

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: March 5, 2026

HEARING DATE: March 17, 2026 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2021-002414

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) No. RPPL2021006458

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 3001 Foothill Boulevard, La Crescenta

OWNER: Waltrust Properties

APPLICANT: Jenna Spivey (Walgreens Company)

PUBLIC MEETINGS HELD: 1 OF 1

CASE PLANNER: Michelle Lynch, Principal Planner  
mlynch@planning.lacounty.gov

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### RECOMMENDATION

*The following recommendation is made before the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2021-002414, CUP Number No. RPPL2021006458, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2021006458 IS SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control (“ABC”) License) in an existing pharmacy/retail store (Walgreens) in the C-1 (Restricted Business) Zone pursuant to County Code Section [22.20.030](#) (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

### **B. Project**

The applicant, Jenna Spivey of Walgreens Company, requests a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20 ABC License) at an existing Walgreens (“Project”), on a property located at 3001 Foothill Boulevard (“Project Site”) within the C-1 Zone in the unincorporated community of La Crescenta-Montrose. The existing sale of beer and wine for off-site consumption was first authorized by CUP No. 2010000164, approved on October 18, 2011, and expired on October 18, 2021. The application for the current request was filed on June 10, 2021, and deemed complete on June 16, 2021. Their current Type 20 ABC license is valid until June 30, 2026. There are no proposed physical improvements to the existing building, and the shelf space will remain as previously approved at one percent (1%). The previously approved and existing hours of alcoholic beverage sales are from 8:00 am to 10:00 pm, Monday through Sunday.

The Project Site is located in the unincorporated community of La Crescenta-Montrose. The Project Site is comprised of one lot: Assessor Parcel Number (“APN”) 5802-011-092, which is 0.85 net acres in size. The Project Site is rectangular in shape with relatively flat topography and is developed with an existing commercial building and parking lot. The building is occupied by Walgreens and spans 11,754 square feet, approximately 31 percent of the Project Site, and maintains 47 parking spaces, including 16 compact spaces and two Americans with Disabilities Act (“ADA”) parking spaces. The floor plan depicts the store layout, shelving, the walk-in cooler and freezer, restroom, storage room, office, pharmacy, and cashier area. The shelf plan depicts the category of items sold on each shelf, and calculations for the percentage of shelf space dedicated to the sale of beer and wine for off-site consumption, for a total area of 76 square feet, which is one percent of the total shelf space. There are no proposed changes to the existing shelf plan.

The Project Site is accessible via Foothill Boulevard, a 100-foot-wide Major Highway as designated on the County Master Plan of Highways, to the south. Primary access to the Project Site is via two ingress/egress driveways along Foothill Boulevard. There is a circular driveway for the pharmacy “Pick-Up Window”. The Project proposes no modification to the existing use, floor plans, or parking.

The Project application was deemed complete on June 16, 2021, before the effective date of the West San Gabriel Valley Area Plan (“WSGVAP”), effective April 10, 2025. Therefore,

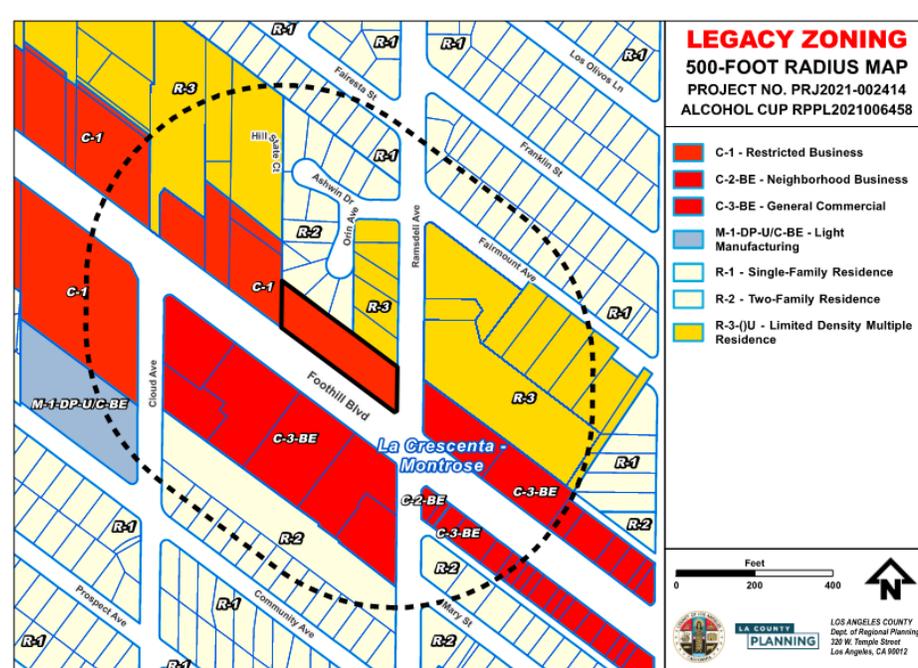
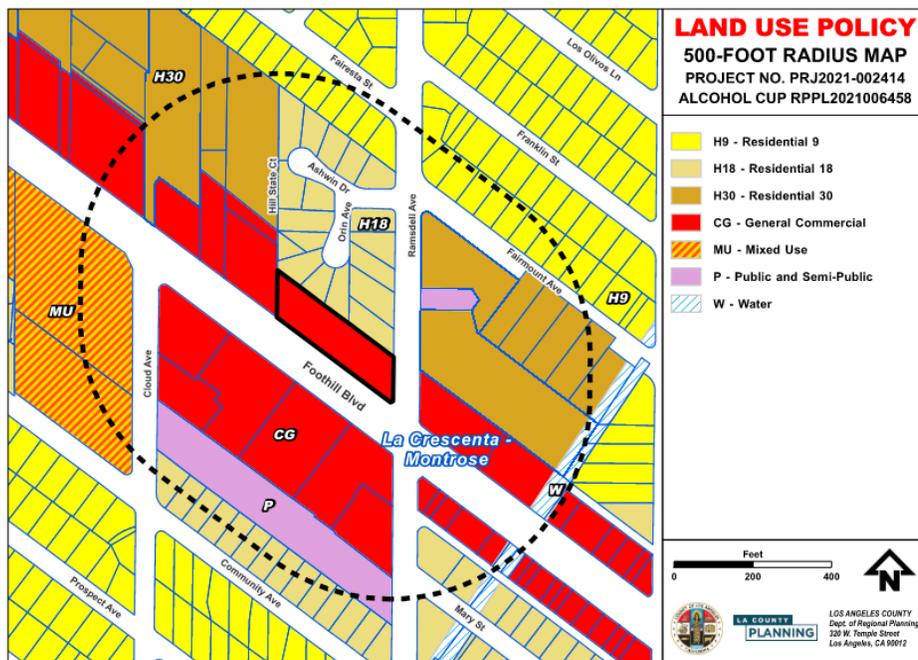
the Project is analyzed under the General Plan and Zoning in effect at the time the application was deemed complete. The current WSGVAP land use designation remained the same, the zoning changed to MXD (Mixed Use Development); and the La Crescenta Community Standards District (“CSD”) has been recategorized by the West San Gabriel Valley Planning Area Standards District (“PASD”). The Project is subject to the CSD and not the PASD.

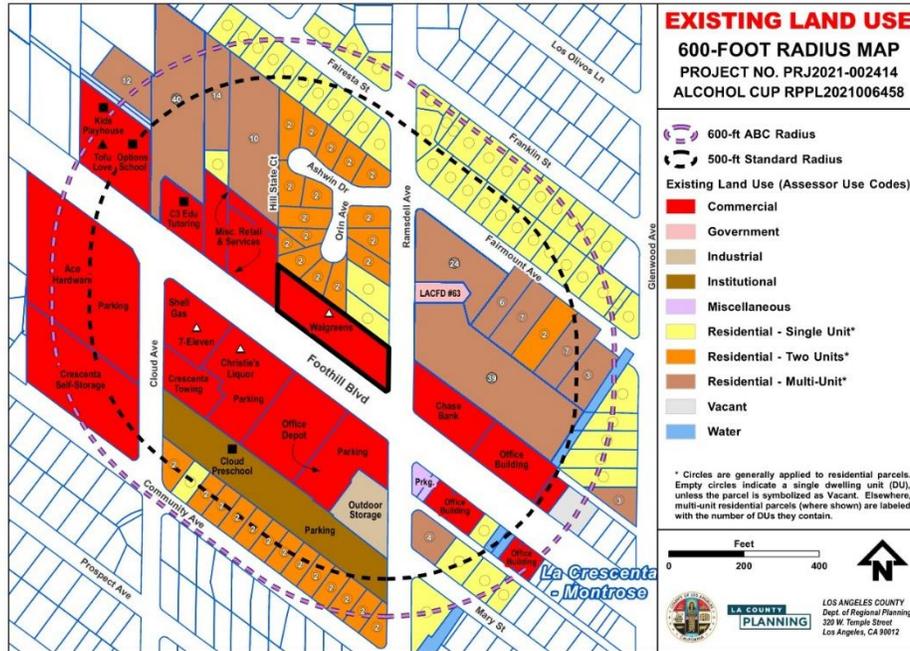
**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-1 (Restricted Business)	Retail Store/Pharmacy
NORTH	H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre), H18 (Residential 18 – 0 to 18 Dwelling Units per Net Acre)	R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence)	Single-Family Residences (“SFR”), Two-Family Residences (“TFR”), and Multi-Family Residences (“MFR”)
EAST	CG, H9, H30 (Residential 30 – 20 to 30 Dwelling Units per Net Acre), W (Water)	R-1, R-3, C-3-BE (General Commercial-Billboard Exclusion)	SFR, TFR, MFR, and Commercial (“Comm”)
SOUTH	CG (General Commercial), P (Public and Semi-Public), H18	C-3 BE, R-2	TFR, MFR, and Comm
WEST	CG, H30, MU(Mixed Use)	C-1, C-3-BE, R-3	Comm and Light Manufacturing

\*Note: The Project application was deemed complete (June 16, 2021) before the adoption of the WSGVAP (effective date April 10, 2025) and is not subject to its requirements.





**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	C-1 (Restricted Business)	September 12, 1927
3183	C-1	August 17, 1938
5017	C-1	November 12, 1947
5290	C-1	March 15, 1949
201056	MXD	March 11, 2025

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan PP13918	12,000 square foot retail store	Approved July 14, 2003
Zoning Conformance Review RZCR200600198	Landscaping	Approved March 2, 2006
Site Plan Review RPP-200800598	11,754 square foot Walgreens Store	Approved May 6, 2008
Site Plan Review RPP200900990	Walgreens' Signage	Approved September 29, 2009
Business License Review RBUS201000051	Food Establishment within Walgreens	Completed February 24, 2010
Conditional Use Permit CUP No. 2010000164	Alcohol Use	Approved October 18, 2011

Zoning Verification RPPL2025001866	Zoning Verification Letter Request	Completed May 8, 2025
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**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
N/A		

- The previously approved CUP was subject to regular condition checks. No violations have been reported at this time.

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is a 0.85-net-acre parcel with an existing Walgreens. The parcel is located within the CG (General Commercial) land use designation of the General Plan. The Project is consistent with the intended uses of this land use category, as the CG land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services, a category into which the existing use falls.

**B. Neighborhood Impact (Need/Convenience Assessment)**

Walgreens has existed on the Project Site for nearly 20 years. The continued sale of beer and wine for off-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. Walgreens has been operating with an alcoholic beverage license for beer and wine sales since 2011.

Surrounding land uses consist primarily of commercial and retail uses, particularly along Foothill Boulevard. There are four sensitive uses within 600 feet of the subject property, which include Playhouse 4 Kids, Options for Youth La Crescenta, and the C2 Education of La Crescenta, all located on the north side of Foothill Boulevard, as is Walgreens; and the Cloud Preschool, located on the south side of Foothill Boulevard. There are two businesses, 7-Eleven and Christie’s Liquor, located on the opposite side of Foothill Boulevard that sell alcoholic beverages for off-site consumption within 500 feet of the Project Site. There is one restaurant, Tofu Love, within 600 feet of the Project that sells beer and wine for on-site consumption.

