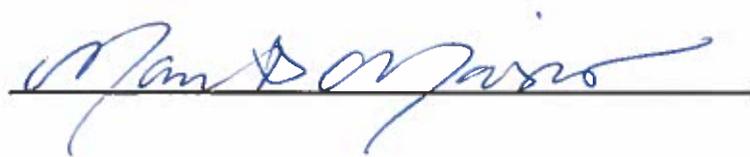


Regional Planning Commission Transmittal Checklist

Hearing Date
02/10/2016
Agenda Item No.
9

Project Number: R2014-02059-(1)
Case(s): Conditional Use Permit Case No. 201400089
Planner: Steve Mar

- 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
- 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
- Sheriff's Department Letter, April 14, 2015
- CA State Dept. of Alcoholic Beverage Control B&P Worksheet

Reviewed By: 



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

PROJECT NUMBER

R2014-02059-(1)

HEARING DATE

February 10, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400089

PROJECT SUMMARY

OWNER / APPLICANT

Chang Family Trust / La Talpa Meat Market

MAP/EXHIBIT DATE

4/9/13

PROJECT OVERVIEW

The applicant, La Talpa Meat Market, is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) from 7:00 a.m. to 9:00 p.m., seven days a week, at an existing meat market located in a multi-tenant shopping center in the C-3 (General Commercial) zone in the Eastside Unit No. 1 Zoned District pursuant to Los Angeles County Code Section 22.28.210.

LOCATION

4501 E. Whittier Blvd., East Los Angeles

ACCESS

via Whittier Blvd., Ford Blvd.

ASSESSORS PARCEL NUMBER(S)

5247-012-013, -014, -015, -016

SITE AREA

0.59 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

Eastside Unit No. 1

LAND USE DESIGNATION

MC – Major Commercial

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East Los Angeles Community 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)
 - 22.44.118 (East Los Angeles CSD requirements)
 - 22.28.220 (C-3 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption (Type 20 alcohol license) from 7:00 a.m. to 9:00 p.m., seven days a week, at an existing meat market in the C-3 (General Commercial) Zone pursuant to County Code Section 22.28.210.

PROJECT DESCRIPTION

The applicant, La Talpa Meat Market, is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) from 7:00 a.m. to 9:00 p.m., seven days a week, at an existing meat market located in a multi-tenant shopping center in the C-3 (General Commercial) zone in the Eastside Unit No. 1 Zoned District pursuant to Los Angeles County Code Section 22.28.210.

SITE PLAN DESCRIPTION

The site plan depicts the existing market located in a multi-tenant shopping center located on the northeast corner of Whittier Boulevard and Ford Boulevard. A total of 32 parking spaces are provided along the frontage facing Ford Boulevard and in a rear parking lot accessed by an alley. The subject market faces Ford Boulevard in a 3,972 sq. ft. tenant space. The market's shelf plan shows that alcoholic beverage display will take up five percent of the market's total shelf space.

EXISTING ZONING

The subject property is zoned C-3 (General Commercial).

Surrounding properties are zoned as follows:

North: R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)

South: C-3, R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)

East: C-3, R-3-P, R-3

West: C-3, R-3-P, R-3

EXISTING LAND USES

The subject property is developed with a multi-tenant shopping center.

Surrounding properties are developed as follows:

North: Commercial Retail, Multi-family Residences, Single-family Residences

South: Commercial Retail, Multi-family Residences, Single-family Residences

East: Commercial Retail, Multi-family Residences, Single-family Residences

West: Commercial Retail, Multi-family Residences, Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The previous zoning history of the subject parcel is as follows: M-1 (9/12/27), C-3 (9/13/88).

County Assessor's records show that the commercial structure on the lot was constructed in 1926, 1927, and 1948. The portion of the structure where the subject market is located was built in 1948.

Plot Plan No. 33632-3740-45588 – Approved 5/3/85 for new signs.

Plot Plan No. 33632-3740-45589 – Approved 2/26/87 for new signs.

Plot Plan No. 200700571 – Denied 4/14/11 for a recycling buyback center due to inactivity.

Plot Plan No. 201301251 – Approved 12/12/13 for one new 60 sq. ft. illuminated business sign.

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 proposing the sale of beer and wine for off-site consumption at an existing market will not cause or is proposing any significant alterations to the existing use or building. 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 MC – Major Commercial land use category of the East Los Angeles Community Plan. This designation is intended for areas containing mixtures of small and large businesses in major areas. The sale of beer and wine for off-site consumption at an existing market is compatible with the commercial designation of the Community Plan’s land use category and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Maintain and conserve sound existing development.*
- *Maintain and reinforce the multifocused pattern of regional linear activity areas and centers.*

The project adds the sale of beer and wine for off-site consumption to an existing market and proposes no physical changes or alterations to the existing development. The project will maintain the existing commercial and economic activity that the market provides along Whittier Boulevard.

The following policies of the East Los Angeles Community Plan are applicable to the proposed project:

- *Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development.*

The project will allow the sale of beer and wine at an existing market located along the major commercial corridor of Whittier Boulevard.

Zoning Ordinance and Development Standards Compliance

Establishments in the C-3 Zone are subject to development standards as prescribed under County Code Section 22.28.220. These development standards include provisions for landscaping, parking, and outside display. Additionally, establishments in the East Los Angeles Community Standards District (CSD) are subject to development standards as prescribed under County Code Section 22.44.118 (adopted 1988). County Assessor records show that the existing structures on the site were built in 1926, 1927, and 1948 prior to current adopted development standards for the C-3 Zone and the East Los Angeles CSD. Therefore, the project

is nonconforming due to current development standards such as landscaping and parking standards.

Neighborhood Impact/Land Use Compatibility

The sale of beer and wine at an existing market on the subject property is compatible with the surrounding neighborhood and provides a complementary and typical market product to the community. Alcoholic beverage sales is allowed in the C-3 zone with a CUP. Currently, there are four other establishments within a 500-ft. radius of the subject property that sell alcohol. These establishments include two markets with Type 20 licenses for off-site beer and wine sales, one bar and billiard hall with a Type 42 license for on-site beer and wine sales, and one restaurant with a Type 41 license for on-site beer and wine sales. Although this constitutes an undue concentration under County Code Section 22.56.195, the sale of beer and wine for off-site consumption would serve as a public convenience and necessity to the surrounding community by providing products and services that are complementary to the market's other products and services, i.e., produce, meat, dairy and various sundries. The shelf space devoted to the display of alcoholic beverages will be limited to five percent of the store's total shelf space as depicted in the application's shelf plan and is in compliance with County Code.

The subject property is located within 600 ft. of four sensitive uses. All four uses are places used for religious worship.

The applicant carries the Burden of Proof to substantiate all facts as follows:

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

The request is for the proposed addition of beer and wine sales, as an accessory use, to an existing meat market. The proposed accessory use is incidental in nature and will be an integral part of the existing market operation. The market is located on a heavily traveled retail commercial corridor oriented towards the intersection of Whittier and Ford Boulevards. The requested use is sufficiently separated from nearby residential structures by an existing parking lot and an alley.

