



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

**PROJECT NUMBER**  
 R2015-02506

**HEARING DATE**  
 September 28, 2016

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. RCUP201500105

# PROJECT SUMMARY

**OWNER / APPLICANT**

7-Eleven Inc.

**MAP/EXHIBIT DATE**

April 14, 2014

**PROJECT OVERVIEW**

The project is a request for a conditional use permit to allow the sale of beer and wine for off-site consumption (ABC license type 20) at an existing 7-Eleven convenience store in the Lennox community. The project site is located within a commercial corridor with existing retail-commercial uses. Two existing businesses within the immediate vicinity of the project site on Hawthorne Boulevard are also currently licensed to sell off-site alcoholic beverages. The project site is surrounded by multi-family residential uses, a church and a public library.

**LOCATION**

10801 Hawthorne Blvd, Lennox

**ACCESS**

Intersection of Lennox Ave/Hawthorne Blvd

**ASSESSORS PARCEL NUMBER(S)**

4037-015-026

**SITE AREA**

0.19 Acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Lennox

**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

N/A

**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)
  - 22.56.195 (Alcoholic Beverage Sales Burden Of Proof)

**CASE PLANNER:**

Michelle Lynch

**PHONE NUMBER:**

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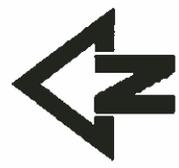


# RCUP201500105/R2015-02506(2)

## LOCATION MAP

Printed: Sep 15, 2016

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**ENTITLEMENTS REQUESTED**

Conditional Use Permit (CUP) to authorize the sale of beer and wine for off-site consumption at an existing 7-Eleven convenience store in the C-2 (Neighborhood Business) Zone pursuant to County Code Section 22.28.160.

**PROJECT DESCRIPTION**

The applicant, 7-Eleven Inc., is requesting a conditional use permit (CUP) to authorize the sale of beer and wine for off-site consumption (ABC license Type 20) at an existing 7-11 convenience store in the Lennox Zoned District.

**SITE PLAN DESCRIPTION**

The site plan consists of a 3,068 square foot 7-Eleven store. A total of 10 parking spaces are provided on the lot which include 5 standard, 4 compact and 1 ADA parking spaces. The proposed project's floor plan and shelf plan show that beer and wine will be displayed within five cooler doors comprising of 4.65 % of the store's total shelf space.

**EXISTING ZONING**

The subject property is zoned C-2 (Neighborhood Business).

Surrounding properties are zoned as follows:

North: C-2, C-3 (Unlimited Commercial) and R-3 (Multi-Family Residential)

South: C-2, C-3

East: C-2, C-3, R-3

West: C-2, C-3, R-3

**EXISTING LAND USES**

The subject property is developed with a convenience store and commercial parking.

Surrounding properties are developed as follows:

North: Retail commercial uses and multi-family residences

South: Retail commercial uses

East: Retail commercial uses and multi-family residences

West: Retail commercial uses, a church and multi-family residences

**PREVIOUS CASES/ZONING HISTORY**

The previous zoning history of the subject parcel is as follows: C-3 (04/10/46), C-2 (01/25/05).

Prior to 2014, there are no found records for plot plan approvals. According to Building and Safety records, a 2800 square foot structure was finalized on June 11, 1985 through building permit number 8356. Subsequently, the building burned down and a new 3,068 square foot structure was built and finalized on June 13, 1992 under permit number 8356.

Plot Plan No. 201400062 was approved on March 17, 2014 for tenant improvements to the existing retail building to create a convenience store. The property provides ten vehicle parking spaces to meet parking development standards.

Plot Plan No. 201400468 was approved on May 8, 2014 for two replacement face changes for an existing permitted freestanding pole sign, window graphics and two new wall signs.

### STAFF EVALUATION

#### General Plan/Community Plan Consistency

The project site is located within the General Commercial land use category of the Countywide General Plan. This designation is intended for commercial uses. The sale of beer and wine for off-site consumption at a convenience store supports a local retail use in the neighborhood and is therefore consistent with the permitted uses of the general commercial land use category.

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

- *Consult with and ensure that applicable County departments, adjacent cities and other stakeholders are involved in community-based planning efforts.*

The project consulted with the County of Los Angeles Sheriff's Department for their input, as is standard with all alcohol-related Conditional Use Permit applications.

- *Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The project will support an existing 7-Eleven store that provides a variety of goods and services to the community.

#### Zoning Ordinance and Development Standards Compliance

The 7-Eleven market is a by-right use in the C-2 zone and the building was built legally in 1993. The net area occupied is 37 percent, which is below the maximum 90 percent lot coverage allowed in this zone.

#### Alcoholic Beverage Sales

There are two establishments within 500 feet of the project that have a license to sell alcohol. One establishment, Top Valu Market 3, has a Type 21 license for off-site general sale, which authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. The other establishment, El Zorro Market, has a Type 20 license for the off-site sale of beer and wine.

#### Site Visit

A site visit was conducted on May 4, 2016 and found that the landscaping, parking and building were as indicated on the provided site plan. The property was clean, well-maintained with no visible signs of graffiti or vermin. All parking spaces were marked and accessible for the parking of vehicles. The business was operating between the designated operating hours and the trash enclosure was properly screened. Inside the building, the store was well maintained and aisles and shelves were stocked as indicated on the site plan. However, the bathroom stalls were not identified and not accessible. One bathroom was being used as storage and the other bathroom was locked. Neither bathroom had the proper sign designation. During my visit, school age children were the

primary customers of the facility. The operators of the facility have since abated the issues with the bathroom signage and availability.

Neighborhood Impact/Land Use Compatibility

The sale of alcoholic beverages at a 7-Eleven convenience store on the subject property is not a compatible use with the surrounding neighborhood and does not provide a necessary service to the community. Currently, there are two other establishments within a 500-foot radius of the subject property that sell alcohol. One establishment, Top Valu Market, has a Type 21 license for off-site general sale, which authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. The other establishment, El Zorro Market, has a Type 20 license for the off-site sale of beer and wine. Therefore, there is an undue concentration of businesses that sell alcohol near the subject property. The sale of beer and wine for off-site consumption at the subject property would not serve a public convenience and necessity to the surrounding community if there is an existing nearby business that sells off-site alcohol.

The subject property is also located within 600 feet of two sensitive uses. These sensitive uses include two churches. The Kingdom Hall of Jehovah's Witnesses is located south of the proposed project on Hawthorne Boulevard. The Nuevas De Gozo Church is also located west of the project location on the same south side of Lennox Boulevard.