The Project Site is surrounded by two-family and multi-family residential uses to the north and east. It is important to ensure that the commercial uses that are located around this area do not have significant adverse impacts on the surrounding residential neighborhoods. Walgreens is buffered from surrounding residential uses by a north side perimeter wall, landscaping, and a parking lot.

The Project Site is located in Crime Reporting District No. 1286, and, in a report updated January 22, 2026, ABC determined it is a high crime reporting district. Therefore, pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the

Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. The Project is within urban and suburban areas of Los Angeles County. ABC determined that three alcoholic beverage licenses for off-site consumption are allowed in Census Tract 3002. There are a variety of commercial and retail uses along Foothill Boulevard nearby. There are also residential neighborhoods to the north and south of these commercial areas and the Project Site. The accessory sale of beer and wine at the existing Walgreens will not adversely affect these uses because the residential uses are buffered from the commercial use by a perimeter wall along the north property line, landscaping, and parking lot. Several conditions of approval, such as prohibition of on-site consumption and the location of alcohol display at the back of the store, have been incorporated into the CUP to ensure that potential negative impacts to nearby sensitive uses and the surrounding residential areas are avoided. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day, but with proper operational controls, the requested continued sale of beer and wine for off-site consumption is not expected to result in adverse impacts on these areas.

With proper operational controls, the requested continued sale of beer and wine for off-site consumption at the existing Walgreens is not expected to result in any adverse impacts on the surrounding neighborhood.

According to the California Business and Professions (“B&P”) Worksheet from ABC, Census Tract 3002 is not overconcentrated with licenses because ABC allows for three licenses for off-site sales, and there are three existing licenses, including this Project. Since the Project would authorize the continued sale of beer and wine, the approval of this CUP would not increase the number of off-site alcohol licenses in the census tract. Their current Alcohol License is valid until June 30, 2026.

The County Sheriff’s Department (“Sheriff”), Crescenta Valley Station, in a letter dated September 22, 2025, recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service were related to petty theft or grand theft at the location. The letter stated that, based on the types of calls for service for the past five years, the Sheriff does not object to the issuance of the permit request.

#### Recommended Hours of Operation

Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of beer and wine for off-site consumption continues to be limited to 8:00 a.m. to 10:00 p.m. Monday through Sunday. Since the report of calls was not related to alcohol sales and there is not an overconcentration of licenses, the existing and requested hours for alcohol sales have not had any adverse impacts. A recommended condition limits the sale of beer and wine for off-site consumption from 8:00 a.m. to 10:00 p.m. Monday through Sunday. By regulating the hours of alcohol sales as recommended,

this will ensure that the use is compatible with its surroundings and will not become a nuisance to residents<sup>1,2,3</sup>.

### **C. Design Compatibility**

While the request is for the continued sale of beer and wine for off-site consumption at the existing Walgreens, the pharmacy/retail store was established at this location in 2008 and met all applicable zoning code requirements at the time of construction. The Project will not result in any new construction or development of new structures, nor the installation of new signs; the existing structure will remain as originally constructed, and compatible with the surrounding area.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. The Project application was deemed complete (June 16, 2021) before the adoption of the WSGVAP (effective date April 10, 2025) and is not subject to its requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements of the C-1 (Restricted Business) Zone. Consistency findings can be found in the attached Findings (Exhibit C – Draft Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Findings and Decisions) and 22.140.030.F (Alcoholic Beverage Sales. Findings for Uses Subject to Conditional Use Permit) of the County Code. The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings, provided that the continued sale of beer and wine for off-site consumption is conducted in compliance with the recommended conditions of Project approval, including the condition that will limit current hours of sales from 8:00 a.m. to 10:00 p.m. Monday through Sunday.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Class 1 – Existing Facilities categorical exemption under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project consists of the continued sale of beer and wine for off-site consumption at an existing pharmacy/retail store with no new physical development or expansion. No change is proposed. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, there are no exceptions to a Categorical Exemption.

Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

The Sheriff's Department, in a letter dated September 22, 2025, recommended approval of the Project with no suggested additional conditions of approval.

**B. Other Agency Comments and Recommendations**

ABC, in communication dated January 22, 2026, indicated that three alcohol licenses for off-site sales are allowed in the census tract where the site is located (Census Tract 3002) and three such licenses are currently active. The current CUP request is an active alcohol license that will expire June 30, 2026. ABC also indicated that the Project is located in a High Crime Reporting District, as defined and determined by ABC.

**C. Public Comments**

The Crescenta Valley Town Council, in their Meeting Minutes for September 16, 2021, recommended approval of the CUP. See comment letter attached in Conditions of Approval (Exhibit J).

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Report  
Reviewed By: Michele R. Bush  
Michele Bush, Supervising Regional Planner

Report  
Approved By: Susan Tae  
Susan Tae, AICP, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Statement of Findings
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Department/Agency Correspondence
EXHIBIT J	Public Comment

1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. <https://www.ncbi.nlm.nih.gov/pubmed/21084080>
2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. <https://www.ncbi.nlm.nih.gov/pubmed/24588859>
3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage>)

DRAWINGS/SPECIFICATIONS BY:

WALGREENS  
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS CONTRACTOR  
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW . . . . . <input type="checkbox"/>	NEW . . . . . <input type="checkbox"/>
REMODELING . . . . . <input checked="" type="checkbox"/>	EXISTING . . . . . <input checked="" type="checkbox"/>
RELOCATION . . . . . <input type="checkbox"/>	NEW SHELL ONLY . . . . . <input type="checkbox"/>
OTHERS . . . . . <input type="checkbox"/>	

GENERAL NOTES

1. ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR NEW CONSTRUCTION.
2. ALL CONDITIONS, DIMENSIONS, ROOMS/SPACES AND MATERIALS OF CONSTRUCTION INDICATED ON THIS SHEET/DRAWING ARE "EXISTING" UNLESS NOTED OTHERWISE.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
4. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE VERIFIED IN THE FIELD. MODIFY EXISTING OR INSTALL NEW SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION AREA.
6. NOTIFY WALGREENS OF ANY DISCREPANCIES.

TOTAL BUILDING AREA: 11,837 SF

TOTAL PARCEL AREA: 37,026 SF

PARKING SPACES REQUIRED: 47

PARKING SPACES PROVIDED: 47

PARCEL 1:  
 APN:  
 TRACT:  
 BLOCK:  
 LOT:  
 ARB:  
 ZONING: COMMERCIAL

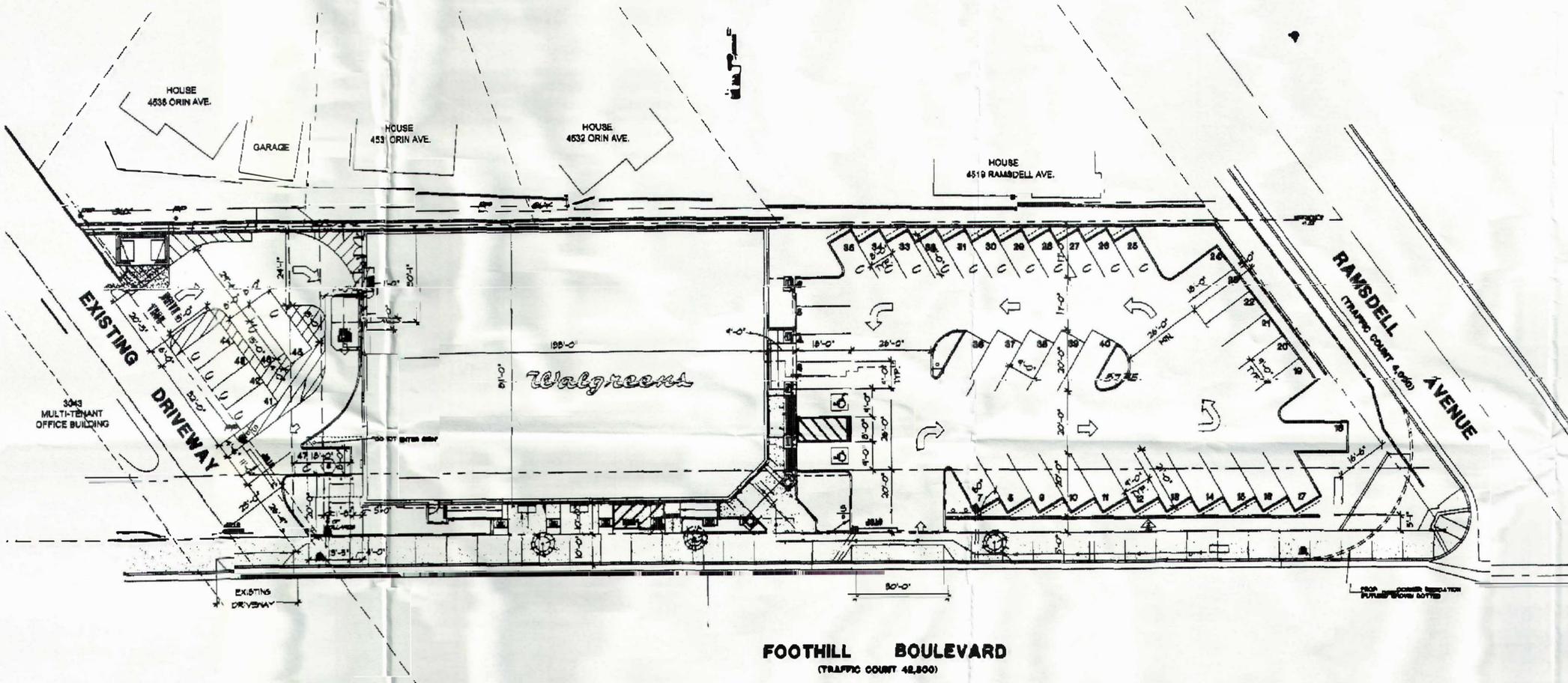
STORE NUMBER 01606

PROJECT NAME  
**WALGREENS STORE**  
 3001 FOOTHILL BLVD.  
 LA CRESCENTA, CA

DRAWING TITLE  
**SITE PLAN**

DATE: 08/26/2010 1:53 PM  
 FILE: C:\CALIFORNIA BEER AND WINE\02UREC 16 AUG 10\01606\01606-A01-02-18AUG10

EXHIBIT "A"  
 09/09/2025  
 DEPARTMENT OF REGIONAL PLANNING



1 SITE PLAN  
 1" = 20'-0"



3/20/09 D115 EB  
3RD CHECKSET; REVERSE  
VENDOR RACK  
LOCATIONS; ADD NEX  
LAB PHOTO EQUIP.  
REMOVE INK FILL  
FIXTURE.

1/15/09 D114 EB  
UPDATE D1; ADD  
BEAUTY ARC TO  
COUNTER; REMOVE  
E.A.S. FOR TOILET  
PASSAGE; REVERSE RX  
COUNTER INSERTS;  
REVERSE PHOTO CASH  
COUNTERS; REPLACE  
ALL ROLLING GONDOLA  
ENDS WITH NON  
ROLLING GONDOLA  
ENDSTANDS; CHANGE  
TO DYNAMIC BLOCKS.  
5/13/08 D113 EB  
SECOND CHECK SET  
ADD BEAUTY AND  
MARKET SIGN; UPDATE  
GENERAL NOTES;  
UPDATE BEVERAGE  
BAR; UPDATE LINEAR  
FOOTAGE

3/10/08 D112 EB  
ADD NEW PHOTO '08  
DESIGN; SEE CONST.  
BULLETIN b020728  
FOR DETAILS.  
1/10/08 D111 EB  
PER CONSTRUCTION  
BULLETIN b020728  
REPLACE 6'-0" DEEP  
COOLER BOX WITH  
9'-0" COOLER BOX;  
PUSH OUT WALLS ON  
EITHER SIDE OF  
COOLER 1'-0" TO  
ACCOMMODATE DEEPER  
COOLER; REMOVE  
PHOTO SOFFIT  
ACCORDING TO THE  
NEW LONGER WALL;  
REMOVE (1) 3' WALL  
SHELVING ON SIDE OF  
FREEZER

11/15/07 D110 E.B  
SHIFT PHARMACY  
DRIVE THRU WINDOW  
DOWN PER SITE  
CONDITIONS; RELOCATE  
TOILETS ACCORDINGLY;  
UPDATE PHARMACY  
COUNTER WITH NEW  
PHARMACY '07  
PANELS; ADD  
FRAMING FOR FUTURE  
DROP OFF WINDOW  
NOTE #14; UPDATE  
GENERAL NOTES  
ACCORDINGLY; UPDATE  
PHARMACY BLOCKS;  
ADD INK FILL UNIT TO  
1 HOUR PHOTO PER  
ROLL OUT; ADD  
HALLMARK FLOORING  
OUTLINE; REPLACE  
LARGE SECURITY  
CABINET WITH SMALLER  
SECURITY CABINET IN  
STOCK ROOM; REVISE  
STOCK SHELVING  
ACCORDINGLY; UPDATE  
GENERAL NOTES AND  
LINEAR FOOTAGE  
COUNTS.

