

# Regional Planning Commission Transmittal Checklist

Hearing Date  
01/06/2016  
Agenda Item No.  
7

**Project Number:** R2015-00269-(2)  
**Case(s):** Conditional Use Permit Case No. 201500012  
Environmental Assessment Case No. 201500017  
**Planner:** Greg Mirza-Avakyan

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended 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**  
R2015-00269-(2)

**HEARING DATE**  
January 6, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RCUP201500012  
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. Ten 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 C-2. 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**

CG – General Commercial

**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:**

Greg Mirza-Avakyan

**PHONE NUMBER:**

(213) 974 - 6462

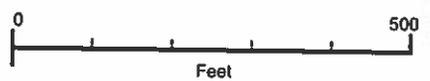
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# 15230 S Avalon Blvd Property Location Map

Printed: Dec 15, 2015



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### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the sale of beer and wine at an existing convenience store for off-site consumption in the C-1 (Restricted Business) and C-2 (Neighborhood Business) Zones pursuant to the Los Angeles County Code Sections 22.28.110 and 22.28.160.

### **PROJECT DESCRIPTION**

The applicant, 7-Eleven, Inc. requests a conditional use permit (CUP) to authorize the sale of alcoholic beverages for off-site consumption of beer and wine (ABC License Type 20) at an existing convenience store located in a two-tenant commercial building. The commercial building and the retail use is allowed by-right in the C-1 and C-2 zones and was approved by Plot Plan 201300326 on January 27, 2014.

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 retail tenant. The required parking for the commercial building is 14. Ten parking spaces are required for the 7-Eleven, and the other four are allotted to the other unit for a retail use.

Beer and wine will be sold between the hours of 8:00 am and 9:00 pm only. Alcohol sales will constitute 9.12% of shelf space in the convenience store. County Code Section 22.56.195 limits shelf space dedicated to the sale of alcohol to not more than 5% if there is undue concentration, defined as the presence of another establishment selling alcohol within 500 foot radius of the project site. Because nearest establishment selling alcohol is outside of the 500 foot radius, the 7-Eleven is not subject to this limitation.

The retail building is located on an assessor's parcel that was created in July 2014 by combining two smaller parcels. Since then, the structure on this parcel has been replaced by a new two-unit commercial building where 7-Eleven, Inc. takes up tenant space "A." The parcel is split-zoned C-1 and C-2 because it has retained the zoning of the two former parcels.

The store is located on a commercially zoned parcel that serves as a buffer between the industrial zones to the west and the residential zones to the east. The project falls within the West Rancho Dominguez-Victoria Community Standards District.

### **LOCATION**

The convenience store is located at 15230 South Avalon Boulevard in the unincorporated community of West Rancho Dominguez-Victoria and within the Willowbrook Enterprise Zoned District.

### **SITE PLAN DESCRIPTION**

The site plan depicts an existing 3,620 square-foot multi-tenant commercial building on a 12,846 square-foot project site and consist of two (2) legal parcels. The 3,620 square-foot multi-tenant commercial building is located toward the north of the project site and

has two tenant spaces. The 7-Eleven convenience store occupies the 2,600 square foot tenant space.

There are 14 parking spaces to the south of the commercial building. Access to the project site from the west is through a driveway off South Avalon Boulevard, and on the east through an alley off East Redondo Beach Boulevard. A total of 2,308 square feet, or 18% of the lot is landscaped. A 36-inch tall split-face CMU screen wall provides a barrier between the building and the property to the north, as well as to the sidewalk facing East Redondo Beach Boulevard to the south.

### **EXISTING ZONING**

The subject property is zoned C-1 and C-2.

Surrounding properties are zoned as follows:

North: C-1

South: C-2, R-1(Single Family Residence), R-3 (Limited Multiple Residence)

East: R-1

West: M-1 (Light Manufacturing)and B-1(Buffer Strip)

### **EXISTING LAND USES**

The subject property is developed with a 3,620 square-foot commercial building containing two tenant spaces.

Surrounding properties are developed as follows:

North: Learning academy, public utilities

South: Industrial (wood cutting, fiberglass services); single-family residential

East: Single-family residential

West: Light Industrial (boat repair, truck repair, car wash, and container yards).

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

- Plot Plan 201300326 to construct a 3,620 square foot multi-tenant commercial building on the subject property was approved on January 27, 2014. On the approved plot plan both tenants are designated for "retail" use. The new building replaced a previously existing drive-through restaurant.
- Parking Deviation Permit No. 201300012 proposed reducing the required parking to 14 spaces from the required 20 spaces. At the time, the required parking for the project site was 20 spaces, as unit "B" was originally proposed to be a restaurant use instead of the retail use it is now. The application was withdrawn on November 24, 2013.
- Plot Plan No. 201400480 was approved March 3, 2015 for 1 (one) freestanding sign and 2 (two) wall signs.