The applicant must adhere to 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 project would support a neighborhood-oriented retail store located along a major commercial corridor that would provide goods and services to the local community but has the potential to have an adverse impact on the surrounding neighborhood due to an undue concentration of businesses that sell alcohol near the project site.

- 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 project would not change the size and shape of any development features on the site that currently abides to Title 22.

- 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 project site is adequately served by existing roads and public transportation facilities and has existing utilities services.

Additionally, the applicant must adhere to 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.

There are two places of worship, considered a sensitive use within 600 feet of the subject property. The Kingdom Hall of Jehovah's Witnesses is located south of the proposed project on Hawthorne Boulevard While it is buffered by a few commercial business and one street, the Nuevas De Gozo Church is also located west of the project location on the same south side of Lennox Boulevard. Both locations are within walking distance and as a result, the market's sale of beer and wine will have an adverse impact on the churches.

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 proposed location is not sufficiently buffered to any residential area within the immediate vicinity. While there are some commercial/ retail properties along Lennox and Hawthorne Blvd, there are many residential properties within 250 feet of the subject property.

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.

There are two other establishments within a 500-ft. radius of the subject property that sell alcohol. These licenses include one Type 21 license for off-site full line alcohol and one Type 20 for off-site consumption of beer and wine. Therefore, an undue concentration of businesses that sell alcohol currently exists near the subject property. The sale of beer and wine for off-site consumption at the subject property would not serve a public convenience and necessity to the surrounding community if an existing nearby business currently sells off-site alcohol.

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

The sale of beer and wine for off-site consumption at the 7-Eleven would have had the potential to increase business for the store and tax revenue for the County.

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 project would not have altered the existing exterior of the store and will continue to be maintained in a responsible manner.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 (Conditional Use Permit) and 22.56.195 B (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has not met the burden of proof.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**Los Angeles County Sheriff's Department**

The County of Los Angeles Sheriff's Department, South Los Angeles Station, researched the subject property's calls for service for over the past five years. The Los Angeles Sheriff Station reports that the area surrounding this location as a high-crime area. The Sheriff's Station has responded to calls for service that include, vandalism, loitering, minor assaults and accidental burglary alarm activations. The Sheriff's Department did not advocate support or opposition to the project.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

**California Department Alcoholic Beverage Control**

According to the California Department of Alcoholic Beverage Control website, the subject property is located within census tract 6017.00. Statistical data available on the website indicate there are four active licenses for off-site consumption of alcohol. Two are Type 21 licenses for off-site full line alcohol and two Type 20 for off-site consumption of beer and wine. One establishment, Top Valu Market, has a Type 21 license for off-site general sale, which authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold is located within the census tract 6017.00, while the other establishment, El Zorro Market, has a Type 20 license for the off-site sale of beer and wine is located within census tract 6018.02. Both locations are within the 500 foot radius of the subject property. The sale of alcoholic beverages for off-site consumption would not serve as a public convenience and necessity to the surrounding community if there is an existing undue concentration of alcoholic beverage licenses within existing establishments.

**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.

**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 **DENIAL** of Project Number R2015-02506-(2) Conditional Use Permit Number 201500105.

**SUGGESTED MOTION:**

**WE, THE REGIONAL PLANNING COMMISSION, CLOSE THE PUBLIC HEARING AND DENY CONDIONAL USE PERMIT NUMBER 201500105 SUBJECT TO THE ATTACHED FINDINGS.**

Prepared by Michelle Lynch, Regional Planning Asst. II, Field Offices Section  
Reviewed by Nooshin Paidar, Supervising Regional Planner, Field Offices Section

**Attachments:**

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

[NP: ML] 09/14/2016

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02506-(2)  
CONDITIONAL USE PERMIT NO. 201500105**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500105 ("CUP") on September 28, 2016.
2. The permittee, 7-Eleven Inc. ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption at an existing 7-Eleven convenience store ("Project") located at 10801 Hawthorne Blvd in the unincorporated community of Lennox in the C-2 (Neighborhood Business) zone pursuant to the Los Angeles County Code ("County Code") section 22.28.160.
3. The Project Site is 0.19 acres in size and consists of one legal lot. The project site is currently improved with a single story structure at the intersection of Hawthorne and Lennox Boulevards and is rectangular in shape with flat topography.
4. The Project Site is located within the Countywide General Plan with a CG (General Commercial) land use designation.
5. The Project Site is located in the Lennox Zoned District and is currently zoned C-2 (Neighborhood Business).
6. Surrounding Zoning within the 500-foot radius includes:
  - North: C-2, C-3 (General Commercial) and R-3 (High Density Residential)
  - South: C-2, C-3
  - East: C-2, C-3, R-3
  - West: C-2, C-3, R-3
7. Surrounding land uses within the 500-foot radius include:
  - North: Retail commercial uses and multi-family residences
  - South: Retail commercial uses
  - East: Retail commercial uses and multi-family residences
  - West: Retail commercial uses, a church and multi-family residences
8. Project Site was zoned C-3 in 1946 and rezoned to C-2 in 2005. The Department of Public Works Building and Safety Records indicate that the current 3, 068 square-foot structure was finalized on June 13, 1992. Plot Plan case No. 201400062 was approved on March 17, 2014 for tenant improvements to convert the existing retail building into a convenience store. Plot Plan No. 201400468 was approved on May 8, 2014 for two replacement face changes for an existing permitted freestanding pole sign and two wall signs.

9. The site plan for the Project depicts a 3,068 square-foot structure with a total of 10 parking spaces (5 standard, 4 compact and 1 ADA). There is landscaping along the sidewalks between the parking area and the store. The ten vehicle parking spaces are located on the north side of the property. The project's floor plan and shelf plan show that beer and wine would be displayed within five cooler doors comprising of 4.65% of the store's total shelf space.
10. Primary access to the Project Site will be via an entrance/exit on Lennox Boulevard. Secondary access to the Project Site will be via an entrance/exit on Hawthorne Boulevard.
11. The County of Los Angeles Sheriff's Department, South Los Angeles Station, was consulted regarding this proposal. The comment letter dated May 13, 2016 provided recommended conditions in case of approval. Their research reports the area surrounding this location as a high-crime area. The Sheriff's Station has responded to calls for service that include, vandalism, loitering, minor assaults and accidental burglary alarm activations. The letter noted actions taken by the establishment to ensure that the issuance of the permit will not adversely affect the community. The Sheriff's letter did not advocate support or opposition to the project.
12. The subject property is located within Census Tract 6017.00. Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that there are four active licenses for off-site consumption of alcohol within that census tract. Two are Type 21 licenses for off-site full line alcohol and two are Type 20 for off-site consumption of beer and wine.

There are two establishments selling alcoholic beverages within 500-foot radius of the project site. Top Valu Market is within Census Tract 6017.00 and has a Type 21 license (sale of full line alcohol for offsite consumption) and El Zorro Market has a Type 20 license (off-site sale of beer and wine) and is located within census tract 6018.02. The sale of alcoholic beverages for off-site consumption would not serve as a public convenience and necessity to the surrounding community if there is an existing undue concentration of alcoholic beverage licenses at existing establishments.

13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Prior to the Commission's public hearing Department of Regional Planning ("Regional Planning") staff received no public comments regarding the Project.
15. A duly noticed public hearing was held on September 28, 2016, before the Regional Planning Commission. Commissioners Shell, Smith, Louie, Pedersen, and Modugno were present.

16. The Commission finds that the project site is located within the General Commercial land use category of the Los Angeles County General Plan with a C-2 zoning designation. These designations are intended for a range of mixed commercial retail and service activities. The subject convenience store is a use that provides commercial retail and services. Therefore, these use is consistent with the adopted general plan and zoning designation.
17. The Commission finds that the existing site development is consistent with all applicable standards of Title 22 of the County Code, including lot coverage, landscaping, parking, outdoor display standards of the C-2 zone, and height limit. A building permit was issued for the existing building on June, 13, 1992. Plot Plan No. 201400062 authorized a tenant improvement to convert the building into a convenience store on March 17, 2014. On May 8, 2014, Plot Plan No. 201400468 approved signage for the 7-Eleven convenience store.
18. The Commission finds that the subject property is located at the corner of Hawthorne and Lennox Boulevards. Hawthorne Boulevard is an 8-lane, 130-foot major north-south transportation corridor. Lennox Boulevard is a 6-lane, 80-foot major east-west transportation corridor that connects various cities and unincorporated communities in the Los Angeles Basin. The project site is adequately served by existing utility and street infrastructure and meets current zoning requirements. The site's vehicular ingress and egress is provided by a 28 foot driveway. Therefore, 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.
19. The Commission finds that the sale of alcoholic beverages at a 7-Eleven convenience store on the subject property is not a compatible use with the surrounding neighborhood and does not provide a necessary service to the community. Currently, there are two other establishments within a 500-foot radius of the subject property that sell alcohol. These licenses include one Type 20 license for off-site beer and wine sales ("El Zorro Market") and one Type 21 license for off-site full line alcohol ("Top Valu Market"). Therefore, there is an undue concentration of businesses that sell alcohol near the subject property as defined under the County Code. The sale of beer and wine for off-site consumption at the subject property would not serve a public convenience and necessity to the surrounding community if there is an existing nearby business that sells off-site alcohol.

The subject property is located within 600 feet of two sensitive uses that include two churches.

20. The Commission finds that the project will support a neighborhood-oriented retail store located along a major commercial corridor that will provide goods and services to the local community, but has the potential to have an adverse impact on the surrounding neighborhood due to an undue concentration of businesses that sell alcohol near the project site.

21. The Commission finds that the project will not change the size and shape of any development features on the site that currently abides to Title 22 of the County Code.
22. The Commission finds that the project site is adequately served by existing roads and public transportation facilities and has existing utility services.
23. The Commission finds there are two places of worship, considered a sensitive use, within 600 feet of the subject property. The Kingdom Hall of Jehovah's Witnesses is located south of the proposed project on Hawthorne Boulevard. The Nuevas De Gozo Church is also located west of the project site on the same south side of Lennox Boulevard. Both locations are within walking distance and as a result, the market's sale of beer and wine will have an adverse impact on the churches.
24. The Commission finds that the proposed location is not sufficiently buffered to any residential area within the immediate vicinity. While there are some commercial/retail properties along Lennox and Hawthorne Blvd, there are many residential properties within 250 feet of the subject property.
25. The Commission finds that there are two establishments within 500-foot radius of the subject property that sell alcohol. These licenses include one Type 20 license for off-site beer and wine sales ("El Zorro Market") and one Type 21 license for off-site full line alcohol ("Top Valu Market"). Therefore, there is an undue concentration of businesses that sell alcohol near the subject property as defined under the County Code. The sale of beer and wine for off-site consumption at the subject property would not serve a public convenience and necessity to the surrounding community if there is an existing nearby business that sells off-site alcohol.
26. The Commission finds that the sale of beer and wine for off-site consumption at the 7-Eleven would have had the potential to increase business for the store and tax revenue for the County.
27. The Commission finds that the project would not have altered the existing exterior of the store and will continue to be maintained in a responsible manner.
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 the Lennox Library located in the vicinity of the Lennox community. On August 25, 2016, a total of 73 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.
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 West Section, Department of Regional Planning.

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

- A. The proposed use at the site has the potential to adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, has the potential to be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and may jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. The requested use at the proposed location will result in an undue concentration of similar premises and an additional facility selling alcoholic beverages for off-site consumption would not serve a public convenience and necessity to the surrounding community.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

Denies Conditional Use Permit No. 201500105

**ACTION DATE: September 28, 2016**

**VOTE:**

Concurring: Dissenting:

Abstaining:

Absent:

NP: ML

9/15/2016

c: Each Commissioner, Zoning Enforcement, Building and Safety





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): 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.
Kingdom Hall of Jehovah's Witnesses located at 10928 Hawthorne Blvd. Located across the street to the current 7-eleven and separated by a traffic island. it is also buffered by several commercial establishments along hawthorne 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.
Immediately surrounding the current 7-Eleven store location along Lennox and Hawthorne Blvd are properties occupied by retail and commercial use.residentail properties are located northwest and southwest to the 7-eleven store, but are separated from the subject site by burin ave.
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.
While 7-Eleven offers beer and wine as part of their retail mix, it is not the primary product of sales. market. in addition, 7-eleven is open past the hours of operation of other businesses for the convenience of nearby residents. beer and wine will represent approximately 4.65 % of total shelf space at the site.
D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
7-Eleven has operational controls over the sale of alcoholic beverages such as required cash register ID scans modual trainings and signed affidavits by franchisee, managers and sales associates; and secret shoppers. the cooler doors will be locked during hours outside of those designated by abc for the sale of alcohol. the sale of beer and wine wil increase sales tax revenue 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 exterior wil not be changed. It will remain an attractive, safe , well lit and friendly place to shop. a 7-eleven maintenance agreement states that graffitti must be removed within 24hrs and the property must be maintained free and clear of debris.

# ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

## *Continued...*

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.)*

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.

A. Continued....

Nuevas de Gozo Church is located at 4454 Lennox Blvd and is buffered by one intersection and a block of retail establishments.

The current 7-eleven store will not increase in size. The purpose is to add a greater selection of products for their existing customers. It is not expected to increase traffic. The traffic patterns will not overlap with that of the similar use establishments within a 600-foot radius.



## 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 project is located within the Neighborhood Business land use category of the Los Angeles County general plan. the designation is intended to provide areas in which local businesses can be established to serve the needs of the local community. the granting of a conditional use permit will allow the continued operation of a viable market in a commercially zoned property on a primary corridor within walking distance of a residential areas.

**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 project will be maintained in its current size and shape which abides to all size and shape requirements stated under title 22.

**C. That the proposed site is adequately served:**

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the proposed project is not expected to increase traffic, but rather provide a wider selection of goods which its current customer base can purchase. the site is currently serviced by hawthorne blvd. and lennox blvd which are designated as major highways. the project is located at a walking distance to the hawthorne/lennox los angeles metro station. therefore the site will continue to be adequately served by highways and streets of sufficeint width and by other public facilities as required.

# CONDITIONAL USE PERMIT BURDEN OF PROOF

## *Continued...*

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.

A. Continued...

Therefore, the proposed use will be consistent with the adopted general plan for the area.

The sale of beer and wine will expand the current retail mix of an established 7-Eleven store. The said store is located in an urbanized area with a mix of residential, retail and commercial uses. The application included design elements intended to control and secure the stock of alcoholic beverages. Further, the access accommodates adequate circulation for customers. The sale of beer and wine will increase sales tax revenue for County of Los Angeles. The use will not adversely affect the economic welfare of the community because the store has positively impacted the financial health of the property and improved the economic vitality of the area via increases in taxable revenue and local employment. Therefore, the proposed use will not adversely affect the welfare of the surrounding community.



# OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

May 13, 2016

JIM McDONNELL, SHERIFF

Mr. Shaun Temple  
Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

Dear Mr. Temple:

**CONDITIONAL USE PERMIT**

7-11

10801 HAWTHORNE BOULEVARD, LENNOX

Permit No. 201600108

The area surrounding this location is a high-crime area. However, we believe the managers for this location have taken steps in order to ensure that the issuance of the permit will not adversely affect the community. The Sheriff's Department has responded to calls for service at this location. The calls for service at this location were vandalisms, loitering, minor assaults and accidental burglary alarm activations. Two incident reports were generated based on the calls for service.

Should you approve an alcohol permit, I recommend the following stipulations:

- Bi-annual inspections
- Monitor crime rates for one year
- Automated locks on refrigerator doors which will contain the alcohol
- Surveillance/observation glass near the refrigerated alcohol which can be monitored by store employees
- Three month storage of video footage from the surveillance system

These stipulations will both deter criminal and nuisance activity and aid in the investigation of any crimes committed on site.

Thank you for the opportunity to provide input, and please do not hesitate to contact me or my staff at (323) 820-6716 if you need any additional information.

Sincerely,

JIM McDONNELL, SHERIFF

Steven J. Sciacca, Captain  
South Los Angeles Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

STATE OF TEXAS  
DEPARTMENT OF REGIONAL PLANNING

OFFICE OF THE ATTORNEY GENERAL

POST OFFICE BOX 13080

AUSTIN, TEXAS 78761-0308



DEPT OF REGIONAL PLANNING

2016 JUN -6 PM 4: 35

RECEIVED

STATE OF TEXAS DEPARTMENT OF REGIONAL PLANNING

OFFICE OF THE ATTORNEY GENERAL

## Michelle Lynch

---

**From:** Enrique Vega <enrique@urbanassoc.com>  
**Sent:** Tuesday, August 30, 2016 9:37 AM  
**To:** Michelle Lynch  
**Cc:** Erika Ramirez; Frank Aguirre  
**Subject:** Formal Request to Continue Planning Commission Hearing for R2015-02506-(2), RCUP201500105 updated

Good Morning Ms. Lynch,

We are writing you today to formally request a continuance of the planning commission hearing for our client's CUP Application (R2015-02506-(2) RCUP201500105) for a beer and wine license for a 7-Eleven store located at 10801 Hawthorne Blvd in the unincorporated community of Lennox. We respectfully request that the hearing be postponed for a period of 60 days due to the reason listed below:

- Urban Associates has a planning commission hearing on another project that has been scheduled for the September 28<sup>th</sup> after having been previously postponed by regional planning staff. In order to avoid a possible conflict for our clients and reduce logistical challenges we would like to address each project at separate hearings.

Thank you in advance for your consideration of this request. We look forward to hearing from you.

Regards,  
Enrique Vega



**URBAN**  
ASSOCIATES

**Enrique Vega**  
Associate  
**Urban Associates, Inc.**  
323.573.5078 Cell  
213.608.0774 Office  
866.498.7226 Fax

***WE MOVED! PLEASE NOTE OUR NEW ADDRESS***  
**5400 E. Olympic Blvd. Suite #208**  
**Commerce, CA 90022**



## Michelle Lynch

---

**From:** Enrique Vega <enrique@urbanassoc.com>  
**Sent:** Thursday, September 08, 2016 9:09 PM  
**To:** Michelle Lynch  
**Cc:** Erika Ramirez; Frank Aguirre; Reeder, Christina; vinay711@yahoo.com  
**Subject:** Re: R2015-02506/10801 Hawthorne Blvd

**Importance:** High

Good Evening Michelle,

I recently met with the franchisee and spoke with representatives for 7-11 and I have been asked to inform regional planning staff that they would like to self-impose the following conditions for consideration of their application:

- 1) Shall not advertise the sale of alcoholic beverages on the exterior of any structure on the property including windows, walls, fences or similar structures.
- 2) There shall be no beer sold in containers under one quart or in less than six pack quantities.
- 3) No alcoholic beverages shall be displayed within 15 feet of the cash register or the front door.
- 4) There shall be no wine, with the exception of wine coolers, sold in containers less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
- 5) Alcoholic beverages shall only be displayed in coolers designated for storage of said beverages as depicted on the shelf plan. 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 percent of the store's total shelf space as depicted in the shelf plan.
- 6) The coolers designated for the storage of alcoholic beverages shall be locked during non-sale hours. Coolers shall be locked from 2 p.m. to 4 p.m. on school days.

