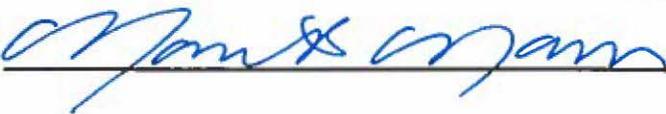


# Regional Planning Commission Transmittal Checklist

Hearing Date  
04/29/2015  
Agenda Item No.  
7.

Project Number: R2013-02970-(1)  
Case(s): Conditional Use Permit Case No. 201300158  
Planner: Michele Bush

- 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**

R2013-02970-(1)

**HEARING DATE**

04/29/15

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No.201300158

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Deyes Enterprise, LLC / Chae Ik Shim-  
 3J Market Operators Inc.

**MAP/EXHIBIT DATE**

08/15/2013

**PROJECT OVERVIEW**

The project is a request for a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption (Type 20 Off Sale Beer & Wine) at an existing neighborhood market (Meatland Market).

**LOCATION**

112 N. Gage Avenue, Unincorporated East Los Angeles

**ACCESS**

N. Gage Avenue

**ASSESSORS PARCEL NUMBER(S)**

5233-008-020

**SITE AREA**

0.17 Acre

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Community Plan

**ZONED DISTRICT**

East Los Angeles

**LAND USE DESIGNATION**

CR (Commercial/Residential)

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**CASE PLANNER:**

Michele Bush

**PHONE NUMBER:**

(213) 974 - 6435

**E-MAIL ADDRESS:**

mbush@planning.lacounty.gov





**ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption at an existing neighborhood market pursuant to County Code Section 22.28.160.

**PROJECT DESCRIPTION**

The Project is a request to authorize the sale of beer and wine for off-site consumption (Type 20) at an existing neighborhood market (Meatland Market). The site plan for the Project depicts the Project Site with the existing neighborhood market, with adjacent parking lot (13 spaces). One driveway is depicted along N. Gage Avenue for both ingress and egress. The site plan includes the shelf plan for the proposed sale of beer and wine for off-site consumption showing 4.90 percent reserved as such. The applicant currently has an existing alcohol license, within the same census tract, which will be transferred to the Project location.

**EXISTING ZONING**

The subject property is now located within the East Los Angeles Third Street Specific Plan within the Neighborhood Center (NC) Transect Zone. Section 22.46.3002 of the County Code states complete applications that were filed before the effective date of this Form-Based Code shall comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed. The project request was filed prior to the effective date of the East Los Angeles Third Street Form-Based Code. Therefore the subject property has been reviewed based on the requirements of the C-2 (Neighborhood Business) zone within the East Los Angeles Community Standards District (CSD).

Surrounding properties are zoned as follows:

North: C-2  
South: C-2  
East: C-2  
West: C-2

**EXISTING LAND USES**

The subject property is developed with a neighborhood market.

Surrounding properties are developed as follows:

North: Parking lot (serving the market)  
South: Neighborhood Bakery and Auto Service uses  
East: Multi-Family Residential  
West: Commercial and Single-Family Residential uses

**PREVIOUS CASES/ZONING HISTORY**

The Project Site has been maintained as a neighborhood market use for more than 50 years. Several building permits and business licenses have been approved for the current neighborhood market use. The project site will continue the neighborhood market use.

### 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 request to sell alcoholic beverages at an existing neighborhood market. 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 CR (Commercial/Residential) land use category of the East Los Angeles Community Plan. The plan allows for areas containing a mixture of commercial and residential uses within the CR land use designation. The commercial uses permitted within this category are primarily neighborhood commercial (C-2 zone). The proposed sale of alcohol for off-site consumption will be located within the Meatland Market, which provides goods to the surrounding community and is therefore consistent with the permitted uses of the underlying land use category.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.160 of the County Code, establishments in the C-2 Zone are permitted to sell alcoholic beverages for either on-site or off-site consumption, provided a conditional use permit has first been obtained.

Pursuant to Section 22.56.195 of the County Code, establishments selling alcoholic beverages for either on-site or off-site consumption must comply with the following standards:

- 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. *There are currently three sensitive uses within 600 feet of the subject property, Belvedere Elementary School, Society of St. Paul and First Mexican Baptist Church. All of these uses are located to the south of the Project Site, across East 1<sup>st</sup> Street.*
- 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. *There are residential uses to the east and west of the Project Site. The rear wall of the market borders residential uses to the east, and an existing six-foot-high masonry wall and landscaping along the eastern property line help buffer the Project Site from said residential uses. Residential uses to the west are buffered from the market by N. Gage Avenue.*
- 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. *There are currently two establishments selling alcohol within 600 feet of the Project Site, one Type 41 (on sale beer and wine-eating establishment) license (Teresitas Restaurant, Inc.), and one Type 20 (off sale beer and wine) license (market). The County's Zoning Ordinance requires shelf space to be limited to five percent of the total shelf space in the establishment when such an overconcentration exists. The Project proposes 4.90 percent of shelf space to be devoted to alcoholic beverages. The applicant currently has an existing alcohol license, within the same census tract, which will be transferred to the Project location.*

- *The requested use at the proposed location will not adversely affect the economic welfare of the nearby community. The subject project is in the midst of a culturally diverse urban community. The commercial properties along Gage Avenue are developed as neighborhood serving uses providing services to the adjacent medium density residential neighborhood. The 6,390 square-foot market has long been established at this location and has served this heavily commercial and residential community. The applicant feels that the market is operated harmoniously and not a nuisance to this community. Being allowed to sell beer and wine for off-site consumption will be an added amenity to the service provided by the market and local grocery shoppers would not have to travel far to get this type of service. The proposed use will be a desirable addition to the operation of a well established market. The proposed project will help enhance the characteristics of the commercial developments in the community.*
- *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. No modifications or alterations to the existing structure are proposed as a part of this request. The requested sale of beer and wine for off-site consumption will compliment the other goods and services provided by the market. The operation of said market along with the requested beer and wine off-site sales will provide public convenience for this community.*

#### Parking

Pursuant to Section 22.56.1510 of the County Code, conforming uses in a building or structure nonconforming due to parking are allowed. There are 13 parking spaces, including one handicapped accessible space. The current use was established prior to current code requirements for parking.

