



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 4, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Carl Nadela
Zoning Permits East Section

Conditional Use Permit No. RPPL 2016001299-(5)
RPC Meeting: October 5, 2016
Agenda Item: 6

The above-mentioned item is a request for a Conditional Use Permit (CUP) to authorize the sale of beer and wine for off-site consumption in conjunction with a previously approved grocery store.

For your consideration, please find attached a letter from the Altadena Town Council indicating their recommendation for Approval of the project, subject to a number of conditions. The conditions listed in their letter have all been incorporated into the draft Conditions of Approval of this CUP.

In addition, staff recommends the following revisions to Condition No. 27, in order to make it more consistent with existing provisions of the Zoning Code.

This grant shall apply only to one retail business establishment at the site and shall not apply to any other business establishments or subtenants. However, the subject retail business may expand its operations to occupy additional floor area space at the site. The subject retail business may also correspondingly expand its floor area shelf space allocated for alcohol sales by no more than 10%, or a new CUP would be required pursuant to County Code Section 22.56.195.A.3.a, provided the shelf space for alcohol sales it remains not more than five percent of the total shelf space of the establishment.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:CN

Enclosure: Letter from the Altadena Town Council dated September 29, 2016



ALTADENA TOWN COUNCIL

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730 East Altadena Drive • Altadena, California 91001

Mr. Richard Bruckner
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

September 29, 2016

Re: R2016-001299 Request for beer and wine sales
Location: 2246 N Lake Avenue
Applicant: ALDI, Inc.

Dear Mr. Bruckner,

The Altadena Town Council (ATC) resolved, at its September 20, 2016 meeting, to recommend the **APPROVAL** of the above mentioned project with conditions.

ATC members visited over 200 homes of surrounding residents to notify them of our hearings and to obtain feedback. They also contacted the schools that are in the immediate area and received no opposition from those organizations. They made personal contact with 90 residents only 8 of which were opposed to the project. We allowed three opportunities for public comment at two Land Use Committee meetings and one Altadena Town Council meeting and had no more than 3 residents over the course of the 3 meetings that made public comment against the project.

This application is for a new ALDI market to sell beer and wine which is expected to open by the end of the year. The company has agreed to locate the beer and wine towards the rear of the store at the request of Regional Planning. As a business with locations nationwide, they have established processes in place for training of employees and monitoring of procedures related to the sales of beer and wine.

In light of the large amount of support and low level of opposition, The Altadena Town Council recommends approval of the application to sell beer and wine at the ALDI market. We understand that the following conditions will be included in Staff's recommendation to the Regional Planning Commission and Altadena supports the implementation of these conditions as a requirement of approval.

- The sales of beer and wine apply only to Aldi's and not to any subtenants or other business establishments
- Beer and wine shall be on shelving designated for wine and beer storage and nowhere else on the premises
- Beer and wine shall not be refrigerated in the store
- There will be no advertising of beer and wine on the exterior of the building or walls or fences

Thank you for your attention to this project.

Sincerely,

Diane Marcussen
Altadena Town Council

cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Antonovich