Thank you,  
Enrique



**URBAN**  
ASSOCIATES

**Enrique Vega**

**Associate**

**Urban Associates, Inc.**

**323.573.5078 Cell**

**213.608.0774 Office**

**866.498.7226 Fax**

***WE MOVED!* PLEASE NOTE OUR NEW ADDRESS**

**5400 E. Olympic Blvd. Suite #208**

**Commerce, CA 90022**

**From:** Michelle Lynch <mlynch@planning.lacounty.gov>

**Date:** Monday, August 22, 2016 at 4:36 PM

**To:** Enrique Vega <enrique@urbanassoc.com>

**Cc:** Mitch Glaser <mglaser@planning.lacounty.gov>, Nooshin Paidar <npaidar@planning.lacounty.gov>

**Subject:** R2015-02506/10801 Hawthorne Blvd

Greetings Enrique,

As previously discussed, this project will be scheduled for hearing before the Regional Planning Commission on September 28, 2016 at 9 am. A separate email will be sent with the required notices and information. Please be aware that we are recommending this project for denial. The recommendation for denial will be based on the project not meeting the Alcoholic Beverage Sales Burden of Proof. Staff finds that there is an undue concentration of alcohol-selling businesses, as defined under County Code. There are two locations, a Top Valu supermarket and the El Zorro liquor store that currently sells off-site alcohol less than 250 feet away from the project location, which would be hard to justify this project meeting the premise for public convenience or necessity. It does not meet public necessity to have three locations that sell off-site alcohol within such close proximity to each other.

In addition, the request also does not meet the CUP Burden of Proof because the project would adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area and may intensify or endanger the safety and general welfare of those individuals because of the close proximity to residential areas.

If you have any additional questions or concerns, please feel free to email or call.

Michelle Lynch  
Regional Planning Assistant  
Department of Regional Planning  
Southwest Field Office  
1320 W. Imperial Hwy  
Los Angeles, CA 90044  
323-820-6518



## Michelle Lynch

---

**From:** Enrique Vega <enrique@urbanassoc.com>  
**Sent:** Friday, September 09, 2016 1:55 PM  
**To:** Michelle Lynch  
**Subject:** Re: Formal Request to Continue Planning Commission Hearing for R2015-02506-(2), RCUP201500105 updated

**Importance:** High

Good Afternoon Michelle,

I apologize, apparently I didn't hit send on this communication but if that is the case then we would prefer to just move forward with the scheduled hearing as is, given that we would have to prepare regardless in the event that the commission would deny the request.



**URBAN**  
ASSOCIATES

**Enrique Vega**  
Associate  
**Urban Associates, Inc.**  
323.573.5078 Cell  
213.608.0774 Office  
866.498.7226 Fax

***WE MOVED!* PLEASE NOTE OUR NEW ADDRESS**  
**5400 E. Olympic Blvd. Suite #208**  
**Commerce, CA 90022**

---

**From:** Michelle Lynch <mlynch@planning.lacounty.gov>  
**Date:** Tuesday, September 6, 2016 at 9:41 AM  
**To:** Enrique Vega <enrique@urbanassoc.com>  
**Cc:** Erika Ramirez <erika@urbanassoc.com>, Frank Aguirre <Frank@urbanassoc.com>  
**Subject:** RE: Formal Request to Continue Planning Commission Hearing for R2015-02506-(2), RCUP201500105 updated

Greetings,

The decision is made at the hearing. I submit a memo for the request to the RPC.

Michelle Lynch

Regional Planning Assistant  
Department of Regional Planning  
Southwest Field Office  
1320 W. Imperial Hwy  
Los Angeles, CA 90044  
323-820-6518



**From:** Enrique Vega [mailto:enrique@urbanassoc.com]  
**Sent:** Tuesday, September 06, 2016 9:39 AM  
**To:** Michelle Lynch <mlynch@planning.lacounty.gov>  
**Cc:** Erika Ramirez <erika@urbanassoc.com>; Frank Aguirre <Frank@urbanassoc.com>  
**Subject:** Re: Formal Request to Continue Planning Commission Hearing for R2015-02506-(2), RCUP201500105 updated

Good Morning Michelle,

I am writing to follow up on the request below. Has a decision been made regarding the timing of the hearing? We would like to make the proper arrangements.

