



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER R2005-02503
RCUP200600075

PUBLIC HEARING DATE August 4, 2009	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Hafsa Corporation	OWNER Shalabi Brothers Trust	REPRESENTATIVE Michael Cho
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ENTITLEMENT REQUEST
 Conditional Use Permit: To authorize the continued sale of a full-line of alcoholic beverages for off-site consumption in conjunction with the operation of a full-service supermarket in C-3 zone.

PROJECT DESCRIPTION
 The project consists of a 15,400 square foot supermarket providing food and miscellaneous goods. The market is used by a majority of local residents. The project also entails a renewal for off site sale of full line of alcohol. The parking space is within the lot as well as within the adjacent lot owned by the same owner.

LOCATION/ADDRESS
 8601 S Hooper Avenue

SITE DESCRIPTION
 The site plan depicts the subject 0.92 acre property developed with a one-story, 15,400 sq ft supermarket. A total of 62 uncovered parking spaces are provided on the site: 30 spaces in the C-3 zone and 31 spaces in the R-2 zone. The floor plan depicts merchandise display shelves, refrigerators, freezers, six cash registers, and storage.

ACCESS Southwest corner of Hooper Avenue and Firestone Boulevard	ZONED DISTRICT Compton-Florence
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ASSESSORS PARCEL NUMBER 6043-001-026	COMMUNITY Florence-Firestone
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SIZE 0.91 Acres	COMMUNITY STANDARDS DISTRICT Florence-Firestone
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	EXISTING LAND USE	EXISTING ZONING
Project Site	C-3	Unlimited Commercial
North	C-3 and R-2	Unlimited Commercial and Two Family Residential
East	C-3	Unlimited Commercial
South	R-2	Two Family Residential
West	C-3	Unlimited Commercial

GENERAL PLAN Countywide	DESIGNATION Major Commercial	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
[Class 1 Categorical Exemption – Existing Facilities](#)

KEY ISSUES

- Satisfaction of Sections 22.56.040 and 22.56.195 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.
- Satisfaction of Sections 22.44.138 of Title 22 of the Los Angeles county Code, Florence-Firestone Community Standards District.

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor