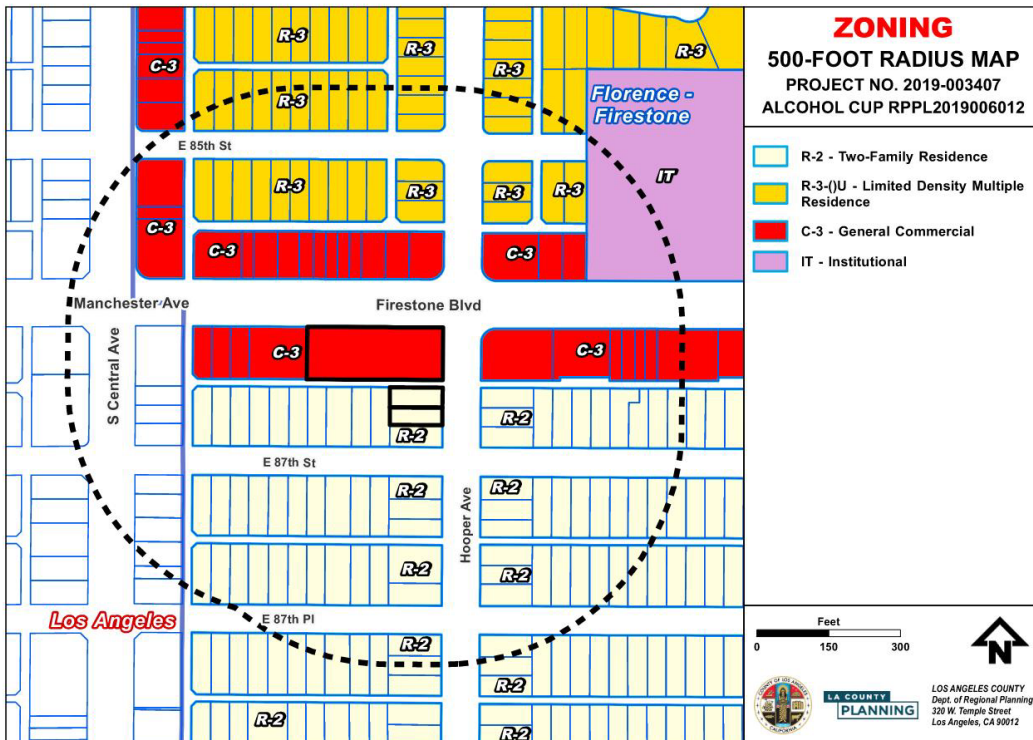
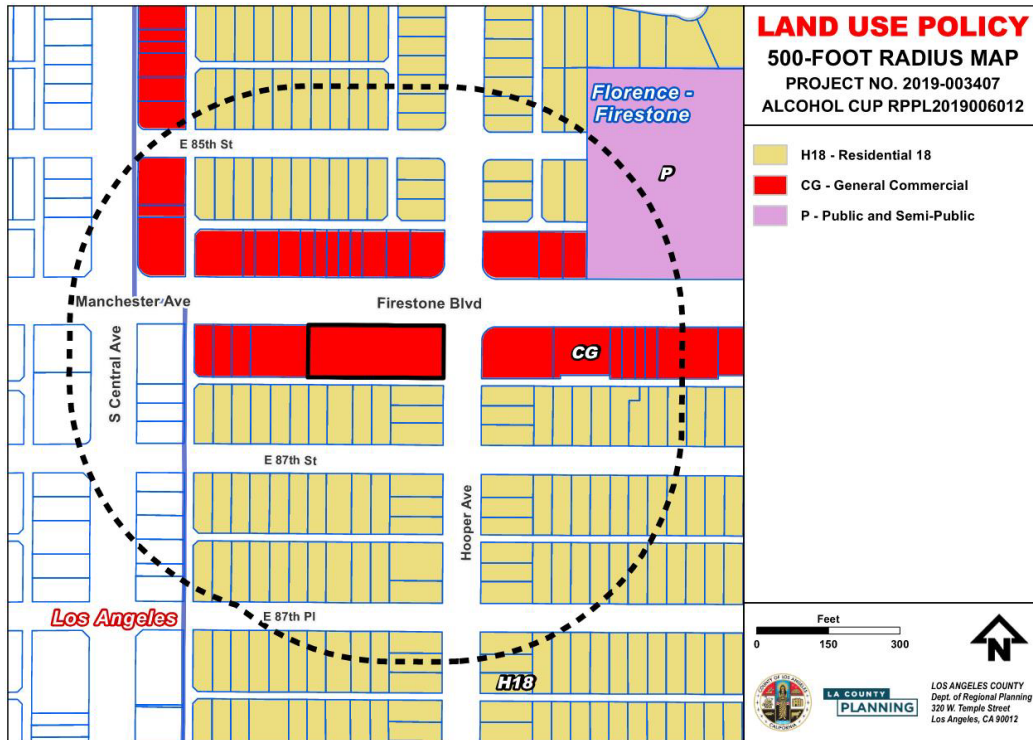
Regarding Condition 24, the supermarket currently has roll-up doors on the exterior of its windows and pedestrian entrances and the intent of this condition is to have the applicant remove the roll-up doors and install security grilles on the interior of the building's windows and pedestrian entrances that would not be visible from the exterior of the building when not in use, i.e., when the supermarket is closed. The security grilles cannot obstruct the

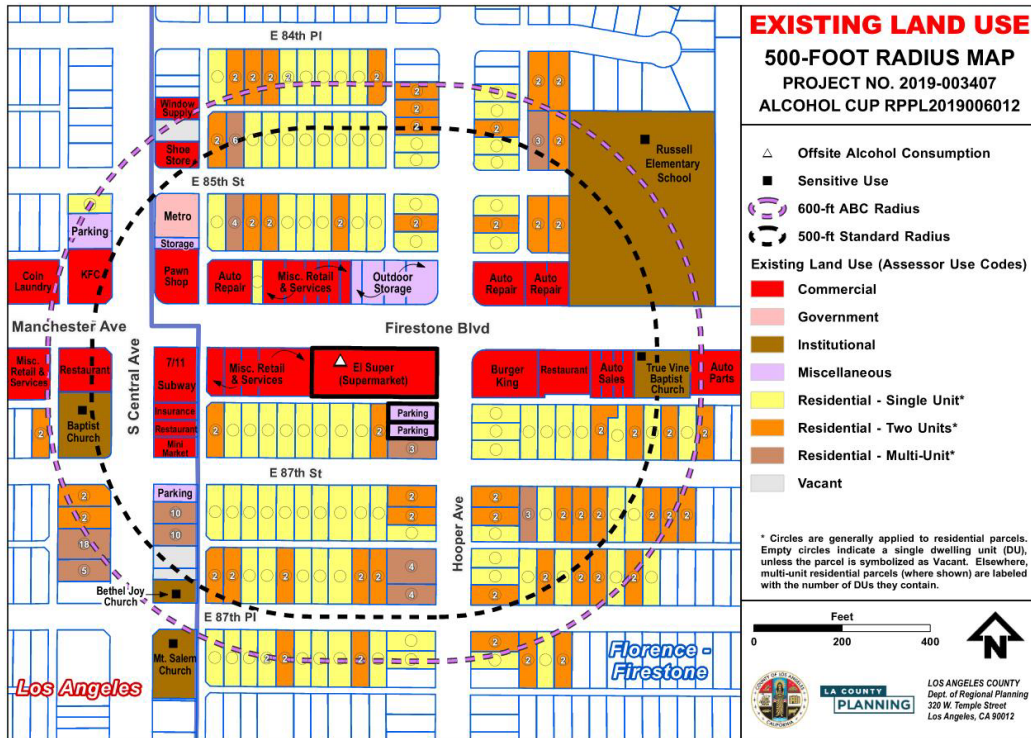
public's view of the interior of the building and must remain open during business hours. This would be an aesthetic improvement to the building that would still meet the applicant's security needs.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	FLORENCE-FIRESTONE COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial), H18 (Residential 18)	C-3, R-2	Supermarket
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4620	R-2 (Southern portion of Project Site)	February 19, 1946
4562	C-3 (Northern portion of Project Site)	October 23, 1945

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019

ZCR 200500640	Zoning Conformance Review for a recycling center within an existing supermarket.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2018006566	Violation of conditions of approval of CUP Number 200600075. Unpermitted standalone displays of alcoholic beverages.	Opened December 11, 2018, and currently active pending approval of this CUP
RPCE2017006399	Encampment with people experiencing homelessness.	Opened August 15, 2017 Closed June 15, 2020
13-0018586-RZPVIO	Violation of conditions of approval of CUP Number 200600075.	Opened December 11, 2013 Closed February 10, 2014
05-0030715	Expired CUP for the sale of alcoholic beverages.	Opened November 14, 2005 Closed April 12, 2006
04-0035633	Unpermitted signage.	Opened June 14, 2004 Closed July 1, 2004

ANALYSIS

A. Land Use Compatibility

The Project is located on Firestone Boulevard, which is developed primarily with commercial uses, and is associated with an existing supermarket. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The supermarket is a commercial use which is compatible with the Project Site’s land use designation. The Project contributes to the variety of uses and services in the community. Residences are located to the north and south of the Project Site. The supermarket provides a key service to the community and increases access to food and other necessary goods. The sale of a full line of alcoholic beverages for off-site consumption is ancillary to the operation of the supermarket and will remain consistent with the land use designation if conducted in compliance with the conditions of Project approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will authorize the continued sale of a full line of alcoholic beverages for off-site consumption. The sale of alcoholic beverages is an ancillary use to the supermarket and will not adversely affect the nearby community’s public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition

that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The supermarket has existed since 1995, is consistent with the other businesses in the immediate area, and the sale of a full line of alcoholic beverages for off-site consumption will contribute to the community's economic welfare by providing a broader range of products for customers.

Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. Since the ratio of off-site sale licenses to population in the Census Tract exceeds the ratio of off-sale retail licenses to population in the County, there is an undue concentration of licenses in the Census Tract and the Regional Planning Commission ("Commission") must make a finding of public convenience or necessity. Staff recommends that the Commission make this finding if the sale of a full line of alcoholic beverages for off-site consumption is conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m.

The Project Site is located in a high crime reporting district according to ABC. The Sheriff originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the applicant consulted with the Sheriff and conducted efforts to increase security at the Project Site. Sensitive uses including four churches, one park, and one elementary school are located within 600 feet of the Project Site. These uses have been operating alongside the supermarket since 1995. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet of the Project Site.

C. Design Compatibility

The Project is located within an existing supermarket and will not authorize any new improvements or expansions.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Florence-Firestone Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050 (Findings and Decision) and 22.140.030 (Alcoholic Beverage Sales). The Burden

of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project is not subject to any exceptions to a Categorical Exemption. Therefore, Staff recommends that the Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff, in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. Other Agency Comments and Recommendations

ABC, in a report dated May 25, 2021, stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting district, so the Commission must make a finding of public convenience or necessity.

C. Public Comments

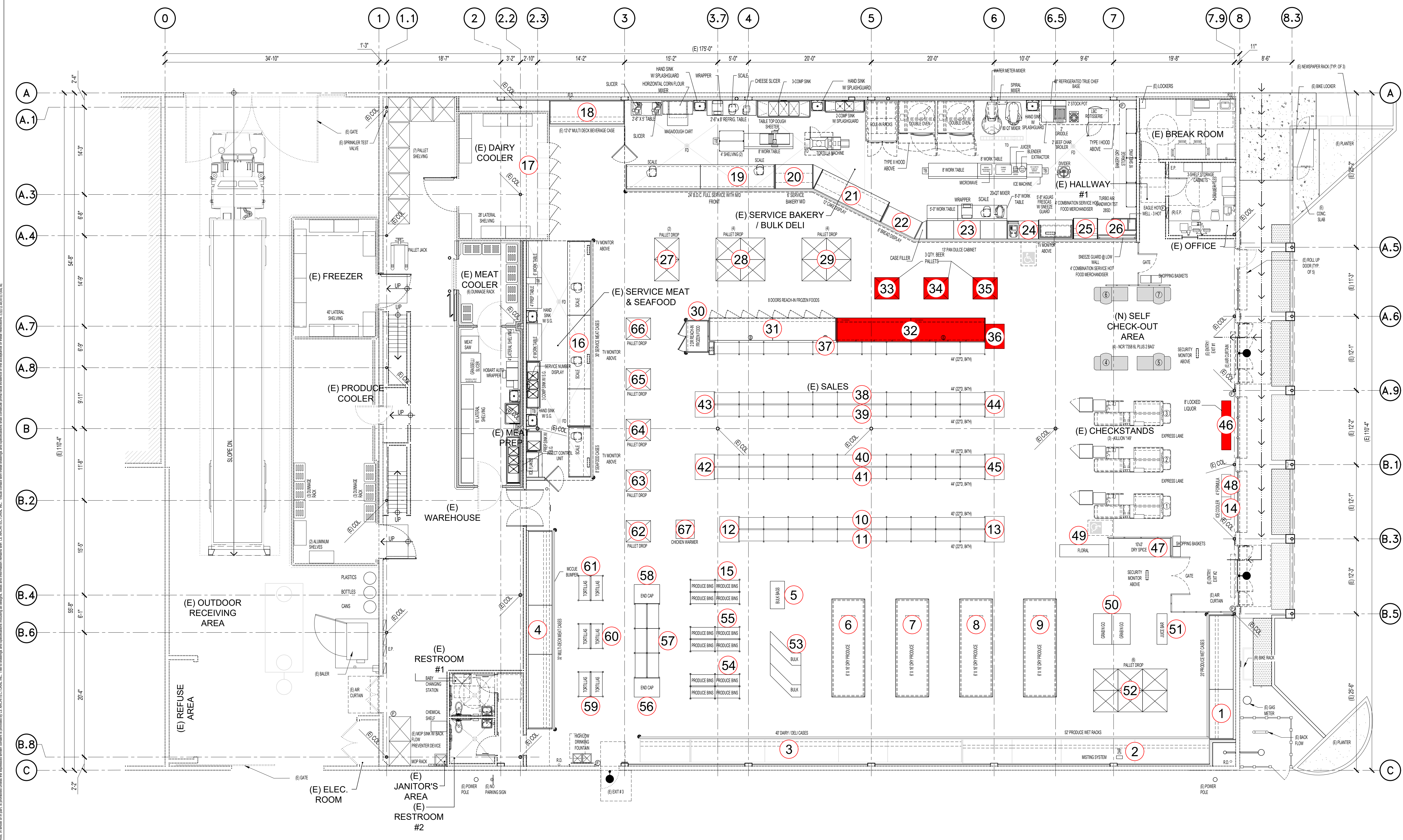
Staff has not received any comments at the time of report preparation.

Report
Reviewed By: Carmen Sainz
Carmen Sainz, Supervising Regional Planner

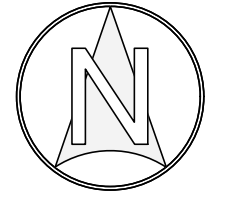
Report
Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings

EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Agency Correspondence
EXHIBIT I	Appeal of Hearing Officer's Decision
EXHIBIT J	Hearing Officer Case Materials



1 FIXTURE PLAN
1/8" = 1'-0"



AREA DENOTING ALCOHOL SALES

Hooper # 500 CUP Application Grocery Display Calculation Table							
Cabinet	Section	Length(L) feet	Total # of shelves	Total # of Shelves Devoted to alcoholic beverages	Total Linear feet of shelves*	Total Linear feet of shelves devoted to alcoholic beverages**	Percentage of shelf space devoted to alcoholic beverages
1	Produce	20	2	0	40	0	0
2	Produce	52	2	0	104	0	0
3	Deli/Dairy	40	5	0	200	0	0
4	Meat	32	5	0	160	0	0
5	Produce	5	1	0	5	0	0
6	Produce	16	1	0	16	0	0
7	Produce	16	1	0	16	0	0
8	Produce	16	1	0	16	0	0
9	Produce	16	1	0	16	0	0
10	Grocery	40	1	0	40	0	0
11	Grocery	40	1	0	40	0	0
12	Grocery	4	5	0	20	0	0
13	Grocery	4	5	0	20	0	0
14	Frozen Ice Cooler	4	1	0	4	0	0
15	Grocery	8	1	0	8	0	0
16	Meat/Seafood	38	2	0	76	0	0
17	Milk	15	6	0	90	0	0
18	Dairy	12	5	0	60	0	0
19	BDC	24	2	0	48	0	0
20	Bakery	6	3	0	18	0	0
21	Bakery	12	3	0	36	0	0
22	Bakery	6	3	0	18	0	0
23	Bakery	13	6	0	78	0	0
24	Restaurant	5	1	0	5	0	0
25	Restaurant	5	2	0	10	0	0
26	Restaurant	8	1	0	8	0	0
27	Grocery	8	1	0	8	0	0
28	Grocery	16	1	0	16	0	0
29	Grocery	16	1	0	16	0	0
30	Frozen	5	6	0	30	0	0
31	Frozen	20	6	0	120	0	0
32	Beer	24	3	0	72	72	72
33	Beer	4	1	0	4	4	4
34	Beer	4	1	0	4	4	4
35	Beer	4	1	0	4	4	4
36	Beer	4	5	0	20	4	20
37	Grocery	44	5	0	220	0	0
38	Grocery	44	5	0	220	0	0
39	Grocery	44	5	0	220	0	0
40	Grocery	44	5	0	220	0	0
41	Grocery	44	5	0	220	0	0
42	Grocery	4	5	0	20	0	0
43	Grocery	4	5	0	20	0	0
44	Grocery	4	5	0	20	0	0
45	Grocery	4	5	0	20	0	0
46	Wine/Liquor	8	4	0	32	32	32
47	Produce	10	8	0	80	0	0
48	Grocery	4	4	0	16	0	0
49	Grocery	8	1	0	8	0	0
50	Grocery	6	3	0	18	0	0
51	Grocery	5	1	0	5	0	0
52	Grocery	12	1	0	12	0	0
53	Grocery	10	1	0	10	0	0
54	Grocery	8	1	0	8	0	0
55	Grocery	8	1	0	8	0	0
56	Grocery	4	4	0	16	0	0
57	Grocery	12	5	0	60	0	0
58	Grocery	4	4	0	16	0	0
59	Grocery	4	1	0	4	0	0
60	Grocery	4	1	0	4	0	0
61	Grocery	4	1	0	4	0	0
62	Grocery	4	1	0	4	0	0
63	Grocery	4	1	0	4	0	0
64	Grocery	4	1	0	4	0	0
65	Grocery	4	1	0	4	0	0
66	Grocery	4	1	0	4	0	0
67	Grocery	3	1	0	3	0	0
Total		932	185	0	2950	120	4.07%

SHELVING SUMMARY:
 TOTAL LINEAR FOOTAGE OF STORE - 2,950 L.F.
 TOTAL LINEAR FOOTAGE OF ALCOHOL - 120 L.F.
 PERCENTAGE OF ALCOHOL - 4.07%
 TOTAL # OF SHELVES - 185 SHELVES
 TOTAL # OF SHELVES IN LIQUOR DEPT - 15 SHELVES

REVISIONS:

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OWNER:

CHEDRAU

CHEDRAU USA, INC.
 800 CITADEL DRIVE
 COMMERCIAL, CA 90040
 (323) 869-7500

ARCHITECT:

LE ARCHITECTURE

801 SOUTH MYRTLE AVENUE
 LOS ANGELES, CA 91016
 1 (213) 1275-0903
 MAIL@LE-ARCHITECTURE.COM

CONSULTANT:

AGENCY APPROVALS:

PROJECT:

EL SUPER #500
 HOOPER

8801 S. HOOPER AVE.
 LOS ANGELES, CA 90002

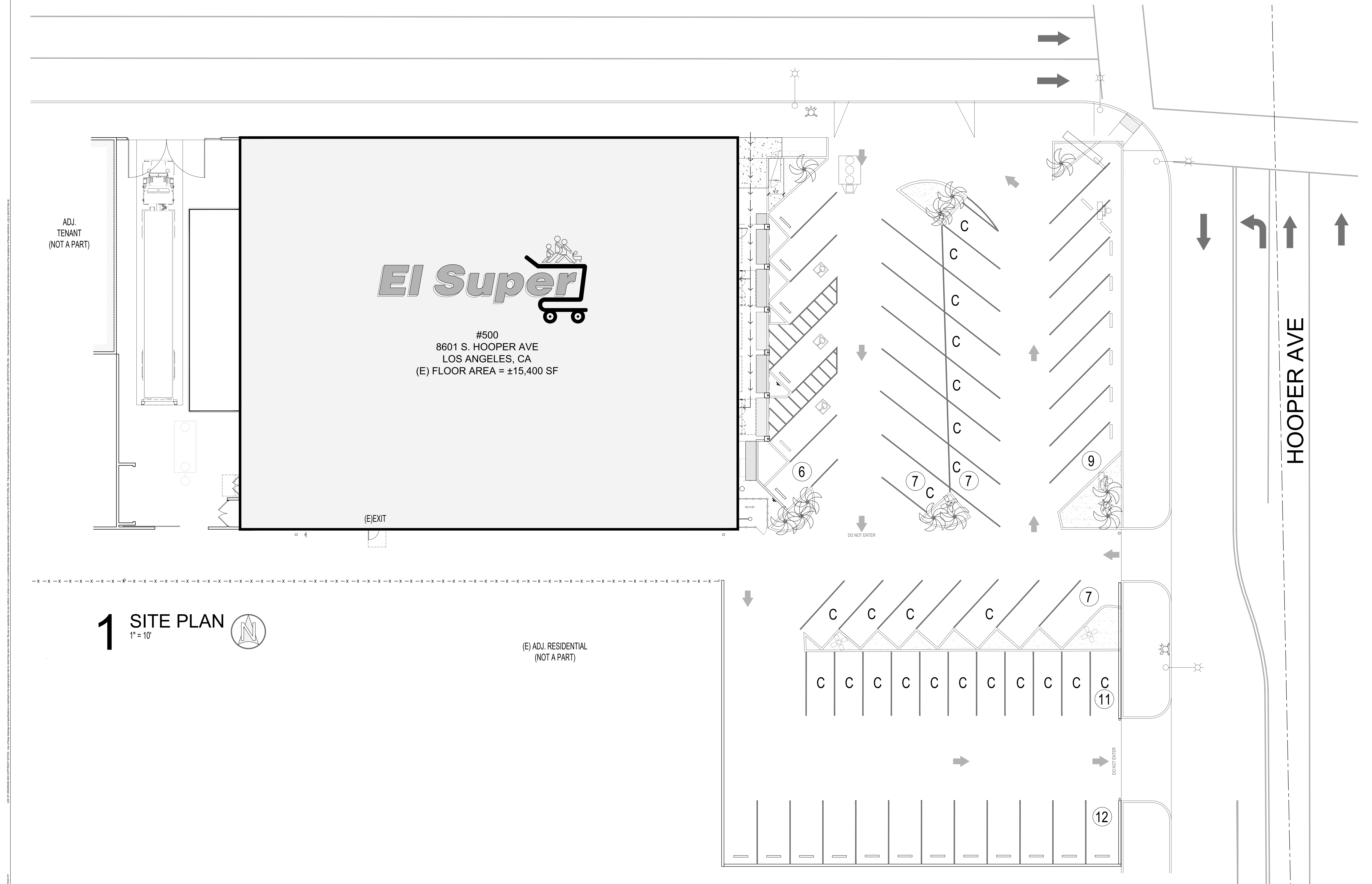
SHEET TITLE:

FIXTURE PLAN

PROJECT ARCHITECT: MB
 PROJECT MANAGER: KL
 DRAWN BY: AG
 CHECKED BY: AR
 DRAWING SCALE: 1/8" = 1'-0"

PROJECT NO.: 25-205
 FTP VERSION:
 OWNERS/AGENCY:
 BID ISSUE:
 CONSTRUCTION ISSUE:

FP



1 SITE PLAN
1" = 10'

(E) ADJ. RESIDENTIAL
(NOT A PART)

A PARKING ASSESSMENT RE: SD.1	B LEGEND RE: SD.1																																				
<p>EXISTING PARKING</p> <table border="1"> <tr><td>STANDARD:</td><td>33 STALLS</td></tr> <tr><td>COMPACT:</td><td>23 STALLS</td></tr> <tr><td>ACCESSIBLE STALLS:</td><td>3 STALLS</td></tr> <tr><td>TOTAL:</td><td>59 STALLS</td></tr> </table>	STANDARD:	33 STALLS	COMPACT:	23 STALLS	ACCESSIBLE STALLS:	3 STALLS	TOTAL:	59 STALLS	<table border="1"> <tr> <td>(F)</td> <td>= NUMBER OF PARKING STALLS PER ASLE</td> <td>→</td> <td>= ACCESSIBLE PATH OF TRAVEL 48" MIN. CLR. WIDTH CROSS SLOPE SHALL NOT EXCEED 2% SLOPE IN DIRECTION OF TRAVEL SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE.</td> </tr> <tr> <td>C</td> <td>= COMPACT SPACE</td> <td>(N) TREE</td> <td></td> </tr> <tr> <td>(---)</td> <td>= FIRE LANE CURB</td> <td>(E) TREE</td> <td></td> </tr> <tr> <td>(---)</td> <td>= WORK SCOPE LINE</td> <td>(N) CART CORAL LIMIT LINE</td> <td></td> </tr> <tr> <td>(---)</td> <td>= PROPERTY LINE</td> <td>(E) TRANSFORMER. RE: ELEC DWGS FOR WORK SCOPE.</td> <td></td> </tr> <tr> <td>(---)</td> <td>= (N) CONC. FLATWORK (WALKS, CURBS, & GUTTERS) SAWCUT & REMOVE (E) PAVING, EXCAVATE, REGRADE & RECOMPACT AS REQUIRED. (RE: CIVIL & STRUCT. DWGS.)</td> <td></td> <td></td> </tr> <tr> <td>(---)</td> <td>= (N) AC PAVEMENT</td> <td></td> <td></td> </tr> </table>	(F)	= NUMBER OF PARKING STALLS PER ASLE	→	= ACCESSIBLE PATH OF TRAVEL 48" MIN. CLR. WIDTH CROSS SLOPE SHALL NOT EXCEED 2% SLOPE IN DIRECTION OF TRAVEL SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE.	C	= COMPACT SPACE	(N) TREE		(---)	= FIRE LANE CURB	(E) TREE		(---)	= WORK SCOPE LINE	(N) CART CORAL LIMIT LINE		(---)	= PROPERTY LINE	(E) TRANSFORMER. RE: ELEC DWGS FOR WORK SCOPE.		(---)	= (N) CONC. FLATWORK (WALKS, CURBS, & GUTTERS) SAWCUT & REMOVE (E) PAVING, EXCAVATE, REGRADE & RECOMPACT AS REQUIRED. (RE: CIVIL & STRUCT. DWGS.)			(---)	= (N) AC PAVEMENT		
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OWNER:
CHEDRAU
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800 CITADEL DRIVE
COMMERCIAL, CA 90040
(323) 869-7500

ARCHITECT:
LE ARCHITECTURE
801 SOUTH MYRTLE AVENUE
LOS ANGELES, CA 91016
T (213) 275-6905
MAIL@LE-ARCHITECTURE.COM

CONSULTANT:

AGENCY APPROVALS:

PROJECT:
EL SUPER #500 HOOPER
8601 S. HOOPER AVE.
LOS ANGELES, CA 90022

SHEET TITLE:
SITE PLAN

PROJECT ARCHITECT: MB
PROJECT MANAGER: XL
DRAWN BY: AG
CHECKED BY: AR
DRAWING SCALE: 1"=10'

PROJECT NO.: 23-205
FTP VERSION:
OWNER/AGENCY:
BID ISSUE:
CONSTRUCTION ISSUE:

4/16/23
07/12/23
SP



PROJECT NUMBER
2019-003407-(2)

HEARING DATE
February 7, 2024

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No. RPPL2019006012

PROJECT SUMMARY

OWNER / APPLICANT

Bodega Latina Corporation, Applicant
Shalabi Brothers Trust Ventures, Owners

MAP/EXHIBIT DATE

September 18, 2019

PROJECT OVERVIEW

This Project is a request for a CUP for the continued sale of a full line of alcohol for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License in an existing market. El Super is a full-service supermarket that is 15,400 square feet in size with 58 parking spaces. The sale of alcohol has occurred in conjunction with the market since 1995 and was previously approved by RCUP-200600075 which was approved on November 17, 2009 and expired on November 17, 2019.