The proposed accessory use will not adversely affect the public health, safety, and welfare of the neighborhood since the market has been in operation at this location for many years without harm to the community. The site is located within a commercial zone and has operated with all required permits and licenses. The proposed use is accessory in nature and will continue in its present configuration and operation in conjunction with the existing meat market. The public convenience will be served since there are a limited number of such local markets that serve the growing population of the area.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site was developed prior to current adopted development standards and the structures conformed to the development standards at the time it was built.

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 market is located on a heavily traveled retail commercial street that is fully dedicated and improved. The subject site is oriented towards the intersection of Whittier and Ford Boulevards. All public and private service facilities and infrastructure are in place.

Additionally, the applicant carries the Burden of Proof to substantiate all facts as related to Alcoholic Beverage Sales as follows:

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 project is located within 600 ft. of four sensitive uses; all four uses are places used for religious worship. These uses are sufficiently buffered from the project site by other businesses and by Whittier Boulevard, a heavily traveled retail commercial corridor. The business has daily operating hours of 7:00 a.m. to 9:00 p.m.

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.

The project site is sufficiently separated from nearby residential structures by an existing rear parking lot and an alley.

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.

The project site is located within 500 ft. of four other establishments that sell alcoholic beverages. Public convenience will be served since there are a limited number of local convenience meat markets within the surrounding area. The shelf space devoted to the display of alcoholic beverages shall be no more than five percent of the market's total shelf space.

Additionally, staff has included a draft condition of approval requiring the applicant to attempt to purchase an existing license in the East Los Angeles community, either for its own use or to retire (draft condition no. 38).

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

The proposed sale of alcoholic beverages will bring additional commercial customers into the area thereby patronizing nearby businesses. The project will help generate additional economic revenue for the market as well as additional tax revenues for the County of Los Angeles.

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.

The proposed use is accessory in nature and will be integrated into the operations of the existing meat market. The existing structure was built in 1948 and has had a market use for many years. The structure was recently renovated and no additional changes will be made to the exterior appearance of the structure as a result of the project. The market has not deteriorated nor has contributed to the diminishment of existing property values in the area.

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.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Sheriff's Station

The County of Los Angeles Sheriff's Department, East Los Angeles Station, researched the subject property's calls for service history for the past five years. During that time, there has been minimal law enforcement related issues at the subject property. However, the market shares an address with other businesses within the shopping center, such as a donut shop and a vacant El Pollo Loco restaurant, where vagrants and transients loiter and drink alcoholic beverages. The Sheriff's Department also expressed consistent problems with public alcoholic beverage consumption in unincorporated East Los Angeles and increased criminal activity at businesses selling liquor. The Sheriff's Department neither advocated support nor opposition to the project and recommended a condition that the market retain its security surveillance video for at least 30 days for law enforcement to review when necessary.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the subject property is located in a high crime reporting district. The subject property is in Reporting District 293. The average number of offenses reported per district (out of 557 total reporting districts) is 85.7 and the actual number of crimes reported for District 293 is 129.

The subject property lies within Census Tract 5315.04. There are currently six existing alcohol licenses in this census tract and two licenses are allowed. Therefore there is an undue concentration of alcoholic beverage licenses within Census Tract 45315.04.

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:

PROJECT NO. R2014-02059-(1)
CONDITIONAL USE PERMIT NO. 201400089

STAFF ANALYSIS
PAGE 6 OF 6

Staff recommends **APPROVAL** of Project Number R2014-02059-(1), Conditional Use Permit Number 201400089, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400089 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steve Mar, Regional Planning Assistant II, 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 Plan, Land Use Map

MM:SM
02/10/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02059-(1)
CONDITIONAL USE PERMIT NO. 201400089**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400089 ("CUP") on February 10, 2016.
2. The permittee, La Talpa Meat Market ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) from 7:00 a.m. to 9:00 p.m., seven days a week, at an existing meat market located in a multi-tenant shopping center ("Project") on a property located at 4501 E. Whittier Boulevard in the unincorporated community of East Los Angeles ("Project Site") in the C-3 (General Commercial) zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project Site is 0.59 acres in size and consists of four legal lots. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.
4. The Project Site is located in the Eastside Unit No. 1 Zoned District and is currently zoned C-3 (General Commercial).
5. The Project Site is located within the MC – Major Commercial land use category of the East Los Angeles Community Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)
 - South: C-3, R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)
 - East: C-3, R-3-P, R-3
 - West: C-3, R-3-P, R-3
7. Surrounding land uses within a 500-foot radius include:
 - North: Commercial Retail, Multi-family Residences, Single-family Residences
 - South: Commercial Retail, Multi-family Residences, Single-family Residences
 - East: Commercial Retail, Multi-family Residences, Single-family Residences
 - West: Commercial Retail, Multi-family Residences, Single-family Residences
8. The Project Site was zoned M-1 in 1927 and then rezoned to C-3 in 1988. County Assessor's records show that the commercial structure on the lot was constructed in 1926, 1927, and 1948. The portion of the structure where the subject market is located was built in 1948. Numerous Plot Plan cases for new signage were approved on the Project Site from 1985 to 2013.
9. The site plan for the Project depicts the existing market located in a multi-tenant shopping center located on the northeast corner of Whittier Boulevard and Ford Boulevard. 32

parking spaces are provided along the frontage facing Ford Boulevard and in a rear parking lot accessed by an alley. The subject market faces Ford Boulevard in a 3,972 sq. ft. tenant space. The market's shelf plan shows that alcoholic beverage display will take up 5% of the market's total shelf space.

10. The Project Site is accessible via Ford Boulevard to the west. Primary access to the Project Site will be via on-site parking spaces along Ford Boulevard. Secondary access to the Project Site will be via an entrance/exit off an alley off of Ford Boulevard.
11. The Project will provide a total of 32 parking spaces along the frontage facing Ford Boulevard and in a rear parking lot accessed by an alley.
12. The County of Los Angeles Sheriff's Department, East Los Angeles Station, researched the subject property's calls for service history for the past five years. During that time, there has been minimal law enforcement related issues at the subject property. However, the market shares an address with other businesses within the shopping center, such as a donut shop and a vacant El Pollo Loco restaurant, where vagrants and transients loiter and drink alcoholic beverages. The Sheriff's Department also expressed consistent problems with public alcoholic beverage consumption in unincorporated East Los Angeles and increased criminal activity at businesses selling liquor. The Sheriff's Department neither advocated support nor opposition to the project and recommended a condition that the market retain its security surveillance video for at least 30 days for law enforcement to review when necessary.

Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the subject property is located in a high crime reporting district. The subject property is in Reporting District 293. The average number of offenses reported per district (out of 557 total reporting districts) is 85.7 and the actual number of crimes reported for District 293 is 129.

The subject property lies within Census Tract 5315.04. There are currently six existing alcohol licenses in this census tract and two licenses are allowed. Therefore there is an undue concentration of alcoholic beverage licenses within Census Tract 45315.04.