Site Visit

During a site visit, staff observed possible zoning violations related to outside storage and unpermitted signage. Staff informed the applicant of the possible violations and consulted with Zoning Enforcement staff. The applicant has since made efforts to remove the violations from the subject property.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 and 22.56.195 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The Project Site has been maintained as a neighborhood market use for more than 50 years. Several building permits and business licenses have been approved for the current neighborhood market use. The project site will continue the neighborhood market use.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff received a letter from the County of Los Angeles Sheriff's Department, East Los Angeles Station, dated September 5, 2014. The letter stated that for the last five years, the location has had minimal law enforcement problems, and that within that period there were only a few calls for thefts and false alarm calls. The letter also stated that currently, the policing area of unincorporated East Los Angeles consists of 7.89 square miles. It is comprised of 27 census tracts with several liquor licenses. If the business is granted a CUP, the Sheriff's Department requests the sale of alcohol be limited to only beer and wine, which is the request of the permittee.

The Sheriff's Department stated that it hoped the operator of the market would be a responsible business and not allow excessive consumption of alcohol at the location and/or allow intoxicated persons to congregate outside their business. The Sheriff's letter also requested that law enforcement be called by management and/or employees if problems arise at this location, to avoid escalation into serious incidents. The letter stated it would be in the best interest for the location to have active and functional cameras with recording for 30-day retention to assist law enforcement with any issues at the location. The Sheriff's Department did not advocate support or opposition to the Project request.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

Based on information from the California Department of Alcoholic Beverage Control (ABC), an undue concentration of licenses exists within the census tract. Two (2) alcohol licenses are allowed and five (5) exist.

Staff received a Business and Practice Worksheet from ABC dated January 6, 2015. The worksheet included crime reporting district and census tract based statistics on reported criminal activity and existing alcohol licenses. According to the worksheets, the subject Project Site is located in crime reporting district number 0276 where 402 offenses occurred. The average number of offenses per reporting districts was 85.7;

therefore reporting district 0276 is considered a high crime reporting district. The subject property is located in census tract number 5311.02.

**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 R2013-02970-(1), Conditional Use Permit Number 201300158, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300158 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Michele Bush, Principal Planner, Zoning Permits East Section  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

**Attachments:**

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

MM:MRB  
4/29/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02970-(1)  
CONDITIONAL USE PERMIT NO. 201300158**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300158 ("CUP") on April 29, 2015.
2. The permittee, 3J Market Operators Inc. ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption (Type 20 Off Sale Beer & Wine) at an existing neighborhood market (Meatland Market) ("Project") on a property located at 112 N. Gage Avenue, in the unincorporated community of East Los Angeles ("Project Site") in the C-2 (Neighborhood Business) zone within the East Los Angeles Community Standards District (CSD) pursuant to Los Angeles County Code ("County Code") section 22.28.160.
3. The Project Site is 0.17 acre in size and consists of one legal lot. The Project Site is rectangular in shape, relatively flat and is developed with an existing neighborhood market.
4. The Project Site is located in the East Los Angeles Zoned District and has been reviewed based on the requirements of the C-2 zone within the East Los Angeles CSD.
5. The Project Site has been reviewed based on the CR (Commercial/Residential) land use category of the East Los Angeles Community Plan.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: C-2
  - South: C-2
  - East: C-2
  - West: C-2
7. Surrounding land uses within a 500-foot radius include:
  - North: Parking lot (serving the market)
  - South: Neighborhood Bakery and Auto Service uses
  - East: Multi-Family Residential
  - West: Commercial and Single-Family Residential uses
8. The Project Site has been maintained as a neighborhood market use for more than 50 years. Several building permits and business licenses have been approved for the current neighborhood market use. The project site will continue the neighborhood market use.

9. The site plan for the Project depicts the Project Site with the existing neighborhood market, with adjacent parking lot (13 spaces). One driveway is depicted along N. Gage Avenue for both ingress and egress. The site plan includes the shelf plan for the proposed sale of beer and wine for off-site consumption showing 4.90 percent reserved as such. The shelf space thereby does not exceed five percent of the total shelf space in the establishment.
10. The Project Site is accessible via N. Gage Avenue to the west.
11. The existing neighborhood market provides 13 parking spaces, including one handicapped accessible space. The County Code allows conforming uses in a building or structure nonconforming due to parking. The current use was established prior to current code requirements for parking.
12. Based on information from the California Department of Alcoholic Beverage Control (ABC), an undue concentration of licenses exists within the census tract. Two (2) alcohol licenses are allowed and five (5) exist.
13. There are currently two establishments selling alcohol within 600 feet of the Project Site, one Type 41 (on sale beer and wine-eating establishment) license (Teresitas Restaurant, Inc.), and one Type 20 (off sale beer and wine) license (market). There are currently three sensitive uses within 600 feet of the subject property, Belvedere Elementary School, Society of St. Paul and First Mexican Baptist Church. All of these uses are located to the south of the Project Site, across East 1<sup>st</sup> Street. No other sensitive uses are located within 600 feet of the site.

Staff received a Business and Practice Worksheet from ABC dated January 6, 2015. The worksheet included crime reporting district and census tract based statistics on reported criminal activity and existing alcohol licenses. According to the worksheets, the subject Project Site is located in crime reporting district number 0276 where 402 offenses occurred. The average number of offenses per reporting districts was 85.7; therefore reporting district 0276 is considered a high crime reporting district. The subject property is located in census tract number 5311.02.

14. Staff received a letter from the County of Los Angeles Sheriff's Department, East Los Angeles Station, dated September 5, 2014. The letter stated that for the last five years, the location has had minimal law enforcement problems, and that within that period there were only a few calls for thefts and false alarm calls. The letter also stated that currently, the policing area of unincorporated East Los Angeles consists of 7.89 square miles. It is comprised of 27 census tracts with several liquor licenses. If the business is granted a CUP, the Sheriff's Department requests the sale of alcohol be limited to only beer and wine, which is the request of the permittee.