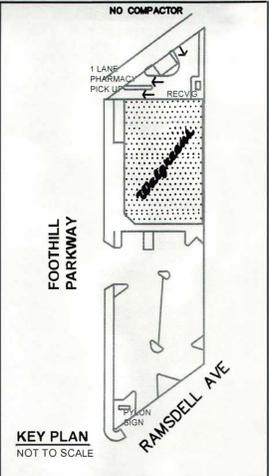
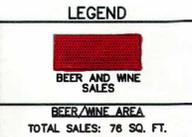
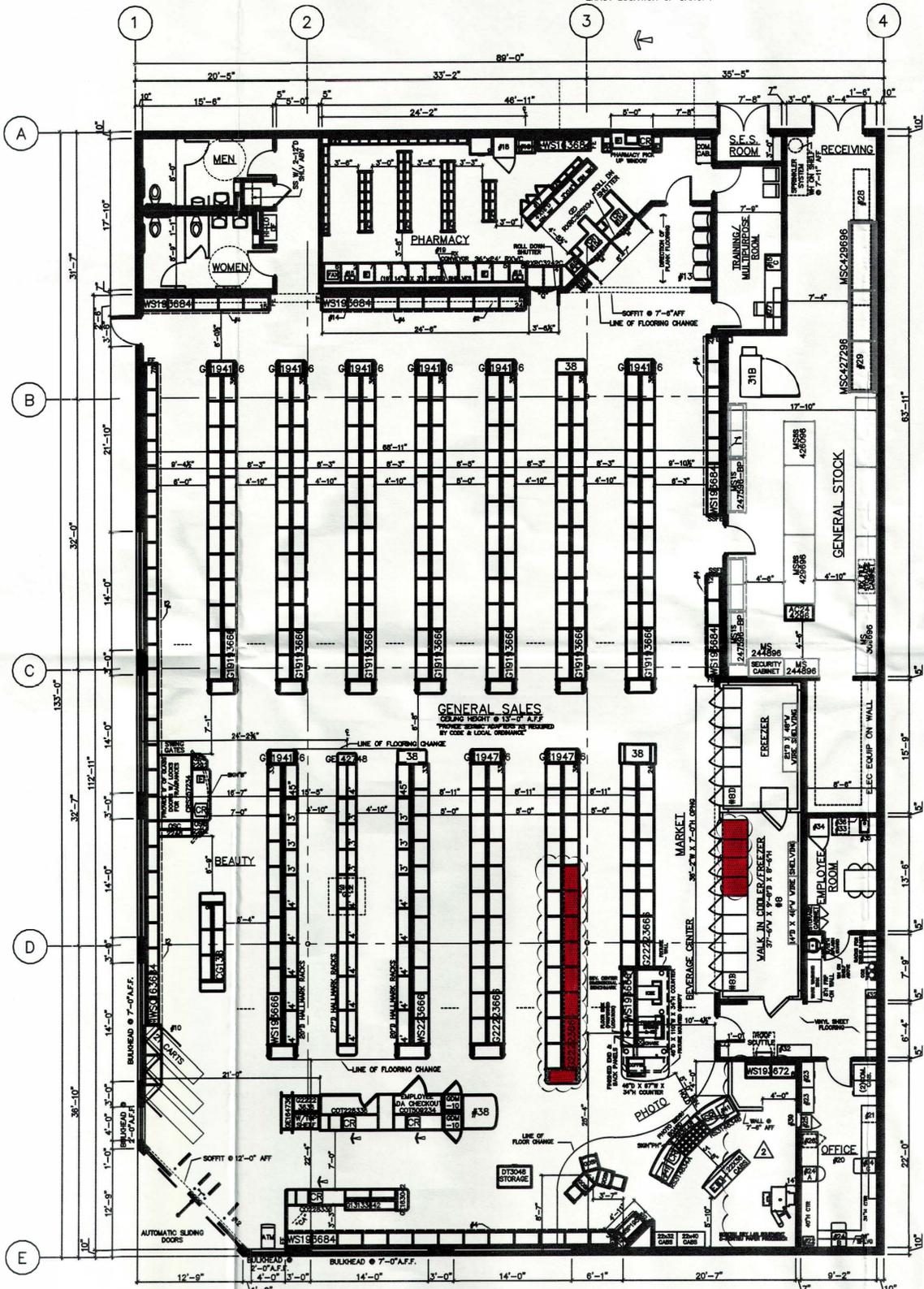
05/11/07 D109 FLIP  
PHARMACY PER SITE  
ISSUES AND SHIFT EM  
EXIT 3' TO  
ACCOMMODATE V.S.  
TO SINGLE  
LANE DRIVE THRU;  
ADD SECOND FILE CAB  
IN OFFICE & UPDATE  
SIZE OF COM CABS.  
12/18/06 D107  
ADD 2ND PRIVACY  
PANEL AT  
CONSULTATION WINDOW  
PER PHARMACY  
SERVICES; REPLACE  
FLU PHOTO  
EQUIPMENT WITH  
NORTSU PHOTO  
EQUIPMENT PER  
PHOTOFINISHING;  
REPLACE TECHNICAL  
EQUIPMENT CABINET IN  
OFFICE WITH (2)  
COMMUNICATION  
CABINETS PER  
CORPORATE  
PURCHASING & IT;  
ADD (2) COM-10  
COOLERS AT TANDEM  
CHECKOUT PER  
BULLETIN #070552;  
UPDATE HEIGHT OF  
SIGN 'CA' TO 8'-0" IN  
INTERIOR HANGING  
SIGN NOTES; LOWER  
GONDOLA HEIGHTS  
FROM 72" TO 66" PER  
V. NOWAK.

09/22/06 D106  
INCREASE  
COOLER/FREEZER  
OPENING TO  
ACCOMMODATE ENERGY  
EFFICIENT FREEZER;  
REMOVE THEATER  
ROPES AT PHARMACY  
& PICK UP/DROP OFF  
SIGNS; UPDATE  
WOMEN'S RESTROOM  
PER PLUMBING CODE;  
UPDATE FRONT  
CHECKOUTS TO NEW  
DESIGN.

03/20/06 D105 1ST  
CHECK SET. ADD  
THEATER ROPES NEAR  
RX PICK-UP/DROP  
OFF AREA; ADD LIVE  
COMPUTER TERMINAL  
BETWEEN RX CASH  
REGISTERS; UPDATE  
LOCKERS & LOCKER  
NOTE; RELOCATE "CA"  
SIGN; SHOW WALL  
MIRROR IN SALES;  
UPDATE BEVERAGE  
BAR NOTES; MOVE  
COLUMN LINE B 1'-0"  
TOWARD STORE  
ENTRANCE TO  
ACCOMMODATE  
LIGHTING PLAN.

11/20/05 D104 ADD  
SES ROOM; REDUCE  
MULTIPURPOSE ROOM  
TO ACCOMMODATE  
10/05/05 D103  
RAISE GONDOLA  
HEIGHT TO 72" PER  
MR. HOSE.  
09/13/05 D102  
REDRAW; REVISE  
BUILDING SIZE FROM  
89X137 TO 89X133  
PER SITE CONDITIONS.  
UPDATE TO CURRENT  
PROTOTYPES & ADD  
MULTI PURPOSE RM &  
BEVERAGE BAR.  
LAYOUT REVIEWED BY  
K. STEFFEN 09/05

1 LANE PHARMACY PICK UP  
SEE ARCHITECTURAL DRAWINGS FOR  
EXACT LOCATION OF CANOPY



TOTAL BY LINEAL FOOTAGE		1140 LN. FT.
FRONT WALL SHELVING (INCLUDE 54" HIGH WALL AT PHOTO)		39 LN. FT.
BEAUTY WALL SHELVING		78 LN. FT.
REMAINING WALL SHELVING (BACK & SIDE WALL, RX SEATING)		75 LN. FT.
BACK GONDOLAS		504 LN. FT.
FRONT GONDOLAS		261 LN. FT.
HALLMARK SHELVING		132 LN. FT.
BEAUTY GONDOLAS		18 LN. FT.
COOLERS		20 LN. FT.
FREEZERS		13 LN. FT.

EXECUTIVE APPROVAL		DATE	FIXTURE LEGEND	
SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT	W. SHEIL	12/05/03	1818 36 66"	GONDOLA D. W. H.
SENIOR VICE PRESIDENT STORE OPERATIONS	B. BRYANT	12/19/03	18 39 66"	GONDOLA D. W. H.
VICE PRESIDENT STORE OPERATIONS	B. HOSE	10/05/05	WS 18 36 64"	WALL D. W. H.
REVIEWED BY	D. N. & B. L.	09/15/05	SHLVG	

**INTERIOR HANGING SIGNS**  
ALL SIGNS @ 10'-6" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED  
AISLE MARKERS @ 9'-6" TO BOTTOM OF SIGN

SIGN "B" BEAUTY SIGN (9'-4" TO BOTTOM OF SIGN)  
SIGN "L" LIQUOR / THANK YOU  
SIGN "PH" PHOTO SIGN (8'-4" TO BOTTOM OF SIGN)  
SIGN "T" STORE HOURS SIGN  
SIGN "GC" GREETING CARD SIGN  
SIGN "D" DOWNTOWN CHECKOUT LANE #  
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN (6'-0" TO BOTTOM OF SIGN)  
SIGN "ADA" SYMBOL OF ACCESSIBILITY PHARMACY DEPARTMENT  
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS  
SIGN "J" PICK UP SIGN  
SIGN "K" DROP OFF SIGN  
SIGN "M" DROP OFF / PICK UP SIGN  
SIGN "P" PHARMACY SIGN (9'-4" TO BOTTOM OF SIGN)  
SIGN "Q" CONSULTATION WINDOW  
SIGN "TX" T. A. S.

ATTACH SIGNS TO UNDERSIDE OF CASED OPENINGS  
REFER TO FIXTURE PLAN FOR SIGN LOCATION  
PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN  
SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS

**GENERAL NOTES**

**GENERAL SALES AREA:**

- PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
- MIRROR ON REAR WALL
- BEAUTY CORNICE
- SALES CORNICE (FIXTURE MOUNTED)
- PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
- CARPET TILES & DESIGN LINKS FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
- MASTER-BILT REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)

OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 2" AT EACH END, FOR END PANELS)  
A. MD-06 8'-0"W X 42 7/8"D  
B. MD-08 8'-0"W X 42 7/8"D  
MODEL BEL-ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)  
C. BEL-3-24 6'-0 3/8"W X 37 3/4"D  
D. TAF-48HD 52"W X 35 3/4"D  
E. SMB-580 WINE COOLER 70"W X 32"D X 76 5/8"H

- MASTER-BILT WALK-IN COOLER. PROVIDE 9 #1000R COOLMASTER DOORS 28 3/4" X 73" EACH AND 6 #100FR FREEZEMASTER DOORS 28 3/8" X 73" EACH BY ANTHONY  
A. DOOR(S) FOR EACH DOOR PROVIDE (7) 1/2" DEVO-FLOW GRAVITY SHELVES, UPPER (5) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS  
B. 9 DOOR(S) FOR EACH DOOR PROVIDE 36"D B-O-F NYLA-LITE SHELVING SYSTEM  
C. DOOR(S) D ROLLER CONVEYOR AT FLOOR LEVEL  
D. 6 DOOR(S) FOR EACH DOOR PROVIDE 27"D ANTHONY SHELVES  
E. DOOR(S) FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES  
F. DOOR(S) D DOUBLE DECK ROLLER CONVEYOR
- ICE CHEST BY VENDOR
- CART RAILS W/ DISPLAY SHELF & SLAT WALL ABOVE
- PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
- ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

**PHARMACY DEPARTMENT:**

- PATIENT SEATING AREA. (4) SEATS
- PROVIDE FRAMING FOR FOR 3' X 4' X 7'H OPENING FOR FUTURE DROP OFF WINDOW
- COMPUTER TERMINAL  
15A INTERCOM PLUS TERMINAL  
15C TRAINING TERMINAL (IN TRAINING ROOM)
- RX SINK AND CABINET
- CRX CABINET
- RX REFRIGERATOR
- PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS  
#1 - RX 3 DRAWER VIAL INSERT  
#2 - RX 3 DRAWER FILE INSERT  
#3 - RX OPEN INSERT  
#4 - RX CONSULTATION COUNTER UNIT  
#5 - RX PRINTER INSERT  
#6 - RX 5 DRAWER FILE INSERT  
#7 - RX OPEN INSERT WITH CPU SHELF  
#8 - RX OPEN CABINET  
#9 - RX 10 DRAWER FILE CABINET

**OFFICE:**

- PROVIDE TILED FLOOR & VINYL WALLCOVERING
- UNDER COUNTER SHELF UNIT
- PRINTER
- LATERAL FILE
- OFFICE COMPUTERS  
24A: P.O.S. TERMINAL  
24B: AS400 TERMINAL  
24C: OFFICE P.C.
- TILL LOCKER
- SAFE
- TV & VCR (IN TRAINING ROOM)

**STOCKROOM:**

- NEST-AFLEX CONVEYOR
- GRAVITY CONVEYOR
- POWER ROLLER CONVEYOR
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS  
31A: TRASH COMPACTOR  
31B: BALER  
31C: CARDBOARD COMPACTOR

**EMPLOYEE ROOM:**

- EMPLOYEE LOCKERS: (1) 48"W COAT LOCKER W/ PERFORATED DOORS, (6) 6" TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
- 5'-0"W X 2'-0" EMPLOYEE COUNTER W/ (1) CABINET/S
- EMPLOYEE ROOM REFRIGERATOR (PROVIDE 32" CLEARANCE WHEN NEXT TO COUNTER)
- EMPLOYEE ROOM SINK (IN COUNTER)
- 4'-0" MIRROR CENTERED ON WALL ABOVE COUNTER

**MISCELLANEOUS:**

- "E" ELECTRICAL OUTLET FOR FUTURE USE
- VENDOR RACKS: REMOVE BASE DECK & SHOES. (END PANEL TO REMAIN)
- PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
- NEWSPAPER RACK BY VENDOR
- PICTURE CARE PLUS TERMINAL

**REVISIONS**

NO.	DATE	BY	DESCRIPTION	CONST
1	9/11/09	EB	REPLACED THE NEX LAB PHOTO EQUIPMENT TO A DRY LAB PER PHOTO FINISHING; REMOVE PHOTO SINK AND CAP PLUMBING; REMOVE THE SRU AND ORDER 1 MORE WS193672	
2	8/06/09	EB	REPLACED THE 12FT BEVERAGE COUNTER WITH 9FT BEVERAGE COUNTER; REVISED THE LINEAR FOOTAGE ACCORDINGLY	
3	6/09/09	EB	UPDATE DYNAMIC BLOCKS FOR VENDOR TAKE OFF; CCR END STANDS	

**Walgreens**  
FACILITIES PLANNING, DESIGN, & ENGINEERING  
108 WILMOT ROAD  
DEERFIELD, IL 60015-5105

**PROJECT DATA**

TYPE	GENERAL SALES	MARKET
NEW LOCATION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NEW LOCATION EXIST'G BLDG	<input type="checkbox"/>	<input type="checkbox"/>
REMODEL	<input type="checkbox"/>	<input type="checkbox"/>

**SQUARE FOOT AREA SUMMARY**

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN SALES	NEW 7,278	1131	1268		9,677
MARKET	NEW 900				900
RX	NEW 697				697
RX WAIT'G	NEW 128				128
1 HOUR PHOTO	NEW 435				435
LIQUOR	NEW 0	0	0		0
BSMT	NEW				
2ND FLOOR	EXIST'G				
<b>TOTAL NEW</b>	<b>9,438</b>	<b>1,131</b>	<b>1,268</b>		<b>11,837</b>
<b>TOTAL EXIST'G</b>					

**TOTAL AREA: FIRST FLOOR** 11,837 SQ. FT.  
**TOTAL AREA: OTHER LEVELS** SQ. FT.  
**GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS:** 11,837 SQ. FT.  
**RX SHELVING LINEAL FEET:** 92 LN. FT.

**CERTIFICATION AND SEAL**

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.

**STORE NUMBER 01605**

**PROJECT NAME**  
**WALGREENS STORE (NWC) RAMSDELL & FOOTHILL LA CRESENTA, CALIFORNIA**

**DRAWING TITLE**  
**FIXTURE FLOOR PLAN**

**REVISIONS**

NO.	DATE	BY	DESCRIPTION	CONST
1	9/11/09	EB	REPLACED THE NEX LAB PHOTO EQUIPMENT TO A DRY LAB PER PHOTO FINISHING; REMOVE PHOTO SINK AND CAP PLUMBING; REMOVE THE SRU AND ORDER 1 MORE WS193672	
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**PROJECT NUMBER**  
PRJ2021-002414

**HEARING DATE**  
March 17, 2026

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit (“CUP”)  
No. RPPL2021006458

## PROJECT SUMMARY

### OWNER / APPLICANT

Waltrust Properties/Jenna Spivey (Walgreens Company)

### EXHIBIT DATE

September 9, 2025

### PROJECT OVERVIEW

A request for a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing Walgreens pharmacy/retail store. The sale of beer and wine for off-site consumption at this establishment was previously approved under CUP No. 201000164 on October 18, 2011, and expired on October 18, 2021. The previously existing and requested hours of alcoholic beverage sales are from 8:00 am to 10:00 pm, Monday through Sunday.

### LOCATION

3001 Foothill Boulevard, La Crescenta-Montrose

### ACCESS

Foothill Boulevard

### ASSESSORS PARCEL NUMBER(S)

5802-011-092

### SITE AREA

0.85 Net Acre

### GENERAL PLAN / LOCAL PLAN

General Plan

### ZONED DISTRICT

Montrose

### PLANNING AREA

West San Gabriel Valley

### LAND USE DESIGNATION

CG (General Commercial)

### ZONE

C-1 (Restricted Business)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### APPLICABLE STANDARDS DISTRICT

La Crescenta-Montrose (Foothill Boulevard Area)

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Findings and Decision)
  - Chapter 22.328 (La Crescenta – Montrose Community Standards District)
  - Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-M, C-MJ, and C-R)
  - Section 22.140.030 (Alcoholic Beverage Sales)

\*Note: The Project application was deemed complete (June 16, 2021) before the adoption of the West San Gabriel Valley Area Plan (effective date April 10, 2025) and is not subject to its requirements.

### CASE PLANNER:

Michelle Lynch, Principal Planner

### PHONE NUMBER:

(213) 893 - 7005

### E-MAIL ADDRESS:

mlynch@planning.lacounty.gov

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2021-002414  
CONDITIONAL USE PERMIT NO. RPPL2021006458**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on March 17, 2026, in the matter of Project No. **PRJ2021-002414**, Conditional Use Permit (“CUP”) No. RPPL2021006458.
2. **HEARING PROCEEDINGS.** *To be updated after the public hearing.*
3. **ENTITLEMENT REQUESTED.** The permittee, Walgreens Company ("Permittee"), requests the CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control (“ABC”) License) (“Project”) in an existing pharmacy/retail store (Walgreens), located at 3001 Foothill Boulevard in the unincorporated community of La Crescenta-Montrose ("Project Site") in the former C-1 (Restricted Business) Zone pursuant to County Code Section [22.20.030](#) (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The requested and existing hours of alcoholic beverage sales are 8:00 am to 10:00 pm, Monday through Sunday.
4. **LOCATION.** The Project is located at 3001 Foothill Boulevard within the Montrose Zoned District and the La Crescenta-Montrose Community Standards District. (“CSD”).
5. **PREVIOUS ENTITLEMENTS.** The following is a summary of previous approvals:
  - **Plot Plan (“PP”) No. 13918:** Approved on July 14, 2003 for a 12,000 square-foot retail store with design features, landscaping, parking, height and setbacks as depicted on the site plan. A yard modification was granted for a reduced structure setback of 10 feet in lieu of the required 20 feet from Foothill Boulevard. A yard modification was granted for a reduced setback of 5 feet in lieu of the required 20 feet for parking stalls with abutting street frontages. A monument sign was approved under this PP number on August 19, 2003.
  - **Zoning Conformance Review (“ZCR” No. 200600198:** Approved on March 2, 2006 for landscaping for the previously approved Walgreens.
  - **PP No. 200800598:** Approved on April 2, 2009 for an 11,754 square foot Walgreens pharmacy, with landscaping and parking as depicted on the plan. This approval replaces Plot Plan 13918, approved on July 14, 2003. The elevation plans

remain the same as previously approved. The yard modification previously granted for the front yard setback of 10 feet remains in effect.

- **PP No. 200900990:** Approved on September 29, 2009 for "Walgreens" and Walgreens-associated signs totaling 145 square feet on the south and west sides of the building and approximately 13 square feet on the east side of the building, with a monument sign with setbacks and height as depicted on the plan. The monument sign has a total face area of 36.4 square feet. Signs are internally lit and no movement has been reviewed or allowed.
- **Business License Referral No. 201000051:** Approved on February, 24, 2010 for a food establishment within the existing Walgreens.
- **CUP No. 201000164:** Approved on October 18, 2011 for the sale of beer and wine for off-site consumption at the existing pharmacy/retail store. The approval authorized the sale of beer and wine between the hours of 8:00 am and 10:00 pm, with a shelf space of one percent. This approval expired on October 18, 2021.

6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the General Plan. The Project application was deemed complete on June 16, 2021, before the effective date of the West San Gabriel Valley Area Plan ("WSGVAP"), effective April 10, 2025. Therefore, the Project is analyzed under the General Plan and Zoning in effect at the time the application was deemed complete. The current WSGVAP land use designation remained the same.

7. **ZONING.** The Project Site is located in the Montrose Zoned District and was zoned C-1 when deemed complete. The current WSGVAP zoning changed to MXD (Mixed Use Development). A CUP is required for alcoholic beverage sales for off-site consumption in the former C-1 Zone pursuant to County Code Section [22.20.030](#) (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

**8. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>GENERAL PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre), H18 (Residential 18 – 0 to 18 Dwelling Units per Net Acre)	R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence)	Single-Family Residences ("SFR"), Two-Family Residences ("TFR"), and Multi-Family Residences ("MFR")
EAST	CG, H9, H30 (Residential 30 – 20 to 30 Dwelling	R-1, R-3, C-3-BE (General Commercial-	SFR, TFR, MFR, and Commercial ("Comm")

	Units per Net Acre), W (Water)	Billboard Exclusion)	
SOUTH	CG (General Commercial), P (Public and Semi- Public), H18	C-3 BE, R-2	TFR, MFR, and Comm
WEST	CG, H30, MU (Mixed Use)	C-1, C-3-BE,R-3	Comm and Light Manufacturing

**9. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.85 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and is developed with an existing commercial building occupied by Walgreens that spans 11,754 square feet, approximately 31 percent of the Project Site. The site plan depicts 47 parking spaces, including 16 compact parking spaces and two Americans with Disabilities Act (“ADA”) parking spaces.

**B. Site Access**

The Project Site is accessible via Foothill Boulevard, a 100-foot-wide Major Highway, as designated in the Los Angeles County Master Plan of Highways, to the south. Primary access to the Project Site is via two ingress/egress driveways along Foothill Boulevard. There is a circular driveway for the Pharmacy “Pick-Up Window”. There is no secondary access.

**C. Site Plan**

The site plan depicts an existing 11,754 square-foot Walgreens, with landscaping and parking. Access to the store will be from the main parking lot. The circular driveway access is for the pharmacy drive-through window. The site plan depicts 47 parking spaces, including 16 compact parking spaces and two ADA parking spaces.

**D. Hours of Alcohol Sales and Percentage of Shelf Space**

The existing shelf space is one percent of the total shelf space, as previously approved and shown on the shelf plan. There are no proposed changes to the existing shelf plan. The store requests to continue the existing alcohol sales from 8:00 am to 10:00 pm, Monday through Sunday.

**E. Parking**

The Project currently has 47 parking spaces, including 16 compact parking spaces and two ADA parking spaces. All parking spaces are located in the primary parking lot, while there are four parking spaces within the secondary driveway accessible from the circular driveway.

**10. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the County environmental guidelines because the Project involves the continued sale of beer and wine for off-site consumption at an existing pharmacy/retail store without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located near a scenic highway, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable, and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

**11. COMMUNITY OUTREACH.** The Permittee met with the Crescenta Valley Town Council ("Town Council") during their September 16, 2021 meeting. During the meeting, the Town Council formally recommended approval of this CUP application for the continued sale of beer and wine.

**12. PUBLIC COMMENTS.** Staff received a copy of the September 16, 2021 Town Council meeting minutes with their recommendations for conditions of approval.

**13. DEPARTMENT COMMENTS**

A. The County Sheriff's Department, Crescenta Valley Station: Recommended approval in a letter dated September 22, 2025.

B. ABC, in a communication dated January 22, 2026, indicated that three alcohol licenses for off-site sales are allowed in the census tract where the site is located (Census Tract 3002) and three such licenses are currently active. This license is one of the three existing licenses. ABC also indicated that the Project is located in a High Crime Reporting District.

**14. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper, Pasadena Star News, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 27, 2026, a total of 508 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, including notices on the courtesy mailing list for the Montrose Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**15. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the CG land use category of the General Plan because the CG category is intended for a mixture of local-serving commercial uses, including retail, restaurants, and personal and professional services, categories into which this Project falls. The Project is

consistent with the intended uses of this land use category since it is a request for the continued sale of beer and wine for off-site consumption at an existing Walgreens.

16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan:

- *Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*

A variety of commercial and retail uses have been established along Foothill Boulevard which is a heavily travelled transportation corridor. The existing pharmacy/retail store and continued accessory sale of beer and wine for off-site consumption contribute to the variety and diversity of community-serving uses in the area.

As the Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption, the Project serves to meet the local and regional needs of residents by providing additional beverage options close to existing residential developments.

With proper operational controls, the requested continued sale of beer and wine for off-site consumption at the existing Walgreens is not expected to result in any adverse impacts on surrounding areas.

### **ZONING CODE CONSISTENCY FINDINGS**

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the former C-1 zoning classification, as the continued sale of alcoholic beverages (beer and wine) for off-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

18. **REQUIRED YARDS.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Walgreens, the existing commercial building is consistent with the required yard standards in effect at the time of construction. The existing yards will be maintained, as no modifications are proposed as part of this Project.

19. **HEIGHT.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Walgreens, the existing commercial building is consistent with the standard identified in County Code Section 22.328.080 (La Crescenta- Montrose CSD, Foothill Boulevard Area Specific Development Standards) in that the height limit in Zone C-1

shall not exceed 35 feet, excluding chimneys, rooftop antennas, elevator shafts, stairwells, etc. The existing structure is 30 feet in height, and no modifications are proposed as part of this Project.

20. **PARKING.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Walgreens, the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking) in that commercial, retail, or service uses shall provide 1 space per 250 square feet. The existing commercial building has 11,754 square feet of floor area, therefore 47 parking spaces are required. There are currently a total of 47 parking spaces provided, and no modifications are proposed as part of this Project.
21. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Walgreens, the existing structure was developed to meet all applicable development standards at the time of construction including a yard modification granted under PP 13918. There are no development standards applicable to the Project, as it would occur within an existing structure. No exterior modifications are proposed as part of this request.
22. **LA CRESCENTA- MONTROSE CSD FOOTHILL BOULEVARD AREA SPECIFIC DEVELOPMENT STANDARDS.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Walgreens, the Project is consistent with the standard identified in County Code Section 22.328.080.D (General Development Standards.) for required yard setbacks and building height. Since there is no proposed development, the standards for new structures are not applicable.
23. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the findings identified in County Code Section 22.140.030.F.1 (Alcoholic Beverage Sales, Findings for Uses Subject to CUP, Additional Findings), which are further discussed below, under “Supplemental Findings – Alcoholic Beverage Sales.”

#### **CONDITIONAL USE PERMIT FINDINGS**

24. **The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed continued sale of beer and wine for off-site consumption at the existing pharmacy/retail store is consistent with the General Plan. The CG land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services, a category into which the existing use falls. The Project is consistent with the intended uses of this land use category since it is a request for the continued sale of beer and wine for off-site consumption at an existing Walgreens.
25. **The Hearing Officer finds that the existing 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.** The Project is a request for a CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Walgreens. Surrounding land uses consist primarily of commercial, office, and institutional uses, particularly along Foothill Boulevard. However, there are residential neighborhoods to the north and south of these commercial areas. The accessory sale of beer and wine at the existing Walgreens will not adversely affect these uses because the residential uses are buffered from the commercial use by a perimeter wall along the north property line, landscaping, and parking lot. Several conditions of approval, such as prohibition of on-site consumption and the location of alcohol display at the back of the store, have been incorporated into the CUP to ensure that potential negative impacts to nearby sensitive uses and the surrounding residential areas are avoided. It is important to preserve this character and ensure that the commercial uses that locate around this area do not have significant adverse impacts on the surrounding residential neighborhoods. With proper operational controls, the requested accessory sale of beer and wine for off-site consumption at the existing Walgreens is not expected to result in any adverse impacts on these areas.

26. **The Hearing Officer finds that the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing Walgreens building was approved by LA County Planning through PP No. 200800598, on April 2, 2009, and met development standards applicable at that time. The commercial structure will be maintained as previously approved. In addition, the building was built prior to the adoption of the WSGVAP and is not subject to its requirements. No modifications to the existing site are proposed as a part of this project.
27. **The Hearing Officer finds that the existing 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.** The existing Walgreens is located in an urbanized area and served by utilities at adequate levels to support the establishment. Access to Walgreens is from Foothill Boulevard, a 100-foot-wide Major Highway as depicted on the County Master Plan of Highways. Therefore, the existing establishment 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.
28. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

**SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES**

29. **The Hearing Officer finds 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 four sensitive uses within 600 feet of the subject property which include Playhouse 4 Kids, Options for Youth La Crescenta, C2 Education of La Crescenta and Cloud Preschool. The Cloud Child Development Pre-School, a program of the Glendale Unified School District, is located approximately 350 feet southwest of the Project Site, and Option For Youth Charter School, which serves students in the 7<sup>th</sup> through 12<sup>th</sup> grades, is located approximately 500 feet west of the Project Site. Routes to these schools may pass by the Walgreens. However, Walgreens implements strict sales and security measures at all of their stores that sell alcoholic beverages. Therefore, 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.
30. **The Hearing Officer 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.** There is a sufficient buffer from the existing Walgreens to the residential land uses within a 600-foot radius of the Project Site. The eastern and southern property lines are improved with a six-foot-tall CMU wall; the northern and western property lines abut Foothill Boulevard and Ramsdell Road, respectively. The nearby residences are sufficiently buffered from the Project Site by the walls and improved roads. The residential areas located within a 600-foot radius of the Project Site are not likely to be adversely affected by the Project.
31. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** While the Project is a request for the continued sale of beer and wine for off-site consumption at an existing Walgreens, the store has been in operation at the Project Site since 2009 and is well integrated into the economic fabric of the community. Allowing the continued sale of beer and wine for off-site consumption at the Project Site will allow Walgreens to continue to contribute to the vitality of the surrounding commercial and residential areas by providing a variety of products for the convenience of patrons and will preserve the diverse mix of businesses in the vicinity. It will not adversely affect the economic welfare of the surrounding community.
32. **The Hearing Officer 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 the neighborhood.** While the Project is a request for a CUP for the continued sale of beer and wine for off-site consumption at an existing Walgreens, the commercial building that houses the pharmacy/retail store has operated at the current location for 17 years. PP No. 200800598 was reviewed by LA County Planning and found to be consistent with the development standards in effect at the time of approval. No changes are proposed to the building as a part of this Project. In addition,

there will be no exterior signage advertising the sale of beer and wine. The exterior appearance of the structure will be consistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as not to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

33. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity, as described in Section 22.140.030.F2 (Public Convenience or Necessity).** According to ABC, three licenses for alcohol sales for off-site consumption are allowed in Census Tract No. 3002 where the Project Site is located, and three are currently active including the Project Site. The approval of the CUP does not contribute to an over-concentration of similar uses. Walgreens is the only pharmacy/retail store within a 500-foot radius. In addition, the Sheriff recommended approval of this CUP. The letter included a report of 24 calls received by the Sheriff for the address during the past five years. All calls for service were for petty and grand theft and not related to alcohol sales. The Sheriff recommended approval of the CUP. While ABC determined that the Project Site is located in a high crime reporting district, the public convenience of allowing patrons of Walgreens to continue purchasing beer and wine together with their pharmacy-related purchases at the store outweighs these facts which contributes to the public convenience and necessity. Allowing the continued sale of beer and wine for off-site consumption at the Project Site will allow Walgreens to continue to contribute to the vitality of the surrounding commercial and residential areas by providing a variety of products for the convenience of patrons and will preserve the diverse mix of businesses in the vicinity.
34. **The Hearing Officer finds that the Project contributes to the public convenience or necessity.** As a condition of Project approval, limits the hours of the sale of beer and wine for off-site consumption from 8:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales too early or too late in the day.
35. **The Hearing Officer finds that the requested use is not a general-purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.** Walgreens is not a general-purpose retailer and is classified as a drugstore or pharmacy chain. Walgreens is not required to meet this requirement. There are two other retailers, Ralphs and Vons, within close proximity, that provide access to fresh produce and whole grains located along Foothill Boulevard.

**ENVIRONMENTAL FINDINGS**

36. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and the County environmental guidelines because the Project involves the continued sale of beer and wine for off-site consumption at an existing pharmacy/retail store without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located near a scenic highway, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable, and the Project is categorically exempt from CEQA.

**ADMINISTRATIVE FINDINGS**

37. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County 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 Foothills Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER 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 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 adversely affect the economic welfare of the nearby community.
- H. 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.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California ABC Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021006458**, subject to the attached conditions.

**ACTION DATE: March 17, 2026**

MRB:ML

03/17/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2021-002414  
CONDITIONAL USE PERMIT NO. RPPL2021006458

**PROJECT DESCRIPTION**

The project is a request for a Conditional Use Permit (“CUP”) to authorize the continued sale of beer and wine for off-site consumption (ABC License Type 20 – Off-Sale Beer and Wine) at an existing pharmacy/retail store (“Walgreens”), located at 3001 Foothill Blvd (“Project Site”) in the former C-1 (Restricted Business) Zone, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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 Nos. 10, Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3 4, 5, and 9 shall be effective immediately upon the date of the decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Grant Term. This grant shall terminate on March 17, 2041.** 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 LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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. **Expiration.** This grant shall expire unless used within (90) days from the date of the decision for this grant. A single (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of beer and wine for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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. No provision of any easement of or any other

encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 \$4,700.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **ten (10) inspections**.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** 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 LA County 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 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A."** 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **May 17, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** 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.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), or LA County Planning staff ("Staff"), or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
20. The permittee shall maintain no fewer than 47 parking spaces for the Walgreens pharmacy; and
21. The permittee shall maintain a current contact name, address, and phone number on file with LA County Planning at all times.

**CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)**

22. **Scope of Approval.** This grant authorizes the sale of beer and wine (ABC License Type 20 – Off-Sale Beer and Wine) for off-site consumption in association with an existing pharmacy/retail store, as depicted on the Exhibit "A".

23. **Loitering.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) 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. If loitering occurs on a continuous basis, as determined by the Sheriff, a security guard shall be required during business hours at the discretion of the Director.
24. **LEAD.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. 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 facility's training program by employees, the licensee, and all managers shall be provided to Staff within 90 days of the effective date of this CUP, and subsequently within 90 days of the hire date of all new employees and/or managers.
25. **Intoxicated Persons.** The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
26. **Advertisement of Alcoholic Beverages.** 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, or within any portion of the interior of any structure that is visible from the outside.
27. **Age of Patrons.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
28. **Address Sign.** A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
29. **Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
30. **Maintenance.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
31. **Drive-In and Drive-Through Prohibition.** Alcoholic beverages shall not be sold from a drive-in or drive-through Pharmacy window.

32. **Size of Malt Beverages.** Malt beverages (e.g., beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The Permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g., beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g., beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer-prepackaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
33. **Size of Wine.** For the pharmacy store, there shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters or 25.4 ounces. Wine coolers shall not be sold in less than four-pack quantities.
34. **Prohibition of Miniatures.** No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
35. **Ice Tub Prohibition.** Alcoholic beverages shall not be displayed in an ice tub.

#### **PROJECT SITE-SPECIFIC CONDITIONS**

36. **Hours of Alcoholic Beverage Sales.** This grant authorizes the sale of alcoholic beverages of beer and wine for off-site consumption from 8:00 a.m. to 10:00 p.m. Monday through Sunday.
37. **Distilled Spirits.** Distilled spirits shall not be sold.
38. **Shelf Plan.** The Permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." The existing shelf plan percentage is 1%, which was established in the previous CUP. No additional display of alcoholic beverages shall be provided elsewhere on the premises.
39. **Display of Alcoholic Beverages.** Alcoholic beverages shall not be displayed within five feet of the cash register or front door, unless the alcoholic beverages are displayed in a permanently affixed cooler.
40. **Fortified Wine.** The sale of fortified wines shall be prohibited.
41. **Off-Site Consumption.** Beer and wine purchased shall not be consumed on the Project Site.
42. **Amusements Prohibition.** The licensed premises shall have no coin-operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**CONDITIONAL USE PERMIT FINDINGS**

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

B.1 The proposed use will be consistent with the adopted General Plan for the area.

See attached CUP Findings

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

See attached CUP Findings

B.3 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.

See attached CUP Findings


- B.4 The proposed site is adequately served:
- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
  - b. By other public or private service facilities as are required.

See attached CUP Findings


## **Walgreens Store No. 1606**

### **Conditional Use Permit Findings**

#### **B.1 The proposed use will be consistent with the adopted General Plan for the area.**

The subject premises is an existing Walgreens Pharmacy Drug Store located at 3001 Foothill Boulevard on the corner of Foothill Boulevard and Ramsdell Avenue in the C-1 (Restricted Business) Zone within the unincorporated community of La Crescenta-Montrose. The property is included within the Foothill Boulevard-West Town Area of the La Crescenta-Montrose Community Standards District (“CSD”). The subject 0.85-acre property is improved with one 11,837 square-foot, single-story Walgreens pharmacy that includes a drive-through pharmacy pick-up window on the west end of the building and a 47-space parking lot. Access to the store is from Foothill Boulevard, a 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways. The lot is separated from the adjacent residential uses to the north by a block wall, ranging from six to twelve feet in height.

This is simply a Conditional Use Permit Application to renew an existing CUP authorizing the sale of a beer and wine for off-site consumption which was first approved in 2011<sup>1</sup>. The use was deemed consistent with the adopted General Plan for this area in 2011, and it remains consistent today. There are no changes proposed as a part of this application, other than the request to delete Condition No. 8s, which requires patrons to leave their belongings unattended at the front of the store. The Applicant requests that this condition be removed, as it is overly burdensome and also violates Walgreen Co. policy regarding the store's liability. This Condition has been proven unnecessary over time, as a result of Walgreens’ effective loss prevention programs and the other security-related Cup Conditions. This overly-burdensome conditions expose Walgreens to potential liability for holding patrons’ personal belongings, should patrons make claims of missing property, even if those claims are unfounded. Thus, the Applicant requests that this one Condition be deleted from the current CUP.

The subject property is a commercial use located in an area designated by the General Plan as a C-1 Restricted Commercial Zone and is therefore consistent with the General Plan. According to the stated purpose of the Foothill Boulevard-West Town Area of the La Crescenta-Montrose Community Standards District (“CSD”), this area is “established to improve the appearance of the western Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.” (pg. 6) Walgreens has maintained its professionally landscaped and attractively well-kept exterior and property since it began operations and will continue to do so. The Applicant and staff regularly monitor to the store interior and exterior to ensure the property is kept free from litter and debris. The Applicant remains in compliance and in harmony with the intent and purpose of the Foothill Boulevard-West Town Area of the La Crescenta-Montrose Community Standards District (“CSD”) as also with the General Plan as a commercially zoned property.

In CUP Case No. 201000164/Project No. R2010-01740 - (5), it was determined that: “The subject property is located within the C (Commercial) land use category of the Los Angeles Countywide General Plan (“General Plan”). The C designation is intended for areas of central business districts, regional office complexes, major shopping malls and centers, major commercial recreational facilities, and a range of mixed commercial and retail service areas. The General Plan does not have any policies specific to the sale of alcoholic beverages. Therefore, the proposed use will be consistent with the adopted general plan for the area.” (CUP No.

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<sup>1</sup> This Application is being submitted in the spirit of cooperation and to comply with the current CUP language; however, Applicant does not waive its position that CUP’s run with the land and therefore by law do not expire.

201000164, pg. 9) These findings remain true today. This location has proven itself to operate to the best benefit of the community as a responsible retailer of alcoholic beverages.

**B.2 The requested use at the location proposed will not:**

**a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;**

Walgreens does not and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. In fact, this Walgreens store does, and will continue to, positively affect the community through the goods and services it has reliably and responsibly provided for the past 13 years. This Application is simply a Conditional Use Permit renewal of its existing CUB to authorize the continued sale of beer and wine at an existing Walgreens store. The project's operations were approved in 2011 and remain compatible with adjacent properties and the surrounding neighborhood. There are no substantive changes in the use proposed as part of this application other than the request to delete Condition No. 8s for liability reasons, and thus, no reason to conclude the prior approved use adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area

As stated, the application submitted by Walgreens is simply one to renew pre-existing approvals – no modifications are requested, and the sale of beer and wine for off-site consumption remains incidental to the pharmacy drug store use. This business has been in operation since 2008 and has sold an incidental amount of beer and wine successfully at this store since 2011. In that time, Walgreens has not adversely affected the welfare of the community because of the sound corporate policies of the company and in conjunction with the conditions imposed by the County. The store has been under exemplary management continually working to ensure a safe and convenient local drug store option for patrons and local residents. This business continues to provide employment for many local residents and it purchases supplies and requires services from outside vendors which contribute to the economic base of the community.

This Walgreens store is located in an area with various commercial and residential uses, and is consistent with other uses in the community. Walgreens is a commercial use, in an area designated for commercial properties, providing neighborhood convenience for a wide range of goods and services including the incidental sale of alcohol. The Applicant will continue to operate this store in harmony with the surrounding community, and the Walgreens will continue to have a positive economic impact on the surrounding neighborhood. Walgreens has co-existed in this location for many years and will remain proper in relation to the adjacent uses and development of the community. In 2011, Planning Staff reviewed the application to approve the initial CUP and concluded that “The subject Walgreens pharmacy has been operating at its current location since 2008 and is compatible with the existing neighborhood.” (CUP 201000164, pg 6) These findings remain true today. This location has proven itself to operate to the best benefit of the community as a responsible retailer of alcoholic beverages.

**b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**

This Walgreens store has been in operation for approximately 13 years and has proven itself to be a good neighbor and responsible retailer in the community. The continued operation of this store, with strict adherence to the imposed conditions and under proper management and supervision, will continue to provide a retail service that is beneficial to the community. This is an existing business that the Applicant and staff have worked tirelessly to maintain as a valued neighborhood staple in the community. There is no reason to expect that the continuation of this store will begin to detrimentally affect the use, enjoyment, or valuation of property or persons located in the vicinity of the site. In fact, the Walgreens Pharmacy and the selling of an incidental amount of beer

and wine will continue to provide a benefit to the nearby community and will not be detrimental to the character of the immediate area.

Walgreens has and will continue to have a positive impact on the welfare of the community. As discussed, the Applicant has operated on this site for several years without adverse impacts to the surrounding community as a result of the imposed conditions and Walgreens's adherence to its corporate policies regarding responsible re-tailing of alcoholic beverages. The subject store and the continued sale of beer and wine is part of a well-known national chain of established pharmacy drug stores. Its continued business at this location will re-enforce the character of the area and will serve to strengthen the economic vitality of the area. Furthermore, it was determined in the current Conditional Use Permit that "Section 22.28.120 (D) requires that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located. The architectural and general appearance of the subject property is consistent with the character of the neighborhood and not detrimental to the public health, safety and general welfare of the community in which such use or uses are located. ." (CUP No. 201000164, pg 4) This determination by Staff remains true today, as the location has proven itself to operate to the best benefit of the community as a responsible retailer of alcoholic beverages.

**c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

This long-standing Walgreens Pharmacy drug store currently exists as an all-in-one shopping experience, enabling customers to purchase everyday essential grocery items, including fresh food items, photo printing services, pharmacy needs, and general retail sales and is requesting approval for the continued sale of beer and wine to further the convenience provided to the surrounding community. Walgreens offers a full range of grocery and household items and alcohol sales fall within the common type of good that customers want from a Walgreens Store. There is no reason to expect that the continuation of this business will begin to adversely affect or degrade the adjacent properties or the surrounding neighborhood that it has operated in harmony with for approximately 13 years.

The initial and continued training of both management and staff is an important and fundamental element necessary to operate the Walgreens in a safe and responsible manner. Walgreens conducts training segments on security, safety, deterrent strategies to discourage loitering, facility maintenance and operations, responsible sales of age-restricted products, accident prevention, and workplace safety. Walgreens requires that employees request identification from any person who appears 30 or under if that person is attempting to purchase an age-restricted product. Training segments also include identifying acceptable forms of identification and identifying false identifications. Further, the cash registers are programmed to identify age-restricted products, like alcohol, and require the employee to check identification and enter a date of birth or scan the identification of the purchaser before completing the sale. Management also trains its employees to monitor the interior and exterior of the premise. As part of this policy and training, employees are expected to conduct regular site walks and inspections of the premise throughout the day in order to clean up any trash or debris as well as promptly deter any loitering, panhandling or other objectionable activity. Further, the premise is equipped with digital surveillance cameras that monitor both the interior and exterior of the building.

As noted, the Applicant and this Walgreens Pharmacy location have been in operation for many years and in that time have proven itself to be a good neighbor. The continued operation of this store, with strict adherence to the imposed conditions, proper management and supervision, will continue to provide a retail service that is beneficial to the community. With the imposed conditions and this Walgreens Store's own corporate policies, the Applicant and employees will continue to ensure that the store does not jeopardize, endanger or otherwise

constitute a menace to the public health, safety, and general welfare in the community they operate in. Its continued business at this location will re-enforce the character of the area. In fact, it was specifically noted by the Hearing Officer in the current CUP Determination Letter that “The requested use at the location proposed 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.” (CUP No. 201000164, pg 8) These findings remain true today. This location has proven itself to operate to the best benefit of the community as a responsible retailer of alcoholic beverages.

**B.3 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 Applicant is simply requesting the renewal of an existing Conditional Use Permit to authorize the continued sale of beer and wine at an existing Walgreens Pharmacy store. The project’s location, size, height, and operations were approved in 2008 and alcohol sales were subsequently approved in 2011 and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or substantive changes in the use as proposed as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not remain adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other required development features. Therefore, the continuation of the use will remain compatible with the uses in the surrounding area. The existing use has operated at its current size and shape for many years and there is no reason to believe it will not continue to integrate itself with the uses in the surrounding area with surrounding businesses and neighbors.

Further, as this is not a proposed site, but rather a fully developed site with an existing business, the conclusions and the analyses of Regional Planning Staff and the Hearing Officer remain true when they concluded that “The existing Walgreens pharmacy has been approved by Regional Planning for the building, parking, signage, and landscaping, and therefore is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Los Angeles County Code Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.” (CUP No. 201000164, pg 11) These findings are true today.

**B.4 The proposed site is adequately served:**

**a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and**

This is not a proposed site, but rather a fully developed site and existing business. In 2011, after listening to the evidence and the analyses of Planning Staff, the Hearing Officer concluded “The existing Walgreens pharmacy is located in an urbanized area and is provided with utilities at urban levels of service. Access to the existing Walgreens pharmacy is from Foothill Boulevard, a 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways. 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.” (CUP No. 201000164, pg 11) The site and business remain unchanged in size, scope and intensity and therefore the prior findings remain true today.

**b. By other public or private service facilities as are required.**

The existing Walgreens store has existed at this same location for approximately 13 years. The use will continue to be adequately served by the public and private service facilities required in the same manner as it has been

operating with since it was approved in 2008. The findings from CUP No. 201000164 stated in the Hearing Officer's determination letter, and which remain true today, stated that "The existing Walgreens pharmacy is located in an urbanized area and is provided with utilities at urban levels of service. Access to the existing Walgreens pharmacy is from Foothill Boulevard, a 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways. 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." (pg 11)

As indicated above, is simply a CUP Renewal Application for the continuation of an existing Conditional Use Permit authorizing the sale of beer and wine at an existing Walgreens store. The project's location, size, height, and operations were approved in 2008 with the addition of an incidental amount of beer and wine in 2011. This use remains compatible with adjacent properties and the surrounding neighborhood after 13 years of successful and safe operations and will continue to do so with the approval of this renewal application. There is no construction, alterations or substantive changes in the use proposed as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not be compatible with the adjacent properties and adequately served by both public and private service facilities, as required.



**Additional findings of public convenience or necessity.**

Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

See attached ABC Sales Findings Document

**Additional findings for a modification request to the shelf space limitations.**

For a request to modify the shelf space limitation pursuant to Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with Section 22.140.030.F.3.b, below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

See attached ABC Sales Findings Document

**Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.**

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to Section 22.140.030.E.2, the applicant shall address the findings, in accordance with Section 22.140.030.F.3.b, below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.
See attached ABC Sales Findings Document

**Walgreens Pharmacy Drug Store #1606**  
**Alcoholic Beverages Sales Findings**

**F.1.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.**

The Applicant, Walgreen Co., is requesting to renew its current conditional use permit authorizing the sale of beer and wine for off-site consumptions at a Walgreens Pharmacy Store.<sup>1</sup> The subject premises is an existing Walgreens Pharmacy Drug Store located at 3001 Foothill Blvd. on the corner of Foothill Boulevard and Ramsdell Avenue in the C-1 (Restricted Business) Zone within the unincorporated community of La Crescenta-Montrose. The property is included within the Foothill Boulevard-West Town Area of the La Crescenta-Montrose Community Standards District (“CSD”). Under the existing grant, CUP No. 201000164/Project No. R2010-01740 - (5), Walgreens has been a responsible retailer of alcoholic beverages serving the needs of the surrounding community without adverse impacts to any nearby sensitive uses.

Walgreens does not and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, including the places used exclusively for religious worship, schools, parks, playgrounds, and/or any sensitive uses within 600-foot radius of the subject property. In fact, this Walgreens store does, and will continue to, positively affect the community through the goods and services it has reliably and responsibly provided for over a decade. The business, as previously conditioned, will continue to be operated in a responsible manner consistent with Walgreen Co. Corporate policies and will continue to operate in harmony with surrounding sensitive uses. The continued sale of an incidental amount of beer and wine, as approved under CUP No. 201000164 in 2011, remain consistent and appropriate for a full-service drug store use. There are no changes proposed as a part of this application, other than the request to delete Condition No. 8s, which requires patrons to leave their belongings unattended at the front of the store. The Applicant requests that this condition be removed, as it is overly burdensome and also violates Walgreen Co. policy regarding the store's liability. This Condition has been proven unnecessary over time, as a result of Walgreens’ effective loss prevention programs and the other security-related Cup Conditions. This overly-burdensome conditions expose Walgreens to potential liability for holding patrons’ personal belongings, should patrons make claims of missing property, even if those claims are unfounded. Thus, the Applicant requests that this one Condition be deleted from the current CUP.

As there are no substantive changes proposed as a part of this application, other than to delete Condition No. 8s, there is no reason to expect any adverse effects to any of the sensitive uses that have existed since operations began with the original CUP.

**F.1.b. 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 subject 0.85-acre property is improved with one 11,837 square-foot, single-story Walgreens pharmacy that includes a drive-through pharmacy pick-up window on the west end of the building and a 47-space parking lot. Walgreens Pharmacy has been in the same location since it was first established in 2008 and has operated without adversely affecting or conflicting with the adjacent uses. Access to the store is from Foothill Boulevard, a 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways. The lot is separated from the adjacent residential uses to the north by a six- to twelve-foot wall. There are no substantive changes proposed as a part of this application, other than to delete Condition No. 8s and to renew the existing Conditional Use Permit, and thus no reason to expect any adverse effects to any of the sensitive uses that have existed since operations began with the original CUP.

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<sup>1</sup> This Application is being submitted in the spirit of cooperation and to comply with the current CUP language; however, Applicant does not waive its position that CUP’s run with the land and therefore by law do not expire.

The Applicant and Walgreens staff will continue to operate in such a manner so as not to detrimentally affect nearby residentially zoned properties. This business continues to provide employment for many local residents and it purchases supplies and requires services from outside vendors which contribute to the economic base of the community. Furthermore, the combination of proactive security measures and strict company policies will ensure the continuation of the safety and well-being of nearby residents. According to the Hearing Officer in the CUP Determination, "The lot is separated from the adjacent residential uses to the north by a six to twelve foot high block retaining wall. Therefore, 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." (CUP No. 201000164, pg. 8) These findings remain true today.

**F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.**

The existing use complements other commercial activities, promotes the exchange of goods and services and provides tax revenue. The use has not adversely affected the welfare of the community because of the sound corporate policies of Walgreen Co. and as a result of the conditions imposed by the County through the existing CUP entitlement. Walgreens has been under exemplary management and continues to provide employment for many local residents and it purchases supplies and requires services from outside vendors which contribute to the economic base of the community. The subject store and the continued sale of alcoholic beverages is part of a well-known national chain of established pharmacy drug stores. Its existing operation at this location will continue to maintain the character of the area. The store and subject sales will continue to strengthen the economic vitality of the area. In fact, the Los Angeles County Department of Regional Planning found that "The sale of beer and wine will add to the product lines already sold by the Walgreens pharmacy. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community." (CUP No. 201000164, pg. 9) This conclusion made by Staff in the 2011 CUP Determination Letter remains true today.

The initial and continued training of both management and staff is an important and fundamental element necessary to operate the Walgreens in a safe and responsible manner. Walgreens conducts training segments on security, safety, deterrent strategies to discourage loitering, facility maintenance and operations, responsible sales of age-restricted products, accident prevention, and workplace safety. Walgreens requires that employees request identification from any person who appears 30 or under if that person is attempting to purchase an age-restricted product. Training segments also include identifying acceptable forms of identification and identifying false identifications. Further, the cash registers are programmed to identify age-restricted products, like alcohol, and require the employee to check identification and enter a date of birth or scan the identification of the purchaser before completing the sale. Management also trains its employees to monitor the interior and exterior of the premise. As part of this policy and training, employees are expected to conduct regular site walks and inspections of the premise throughout the day in order to clean up any trash or debris as well as promptly deter any loitering, panhandling or other objectionable activity. Further, the premise is equipped with digital surveillance cameras that monitor both the interior and exterior of the building. As a result, the continued operation of this Walgreens store with incidental beer and wine sales will continue to positively affect the economic welfare of the nearby community.

**F.1.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 existing Walgreens pharmacy has been approved by Regional Planning for the building, parking, signage, and landscaping, and therefore is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Los Angeles County Code Title 22. Therefore, the exterior appearance of the structure is not and 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 existing use has maintained an exterior appearance already approved by the County in 2008 and it is consistent with the neighborhood, as well as, the existing business. There are no changes to the exterior being requested at this time; therefore, Walgreens will not cause blight, deterioration, or impair property value. The project's location, size, height, and operations were already approved and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or substantive changes in the use as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not be compatible with the adjacent properties and surrounding uses. Therefore, the continuation of the use will remain compatible with the neighboring uses.

The Hearing Officer also determined that "The architectural and general appearance of the subject property is consistent with the character of the neighborhood and not detrimental to the public health, safety and general welfare of the community in which such use or uses are located." (CUP No. 201000164, pg 3) It remains so today.

**Additional findings of public convenience or necessity.**

**Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:**

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or**
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.**

**Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:**

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.**
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.**
- iii. The extent to which the requested use will enhance the economic viability of the area.**
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.**
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.**
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.**
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.**
- viii. The aesthetic character and ambiance of the requested use.**
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.**

The Applicant has an existing Type 20 ABC License (License No. 502530) so granting the Conditional Use Permit renewal application will not add an additional alcohol license to the census tract or to an increase in the theoretical liquor license count. For this reason, neither 22.140.030.F.2.a, nor state statute Business & Profession 23958.4, apply. Moreover, determination of PCN should not be required for this CUP Renewal Application, as the Hearing Officer already made the finding for PCN in 2011 in approving CUP No. 201000164.

Nevertheless, we are answering these questions in the spirit of cooperation and without waiving the Applicant's position that this section is not necessary and not relevant. This use has been operating in this location in the exact same manner since its most recent entitlement approval in 2011 and it will continue to operate in a responsible and safe manner. There is therefore no reason to expect any adverse change.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** February 17, 2026  
**PROJECT NUMBER:** PRJ2021-002414  
**PERMIT NUMBER:** Conditional Use Permit No. RPPL2021006458  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 3001 Foothill Boulevard, La Crescenta  
**OWNER:** Waltrust Properties, Inc.  
**APPLICANT:** Jenna Spivey, Walgreens Company  
**CASE PLANNER:** Michelle Lynch, Principal Planner  
mlynch@planning.lacounty.gov