13. 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 proposing the sale of beer and wine for off-site consumption at an existing market will not cause or is proposing any significant alterations to the existing use or building. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff has not received any public comments regarding the Project.
16. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Commission finds that the project site is located within the MC – Major Commercial land use category of the East Los Angeles Community Plan. This designation is intended for

areas containing mixtures of small and large businesses in major areas. The sale of beer and wine for off-site consumption at an existing market is compatible with the commercial designation of the Community Plan's land use category and is therefore consistent with the permitted uses of the underlying land use category..

18. The Commission finds that establishments in the C-3 Zone are subject to development standards as prescribed under County Code Section 22.28.220. These development standards include provisions for landscaping, parking, and outside display. Additionally, establishments in the East Los Angeles Community Standards District (CSD) are subject to development standards as prescribed under County Code Section 22.44.118 (adopted 1988). County Assessor records show that the existing structures on the site were built in 1926, 1927, and 1948 prior to current adopted development standards for the C-3 Zone and the East Los Angeles CSD. Therefore, the project is nonconforming due to current development standards such as landscaping and parking standards.
19. The Commission finds that the request is for the proposed addition of beer and wine sales, as an accessory use, to an existing meat market. The proposed accessory use is incidental in nature and will be an integral part of the existing market operation. The market is located on a heavily traveled retail commercial corridor oriented towards the intersection of Whittier and Ford Boulevards. The requested use is sufficiently separated from nearby residential structures by an existing parking lot and an alley. The proposed accessory use will not adversely affect the public health, safety, and welfare of the neighborhood since the market has been in operation at this location for many years without harm to the community. The site is located within a commercial zone and has operated with all required permits and licenses. The proposed use is accessory in nature and will continue in its present configuration and operation in conjunction with the existing meat market. The public convenience will be served since there are a limited number of such local markets that serve the growing population of the area.
20. The Commission finds that the site was developed prior to current adopted development standards and the structures conformed to the development standards at the time it was built.
21. The Commission finds that the market is located on a heavily traveled retail commercial street that is fully dedicated and improved. The subject site is oriented towards the intersection of Whittier and Ford Boulevards. All public and private service facilities and infrastructure are in place.
22. The Commission finds that the project is located within 600 ft. of four sensitive uses. All four uses are places used for religious worship. These uses are sufficiently buffered from the project site by other businesses and by Whittier Boulevard, a heavily traveled retail commercial corridor. The business has daily operating hours of 7:00 a.m. to 9:00 p.m.
23. The Commission finds that the project site is sufficiently separated from nearby residential structures by an existing rear parking lot and an alley.
24. The Commission finds that the project site is located within 500 ft. of four other establishments that sell alcoholic beverages. Public convenience will be served since there are a limited number of local convenience meat markets within the surrounding area. The shelf space devoted to the display of alcoholic beverages shall be no more than 5% of the market's total shelf space.

25. The Commission finds that the proposed sale of alcoholic beverages will bring additional commercial customers into the area thereby patronizing nearby businesses. The project will help generate additional economic revenue for the market as well as additional tax revenues for the County of Los Angeles.
26. The Commission finds that the proposed use is accessory in nature and will be integrated into the operations of the existing meat market. The existing structure was built in 1948 and has had a market use for many years. The structure was recently renovated and no additional changes will be made to the exterior appearance of the structure as a result of the project. The market has not deteriorated nor has contributed to the diminishment of existing property values in the area.
27. 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 15 years.
28. 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 libraries located in the vicinity of the East Los Angeles community. On December 31, 2015, a total of 116 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 Eastside Unit No. 1 Zoned District and to any additional interested parties.
29. 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 REGIONAL PLANNING 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 requested use at the proposed location will result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration. The shelf space devoted to the display of 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 surrounding 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 said neighborhood.

THEREFORE, THE REGIONAL PLANNING 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 Permit No. 201400089, subject to the attached conditions.

ACTION DATE: February 10, 2016

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM
02/10/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

**[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02059-(1)
CONDITIONAL USE PERMIT NO. 201400089**

PROJECT DESCRIPTION

The project is a Conditional Use Permit for the sale of beer and wine for off-site consumption at an existing meat market located in a multi-tenant shopping center 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 February 10, 2031.** 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 **\$1,600.00**. 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 **eight (8) 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 the County Fire 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 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 **April 10, 2016**.
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 - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant allows the sale of beer and wine for off-site consumption at an existing meat market (La Talpa Meat Market).

20. 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;
21. 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;
22. 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 California ServeSMART Responsible Beverage Service Program, or other similar program approved 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;
23. 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;
24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
25. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;
26. This grant authorizes the sale of alcoholic beverages from 7:00 a.m. to 9:00 p.m., seven days a week;
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. 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. The shelf space devoted to the display of alcoholic beverages shall be no more than 5% of the store's total shelf space as depicted in the approved shelf plan;
29. No sale of alcoholic beverages shall be made from a drive-in window;
30. No display of alcoholic beverages shall be made from an ice tub;
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. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler;

33. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold;
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. There shall be no beer sold in containers under one quart or in less than six-pack quantities;
36. The permittee shall provide adequate lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. 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;
37. A security camera system shall be installed on the premises of the subject establishment. Security recordings shall be kept for a period of at least 30 days or to the satisfaction of the Sherriff's Department.
38. The permittee is required to purchase or to retire, for its own use, an existing alcohol license within the East Los Angeles community no later than **May 10, 2016**. If, despite evidence provided to the Director of Regional Planning ("Director") of best efforts to obtain or retire an existing 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 or retire a license despite best efforts, the Director shall grant an extension or extensions which cumulatively shall not exceed one year. If, despite evidence provided to the Director of best efforts to obtain or retire an existing license, the permittee fails to acquire a license within the time frame set forth in this condition, the Director shall have the discretion to waive such requirement to purchase or retire an existing alcohol license within the East Los Angeles Community. Otherwise, the rights granted hereunder shall expire and lapse.

CONDITIONAL USE PERMIT CASE- BURDEN OF PROOF

SECTION 22.56.040

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

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

The instant request is for the proposed addition of beer and wine, as an accessory use, to an existing meat market. The proposed accessory use is incidental in nature and will be an integral part of the existing market operation. The market is located on a heavily traveled retail commercial corridor oriented towards the intersection of Whittier and Ford Boulevards. The requested use is sufficiently separated from nearby residential structures by an existing parking lot and an alley.

The proposed accessory use will not adversely affect the public health and convenience since the market has been in operation at this location for many years without harm to the community. The site is located within a commercial zone and has operated with all required permits and licenses. The proposed use is accessory in nature and will continue in its present configuration and operation in conjunction with the existing meat market. The public convenience will be served since there are a limited number of such local markets that serves the growing population of the area. The subject premises has been operating as a small family-owned market for the enjoyment and convenience of the surrounding community.

Furthermore, the market was previously licensed for the sale and dispensing of a Type 20 beer and wine license for many years without harm or detriment to the area. Based on the aforementioned circumstances, the proposed use will not adversely affect persons residing or working in the area; be materially detrimental to persons located within the vicinity of the subject site nor contribute in harming the public health, safety and welfare of the area.

- B. That the proposed site is adequate in size and shape to accommodate the yard, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is 0.606 acres in size and accommodates walls, fences, parking, loading and other development features as prescribed by Code. There are sufficient on-site parking spaces to accommodate retail commercial customer needs. See plans for details.