Thank you,  
Enrique



**URBAN**  
ASSOCIATES

**Enrique Vega**  
Associate  
**Urban Associates, Inc.**  
323.573.5078 Cell  
213.608.0774 Office  
866.498.7226 Fax

***WE MOVED! PLEASE NOTE OUR NEW ADDRESS***  
**5400 E. Olympic Blvd. Suite #208**  
**Commerce, CA 90022**

PRINT PHOTOGRAPHS: PHOTO KEY MAP



MAP LEGEND	
	7-ELEVEN CONVENIENCE STORE



1



2



3



4



5



6



7



8



9



10



# Site Visit Photos

10801 HAWTHORNE BLVD

RCUP201500105

R2015-02506

# Exterior: Subject Property



# Exterior: Subject Property



# Exterior: Subject Property



# Exterior: Subject Property



# Exterior: Surrounding Properties



# Exterior: Surrounding Properties



# Exterior: Surrounding Properties



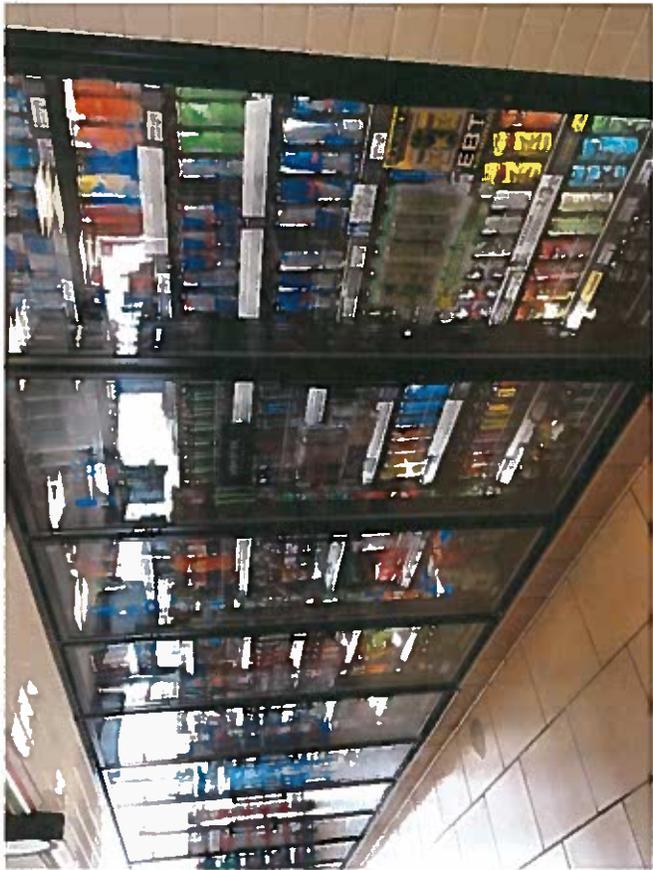
# Exterior: Surrounding Properties



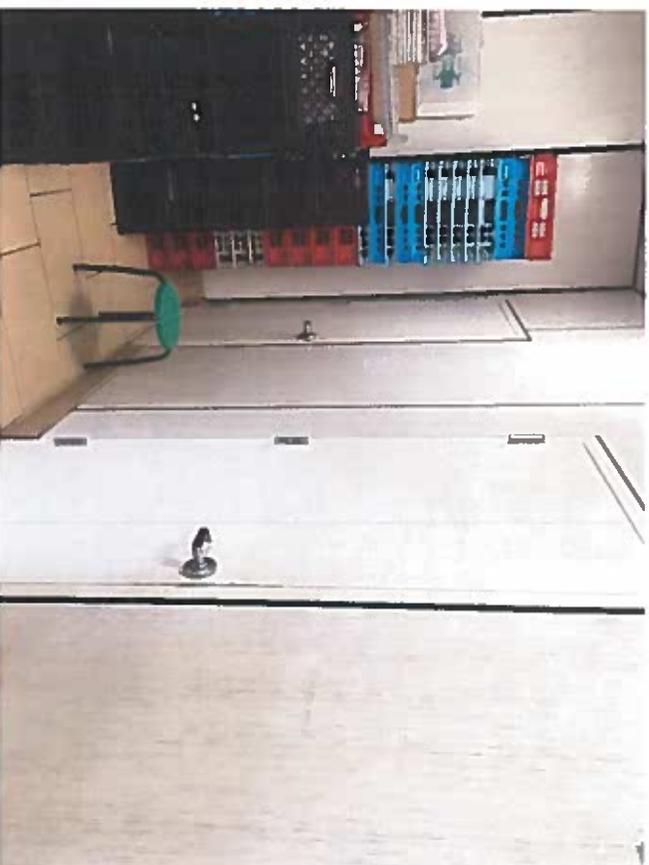
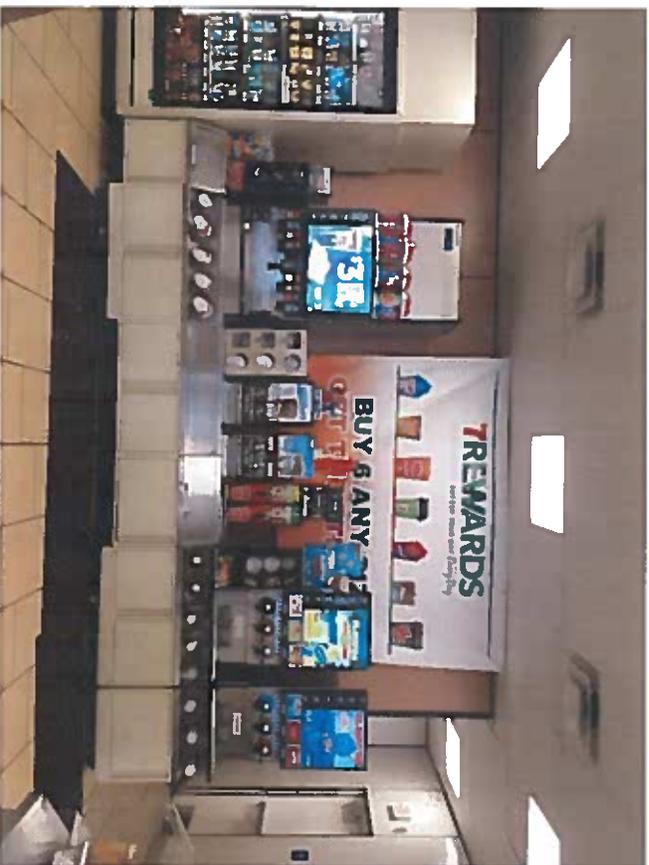
# Interior: Subject Property