The Sheriff's Department stated that it hoped the operator of the market would be a responsible business and not allow excessive consumption of alcohol at the location and/or allow intoxicated persons to congregate outside their business. The Sheriff's letter also requested that law enforcement be called by management and/or employees if problems arise at this location, to avoid escalation into serious

incidents. The letter stated it would be in the best interest for the location to have active and functional cameras with recording for 30-day retention to assist law enforcement with any issues at the location. The Sheriff's Department did not advocate support or opposition to the Project request.

15. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21111, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of alcoholic beverages in an existing neighborhood market.
16. Staff has not received any comments at this time.
17. *To be inserted after the public hearing to reflect hearing proceedings.*
18. The Commission finds that the Project is consistent with the goals and policies of the East Los Angeles Community Plan. The plan allows for areas containing a mixture of commercial and residential uses within the CR land use designation. The commercial uses permitted within this category are primarily neighborhood commercial (C-2 zone). The proposed sale of alcohol for off-site consumption will be located within the Meatland Market, which provides goods to the surrounding community.
19. The Commission finds that the Project is consistent with the Los Angeles County Zoning Code. Section 22.28.160 of the Code permits the sale of alcoholic beverages for either on-site or off-site consumption in the C-2 zone, provided a conditional use permit has first been obtained.  
  
Section 22.56.195 of the County Code requires that an applicant for a project that does not currently, but proposes to sell alcoholic beverages, for either on-site or off-site consumption must provide information sufficient to substantiate certain findings.
20. The Commission finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The subject market has operated at this same location for more than 50 years providing the services for this community, problem free. Permitting the sale of alcoholic beverages as conditioned should not impact the welfare of the area given the stated focus of the market as the sale of general merchandise and with the sale of beer and wine playing a secondary and occasional role.
21. The Commission finds 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

Project Site will remain as it has existed for many years. The project has been developed with ingress and egress, landscaping and parking to serve the use. There are 13 parking spaces provided to serve the market.

22. The Commission finds 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. The site consists of an existing neighborhood market that has been in operation for more than 50 years. The market is located along a commercial corridor with neighborhood serving commercial uses.
23. The Commission finds 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. There are currently three sensitive uses within 600 feet of the subject property, Belvedere Elementary School, Society of St. Paul and First Mexican Baptist Church. All of these uses are located to the south of the Project Site, across E. 1<sup>st</sup> Street. No other sensitive uses are located within 600 feet of the site.
24. The Commission finds 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. There are residential uses to the east and west of the Project Site. The rear wall of the market borders residential uses to the east, and an existing six-foot-high masonry wall and landscaping along the eastern property line help buffer the Project Site from said residential uses. Residential uses to the west are buffered from the market by N. Gage Avenue.
25. The Commission finds that 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. There are currently two establishments selling alcohol within 600 feet of the Project Site, one Type 41 (on sale beer and wine-eating establishment) license (Teresitas Restaurant, Inc.), and one Type 20 (off sale beer and wine) license (market). The County's Zoning Ordinance requires shelf space to be limited to five percent of the total shelf space in the establishment when such an overconcentration exists. The Project proposes 4.90 percent of shelf space to be devoted to alcoholic beverages.
26. The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community. The subject project is in the midst of a culturally diverse urban community. The commercial properties along Gage Avenue are developed as neighborhood serving uses providing services to the adjacent medium density residential neighborhood. The

6,390 square-foot market has long been established at this location and has served this heavily commercial and residential community. The applicant feels that the market can be operated harmoniously and not be a nuisance to this community. Being allowed to sell beer and wine for off-site consumption will be an added amenity to the service provided by the market and local grocery shoppers would not have to travel far to get this type of service. The proposed use will be a desirable addition to the operation of a well established market. The proposed project will help enhance the characteristics of the commercial developments in the community.

27. The Commission finds 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 modifications or alterations to the existing structure are proposed as a part of this request. The requested sale of beer and wine for off-site consumption will compliment the other goods and services provided by the market. The operation of said market along with the requested beer and wine off-site sales will provide public convenience for this community.
28. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 20 years.
29. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Anthony Quinn Library located in the vicinity of the East Los Angeles community. On March 3, 2015, a total of 111 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the East Los Angeles Zoned District and to any additional interested parties.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.

- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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; the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. 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.

**THEREFORE, THE COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permits 201300158, subject to the attached conditions.

**ACTION DATE: APRIL 29, 2015**

**VOTE:**

Concurring:

Dissenting:

Abstaining:

Absent:

MM:MRB  
04/29/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02970-(1)  
CONDITIONAL USE PERMIT NO. 201300158**

**PROJECT DESCRIPTION**

The project is a request to authorize the sale of beer and wine for off-site consumption at an existing neighborhood market (Meatland Market) 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 reasonably 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 reasonably 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 April 29, 2035.** 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 **\$2,200.00**. 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 eleven (11) (one the first year) and ten biennial (one 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 to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **June 29, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS

19. 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.
20. 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.
21. The permittee, and all managers and designated employees of the establishment, who are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program, or other similar program, 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 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.
22. 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.
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
24. The permittee is required to purchase for its use or to retire an existing alcohol license in the East Los Angeles community no later than **July 28, 2015**. If, despite

- evidence provided to the Director of Regional Planning ("Director") of best efforts to obtain an expired license, the permittee requires additional time, then the permittee may request additional time in writing from the Director. If the Director determines that the permittee has been unable to acquire an expired license despite best efforts, the Director shall grant an extension or extensions which cumulatively shall not exceed one year. The rights granted hereunder shall expire and lapse in the event that the permittee fails to acquire a license within the time frame set forth in this condition.
25. 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.
  26. This grant authorizes the sale of alcoholic beverages from 9:00a.m. to 10:00p.m., during all days of operation.
  27. 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.
  28. No display of alcoholic beverages shall be made from a tub or other container containing ice.
  29. 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.
  30. Shelf space for display of alcoholic beverages shall never exceed five percent of the store's shelf space.
  31. 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.
  32. Employees on duty after 10:00 pm shall be at least 21 years of age.
  33. The beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited.
  34. 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.

35. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanent affixed cooler.
36. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.
37. The permittee shall provide adequate lighting above all entrances and exits to the premises
38. The sale of fortified wines shall be prohibited.
39. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

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

40. This grant shall authorize the sale of beer and wine for off-site consumption.
41. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
42. The permittee shall maintain a video monitoring system, equipped with cameras with recording for 30-day retention.
43. The permittee shall provide staff to supervise patrons and the subject premises during all hours of operation.