- C. That the proposed use 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 market is located on a heavily traveled retail commercial street that is fully dedicated and improved. The subject site is oriented towards the intersection of Whittier and Ford Boulevards. All public and private service facilities and infrastructure are in place.

ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES Section 22.56.195

ABC LICENCE TYPE NO(S): TYPE 20

- 1) That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 500 foot radius ?

The proposed request is to add beer and wine, as an accessory use, to an existing meat market. The proposed use is accessory in nature and will be an integral part of the existing meat market operation. The market is located on a heavily traveled retail commercial corridor that is oriented towards the intersection of Whittier and Ford Boulevards. The requested use is sufficiently separated from nearby residential structures. Based on the mode and character of the meat market, which includes a daily closing time of 9:00 pm, the proposed use should not adversely affect any sensitive uses in the area.

- 2) That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area ?

The market is located at the intersection of Whittier and Ford Boulevards. Whittier Boulevard is a heavily traveled retail commercial corridor. The applicant is requesting the proposed addition of beer and wine only, as an accessory use to the existing meat market. The proposed uses is accessory in nature and will be an integral part of the existing meat market operation. The requested use is sufficiently separated from nearby residential structures by an existing parking lot and an alley. Primary ingress and egress to the property is on Ford Boulevard. Additional ingress and egress to the shopping center is via an alley on the north side of the subject property. Trash pick up and a loading zone is provided from the alley.

- 3) That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet 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 ?

The proposed accessory use will not adversely affect the public health and convenience since the meat market has been in operation at this location for many years without harm to the area. The site is located within a commercial zone and has operated with all required permits and licenses. The proposed uses is accessory in nature and will continue in its present configuration and operation.

The public convenience will be served since there is a limited number of local convenience meat markets within the surrounding area. The subject premises has been operating for many years as a family operated market for the enjoyment and convenience of the surrounding community.

The market was previously licensed for the sale and dispensing of a Type 20 beer and wine license for many years without harm or detriment to the area. Based on the aforementioned circumstances, the proposed use will not adversely affect persons residing or working in the area; be materially detrimental to persons located within the vicinity of the subject site nor contribute in harming the public health, safety and welfare of the area.

- 4) That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community ?

The meat market has been in operation for many years and it was previously licensed for beer and wine. The meat market benefits the surrounding community by affording its neighbors the convenience of having a local meat market within walking distance to many who would otherwise have to drive or take public transportation to far flung locales. The proposed accessory uses will actually bring additional clientele into the area thereby patronizing nearby businesses. The approval of the Conditional Use will benefit the community through the generation of additional business dollars, as well as tax revenues for the County of Los Angeles.

The establishment of the market and the ancillary beer and wine use can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Given the historical precedence of a Type 20 beer and wine license on the site, and the limited hours of operation of the market, the proposed use should not adversely affect the economic welfare of the community.

5) That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration or substantially diminish or impair property values within said neighborhood ?

The site is located within a commercial zone and is operating with all required permits and licenses. The proposed use is accessory in nature and will be integrated into its present operation in conjunction with the existing meat market. The subject premises has been operating as a family market for many years.

The existing structure was built in 1948 and has had a market use for many years. The existing meat market is aesthetically pleasing and enhances the surrounding commercial structures. The structure was recently renovated and has a consistent aesthetic appearance. The market has not deteriorated nor has contributed to the diminishment of existing property values in the area.



Jim Mc Donnell, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

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



April 14, 2015

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

RECEIVED
APR 20 2015
BY: _____

Re: Conditional Use Permit Consultation for the Sale of Alcoholic Beverages
"Talpa Meat Market"
4501 East Whittier Boulevard, Unit C
Los Angeles, CA 90022
Project # R2014-02059-(1)
Permit # CUP201400089

Dear Ms. Nazar:

It is my understanding the owner(s) of Talpa Meat Market have applied for a Conditional Use Permit and ABC license for their business located at 4501 East Whittier Boulevard, Unit C, 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.

Over the past five years the business has had minimal law enforcement related issues, but there were several calls for service within close proximity. The market shares an address with other businesses such as a donut shop and a vacant El Pollo Loco, where vagrants and transients loiter and drink alcoholic beverages.

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 consistent problems with alcoholic beverage consumption in public. In addition, those businesses selling liquor have experienced increased criminal activity due to thefts of the items, e.g., "Beer runs," and robberies. Within census tract 5315.04, the area where Talpa Meat Market is located, there are ten existing such type permits.

We are aware this location does not sell alcohol at this time and we would request the sale of alcohol be limited to only beer and wine if the license is granted. We would hope they are a responsible business and not allow excessive consumption of alcohol in front of the location or allow intoxicated persons to congregate in the surrounding area. In addition, we would like to ensure there is no gang activity at the location.

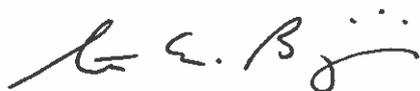
We would also request law enforcement be called by management and/or employees if problems arise at the location, so they do not escalate into serious problems such as fights and/or shootings. We would also request all gang graffiti be removed from the premises immediately.

My staff has been to the location to conduct a visual inspection and spoke to the owner, Mr. Salvador Palomer. Mr. Palomer showed my staff his store. The store appeared clean and had over sixteen surveillance cameras installed. We would request the retention of the surveillance video be at least 30 days for law enforcement to review when necessary.

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

Sincerely

JIM McDONNELL, SHERIFF

A handwritten signature in black ink, appearing to read "S. E. Biagini". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

