

# Regional Planning Commission Transmittal Checklist

Hearing Date  
12/5/2012  
Agenda Item No.  
8

**Project Number:** R2012-00242-(2)  
**Case(s):** Conditional Use Permit Case No. 201200022  
Environmental Assessment Case No. 201200034  
**Planner:** Andrew Svitek

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

**Reviewed By:** 



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
 R2012-00242-(2)      12/5/2012

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. 201200022  
 Environmental Assessment No. 201200034

## PROJECT SUMMARY

### OWNER / APPLICANT

Azizi Trust / Walgreens Co.

### MAP/EXHIBIT DATE

March 26, 2009

### PROJECT OVERVIEW

A request for a conditional use permit to authorize the sale of alcoholic beverages (ABC Type-20, the sale of beer and wine for off-site consumption).

### LOCATION

1500 East Gage Avenue, Los Angeles

### ACCESS

Gage Avenue

### ASSESSORS PARCEL NUMBER(S)

6010-028-030

### SITE AREA

1.1 Acres

### GENERAL PLAN / LOCAL PLAN

General Plan

### ZONED DISTRICT

Compton - Florence

### LAND USE DESIGNATION

Commercial

### ZONE

C-3 (Unlimited Commercial)

### 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 Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (conditional use permit burden of proof requirements)
  - 22.56.195 (conditional use permit for sale of alcoholic beverages)

### STAFF RECOMMENDATION

Approval

### CASE PLANNER:

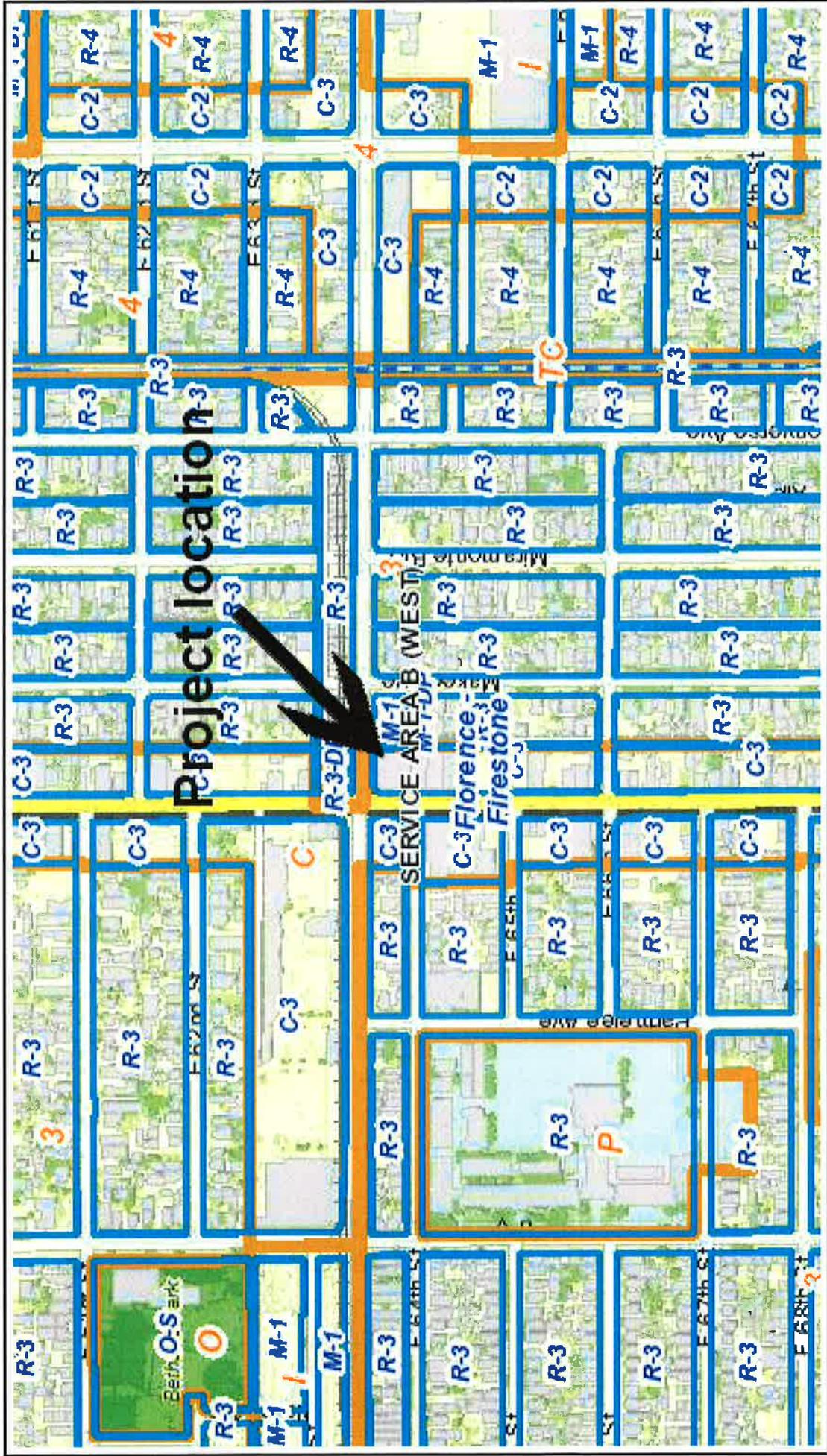
Andrew Svitek

### PHONE NUMBER:

(213) 974-6462

### E-MAIL ADDRESS:

ASvitek@planning.lacounty.gov

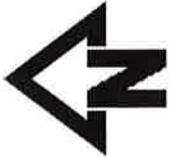


# R2012-00242-(2) / CUP No. 201200022

## Vicinity Map

Printed: Nov 21, 2012

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### **ENTITLEMENT REQUESTED**

- Conditional Use Permit (CUP) for an ABC Type-20 license for the sale of alcoholic beverages (beer and wine) for off-site consumption in the C-3 (Unlimited Commercial) Zone pursuant to County Code Sections 22.28.210 and 22.56.195.

### **PROJECT DESCRIPTION**

The applicant is requesting a conditional use permit to authorize the sale of alcoholic beverages (beer and wine) for offsite consumption in conjunction with an existing Walgreens drug store.

### **SITE PLAN DESCRIPTION**

The site plan shows a 0.3-acre site developed with a commercial building measuring 12,500 square feet, a parking area with 50 vehicle parking spaces, and 1,300 square feet of landscaped areas. The shelf plan shows that less than 1% of the overall sales area—a total of 74 linear footage of shelf space out of a total of 1,078 total linear footage of shelf space—will be used for alcoholic beverage sales.

### **EXISTING ZONING**

The subject property is zoned C-3 (Unlimited Commercial) in the Compton-Florence Zoned District within the Florence-Firestone Community Standards District.

Surrounding properties are zoned as follows:

North: R-3 (Unlimited Multiple Residential) and C-3 (Unlimited Commercial)

South: C-3 (Unlimited Commercial)

East: M-1 (Light Industrial) and R-3 (Unlimited Residential)

West: C-3 (Unlimited Commercial)

### **EXISTING LAND USES**

The subject property is developed with an existing commercial building (Walgreens store).

Surrounding properties are developed as follows:

North: Multi-family residential

South: Retail shops

East: Retail shops and multi-family residential

West: Retail shops

### **PREVIOUS CASES/ZONING HISTORY**

Plot Plan No. 2009-00414, approved on June 2, 2009, authorized the construction and operation of the existing Walgreens drugstore.

Plot Plan Nos. 20120063 and 200900876 approved all of the existing signage.

## ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") 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 is a conditional use permit to authorize the sale of beer and wine for off-site consumption and does not involve the construction of any new structures as the merchandise will be delivered to, stored in, and purchased from the existing building, which is located within a developed urbanized area. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

## STAFF EVALUATION

### General Plan/Community Plan Consistency

The project site is located within the Major Commercial category of the Countywide General Plan. The Major Commercial land use designation is intended for retail stores such as the existing Walgreens drugstore. The existing Walgreens drugstore is compatible in scale with the surrounding community as it sells goods primarily to residents within the immediate community. The conditional use permit to authorize the sale of alcoholic beverages in a small portion of the store is consistent with a retail use that is compatible with the surrounding area. The Walgreens drugstore, with alcoholic beverage sales, is therefore consistent with the permitted uses of the underlying land use category.

### Zoning Ordinance and Development Standards Compliance

The existing Walgreens drugstore is in compliance with the zoning ordinance and all development standards, including height, landscaping, and outside storage and display as the site was developed in accordance with the approved Plot Plan No. 2009-00414. The project is in the Florence-Firestone Community Standards District. The existing Walgreens drugstore, and the request for a conditional use permit to authorize alcoholic beverage sales, is in compliance with the provisions of the community standards district.

### Neighborhood Impact/Land Use Compatibility

The Walgreens drugstore provides for sale a variety of goods and merchandise, to which it is proposing to add the sale of alcoholic beverages. The residential area to the south is buffered by a solid landscaped hedge and the parking lot and private driveway that separates the commercial use from the residential area. There are two religious institutions within 600 feet of the project site – The Living Gospel Church located at 1561 E. Gage and another church at 6601 Compton. However, the proposed use will not adversely affect these sensitive uses as the Walgreens drugstore is located in a larger commercial area at a major intersection, and not directly adjacent to either of the churches. There are no schools, parks, or playgrounds within 600 feet of the project site.

There are currently no zoning violations on the property, and the sale of alcohol is an incidental use to the services and goods provided by the drug store. The sale of alcohol is an incidental use to the drug store use and the owner, Walgreens, provides training to

its employees related to the appropriate sale of alcohol. Additionally, multiple digital surveillance cameras will be located on site.

There are two other establishments within 500-feet that have licenses for alcoholic beverages sales for either on-site or off-site consumption. The other establishment with a license for sales for offsite consumption, Latina Market, is located at 1503 E. 66<sup>th</sup> Street. The establishment with a license for onsite consumption is Lupitas Café, located at 6428 Compton Avenue. Per Section 22.56.195.B.3, there is a public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption which outweighs the fact that it is located within a 500-foot radius 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. Because the applicant, Walgreens drugstore, is a store with a wide variety of merchandise, it is a convenience for the community to be able to purchase alcoholic beverages from a store where they can also purchase a variety of household and convenience merchandise. The applicant is proposing alcohol sales in approximately one percent of total shelf space. The conditions of approval will limit the maximum amount of shelf space that may be used for the sale of alcoholic beverages to no more than five percent.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040, 22.56.090, and 22.56,195 of the County Code. The Burdens of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burdens of proof.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

#### **Los Angeles County Sheriff's Department**

The Sheriff's Department was consulted and does not object to the approval of the conditional use permit.

### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

#### California Department of Alcoholic Beverage Control

Based on the information provided, the site is located in a census tract with an overconcentration of alcoholic beverage sales as there are currently 5 existing licenses in Census Tract 5330.01, which has been allocated 2 licenses. The Walgreens drugstore is also located in a high crime reporting district.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

**STAFF 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:

Staff recommends **APPROVAL** of Project Number R2012-00242-(2), Conditional Use Permit Number 201200022, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THE PROJECT CATEGORICALLY EXEMPT UNDER CEQA, AND APPROVE CONDITIONAL USE PERMIT NO. 201200022 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Andrew Svitek, Regional Planning Assistant II  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

**Attachments:**

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Site Photographs, Photo Simulations, Aerial Image  
Site Plan, Land Use Map

MK:AS  
11/21/12

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00242-(2)  
CONDITIONAL USE PERMIT NO. 201200022**

1. **ENTITLEMENT REQUESTED.** The applicant, Walgreens Co., is requesting a Conditional Use Permit (CUP) to authorize a Type 20 beer and wine license for off-site consumption pursuant to County Code Section 22.28.210 in the C-3 (Unlimited Commercial) Zone.
2. **PROJECT DESCRIPTION.** The project is a conditional use permit to authorize the sale of alcoholic beverages (beer and wine) in conjunction with an existing, operating Walgreens drugstore. The site plan shows a 0.3 acre site with a standalone commercial building measuring 12,486 square feet, 50 vehicle parking spaces, and 200 square feet of landscaped areas. The shelf plan shows that less than 1% of the overall sales area—a total of 74 linear footage of shelf space out of a total of 1,078 total linear footage of shelf space—will be used for alcoholic beverage sales.
3. **LOCATION.** The subject property is located at 1500 E. Gage, Los Angeles, CA 9001 in the Compton-Florence Zoned District.
4. **EXISTING ZONING.** The subject property is zoned C-3 (Unlimited Commercial). Surrounding properties are zoned as follows:
  - North: R-3 (Unlimited Multiple Residential) and C-3 (Unlimited Commercial)
  - South: C-3 (Unlimited Commercial)
  - East: M-1 (Light Industrial) and R-3 (Unlimited Residential)
  - West: C-3 (Unlimited Commercial)
5. **EXISTING LAND USES.** The subject property is developed with the existing Walgreens commercial building. The surrounding properties are developed as follows:
  - North: Multi-family residential
  - South: Retail shops
  - East: Retail shops and multi-family residential
  - West: Retail shops
6. **PREVIOUS CASES/ZONING HISTORY.** Plot Plan No. 2009-00414, approved on June 2, 2009, and authorized the construction and operation of the existing Walgreens drugstore. Plot Plan Nos. 20120063 and 200900876 approved all of the existing signage.
7. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Commercial category of the Countywide General Plan. The Major Commercial land use designation is intended for retail stores such as the existing Walgreens drugstore. The existing Walgreens drugstore is compatible in scale with the surrounding community as it sells goods primarily to residents

within the immediate community. The conditional use permit to authorize the sale of alcoholic beverages in a small portion of the store is consistent with a retail use that is compatible with the surrounding area. The Walgreens drugstore, with alcoholic beverage sales, is therefore consistent with the permitted uses of the underlying land use category.

8. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The existing Walgreens drugstore is in compliance with the zoning ordinance and all development standards, including height, landscaping, and outside storage and display as the site was developed in accordance with the approved Plot Plan No. 2009-00414. The project is located in the Florence-Firestone Community Standards District. The existing Walgreens drugstore, and the request for a conditional use permit to authorize alcoholic beverage sales, is in compliance with the provisions of the community standards district.
9. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The sale of alcoholic beverages at this location is compatible with the neighborhood and surrounding land uses because the site is sufficiently buffered and located at a major intersection. The residential area to the south is buffered by a solid landscaped hedge and the parking lot and private driveway that separates the commercial use from the residential area. There are two religious institutions within 600 feet of the project site – The Living Gospel Church located at 1561 E. Gage and another church at 6601 Compton. However, the proposed use will not adversely affect these sensitive uses as the Walgreens drugstore is located in a commercial area at the major intersection, and is not in immediate vicinity of church. There are no schools, parks, or playgrounds within 600 feet of the project site. There are currently no zoning violations on the property, and the sale of alcohol is an incidental use to the services and goods provided by the drug store. The sale of alcohol is an incidental use to the drug store use and the owner, Walgreens, provides training to its employees related to the appropriate sale of alcohol. Additionally, multiple digital surveillance cameras will be located on site.

There are two other establishments within 500-feet that have licenses for alcoholic beverages sales for either on-site or off-site consumption. The other establishment with a license for sales for offsite consumption, Latina Market, is located at 1503 E. 66th Street. The establishment with a license for onsite consumption is Lupitas Café, located at 6428 Compton Avenue. The applicant is requesting alcoholic beverage sales within approximately one percent of the store's total shelf space. The conditions of approval will limit the maximum amount of shelf space that may be used for the sale of alcoholic beverages to no more than 5% of the total shelf space. When an applicant for a new license in an area with existing licenses within a 500-foot radius is restricted to sales of alcoholic beverages within no more than 5% of total shelf space, it is deemed to not be an overconcentration of alcoholic beverage sales per County Code Section 22.56.195.B.3.

Per California Department of Alcohol Beverage Control regulations, a finding of a public convenience or necessity is required because there is an overconcentration

of alcoholic beverage sales. There are currently 5 existing licenses, whereas 2 licenses are allocated for Census tract 5330.01. According to data provided by the Department of Alcoholic Beverage Sales, the Walgreens drugstore is also located in a high crime reporting district. Because the applicant, Walgreens drugstore, is a store with a wide variety of merchandise, it has been determined that an additional license at this location will serve as a public convenience or necessity as the community will be able to purchase alcoholic beverages from this store where they can also purchase a variety of household and convenience merchandise.

10. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The County of Los Angeles Sheriff's Department has no objections to the approval of the requested conditional use permit.
11. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No other agencies were required to comment on this conditional use permit application.
12. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. **PUBLIC COMMENTS.** No other public comments were received.

#### **CONDITIONAL USE PERMIT FINDINGS**

14. The conditional use permit authorizes the sale of alcohol within an established commercial area and is consistent with the policies for commercial areas within the adopted general plan.
15. The permittee follows practices and policies to ensure that the operations of the store will be in compliance with the California laws regarding the sale of alcoholic beverages. The site is adequately buffered with the adjacent areas to minimize impacts of the store operations on the surrounding area. Therefore, the requested use at the location proposed 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.
16. The existing drugstore was constructed and is being maintained in conformance with Plot Plan No. 2009-00414 and the site complies with all requirements related to landscaped areas, vehicle parking spaces and fencing. Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

17. The project site is located at the southeast corner of Gage Avenue and Compton Avenue, which are both major arterial streets. As it is existing use, it will not require any additional services and is not expected to generate additional traffic. Therefore, 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.
18. The proposed use will not adversely affect any sensitive uses within 600 feet of the project site. There are two religious institutions within 600 feet of the project site – The Living Gospel Church located at 1561 E. Gage and another church at 6601 Compton. There are no schools, parks, or playgrounds. The permittee is required to have strict sales and security measures to ensure that alcoholic beverages are sold only as permitted. Therefore, 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.
19. The existing drugstore was constructed and is being maintained in conformance with Plot Plan No. 2009-00414 and the site complies with all requirements related to landscaped areas, vehicle parking spaces and fencing. Therefore, 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.
20. There are two other locations that sell alcoholic beverages within 500 feet. However, because the shelf-space that may be dedicated to the sale of alcoholic beverages will be limited to a maximum of 5% total shelf space, this shall not be considered an undue concentration of alcohol sales. Therefore, the requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius 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.
21. The sale of alcoholic beverages at an existing Walgreens drugstore will be a small component of the overall sales of the store. Walgreens follows policies to ensure that laws related to the sale of alcohol are followed. Therefore, the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
22. The Walgreens drugstore was constructed as approved by plot plan and is in compliance with all applicable development standards. No new construction is being proposed. Therefore, 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.

#### ENVIRONMENTAL DETERMINATION

23. The project is a request for the sale of alcoholic beverages at an existing pharmacy. The project does not involve any new construction as it utilizes the existing facilities of the drugstore and does not increase requirements for parking spaces or other facilities.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

24. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to fifteen (15) years.
25. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

#### BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed 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; and
- C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200034 is approved subject to the attached conditions.

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MK:AS  
11/21/12

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00242-(2)  
CONDITIONAL USE PERMIT NO. 201200022**

**PROJECT DESCRIPTION**

A conditional use permit for a type-20 license for the sale of alcoholic beverages (beer and wine) for off-site consumption in the C-3 (Unlimited Commercial) Zone pursuant to County Code Sections 22.28.210 and 22.56.195, 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 ("Regional 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 Regional 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 Regional 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.

6. 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.
7. 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.
8. **This grant shall terminate on December 5, 2027.** 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 Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) 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.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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. 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 of \$1,500.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for fifteen (8) biennial (one inspection every other year) inspections. Inspections shall be unannounced.

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 Regional 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 at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") 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.
14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
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 Regional 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 24 hours of notification of such occurrence, 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 compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)**

18. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
20. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program (insert other State mandated program if applicable) provided by the State of California Department of Alcoholic Beverage Control. 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, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
21. 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.
22. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
23. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

24. 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.
25. There shall be no beer or malt beverages, wine coolers, or beer coolers sold in quantities of less than manufacturer pre-packaged unit quantities of four (4) or more.
26. No display of alcoholic beverages shall be made from an ice tub.
27. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises.
28. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
29. No malt liquors and/or malt based beverage products with alcoholic content greater than five percent (5%) by volume shall be sold, except for microbrews, craft brews, organic and specialty malt products sold under such designations as stout, porter, IPA and ESB.
30. There shall be no wine, with the exception of 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.
31. The permittee shall provide adequate lighting above all entrances and exits to the premises.
32. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee or required of this grant.
33. All 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 so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

#### **PROJECT SITE SPECIFIC CONDITIONS**

34. A 24-hour video monitoring system shall be installed and maintained on the site. The recording shall be kept for at least a two- week period and shall be surrendered to the County Sheriff or Zoning Inspector if requested.
35. The subject drug store is permitted to be open 24 hours a day, seven days a week. Alcoholic beverages may only be sold between the hours of 6:00 a.m. and 2:00 a.m.

36. The shelf space devoted to alcoholic beverages shall not exceed 5 percent of the total shelf space of the drug store;
37. The property shall be maintained in a neat and attractive condition and shall be kept free of weeds, trash, and debris at all times. The surface of the parking areas and the trash enclosure area shall be steam cleaned at least twice annually;
38. The trash storage area shall be located so as not to result in noise or odor impacts on adjacent uses. Trash shall be picked up on a regular basis and not be allowed to accumulate to the point of overflow beyond the enclosure;
39. A loading area shall be provided on-site. There shall not be loading, unloading or delivery trucks parked on public streets;
40. Employee parking shall be provided on-site. Employees shall not park on adjacent residential streets during the hours they are working on the property;
41. The amount of shelf space that may be dedicated to the sale of alcoholic beverages shall not exceed 5% of the total linear shelf space in the store.

**ATTACHMENT A**  
**CONDITIONAL USE PERMIT FOR OFF-SITE SALES OF ALCOHOLIC BEVERAGES**  
**THE WALGREEN COMPANY**  
**1500 EAST GAGE AVENUE, FLORENCE, LOS ANGELES COUNTY, CA**

**THE APPLICANT**

This application is made by The Walgreen Company (the “**Applicant**”). The Applicant is the second largest drugstore chain in the country and operates 7,000 stores in all 50 states, the District of Columbia and Puerto Rico. The Applicant provides access to consumer goods and services and pharmacy, health and wellness services through its retail drugstores, Walgreens Health Services division and Walgreens Health and Wellness division. These drugstores sell prescription and non-prescription drugs, and general merchandise. The Applicant’s general merchandise comprises beauty care, personal care, household items, candy, photofinishing, greeting cards, seasonal items, and convenience food. The Applicant is an active member in each community performing outreach that revolves around access to health services and education. In 2008, the Applicant worked with the nation’s largest network of food banks to provide \$24 million worth of products and provided more than a million free health screenings as part of the Take Care Health Tour 2008. The Applicant was founded in 1901 and is based in Deerfield, Illinois.

**PROJECT DESCRIPTION**

The Applicant seeks a Conditional Use Permit (“**CUP**”) pursuant to Title 22, Section 22.56 of the Los Angeles County Code (“**LACC**”) for the existing Walgreens store located at 1500 E. Gage Avenue, (the “**Facility**”) in the Florence community of the unincorporated area of the County of Los Angeles (the “**County**”). The Facility has been operating continuously at the current location since approximately April 2008. The Applicant proposes to offer a limited selection of beer and wine that will make up a small portion of the existing facility floor area. The modest selection will be tailored to provide a safe, convenient alternative to meet the needs of the Applicant’s existing customers. The Applicant will not sell distilled spirits, malt liquor, single servings or any other variation. Beer will occupy a 4.5-foot-wide cooler and wine will make up 12 feet (width) of the beverage aisle that comprises less than 1% of the total 12,486 square feet of floor area or approximately 130 square feet in the existing Facility. The Facility involves no structural change to the interior space (other than some minor internal rearrangement of merchandise, shelving and coolers) nor to the building envelope, building exterior, parking or landscaping. These minor interior changes will involve no grading, construction or construction equipment to the exterior of the Facility.

**LOCATION**

The Facility is a freestanding building with associated parking, physically located generally on the southeast corner of Compton and Gage Avenue.

**ZONING AND GENERAL PLAN DESIGNATION**

The Facility is zoned C-3 Unlimited Commercial zone and the land use designation is Unlimited Commercial in the General Plan.

## **SURROUNDING ZONING/LAND USE**

- North: R-3 Unlimited Multiple Residential & C-3 Unlimited Commercial. The land use designation is multiple residential and commercial and development consists of a multiple dwelling units and commercial shops.
- South: C-3 Unlimited Commercial. The land use is commercial and consists of commercial shops.
- East: M-1 Industrial and R-3 Unlimited Residential. The land use designation is Industrial and multiple residential and consists of retail shops and multiple residential.
- West: C-3 Unlimited Commercial. The land use designation is commercial and development consists of retail shops.

## **CASE FILE HISTORY**

**RPP 2009-00414.** This is a Plot Plan approval for a new Walgreens and a sign program.

## **REQUESTED ABC LICENSE**

The applicant will request a Type 20, off-site sales of beer and wine license at the Facility.

## **SALES POLICIES AND SECURITY MEASURES**

As in hundreds of locations across the country where the Applicant currently sells beer and wine, beer and wine will be merchandised and sold with a high degree of responsibility and conscientiousness. As a pharmacy, the Applicant possesses significant experience selling regulated products and complying with laws governing them. This expertise will ensure lawful and responsible beer and wine sales. Detailed policies and procedures are already in place and are strictly enforced without exception. The Applicant's employees for each eligible store must undergo extensive training prior to beer and wine availability at an individual location. Once trained, all employees regardless of age must sign a Sale of Alcoholic Beverages Policy acknowledgement letter at the beginning of each shift. All employees will also complete any local or state required training before they can sell beer or wine. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in these training courses and new employees also will complete the alcohol sales training and policy procedures on their first day of employment. The Applicant's established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. The register prompts the employee before proceeding with the transaction and all under age employees are required to seek the assistance of a manager.

The Applicant uses a variety of security strategies at other store with sales of alcohol to ensure the safety of their customers as well as the security of their merchandise. Security cameras and public view monitors are installed to deter criminal activity and promote a safe environment. The digital images captured from these devices are stored for up to 90 days on a Digital Video Recorder and give Loss Prevention the capability to share images of thieves with the stores and local law enforcement agencies. Additionally, beer and wine will be positioned on the opposite end of the store from where the entrance is located. This will force customers to walk the length of the store serving as an additional deterrent.

**CUP FINDINGS -- BURDEN OF PROOF**  
**CONDITIONAL USE PERMIT FOR OFF-SITE SALES OF ALCOHOLIC BEVERAGES**  
**THE WALGREEN COMPANY**  
**1500 EAST GAGE AVENUE, FLORENCE, LOS ANGELES COUNTY, CA**

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following

**A. That the requested use at the location will not:**

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**

Any adverse affects to the health, peace, comfort or welfare to the people living or working in the surrounding area are minimized through the Sales and Security Measures that The Applicant has adopted. As in hundreds of locations across the country where the Applicant currently sells beer and wine, beer and wine will be merchandised and sold with a high degree of responsibility and conscientiousness. As a pharmacy, the Applicant possesses significant experience selling regulated products and complying with laws governing them. This expertise will ensure lawful and responsible beer and wine sales. Detailed policies and procedures are already in place and are strictly enforced without exception. The Applicant's employees for each eligible store must undergo extensive training prior to beer and wine availability at an individual location. Once trained, all employees regardless of age must sign a Sale of Alcoholic Beverages Policy acknowledgement letter at the beginning of each shift. All employees will also complete any local or state required training before they can sell beer or wine. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in these training courses and new employees also will complete the alcohol sales training and policy procedures on their first day of employment. The Applicant's established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. The register prompts the employee before proceeding with the transaction and all under age employees are required to seek the assistance of a manager.

The Applicant uses a variety of security strategies at other store with sales of alcohol to ensure the safety of their customers as well as the security of their merchandise. Security cameras and public view monitors are installed to deter criminal activity and promote a safe environment. The digital images captured from these devices are stored for up to 90 days on a Digital Video Recorder and give Loss Prevention the capability to share images of thieves with the stores and local law enforcement agencies. Additionally, beer and wine will be positioned on the opposite end of the store from where the entrance is located. This will force customers to walk the length of the store serving as an additional deterrent.

- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**

The Applicant proposes to offer a limited selection of beer and wine that will make up a small portion of the existing Facility floor area. The modest selection will be tailored to provide a safe, convenient alternative to meet the needs of the Applicant's existing customers. The Applicant will not sell distilled spirits, malt liquor, single servings or any other variation. Beer will occupy a 4.5-foot-wide cooler and wine will make up 12 feet

(width) of the beverage aisle that comprises less than 1% of the total 12,486 square feet of floor area or approximately 130 square feet in the existing Facility. The Applicant has adopted extensive Sales and Security Measures that are designed to protect the customers and the general public in the vicinity of the Facility.

There will be no material detriment to the use, enjoyment or valuation of the property in the vicinity because of the secure method sales of alcoholic beverages and the onsite security measures that will assure that there will be no onsite consumption, loitering, littering, noise or other activities that might disrupt the neighborhood.

**3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The selling of a limited selection of beer will make up a small portion of the overall store floor area and sales and is tailored to provide a safe, convenient alternative to meet the needs for existing customers of the Facility. The safest and most desirable manner of selling beer and wine is from within a larger store whose merchandise is varied, thereby precluding some of the loitering and public safety issues that can arise with liquor sales. The modest selection of beer and wine will add to the variety of products available to customers that include non-prescription and prescription drugs, and general merchandise that includes beauty care, personal care, household items, candy and convenience food, photofinishing, and greeting cards. The addition of beer and wine will add a desired amenity sold in a safe, convenient location by a trusted brand with over 100 years of experience. As conditioned herein, operational and alcohol-related issues have been comprehensively addressed to safeguard and insure the public welfare and to provide for their convenience.

**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 existing Facility site was deemed to be adequate in size and shape to accommodate the Facility and all of the yards, setbacks, walls, fences, landscaping and other features as approved in **RPP 2009-00414**. The proposed use will not change that approval. The Applicant proposes to offer a limited selection of beer and wine that will make up a small portion of the existing Facility floor area. Beer will occupy a 4.5-foot-wide cooler and wine will make up 12 feet (width) of the beverage aisle that comprises less than 1% of the 12,486 square feet total floor area or approximately 130 square feet in the existing Facility. The proposed CUP for offsite sales of beer and wine involves no structural change to the interior space (other than some minor internal rearrangement of merchandise, shelving and coolers) nor to the building envelope, building exterior, parking or landscaping. These minor interior changes will involve no grading, construction or construction equipment to the exterior of the Facility. It is likely that no one will notice any change without actually entering the Facility to shop.

**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**

The Facility abuts streets and highways that are properly designed and adequate in width and pavement type to carry the type and quantity of traffic generated by the proposed off-site sales of beer and wine use. There are no proposed changes to the existing floor area or the intensity of uses for the Facility that would cause any additional traffic generation and therefore necessitate any changes to the streets and highways that abut the Facility as originally approved with the **RPP 2009-00414**.

The intent behind offering beer and wine at this store fulfills the Applicant's commitment to save its customers time and money with the convenience of one-stop shopping. Thus, the same customers who currently shop at the Facility will continue to shop there, with the new option of being able to purchase beer and wine at the Facility as opposed to some other possibly more distant and inconvenient location. As such, the sale of beer and wine for off-site consumption will not change the existing numbers of customers at the store and because of the volume of goods the Facility sells on a daily basis, devoting this small amount of shelf and refrigerator space to sell beer and wine will not materially increase the number of truck deliveries or vehicles that currently come to the store. In addition, there will be no additional traffic generated by the addition of beer and wine, and as a result, there will be no need for additional parking or loading spaces.

**2. By other public or private service facilities as are required.**

The proposed use does not require any special public or private facilities because the proposed off-site sales of beer and wine will be incorporated into the existing Facility and will require no changes to any of the existing service facilities which were deemed to be adequate at the time the Facility was built in approximately 2008.

**ADDITIONAL FINDINGS PREREQUISITE TO PERMIT, LACC Sec. 22.56.195.**  
**CONDITIONAL USE PERMIT FOR OFF-SITE SALES OF ALCOHOLIC BEVERAGES**  
**THE WALGREEN COMPANY**  
**1500 EAST GAGE AVENUE, FLORENCE, LOS ANGELES COUNTY, CA**

In addition to the findings required pursuant to subsection A of Section 22.56.090, the planning agency shall approve an application for a conditional use permit for alcoholic beverage sales where the information submitted by the applicant, or presented at public hearing, substantiates the following findings:

- 1. 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; and**

There are apparently two religious institutions within 600 feet of the Facility located at:

**The Living Gospel Church – 1561 E. Gage, approx. 530 feet northwest**

**The Living Gospel Church – 6601 Compton, approx. 500 feet southwest**

Such uses are not adversely affected by the proposed use as they are buffered from the Facility by major streets, buildings and over 500 feet distance.

There does not appear to be any religious facilities, schools, parks, playgrounds or other similar uses within a 600 foot radius of the Facility. Any such uses would not be adversely affected by the sales of such a small amount of beer and wine that is sold only to those of a legal drinking age. Furthermore, the Applicant has in place established strict Sales and Security Measures at its other facilities that sell alcoholic beverages and will implement such measures at this Facility.

- 2. 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; and**

The proposed off-site sales of beer and wine will be conducted within the Facility and will be positioned on the opposite end of the store from where the entrance is located. This will force customers to walk the length of the store serving as an additional deterrent. There will be no external evidence that alcoholic beverages are sold at the facility. Otherwise, there will be no on-site consumption, loitering or littering permitted in connection with the sales of alcoholic beverages. There will be no exterior indication that alcoholic beverages are sold at the Facility.

There is residentially zoned multi-family residences located to the south and are buffered by a solid landscaped hedge and parking lot at the facility and a private drive that completely separates the residences from the Facility. There is no direct driveway or pedestrian access from the residences to the Facility. Although these buffers will serve protect the residential areas in the vicinity, the proposed modest selection of beer and wine for off-site consumption is such that it is a convenience for the customers shopping at the pharmacy and not the principal use and purpose of the Facility. Based on the modest quantity and the nature of how the alcoholic beverages are sold for off-site consumption, there would be no adverse affect to the surrounding area.

- 3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius 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; and**

According to the 600 foot radius land use map, there is one off-site sales establishment within 600 feet of the Facility. It is located at:

**6415 Compton Avenue**, which directly west of the Facility. However, this use is a wholesale distributor and does not sell directly to the public in the vicinity of that business. Therefore, there is no undue concentration in this area around the Facility.

There appears to be no other similar establishments selling or dispensing alcoholic beverages for off-site consumption within a 500-foot radius of the facility.

According to the California Alcoholic Beverage Control (“ABC”) records for Census Tract No. 5329.0 there are four licenses allowed and seven existing. However, six of the uses are located between 1,400 and 2,800 feet from the Facility and would not result in undue concentration in within the 500 foot radius of the Facility. The seventh off-site sales outlet is the wholesale distributor discussed above.

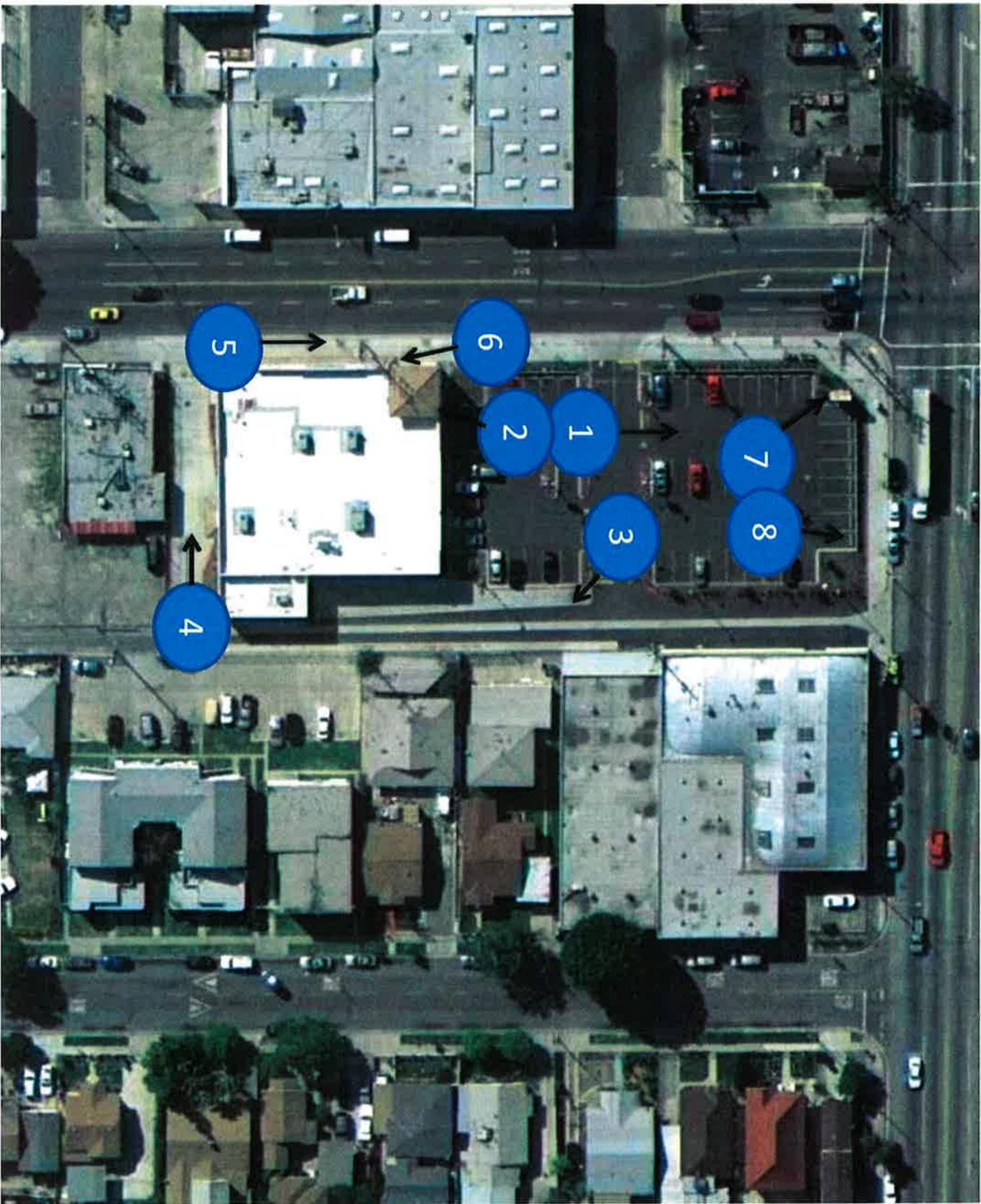
- 4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and**

The approval of the CUP for off-site sales of beer and wine will not adversely affect the economic welfare of the community because the addition of such products for sale will serve to strengthen the financial well-being of the existing store. The use will further the economic welfare of the community by generating additional sales tax which will also contribute positively to the economic welfare of the community.

- 5. 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.**

There will be no change to existing facility as it was approved and built pursuant to **RPP 2009-00414**. At that time it is assumed that the appearance of the Facility was determined to be consistent with the other commercial facilities within the same C3 zone and provide necessary services to the local neighborhood. The Facility is part of a multi-structure planned commercial development with off-street parking, setbacks and landscaping that is newly constructed within the last five years. Therefore, since the addition of beer and wine for off-site consumption is entirely located within the existing Facility, there are no changes proposed to the structure and appearance that would be inconsistent to the approved Facility that could result in blight or diminish the property values of the neighborhood.