MM:MRB  
4/29/15



Los Angeles County  
 Department of Regional Planning  
*Planning for the Challenges Ahead*



## CONDITIONAL USE PERMIT BURDEN OF PROOF

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

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

**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
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.

The subject market has operated at this same location for many years now providing the services for this community problem free. Permitting the sale of alcoholic beverages as conditioned should not impact the welfare of the area given the stated focus of the store as the sale of general merchandise and with the sale of beer and wine playing a secondary and occasional role.

**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.**

Yes. The proposed site is adequate in size and shape with ample of parking provided per code. Also, the use has been legally approved by County of Building and Safety.

**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.

The proposed site is adequately served by improved highways and public facilities. Again, this is an existing market that has been in operation for many years with an approved Certificate of Occupancy from Building and Safety.

**ALCOHOLIC BEVERAGE SALES BURDEN OF  
PROOF  
112 N. GAGE AVENUE.**

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

**REQUEST:**

Pursuant to the provisions of the *Zoning Code Section 22.56.195* of the Los Angeles County Department of Regional Planning, **Conditional Use Permit** to permit the sell of beer and wine (Type-20) for off-site consumption in conjunction with an existing 6,390.0 sq.ft. market.

**A. 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.**

The surrounding neighborhood has been and continues to contain a mix of commercial and residential community. The following sensitive uses are located within 600 feet of the subject property:

First Mexican Baptist Church is located at First Street and Gage Ave. (NEC)

The use will not be materially detrimental to the character of the development in the immediate area as evidenced by similar uses in the City. Moreover, the conditions of approval are imposed to ensure the sale and dispensing of alcoholic beverages does not have a detrimental impact. Furthermore, conditions are imposed to ensure the establishment does not require additional resources of the Police Department to monitor and enforce the conditions of approval.

The applicant has demonstrated an understanding of the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol in conjunction with the operation of the neighborhood market. The store is self-contained use that will not interfere with sensitive uses in the area. Furthermore, the applicant is willing

**B. 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.**

Although the subject property adjoins residentially developed properties, the applicant has maintained the subject market problem-free. No outdoor advertising of alcohol sales. Security lighting will be directed away from any adjacent uses. The applicant will apply policies that dictate stringent age verifications prior to sales of alcoholic beverages to ensure that the market will operate harmoniously and without nuisance to the surrounding

uses. And trained market staff will supervise patrons and the subject premises. The approval of this conditional use request then will not detrimentally affect any nearby residentially zoned properties.

**C. 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.**

Despite of possible concerns with the request resulting to contribute to an undue concentration, the applicant, has a vested interest in making this market operation a viable business and being able to provide public convenience to this community. The applicant will ensure that staff will be properly trained to check for proper identification prior to the sell of alcohol. Also, the applicant is willing to accept conditions imposed by the County of Regional Planning to ensure that there are no impacts to the adjacent properties.

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

The subject project is in the midst of a culturally diverse urban community. The commercial properties along Gage Avenue are developed as Neighborhood type of commercial uses that provide services to the adjacent medium- density residential neighborhood.

The 6,390 sq. ft. market has long been established at this location and has served this heavily commercial and residential community. The applicant feels that he can operate this business harmoniously and not be a nuisance to this community if given a chance to allow this off-site sales of beer and wine as an added amenity for the services provided by this market so local grocery shoppers do not to have to travel far to get this type of services. The proposed use will be desirable addition to the operation of a well-established market. The proposed project will enhance the characteristics of the commercial developments in the community.

**E. 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.**

As mentioned earlier, this market has operated at this same location for many years now problem free. The requested beer and wine off-site sales will only compliment

the other goods and services the market provides which makes it a complete one stop shopping location. No modification to the existing structure is proposed and the addition of the beer and wine will only be 5 percent of shelf space that the market has. The operation of said market along with the requested beer and wine off-site sales will provide public convenience for this community.

**ALCOHOL ESTABLISHMENTS WITHIN 0'-600'**

*112 N GAGE AVENUE*

TERESITAS RESTAURANT INC (TYPE-41)  
3826 E 1ST ST  
LOS ANGELES, CA 90063

ESCOBOSA, JORGE REYES(TYPE-20)  
3837 E 1ST ST  
LOS ANGELES, CA 90063

**ALCOHOL ESTABLISHMENTS WITHIN 600'-1000'**

*112 N GAGE AVENUE*

VICTORIAS LIQUOR MARKET (TYPE-20)  
3882 E 1ST ST  
LOS ANGELES, CA 90063

NEW RANCH MARKET (TYPE-20)  
3650 E 1ST ST  
LOS ANGELES, CA 90063

ZOZAYA MARKET & LIQUOR (TYPE-21)  
116 N ROWAN AVE  
LOS ANGELES, CA 90063

**SENSITIVE USES WITHIN 0'-600'**

*112 N GAGE AVENUE*

Belvedere Elementary School  
3724 East 1st Street  
Los Angeles, CA 90063

Society of St Paul  
3852 East 1st Street  
Los Angeles, CA 90063

First Mexican Baptist Church  
3760 East 1<sup>st</sup> Street  
East Los Angeles, CA 90063

**SENSITIVE USES WITHIN 600'-1000'**

*112 N GAGE AVENUE*

Belvedere Middle School  
312 North Record Avenue  
East Los Angeles, CA 90063



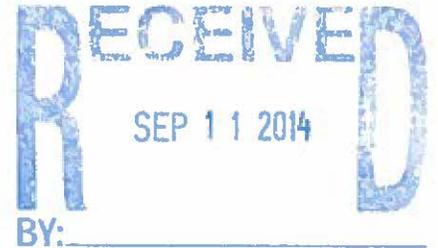
John L. Scott, Sheriff

*County of Los Angeles*  
**Sheriff's Department Headquarters**

4700 Ramona Boulevard  
Monterey Park, California 91754-2169  
(323) 264-4151



September 5, 2014



Ms. Michele Bush  
Los Angeles County Department of Regional Planning  
Zoning Permits East Section  
320 West Temple Street, Room #1346  
Los Angeles, California 90012

Re: Conditional Use Permit Consultation for the Sale of Alcoholic Beverages  
"Meatland Market"  
112 North Gage Avenue  
Los Angeles, CA 90063  
Project # R2013-02970-(1)  
Permit # CUP 2013-00158

Dear Ms. Bush:

It is my understanding the owner of "Meatland Market" has applied for a Conditional Use Permit and ABC license for their business located at: 112 North Gage Avenue, Los Angeles. They are requesting to use a type "20" ABC license, which will allow the business to sell beer and wine for off-sale consumption in conjunction with the operation of a market. While I am not advocating my support or opposition to their request for such a permit, it is my responsibility to provide the necessary factual information for those who will make the decision.

