



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461

PROJECT NUMBER R2005-01882-(4)
CONDITIONAL USE PERMIT No. 201100009

PUBLIC HEARING DATE
 August 8, 2012

AGENDA ITEM

RPC CONSENT DATE
 N/A

CONTINUE TO
 N/A

APPLICANT Mansukhlal Malviya	OWNER Eastridge Centre	REPRESENTATIVE Dick Evitt
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PROJECT DESCRIPTION
 The applicant, Mansukhlal Malviya, is requesting a conditional use permit (CUP) to exchange a current Type 20 license for off-site beer and wine sales to a Type 21 license for off-site general alcohol sales in an existing 1,695 sq. ft. mini market (M & K Market) within an existing shopping center (Eastridge Center) containing 47 parking spaces in the C-3-BE (Unlimited Commercial – Billboard Exclusion) and R-3-P (Limited Multiple Residence – Parking) zones in the Southeast Whittier Zoned District pursuant to Los Angeles County Code Section 22.28.210 and 22.56.195.

REQUIRED ENTITLEMENTS
 A conditional use permit (Alcoholic Beverage Consumption – Type 21) is required to allow the sale of alcoholic beverages for off-site consumption in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.210 and 22.56.195.

LOCATION/ADDRESS
 11321 La Mirada Blvd., Whittier

SITE DESCRIPTION
 The site plan depicts an existing 1,695 sq. ft. mini market (M & K Market) located on the site of a 0.83 acre shopping center (Eastridge Center). The floor plan depicts the existing market with 480 linear ft. of liquor shelving space, or 4.7% of the total market shelving space of 10,116 linear ft., located in three rear refrigerators along the side wall of the market and on shelves located behind the sales counter. An office complex surrounds the site to the north, multi-family residential and an auto repair shop to the east, a car audio store to the south, and multi-family residences to the west. Currently, there are four other establishments within a 500-ft radius selling alcohol. No sensitive uses are located within 600 ft. of the site.

ACCESS via La Mirada Blvd.	ZONED DISTRICT Southeast Whittier
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ASSESSORS PARCEL NUMBER 8227-036-041	COMMUNITY South Whittier – Sunshine Acres
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SIZE 0.83 Acres (site), 2,000 sq. ft. (mini market)	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Shopping center w/appurtenant parking	C-3-BE (Unlimited Commercial – Billboard Exclusion), R-3-P (Limited Multiple Residence – Parking)
North	Office	C-3-BE (Unlimited Commercial – Billboard Exclusion), R-3-P (Limited Multiple Residence – Parking)
East	Multi-family Residences, Auto Repair	C-3-BE (Unlimited Commercial – Billboard Exclusion), R-3-P (Limited Multiple Residence – Parking)
South	Car Audio Shop	C-3-BE (Unlimited Commercial – Billboard Exclusion)
West	Multi-family Residences	C-3-BE (Unlimited Commercial – Billboard Exclusion)

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION 1 – Low Density Residential (1 to 6 du/ac)	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Categorical Exemption, Class 1 – 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: Steve Mar		
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