### **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 applicant proposed to sell alcohol at an existing 7-Eleven convenience store, which is located in an urbanized area with no sensitive natural resources, and with no proposed physical changes to the store. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

## STAFF EVALUATION

### General Plan Consistency

The project site is located within the "GC" (General Commercial) land use category of the Los Angeles County General Plan. The purpose of this land use is:

*"Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses."*

The proposed use to sell alcoholic beverages at the existing 7-Eleven is consistent with the land use designation, and conforms to the uses prescribed by the current zoning. The sale of alcoholic beverages is an appropriate use because it is but one among a variety of products available at the store. There are no establishments selling alcohol within the 500-foot radius. No changes to the zoning of the property are proposed.

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

- Employment Generating Uses  
*Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another.*

The proposed use will strengthen the store's economic vitality by allowing for the sale of an additional item. There is a residential neighborhood adjacent to the subject property, and employment by 7-Eleven is a potential opportunity for the nearby residents. Therefore, the proposal is consistent with the policy encouraging employment opportunities near housing.

### Zoning Ordinance and Development Standards Compliance

The project site is developed with an existing use that was approved via Plot Plan 201300326. The development is in compliance with the development standards for C-1 and C-2 zones pursuant to Sections 22.28.120 and 22.28.170 of the County Code.

In addition, the development is in compliance with the development standards in the West Rancho Dominguez-Victoria Community Standards District (CSD), pursuant to Section 22.44.130 of the County Code.

No changes are being proposed for the existing structure, only the addition of the sale of alcohol. There are no additional development standards for the sale of alcoholic beverages.

**BURDENS OF PROOF**

**Conditional Use Permit**

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of 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.
  
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
  
- 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 applicant's Burden of Proof Statement is attached.

The sale of alcohol in the convenience store will not adversely affect the health, peace, comfort or welfare of the surrounding community. 7-Eleven provides training to staff on the sale of alcoholic beverages. There are currently no zoning violations on the property, and the sale of alcohol is an incidental use to the services and goods provided by the convenience store.

The project is well located at the intersection of Avalon Boulevard and Redondo Beach Boulevard, a highly-used intersection, and is within close proximity to the 110 and 91 Freeways. Adequate sidewalks exist on both Avalon and Redondo Beach Boulevards. The parking lot on the subject property provides sufficient parking for the 7-Eleven market and the other retail unit in the building. The project is compliant with all the development standards for the property and is adequately served by exiting utility and street infrastructure. The subject site is adequate in size to accommodate the development features prescribed in Title 22 for the C-1 and C-2 zones. The property was developed with ADA accessibility and conforms to all the development standards contained within the Los Angeles County Code. A plot plan for the subject commercial center was approved in 2014.

**Alcoholic Beverages Permit**

As required by Section 22.56.195 (Findings for Alcoholic Beverages Sales) of the Los Angeles County Code, in addition to the findings required pursuant to subsection A of Section 22.56.090 (CUP Findings), the applicant must also substantiate the following findings:

- A. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and
- B. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500' 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' 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 5% of the total shelf space in the establishment; and
- C. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- D. 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.

The applicant's Burden of Proof Statement is attached.

There are three potentially sensitive uses located within 600 feet of the subject property: two religious establishments, and a pre-school. The alcohol sales at the 7-Eleven are not expected to adversely affect the neighborhood. The sale of alcohol is an incidental use to the convenience store, and 7-Eleven provides training to its employees related to the appropriate sale of alcohol. Additionally, multiple digital surveillance cameras will be located on site. The churches are located more than a block to the South of the 7-Eleven and the pre-school is enclosed by a fence.

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 alcohol sales will be conducted in the storefront furthest from the residential uses to the west of the subject parcel on the same block. Furthermore, the nearest residential area is buffered from the shopping center by an alley.

Statistical data from the California Department of Alcoholic Beverage Control (ABC) shows that the site of the subject request is not located within a high crime reporting district. ABC data also illustrates that the site is not within an area that has an undue

concentration of alcohol sales. The subject request Census Tract is 5411.00, and five ABC licenses are allowed within this census tract, and only two licenses currently exist.

Per the County's Alcoholic Beverage Burden of Proof B, above, the requested use will not result in an undue concentration of similar premises as there are no other establishments selling alcohol within 500 feet radius of the project site.

The proposed use will provide another amenity among the many other goods sold at this market. 7-Eleven will provide a convenient place for residents and others to purchase beer and wine, among other goods.

The proposed use would occur in a contemporary and attractively designed building. The building contains ample fenestration and articulations in its façade, and its design is appropriate and compatible with the surrounding area. The building's architectural elements are utilitarian, yet clean and pleasant, and a good fit for the community.

#### **Neighborhood Impact / Land Use Compatibility**

The 7-Eleven market has existed at the subject site for several months without incident. There have not been any zoning violations at the site.

The commercial use at the site is consistent with the Land Use designation, and follows the policies of the Land Use Element in the General Plan. There are no other convenience stores within 500 feet that sell alcoholic beverages. The availability of beer and wine at the existing convenience store selling other goods is compatible with the retail nature of the store and is a convenience to the community. Many 7-Eleven markets in Los Angeles County already sell beer and wine. Based on the Sheriff's comments, this location has not generally been associated with disruptive behavior.

#### **Site Visit**

A site visit was conducted by staff on October 14, 2015, which revealed that the conditions depicted on plans and described in the materials submitted by the applicant are consistent with the existing conditions on location. The site was clean, well-maintained, and free of litter.