LOCATION

8601 Hooper Avenue, Florence-Firestone

ACCESS

Hooper Avenue, Firestone Boulevard

ASSESSORS PARCEL NUMBER(S)

6043-001-023,-024,-026

SITE AREA

0.91 Acres

GENERAL PALN/LOCAL PLAN

Florence-Firestone Community Plan

ZONED DISTRICT

Compton-Florence

LAND USE DESIGNATION

CG (General Commercial), H18 (Residential 18)

ZONE

C-3 (General Commercial), R-2 (Two-Family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Florence-Firestone

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Florence-Firestone Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030 (Alcoholic Beverage Sales Findings and Decision Requirements)
 - Chapter 22.324 (Florence-Firestone CSD requirements)
 - Section 22.20.050 (Development Standards for C zones)

CASE PLANNER:

Sean Donnelly

PHONE NUMBER:

(213) 974 - 6411

E-MAIL ADDRESS:

Sdonnelly@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2019006012 (“CUP”) on February 7, 2024.
2. **ENTITLEMENT(S) REQUESTED.** The Permittee, Bodega Latina Corporation (“Permittee”), requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption (“Project”) in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

3. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019
ZCR 200500640	Zoning Conformance Review for recycling center within existing market.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005

4. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) and H18 (Residential 18) land use designations of the Florence-Firestone Community Plan (“Community Plan”) Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-3 (General Commercial) and R-2 (Two-Family Residence). Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial

Zones), a CUP is required for the sale of alcoholic beverages for off-site consumption. A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.

6. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.91 acres in size and consists of three lots. The Project Site is irregular in shape with flat topography and is developed with the subject supermarket.

B. Site Access

The Project Site is accessible via Hooper Avenue to the east and Firestone Boulevard to the north.

C. Site Plan

El Super is a full-service supermarket that is 15,400 square feet in size and located on the western portion of the Project Site. In accordance with the conditions of Project approval, the shelf space allocated to alcoholic beverages will be limited to five percent of the total shelf space.

D. Parking

A parking lot on the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

8. COMMUNITY OUTREACH. County Department of Regional Planning (“LA County Planning”) staff (“Staff”) is not aware of any community outreach at the time of Staff Report preparation.

9. **PUBLIC COMMENTS.** Staff has not received any comments at the time of Staff Report preparation.

10. AGENCY RECOMMENDATIONS.

A. The County Sheriff's Department ("Sheriff"), in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report dated May 25, 2021, stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting district, so the Commission must make a finding of public convenience or necessity.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, Staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan because the CG land use designation is intended to support a variety of commercial activities dispersed community-wide, such as supermarkets. This Project is an accessory use to the existing supermarket. The supermarket is a commercial use which is compatible with the CG land use designation.

13. **GOALS AND POLICIES.** The Commission finds that the Project supports the following goals and policies of the Community Plan:

Goal C-3

Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

Policy C-3.5

Incentivize Commercial Diversity. Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods including, small and large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.

The Project is a commercial use located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides access to groceries and other commercial goods to the local community. The Project will continue to add to the diversity of uses in the area.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Commission finds that the project is consistent with the C-3 zoning classification as the continued sale of alcoholic beverages for off-site consumption is permitted with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.
15. **C-3 DEVELOPMENT STANDARDS.** The Commission finds that while there are no development standards applicable to the Project, it would occur within a structure and in conjunction with an existing use that is consistent with the C-3 Zone's development standards, as verified and approved by CUP Number 94145.
16. **SIGNAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.050. The Project includes existing signage associated with the supermarket that was approved by Site Plan Review Number RPPL2018002265 in 2018. The Project will not change the existing signage.
17. **PARKING.** The Commission finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking). Commercial uses such as supermarkets require one parking space for each 250 square feet of floor area. The supermarket is 15,400 square feet in size and requires 62 parking spaces. A parking lot containing 58 parking spaces is located on the Project Site. Although the Project does not provide the required number of parking spaces, it is an existing previously approved use.
18. **ALCOHOL BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will require the supermarket to offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis.
19. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.324. A complete application for the Project was submitted prior to March 7, 2023, the effective date of the Florence-Firestone Transit Oriented District Specific Plan that replaced the Florence-Firestone CSD. The Florence-Firestone CSD requires that all exterior walls

remain free from graffiti and the Project is sufficiently conditioned to comply with this standard. The Project is not a use prohibited in the CSD.

CONDITIONAL USE FINDINGS

20. **The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.** The CG land use designation is intended to support a variety of commercial activities dispersed community wide. The Project is located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides increased access to groceries and other home goods to the local community.
21. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is accessory to an existing commercial use located along the commercial corridor of Firestone Boulevard. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 pursuant to previously approved CUPs. A condition of Project approval will require compliance with all noise control provisions of County Code Chapter 12.08. Another condition of Project approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the supermarket, will remain consistent with the land use designation, and will not adversely affect the nearby community's public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
22. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.
23. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is located within an existing supermarket and does not propose additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP Number 94145, which originally authorized the sale of a full line of alcohol beverages for off-site consumption.

24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS – ALCOHOL USES

25. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** Currently there are four churches, one park, and one elementary school within 600 feet of the Project Site. These uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. The Project does not propose any changes or expansions to the existing, previously approved supermarket. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these sensitive uses if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

26. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project is situated on a site along a commercial corridor. Residences exist to the south of the Project Site and north of the Project Site across Firestone Boulevard. The Sheriff was consulted as part of the review of this Project and the permittee consulted with them to improve security at the Project Site. The Sheriff subsequently recommended approval of this Project at the public hearing. The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these residential areas if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

27. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the existing supermarket and will not adversely affect the public welfare or the economic welfare of the nearby community if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The Project is compatible with the other uses in the immediate area and would contribute to the economic welfare of the area by providing more expansive access to groceries and household items, as well as employment opportunities. The Project contributes to the variety of uses and services in the community.

28. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already**

constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The Project is located within an existing building that has a design in keeping with the character of the other commercial structures in the area. The Project does not propose changes to the exterior of the structure or the design of the Project Site, which ensures that the character of the building will continue to be physically consistent with its surroundings.

29. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. The Project Site is located in a high crime reporting district according to ABC. The Sheriff originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the Permittee consulted with the Sheriff and conducted efforts to increase security at the Project Site. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet. The Project contributes to the variety of uses and services in the community, provides employment opportunities to the area, and improves economic conditions in the area.

ENVIRONMENTAL FINDINGS

30. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

ADMINISTRATIVE FINDINGS

31. **HEARING PROCEEDINGS.** The Project was first heard by the Hearing Officer on March 7, 2023. The hearing was continued to June 20, 2023, and was continued again to August 1, 2023, when the Project was approved. At the March 7, 2023, meeting, Staff presented the Project and recommended approval of the CUP with several conditions, including a condition to limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The applicant's representative spoke in favor of the CUP and requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The hearing was continued to provide

time for the applicant to submit an updated shelving plan to address comments from the Hearing Officer related to shelving space calculations. At the June 20, 2023, meeting, the hearing was continued again to August 1, 2023, to provide more time for the applicant to provide an updated shelving plan. There was no public comment at the June 20, 2023, meeting.

At the August 1, 2023 meeting, Staff presented the Project and discussed the updated shelving plan. The applicant's representative was present and again requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The Hearing Officer then closed the public hearing and approved the Project per Staff's recommendation with the inclusion of Condition 23 to outline the methodology for calculating shelf space allocated to alcoholic beverages.

On August 15, 2023, the applicant submitted an appeal of the Hearing Officer's decision to approve the Project, related to Conditions 20, 23, and 24. Condition 20 limited the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. Condition 23 outlined the methodology for calculating shelf space allocated to alcoholic beverages. Condition 34 prohibits security bars and roll-up doors from windows and pedestrian entrances.

32. LEGAL NOTIFICATION. The Commission finds that pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (*The Los Angeles Sentinel, La Opinion*), and property posting. Additionally, the project was noticed and case materials were available on LA County Planning's website. On December 28, 2023, a total of 133 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. The proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE COMMISSION:

1. Finds that the project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Denies the appeal of the Hearing Officer's decision and approves **CONDITIONAL USE PERMIT NO. RPPL2019006012**, subject to the attached conditions.

ACTION DATE:

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

CS:SD

1/25/2024

c: Commissioner Duarte-White, Commissioner Louie, Commissioner O'Connor,
Commissioner Moon, Commissioner Hastings, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2019006012

PROJECT DESCRIPTION

The project is a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on March 6, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of alcoholic beverages for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$3,408.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine

the permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **April 7, 2023**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant shall authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 (Off-Sale General) ABC license.
20. This grant authorizes the sale of a full line of alcoholic beverages from 10:00 a.m. to 10:00 p.m. seven days a week.
21. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, County Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
22. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A;"
23. Shelf space devoted to alcoholic beverages shall be measured as the total length of the sides of a display containing alcoholic beverages which are publicly accessible. If alcoholic beverages are stacked, each vertical level of the stack shall be counted towards the shelf space.

24. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
- a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A.:"

- a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.
25. Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
26. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (License Education on Alcohol and Drugs) Program provided by the State of California Department of ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this CUP, and subsequently within 90 days of the hire date of all new employees and/or managers.
27. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
28. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences, or similar

structures, or within any portion of the interior of any structure that is visible from the outside.

29. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this CUP.
30. Alcoholic beverages shall only be sold to patrons age 21 or older.
31. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
32. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all public and private parking lots and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from any neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from public and private parking lots.
33. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street to the satisfaction of the Director of Regional Planning.
34. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
35. The premises, including exterior facades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
36. The permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced upon request of any County Sheriff or Zoning Enforcement Inspector.

37. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
38. The permittee shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.
39. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
40. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
41. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
42. Alcoholic beverages shall not be displayed in an ice tub.
43. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
44. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

ALCOHOLIC BEVERAGE SALES FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to Section 22.158.050 (Findings and Conditions), pursuant to Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type Requested(s): Type #21 (e.g. Type 20, Type 41)

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

There are five sensitive uses within 600 ft of the site, including four churches and an elementary school. The closest of which is almost 500 ft away. It is unlikely the continued sale of alcohol at the supermarket will adversely affect these uses. A supermarket with alcohol sales has operated in this location since 1995, with no particular issues. The subject request is not proposing significant changes to the current operation.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

The subject site is designed to orient the majority of business operations towards the streets and away from nearby residents. The project site is located within a commercially zoned parcel, with traditional methods of buffering for commercial uses including a cinder block wall separating the parking area from residents. Nonetheless the supermarket will be operated in a responsible manner so as to peacefully coexist with the surrounding neighborhood.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

The subject request is to allow the continued sale of alcoholic beverages for off-site consumption in conjunction with an operating supermarket. The approval of this application will allow the supermarket to continue to offer a service to the surrounding area, while contributing additional tax revenue to the County of Los Angeles.

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

The Subject request is to allow the continued sale of alcoholic beverages in conjunction with the operation of a supermarket. No changes are proposed to the facade or exterior of the building as a result of this application.

Rev. 03/2019

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

<ul style="list-style-type: none">i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.iii. The extent to which the requested use will enhance the economic viability of the area.iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.v. The extent to which the requested use compliments the established or proposed businesses within a specific area.vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.viii. The aesthetic character and ambiance of the requested use.ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.
The business is an operating supermarket with an existing ABC License and PCN determination.

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with Section 22.140.030.F.3.b, below:

<ul style="list-style-type: none">i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; oriii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.
Applicants are not requesting a modification of the shelf space limitations.

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to Section 22.140.030.E.2, the applicant shall address the findings, in accordance with Section 22.140.030.F.3.b, below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.
The business is a full service supermarket that offers a full selection of produce, dairy, meats, sundries etc. No modification of this requirement is being requested.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
	The General Plan encourages a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs. The operating supermarket serves both local residents and regional visitors. The supermarket enhances the local shopping district and serves a necessary function in the neighborhood by offering a large variety of the daily shopping needs to the nearby population. The use and location are consistent with the General Plan.
B.2	The requested use at the location proposed will not: <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
	The project will not adversely affect the health or safety of the surrounding community because the project does not involve a substantial change or expansion of use from what currently exists at the site. Approval of the subject request will not result in an increase in noise, odor, dust, glare or shadows. The subject request does not add an additional risk of fire hazard because the supermarket is existing and operating, and no substantial changes are proposed. The market has operated without adversely affecting the area and will continue to do so should the subject request be granted.
B.3	The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
	The project site is adequate in size and shape to accommodate the operation. The site has been the location of an operating supermarket since 1995, with the subject operator in place for the last year. In that time, the site has been suitable for this type of use. The site also meets the parking requirement for a supermarket of this size, where the 58 required spaces are provided on site.

Rev. 03/2019

- B.4 The proposed site is adequately served:
- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

The project site is located along Hooper Avenue, an established commercial thoroughfare for the area. The location has been adequately served by current transportation infrastructure and private and public service facilities since the site was first developed. The site will not require any additional infrastructure as a result of the subject request to allow the continued sale of alcoholic beverages at the operating supermarket.

ENVIRONMENTAL DETERMINATION

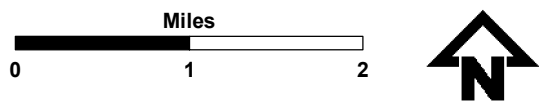
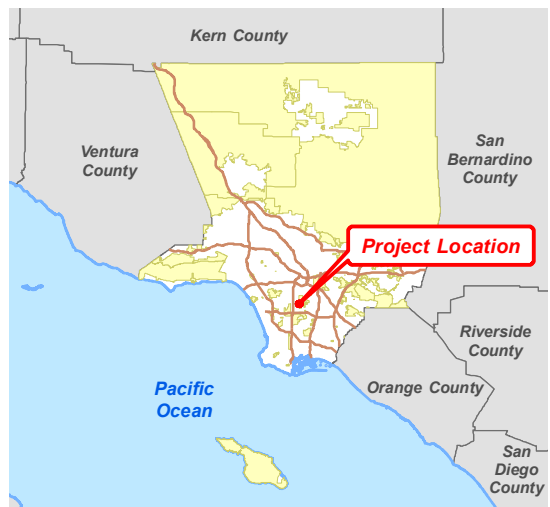
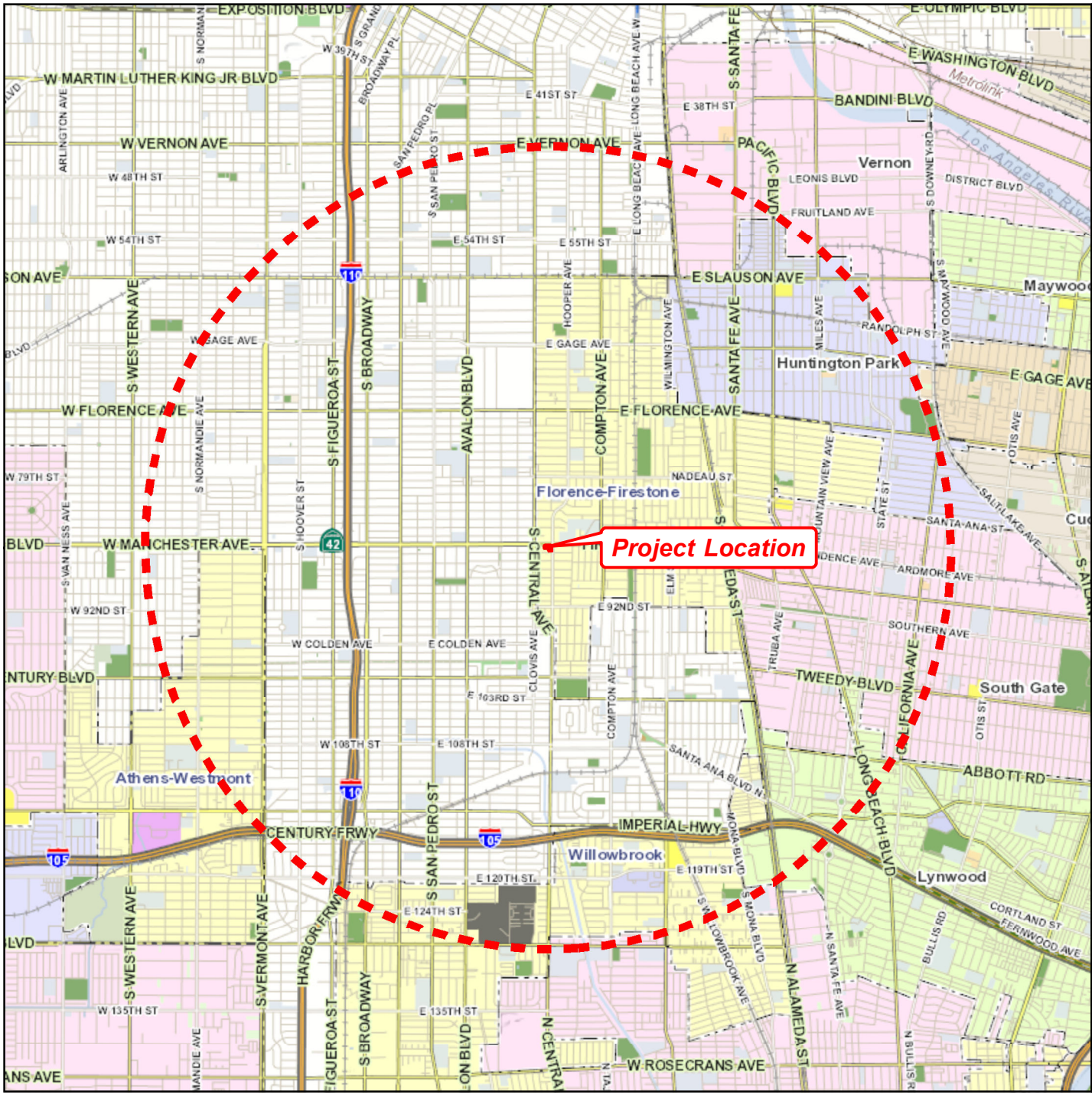
DETERMINATION DATE:	February 7, 2024
PROJECT NUMBER:	2019-003407-(2)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	8601 Hooper Avenue, Florence-Firestone
OWNER:	Shalabi Brothers Trust Ventures
APPLICANT:	Bodega Latina Corporation
CASE PLANNER:	Sean Donnelly, Senior Planner Sdonnelly@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

SHAPING
TOMORROW

3-MILE RADIUS LOCATOR MAP

PROJECT NO. 2019-003407
ALCOHOL CUP RPPL2019006012



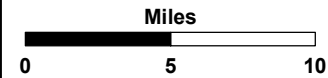
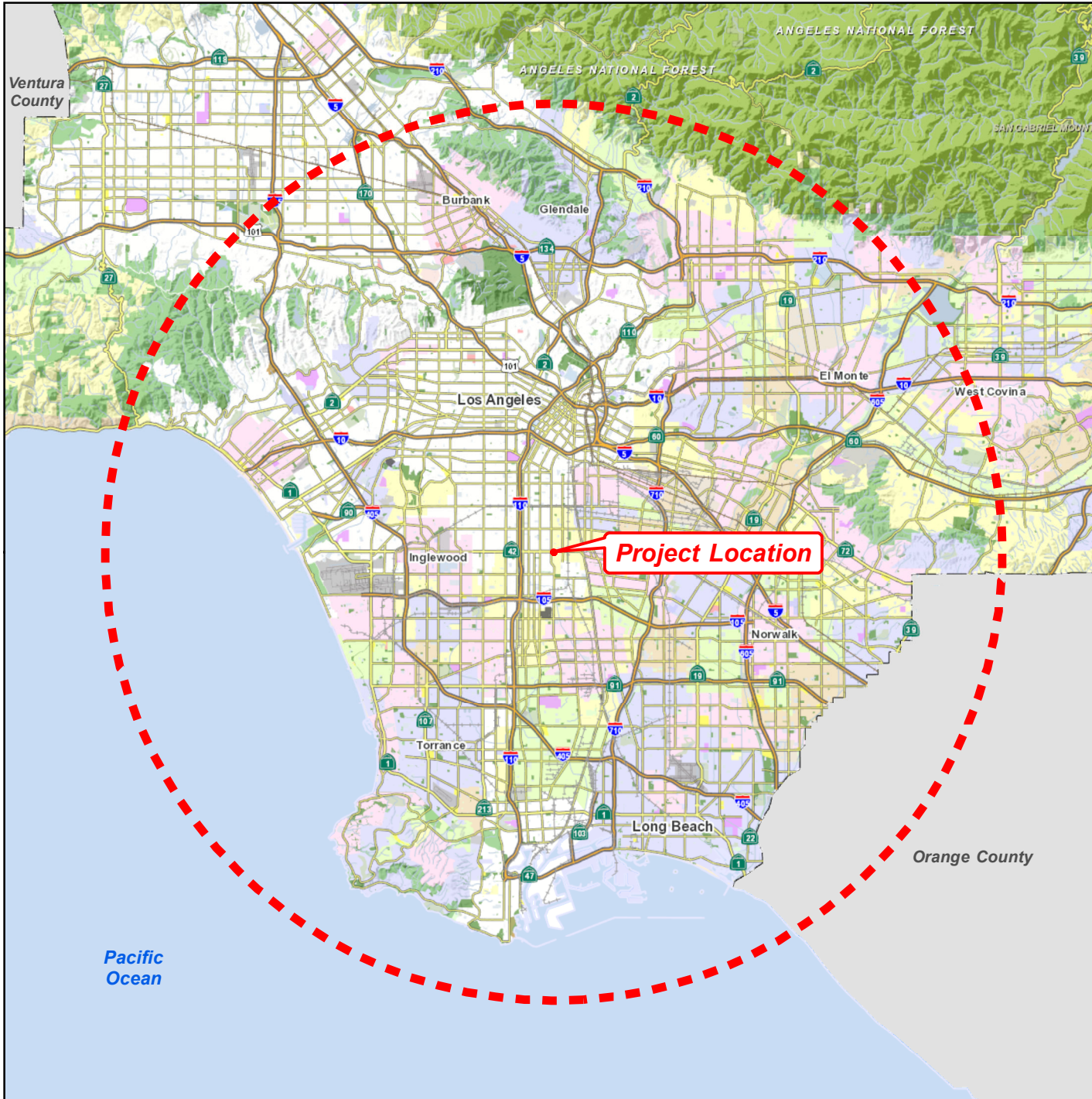
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-003407
ALCOHOL CUP RPPL2019006012