**Walgreens @ 1500 Gage Avenue**



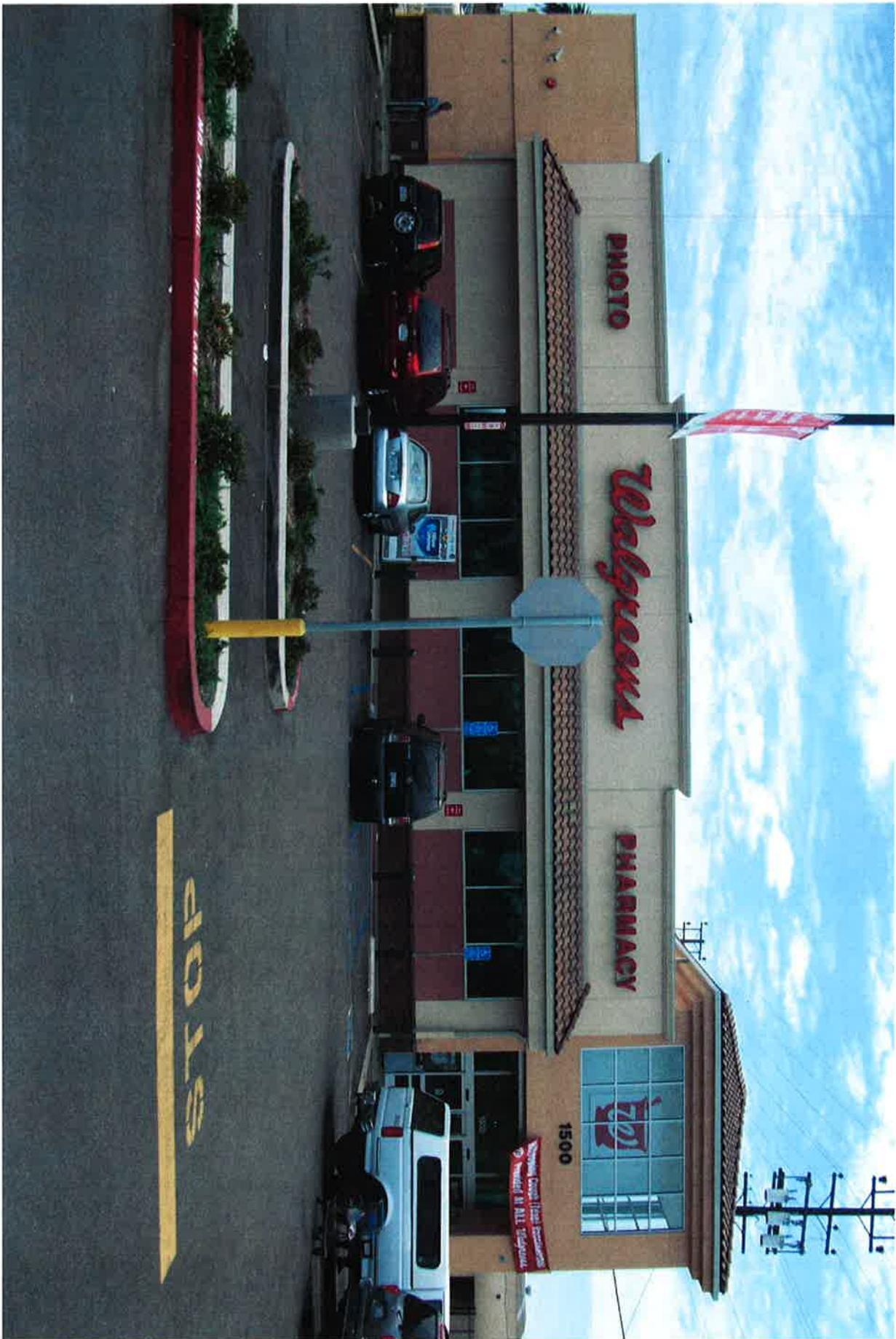
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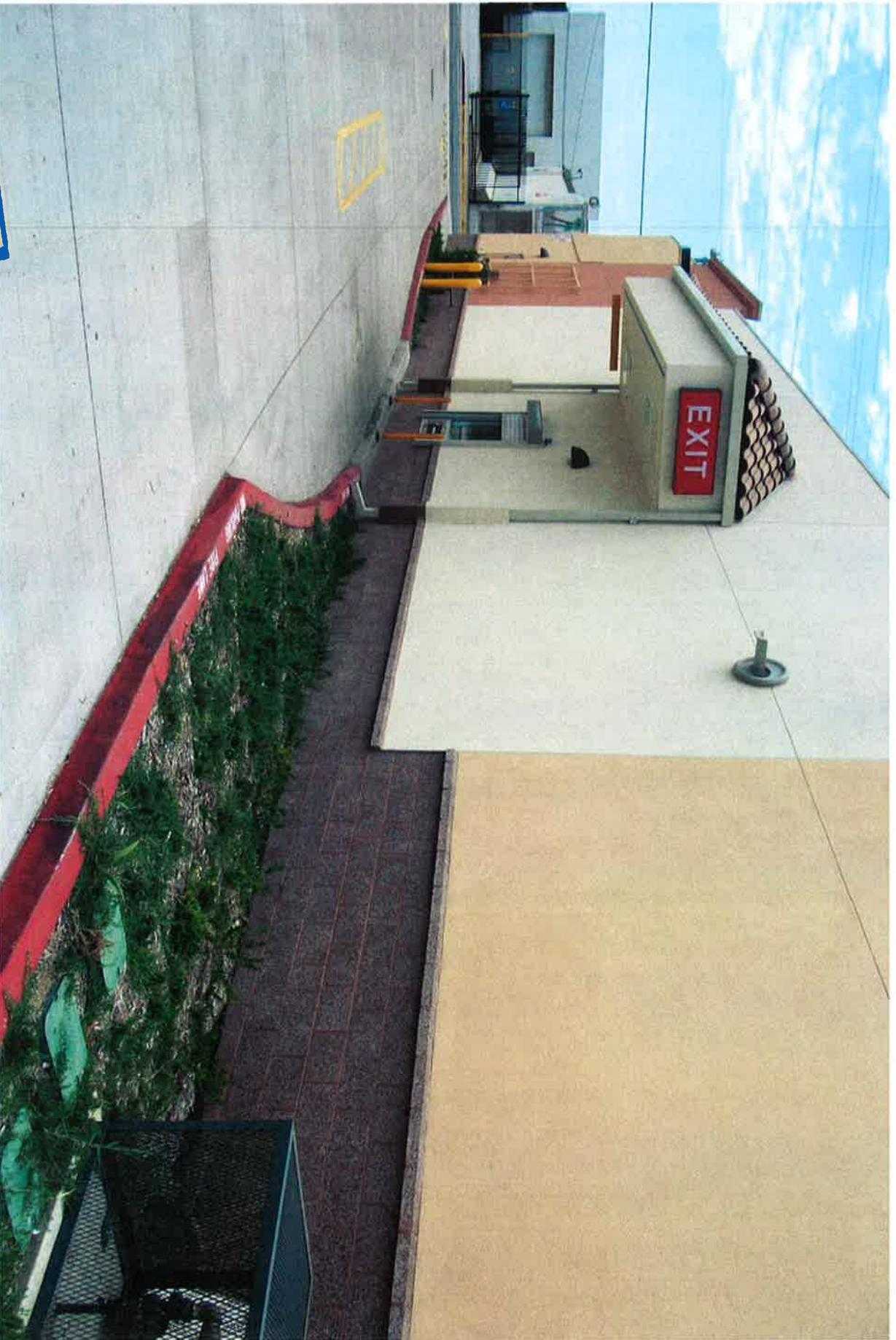
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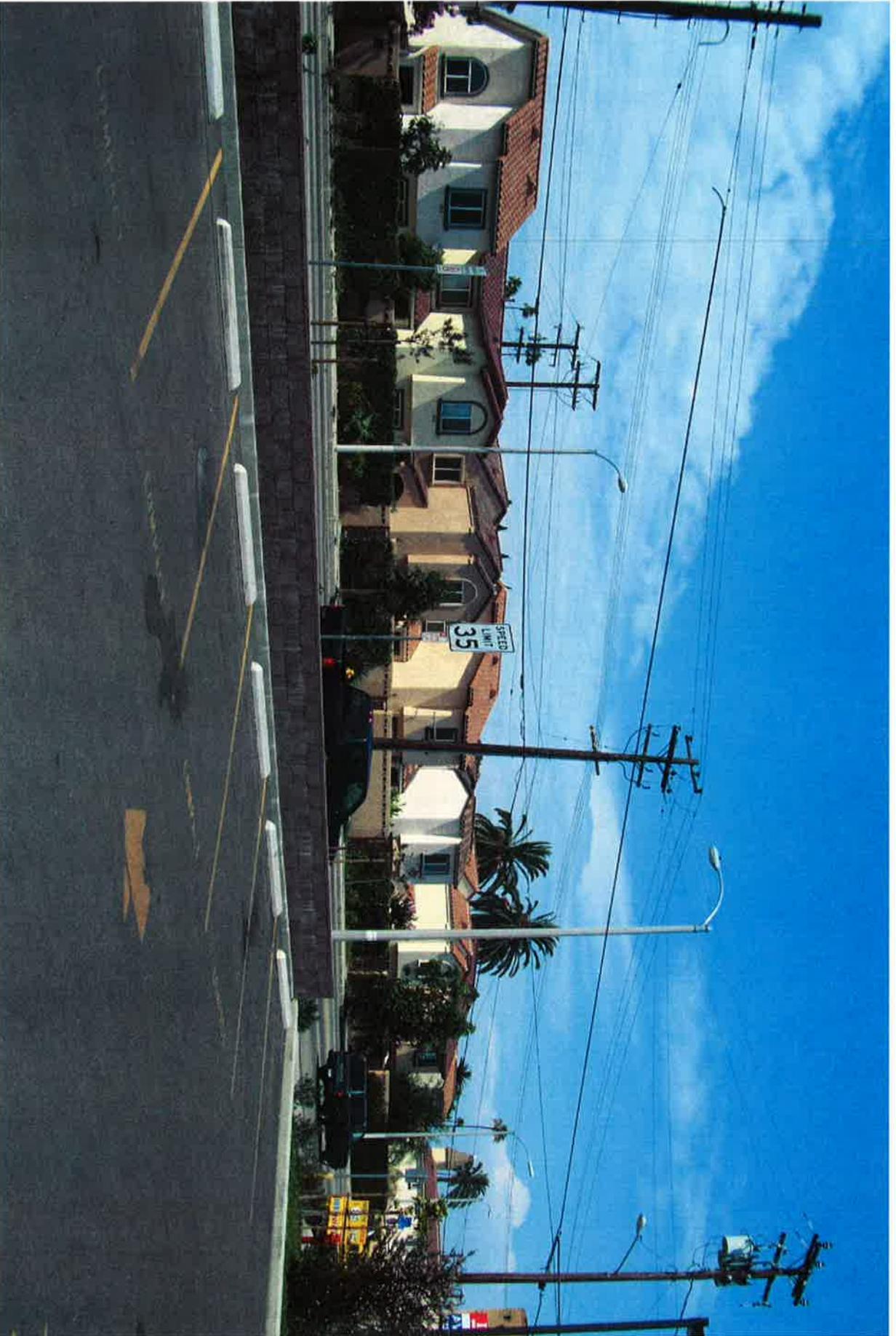
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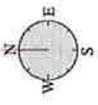
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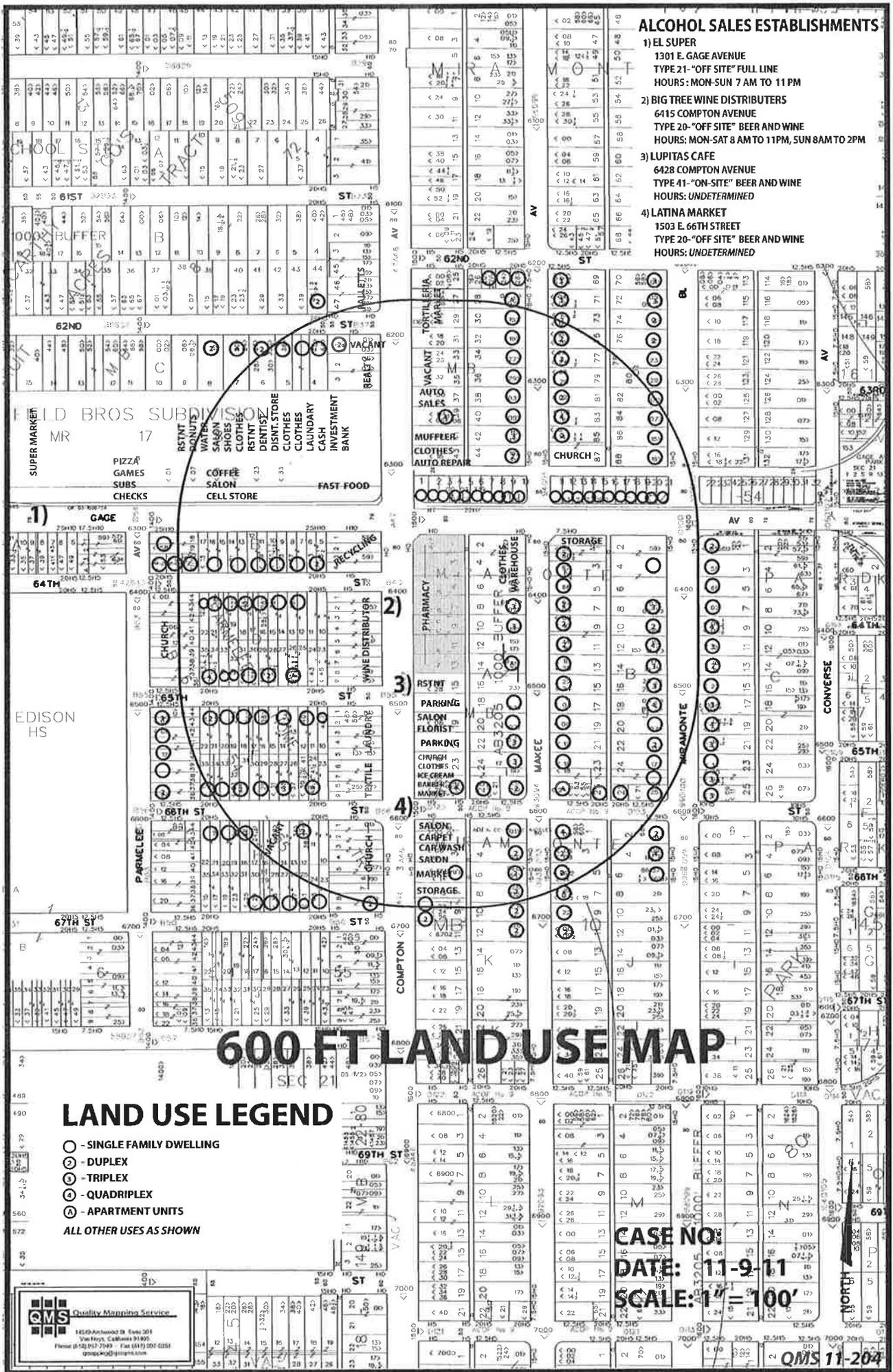
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**ALCOHOL SALES ESTABLISHMENTS**