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

4501 Whittier Blvd, Ste C, LA 90022-2453 (COURT)

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: | | | |

6. COUNTY POPULATION

NA

6. TOTAL NUMBER OF LICENSES IN COUNTY

NA

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1: 1,553

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

5315.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

6

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

675-61

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

EAST LA 55

13. CRIME REPORTING DISTRICT NUMBER

0293

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

129

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

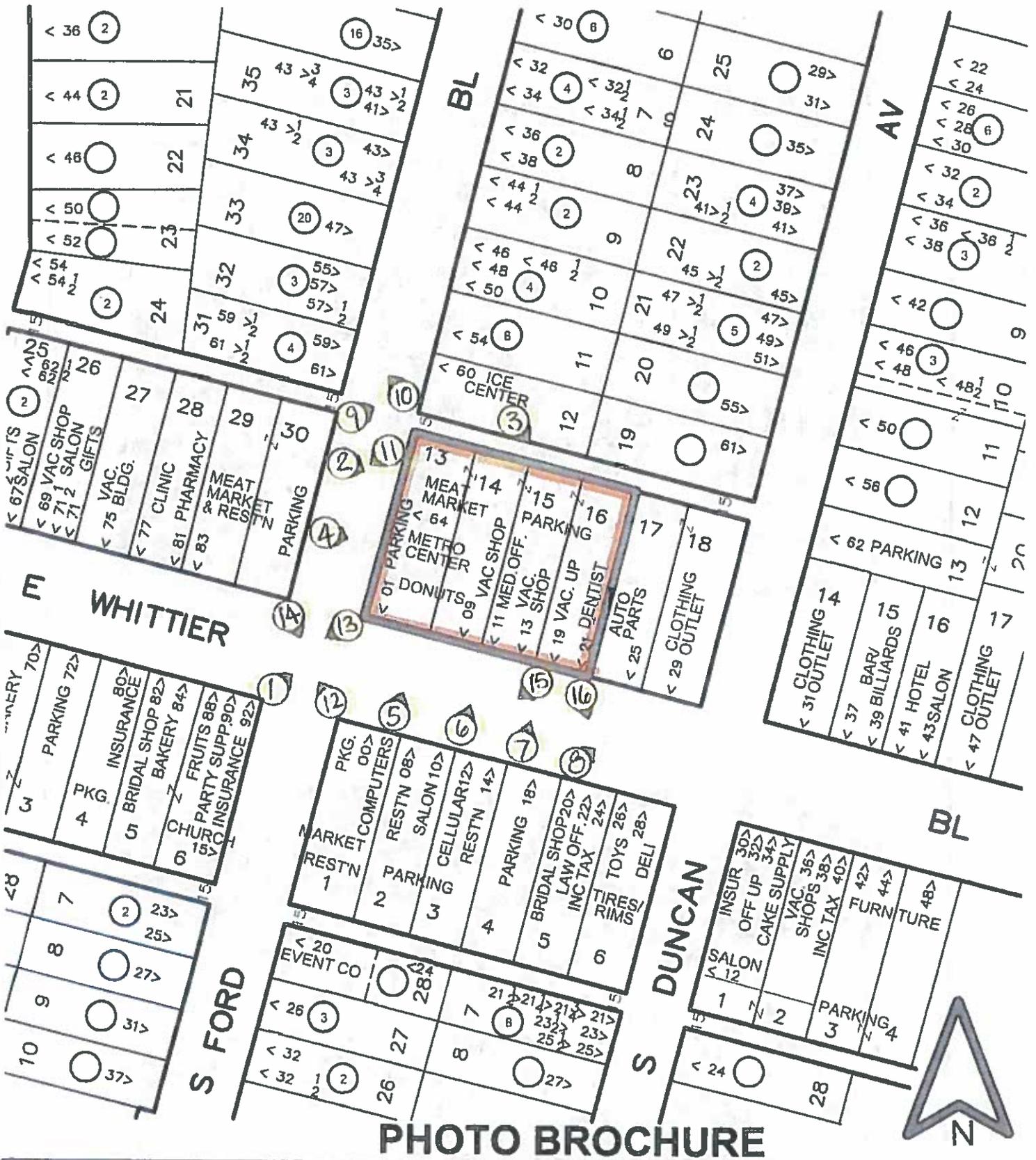
20. CHECK THE BOX THAT APPLIES (check only one box)

- 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 winegrower'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)



NIEVES & ASSOCIATES

21250 HAWTHORNE BLVD, STE 700
 TORRANCE, CA 90503
 (310) 375-5925

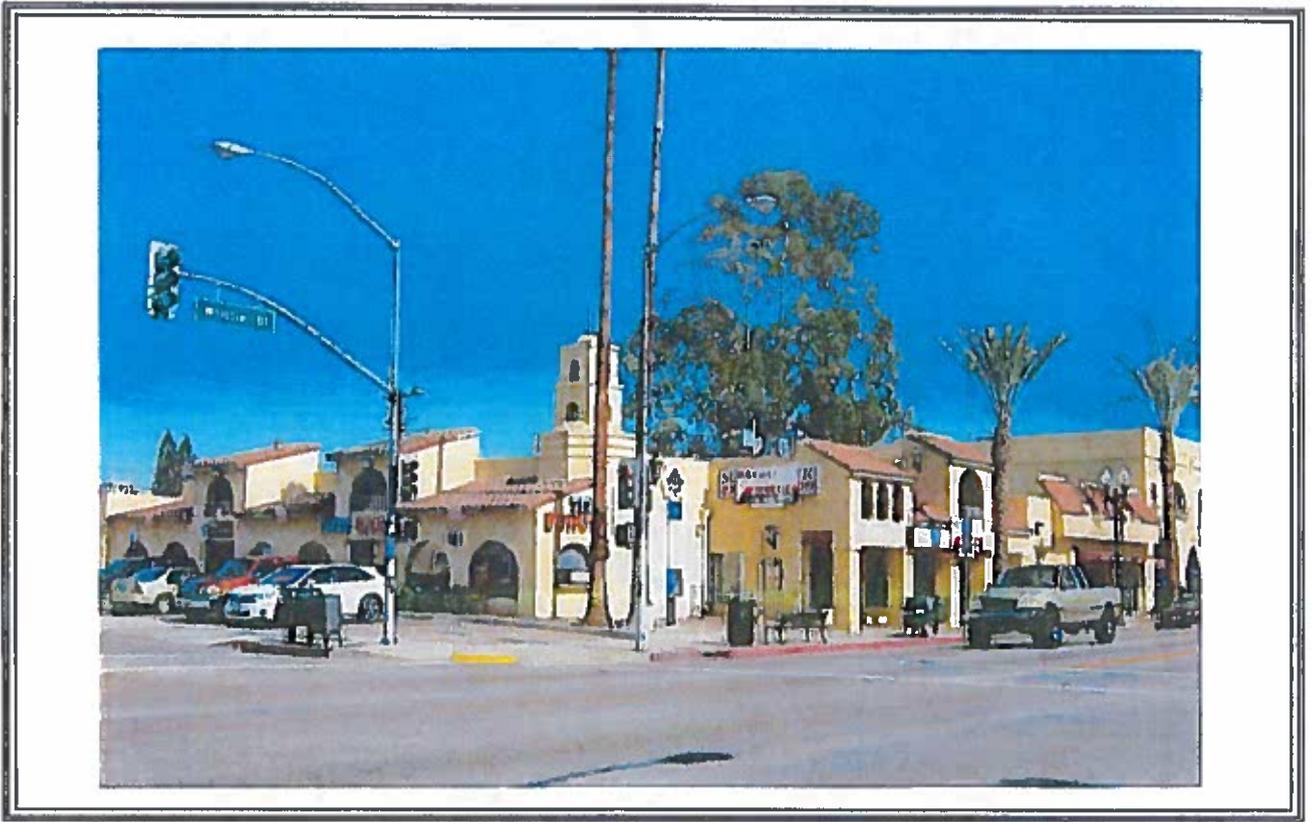
SITE LOCATION:

TALPA MEAT MARKET
 4501 E. WHITTIER BL. #C
 LOS ANGELES CA 90022

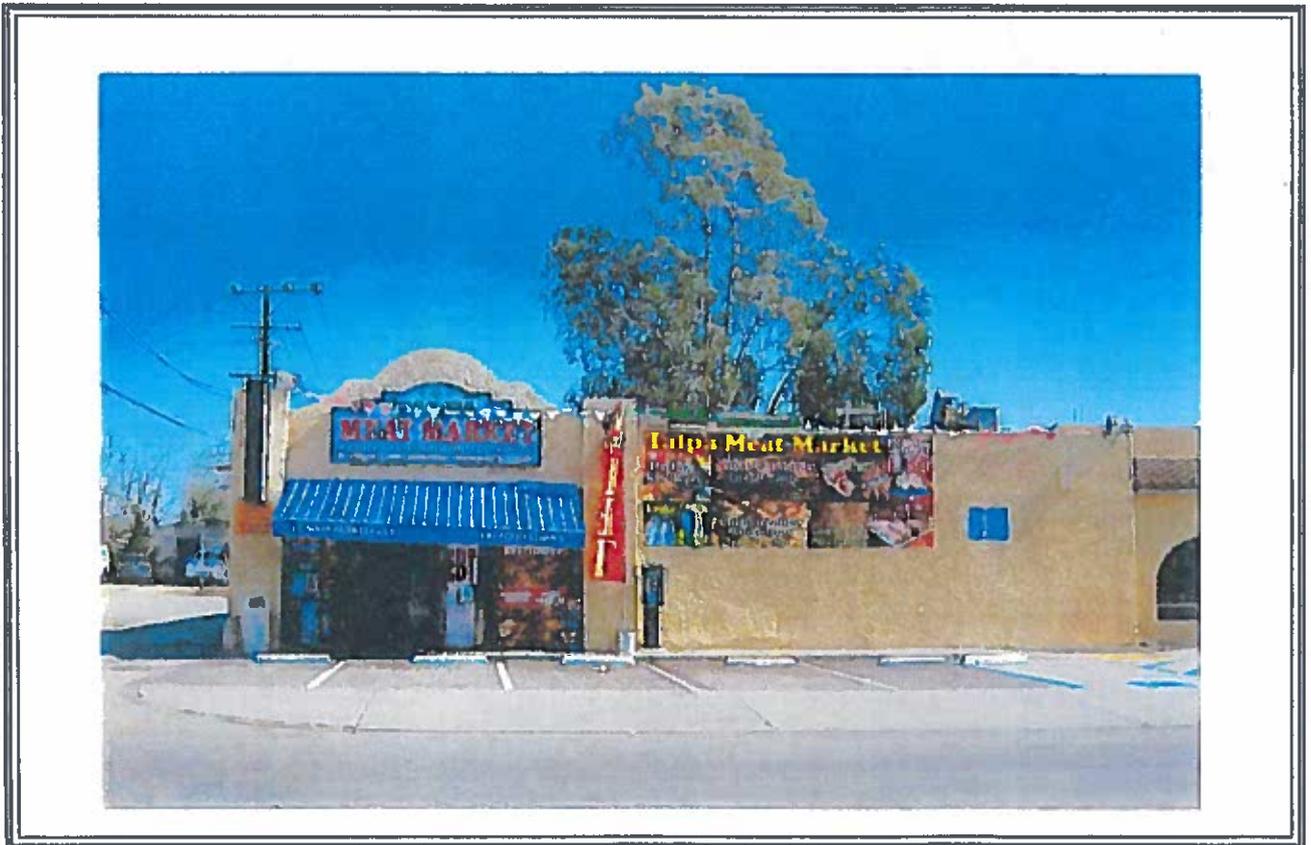
CASE NO.:

DATE: 02 - 24 - 2014
 SCALE: 1" = 100'
 T.B.PAGE: 635 GRID: F-7
 APN: 5247-012-013 TO 016

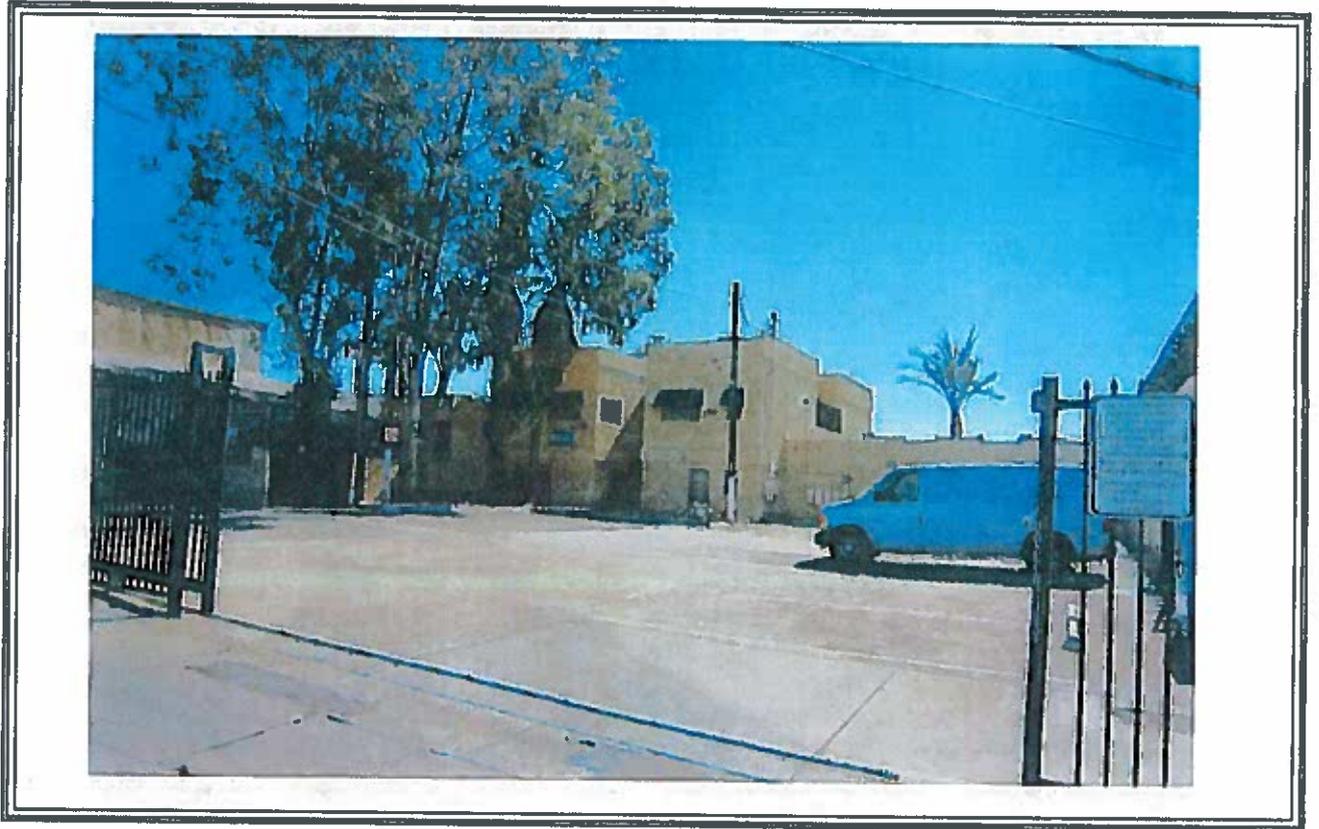
1.