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



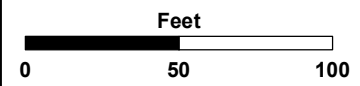
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022



LA COUNTY
PLANNING

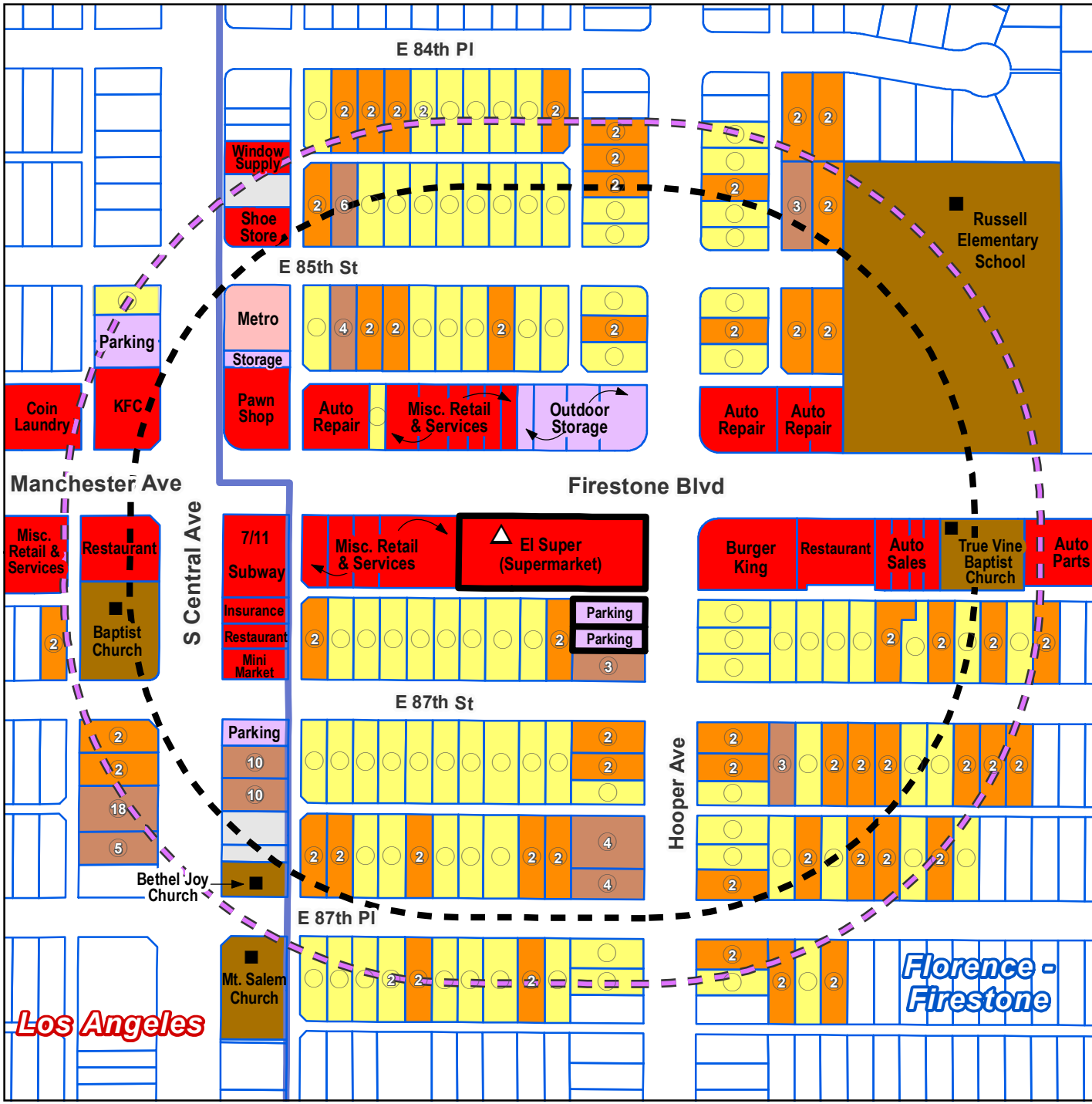
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXISTING LAND USE

500-FOOT RADIUS MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012



△ Offsite Alcohol Consumption

■ Sensitive Use

⊖ 600-ft ABC Radius

⊖ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

■ Commercial

■ Government

■ Institutional

■ Miscellaneous

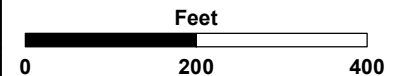
■ Residential - Single Unit*

■ Residential - Two Units*

■ Residential - Multi-Unit*

■ Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



Los Angeles

Florence - Firestone

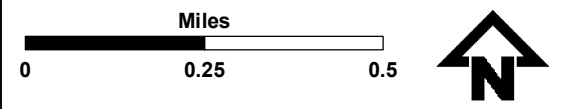
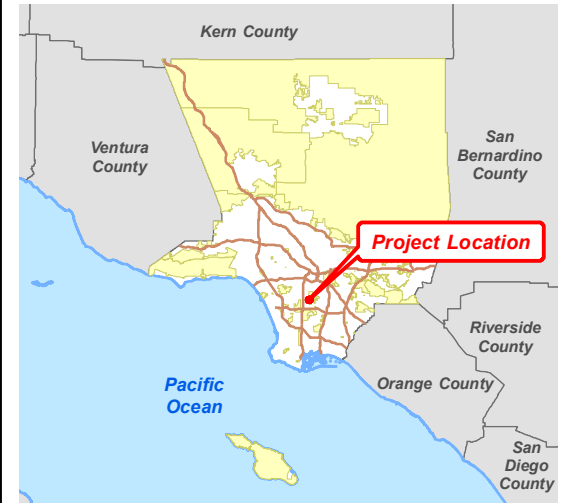
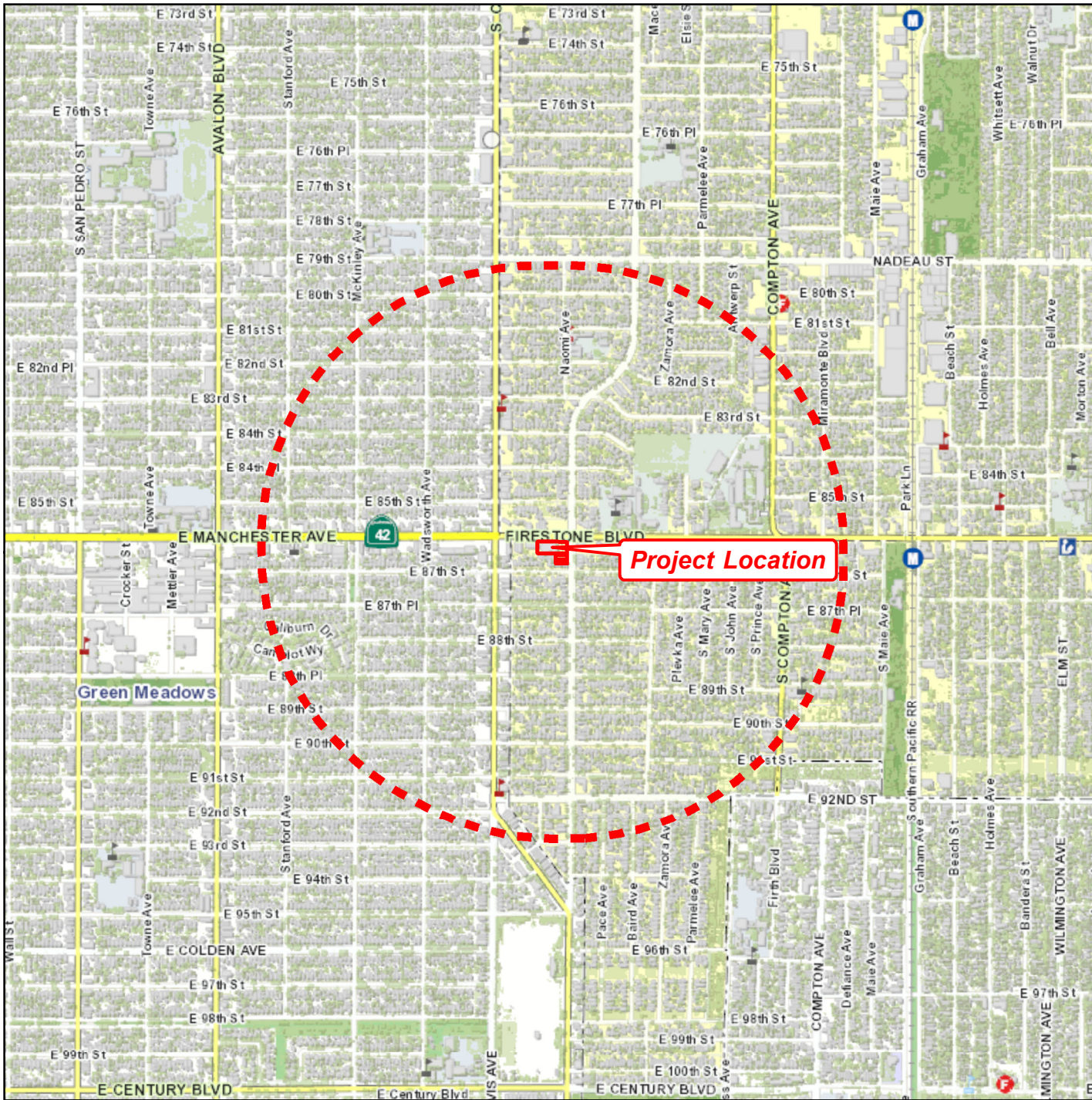


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS LOCATOR MAP

PROJECT NO. 2019-003407
ALCOHOL CUP RPPL2019006012






LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

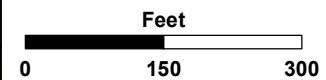
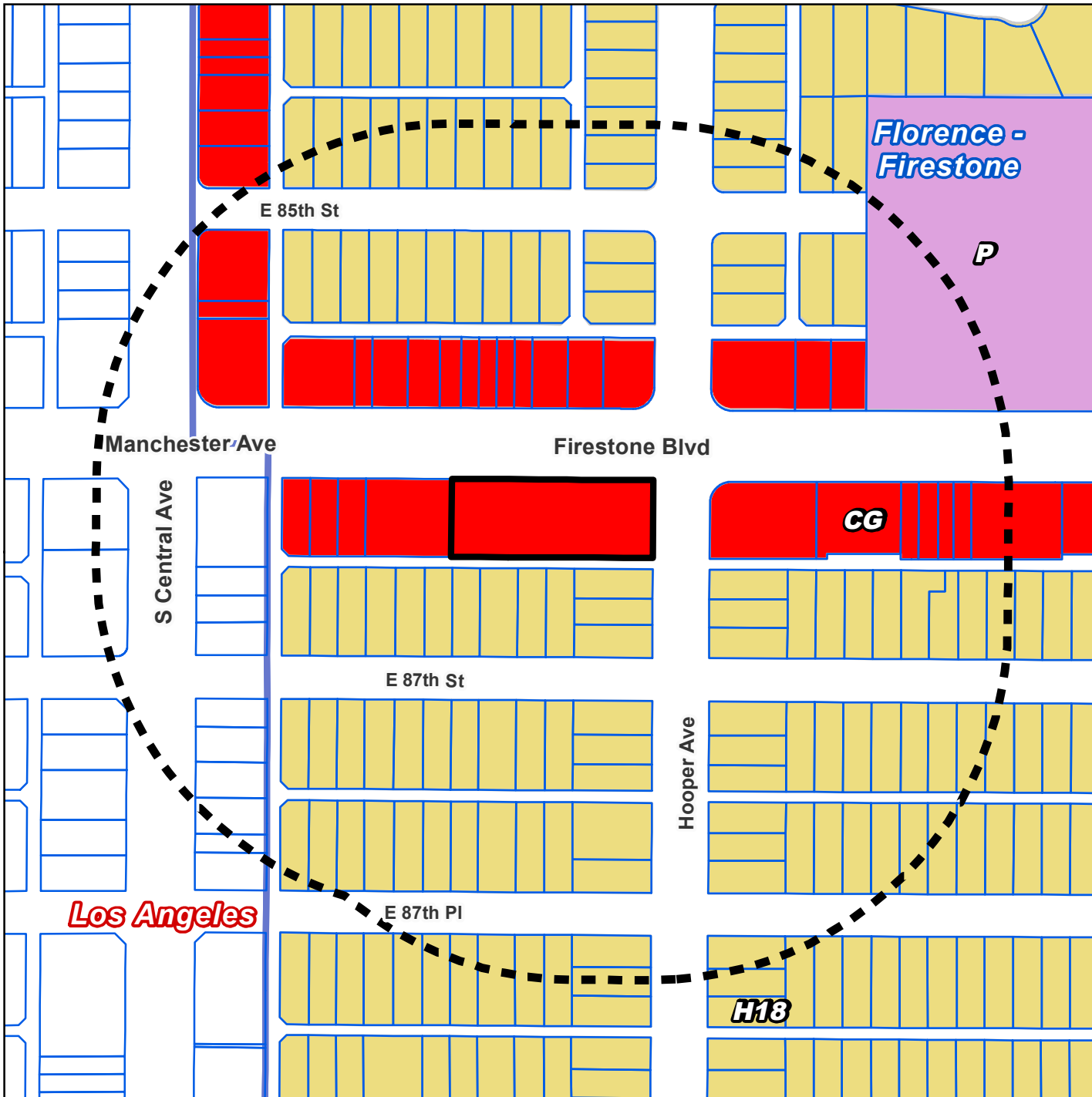
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012

-  H18 - Residential 18
-  CG - General Commercial
-  P - Public and Semi-Public



LA COUNTY
PLANNING

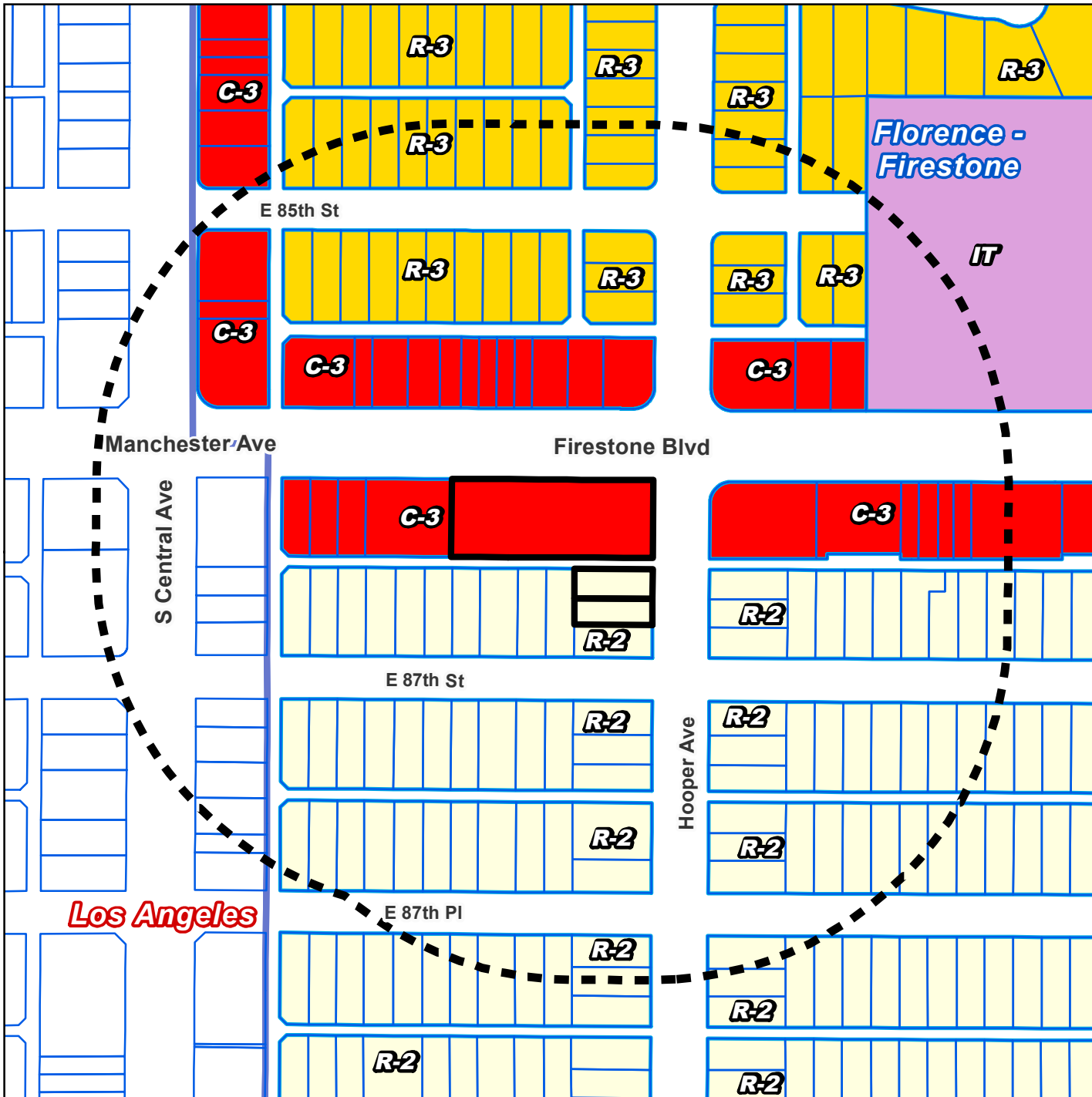
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012





ZONING

500-FOOT RADIUS MAP

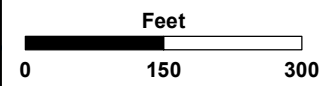
PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012



-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-3 - General Commercial
-  IT - Institutional

Los Angeles



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

8601 S. Hooper Ave LA. 90002

3. LICENSE TYPE

OFF-SALE

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION
10,241,278

6. TOTAL NUMBER OF LICENSES IN COUNTY
4 On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
 On-Sale Off-Sale

8. CENSUS TRACT NUMBER
5351.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
2 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
4 On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
 No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER
2174

14. TOTAL NUMBER OF REPORTING DISTRICTS
565

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
48,107

16. AVERAGE NO. OF OFFENSES PER DISTRICT
85

17. 120% OF AVERAGE NUMBER OF OFFENSES
102.2

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
784

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
 No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



September 14, 2021

Subject: Conditional Use Permit (CUP) consultation for the sale of alcoholic beverages for off-site consumption at an existing "El Super" supermarket.

Project No.: 2019-003407-(2)

CUP Permit No.: RPPL2019006012

Establishment: El Super Supermarket

Location: 8601 South Hooper Avenue

Description: Conditional Use Permit (CUP) consultation for the sale of alcoholic beverages for off-site consumption at an existing "El Super" supermarket.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to 78 calls for service at 8601 S. Hooper Avenue, Los Angeles in the past five years; 25 calls for persons causing problems for the business, 22 calls for burglary alarm activations, 12 calls related to property crimes, and 4 violent felonies. The remainder of the calls of the calls were related to miscellaneous quality of life issues.

(2) Comments/recommended conditions:

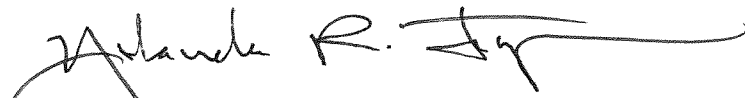
The calls for service at the location have been reflective of the surrounding community. This establishment has employed mitigation efforts by staffing on-site security personnel. Based on the above, I see no reason to deny the Conditional Use Permit at this time.

(3) Overall recommendation:

- Sheriff recommends approval of this NCR.
- Sheriff does **NOT** recommend approval of this NCR.

Sincerely,

ALEX VILLANUEVA, SHERIFF ;


 Yolanda R. Figueroa, Captain
 Century Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

DATE: August 11, 2023

TO: Ms. Elida Luna
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room
1350 Los Angeles, CA 90012
appeal@planning.lacounty.gov

FROM: Chedraui USA, Inc. (formerly Bodega Latina Corporation dba El Super)
Name

SUBJECT:

Project Number(s): 2019-003407-(2)

Case Number(s): CUP No. RPPL2019006012

Case Planner: Sean Donnelly

Address: 8601 Hooper Avenue, Los Angeles, CA 90002

Assessor Parcel Number: 6043-001-026-023-024

Planning Area: Florence-Firestone

Entitlement Requested:

The permittee, Bodega Latina Corporation ("permittee"), requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption ("Project") in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR, or Oak Tree No.	
Change of Zone Case No	
Other	

I am appealing the decision of (check one and fill in the underlying information)

Director

Hearing Officer

Decision Date: August 2, 2023

Public Hearing Date: August 1, 2023

Hearing Officer's Name: Gina Natoli

Agenda Item No.: 4

The following decision is being appealed (Check all that apply)

The Denial of this request

The Approval of this request

The following conditions of approval:

20; 23; and 34

List conditions here

The reason for appeal is as follows:

Condition 20: appeal of restricted alcohol sales hours of 10 a.m. - 10 p.m. (requested 7 a.m. - 10 p.m.); Condition 23: appeal of methodology of using stacking of alcoholic beverages to be counted toward shelf space, if so, all store products will need to be recalculated; Condition 34: appeal to confirm roll-up doors on windows may be used during non-operating store hours.

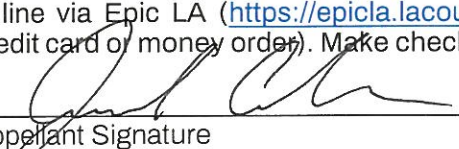
Are you the applicant for the subject case(s) (check one)?

Yes

No

The appeal filing fee as indicated on the Fee Schedule (<https://planning.lacounty.gov/fees>) may be paid online via Epic LA (<https://epicla.lacounty.gov/SelfService/#/home>), or submitted herein (cash, check, credit card or money order). Make checks payable to Los Angeles County.

Appellant Signature



Joe Angulo

Print Name

600 Citadel Drive, Commerce, CA 90040

Address

joe.angulo@blcmarkets.com

Email

(323) 869-7756

Day Time Telephone No.

August 2, 2023

Monica Penichet-Coates
600 Citadel Drive
Commerce, CA 90040

PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012
8601 Hooper Avenue, Florence-Firestone
(APNs: 6043-001-026,-023,-024)

Dear Monica:

Hearing Officer Gina Natoli, by her action of **August 1, 2023**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **August 15, 2023**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Monica Penichet-Coates
August 2, 2023
Page 2

For questions or for additional information, please contact Sean Donnelly of the Metro Development Services Section at (213) 974-6411, or sdonnelly@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Carmen Sainz

Carmen Sainz, Supervising Regional Planner
Metro Development Services Section

CS:SD

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit No. RPPL2019006012 (“CUP”) on March 7, 2023.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Bodega Latina Corporation ("permittee"), requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption (“Project”) in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

3. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019
ZCR 200500640	Zoning Conformance Review for recycling center within existing market.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005
PP14873	Plot Plan establishing current building as a market and grocery wholesaler.	Approved in 1965

4. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) and H18 (Residential 18) land use categories of the Florence-Firestone Community Plan (“Community Plan”) Land Use Policy Map.

5. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-3 and R-2 (Two-Family Residence). Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), a CUP is required for the sale of alcoholic beverages for off-site consumption. A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.

6. **SURROUNDING LAND USES AND ZONING**

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church

7. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 0.91 acres in size and consists of three lots. The Project Site is irregular in shape with flat topography and is developed with the subject supermarket.

B. Site Access

The Project Site is accessible via Hooper Avenue to the east and Firestone Boulevard to the north.

C. Site Plan

El Super is a full-service supermarket that is 15,400 square feet in size and located on the western portion of the Project Site. In accordance with the conditions of Project approval, the shelf space allocated to alcoholic beverages will be limited to five percent of the total shelf space.

D. Parking

A parking lot on the eastern and southern portions of the Project Site contains 59 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

8. **COMMUNITY OUTREACH.** Staff is not aware of any community outreach at the time of staff report preparation.

9. **PUBLIC COMMENTS.** Staff has not received any comments at the time of staff report preparation.

10. AGENCY RECOMMENDATIONS.

A. The County Sheriff's Department, Compton Station ("Sheriff"), in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report Dated May 25, 2021 stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting area, so the Hearing Officer must make a finding of public convenience or necessity.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the CG land use designation is intended to support a variety of commercial activities dispersed community-wide, such as supermarkets. This project is an accessory use to the existing supermarket. The supermarket is a commercial use which is compatible with the CG land use designation.

13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project supports the following goals and policies of the Community Plan:

Goal C-3

Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

Policy C-3.5

Incentivize Commercial Diversity. Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods including, small and large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.

The Project is a commercial use located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides access to groceries and other commercial goods to the local community. The Project will continue to add to the diversity of uses in the area.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as the continued sale of alcoholic beverages for off-site consumption is permitted with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.
15. **C-3 DEVELOPMENT STANDARDS.** The Hearing Officer finds that while there are no development standards applicable to the Project, it would occur within a structure and in conjunction with an existing use that is consistent with the C-3 Zone's development standards, as verified and approved by CUP Number 94145.
16. **SIGNAGE.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.050. The Project includes existing signage associated with the supermarket that was approved by Site Plan Review Number RPPL2018002265 in 2018. The Project will not change the existing signage.
17. **PARKING.** The Hearing Officer finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking). Commercial uses such as supermarkets require one parking space for each 250 square feet of floor area. The supermarket is 15,400 square feet in size and requires 62 parking spaces. A parking lot containing 58 parking spaces is located on the Project Site. Although the Project does not provide the required number of parking spaces, it is an existing previously approved use that was originally established as a market and grocery wholesaler by PP14873 in 1965, which was prior to the adoption of the current parking requirement on October 16, 1988.
18. **ALCOHOL BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will require the supermarket to offer a minimum of three varieties of

fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis.

19. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.324. The Florence-Firestone CSD requires that all exterior walls remain free from graffiti and the Project is sufficiently conditioned to comply with this standard. The Project is not a use prohibited in the CSD.

CONDITIONAL USE FINDINGS

20. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The CG land use designation is intended to support a variety of commercial activities dispersed community wide. The Project is located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides increased access to groceries and other home goods to the local community.
21. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is accessory to an existing commercial use located along the commercial corridor of Firestone Boulevard. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 pursuant to previously approved CUPs. A condition of project approval will require compliance with all noise control provisions of County Code Chapter 12.08. Another condition of approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The sale of a full line of alcoholic beverages is an ancillary use to the supermarket and will remain consistent with the land use designation and will not adversely affect the nearby community’s public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
22. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.
23. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is located within an existing

supermarket and does not propose additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP Number 94145, which originally authorized the sale of a full line of alcohol beverages for off-site consumption.

24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS – ALCOHOL USES

25. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** Currently there are four churches, one park, and one elementary school within 600 feet of the Project Site. These uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. The Project does not propose any changes or expansions to the existing, previously approved supermarket. The continued sale of a full line of alcoholic beverages at the existing supermarket will not impact these sensitive uses if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

26. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project is situated on a site along a commercial corridor. Residences exist to the south of the Project Site and north of the Project Site across Firestone Boulevard. The Sheriff was consulted as part of the review of this Project and the permittee consulted with them to improve security at the Project Site. The Sheriff subsequently recommended approval of this Project at the public hearing. The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The continued sale of alcoholic beverages for off-site consumption at the existing supermarket will not impact these residential areas if conducted in compliance with the conditions of project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the existing supermarket and will not adversely affect the public welfare or the economic welfare of the nearby community if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The Project is compatible with the other uses in the immediate area and could contribute to the economic welfare of the area by providing more expansive access to groceries and

household items, as well as employment opportunities. The Project contributes to the variety of uses and services in the community.

28. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The Project is located within an existing building that has a design in keeping with the character of the other commercial structures in the area. The Project does not propose changes to the exterior of the structure or the design of the Project Site, which ensure that the character of the building will continue to be physically consistent with its surroundings.
29. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. The Project Site is located in a high crime area according to ABC. The Sheriff originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended that approval of the Project at the public hearing after the permittee consulted with the Sheriff and conducted efforts to increase security at the Project Site. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet. The Project contributes to the variety of uses and services in the community, provides employment opportunities to the area.

ENVIRONMENTAL FINDINGS

30. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

ADMINISTRATIVE FINDINGS

31. **HEARING PROCEEDINGS.** *Reserved.*
32. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified

of the public hearing by mail, newspaper (*The Los Angeles Sentinel, La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 26, 2023, a total of 133 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction

within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

- I. The proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2019006012**, subject to the attached conditions.

ACTION DATE:

CS:SD

2/23/2023

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2019006012

PROJECT DESCRIPTION

The project is a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on August 1, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 12 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of alcoholic beverages for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$1,600.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine

the permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A" shall be submitted to LA County Planning by October 2, 2023.**
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant shall authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 (Off-Sale General) ABC license.
20. This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m. seven days a week.
21. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
22. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A;"
23. Shelf space devoted to alcoholic beverages shall be measured as the total length of the sides of a display containing alcoholic beverages which are publicly accessible. If alcoholic beverages are stacked, each vertical level of the stack shall be counted towards the shelf space.

24. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
- a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A.:"

- a. Within 10 feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers;
25. Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
26. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this conditional use permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
27. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.

28. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
29. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this CUP.
30. Alcoholic beverages shall only be sold to patrons age 21 or older.
31. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
32. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all public and private parking lots and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from any neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within 30 minutes after conclusion of activities, except for sensor-activated security lights and/or low-intensity lighting along all pedestrian walkways leading to and from public and private parking lots.
33. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street to the satisfaction of the Director of Regional Planning.
34. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
35. The premises, including exterior facades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
36. The permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings

shall be retained for a minimum of 30 days and shall be immediately produced upon request of any County Sheriff or Zoning Enforcement Inspector.

37. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
38. The permittee shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.
39. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
40. Malt beverages (e.g., beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g., beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g., beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
41. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
42. Alcoholic beverages shall not be displayed in an ice tub.
43. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
44. The licensed premises shall have no coin-operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions
- b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

- b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

REGARDING: PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012
8601 HOOPER AVENUE, FLORENCE-FIRESTONE
APNs: 6043-001-026,-023,-024

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$1,000.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

REPORT TO THE HEARING OFFICER

DATE ISSUED: February 23, 2023
HEARING DATE: March 7, 2023 AGENDA ITEM: 5
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Planner
Sdonnelly@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2019-003407-(2), CUP Number RPPL2019006012, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2019006012 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP for the continued sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

B. Project

This Project will authorize the continued sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket with a Type 21 California State Department of Alcoholic Beverage Control (“ABC”) License. El Super is a full-service supermarket that is 15,400 square feet in size. The sale of a full line alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 and was previously authorized by CUP Number 200600075, which was approved on November 17, 2009, and expired on November 17, 2019.

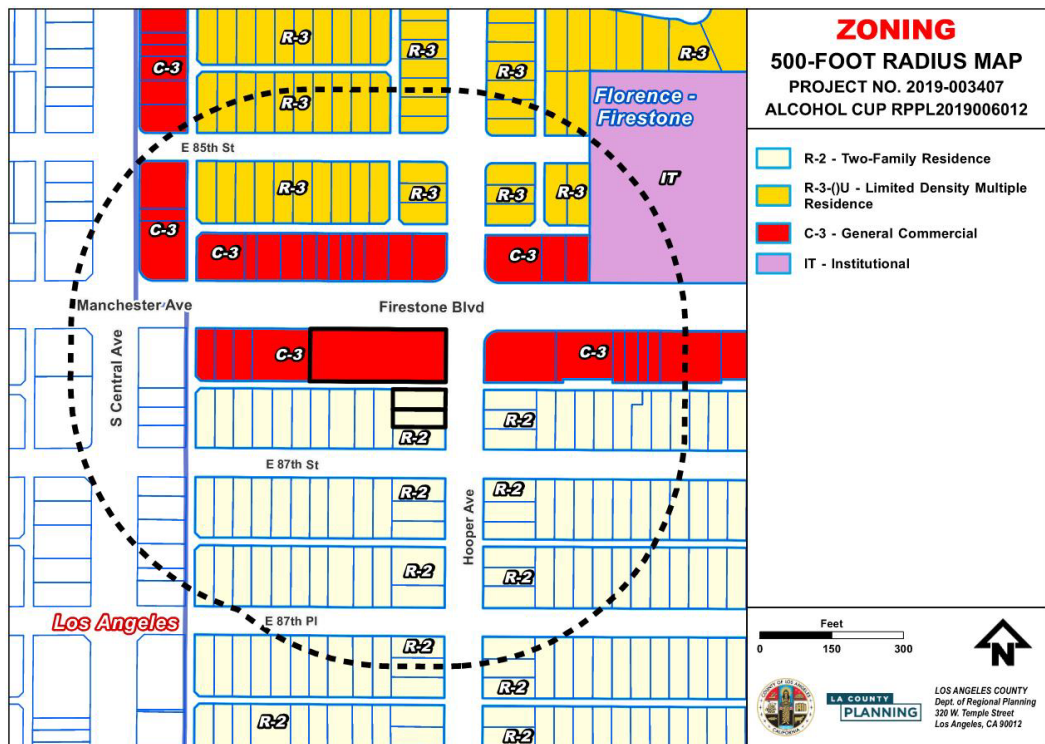
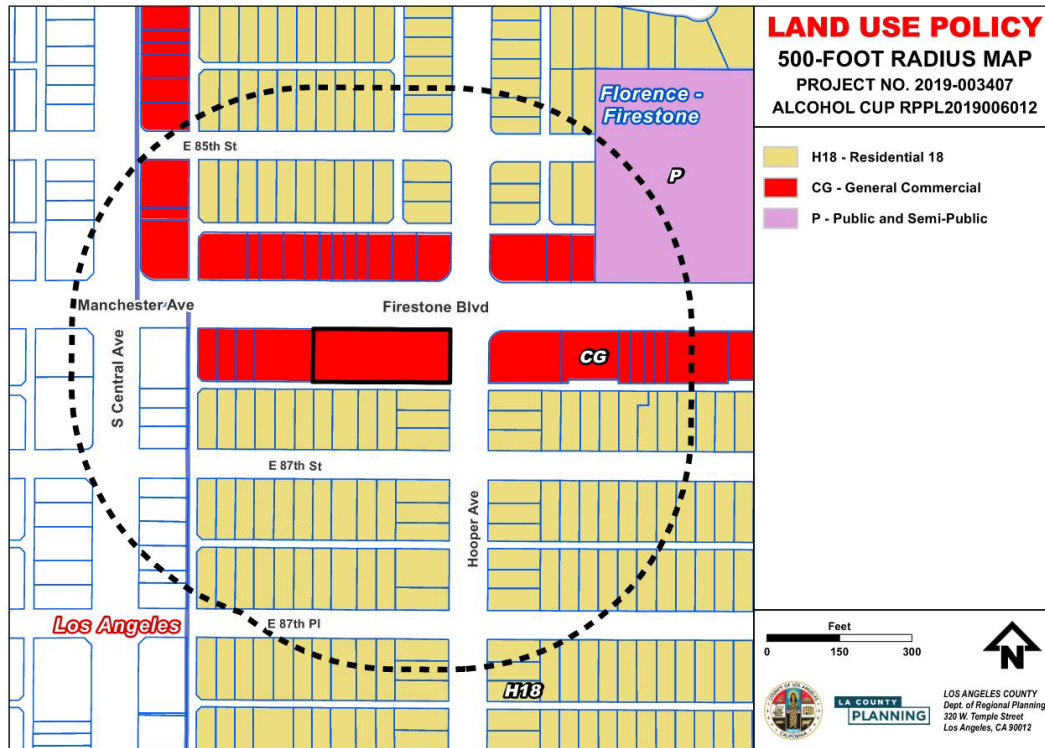
A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week.

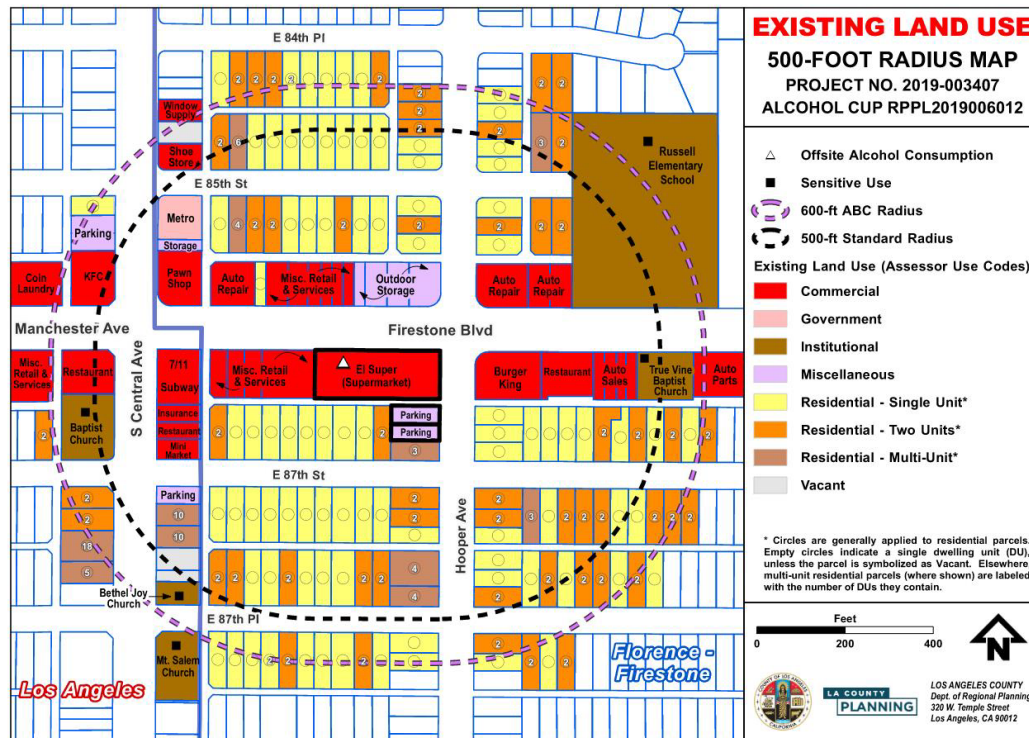
A portion of the Project Site is located in the R-2 (Two-Family Residence) Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone. A parking lot on the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	FLORENCE-FIRESTONE COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial), H18 (Residential 18)	C-3, R-2	Supermarket
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4620	R-2 (Southern portion of Project Site)	February 19, 1946
4562	C-3 (Northern portion of Project Site)	October 23, 1945

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019

ZCR 200500640	Zoning Conformance Review for a recycling center within an existing supermarket.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2018006566	Violation of conditions of approval of CUP Number 200600075. Unpermitted standalone displays of alcoholic beverages.	Opened December 11, 2018, and currently active pending approval of this CUP
RPCE2017006399	Encampment with people experiencing homelessness	Opened August 15, 2017 Closed June 15, 2020
13-0018586-RZPVIO	Violation of conditions of approval of CUP Number 200600075.	Opened December 11, 2013 Closed February 10, 2014
05-0030715	Expired CUP for the sale of alcoholic beverages	Opened November 14, 2005 Closed April 12, 2006
04-0035633	Unpermitted signage	Opened June 14, 2004 Closed July 1, 2004

ANALYSIS

A. Land Use Compatibility

The Project is located on Firestone Boulevard, which is developed primarily with commercial uses, and is associated with an existing supermarket. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The supermarket is a commercial use which is compatible with the Project Site’s land use designation. The Project contributes to the variety of uses and services in the community. Residences are located to the north and south of the Project Site. The supermarket provides a key service to the community and increases access to food and other necessary goods. The sale of a full line of alcoholic beverages for off-site consumption is ancillary to the operation of the supermarket and will remain consistent with the land use designation if conducted in compliance with the conditions of Project approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will authorize the continued sale of a full line of alcoholic beverages for off-site consumption. The sale of alcoholic beverages is an ancillary use to the supermarket and will not adversely affect the nearby community’s public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition

that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The supermarket has existed since 1995, is consistent with the other businesses in the immediate area, and the sale of a full line of alcoholic beverages for off-site consumption will contribute to the community's economic welfare by providing a broader range of products for customers.

Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. Since the ratio of off-site sale licenses to population in the Census Tract exceeds the ratio of off-sale retail licenses to population in the County, there is an undue concentration of licenses in the Census Tract and the Hearing Officer must make a finding of public convenience or necessity. Staff recommends that the Hearing Officer make this finding if the sale of a full line of alcoholic beverages for off-site consumption is conducted in compliance with the conditions of Project approval.

The Project Site is located in a high crime area according to ABC. The Los Angeles Sheriff's Department, Compton Station ("Sheriff"), originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the applicant consulted with the Sheriff and conducted efforts to increase security at the Project Site. Sensitive uses including four churches, one park, and one elementary school are located within 600 feet of the Project Site. These uses have been operating alongside the supermarket since 1995. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet of the Project Site.

C. Design Compatibility

The Project is located within an existing supermarket and will not authorize any new improvements or expansions.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan Florence Firestone Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section(s) 22.158.050 (Findings and Decision) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the project does not meet any exceptions to a Categorical Exemption. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff, in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. Other Agency Comments and Recommendations

ABC, in a report dated May 25, 2021, stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting area, so the Hearing Officer must make a finding of public convenience or necessity.

C. Public Comments

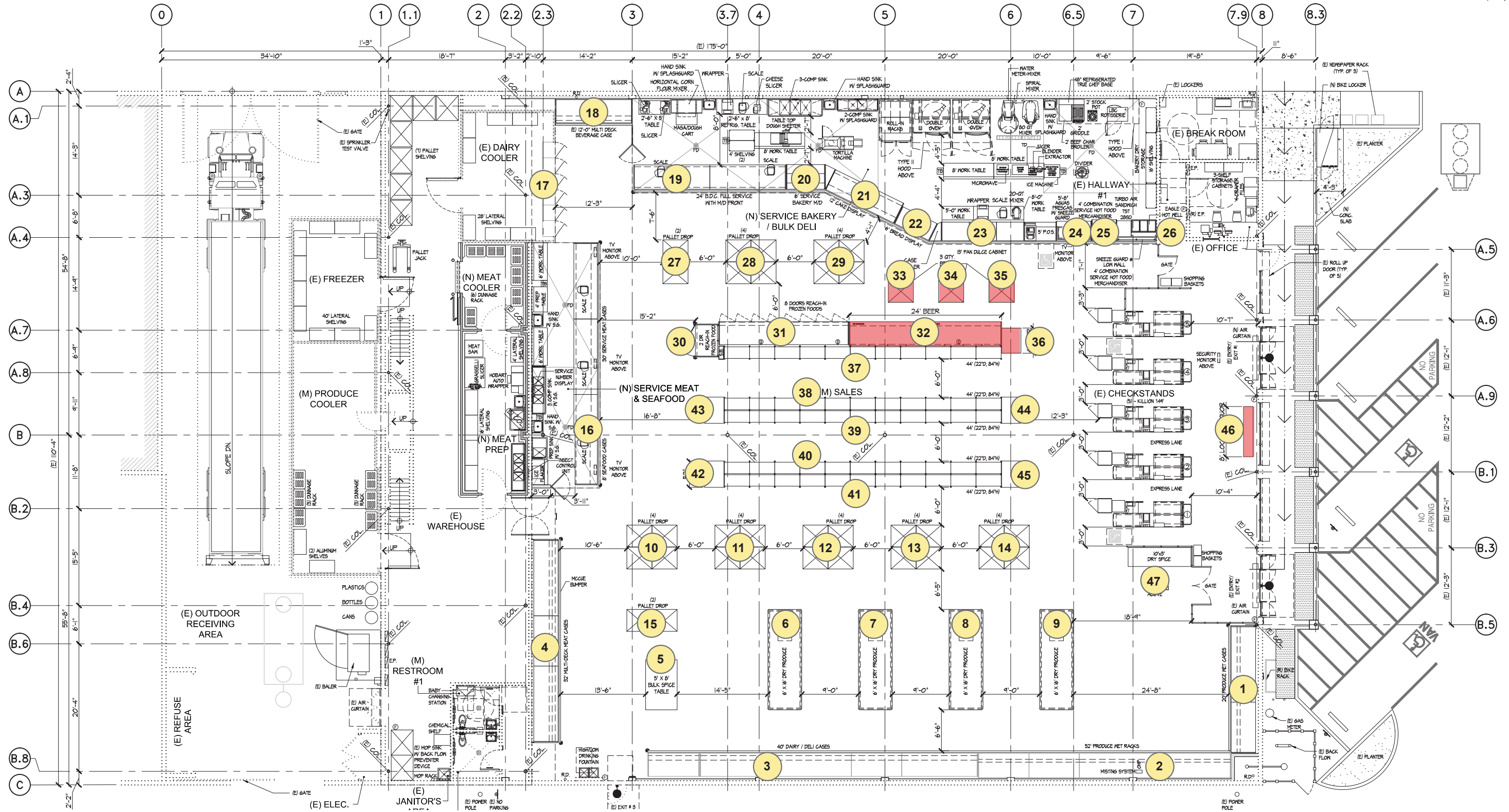
Staff has not received any comments at the time of report preparation.

Report Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Regional Planner

Report Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination

EXHIBIT G	Informational Maps
EXHIBIT H	Agency Correspondence

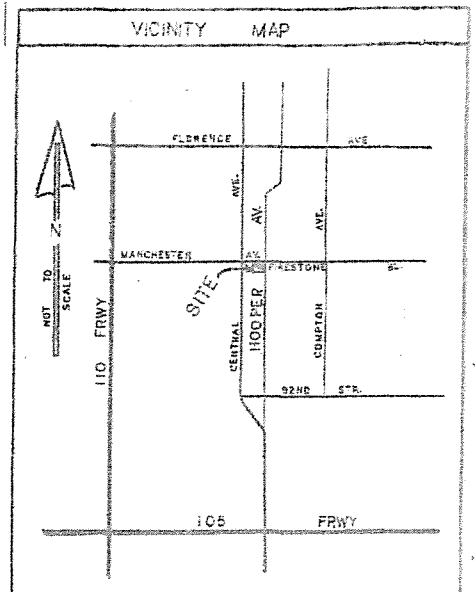
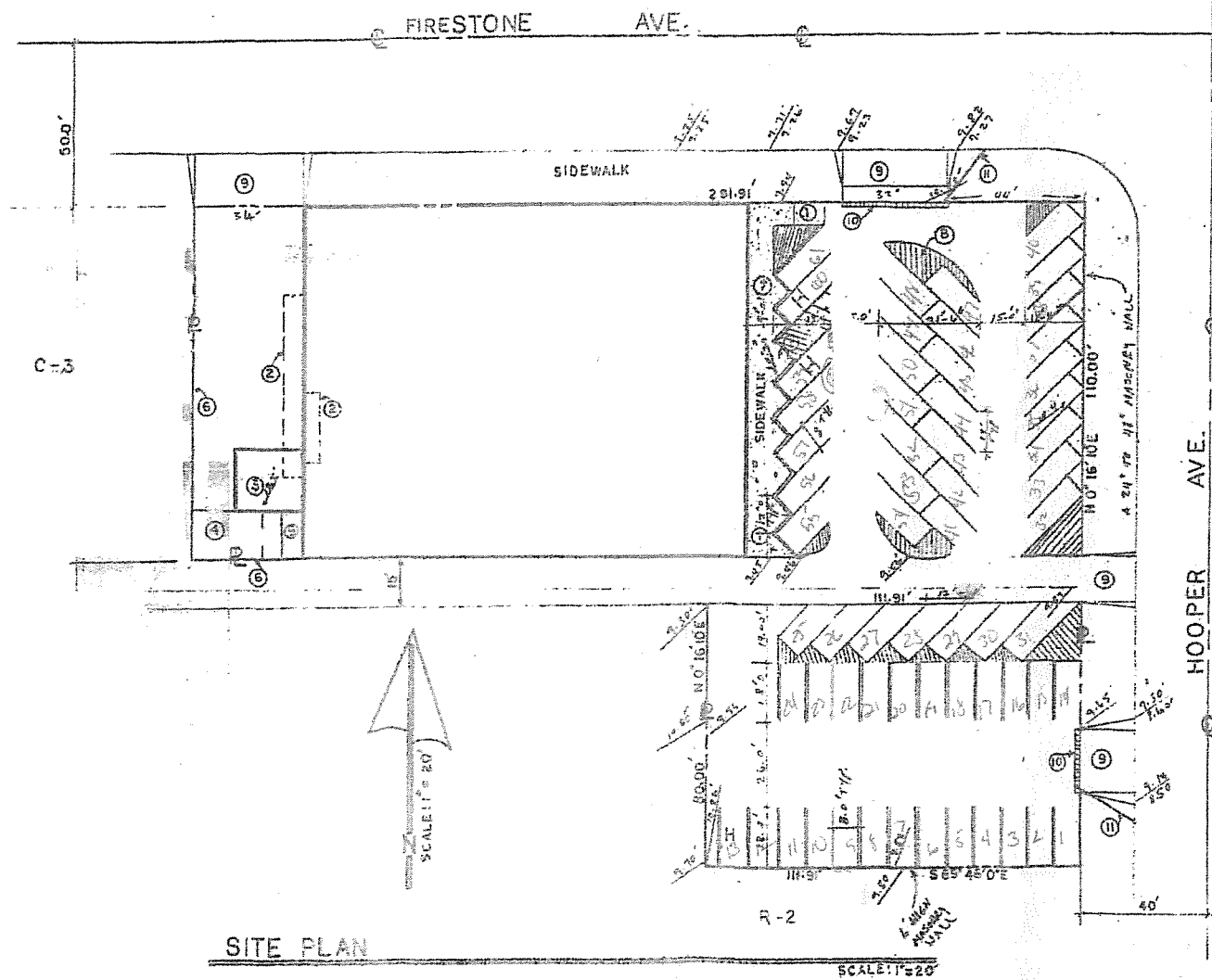


- AREA DENOTING ALCOHOL SALES
- ## NO. DENOTING EQUIPMENT (RE: CALCULATION SHEET)

FLOOR PLAN ALCOHOL EXHIBIT
SCALE: 1/16" = 1'-0"



Conceptual drawing notice: all drawings are conceptual only, and are provided solely for informational purposes. Each drawing including landscaping and architectural exterior elevations which are an artistic representation of the design character of the proposed project, as well as each building type, size, height, and location including utilities, easements and property line data are subject to legal descriptions, ALTA surveys, ordinances, codes, jurisdictional agency review and approvals, and therefore must not be construed in any manner as a guarantee of the accuracy or completeness of information thereon shown prepared by LE ARCHITECTURE.