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

Staff has received a report from the County Sheriff's department. The report lists the reported service calls and crime history for the project site over the last five years. It should be noted that the service calls made before July, 2015 were for the drive-through restaurant that existed on this site before the 7-Eleven was built. The report states that the Sheriff's Department does not object to the granting of the CUP with the inclusion of three conditions to ensure safety. The recommended conditions are to maintain adequate lighting during the hours of darkness, to hire adequate security personnel, and to equip the store with a 24-hour surveillance camera system.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

Staff has researched the State Alcoholic Beverage Control (ABC) License Query System and discovered that there are currently two active ABC Licenses in Census Tract 5411. The authorized number of alcohol licenses in this Census Tract is five.

**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 received two one letter and one e-mail in favor in favor of the project. One phone call and a one e-mail were in opposition.

**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 R2015-00269, Conditional Use Permit Number 201500012, 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.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201500012 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Greg Mirza-Avakyan, Regional Planning Assistant II, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statements

Correspondence

Site Photographs, Aerial Image

**PROJECT NO. R2015-00269-(2)**  
**CONDITIONAL USE PERMIT NO. 201500012**

**STAFF ANALYSIS**  
**PAGE 8 OF 8**

Site Plan, Land Use Map

MKK:GAM  
12/22/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES**

**PROJECT NO. R2015-00269-(2)  
CONDITIONAL USE PERMIT NO. 201500012**

**REQUEST:**

The applicant is requesting a conditional use permit to authorize the sale of beer and wine for off-site consumption (Type 20) at an existing convenience store ("Project") on a property located at 15230 South Avalon Boulevard in the unincorporated community of West Rancho Dominguez ("Project Site") in the C-1 (Restricted Business) and C-2 (Neighborhood Business) zones pursuant to the Los Angeles County Code ("County Code") sections 22.28.110 and 22.28.160. The store will be open 24 hours a day, seven days a week. Alcohol will be sold during the hours of 8 a.m. to 9 p.m. daily.

**HEARING DATE: January 6, 2016**

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

Findings

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 16, 2015, in the matter of Project No. **R2015-00269**, consisting of Conditional Use Permit No. 201500012 ("CUP").
2. The project is located at 15230 South Avalon Boulevard in the unincorporated community of West Rancho Dominguez, at the intersection of South Avalon Boulevard and Redondo Beach Boulevard in the Willowbrook Enterprise Zoned District.
3. The applicant is requesting the CUP to allow the sale of beer and wine for off-site consumption (Type 20) in the C-1 and C-2 zones pursuant to County Code sections 22.28.110 and 22.28.160, which require a CUP for the sale of alcoholic beverages in these zones.
4. The 7-Eleven store will be open 24 hours a day, seven days a week. Alcohol will be sold only during the hours of 8 a.m. to 9 p.m. daily.
5. The 7-Eleven store was approved by Plot Plan 201300326 on January 27, 2014. The store is a part of a 3,620-square-foot two-unit commercial development. On March 3, 2015 Plot Plan No. 201400480 was approved for the construction of one new pole sign and two new wall signs for the 7-Eleven convenience store.

6. The subject property is located within the "CG" (*General Commercial*) land use category of the Los Angeles County General Plan Land Use Policy Map. Surrounding land uses within a 500-foot radius include:
  - North: Learning Academy, Public Utilities
  - South: Industrial; Single-Family Residential
  - East: Single-Family Residential
  - West: Industrial and Automotive
7. The subject property is zoned C-1 and C-2. Surrounding Zoning within a 500-foot radius includes:
  - North: C-1
  - South: C-2
  - East: R-1
  - West: M-1-IP
8. The Project Site is 0.29 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with relatively flat topography (1-2% slope) and is developed with commercial shopping center containing the existing 7-Eleven convenience store along with another, smaller retail tenant space, which is currently vacant.
9. The southern portion of the lot that is now zoned C-2 was previously zoned C-3. It was rezoned by Zone Change 99194 on November 14, 2000 with the adoption of Ordinance No. 2000-0067Z, which amended Sec. 22.16.230 of the County Code. On January 27, 2014 Plot Plan No. 201300326 was approved for the construction of a 3,620 square foot commercial building with two retail tenant spaces. 7-Eleven convenience store occupies the 2,600 square foot tenant space "A", with the other tenant space (1,020 Square foot space "B") reserved for retail. Space "B" was originally proposed to be a restaurant space, which would have required a parking deviation permit to decrease the required parking from 20 to 14 spaces; however, Parking Deviation Permit No. 201300012, was withdrawn on November 24, 2013 as the restaurant space became a retail unit. The building replaced a previously existing drive-through restaurant.
10. The site plan depicts the Project Site with the 21-foot-4-inch tall single-story structure that has a floor area of 3,620 square-feet, which is approximately 73 feet by 50 feet. The building is divided into two main areas: (1) Tenant Space "A," measuring 2,600 square feet housing 7-Eleven Convenience store; (2) Tenant Space "B," measuring 1,020 square feet. The parking area is depicted at the front the building. The parking area also includes a loading zone and a trash enclosure. A total of 2,308 square feet of landscaping is provided on-site. Ingress and egress to the Project Site is provided by a 30-foot-wide driveway accessible from South Avalon Boulevard and a 27-foot-wide driveway accessible from the alley off Redondo Beach Boulevard.
11. The Project Site is accessible via South Avalon Boulevard to the west. Primary access to the Project Site is via an entrance/exit on Avalon Boulevard. Secondary access to the Project Site is via an alley entrance/exit off Redondo Beach Boulevard.