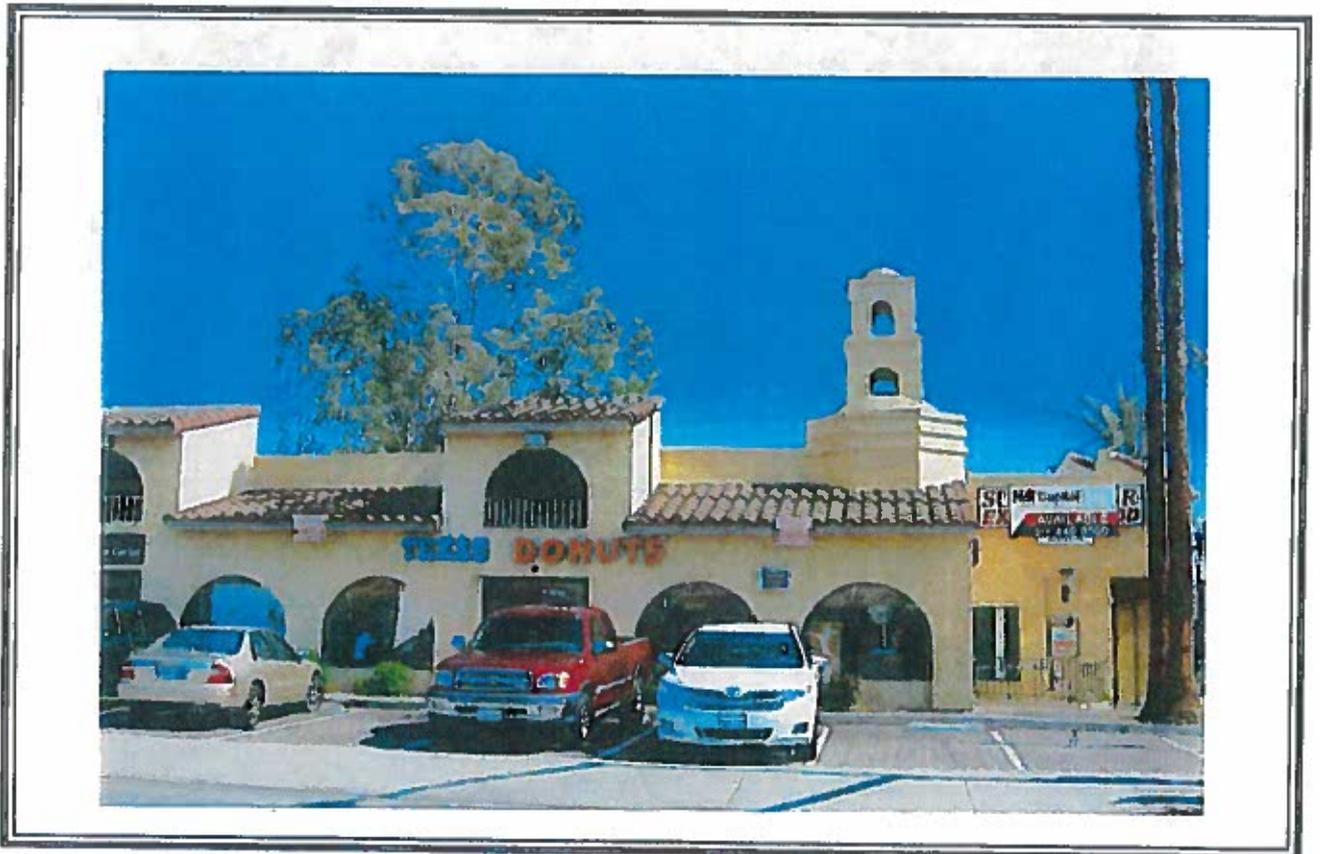
2.



3.



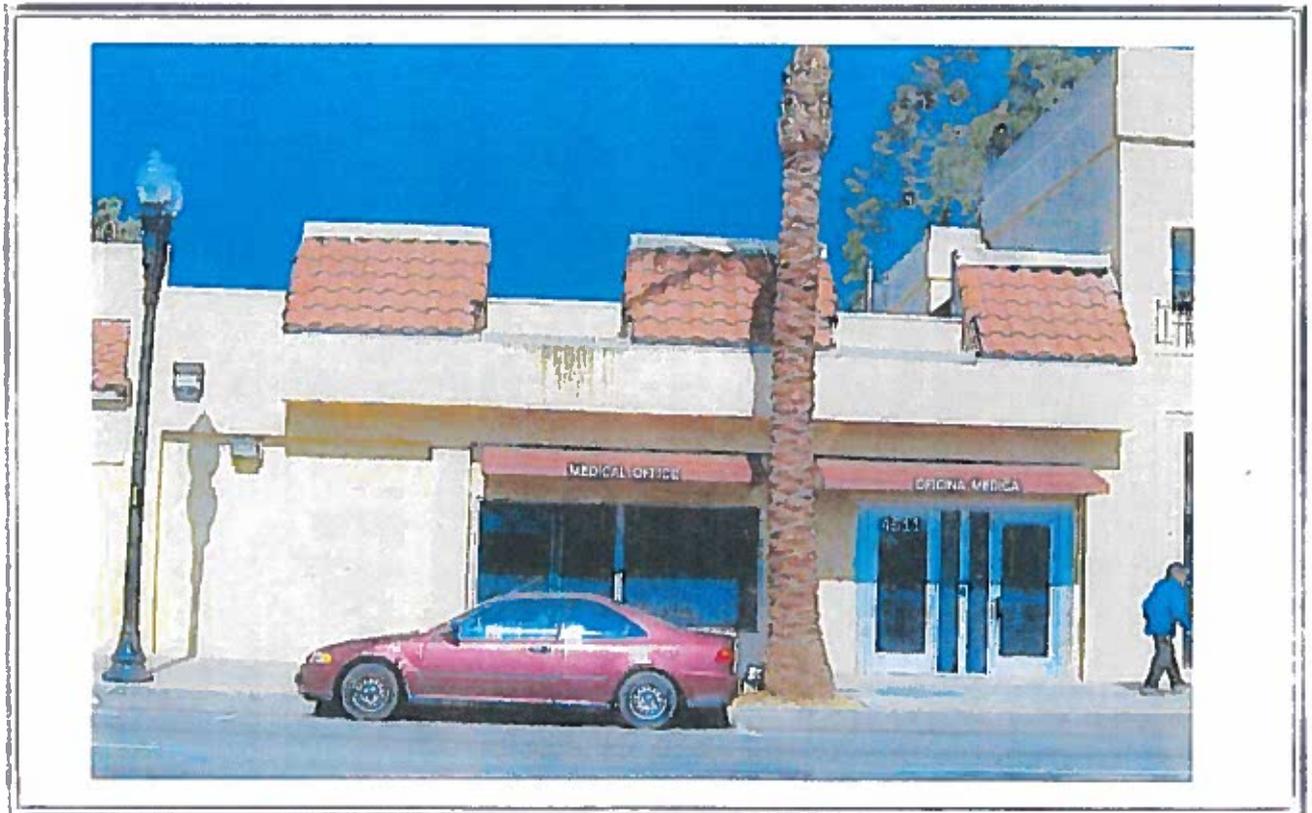
4.