APPLICANT
BODEGA LATINA CORP
 14601B LAKEWOOD BLVD.
 PARAMOUNT, CA 90723

PROJECT SITE
 8601 HOOPER
 LOS ANGELES, CA 90002

LEGAL DESCRIPTION
 LOTS: 19-25; 48-49
 BLOCK: NONE
 TRACT: TR 7421

LOT AREA: 99,963 S.F.

BUILDING AREA: 15,400 S.F.

PARKING REQUIRED: 58 SPACES
PARKING PROVIDED: 58 SPACES

CONTACT:
 Michael Chu
 c/o Bernard & Associates
 3981 MacArthur Blvd., Suite 340
 Newport Beach, CA 92660
 (949) 263-1511 Telephone

PROJECT APPLICANT:
 Hafsa Corporation doing business as "R-Ranch Market"
 8601 S. Hooper Avenue
 Los Angeles, CA 90002
 Attn: Mike Shaleibi, President
 (626) 814-2900 x201

SITE PLAN



PROJECT NUMBER
2019-003407-(2)

HEARING DATE
March 7, 2023

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No. RPPL2019006012

PROJECT SUMMARY

OWNER / APPLICANT

Bodega Latina Corporation, Applicant
Shalabi Brothers Trust Ventures, Owners

MAP/EXHIBIT DATE

September 18, 2019

PROJECT OVERVIEW

This Project is a request for a CUP for the continued sale of a full line of alcohol for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License in an existing market. El Super is a full-service supermarket that is 15,400 square feet in size with 58 parking spaces. The sale of alcohol has occurred in conjunction with the market since 1995 and was previously approved by RCUP-200600075 which was approved on November 17, 2009 and expired on November 17, 2019.

LOCATION

8601 Hooper Avenue, Florence-Firestone

ACCESS

Hooper Avenue, Firestone Boulevard

ASSESSORS PARCEL NUMBER(S)

6043-001-026,-023,-024

SITE AREA

0.91 Acres

GENERAL PALN/LOCAL PLAN

Florence-Firestone Community Plan

ZONED DISTRICT

Compton-Florence

LAND USE DESIGNATION

CG (General Commercial), H18 (Residential 18)

ZONE

C-3 (General Commercial), R-2 (Two-Family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Florence-Firestone

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Florence-Firestone Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030 (Alcoholic Beverage Sales Findings and Decision Requirements)
 - Chapter 22.324 (Florence-Firestone CSD requirements)
 - Section 22.20.050 (Development Standards for C zones)

CASE PLANNER:

Sean Donnelly

PHONE NUMBER:

(213) 974 - 6411

E-MAIL ADDRESS:

sdonnelly@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2019006012 (“CUP”) on March 7, 2023.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Bodega Latina Corporation ("permittee"), requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption (“Project”) in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

3. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019
ZCR 200500640	Zoning Conformance Review for recycling center within existing market.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005

4. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) and H18 (Residential 18) land use categories of the Florence-Firestone Community Plan (“Community Plan”) Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-3 and R-2 (Two-Family Residence). Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), a CUP is required

for the sale of alcoholic beverages for off-site consumption. A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.

6. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.91 acres in size and consists of three lots. The Project Site is irregular in shape with flat topography and is developed with the subject supermarket.

B. Site Access

The Project Site is accessible via Hooper Avenue to the east and Firestone Boulevard to the north.

C. Site Plan

El Super is a full-service supermarket that is 15,400 square feet in size and located on the western portion of the Project Site. In accordance with the conditions of Project approval, the shelf space allocated to alcoholic beverages will be limited to five percent of the total shelf space.

D. Parking

A parking lot on the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

8. COMMUNITY OUTREACH. Staff is not aware of any community outreach at the time of staff report preparation.

9. **PUBLIC COMMENTS.** Staff has not received any comments at the time of staff report preparation.

10. AGENCY RECOMMENDATIONS.

A. The County Sheriff's Department, Compton Station ("Sheriff"), in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report Dated May 25, 2021 stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting area, so the Hearing Officer must make a finding of public convenience or necessity.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the CG is intended to support a variety of commercial activities dispersed community-wide, such as supermarkets. This Project is an accessory use to the existing supermarket. The supermarket is a commercial use which is compatible with the CG land use designation.

13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project supports the following goals and policies of the Community Plan:

Goal C-3

Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

Policy C-3.5

Incentivize Commercial Diversity. Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods including, small and

large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.

The Project is a commercial use located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides access to groceries and other commercial goods to the local community. The Project will continue to add to the diversity of uses in the area.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the project is consistent with the C-3 zoning classification as the continued sale of alcoholic beverages for off-site consumption is permitted with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.
15. **C-3 DEVELOPMENT STANDARDS.** The Hearing Officer finds that while there are no development standards applicable to the Project, it would occur within a structure and in conjunction with an existing use that is consistent with the C-3 Zone's development standards, as verified and approved by CUP Number 94145.
16. **SIGNAGE.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.050. The Project includes existing signage associated with the supermarket that was approved by Site Plan Review Number RPPL2018002265 in 20180. The Project will not change the existing signage.
17. **PARKING.** The Hearing Officer finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking). Commercial uses such as supermarkets require one parking space for each 250 square feet of floor area. The supermarket is 15,400 square feet in size and requires 62 parking spaces. A parking lot containing 58 parking spaces is located on the Project Site. Although the Project does not provide the required number of parking spaces, it is an existing previously approved use.
18. **ALCOHOL BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will require the supermarket to offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis.
19. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.324. The Florence-Firestone CSD requires that all exterior walls remain free from graffiti and the

Project is sufficiently conditioned to comply with this standard. The Project is not a use prohibited in the CSD.

CONDITIONAL USE FINDINGS

20. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The CG land use designation is intended to support a variety of commercial activities dispersed community wide. The Project is located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides increased access to groceries and other home goods to the local community.
21. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is accessory to an existing commercial use located along the commercial corridor of Firestone Boulevard. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 pursuant to previously approved CUPs. A condition of Project approval will require compliance with all noise control provisions of County Code Chapter 12.08. Another condition of approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The sale of a full line of alcoholic beverages is an ancillary use to the supermarket and will remain consistent with the land use designation and will not adversely affect the nearby community's public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
22. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.
23. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is located within an existing supermarket and does not propose additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP Number 94145, which originally authorized the sale of a full line of alcohol beverages for off-site consumption.

24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS – ALCOHOL USES

25. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** Currently there are four churches, one park, and one elementary school within 600 feet of the Project Site. These uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. The Project does not propose any changes or expansions to the existing, previously approved supermarket. The continued sale of a full line of alcoholic beverages at the existing supermarket will not impact these sensitive uses if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

26. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project is situated on a site along a commercial corridor. Residences exist to the south of the Project Site and north of the Project Site across Firestone Boulevard. The Sheriff was consulted as part of the review of this Project and the permittee consulted with them to improve security at the Project Site. The Sheriff subsequently recommended approval of this Project at the public hearing. The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The continued sale of alcoholic beverages for off-site consumption at the existing supermarket will not impact these residential areas if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the existing supermarket and will not adversely affect the public welfare or the economic welfare of the nearby community if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The Project is compatible with the other uses in the immediate area and would contribute to the economic welfare of the area by providing more expansive access to groceries and household items, as well as employment opportunities. The Project contributes to the variety of uses and services in the community.

28. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to**

cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The Project is located within an existing building that has a design in keeping with the character of the other commercial structures in the area. The Project does not propose changes to the exterior of the structure or the design of the Project Site, which ensure that the character of the building will continue to be physically consistent with its surroundings.

29. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. The Project Site is located in a high crime area according to ABC. The Sheriff originally recommended denial of the project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended that approval of the Project at the public hearing after the permittee consulted with the Sheriff and conducted efforts to increase security at the Project Site. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet. The Project contributes to the variety of uses and services in the community, provides employment opportunities to the area, and improves economic conditions in the area.

ENVIRONMENTAL FINDINGS

30. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

ADMINISTRATIVE FINDINGS

31. **HEARING PROCEEDINGS.** *Reserved.*
32. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (*The Los Angeles Sentinel, La Opinion*), and property posting. Additionally, the project was noticed and case materials were available on LA County Planning's website. On January 26, 2023, a total of 133 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six

notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. The proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage

Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

1. Finds that the project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2019006012**, subject to the attached conditions.

ACTION DATE:

CS:SD

2/23/2023

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2019006012

PROJECT DESCRIPTION

The project is a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on March 6, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of alcoholic beverages for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$1,600.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine

the permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **May 7, 2023**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant shall authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 (Off-Sale General) ABC license.
20. This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m. seven days a week.
21. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
22. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A;"
23. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
 - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or

- b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A:"

- a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers;
24. Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
25. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
26. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
27. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
28. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this CUP.

29. Alcoholic beverages shall only be sold to patrons age 21 or older.
30. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
31. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all public and private parking lots and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from any neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from public and private parking lots.
32. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street to the satisfaction of the Director of Regional Planning.
33. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
34. The premises, including exterior facades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
35. The permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced upon request of any County Sheriff or Zoning Enforcement Inspector.
36. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
37. The permittee shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.

38. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
39. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
40. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
41. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
42. Alcoholic beverages shall not be displayed in an ice tub.
43. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
44. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

ALCOHOLIC BEVERAGE SALES FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to Section 22.158.050 (Findings and Conditions), pursuant to Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type Requested(s).: Type #21 (e.g. Type 20, Type 41)

<p>F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.</p>
<p>There are five sensitive uses within 600 ft of the site, including four churches and an elementary school. The closest of which is almost 500 ft away. It is unlikely the continued sale of alcohol at the supermarket will adversely affect these uses. A supermarket with alcohol sales has operated in this location since 1995, with no particular issues. The subject request is not proposing significant changes to the current operation.</p>
<p>F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.</p>
<p>The subject site is designed to orient the majority of business operations towards the streets and away from nearby residents. The project site is located within a commercially zoned parcel, with traditional methods of buffering for commercial uses including a cinder block wall separating the parking area from residents. Nonetheless the supermarket will be operated in a responsible manner so as to peacefully coexist with the surrounding neighborhood.</p>
<p>F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.</p>
<p>The subject request is to allow the continued sale of alcoholic beverages for off-site consumption in conjunction with an operating supermarket. The approval of this application will allow the supermarket to continue to offer a service to the surrounding area, while contributing additional tax revenue to the County of Los Angeles.</p>
<p>F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.</p>
<p>The Subject request is to allow the continued sale of alcoholic beverages in conjunction with the operation of a supermarket. No changes are proposed to the facade or exterior of the building as a result of this application.</p>

Rev. 03/2019

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

<ul style="list-style-type: none">i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.iii. The extent to which the requested use will enhance the economic viability of the area.iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.v. The extent to which the requested use compliments the established or proposed businesses within a specific area.vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.viii. The aesthetic character and ambiance of the requested use.ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.
The business is an operating supermarket with an existing ABC License and PCN determination.

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with Section 22.140.030.F.3.b, below:

<ul style="list-style-type: none">i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; oriii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.
Applicants are not requesting a modification of the shelf space limitations.

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to Section 22.140.030.E.2, the applicant shall address the findings, in accordance with Section 22.140.030.F.3.b, below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.
The business is a full service supermarket that offers a full selection of produce, dairy, meats, sundries etc. No modification of this requirement is being requested.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
	The General Plan encourages a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs. The operating supermarket serves both local residents and regional visitors. The supermarket enhances the local shopping district and serves a necessary function in the neighborhood by offering a large variety of the daily shopping needs to the nearby population. The use and location are consistent with the General Plan.
B.2	The requested use at the location proposed will not: <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
	The project will not adversely affect the health or safety of the surrounding community because the project does not involve a substantial change or expansion of use from what currently exists at the site. Approval of the subject request will not result in an increase in noise, odor, dust, glare or shadows. The subject request does not add an additional risk of fire hazard because the supermarket is existing and operating, and no substantial changes are proposed. The market has operated without adversely affecting the area and will continue to do so should the subject request be granted.
B.3	The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
	The project site is adequate in size and shape to accommodate the operation. The site has been the location of an operating supermarket since 1995, with the subject operator in place for the last year. In that time, the site has been suitable for this type of use. The site also meets the parking requirement for a supermarket of this size, where the 58 required spaces are provided on site.

Rev. 03/2019

- B.4 The proposed site is adequately served:
- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

The project site is located along Hooper Avenue, an established commercial thoroughfare for the area. The location has been adequately served by current transportation infrastructure and private and public service facilities since the site was first developed. The site will not require any additional infrastructure as a result of the subject request to allow the continued sale of alcoholic beverages at the operating supermarket.

PROPOSED ENVIRONMENTAL DETERMINATION

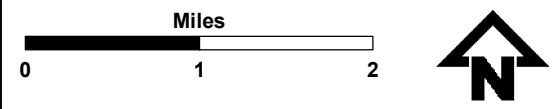
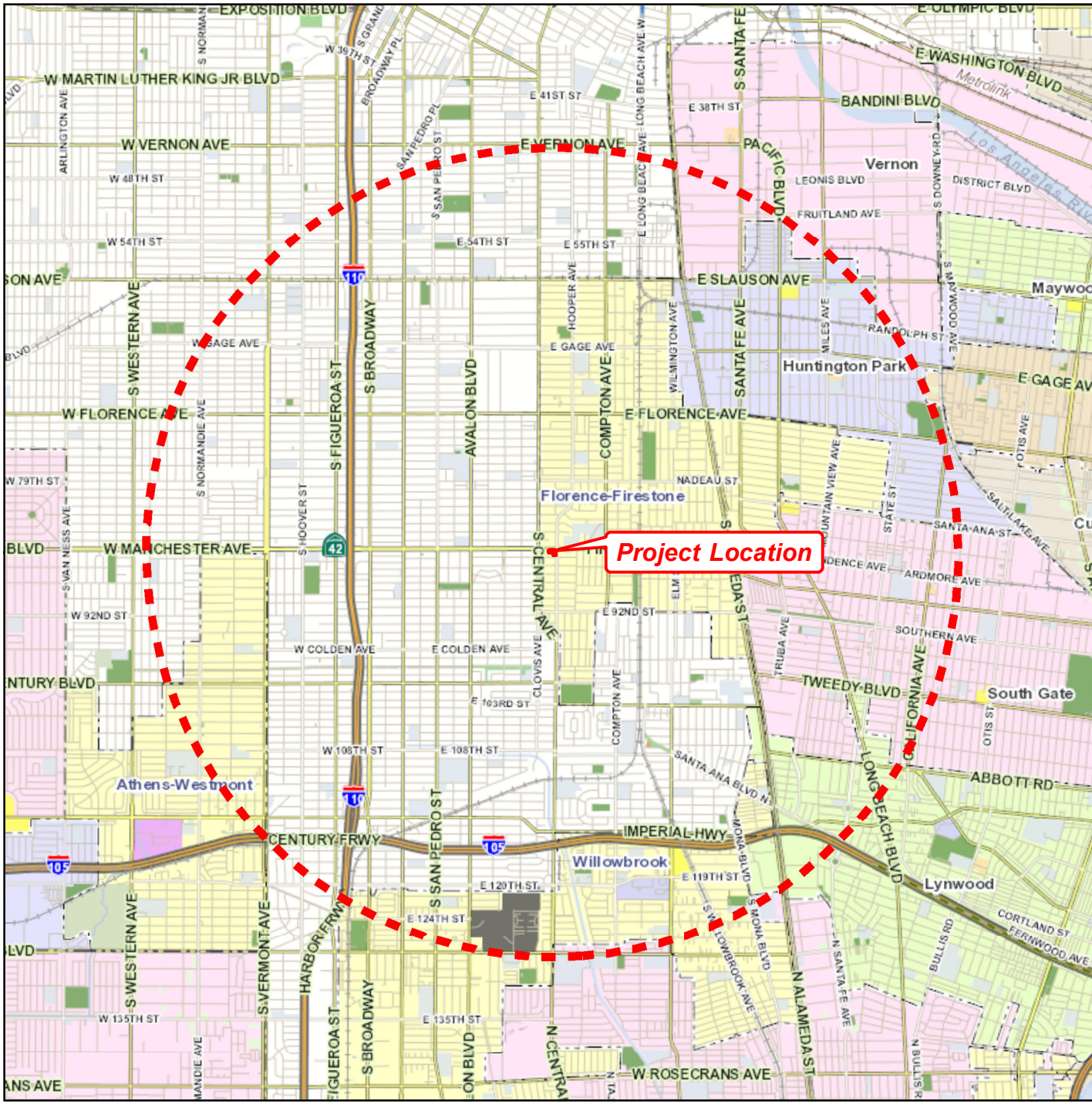
DETERMINATION DATE: March 7, 2023
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Regional Planner
Sdonnelly@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

SHAPING
TOMORROW

3-MILE RADIUS LOCATOR MAP

PROJECT NO. 2019-003407
ALCOHOL CUP RPPL2019006012



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



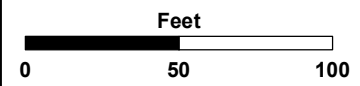
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022



LA COUNTY
PLANNING

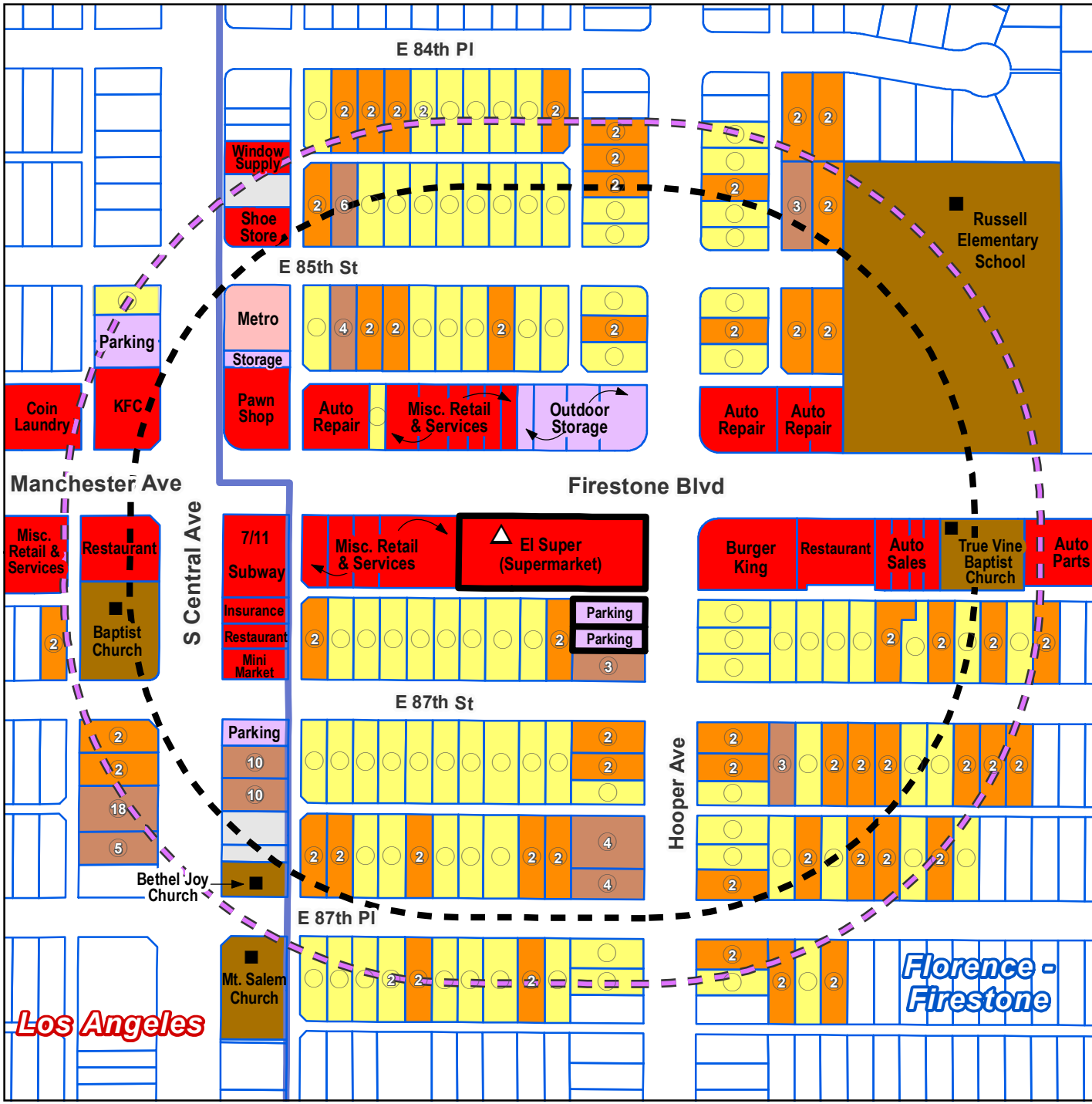
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXISTING LAND USE

500-FOOT RADIUS MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012



△ Offsite Alcohol Consumption

■ Sensitive Use

⊖ 600-ft ABC Radius

⊖ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

■ Commercial

■ Government

■ Institutional

■ Miscellaneous

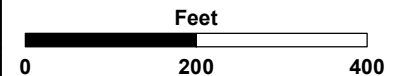
■ Residential - Single Unit*

■ Residential - Two Units*

■ Residential - Multi-Unit*

■ Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



Los Angeles

Florence - Firestone

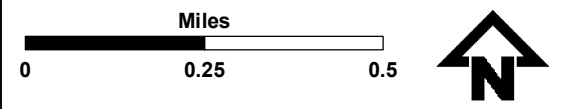
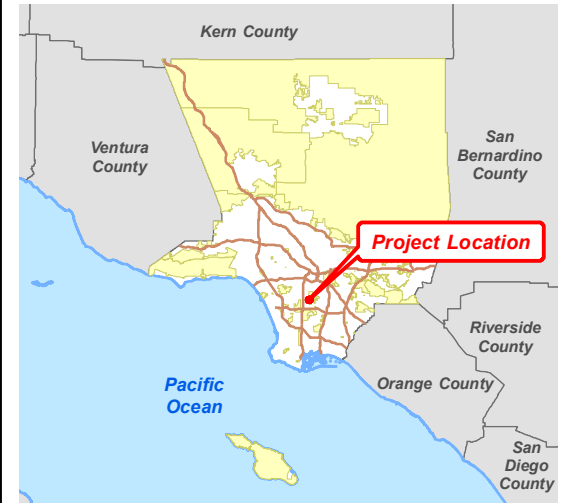
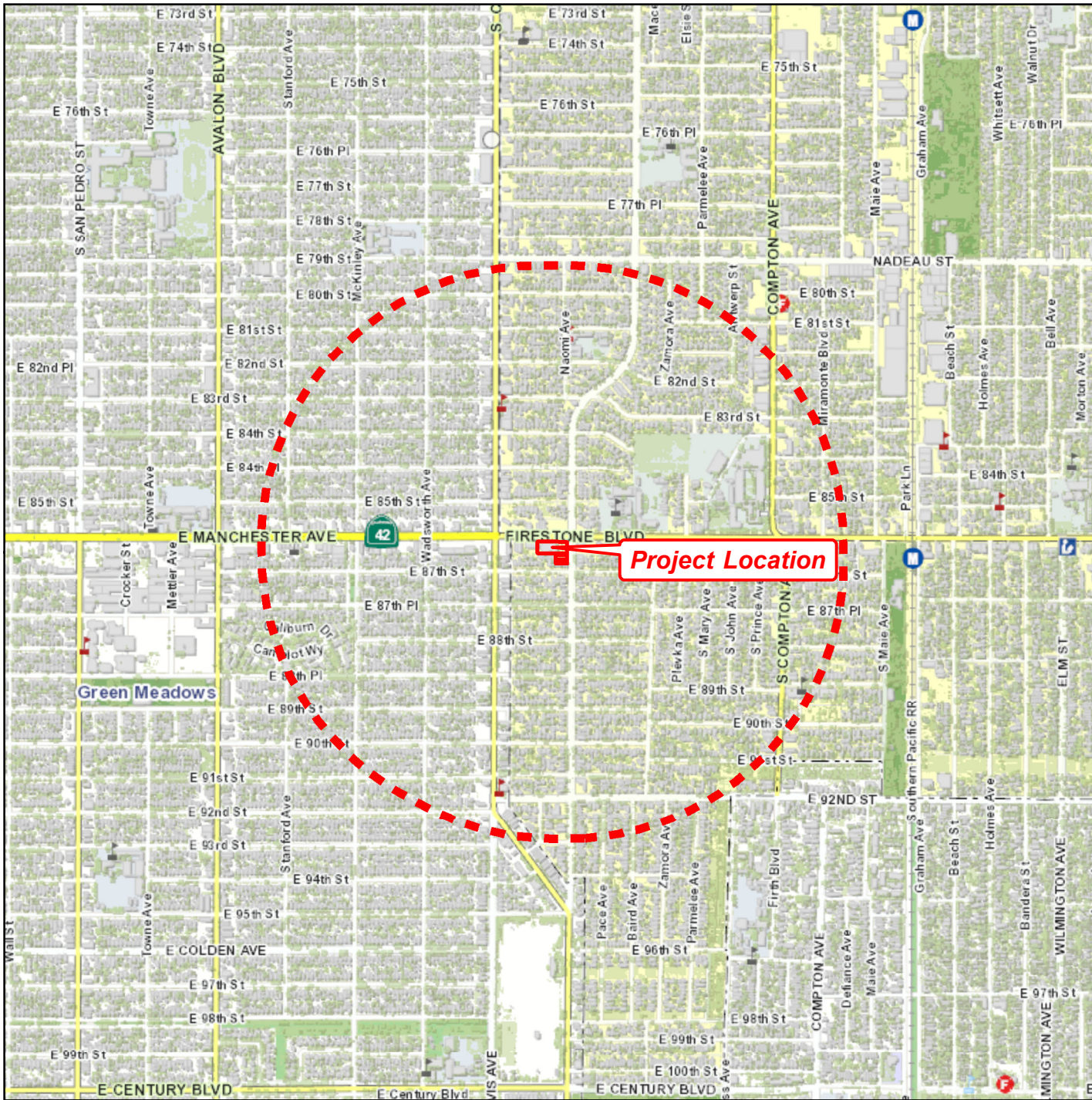