The location is currently open and for the last five years has had minimal law enforcement problems. Within this period, there were only found a few calls for thefts and a few false alarm calls.

Currently, the entire policing area of unincorporated East Los Angeles consists of 7.89 square miles. It is comprised of twenty-seven census tracts with several liquor licenses. This is not including the 7.00 square miles of the City of Commerce, which also has three census tracts with forty-one liquor licenses. Due to this, we have several problems with alcohol consumption in our policing area. In addition, stores that sell liquor experience increased criminal activity due to "beer runs" and robberies. Within census tract 5311.02, the area where "Meatland Market" is located, there are four existing such type permits.

We are aware this location does not sell alcohol at this time. We would request the sale of alcohol be limited to only beer and wine. We would hope they are a responsible business and

not allow excessive consumption of alcohol at the location and/or allow intoxicated persons to congregate outside their business. In addition, we would like to ensure there is no gang activity at the location.

We would also request law enforcement be called by management and/or employees if problems arise at the location, so they do not escalate into serious problems such as fights and/or shootings. It would be in the best interest for the location to have active and functional cameras with recording for 30 day retention to assist law enforcement with any issues at the location, but this is not a requirement. We would also request all and any gang graffiti be removed from the premises immediately.

My staff has been to the location to conduct a visual inspection and has spoken to the C.E.O., Chae Shim, and found no issues.

My staff has reviewed the ABC license and it appears Mr. Shim is transferring his license from his closed store at 3650 E. 1<sup>st</sup> Street, Los Angeles to this location (License #488077). My staff found no history of discipline.

If you have any questions or wish to discuss this matter further, you may contact me, Lieutenant Joshua Bardon, or Deputy Scott Hennessy, at (323) 264-4151.

Sincerely

JOHN L. SCOTT, SHERIFF



Steven E. Biagini, Captain  
East Los Angeles Station

Department of Alcoholic Beverage Control

State of California  
Edmund G. Brown Jr., Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

3J MARKET OPERATORS INC (OWN)

2. PREMISES ADDRESS (Street number and name, city, zip code)

112 N Gage Ave, Los Angeles 90063-2306

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- |                                                       |                                            |                                              |                                            |
|-------------------------------------------------------|--------------------------------------------|----------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Full Service Restaurant      | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge     | <input type="checkbox"/> Private Club      |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club          | <input type="checkbox"/> Veterans Club     |
| <input type="checkbox"/> Cafe/Coffee Shop             | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer        | <input type="checkbox"/> Fraternal Club    |
| <input type="checkbox"/> Bed & Breakfast:             | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only                    | <input type="checkbox"/> All               |                                              |                                            |

- |                                             |                                            |                                                        |                                                |
|---------------------------------------------|--------------------------------------------|--------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Supermarket        | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store       | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |                                                |
| <input type="checkbox"/> Other - describe:  |                                            |                                                        |                                                |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:1,528

On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

5311.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

5

On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

635-D4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)  No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

0276

14. TOTAL NUMBER OF REPORTING DISTRICTS

557

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

47,758

16. AVERAGE NO. OF OFFENSES PER DISTRICT

85.7

17. 120% OF AVERAGE NUMBER OF OFFENSES

103

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

402

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winemaker's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

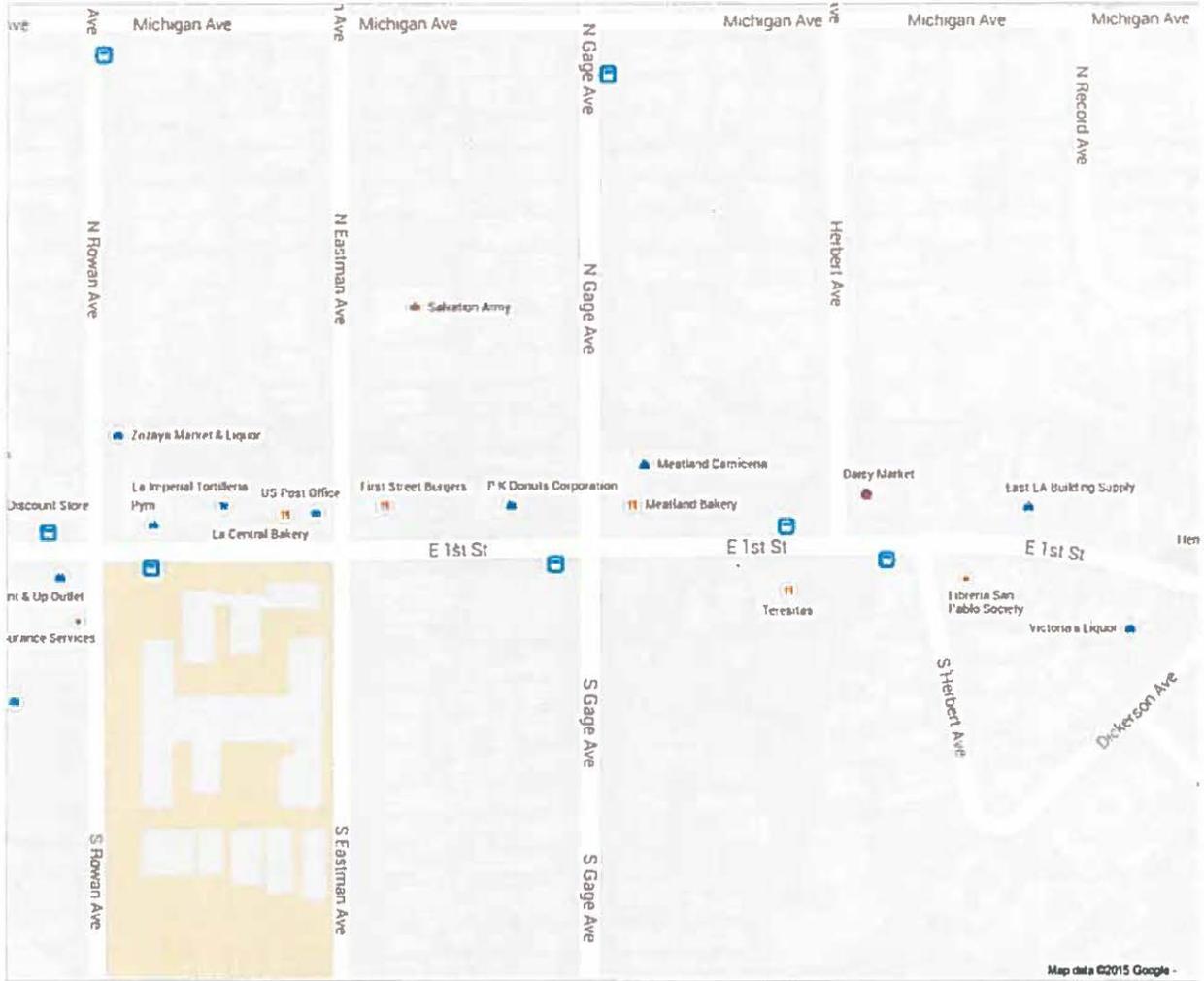
PREPARED BY (Name of Department Employee)

