



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4854
PROJECT NUMBER R2007-02317-(5)
RCUP 200700161

PUBLIC HEARING DATE 5/3/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Larios Market	OWNER Billy Fortney	REPRESENTATIVE Carolyn Seitz
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PROJECT DESCRIPTION
 The applicant, Larios Market, is requesting a Conditional Use Permit for the continued sale of beer and wine for off-site consumption (Type 20) in the C-3 zone. A Conditional Use Permit is required for the sale of alcoholic beverages (beer and wine) in the C-3 zone as per 22.28.210 of the County Code. The site contains the 2,571 square foot Larios Market with twelve (12) parking spaces plus one handicapped space with loading area. The site also contains a mobile recycling center (approved by RPP 2005-02038), an accessory storage building, a trash container and a pole sign. Previous approval for the sale of beer and wine was obtained through CUP 94-127-(5).

REQUIRED ENTITLEMENTS
 The applicant, Larios Market, is requesting a Conditional Use Permit for the continued sale of beer and wine for off-site consumption in the C-3 zone at an existing market. A Conditional Use Permit is required for the sale of alcoholic beverages in the C-3 zone pursuant to Section 22.28.210 of the Los Angeles County Code.

LOCATION/ADDRESS
 19004 E. Arrow Highway, Covina 91722

SITE DESCRIPTION
 The site plan depicts the 2,571 square foot Larios Meat Market on a 13,500 square foot lot with 12 parking spaces plus one handicapped space, a mobile recycling center, a storage building, a trash container and a pole sign.

ACCESS Access is taken from either Arrow Highway or Barranca Avenue	ZONED DISTRICT Azusa - Glendora
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ASSESSORS PARCEL NUMBER 8405-002-016	COMMUNITY Covina Islands
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SIZE 13,500 square feet	COMMUNITY STANDARDS DISTRICT
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Larios Market	C-3
North	Medical Building and parking	City of Glendora
East	Auto Sales	C-3
South	Single Family Residence	A-1-7,500
West	Open space	A-1-6,000

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION 1 (Low Density Residential)	MAXIMUM DENSITY None
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

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: Jeff Lemieux		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Larios Meat Market has successfully operated here for many years.
The market continues to be an asset, serving the local community.
That this thriving market has existed for so long demonstrates
that it has not had an adverse impact on the local area or on
property values.
It is and will continue to be well maintained which will assure
that the continued use will not adversely affect the health and
welfare of the of the community, or in any way constitute a
menace.

- B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is fully developed and no new construction is proposed.
This site is adequate to accommodate ordinance requirements.
Walls, parking and landscaping are in and adequate.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required

This site is accessed by highways and streets in full width
to accommodate existing traffic. Traffic impacts would not
change from their existing condition.
This site will not be using any extra public or private
facilities.

ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES Section 22.56.195

1. 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;

This request is to continue sale of beer and wine at Larios Meat Market with sales of beer and wine for offsite consumption. No change is proposed.

The use has existed at this site for more than 10 years and the lack of complaints well demonstrates that it has not had an adverse impact on any schools, parks, playgrounds or places of worship.

2. 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;

This existing market is located in a C-3 (unlimited commercial) zone and is well buffered from the nearest school and church by Barranca and Arrow Highway and by other commercial development.

3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500 foot of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;

No new license is proposed. This request is to continue an existing use.

The display area for sale of alcoholic beverages is 4.74% of the total display area in the store.

4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;

Larios Meat Market has operated on this site for many years without any history of community complaint.

The site is well maintained. It's long history at this location demonstrates that it has not had an adverse impact on the economic welfare of the local community. It is a vital part of the local economy and provides a necessary service to the people who live and work in the area.

5. 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 said neighborhood;

No change is proposed to the exterior of this store. The site is well maintained.

LOS ANGELES COUNTY LETTERGRAM

TO	Sam Dea	FROM	Jeff Lemieux
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Subject: Environmental Determination for RCUP 200700161 **Date:** March 28, 2011

PROJECT DESCRIPTION: *The proposed project is a request for the continued sale of alcohol (beer and wine) at an existing market in the C-3 zone (unlimited commercial zone).*

As such, this project qualifies for Class 1 Categorical Exemption –Existing Facilities- that consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.

The staff of the Special Projects Section has reviewed the above-mentioned project to determine the appropriate environmental document. It is our opinion that the project qualifies for a Categorical Exemption since it meets the criteria set forth in Class 1 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 1 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Jeff Lemieux of the Special Projects Section at (213) 974-4854.

NOTICE TO LEAD SECTION: A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

COMMENTS: _____

NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

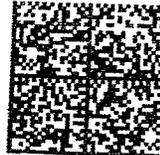
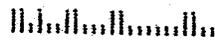
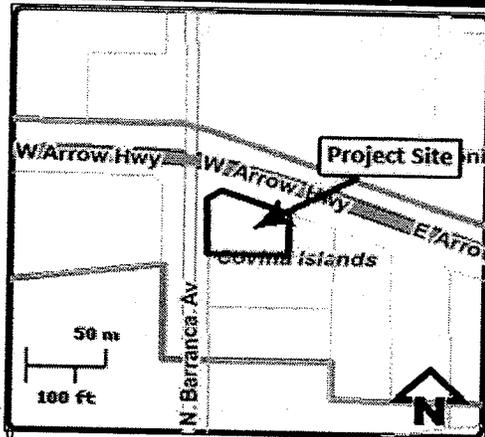
Date and Time Tuesday, May 3, 2011 at 9:00 a.m.
Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012
Permit(s): R2007-02317-(5), RCUP 200700161
Project Location: 19004 E. Arrow Highway
Description: The applicant, Larios Meat Market, is requesting a Conditional Use Permit for the continued sale of beer and wine for off-site consumption in the C-3 zone. A Conditional Use Permit is required for the sale of alcoholic beverages in the C-3 zone pursuant to Section 22.28.210 of the Los Angeles County Code.
Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at Charter Oak Library 20540 E. Arrow Highway, Suite K Covina CA 91724
Contact: Jeff Lemieux, Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone:213-974-4854 Fax:213-626-0434 E-mail: jlemieux@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488(Voice) or 213-617-2292(TDD) with at least 3 business days' notice.
Si necesita más información por favor llame al 213-974-6466.



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Department of Regional Planning
320 West Temple Street
Los Angeles CA 90012

NOTICE OF PUBLIC HEARING



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