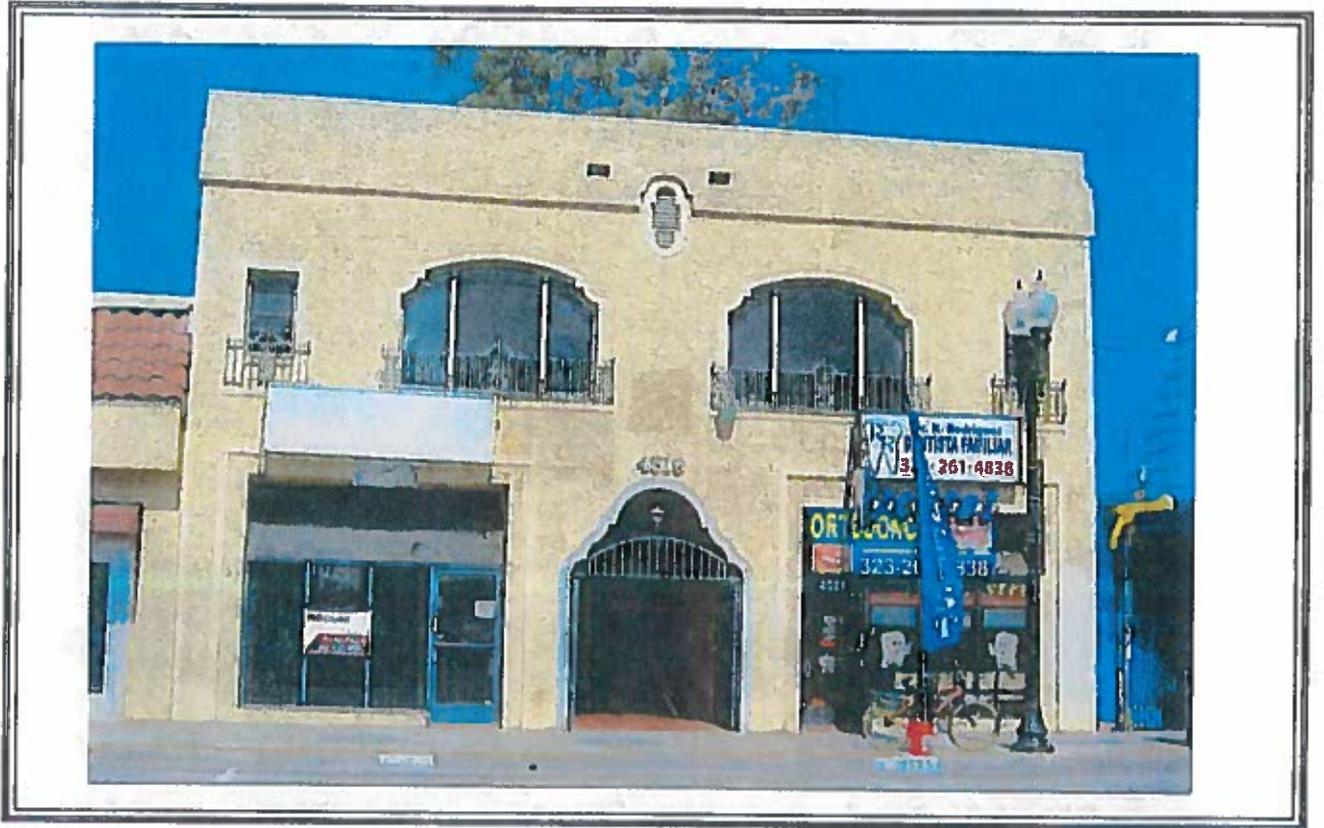
5.



6.



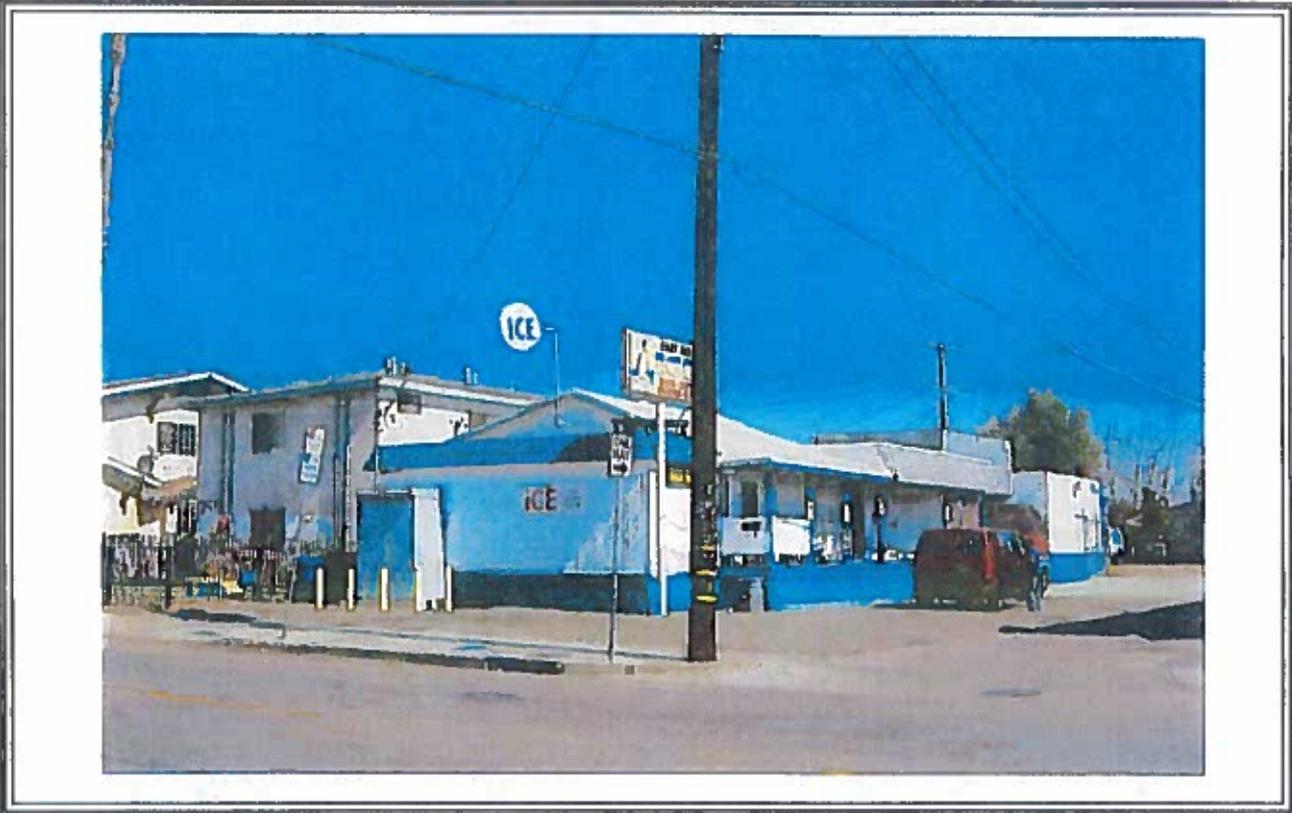
7.



8.



9.



10.



11.



12.



13.



14.



15.



16.





Created in GIS-NET3

R2014-02059-(1)

Printed: Jan 28, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
 Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