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS LOCATOR MAP

PROJECT NO. 2019-003407
ALCOHOL CUP RPPL2019006012






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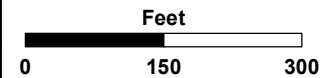
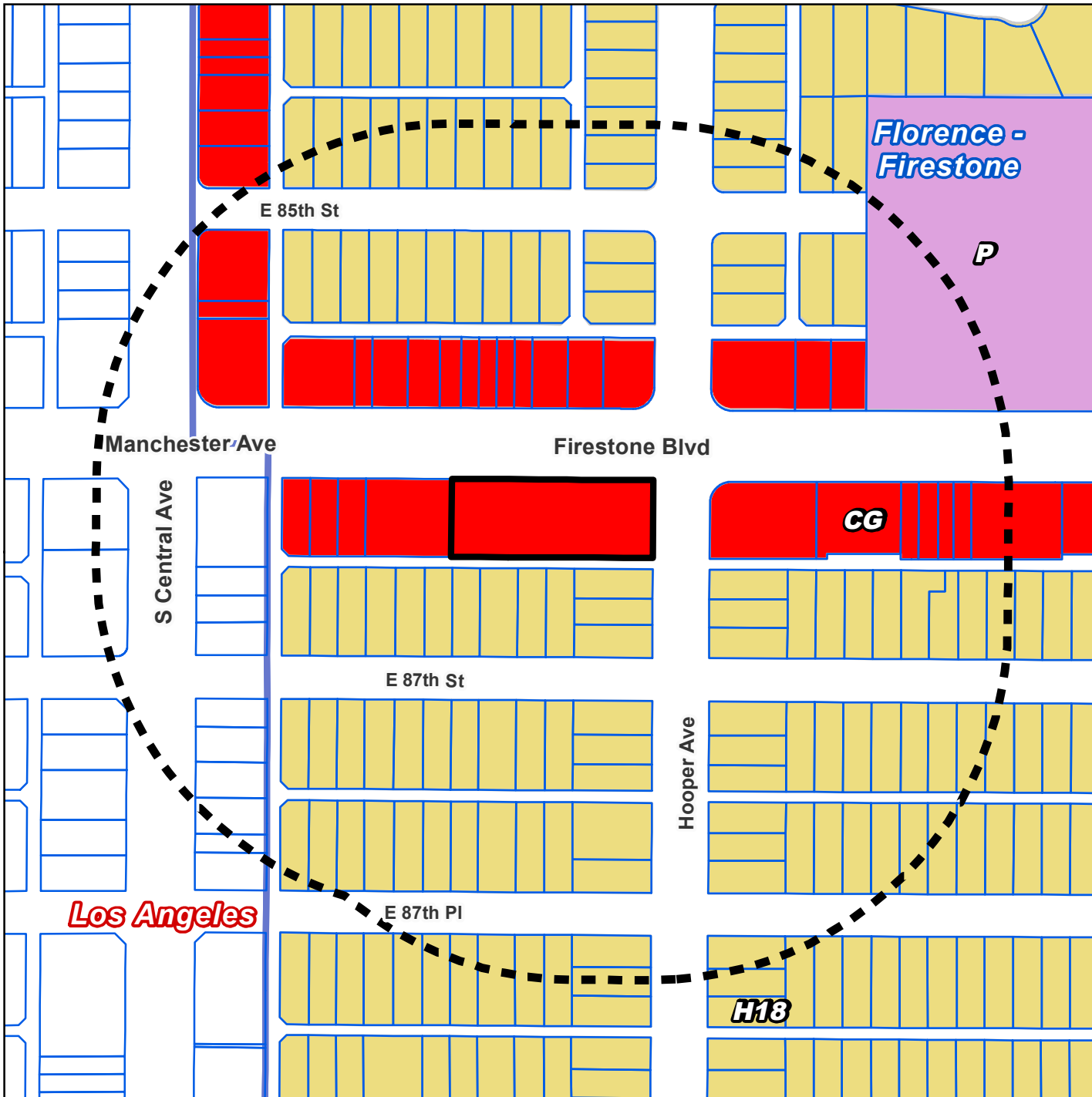
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012

-  H18 - Residential 18
-  CG - General Commercial
-  P - Public and Semi-Public



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320 W. Temple Street
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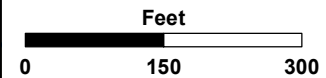
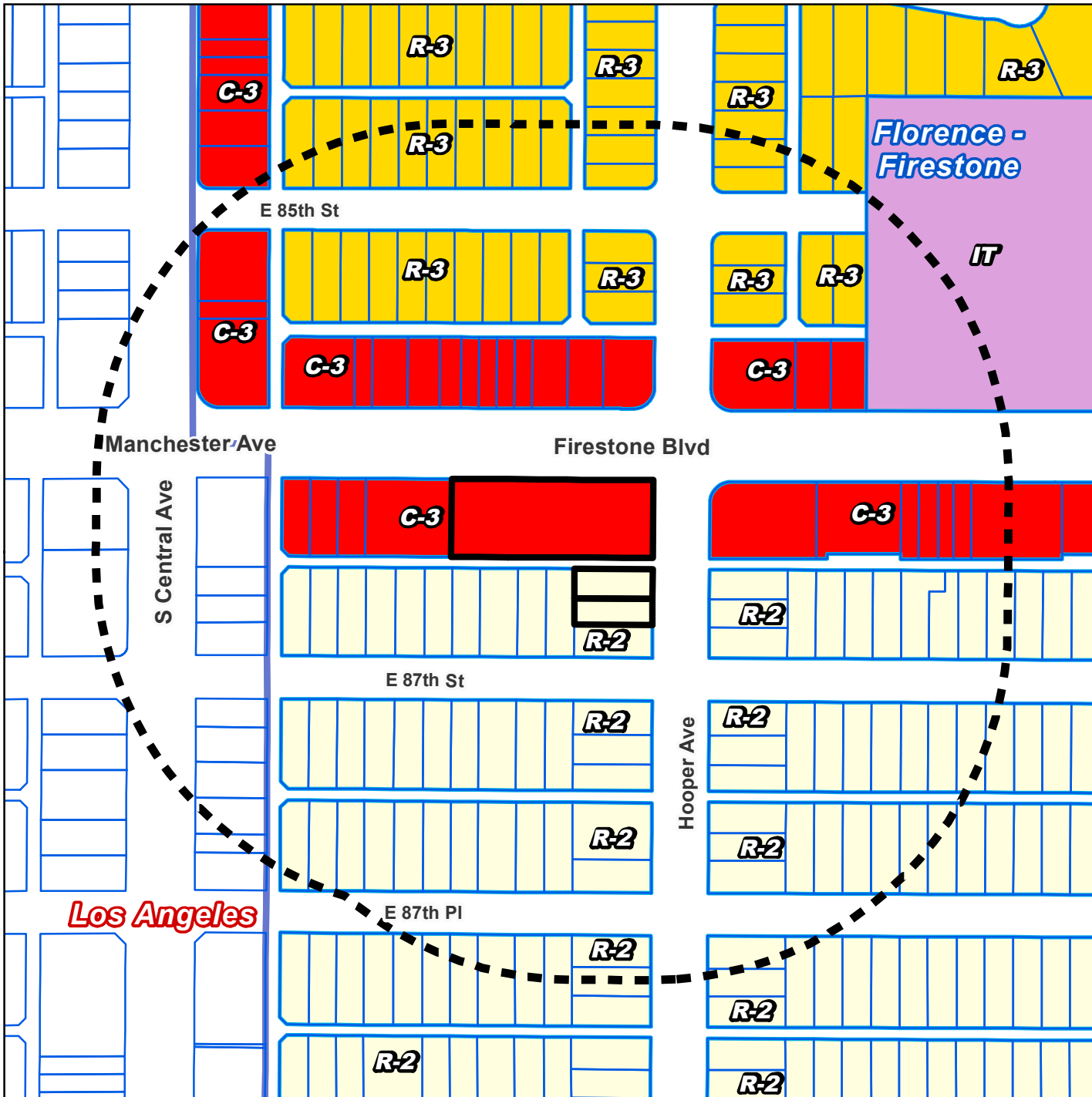
ZONING

500-FOOT RADIUS MAP

PROJECT NO. 2019-003407

ALCOHOL CUP RPPL2019006012

-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-3 - General Commercial
-  IT - Institutional



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

8601 S. Hooper Ave LA. 90002

3. LICENSE TYPE

OFF-SALE

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION
10,241,278

6. TOTAL NUMBER OF LICENSES IN COUNTY
4 On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
 On-Sale Off-Sale

8. CENSUS TRACT NUMBER
5351.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
2 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
4 On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)
- No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER
2174

14. TOTAL NUMBER OF REPORTING DISTRICTS
565

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
48,107

16. AVERAGE NO. OF OFFENSES PER DISTRICT
85

17. 120% OF AVERAGE NUMBER OF OFFENSES
102.2

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
784

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



September 14, 2021

Subject: Conditional Use Permit (CUP) consultation for the sale of alcoholic beverages for off-site consumption at an existing "El Super" supermarket.

Project No.: 2019-003407-(2)

CUP Permit No.: RPPL2019006012

Establishment: El Super Supermarket

Location: 8601 South Hooper Avenue

Description: Conditional Use Permit (CUP) consultation for the sale of alcoholic beverages for off-site consumption at an existing "El Super" supermarket.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to 78 calls for service at 8601 S. Hooper Avenue, Los Angeles in the past five years; 25 calls for persons causing problems for the business, 22 calls for burglary alarm activations, 12 calls related to property crimes, and 4 violent felonies. The remainder of the calls of the calls were related to miscellaneous quality of life issues.

(2) Comments/recommended conditions:

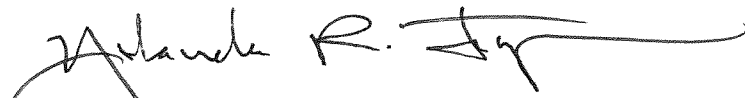
The calls for service at the location have been reflective of the surrounding community. This establishment has employed mitigation efforts by staffing on-site security personnel. Based on the above, I see no reason to deny the Conditional Use Permit at this time.

(3) Overall recommendation:

- Sheriff recommends approval of this NCR.
- Sheriff does **NOT** recommend approval of this NCR.

Sincerely,

ALEX VILLANUEVA, SHERIFF ;


 Yolanda R. Figueroa, Captain
 Century Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

1 March 2023

Sean Donnelly, Regional Planner
Metro Development Services Section

SUBJECT: REQUEST FOR INFORMATION FOR PROJECT NO. 2019-003407-(2), CONDITIONAL USE PERMIT NO.
RPPL2019006012

Dear Mr. Donnelly,

Conditional Use Permit No. RPPL2019006012 is scheduled for public hearing on 7 March 2023. After reviewing the Hearing Officer package for the item and conducting a site visit, I have the following questions. Please be prepared to address these questions at the hearing. I ask that you forward this memo to the applicant/owner and ensure this memo is posted on the public website for the item. It is possible that information presented at the hearing may prompt additional questions.

1. What is the nature of the open Zoning Enforcement case for this site?
2. What are the actual, existing dimensions of the shelves marked as "46" on the Floor Plan Alcohol Exhibit?
3. Please provide the calculations demonstrating how the five percent shelf limitation for alcohol was determined.
4. Was the grocery store first approved before the standard of one parking space per 250 square feet of floor area applied?

Sincerely,



Gina Natoli, MURP, AICP
Hearing Officer

31 July 2023

Sean Donnelly, Regional Planner
Metro Development Services Section

SUBJECT: REQUEST FOR INFORMATION FOR PROJECT NO. 2019-003407-(2), CONDITIONAL USE PERMIT NO.
RPPL2019006012

Dear Mr. Donnelly,

Conditional Use Permit No. RPPL2019006012 is scheduled for continued public hearing on 1 August 2023. After reviewing the 27 July Hearing Officer package for the item, I have the following question. Please be prepared to address this question at the hearing. I ask that you forward this memo to the applicant/owner and ensure this memo is posted on the public website for the item. It is possible that information presented at the hearing may prompt additional questions.

1. The revised Fixture Plan for the market indicates Cabinets 33 through 35 are beer pallets containing one shelf each. How many rows of beer cases and/or six-packs are contained on each "shelf," and how many cases and/or six-packs high are each row stacked?

Sincerely,



Gina Natoli, MURP, AICP
Hearing Officer

SHAPING
TOMORROW

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 8, 2023
HEARING DATE: June 20, 2023 **AGENDA ITEM:** 3
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Planner
Sdonnelly@planning.lacounty.gov

Item No. 5 is an application for a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License at an existing supermarket in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community.

Staff has not received updated materials from the applicant so the full supplemental staff report for this item requires additional time. Staff will transmit the report as soon as it is ready.

Report
Reviewed By: *M. Glaser* for C. Sainz
Carmen Sainz, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator



SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 14, 2023
HEARING DATE: June 20, 2023 AGENDA ITEM: 3
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Planner
Sdonnelly@planning.lacounty.gov

Item No. 3 is an application for a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License in an existing market in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community.

The applicant has not submitted an updated shelf plan and informed Staff that they need more time to prepare the updated shelf plan. Therefore, Staff requests that this item be continued to allow more time for the applicant to prepare the updated shelf plan.

Staff recommends the following motion:

I, THE HEARING OFFICER, CONTINUE CUP NUMBER RPPL2019006012 TO AUGUST 1, 2023.

Report Reviewed By: Carmen Sainz
Carmen Sainz, Supervising Regional Planner
Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: July 20, 2023
HEARING DATE: August 1, 2023 AGENDA ITEM: 4
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Planner
Sdonnelly@planning.lacounty.gov

Item No. 4 is an application for a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License at an existing supermarket in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community.

Staff has not received updated materials from the applicant so the full supplemental staff report for this item requires additional time. Staff will transmit the report as soon as it is ready.

Report

Reviewed By:



for C. Sainz

Carmen Sainz, Supervising Regional Planner

Report

Approved By:



Mitch Glaser, Assistant Administrator

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: July 27, 2023

HEARING DATE: August 1, 2023 **AGENDA ITEM:** 4

PROJECT NUMBER: 2019-003407-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2020007231

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone

OWNER: Shalabi Brothers Trust Ventures

APPLICANT: Bodega Latina Corporation

CASE PLANNER: Sean Donnelly, Planner
 Sdonnelly@planning.lacounty.gov

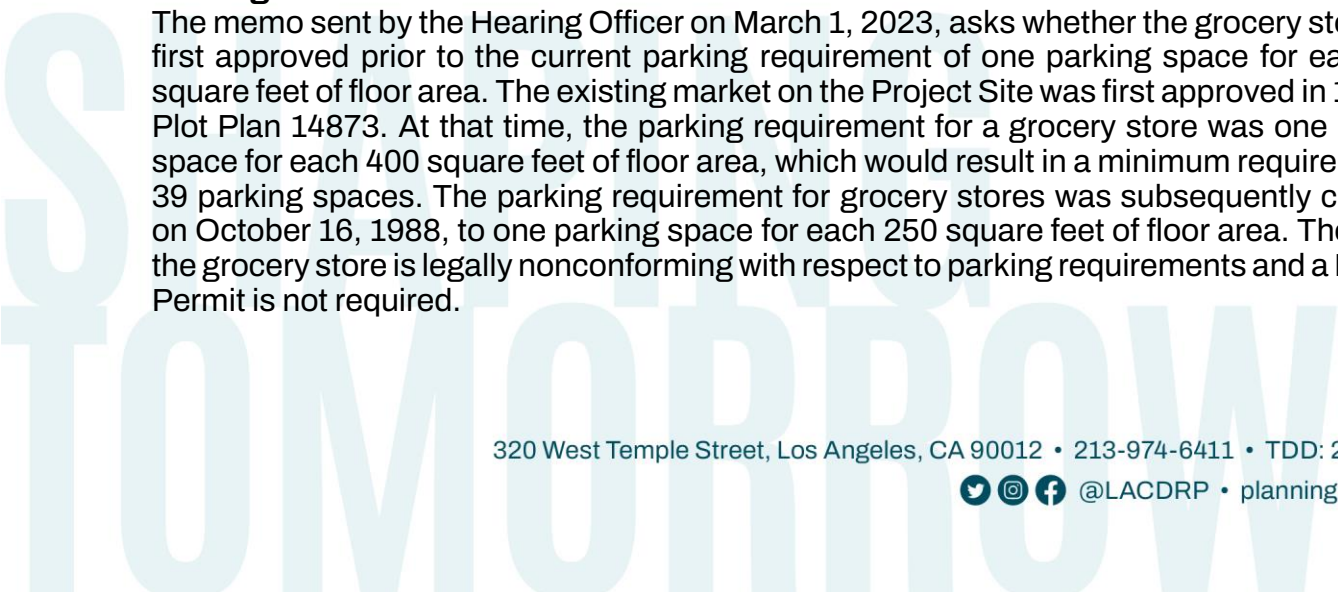
Item No. 4 is an application for a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control (“ABC”) License at an existing supermarket in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community.

Updated Floor Plan

An updated floor plan dated July 25, 2023, was submitted by the applicant to include a shelving summary calculating the ratio of linear shelf area dedicated to the display and storage of alcoholic beverages to the linear shelf area of the store in total. A total of 120 linear feet of shelf space is dedicated to the display and storage of alcoholic beverages out of a total of 2,950 linear feet of shelf space. This represents 4.07 percent of the total shelf space, which is consistent with Condition 22, which requires shelf space dedicated to the display and storage of alcoholic beverages to be limited to five percent of the total shelf space.

Parking

The memo sent by the Hearing Officer on March 1, 2023, asks whether the grocery store was first approved prior to the current parking requirement of one parking space for each 250 square feet of floor area. The existing market on the Project Site was first approved in 1965 by Plot Plan 14873. At that time, the parking requirement for a grocery store was one parking space for each 400 square feet of floor area, which would result in a minimum requirement of 39 parking spaces. The parking requirement for grocery stores was subsequently changed on October 16, 1988, to one parking space for each 250 square feet of floor area. Therefore, the grocery store is legally nonconforming with respect to parking requirements and a Parking Permit is not required.



In the Findings, Staff stated that there were 58 existing parking spaces on the Project Site. After comparing the submitted site plan dated September 18, 2019, to aerial imagery taken in the Summer of 2022, Staff observed that while the site plan depicted 58 existing parking spaces, the aerial imagery depicted 59 existing parking spaces. The applicant subsequently submitted an updated site plan to reflect the 59 existing parking spaces.

Hours of Alcohol Sales

At the public hearing on March 7, 2023, the applicant requested that Condition 20 regarding the hours during which alcoholic beverages may be sold be modified from the proposed 10 a.m. to 10 p.m., to 7 a.m. to 10 p.m. to match the grocery store's hours of operation. Staff also received the following correspondence from the applicant in support of their request to extend the hours during which alcoholic beverages may be sold from the recommended 10 a.m. to 10 p.m. to the requested 7 a.m. to 10 p.m.:

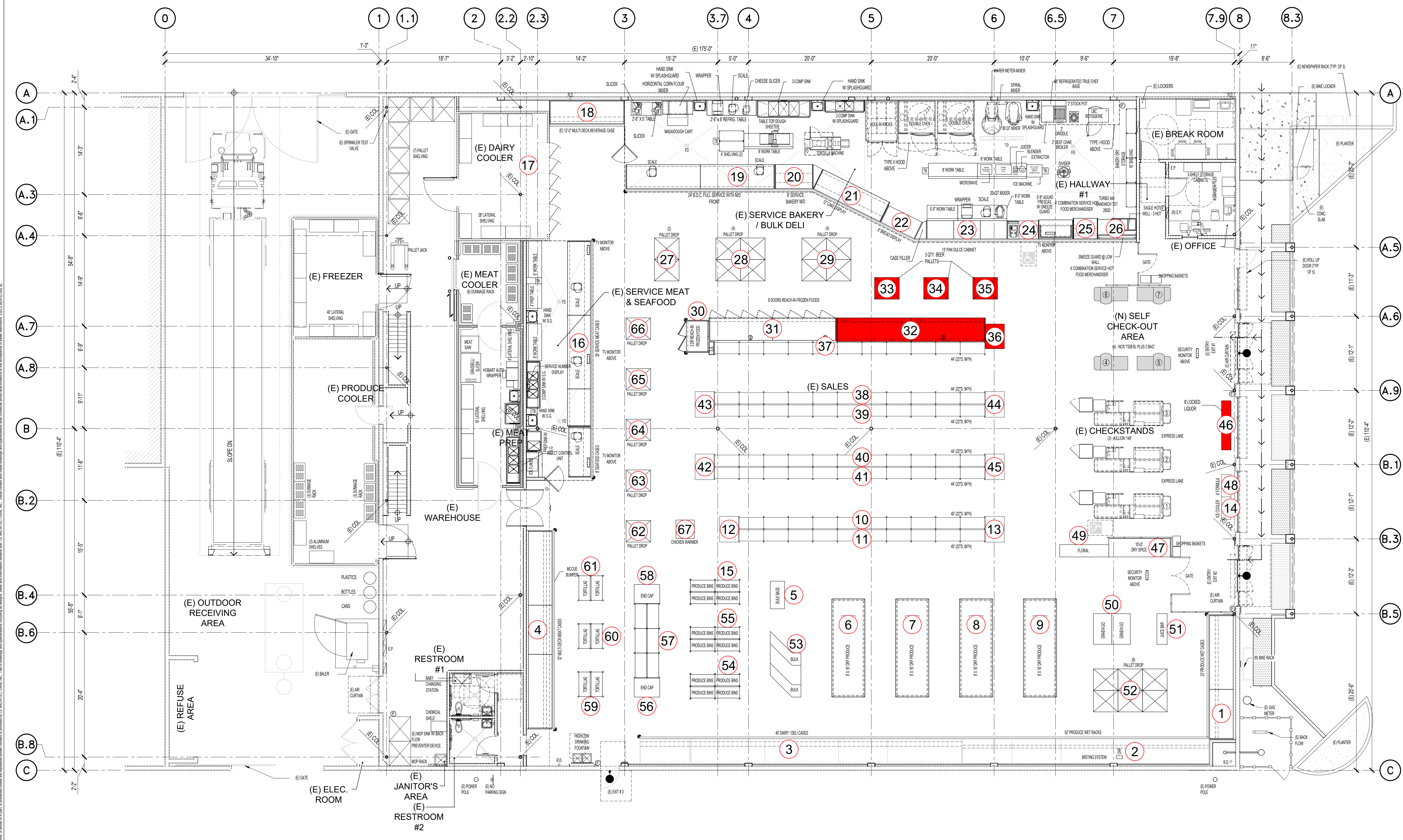
- Letters of support from customers supporting the extended hours.
- Letter from the Sheriff dated July 20, 2023, supporting the sale of alcoholic beverages from 8 a.m. to 10 p.m.

Staff's recommended condition of Project approval limiting the hours during which alcoholic beverage sales may be sold from 10 a.m. to 10 p.m. is consistent with the standard conditions generally attached to CUPs for the sale of alcoholic beverages for off-site consumption. The recommendation also takes into account the fact that the Project Site is in a high crime area, is unduly concentrated per ABC standards for the Census Tract, and is within 600 feet of six sensitive uses, as explained in previous reports to the Hearing Officer. Staff does not recommend extending these hours to 7 a.m. to 10 p.m.

