



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

**PROJECT NUMBER**

R2015-00269-(2)

**HEARING DATE**

January 6, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RCUPT201500012  
Environmental Assessment No. RENV 2015900017

# PROJECT SUMMARY

**OWNER / APPLICANT**

7-Eleven, Inc. / Dynamic Real Estate investments I, LLC

**MAP/EXHIBIT DATE**

October 21, 2015

**PROJECT OVERVIEW**

The applicant, 7-Eleven, Inc. requests a conditional use permit for the sale of alcoholic beverages for off-site consumption of beer and wine (ABC License Type 20). The sale of alcoholic beverages will be a new use for an existing business housed in a 2,600 square foot retail space in a 3,620-square-foot commercial building containing one other tenant. The project site has a total of 14 parking spaces. 10 of the 14 parking spaces are used by the 7-Eleven store, as required by the County Zoning Code. The project site is located on a parcel with split zoning. The northern portion of the property is zoned C1, and the southern portion of the property is zoned C2. The project site serves as a buffer between the industrial zones to the west and the residential zones to the east. The sale of alcohol will occur between the hours of 8 a.m. and 9 p.m. only. The project falls within the West Rancho Dominguez-Victoria Community Standards District.

**LOCATION**

15230 S. Avalon Blvd., Compton, CA 90220  
(West Rancho Dominguez-Victoria)

**ACCESS**

S. Avalon Blvd. and E. Redondo Beach Blvd.

**ASSESSORS PARCEL NUMBER(S)**

6139-002-036

**SITE AREA**

0.29 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Willowbrook Enterprise

**LAND USE DESIGNATION**

1 – Low Density Residential

**ZONE**

C-1 – Restricted Business  
C-2 – Neighborhood Business

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

West Rancho Dominguez – Victoria CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.195B (Alcoholic Beverage Sales Burden of Proof Requirements)
  - 22.44.130 (West Rancho Dominguez-Victoria Community Standards District)
  - 22.28.120 (C-1 Zone Development Standards)
  - 22.28.170 (C-2 Zone Development Standards)

**CASE PLANNER:**

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