# Interior: Subject Property



# Interior: Subject Property



# Interior: Subject Property



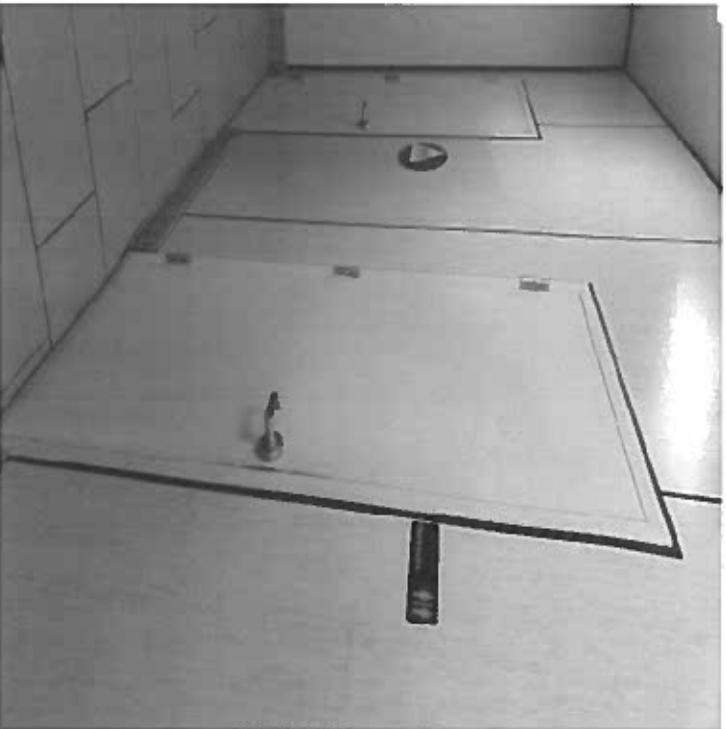
# Interior: Subject Property

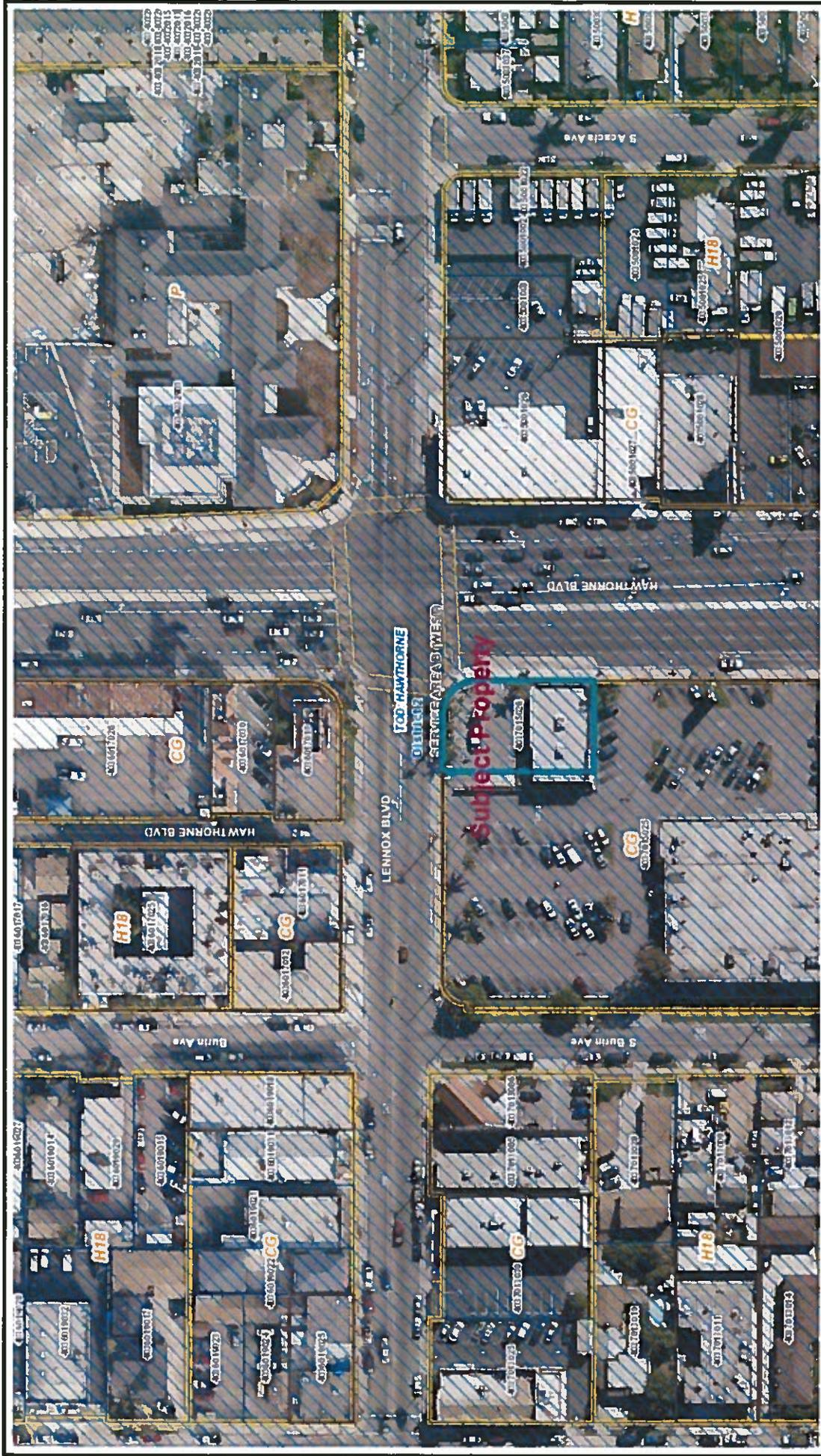


# Unpermitted Signage: Removed



# Update: Bathrooms Accessible



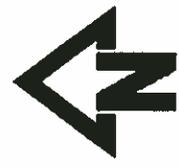


**RCUP201500105/R2015-02506**

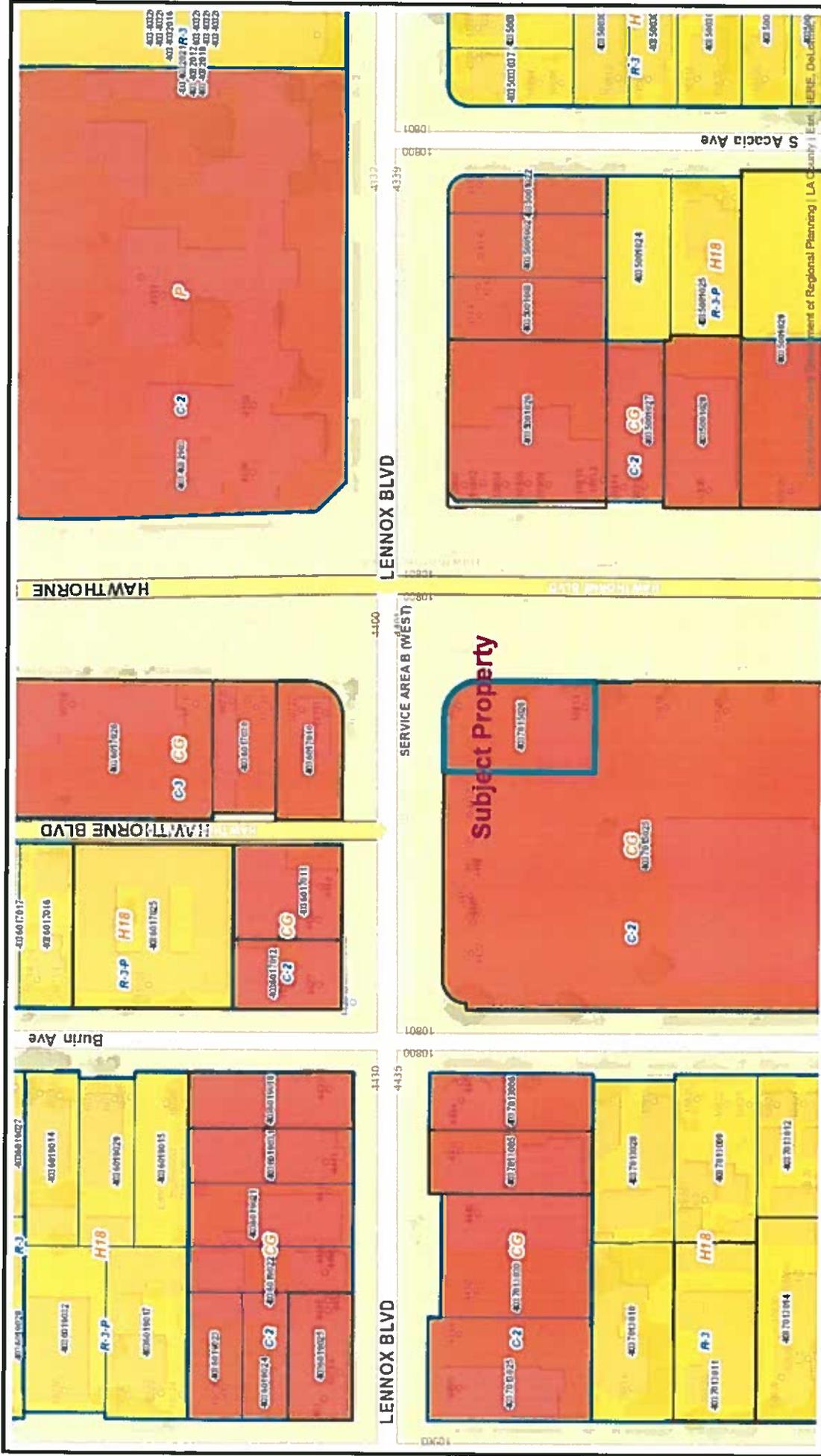
**AERIAL MAP**

Printed: Sep 12, 2016

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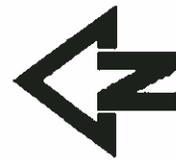