- 1) EL SUPER  
1301 E. GAGE AVENUE  
TYPE 21-"OFF SITE" FULL LINE  
HOURS: MON-SUN 7 AM TO 11 PM
- 2) BIG TREE WINE DISTRIBUTORS  
6415 COMPTON AVENUE  
TYPE 20-"OFF SITE" BEER AND WINE  
HOURS: MON-SAT 8 AM TO 11PM, SUN 8AM TO 2PM
- 3) LUPITAS CAFE  
6428 COMPTON AVENUE  
TYPE 41-"ON-SITE" BEER AND WINE  
HOURS: UNDETERMINED
- 4) LATINA MARKET  
1503 E. 66TH STREET  
TYPE 20-"OFF SITE" BEER AND WINE  
HOURS: UNDETERMINED

FIELD BROS SUBMITT  
MR 17  
SUPER MARKET  
PIZZA  
GAMES  
SUBS  
CHECKS  
COFFEE  
SALON  
CELL STORE  
FAST-FOOD  
RESTAURANT  
DONUTS  
WATER  
SALON  
SHOES  
CLOTHES  
RESTAURANT  
DENTIST  
DISCOUNT STORE  
CLOTHES  
LAUNDRY  
INVESTMENT  
CASH  
BANK

1) GAGE  
2) CHURCH  
3) PHARMACY  
4) SALON  
CARPET  
CAR WASH  
SALON  
MARKET  
STORAGE

64TH  
65TH  
66TH  
67TH ST  
EDISON HS  
COMPTON  
PARMELEE  
MAKREE  
MARAONTE  
CONVERSE  
65TH  
66TH  
67TH ST

**600 FT LAND USE MAP**

**LAND USE LEGEND**

- - SINGLE FAMILY DWELLING
- ⊖ - DUPLEX
- ⊕ - TRIPLEX
- ⊗ - QUADRIPLEX
- ⊙ - APARTMENT UNITS
- ALL OTHER USES AS SHOWN

CASE NO.  
DATE: 11-9-11  
SCALE: 1" = 100'

**QMS** Quality Mapping Service  
14549 Antelope St. Suite 301  
Van Nuys, California 91411  
Phone (818) 705-7000 Fax (818) 705-7051  
qms@qms.com