12. The Floor Plan depicts a total of 7,672 linear inches of shelf space. Alcohol will be displayed on a total of 5 shelves in the cooler located in the east side of the convenience store. The total area devoted to the display and sales of alcohol is 700 linear inches, or approximately 9.12% of the total shelf space in the store.
13. The subject property provides a total of 14 parking spaces, as required by Title 22, all of which are reserved for customers. Of the 14 spaces, one is designated as disabled parking, and three of the spaces are "compact." There are two short-term and two long-term bicycle parking spaces provided.
14. The County Sheriff's Department submitted two reports detailing calls for service at the Project site over the past five-and-one-half years. For the five-year period before 7-Eleven was opened 15 calls and one observation were received, including seven for disturbance, two each for petty theft and vehicle theft, and one each for forgery, trespassing, traffic collision, and vandalism. During this same period, there were two reported incidents at this location – one for Narcotics and the other for Grand Theft Vehicle. In the six months since 7-Eleven has been open, there have been 16 calls for service at the location. Most of the calls were for disturbance or robbery alarm, and one each for battery, suspicious activity, panic alarm, trespassing, a person with a knife, and robbery. The Sheriff's Department recommended the granting of the CUP.
15. There are no other establishments in the vicinity of 500-feet that sell alcoholic beverages for on-site or off-site consumption, therefore there is no undue concentration of establishments selling alcoholic beverages that would require shelf space devoted to alcoholic beverages in the 7-Eleven to be limited to five percent of the total.
16. 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 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the sale of alcoholic beverages in an existing 7-Eleven convenience store.
17. 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.
18. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received two comments in support to the Project. One was a letter from a neighboring business, and the other was from the pastor of Beulahland Baptist Church, Rev. Dr. Anthony F. Lloyd. There was one e-mail in opposition to the Project from a concerned citizen, and one call in opposition from a representative of the East Gardena Neighborhood Watch Group.

19. *[Reserved for Hearing Proceedings]*

20. The Commission finds that the following policies of the General Plan are applicable to the proposed project:

- Employment Generating Uses

Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another.

The proposed use will strengthen the store's economic vitality by allowing for the sale of additional item. There is a residential neighborhood adjacent to the subject property, and employment by 7-Eleven is a potential opportunity for the nearby residents. Therefore, the proposal is consistent with the policy encouraging employment opportunities near housing.

21. The Commission finds that the proposed use is consistent with the adopted plan for the area as the proposed sale of alcoholic beverages for off-site consumption will occur in a commercial structure in an area designated as commercial on the General Plan Land Use Element. Alcohol sales are consistent with commercial land use.

22. The Commission finds that the proposed use will not adversely affect the health, peace, comfort or welfare of others in the surrounding area or be materially detrimental to the surrounding community or jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare because the use will occur in a commercial area and surrounding uses will be adequately buffered by other buildings, streets, landscaping, and fencing.

23. The Commission finds that the subject site is adequate in size to accommodate the development features prescribed in Title 22 for the C-1 and C-2 zones. The property was developed with ADA accessibility, and conforms to all the development standards contained within the Los Angeles County Code. A plot plan for the subject commercial center was approved in 2014.

24. The Commission finds that the subject site is adequately served by highways, driveways, and parking lots necessary to accommodate the quantity and type of traffic generated by the project. The project site is located at the intersection of Avalon Boulevard and Redondo Beach Boulevard and is within close proximity to the 110 and 91 Freeways. Access to the site is via two driveways located off of Avalon Boulevard, and an alley on the east side of the project site, accessed from Redondo Beach Boulevard. Adequate sidewalks exist on both Avalon and Redondo Beach Boulevards. The parking lot on the subject property provides sufficient parking for the 7-Eleven market and the other retail unit in the building.

25. The Commission finds that the sale of beer and wine at the proposed location will not adversely affect a park, playground, or other sensitive use within a 600-foot radius. There is one preschool and two places for religious worship within this

radius, but the preschool is separated from the project by a fence and an alley, and the churches are located more than 300 feet from the project.