pa 1/5/15

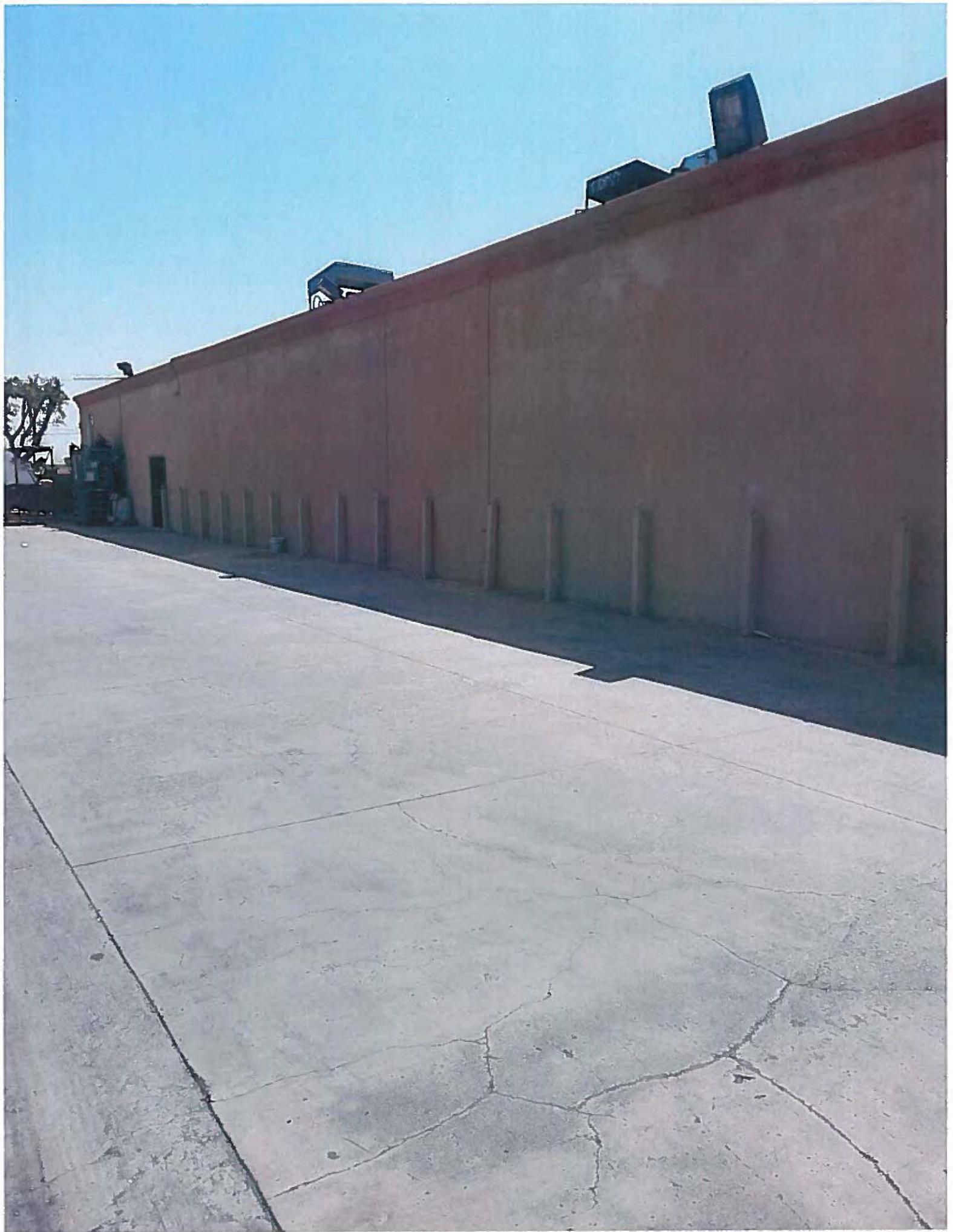
ABC-245 (rev. 01-11)



To see all the details that are visible on the screen, use the "Print" link next to the map.













**PROPERTY BOUNDARY DESCRIPTION :**  
 APN: 5233-008-20 5233-008-21 5233-008-035

- SUB NO 2
- WELLINGTON HEIGHTS
- BLK H
- LOT 16, 17 & W 59 FT OF LOT 15

**CONTACT:**

GENESIS CONSULTING, INC.  
 ALEX Y. WOO  
 3530 WILSHIRE BLVD. STE.1610  
 LOS ANGELES, CA 90010

P: (213) 228-3288 F: (213) 536-8134  
 alex@gcl-la.com / www.gcl-la.com

**500' RADIUS LAND USE MAP**

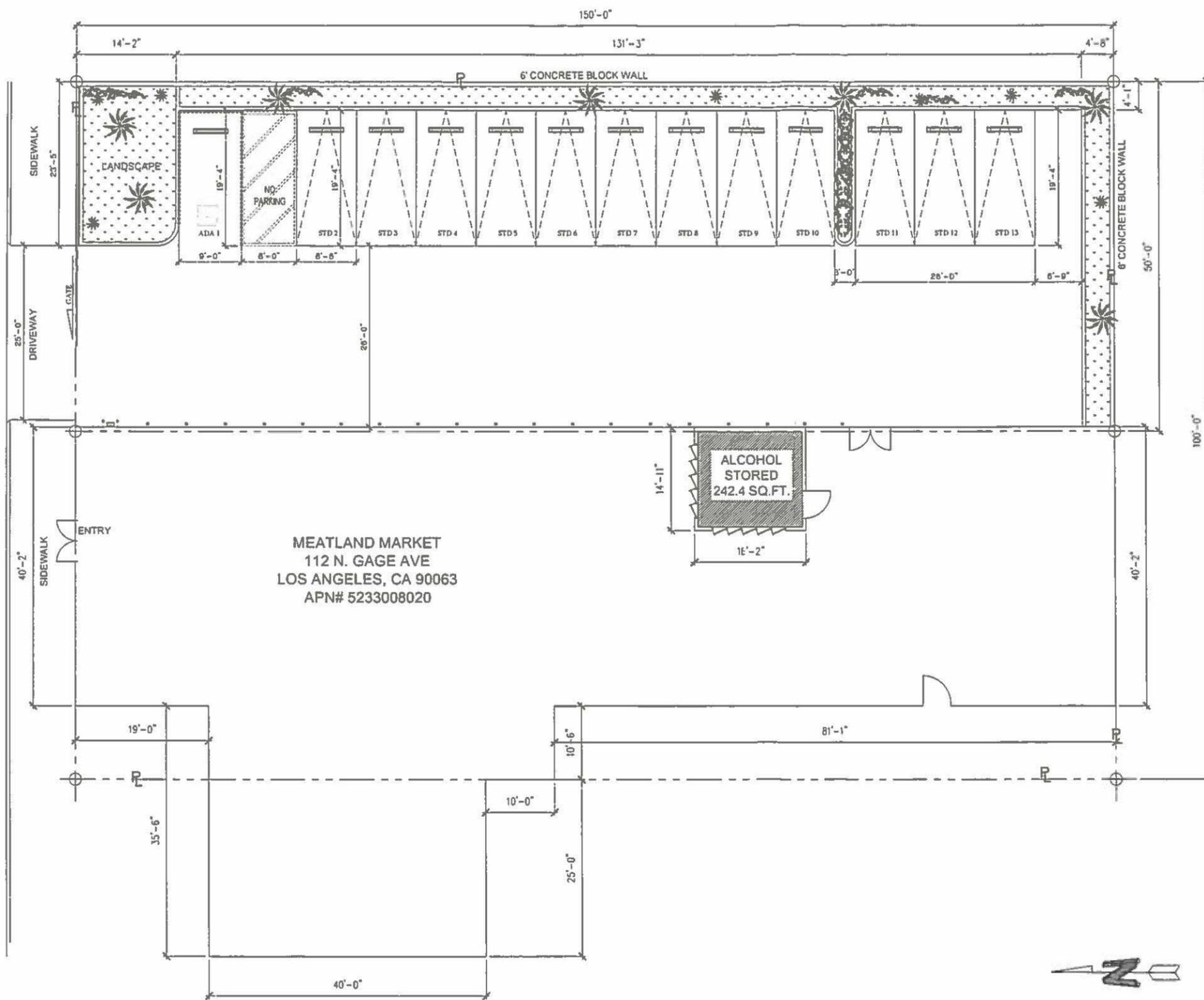
- CASE :
- LEGEND :
- - SINGLE FAMILY
  - ② - DUPLEX DWELLING

SCALE : 1" = 100'



DATE :  
 10-10-2013  
 UPDATE :

N. GAGE AVE



SITE PLAN

SCALE 1/8" = 1'-0"

SCOPE OF WORK

PROPOSED ALCOHOL STORED LOCATION

PLAN INDEX

A-1 SITE PLAN  
A-2 EXISTING FLOOR PLAN

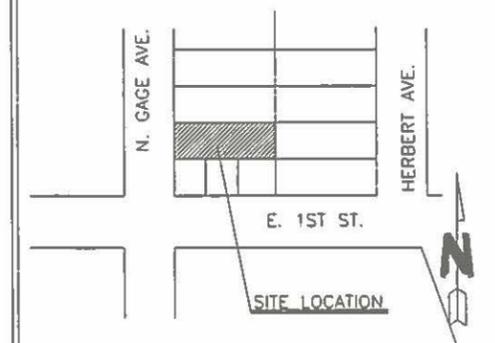
BUILDING DATA

SITE ADDRESS: 112 N. GAGE AVE  
LOS ANGELES, CA 90063

ASSESSOR PARCEL NO. (APN) 5233-008-020  
LOT/PARCEL AREA (CALCULATED) 7,500 (50 FT)  
TRACT SUB NO.2  
WELLINGTON HEIGHTS  
BLOCK H  
LOT 16

BUILDING DESCRIPTION:  
SQUARE FOOTAGE 6,390  
YEAR BUILT 1939 / 1943

VICINITY MAP



PARKING SPACES:

STANDARD PARKING SPACES:	12
ADA PARKING SPACE:	1
TOTAL PARKING SPACES:	13

REVISIONS	BY

CONSULTANT OWNER INFORMATION:  
112 N. GAGE AVE.  
LOS ANGELES, CA 90063  
APN# 5233-008-020

PROJECT INFORMATION:  
MEATLAND MARKET  
112 N. GAGE AVE.  
LOS ANGELES, CA 90063  
APN# 5233-008-020

DATE 08-15-2018  
SCALE 1/8" = 1'-0"  
DRAWN E.T.  
JOB HK08052013  
SHEET  
**A-1**  
OF SHEET

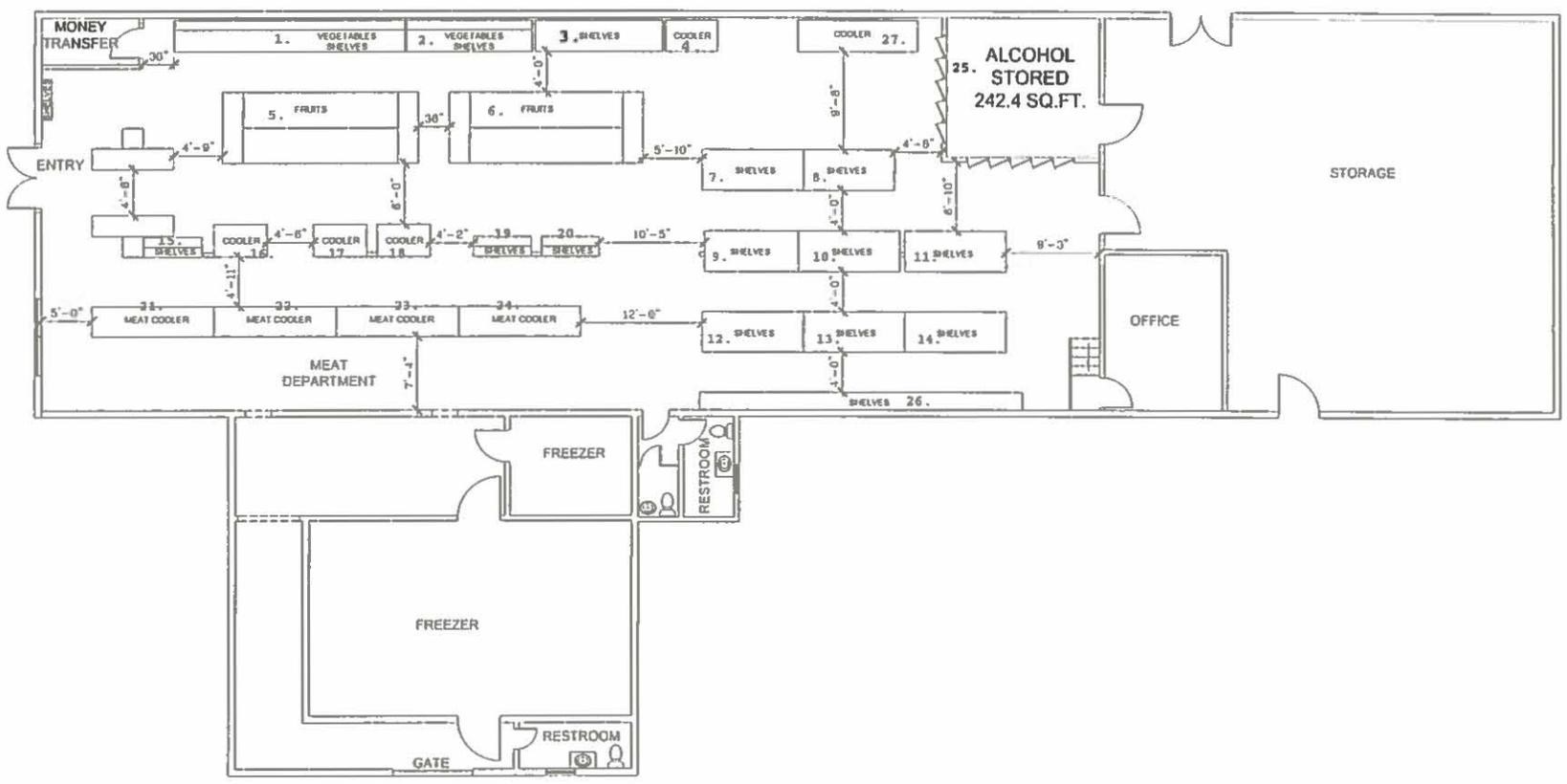
REVISIONS	BY

112 N. GAGE AVE.  
LOS ANGELES, CA 90063  
APN# 5233-008-020

**MEATLAND MARKET**  
112 N. GAGE AVE  
LOS ANGELES, CA 90063  
APN# 5233-008-020

DATE	08 09 2013
SCALE	3/16" = 1'-0"
DESIGNER	ET
JOB	000001.0013
SHEET	

**A-2**  
OF SHEET



**EXISTING FLOOR PLAN**

SHELF PLAN FOR OFF-SITE SALES OF ALCOHOL  
- 27 SHELVES

SCALE 3/16" = 1'-0"

CABINET KEY NUMBER	LENGTH INCHES	TOTAL NO. SHELVES	NO. OF SHELVES W/ ALCOHOL	LINEAR INCHES OF SHELVES	TOTAL LINEAR INCHES FOR ALCOHOL	PERCENTAGES OF SHELF SPACE DEVOTED TO ALCOHOL
1	20	2	0	40	0	0
2	10	2	0	20	0	0
3	10	2	0	20	0	0
4	5	4	0	20	0	0
5	15	1	0	30	0	0
6	15	1	0	30	0	0
7	8	4	0	32	0	0
8	8	4	0	32	0	0
9	8	4	0	32	0	0
10	8	4	0	32	0	0
11	8	4	0	32	0	0
12	8	4	0	32	0	0
13	8	4	0	32	0	0
14	8	4	0	32	0	0
15	3	4	0	12	0	0
16	5	4	0	20	0	0
17	5	4	0	20	0	0
18	5	4	0	20	0	0
19	4	4	0	16	0	0
20	4	4	0	16	0	0
21	10	1	0	10	0	0

CABINET KEY NUMBER	LENGTH INCHES	TOTAL NO. SHELVES	NO. OF SHELVES W/ ALCOHOL	LINEAR INCHES OF SHELVES	TOTAL LINEAR INCHES FOR ALCOHOL	PERCENTAGES OF SHELF SPACE DEVOTED TO ALCOHOL
22	10	1	0	10	0	0
23	10	1	0	10	0	0
24	10	1	0	10	0	0
25	16.2	40	40	648	648	
26	30	4	0	120	0	0
27	10	2	0	20	0	0
<b>TOTAL</b>	<b>261.2</b>	<b>118</b>	<b>40</b>	<b>1308</b>	<b>648</b>	<b>4.9 %</b>

## SHELF PLAN CALCULATIONS

112 N. GAGE AVENUE  
LOS ANGELES, CA 90063