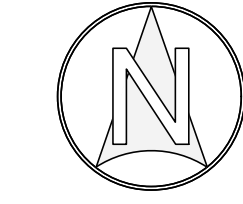
Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator

Attached: Site Plan dated July 25, 2023
Letter from the Sheriff dated July 20, 2023
Customer Letters of Support



1 FIXTURE PLAN
1/8" = 1'-0"



■ AREA DENOTING ALCOHOL SALES

Hooper # 500 CUP Application Grocery Display Calculation Table							
Cabinet	Section	Length(L) feet	Total # of shelves	Total # of Shelves Devoted to alcoholic beverages	Total Linear feet of shelves*	Total Linear feet of shelves devoted to alcoholic beverages**	Percentage of shelf space devoted to alcoholic beverages
1	Produce	20	2	0	40	0	0
2	Produce	52	2	0	104	0	0
3	Deli/Dairy	40	5	0	200	0	0
4	Meat	32	5	0	160	0	0
5	Produce	5	1	0	5	0	0
6	Produce	16	1	0	16	0	0
7	Produce	16	1	0	16	0	0
8	Produce	16	1	0	16	0	0
9	Produce	16	1	0	16	0	0
10	Grocery	40	1	0	40	0	0
11	Grocery	40	1	0	40	0	0
12	Grocery	4	5	0	20	0	0
13	Grocery	4	5	0	20	0	0
14	Frozen Ice Cooler	4	1	0	4	0	0
15	Grocery	8	1	0	8	0	0
16	Meat/Seafood	38	2	0	76	0	0
17	Milk	15	6	0	90	0	0
18	Dairy	12	5	0	60	0	0
19	BDC	24	2	0	48	0	0
20	Bakery	6	3	0	18	0	0
21	Bakery	12	3	0	36	0	0
22	Bakery	6	3	0	18	0	0
23	Bakery	13	6	0	78	0	0
24	Restaurant	5	1	0	5	0	0
25	Restaurant	5	2	0	10	0	0
26	Restaurant	8	1	0	8	0	0
27	Grocery	8	1	0	8	0	0
28	Grocery	16	1	0	16	0	0
29	Grocery	16	1	0	16	0	0
30	Frozen	5	6	0	30	0	0
31	Frozen	20	6	0	120	0	0
32	Beer	24	3	0	72	72	72
33	Beer	4	1	0	4	4	4
34	Beer	4	1	0	4	4	4
35	Beer	4	1	0	4	4	4
36	Beer	4	5	0	20	4	20
37	Grocery	44	5	0	220	0	0
38	Grocery	44	5	0	220	0	0
39	Grocery	44	5	0	220	0	0
40	Grocery	44	5	0	220	0	0
41	Grocery	44	5	0	220	0	0
42	Grocery	4	5	0	20	0	0
43	Grocery	4	5	0	20	0	0
44	Grocery	4	5	0	20	0	0
45	Grocery	4	5	0	20	0	0
46	Wine/Liquor	8	4	0	32	32	32
47	Produce	10	8	0	80	0	0
48	Grocery	4	4	0	16	0	0
49	Grocery	8	1	0	8	0	0
50	Grocery	6	3	0	18	0	0
51	Grocery	5	1	0	5	0	0
52	Grocery	12	1	0	12	0	0
53	Grocery	10	1	0	10	0	0
54	Grocery	8	1	0	8	0	0
55	Grocery	8	1	0	8	0	0
56	Grocery	4	4	0	16	0	0
57	Grocery	12	5	0	60	0	0
58	Grocery	4	4	0	16	0	0
59	Grocery	4	1	0	4	0	0
60	Grocery	4	1	0	4	0	0
61	Grocery	4	1	0	4	0	0
62	Grocery	4	1	0	4	0	0
63	Grocery	4	1	0	4	0	0
64	Grocery	4	1	0	4	0	0
65	Grocery	4	1	0	4	0	0
66	Grocery	4	1	0	4	0	0
67	Grocery	3	1	0	3	0	0
Total		932	185	0	2950	120	4.07%

SHELVING SUMMARY:
 TOTAL LINEAR FOOTAGE OF STORE - 2,950 L.F.
 TOTAL LINEAR FOOTAGE OF ALCOHOL - 120 L.F.
 PERCENTAGE OF ALCOHOL - 4.07%
 TOTAL # OF SHELVES - 185 SHELVES
 TOTAL # OF SHELVES IN LIQUOR DEPT - 15 SHELVES

REVISIONS:

DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
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DATE	BY
DATE	BY
DATE	BY
DATE	BY

OWNER:

CHEDRAU

CHEDRAU USA, INC.
800 CITADEL DRIVE
COMMERCIAL, CA 90040
(323) 869-7500

ARCHITECT:

LE ARCHITECTURE

801 SOUTH MYRTLE AVENUE
LOS ANGELES, CA 91016
1 (213) 1275-0903
MAIL@LE-ARCHITECTURE.COM

CONSULTANT:

AGENCY APPROVALS:

PROJECT:

EL SUPER #500
HOOPER

8801 S. HOOPER AVE.
LOS ANGELES, CA 90002

SHEET TITLE:

FIXTURE PLAN

PROJECT ARCHITECT: MB
 PROJECT MANAGER: KL
 DRAWN BY: AG
 CHECKED BY: AR
 DRAWING SCALE: 1/8" = 1'-0"

PROJECT NO.: 25-205
 FTP VERSION:
 OWNERS AGENCY:
 BID ISSUE:
 CONSTRUCTION ISSUE:

FP



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



July 20, 2023

Sean Donnelly
Planner, Metro Development Services
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Office: (213) 974-6411 • Direct: (213) 893-7024
Email: sdonnelly@planning.lacounty.gov

RE: Bodega Latina Corporation-El Super, 8601 Hooper Avenue, Los Angeles CA 90002,
Project Number: 2019-003407-(2), CUP: RPPL2019006012

Dear Sean Donnelly:

By this letter, we wish to express our support for operating hours to remain the same from 8 am to 10 pm at Bodega Latina Corporation-El Super located at 8601 Hooper Avenue, Los Angeles, CA 90002, Conditional Use Permit (CUP) Consultation for the Sale of Alcohol (RPPL2019006012).

The Los Angeles County Sheriff's Department has responded to 109 calls for service at 8601 Hooper Avenue, Los Angeles, in the past five years; one individual was arrested for driving with a suspended license warrant, one individual was arrested for possession of a firearm, two individuals were arrested for possession of methamphetamines. Several calls for service have been for robberies, grand thefts, stolen vehicles, and vandalisms. In addition, there have been three calls for service for burglaries, two calls for service for petty thefts, two calls for service for carjackings, two calls for service related to assault incidents, and one call for service for a battery.

The calls for service at the location have been reflective of the surrounding community. Additionally, this establishment has employed mitigation efforts by staffing on-site security personnel. Based on the above, I see no reason to change the hours of operation.

Sincerely,

ROBERT G. LUNA, SHERIFF

Edmundo F. Torres, Captain
Century Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

I understand that El Super is in process of renewing their Conditional Use Permit with LA County Planning to continue the sale of alcoholic beverages at the store located at 8601 Hooper Avenue, Los Angeles, CA 90002. I also understand that they have requested hours of alcoholic beverage sales to be the same as the store's operating hours from 7:00 a.m. to 10:00 p.m.

This grocery store location has been responsibly serving our community for nearly five (5) years and I am in complete support of their application, including the request for their alcoholic beverage department to be open during all store hours. Early morning hours and one-stop shopping is an important and expected convenience in a full-service grocery store in my community.

As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Rosana Palma Simas
Signature

Rosana palma Simas
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Cristhian
Signature

Cristhian Saenz
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Julio Carrasco
Print name
1301 E 92nd St. Los Angeles, 90002
Address
jcarrasco41984@gmail.com
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

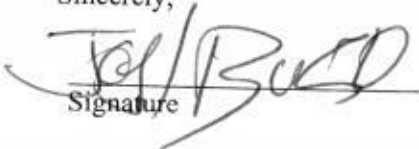
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature


Print name
Address
307042603
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Ernesto Felix
Signature

Ernesto Felix
Print name

Address

Email address or phone number

562-291-84-62

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

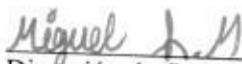
Estimado Sr. Donnelly y Oficial de Audiencia,

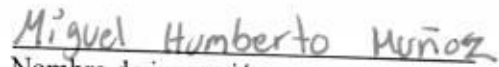
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Esta tienda de comestibles ha estado sirviendo responsablemente a nuestra comunidad durante casi cinco (5) años y apoyo completamente su solicitud, incluyendo la solicitud de que el departamento de bebidas alcohólicas esté abierto durante todo el horario de la tienda. Las horas tempranas de la mañana y las compras en un solo lugar son una conveniencia importante y esperada en una tienda de comestibles de servicio completo en mi comunidad.

Como cliente regular de esta tienda El Super, animo al Oficial de Audiencias a aprobar la solicitud de El Super y permitir a los compradores la conveniencia de comprar bebidas alcohólicas cuando hacen sus compras y durante todas las horas de funcionamiento.

Sinceramente,


Dirección de firma


Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

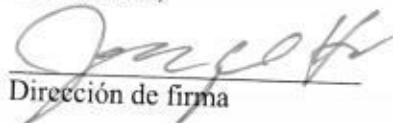
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Sinceramente,


Dirección de firma



Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

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Sinceramente,


Dirección de firma

Sandra Gonzalez
Nombre de impresión

Dirección
323-7060577

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

Estimado Sr. Donnelly y Oficial de Audiencia,

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Sinceramente,

Ramiro Hernandez
Dirección de firma

Ramiro Hernandez
Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Candelario Hernandez D.
Signature

Candelario Hernandez D.
Print name

Address
213 304 9485
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

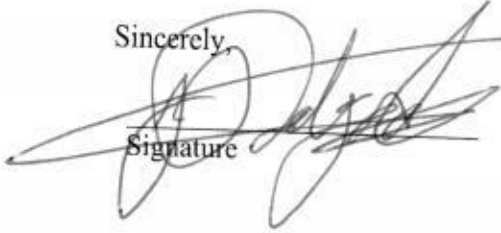
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Irvin Delgado
Print name
2601 E Victoria St
Address
(818) 641-2586
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

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Sinceramente,



Dirección de firma

Rudy Hernandez
Nombre de impresión
812 E. 89 St. LA CA 90002
Dirección
323 283-5514
Dirección de correo electrónico o número
de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

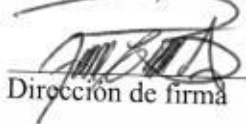
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Sinceramente,


Dirección de firma

Alba Arias
Nombre de impresión
9116 Compton Ave
Dirección
Barreraalbas@yahoo.com
Dirección de correo electrónico o número
de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

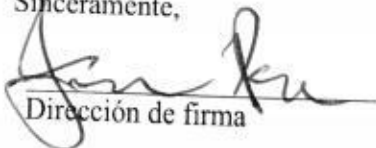
Estimado Sr. Donnelly y Oficial de Audiencia,

Entiendo que El Super está en proceso de renovar su Permiso de Uso Condicional con LA County Planning para continuar con la venta de bebidas alcohólicas en la tienda ubicada en 8601 Hooper Avenue, Los Ángeles, CA 90002. También entiendo que han solicitado que el horario de venta de bebidas alcohólicas sea el mismo que el horario de funcionamiento de la tienda de 7:00 a. m. a 10:00 p. m.

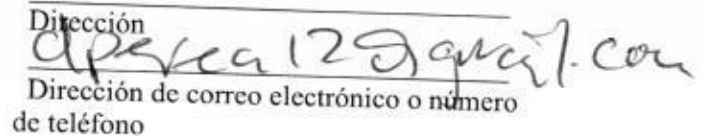
Esta tienda de comestibles ha estado sirviendo responsablemente a nuestra comunidad durante casi cinco (5) años y apoyo completamente su solicitud, incluyendo la solicitud de que el departamento de bebidas alcohólicas esté abierto durante todo el horario de la tienda. Las horas tempranas de la mañana y las compras en un solo lugar son una conveniencia importante y esperada en una tienda de comestibles de servicio completo en mi comunidad.

Como cliente regular de esta tienda El Super, animo al Oficial de Audiencias a aprobar la solicitud de El Super y permitir a los compradores la conveniencia de comprar bebidas alcohólicas cuando hacen sus compras y durante todas las horas de funcionamiento.

Sinceramente,


Dirección de firma


Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012


Estimado Sr. Donnelly y Oficial de Audiencia,

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Sinceramente,


Dirección de firma

Carlos Hernandez
Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

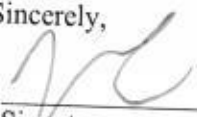
Re: Bodega Latina Corporation, El Super – RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

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This grocery store location has been responsibly serving our community for nearly five (5) years and I am in complete support of their application, including the request for their alcoholic beverage department to be open during all store hours. Early morning hours and one-stop shopping is an important and expected convenience in a full-service grocery store in my community.

As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature

Nestor Coatez
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Print name

Ian Cortez

Address

8755 Hooper Ave

Email address or phone number

cortez-8@yahoo.com

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

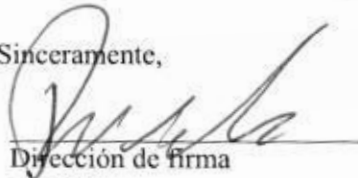
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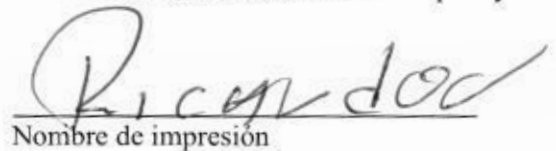
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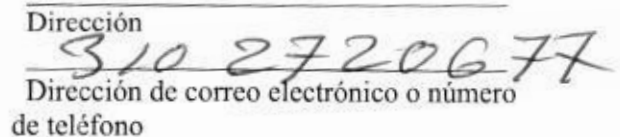
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Como cliente regular de esta tienda El Super, animo al Oficial de Audiencias a aprobar la solicitud de El Super y permitir a los compradores la conveniencia de comprar bebidas alcohólicas cuando hacen sus compras y durante todas las horas de funcionamiento.

Sinceramente,


Dirección de firma


Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

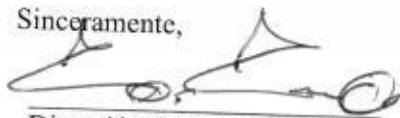
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Sinceramente,



Dirección de firma

Jose Jesus Ojeda M.M.
Nombre de impresión

2635 S. Figueroa St.
Dirección

LA. CA (213) 735-0985
Dirección de correo electrónico o número
de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

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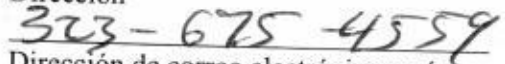
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Dirección de firma


Nombre de impresión

Dirección

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

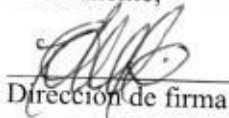
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Sinceramente,


Dirección de firma


Nombre de impresión

Dirección
213-280-8368
Dirección de correo electrónico o número
de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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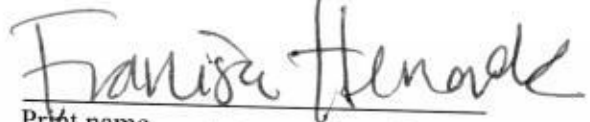
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature



Print name

3052 Virginia St

Address

frankymcc@gmail.com

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

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Sinceramente,


Dirección de firma

Gilberto Godínez
Nombre de impresión

Dirección
(661) 304-8350
Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Suhaym Ramirez

Print name

Address

sramirez0218@gmail.com

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

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Sinceramente,



Dirección de firma

Lois R. Avilés

Nombre de impresión

Dirección

323-253-7349

Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

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Sinceramente,

Ma. Edwiges B.
Dirección de firma

Maria Edwiges Barajas
Nombre de impresión

310-529-7126
Dirección de correo electrónico o número de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Laura Sandoval
Signature

Laura Sandoval
Print name
1335 E 91st St. C-1-90002
Address
323) 602-4655
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

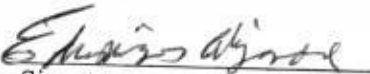
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

EDUVIGES ALEJANDRE
Print name
8464 MCKINLEY AVE LA-CA 90001
Address
323-533-02-64
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

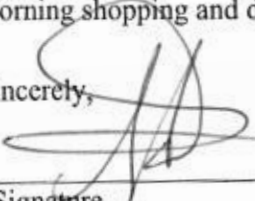
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Sincerely,



Signature

Enrique Herrera
Print name

Address

enrique.herrera.024@yahoo.com
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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Sincerely,



Signature

Benedicto Martinez
Print name

(323) 946 23 59
Address
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

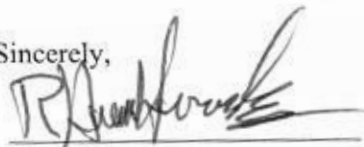
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Sincerely,



Signature

Rodis Hernandez

Print name

1651 E 42nd ST

Address

Los Angeles CA 90011

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

I understand that El Super is in process of renewing their Conditional Use Permit with LA County Planning to continue the sale of alcoholic beverages at the store located at 8601 Hooper Avenue, Los Angeles, CA 90002. I also understand that they have requested hours of alcoholic beverage sales to be the same as the store's operating hours from 7:00 a.m. to 10:00 p.m.

This grocery store location has been responsibly serving our community for nearly five (5) years and I am in complete support of their application, including the request for their alcoholic beverage department to be open during all store hours. Early morning hours and one-stop shopping is an important and expected convenience in a full-service grocery store in my community.

As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Herminia Amaya

Print name

9610 Success Av

Address

Los Angeles CA 90002

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

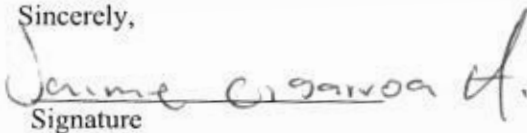
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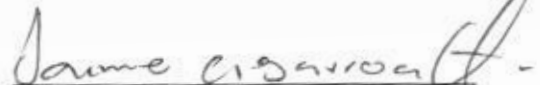
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature



Print name

Address



Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

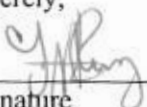
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature

Felipe Ruiz
Print name

Address
846 E 88 ST.
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Ivan Solis Ruiz
Signature

Ivan Solis Ruiz
Print name

213 442 8583
Address
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

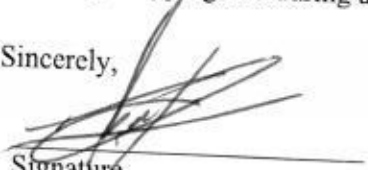
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Jesus Garcia
Print name
8412 1/4 Graham Av
Address
(393) 5345018
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

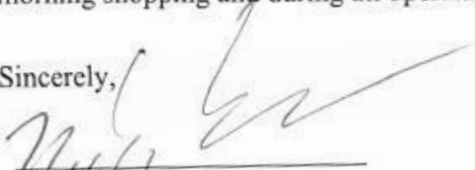
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

SAID V.V
Print name

Address

NONAN.VV@HOTMAIL.COM
Email address or phone number

CON

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

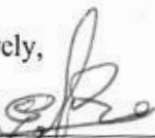
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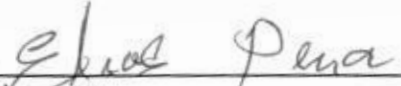
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature



Print name

1125 87 PL

Address

322 5978967

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

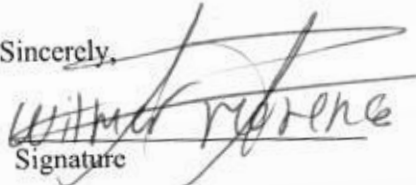
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Wilmer

Print name

8704 S Central Ave 6A CA

Address

90002

(213) 915 1551

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Edu Romero
Signature

Edu Romero
Print name
8704 S Central Ave CA
Address
323-975-9065
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Roberto Antonio

Print name

1147 W. 87th St

Address

222 606 375 2/1

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Print name

Jose Hernandez

Address

213 797-2755

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012


Dear Mr. Donnelly and Hearing Officer,

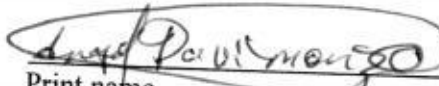
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature


Print name
8707 Merlo AV
Address
213 8421660
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Corporación Bodega Latina, El Súper – RPPL2019006012

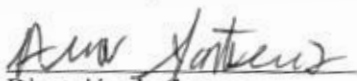
Estimado Sr. Donnelly y Oficial de Audiencia,

Entiendo que El Super está en proceso de renovar su Permiso de Uso Condicional con LA County Planning para continuar con la venta de bebidas alcohólicas en la tienda ubicada en 8601 Hooper Avenue, Los Ángeles, CA 90002. También entiendo que han solicitado que el horario de venta de bebidas alcohólicas sea el mismo que el horario de funcionamiento de la tienda de 7:00 a. m. a 10:00 p. m.

Esta tienda de comestibles ha estado sirviendo responsablemente a nuestra comunidad durante casi cinco (5) años y apoyo completamente su solicitud, incluyendo la solicitud de que el departamento de bebidas alcohólicas esté abierto durante todo el horario de la tienda. Las horas tempranas de la mañana y las compras en un solo lugar son una conveniencia importante y esperada en una tienda de comestibles de servicio completo en mi comunidad.

Como cliente regular de esta tienda El Super, animo al Oficial de Audiencias a aprobar la solicitud de El Super y permitir a los compradores la conveniencia de comprar bebidas alcohólicas cuando hacen sus compras y durante todas las horas de funcionamiento.

Sinceramente,


Dirección de firma

Avra Santacruz
Nombre de impresión
1622 E 87th PL
Dirección
323 532-0041
Dirección de correo electrónico o número
de teléfono

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

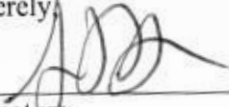
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature

213-801-8013

Print name

Address

Augusto Masis

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

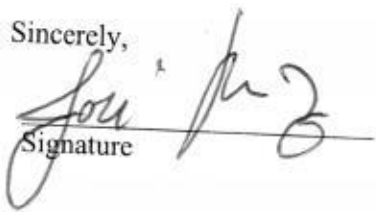
Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature

Jose Perez
Print name (951) 573 0048
Address 1153 E 87th St.
Email address or phone number CA 90002

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Print name



Address



Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Maria Vides

Signature

Maria Vides

Print name

Address

323-552-1320

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Aureliam Peter
Signature

Aureliam Peter
Print name

Address

323 323 36 86
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Benjamin Diaz
Print name

562.549.3368
Address
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Floriberta Jonda
Signature

Floriberta Jonda
Print name
1801 E 105 st LA
Address
CA 90002
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Erica Hernandez
Signature

Erica Hernandez
Print name

Address
323) 240-1822

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature

Luis Torrez
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

I understand that El Super is in process of renewing their Conditional Use Permit with LA County Planning to continue the sale of alcoholic beverages at the store located at 8601 Hooper Avenue, Los Angeles, CA 90002. I also understand that they have requested hours of alcoholic beverage sales to be the same as the store's operating hours from 7:00 a.m. to 10:00 p.m.

This grocery store location has been responsibly serving our community for nearly five (5) years and I am in complete support of their application, including the request for their alcoholic beverage department to be open during all store hours. Early morning hours and one-stop shopping is an important and expected convenience in a full-service grocery store in my community.

As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Print name

Ramon Cruz

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Maria Gonzalez
Signature

Maria Gonzalez

Print name

Address

323-714-9009

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature

Teresa Mejia
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Fayal De Leon

Print name

1371 Firstone Blvd

Address

delapal@ymail.com

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature


Print name

Address
343 809-50-47
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Ramon Gonzalez
Print name
323-338-4224
Address
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super -- RPPL2019006012

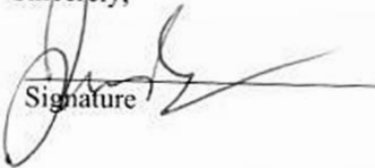
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

James S. Jarama
Print name
1021 E. 5th
Address
323 584 0316
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Salvador Farias

Print name

1134 E 87th St LAC 90002

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

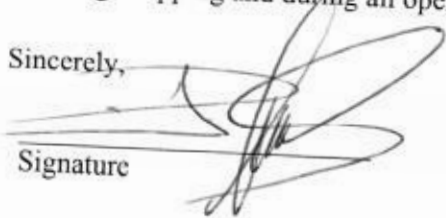
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Jorge Alberto Dzul
Print name
5734 Lewis Ave.
Address
(562) 507-9598
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Felipe C.
Signature

Felipe C.
Print name

Address

Email address or phone number

213 563 7651

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

JOSE MARTINE
Signature

JOSE MARTINE
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Signature



Print name

Address

Email address or phone number

Lorenzo Gonzalez

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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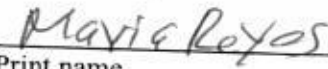
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature



Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Luciana Perez
Signature

Luciana Perez
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Alma Diaz
Signature

Alma Diaz
Print name
1312 E. 100th St
Address
a.diaz02@yahoo.com
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature

Nidal Rosek
Print name
16524 E 87 PL
Address
Los Angeles CA 9002
Email address or phone number
323-879-2819

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Pedro Perez
Signature

Pedro Perez
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature



Print name

Address

Email address or phone number

Scan Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super - RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Elia Gonzalez
Signature

Elia Gonzalez
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

GEORGE ROSALES
Print name

1614 E 99TH ST LA CA 90002
Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012


Re: Bodega Latina Corporation, El Super – RPPL2019006012

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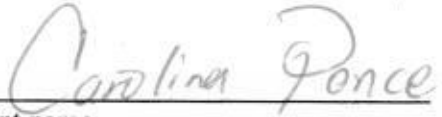
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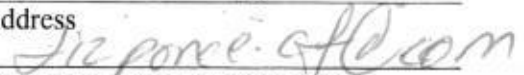
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Sincerely,


Signature



Print name

Address


Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

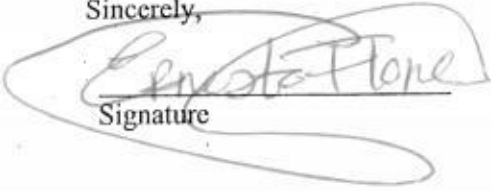
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Ernesto Flores

Print name

Address

323 446-5549

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

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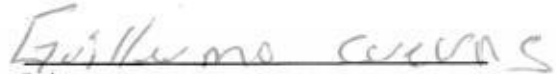
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Sincerely,


Signature



Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

Dear Mr. Donnelly and Hearing Officer,

I understand that El Super is in process of renewing their Conditional Use Permit with LA County Planning to continue the sale of alcoholic beverages at the store located at 8601 Hooper Avenue, Los Angeles, CA 90002. I also understand that they have requested hours of alcoholic beverage sales to be the same as the store's operating hours from 7:00 a.m. to 10:00 p.m.