26. 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. The alcohol sales will be conducted in the storefront furthest from the residential uses to the west of the subject parcel on the same block. Furthermore, the nearest residential area is buffered from the shopping center by an alley.
27. The Commission finds that the requested use at the proposed location will not result in an undue concentration of similar premises. There are no other establishments selling alcohol within 500 feet radius of the project. In addition, per the State Department of Alcohol Beverage Control, there is no overconcentration of ABC licenses within the same census tract.
28. The Commission finds that requested use at the proposed location will not adversely affect the economic welfare of the surrounding community because the proposed use will provide another amenity, among the many other goods sold at this market. 7-Eleven will provide a convenient place for residents and others to purchase beer and wine, among other goods.
29. 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 because the proposed use would occur in a newly built contemporary building. The building contains ample fenestration and articulations in its façade, and its design is appropriate and compatible with the surrounding area. The building's architectural elements are utilitarian, yet clean and pleasant, and a good fit for the community.
30. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.
31. 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 West Rancho Dominguez-Victoria community. On November 25, 2015, a total of 72 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 4 notices to those on the courtesy mailing list for the Willowbrook Enterprise Zoned District and to any additional interested parties.
32. 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 West 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 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.
- 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 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. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201500012, associated with Project R2012-00269-(2) is **APPROVED**, subject to the attached conditions.

**ACTION DATE: January 6, 2015**

MKK:GAM  
December 22, 2015

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00269-(2)  
CONDITIONAL USE PERMIT NO. 201500012**

**PROJECT DESCRIPTION**

The applicant is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for off-site consumption (Type 20) at an existing 7-Eleven convenience store on a property located at 15230 South Avalon Boulevard in the C-1 (Restricted Business) and C-2 (Neighborhood Business) zones within the unincorporated community of West Rancho Dominguez 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 January 6, 2030.** 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 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 shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The property shall be maintained in a neat and attractive condition and shall be kept free of litter, weeds, trash, and debris at all times. The surface of the parking areas and the trash enclosure area shall be steam cleaned at least twice annually.
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, **3 copies of a modified Exhibit "A"** shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **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 directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program (insert other State mandated program if applicable) provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
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 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.
25. 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.
26. No display of alcoholic beverages shall be made from an ice tub.
27. 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.
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.
29. Malt beverages (e.g. beer, ale, stout and malt liquors) shall not be sold in a bottle or container greater than 750 milliliters or 25.4 ounces.
30. 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.
31. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.
32. 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.
33. The sale of fortified wines shall be prohibited
34. 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.
35. The trash storage area shall be located so as not to result in noise or odor impacts on adjacent uses. Trash shall be picked up on a regular basis and not be allowed to accumulate to the point of overflow beyond the enclosure.
36. The permittee shall maintain adequate lighting at the project site, in order to maximize visibility at the site during the hours of darkness and to enhance the safety of law enforcement and security personnel who may be called to the site to investigate criminal activity.

37. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee or required of this grant.
38. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

### **PROJECT SITE SPECIFIC CONDITIONS**

39. At least two on-site 24-hour security cameras shall be maintained in good operating condition within the convenience store and shall be in operation during regular business hours. Footage from the security cameras shall be retained for at least 30 days, during which time it shall be made available to law enforcement upon request.
40. Employees on duty from the hours of 8 a.m. to 9 p.m. who sell alcohol should be at least 21 years of age.
41. The permittee shall provide adequate security personnel who are licensed in the State of California during the hours of alcohol sales.
42. The sale of beer and wine at the convenience store will occur only between the hours of 8:00 a.m. and 9:00 p.m.
43. The coolers designated for the storage of alcoholic beverages as shown on the Exhibit 'A' shall be locked during non-sale hours.
44. A loading area shall be provided on-site. There shall not be loading, unloading or delivery trucks parked on public streets.
45. No outside storage is permitted on the subject property.
46. Employee parking shall be provided on-site. Employees shall not park on adjacent residential streets during the hours they are working on the property.
47. The Permittee is required to purchase an existing alcohol license in the East Rancho Dominguez community no later than 6 months from January 6, 2016. 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 Department's 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.

**Attachments:**

Sheriff's Department Letter dated August 6, 2015



*Jim Mc Donnell, Sheriff*

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

*4700 Ramona Boulevard  
Monterey Park, California 91754-2169*



**August 6, 2015**

**Joshua Huntington, AICP  
Los Angeles County Department of Regional Planning  
Zoning Permits West Section  
320 West Temple Street  
Los Angeles, California 90012**

**Dear Mr. Huntington,**

**This correspondence is in response to your request regarding project number R2015-00269-(2) (15230 South Avalon Boulevard, Compton, California 90220). My staff has thoroughly reviewed the calls for service and crime history for the last five years. Please refer to the attached page for a list of the calls for service and the crime history for this location. Based on guidelines of the Crime Prevention Through Environmental Design (CPTED), we propose the following recommendation(s):**

**1. Lighting**

**It is recommended to maintain adequate lighting at the project site, in order to maximize visibility at the site during the hours of darkness and to enhance the safety of law enforcement and security personnel who may be called to the site to investigate criminal activity.**

**2. Private Security**

**It is recommended the premises provide adequate security personnel who are licensed in the State of California and also permitted to conduct business within the city of Compton.**

**3. Surveillance Cameras**

**It is recommended the premises be equipped with a 24-hour surveillance camera system which records activity on the premises. Surveillance camera systems often serve as a deterrent for criminal activity and also assist law enforcement in investigating crimes occurring on or around the premises.**

To that end, it is the intention of the Los Angeles County Sheriff's Department to make suggested recommendations for the indicated project and their parcels, which are in the best interest of the property owner(s) and community. In addition, our analysis hopefully will assist in minimizing the possibility of criminal activity with the implementation of the suggested environment designs.

