



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 15, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Doug Smith, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Shaun Temple *ST*
Zoning Permits West Section

Project No. R2013-02546-(2) – Conditional Use Permit No. 201300125 - RPC
Meeting: October 21, 2015 - Agenda Item: 6

The project is for the proposed ARCO AM/PM gas station within the Vermont Station Green Line Transit Oriented District and the off-site sale of beer and wine.

Please find enclosed letter of opposition from Mr. Henry Porter of the Southwest Community Association for the above referenced item that was received subsequent to hearing package submittal to the Regional Planning Commission.

The on-site posted notice was reported as removed from the project site on October 10, 2015, which was verified by staff on October 15, 2015. The Notice of Public Hearing is required to be posted on site continuously for 30 consecutive days pursuant to County Code Section 22.60.175. Therefore, staff recommends that the public hearing be continued to December 2, 2015 so that the posted Notice of Public Hearing can meet this requirement.

If you need further information, please contact Shaun Temple at (213) 974-6462 or stemple@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO DECEMBER 2, 2015.

MKK:sct

Enclosure: Letter of Opposition dated October 13, 2015

SOUTHWEST COMMUNITY ASSOCIATION

P.O. Box 47888
LOS ANGELES, CALIF. 90047

October 13, 2015
Dept. of Regional Planning
County of Los Angeles
320 W. Temple St.
Los Angeles, Ca. 90012

SUBJECT: PROJECT NO. R2013-02546(2)--CONDITIONAL USE PERMIT NO. 201300125;
GAS STATION AND OFF-SITE SALES OF BEER AND WINE.-11408 SO. NEW
HAMPSHIRE - L.A., CA. 90044.

This is to submit our OPPOSITION TO THE SUBJECT REQUEST! The opposition is based on the following:

1. Under the conditional use permit burden of proof, the applicant shall substantiate their statements. The responses to the questions to support their position are generic, robotic and vague at best and does not substantiate any of their responses.
2. There is no substantiated evidence that a need for the subject development is warranted. There is an existing USA gas station on the northwest corner Imperial and Vermont (11259 So. Vermont), and diagonally across from this site. There is a MOBIL gas station on the southeast corner of Imperial and Vermont, (11400 So. Vermont. Both have convenience stores, the Mobile station also sells beer. There are outlets on both sides of this site that sells liquor also food. A 21 license on the east side and a 20 license on the west side of this site.
3. UNDER SECTION A, applicant states "The proposal does not affect the health, peace, comfort or welfare of any individuals but to provide service for its customers and surrounding neighborhood".
 - a. HEALTH: South and west of this site are existing multi-family developments made up of families and many children. The untold number of vehicles emitting pollutants into the air 24/7 through starting, idling, etc. will definitely pose a health risk to those occupants. This is a well established fact of results from gas and diesel powered vehicles.
 - b. PEACE: Along with the untold number of vehicles, motorcycles, etc. with modified muffler systems and audio systems left to play while fueling, the the peace and quiet of surrounding residents will be severely compromised especially late evenings and early mornings when ambient noises are reduced. Since most deliveries are done at night or pre-dawn and will be done through the driveway off New Hampshire as stated by the applicant, without a doubt, the impact will be severe to the PEACE AND QUIET of the surrounding residents. FURTHER, applicant states that the "New Hampshire driveway is sized at 38 feet to accommodate larger trucks and delivery truck ingress". This will place those vehicles even closer to the residential development south of this site.
 - c. COMFORT/WELFARE: Vehicles egressing on to New Hampshire when head lights are required will illuminate buildings on the west side of New Hampshire. There is also the possibility of increased traffic south on New Hampshire into the surrounding residential community due to a lack of ready egress to Imperial especially during peak traffic times. Imperial is highly impacted.
 - d. SAFETY: Applicant states "We believe the two proposed driveway adequately

serve the site to provide smooth traffic ingress and egress throughout the site". Imperial Highway is a highly travelled roadway. it is a main artery leading to the 105 freeway from Vermont which is approx. 200 feet from this site. Imperial is particularly impacted at this location due to the traffic signal at Vermont & Imperial. Egress from this proposed site or New Hampshire on to Imperial east or west is currently difficult any time but near impossible during rush hours as traffic backs up a considerable distance on Imperial from the west. The potential for increased traffic accidents and road rage are predicatable with a high degree of accuracy. The burden of proof did not contain a traffic study to address this issue.

5. **CRIME & GENERAL WELFARE:** Crime is up throughout L.A. County. This site is patrolled by South Los Angeles Sheriff that has high incidents of reported crimes. The two categories of crime that may be more impacted and drive those statistics up are (based on this type business) robbery and homicide. September 2014 to September 2015 they are up 1.96% and 36.36% respectively according to data retrieved from South Los Angeles Sheriff's Station. Currently, there are on-going issues of loitering, drinking, etc. in the state owned park and ride lot approx. 150 feet south of this site. The Ca. Highway Patrol is mitigating this problem on an on going basis.
6. **BEER & WINE:** This request shows insensitivity for our community and is an affront to the welfare and well being of our community given the fact of existing liquor outlets on either side of this site. This request is a regressive attempt to establish liquor outlets on every corner within urban communities. Under similar conditions within non urban communities, this request would not ever be proposed. While there may be legal grounds for such a request, there is no moral justification associated with such a request, nor is there concern shown for the welfare of this community.
7. **EMPLOYMENT:** The community may not benefit from this. If approved and it is a franchise, the franchisee will employ family, friends, etc. as is the current established pattern.
8. **HOURS:** If approved, what will be the monitoring mechanism to ensure that no beer or wine will be sold after 2:00 A.M.?

CONCLUSION: APPROVAL OF THIS REQUEST WILL NOT BENEFIT THIS COMMUNITY!

RECOMMENDATIONS:

1. **DENIAL** of this request unless ALL of the concerns raised in this correspondence is substantiated as how to mitigate the obvious impact to the health, peace, comfort and welfare of persons residing in the surrounding area.
2. **DENIAL** of beer & wine request unequivocally as there is absolutely no need for an additional liquor outlet within this portion of our community.

Sincerely;


Henry Porter, Jr., President
(323)757-5506hm.
(323)273-6435cell

cc: Honorable Mark Ridley-Thomas
Supervisor, Second District
ATT. KARLY KATONA, SENIOR DEPUTY