This grocery store location has been responsibly serving our community for nearly five (5) years and I am in complete support of their application, including the request for their alcoholic beverage department to be open during all store hours. Early morning hours and one-stop shopping is an important and expected convenience in a full-service grocery store in my community.

As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Juan Flores H.
Signature

Juan Flores H.

Print name

Address

327) 446-5536

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

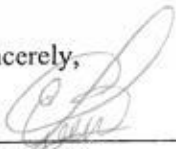
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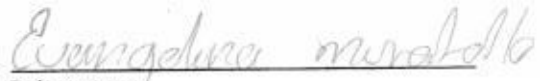
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature



Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature

Wendy Acevedo
Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,


Signature


Print name
121 8851 Los Angeles CA
Address 90001
Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

Re: Bodega Latina Corporation, El Super – RPPL2019006012

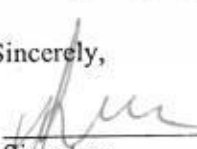
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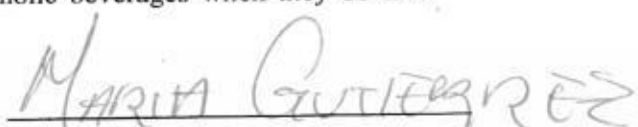
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature



Print name

Address

Email address or phone number

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Sincerely,


Signature


Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Maria Herrera
Signature

Maria Herrera
Print name

(213) 706 8116
Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,



Signature

Filiberto Gutierrez

Print name

Address

Email address or phone number

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

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Sincerely,

Signature

Print name

Address

Email address or phone number

Salvador Delgado

7418 Linton Ave

Agave 1

Sean Donnelly
REGIONAL PLANNER, Metro Development Services Los
Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

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As a regular customer of this El Super store, I encourage the Hearing Officer to approve El Super's request and allow shoppers the convenience of purchasing alcoholic beverages when they do their morning shopping and during all operating hours.

Sincerely,

Jenny Galeno
Signature

Jennifer Galeno
Print name

9211 S. Central Ave.
Address

Email address or phone number

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: February 1, 2024

HEARING DATE: February 7, 2024 **AGENDA ITEM:** 8

PROJECT NUMBER: 2019-003407-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone

OWNER: Shalabi Brothers Trust Ventures

APPLICANT: Bodega Latina Corporation

CASE PLANNER: Sean Donnelly, Senior Planner
Sdonnelly@planning.lacounty.gov

This Project is an appeal of the Hearing Officer's approval of a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

CENSUS TRACT

The Report to your Commission regarding this Project dated January 25, 2024, stated that the Project Site is located in Census Tract 5353 and that correspondence with the California State Department of Alcoholic Beverage Control ("ABC") indicated that three off-site sale licenses are allocated to the Census Tract and there are currently nine off-site licenses in the Census Tract. This is incorrect. The Project Site is located in Census Tract 5351.02, two off-site sale licenses are allocated to the Census Tract by ABC, and there are currently four off-site licenses in the Census Tract. As the correct Census Tract is still overconcentrated, your Commission must still make a finding of public convenience or necessity, and Staff's analysis and recommendation for this Project are unchanged by this correction.

CONTINUANCE REQUEST

On January 31, 2024, one of the applicant's representatives submitted a request for continuation of this Project for 60 days, due to the illness of another one of the applicant's representatives.

Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator

Attached: Applicant's request for a continuance dated January 31, 2024

RE: [EXTERNAL] Project No. 2019-003407 -- 8601 Hooper Avenue

Monica Penichet-Coates <monica.penichet@chedrauiusa.com>

Wed 1/31/2024 4:29 PM

To: Sean Donnelly <SDonnelly@planning.lacounty.gov>

Cc: Carmen Sainz <csainz@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Sean,

Please note, if possible, we request at least a 60-day continuance due to the seriousness of the health issues Mr. Cho is unexpectedly experiencing.

Thank you.

-Monica

Monica Penichet-Coates

Associate Counsel

Email: monica.penichet@chedrauiusa.com

Office: (323) 869-7921

Mobile: (424) 521-6389

www.chedrauiusa.com

CHEBRAUI USA, Inc. 600 Citadel Drive, Commerce, CA 90040



From: Sean Donnelly <SDonnelly@planning.lacounty.gov>

Sent: Wednesday, January 31, 2024 4:20 PM

To: Monica Penichet-Coates <monica.penichet@chedrauiusa.com>

Cc: Carmen Sainz <csainz@planning.lacounty.gov>

Subject: Re: [EXTERNAL] Project No. 2019-003407 -- 8601 Hooper Avenue

Hi Monica,

Thank you for letting me know, I hope Michael gets well soon. I will forward your continuance request to the Commission, and will keep you updated.

Thanks,

SEAN DONNELLY (he/him/his)

SENIOR PLANNER, Foothills Development Services

Office: (213) 974-6411 • Direct: (213) 893-7024

Email: sdonnelly@planning.lacounty.gov

From: Monica Penichet-Coates <monica.penichet@chedrauiusa.com>

Sent: Wednesday, January 31, 2024 4:13 PM

To: Sean Donnelly <SDonnelly@planning.lacounty.gov>

Cc: Carmen Sainz <csainz@planning.lacounty.gov>

Subject: RE: [EXTERNAL] Project No. 2019-003407 -- 8601 Hooper Avenue

CAUTION: External Email. Proceed Responsibly.

Sean,

Per my message, please contact me as soon as possible regarding request for continuance of hearing date due to serious illness of our hearing representative, Michael Cho.

Thank you.

-Monica

Monica Penichet-Coates

Associate Counsel

Email: monica.penichet@chedrauiusa.com

Office: (323) 869-7921

Mobile: (424) 521-6389

www.chedrauiusa.com

CHEDRAUI USA, Inc. 600 Citadel Drive, Commerce, CA 90040



SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 4, 2024
HEARING DATE: April 17, 2024 AGENDA ITEM: 7
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Senior Planner
Sdonnelly@planning.lacounty.gov

Item No. 7 is an appeal of the Hearing Officer's approval of a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License in an existing market in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community. This Project was continued from the February 7, 2024, Regional Planning Commission ("RPC") meeting. The Report to the RPC dated February 23, 2024, can be viewed from [this link](#).

RECOMMENDATION

LA County Planning staff ("Staff") recommends denial of the appeal of the Hearing Officer's decision and **APPROVAL** of Project Number PRJ2021-003767-(2), CUP Number RPPL2019006012, based on the Findings (Exhibit C – Findings) attached to the Report to the RPC dated February 23, 2024 and also attached to this Supplemental Report for reference.

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2019006012 SUBJECT TO THE ATTACHED FINDINGS.

Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

Attachments:

- 1) Exhibit C - Findings

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2019006012 (“CUP”) on February 7, 2024.
2. **ENTITLEMENT(S) REQUESTED.** The Permittee, Bodega Latina Corporation (“Permittee”), requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption (“Project”) in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

3. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018005708	Food Establishment Business License referral request for El Super.	Approved on November 15, 2018
RPPL2018002265	Site Plan Review for signage for El Super.	Approved on July 5, 2018
RPPL2018000841	Zoning Conformance Review to restripe parking lot.	Approved on April 26, 2018
CUP 200600075	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on November 17, 2009 Expired on November 17, 2019
ZCR 200500640	Zoning Conformance Review for recycling center within existing market.	Approved on October 13, 2005
CUP 94145	CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket.	Approved on February 1, 1995 Expired on January 4, 2005

4. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) and H18 (Residential 18) land use designations of the Florence-Firestone Community Plan (“Community Plan”) Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-3 (General Commercial) and R-2 (Two-Family Residence). Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial

Zones), a CUP is required for the sale of alcoholic beverages for off-site consumption. A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.

6. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H18, P (Public and Semi Public)	C-3, R-3 (Limited Density Multiple Residence), IT (Institutional)	Single family residences ("SFRs"), multi-family residences ("MFRs"), retail, auto repair, restaurants
EAST	CG, H18, P	C-3, R-2, R-3, IT	SFRs, MFRs, retail, restaurant, auto sales, church, playground, elementary school
SOUTH	H18	R-2	SFRs, MFRs, office, parking, church
WEST	CG, H18	C-3, R-2	SFRs, MFRs, retail, restaurants, storage, parking, church

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.91 acres in size and consists of three lots. The Project Site is irregular in shape with flat topography and is developed with the subject supermarket.

B. Site Access

The Project Site is accessible via Hooper Avenue to the east and Firestone Boulevard to the north.

C. Site Plan

El Super is a full-service supermarket that is 15,400 square feet in size and located on the western portion of the Project Site. In accordance with the conditions of Project approval, the shelf space allocated to alcoholic beverages will be limited to five percent of the total shelf space.

D. Parking

A parking lot on the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.

8. COMMUNITY OUTREACH. County Department of Regional Planning (“LA County Planning”) staff (“Staff”) is not aware of any community outreach at the time of Staff Report preparation.

9. **PUBLIC COMMENTS.** Staff has not received any comments at the time of Staff Report preparation.

10. AGENCY RECOMMENDATIONS.

A. The County Sheriff's Department ("Sheriff"), in a letter dated February 4, 2020, recommended denial of the Project. Subsequently in a letter September 14, 2021, they recommended approval of the Project at the public hearing.

B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report dated May 25, 2021, stated that the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high crime reporting district, so the Commission must make a finding of public convenience or necessity.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, Staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan because the CG land use designation is intended to support a variety of commercial activities dispersed community-wide, such as supermarkets. This Project is an accessory use to the existing supermarket. The supermarket is a commercial use which is compatible with the CG land use designation.

13. **GOALS AND POLICIES.** The Commission finds that the Project supports the following goals and policies of the Community Plan:

Goal C-3

Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

Policy C-3.5

Incentivize Commercial Diversity. Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods including, small and large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.

The Project is a commercial use located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides access to groceries and other commercial goods to the local community. The Project will continue to add to the diversity of uses in the area.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Commission finds that the project is consistent with the C-3 zoning classification as the continued sale of alcoholic beverages for off-site consumption is permitted with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). A portion of the Project Site is located in the R-2 Zone but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.
15. **C-3 DEVELOPMENT STANDARDS.** The Commission finds that while there are no development standards applicable to the Project, it would occur within a structure and in conjunction with an existing use that is consistent with the C-3 Zone's development standards, as verified and approved by CUP Number 94145.
16. **SIGNAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.050. The Project includes existing signage associated with the supermarket that was approved by Site Plan Review Number RPPL2018002265 in 2018. The Project will not change the existing signage.
17. **PARKING.** The Commission finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking). Commercial uses such as supermarkets require one parking space for each 250 square feet of floor area. The supermarket is 15,400 square feet in size and requires 62 parking spaces. A parking lot containing 58 parking spaces is located on the Project Site. Although the Project does not provide the required number of parking spaces, it is an existing previously approved use.
18. **ALCOHOL BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will require the supermarket to offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis.
19. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.324. A complete application for the Project was submitted prior to March 7, 2023, the effective date of the Florence-Firestone Transit Oriented District Specific Plan that replaced the Florence-Firestone CSD. The Florence-Firestone CSD requires that all exterior walls

remain free from graffiti and the Project is sufficiently conditioned to comply with this standard. The Project is not a use prohibited in the CSD.

CONDITIONAL USE FINDINGS

20. **The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.** The CG land use designation is intended to support a variety of commercial activities dispersed community wide. The Project is located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides increased access to groceries and other home goods to the local community.
21. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is accessory to an existing commercial use located along the commercial corridor of Firestone Boulevard. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the supermarket since 1995 pursuant to previously approved CUPs. A condition of Project approval will require compliance with all noise control provisions of County Code Chapter 12.08. Another condition of Project approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the supermarket, will remain consistent with the land use designation, and will not adversely affect the nearby community's public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
22. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.
23. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is located within an existing supermarket and does not propose additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP Number 94145, which originally authorized the sale of a full line of alcohol beverages for off-site consumption.

24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS – ALCOHOL USES

25. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** Currently there are four churches, one park, and one elementary school within 600 feet of the Project Site. These uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. The Project does not propose any changes or expansions to the existing, previously approved supermarket. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these sensitive uses if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

26. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project is situated on a site along a commercial corridor. Residences exist to the south of the Project Site and north of the Project Site across Firestone Boulevard. The Sheriff was consulted as part of the review of this Project and the permittee consulted with them to improve security at the Project Site. The Sheriff subsequently recommended approval of this Project at the public hearing. The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these residential areas if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.

27. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the existing supermarket and will not adversely affect the public welfare or the economic welfare of the nearby community if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The Project is compatible with the other uses in the immediate area and would contribute to the economic welfare of the area by providing more expansive access to groceries and household items, as well as employment opportunities. The Project contributes to the variety of uses and services in the community.

28. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already**

constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The Project is located within an existing building that has a design in keeping with the character of the other commercial structures in the area. The Project does not propose changes to the exterior of the structure or the design of the Project Site, which ensures that the character of the building will continue to be physically consistent with its surroundings.

29. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5353 and there are currently nine off-site licenses in the Census Tract. The Project Site is located in a high crime reporting district according to ABC. The Sheriff originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the Permittee consulted with the Sheriff and conducted efforts to increase security at the Project Site. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet. The Project contributes to the variety of uses and services in the community, provides employment opportunities to the area, and improves economic conditions in the area.

ENVIRONMENTAL FINDINGS

30. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

ADMINISTRATIVE FINDINGS

31. **HEARING PROCEEDINGS.** The Project was first heard by the Hearing Officer on March 7, 2023. The hearing was continued to June 20, 2023, and was continued again to August 1, 2023, when the Project was approved. At the March 7, 2023, meeting, Staff presented the Project and recommended approval of the CUP with several conditions, including a condition to limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The applicant's representative spoke in favor of the CUP and requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The hearing was continued to provide

time for the applicant to submit an updated shelving plan to address comments from the Hearing Officer related to shelving space calculations. At the June 20, 2023, meeting, the hearing was continued again to August 1, 2023, to provide more time for the applicant to provide an updated shelving plan. There was no public comment at the June 20, 2023, meeting.

At the August 1, 2023 meeting, Staff presented the Project and discussed the updated shelving plan. The applicant's representative was present and again requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The Hearing Officer then closed the public hearing and approved the Project per Staff's recommendation with the inclusion of Condition 23 to outline the methodology for calculating shelf space allocated to alcoholic beverages.

On August 15, 2023, the applicant submitted an appeal of the Hearing Officer's decision to approve the Project, related to Conditions 20, 23, and 24. Condition 20 limited the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. Condition 23 outlined the methodology for calculating shelf space allocated to alcoholic beverages. Condition 34 prohibits security bars and roll-up doors from windows and pedestrian entrances.

32. LEGAL NOTIFICATION. The Commission finds that pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (*The Los Angeles Sentinel, La Opinion*), and property posting. Additionally, the project was noticed and case materials were available on LA County Planning's website. On December 28, 2023, a total of 133 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. The proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE COMMISSION:

1. Finds that the project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Denies the appeal of the Hearing Officer's decision and approves **CONDITIONAL USE PERMIT NO. RPPL2019006012**, subject to the attached conditions.

ACTION DATE:

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

CS:SD

1/25/2024

c: Commissioner Duarte-White, Commissioner Louie, Commissioner O'Connor,
Commissioner Moon, Commissioner Hastings, Zoning Enforcement, Building and Safety

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 16, 2024
HEARING DATE: April 17, 2024 AGENDA ITEM: 7
PROJECT NUMBER: 2019-003407-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone
OWNER: Shalabi Brothers Trust Ventures
APPLICANT: Bodega Latina Corporation
CASE PLANNER: Sean Donnelly, Senior Planner
Sdonnelly@planning.lacounty.gov

Item No. 7 is an appeal of the Hearing Officer's approval of a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License in an existing market in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community. This Project was continued from the February 7, 2024, Regional Planning Commission ("RPC") meeting. The Report to the RPC dated February 23, 2024, can be viewed from [this link](#).

RECOMMENDATION

On April 16, 2024 the Applicant submitted an updated shelving plan and shelf calculations to demonstrate compliance with the five percent limitation on shelf space dedicated to alcohol sales as required by Conditions 22 and 23 of the Conditions of Approval.

Report Reviewed By: *Elsa M. Rodriguez* for C. Sainz
Carmen Sainz, Supervising Regional Planner

Report Approved By: *[Signature]* for Mitch Glaser
Mitch Glaser, Assistant Deputy Director

Attachments:

- 1) Shelf Plan dated April 16, 2024
- 2) Shelf calculations

**EL SUPER MARKETS # 500 (HOOPER)
GROCERY DISPLAY / ALCOHOL JUSTIFICATION**

#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
1	Juice Bar	Produce	96	1	1.25	10
2	Floral	Produce	18	1	4	6
3	Floral	Produce	96	1	1.25	10
4	Dry Spices	Produce	120	1	1	10
5	Wet Rack	Produce	240	3	1	60
6	Wet Rack	Produce	624	3	1	156
7	(10) Pallet Drop	Produce	480	1	11	440
8	Dry Produce	Produce	192	1	2.25	36
9	Dry Produce	Produce	192	1	2.25	36
10	Dry Produce	Produce	192	1	2.25	36
11	Dry Produce	Produce	192	1	2.25	36
12	Dairy Cases	Produce	480	8	1	320
13	Dried Chillies	Produce	128	1	2.5	27
14	Bagged Nuts	Produce	60	1	1.25	6
15	Bulk Bags	Produce	54	4	2.25	41
16	Rice Bags	Produce	60	1	1.25	6
17	(6) Bulk Bins	Produce	48	1	7	28
18	Paper Towels	Produce	44	5	1	18
19	Paper Plates	Produce	48	10	1.25	50
20	Cookware	Produce	144	8	1	96
21	Cookware	Produce	144	8	1	96
22	Seasonal	Produce	48	3	1.25	15
23	Tortillas	Produce	60	12	2.5	150
24	Meat Cases	Meat	384	10	1	320
25	Tortillas	Produce	60	12	2.5	150
26	(3) Pallet Drop	Produce	144	3	8	288
27	Pallet Drop	Produce	48	1	4	16
28	Chicken Warmer	Grocery	48	3	4	48
29	End Display	Grocery	50	10	1.25	52
30	End Display	Grocery	36	7	1.25	26
31	End Display	Grocery	36	10	1.25	38
32	Merch Aisle	Grocery	96	7	1	56
33	Merch Aisle	Grocery	96	13	1	104
34	End Display	Grocery	36	4	1	12
35	Merch Aisle	Grocery	96	12	1	96
36	Merch Aisle	Grocery	96	15	1	120
37	End Display	Grocery	36	4	1	12
38	Merch Aisle	Grocery	96	12	1	96

EL SUPER MARKETS # 500 (HOOPER)
GROCERY DISPLAY / ALCOHOL JUSTIFICATION

#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
39	Merch Aisle	Grocery	96	12	1	96
40	End Display	Grocery	36	5	1	15
41	Merch Aisle	Grocery	96	24	1	192
42	Merch Aisle	Grocery	96	7	1	56
43	Merch Aisle	Grocery	96	5	1	40
44	Merch Aisle	Grocery	96	9	1	72
45	End Display	Grocery	36	5	1	15
46	End Display	Grocery	36	10	1	30
47	End Display	Grocery	50	12	1.25	63
48	End Display	Grocery	50	9	1.25	47
49	End Display	Grocery	36	8	1	24
50	End Display	Grocery	36	5	1	15
51	Merch Aisle	Grocery	96	12	1	96
52	Merch Aisle	Grocery	96	15	1	120
53	Merch Aisle	Grocery	96	12	1	96
54	Merch Aisle	Grocery	96	5	1	40
55	Merch Aisle	Grocery	96	7	1	56
56	Merch Aisle	Grocery	96	10	1	80
57	Merch Aisle	Grocery	96	9	1	72
58	Merch Aisle	Grocery	96	7	1	56
59	Merch Aisle	Grocery	144	10	1	120
60	Merch Aisle	Grocery	144	10	1	120
61	End Display	Grocery	36	9	1	27
62	End Display	Grocery	50	8	1.5	50
63	Pallet Drop	Grocery	48	1	4	16
64	Sauce Shelves	Grocery	48	5	1.25	25
65	Tortillas	Grocery	12	4	2	8
66	Seafood Case	Seafood	96	2	1	16
67	Pallet Drop	Grocery	48	1	4	16
68	Pallet Drop	Grocery	48	1	4	16
69	End Display	Grocery	50	10	1.5	63
70	End Display	Grocery	36	5	1.25	19
71	Merch Aisle	Grocery	48	8	1	32
72	Merch Aisle	Grocery	96	10	1	80
73	Merch Aisle	Grocery	96	6	1	48
74	Merch Aisle	Grocery	96	7	1	56
75	End Display	Seafood	36	6	1	18
76	Merch Aisle	Grocery	96	11	1	88

EL SUPER MARKETS # 500 (HOOPER)
GROCERY DISPLAY / ALCOHOL JUSTIFICATION

#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
77	Merch Aisle	Grocery	96	7	1	56
78	End Display	Grocery	36	7	1	21
79	Merch Aisle	Grocery	96	11	1	88
80	Merch Aisle	Grocery	96	6	1	48
81	End Display	Grocery	36	8	1	24
82	Merch Aisle	Grocery	96	6	1	48
83	Merch Aisle	Grocery	144	10	1	120
84	Merch Aisle	Grocery	96	6	1	48
85	End Display	Grocery	36	5	1	15
86	End Display	Grocery	50	5	1.25	26
87	End Display	Grocery	36	5	1	15
88	End Display	Grocery	50	5	1.25	26
89	End Display	Grocery	36	5	1	15
90	Merch Aisle	Grocery	96	12	1	96
91	Merch Aisle	Grocery	96	6	1	48
92	Ref. Beer	Alcohol	288	5	1	120
93	Merch Aisle	Grocery	96	5	1	40
94	Merch Aisle	Grocery	96	8	1	64
95	Frozen Food	Grocery	246	8	1	164
96	Merch Aisle	Grocery	96	6	1	48
97	Merch Aisle	Grocery	48	10	1	40
98	End Display	Grocery	36	10	1	30
99	Frozen Food	Grocery	60	6	1	30
100	End Display	Grocery	36	10	1	30
101	Pallet Drop	Grocery	48	7	4	112
102	Meat Cases	Meat	360	2	1	60
103	Dough	Grocery	72	8	1.25	60
104	Packaged Nuts	Grocery	48	12	2.5	120
105	Dairy	Dairy	180	5	1	75
106	Beverage Case	Dairy	144	5	1	60
107	(2) Cookies	Bakery	54	5	4	90
108	Tortillas	Bakery	24	15	2.25	68
109	Ref. Cut Fruit	Grocery	60	5	2.5	63
110	B.D.C. Service	Bakery	288	3	1	72
111	Tortillas	Bakery	48	12	4	192
112	Tortillas	Bakery	48	12	4	192
113	Bollilo	Bakery	96	1	2.5	20
114	Grab N Go	Bakery	72	3	1	18

EL SUPER MARKETS # 500 (HOOPER)
GROCERY DISPLAY / ALCOHOL JUSTIFICATION

#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
115	Bakery Tables	Bakery	72	3	4	72
116	Cake Display	Bakery	144	4	1	48
117	Bread Display	Bakery	72	3	1	18
118	Bakery Tables	Bakery	72	3	4	72
119	Pallet Drop	Alcohol	48	5	4	80
120	Pan Dulce	Bakery	156	15	1	195
121	Pallet Drop	Alcohol	48	6	4	96
122	Aguas Frescas	Bakery	66	1	1	6
123	Hot Food Merch	Bakery	48	1	1	4
123B	Hot Food Service	Bakery	72	1	1	6
124	(2) Chips	Grocery	64	6	4	128
125	Ice Machine	Checkstands	96	10	1	80
126	Indiv. Water	Checkstands	18	4	1	6
127	Tamales	Checkstands	50	1	2.25	9
128	Merch	Checkstands	18	4	1	6
129	Ref. Beverage	Checkstands	26	4	1	9
130	(3) Water Pallet	Checkstands	144	6	4	288
131	Red Bull Ref.	Checkstands	18	7	1	11
132	Checkout Merch	Checkstands	24	5	1	10
133	Ref. Beverage	Checkstands	26	5	1	11
134	Ref. Beverage	Checkstands	26	4	1	9
135	Checkout Merch	Checkstands	24	5	1	10
136	Locked Liquor	Alcohol	96	4	1	32
137	Locked Merch	Checkstands	48	12	1	48
138	Checkout Merch	Checkstands	24	5	1	10
139	Ref. Beverage	Checkstands	26	4	1	9
140	Locked Merch	Checkstands	48	12	1	48
		Total Merchandise		9,001		L.F.
		Total Alcohol		328		L.F.
		Alcohol / Merchandise		3.64		%