If you should have any questions or require any additional information, contact Lieutenant Walid Ashrafnia at (310) 605-6568.

Sincerely,

JIM McDONNELL, SHERIFF

A handwritten signature in black ink, appearing to read 'MJ', with a long horizontal line extending to the right.

Myron Johnson, Captain  
Compton Sheriff Station

MJ:WA:wa



Los Angeles County Sheriff's Department  
Compton Station



Los Angeles County Sheriff's Department Compton Station July 1, 2015 - November 23, 2015 Calls for Service at 15230 S Avalon Blvd					
Date	Tag #	Type	Radio Code	Description	Address
8/25/2015	150	Call	242JO	Battery	15230 S Avalon Blvd
9/9/2015	20	Call	211S	Robbery Alarm - Silent	15230 S Avalon Blvd
9/14/2015	45	Call	415B	Disturbance - Business	15230 S Avalon Blvd
9/15/2015	265	Call	211S	Robbery Alarm - Silent	15230 S Avalon Blvd
9/19/2015	14	Call	211S	Robbery Alarm - Silent	15230 S Avalon Blvd
9/22/2015	285	Call	415B	Disturbance - Business	15230 S Avalon Blvd
9/23/2015	18	Call	927C	Check Vicinity	15230 S Avalon Blvd
9/25/2015	12	Call	927P	Suspicious Circs. - Panic Alarm	15230 S Avalon Blvd
10/1/2015	37	Call	415B	Disturbance - Business	15230 S Avalon Blvd
10/20/2015	236	Call	602N	Trespassing	15230 S Avalon Blvd
10/21/2015	325	Call	417A	Person with a Knife	15230 S Avalon Blvd
10/31/2015	135	Call	415B	Disturbance - Business	15230 S Avalon Blvd
11/5/2015	219	Call	415B	Disturbance - Business	15230 S Avalon Blvd
11/5/2015	220	Call	415B	Disturbance - Business	15230 S Avalon Blvd
11/9/2015	188	Call	211S	Robbery Alarm - Silent	15230 S Avalon Blvd
11/11/2015	224	Call	211JO	Robbery	15230 S Avalon Blvd



## Los Angeles County Sheriff's Department Compton Station



Activity at 15230 S. Avalon Blvd  
July 16, 2010 – July 16, 2015

### Calls for Service/Observations

During this time period, there were 15 calls for service and 1 observation made at the 15230 S. Avalon Bl. location.

Los Angeles County Sheriff's Department Compton Station Calls for Service at 15230 S. Avalon Bl July 16, 2010 - July 16, 2015					
Date	Tag	Radio Code	Type	Description	Location
8/5/2010	0166	415B	Call	Disturbance - Business	15230 S. Avalon Bl
7/21/2011	0054	594R	Call	Vandalism	15230 S. Avalon Bl
11/4/2012	0047	902T	Call	Traffic Collision - Unknown if Injuries	15230 S. Avalon Bl
11/15/2012	0185	503R	Observation	Vehicle Theft	15230 S. Avalon Bl
1/21/2013	0066	488R	Call	Petty Theft	15230 S. Avalon Bl
8/18/2013	0090	415B	Call	Disturbance - Business	15230 S. Avalon Bl
9/20/2013	0061	470R	Call	Forgery	15230 S. Avalon Bl
9/24/2013	0199	503R	Call	Vehicle Theft	15230 S. Avalon Bl
9/26/2013	0122	930	Call	See the Man	15230 S. Avalon Bl
11/19/2013	0071	415B	Call	Disturbance - Business	15230 S. Avalon Bl
11/19/2013	0072	415B	Call	Disturbance - Business	15230 S. Avalon Bl
11/19/2013	0073	415B	Call	Disturbance - Business	15230 S. Avalon Bl
11/19/2013	0074	415B	Call	Disturbance - Business	15230 S. Avalon Bl
12/4/2013	0170	488R	Call	Petty Theft	15230 S. Avalon Bl
12/5/2013	0036	602	Call	Trespassing	15230 S. Avalon Bl
12/5/2013	0128	415B	Call	Disturbance - Business	15230 S. Avalon Bl

### Reported Incidents

During this time period, there were 2 reported incidents at the 15230 S. Avalon Bl. location

Los Angeles County Sheriff's Department Compton Station Reported Incidents at 15230 S. Avalon Bl July 16, 2010 - July 16, 2015			
Case_URN	Date	Description	Location
10-13790-2871-183	8/5/2010	Narcotics	15230 S. Avalon Bl
12-14617-2872-091	11/15/2012	Grand Theft Vehicle	15230 S. Avalon Bl



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 uses are desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the site is located. The proposed alcohol sales use is similar to other alcohol sales for off site consumption only. The project is consistent with Land Use and Circulation Elements of the General Plan. The property is developed with ADA accessibility, lighting, site design and architectural design that mitigate any impacts that the proposed use may create for the surrounding uses. The use provides an orderly development of the land with the existing and contemplated future uses in the general 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 development site for the intended alcohol sales use is an adequate size & shape to accommodate said use for all yards, setbacks, walls, landscaping and other features and is in conformance with the applicable provisions of Title 22 and they are suitable for the site. The previously existing +/- 1,622 drive-thru fast food restaurant with 17 parking stalls was replaced by small convenience market of 2,600 SF & small retail use of 1,020 SF creating a development that is a reduction in intensity. The existing ingress and egress for vehicular traffic has been maintained on Avalon Blvd. without a drive through access and the existing alley access was reduced to a one access opening creating less traffic congestion.