# RCUP201500105/R2015-02506

## LAND USE AND ZONING MAP

Printed: Sep 12, 2016

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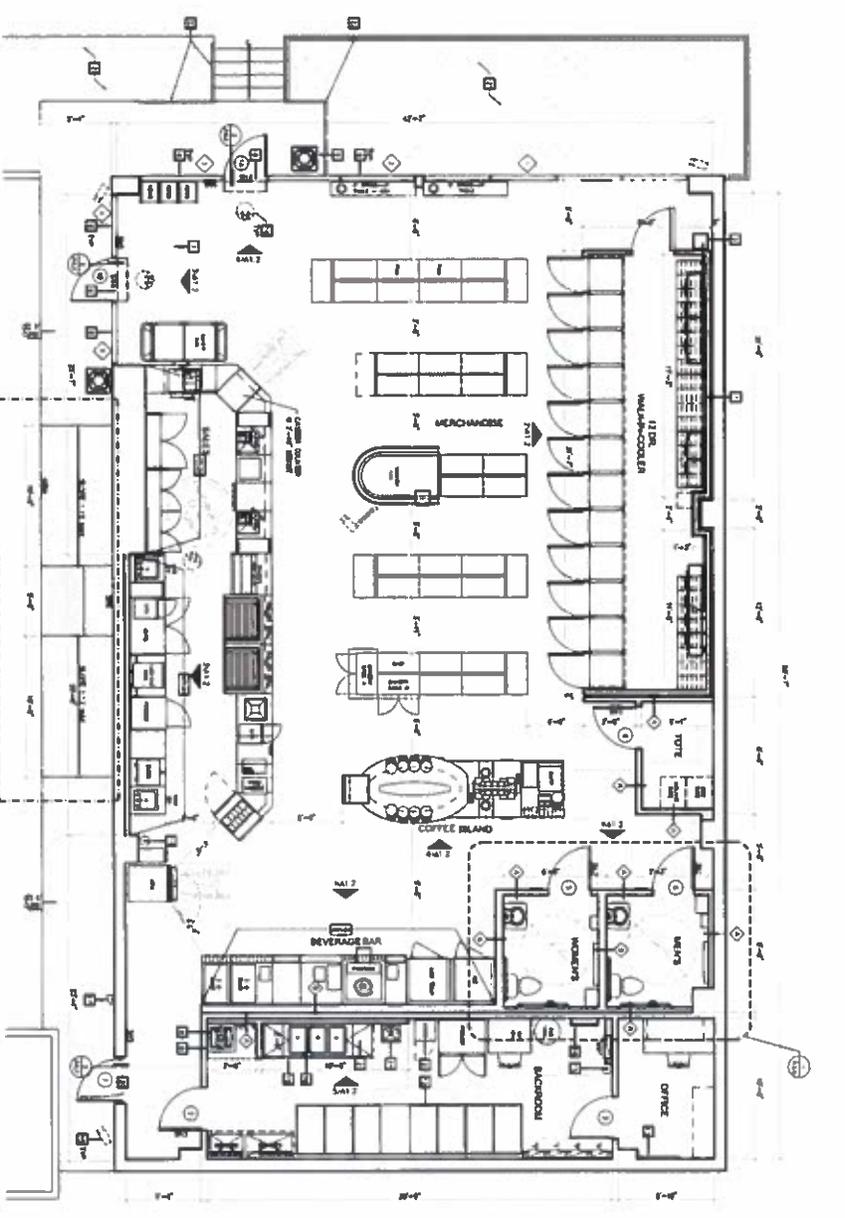




- ### General Notes
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYS SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER.
  3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES. ANY OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY.
  4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO INSTALLATION.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
  8. ALL WASTE AND DEBRIS SHALL BE PROPERLY DISPOSED AT THE END OF EACH WORK DAY.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
  10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AT ALL TIMES.
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  23. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
  24. ALL WASTE AND DEBRIS SHALL BE PROPERLY DISPOSED AT THE END OF EACH WORK DAY.
  25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

- ### Exit Sign Notes
1. EXIT SIGNS SHALL BE INSTALLED AT ALL EXITS AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.
  2. EXIT SIGNS SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE IMMEDIATELY REPLACED IF DAMAGED.
  3. EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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  25. EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

- ### Interior Environment Notes
1. ALL INTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO INSTALLATION.
  3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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  24. ALL WASTE AND DEBRIS SHALL BE PROPERLY DISPOSED AT THE END OF EACH WORK DAY.
  25. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



- ### Well Legend
- 1. 1/2" DIA. WELL
  - 2. 3/4" DIA. WELL
  - 3. 1" DIA. WELL
  - 4. 1 1/2" DIA. WELL
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  - 25. 96" DIA. WELL
- ### Well Types
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- ### Shelving (Backroom Dry Storage)
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- ### Storage (See Detail sheets)
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  - 21. 54" DIA. WELL
  - 22. 60" DIA. WELL
  - 23. 72" DIA. WELL
  - 24. 84" DIA. WELL
  - 25. 96" DIA. WELL

- ### Proposed Plan Key Notes
1. 1/2" DIA. WELL
  2. 3/4" DIA. WELL
  3. 1" DIA. WELL
  4. 1 1/2" DIA. WELL
  5. 2" DIA. WELL
  6. 3" DIA. WELL
  7. 4" DIA. WELL
  8. 6" DIA. WELL
  9. 8" DIA. WELL
  10. 10" DIA. WELL
  11. 12" DIA. WELL
  12. 14" DIA. WELL
  13. 16" DIA. WELL
  14. 18" DIA. WELL
  15. 20" DIA. WELL
  16. 24" DIA. WELL
  17. 30" DIA. WELL
  18. 36" DIA. WELL
  19. 42" DIA. WELL
  20. 48" DIA. WELL
  21. 54" DIA. WELL
  22. 60" DIA. WELL
  23. 72" DIA. WELL
  24. 84" DIA. WELL
  25. 96" DIA. WELL

Proposed Floor Plan  
 A1.0

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 Lennox, CA 90304

7-Eleven - No. 37060 - Tenant Improvement of 3,066 SQ. FT.

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