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 site for the alcohol sales use relates to streets and highways is properly designed and improved to carry the type and quantity of the traffic generated or to be generated by the proposed uses in that no improvements to the existing thoroughfares of Avalon Blvd. and Redondo Beach Blvd. are required and are sufficient and adequate to handle to and from the development. The traffic impact will be less than the previous fast food drive through restaurant that was removed for the convenience market and retail sales store use.



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF**

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:  
*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

ABC License Type No(s): Type 20 (e.g. Type 20, Type 41)

**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 alcohol sales for off-site consumption is not within a 600-foot radius of a park use or similar use except for one school and one religious worship which are in support of our application. See attached letter of support from nearby neighbors across Avalon Blvd.

**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 location of the convenience market that will have alcohol sales for off-site consumption is located on the west side of the subject property, away from the residential area located across the alley on the east side. The property will have a landscape buffer provided along the east property line adjacent to the alley where the residential use is located. It will be sufficiently buffered and not adversely affect said area.

**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 location of the use there is not an undue concentration of similar premises as there are no alcohol sales of any kind within 500 feet of the property. The market alcohol sales is a convenience to the customers that shop in the store.

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

The use is desirable for the community and a convenience use to the customers that purchase goods in the market. It is in harmony with the existing uses within the area in which it is located and will not adversely affect the economic welfare of the surrounding community. It will bring additional tax revenue to the community.

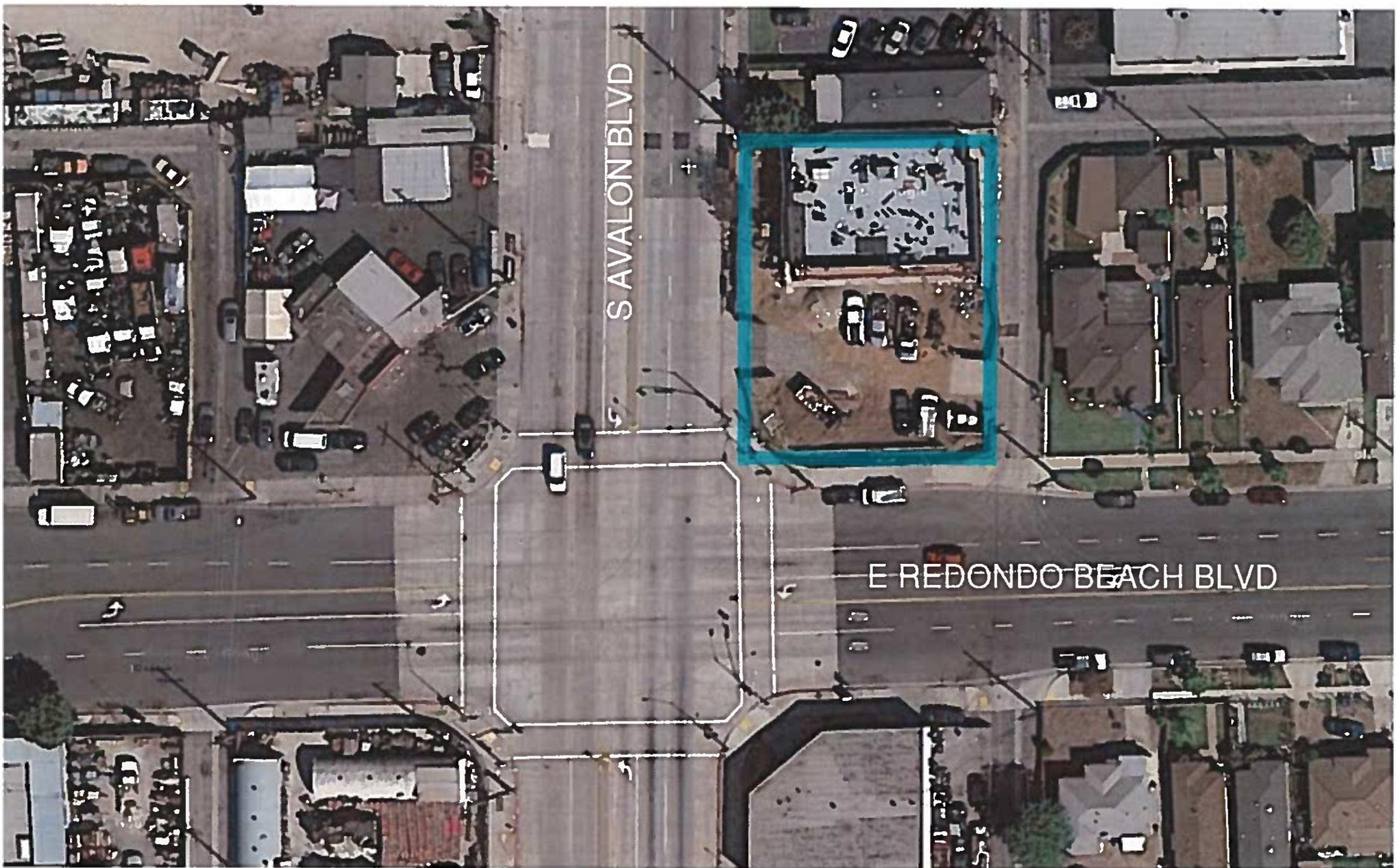
**E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within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

The building's exterior appearance is consistent with commercial structures in the neighborhood. The building was designed with parapet walls that vary in height with molding and have architectural design elements projecting over the storefront windows. The parapet walls will screen all mechanical units from view. The storefront will be anodized aluminum with clear glass. The proposed project will complement the surrounding developments with an aesthetically pleasing exterior façade design that will conserve property values and promote development according to the zoning and general plan.



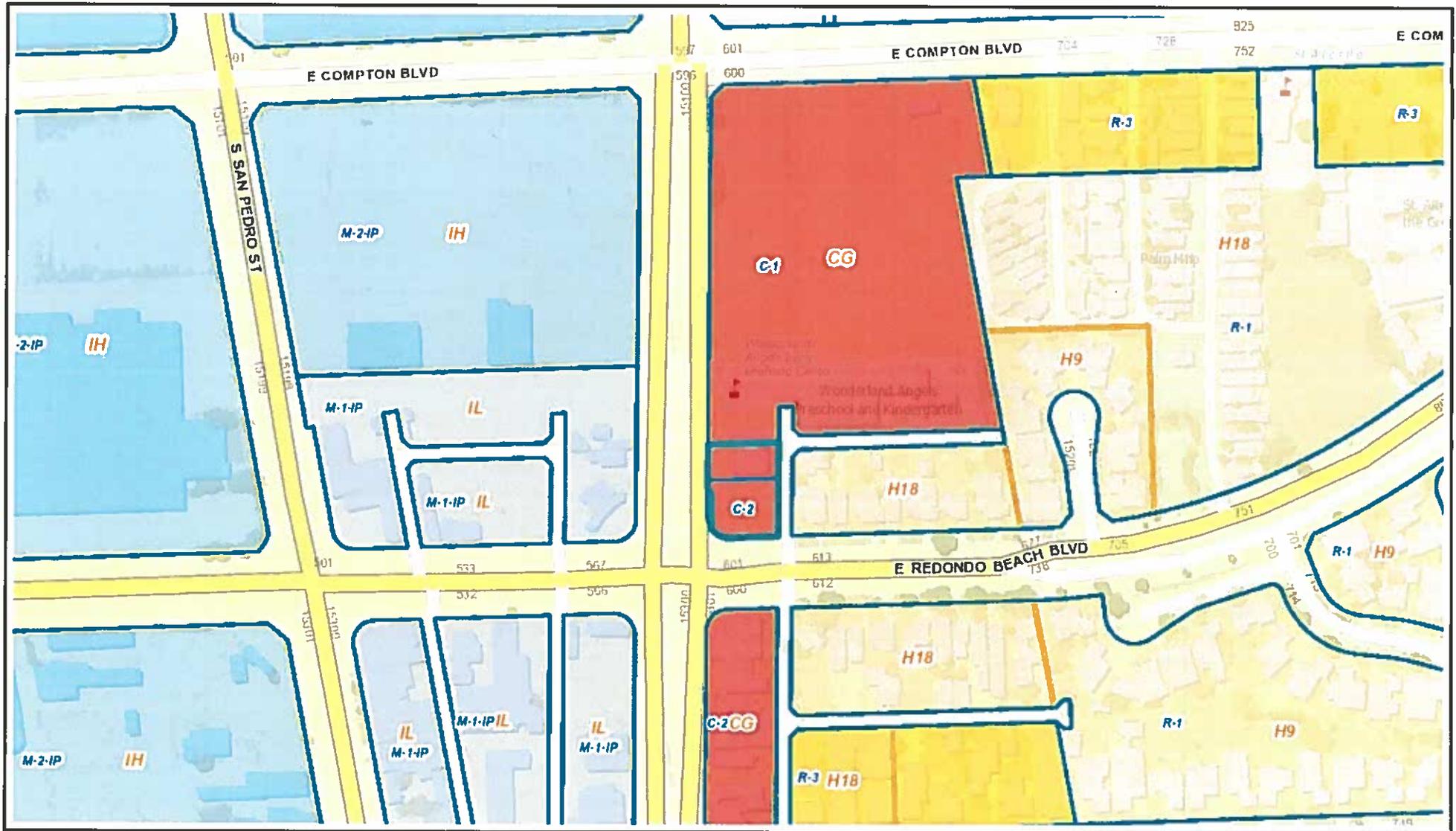






S AVALON BLVD

E REDONDO BEACH BLVD



# 15230 S Avalon Blvd Zoning and Land Use

Printed: Dec 15, 2015



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