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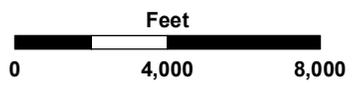
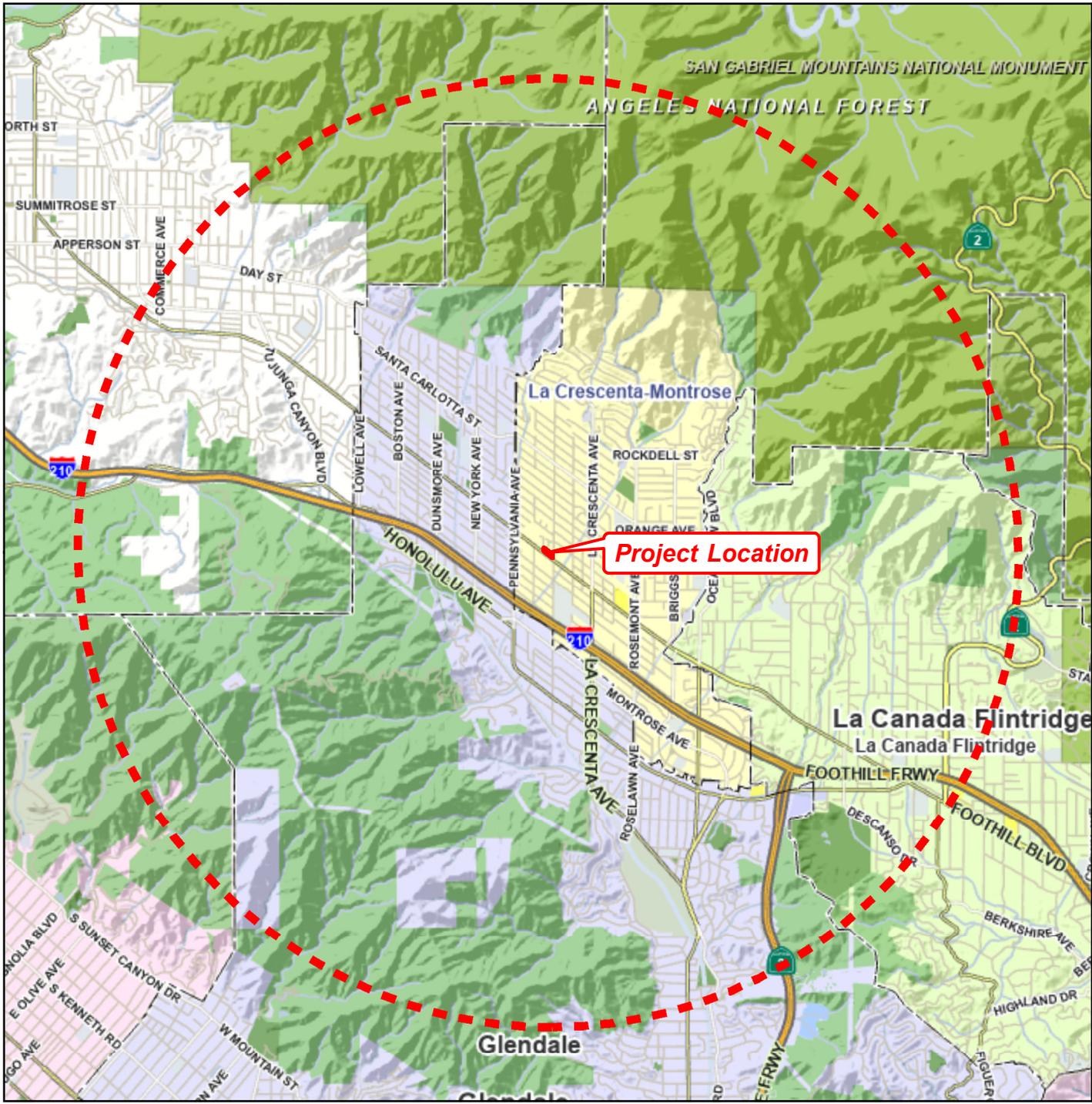
Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The Project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the project involves the continued sale of beer and wine for off-site consumption at an existing pharmacy/retail store with no modifications to the building, which will have no significant effect on the environment. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

SHAPING  
TOMORROW

**3-MILE RADIUS**

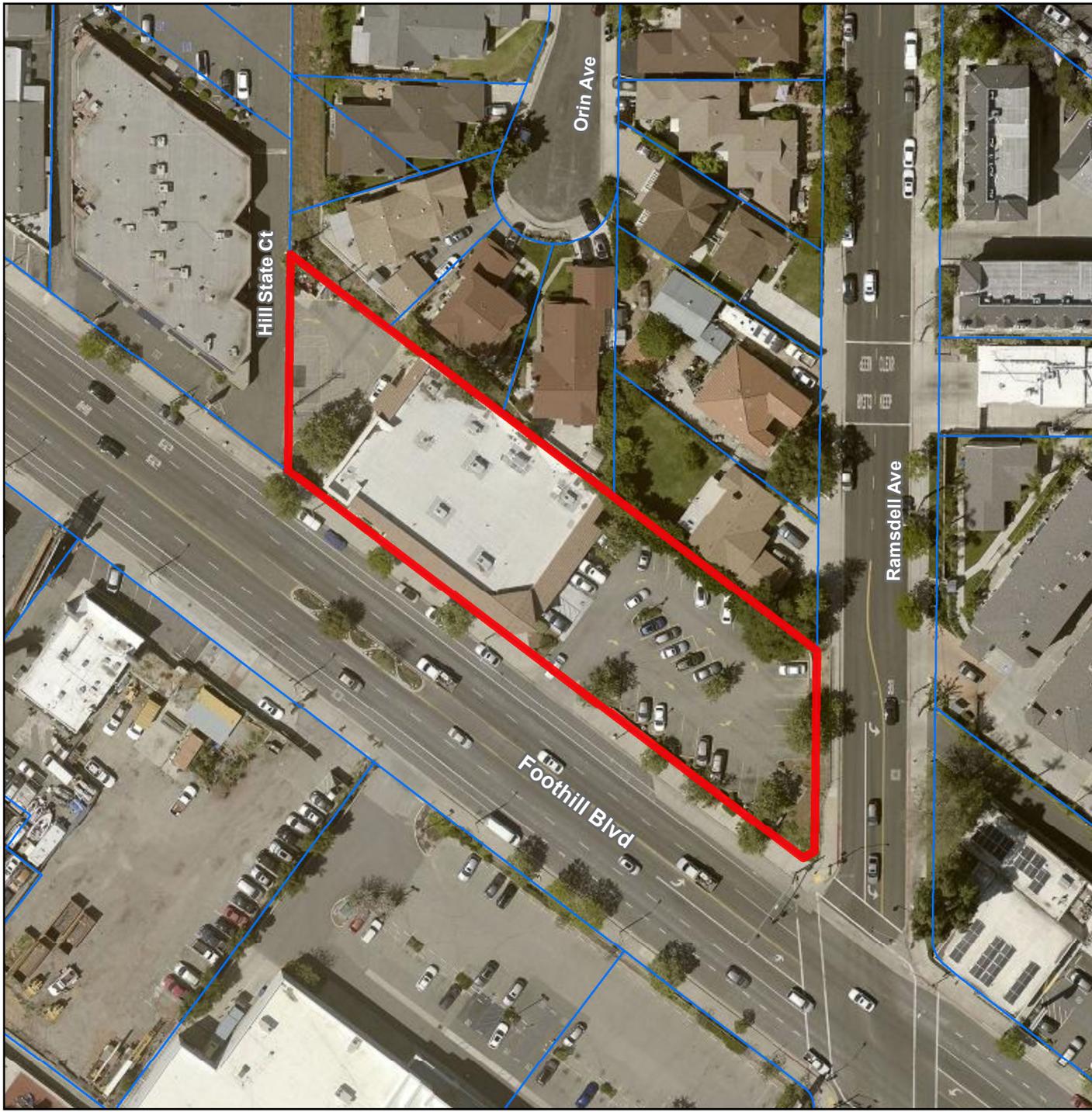
**LOCATOR MAP**

PROJECT NO. PRJ2021-002414  
ALCOHOL CUP RPPL2021006458



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

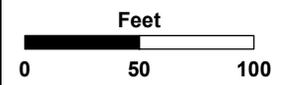


# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-002414  
ALCOHOL CUP RPPL2021006458

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**Photograph of Site  
Walgreens No. 1606**



1. 3001 Foothill Blvd: view looking north at the front entrance on the south corner of the subject property.



2. 3001 Foothill Blvd: view looking at the parking lot entrance on the south side of the subject property.



3. 3001 Foothill Blvd: view looking northeast at the southwest side of the subject property.



4. 3001 Foothill Blvd: view looking northwest along the southeast side of the subject lot.



5. 3001 Foothill Blvd: view looking west at the parking lot and east side of the subject property.



6. 3001 Foothill Blvd: view looking northeast at the parking lot to the east of the subject building.



7. 3001 Foothill Blvd: view looking southwest at the east side of the subject property.



8. 3001 Foothill Blvd: view looking east at the pharmacy drive through window on the west side of the subject property.



9. 3001 Foothill Blvd: view looking south along the rear side of the subject building.



10. 3001 Foothill Blvd: view looking northeast along the west side of the subject property.



11. 3001 Foothill Blvd: view looking north along the alleyway to the west side of the subject property.



12. 3001 Foothill Blvd: view looking south along the alleyway to the west of the subject property.



13. 3001 Foothill Blvd: view looking south along Ramsdell Avenue to the east of the subject property.



14. 3001 Foothill Blvd: view looking north along Ramsdell Avenue to the east of the subject property.



15. 3001 Foothill Blvd: view looking northwest along Foothill Boulevard to the south of the subject property.



16. 3001 Foothill Blvd: view looking southeast along Foothill Boulevard to the south of the subject property.



17. 3001 Foothill Blvd: view looking northwest at the businesses to the west of the subject property.



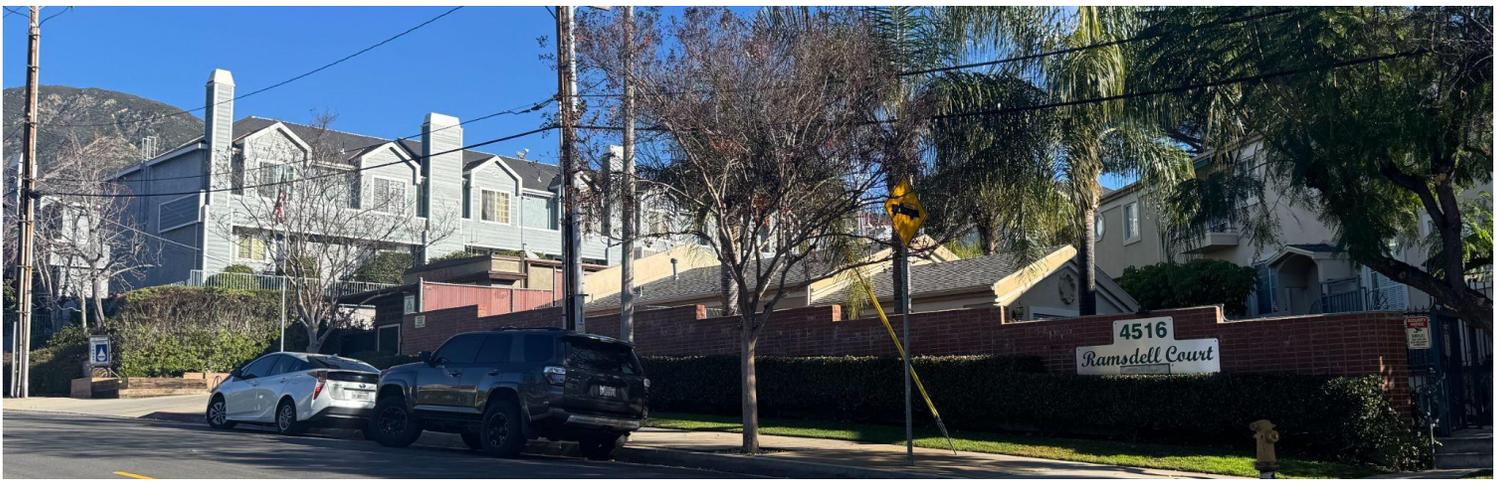
18. 3001 Foothill Blvd: view looking west at the businesses to the southwest of the subject property.



19. 3001 Foothill Blvd: view looking southeast at the businesses to the southeast of the subject property.



20. 3001 Foothill Blvd: view looking east at the neighbors to the east of the subject property.



21. 3001 Foothill Blvd: view looking northeast at the neighbors to the north and east of the subject property.



22. 3001 Foothill Blvd: view looking north at the neighbors to the north of the subject property.



23. 3001 Foothill Blvd: view looking south at the businesses to the south of the subject property.



24. 3001 Foothill Blvd: view looking north at the business to the east of the subject property.



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

**HALL OF JUSTICE**

ROBERT G. LUNA, SHERIFF



September 22, 2025

Mr. Sean Donnelly  
Planner, Foothills Development Services  
Zoning Permits East  
County of Los Angeles  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

Mr. Donnelly:

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
Project No.: PRJ2021-002414  
Permit No.: RPPL2021006458  
Establishment: Walgreens Store No. 1606  
Location: 3001 Foothill Boulevard, La Crescenta-Montrose, CA 91214  
Description: CUP for the continued sale of alcoholic beverages for Type  
20, beer/wine off-site consumption at an existing retail/drug  
store

Crescenta Valley Station personnel have responded to 24 calls for service at 3001 Foothill Boulevard, La Crescenta-Montrose, CA 91214 in the past five years. Most of the calls for service were related to petty theft or grand theft at the location.

Based on the types of calls for service for the past five years described above, the Los Angeles County Sheriff's Department does not object to the issuance of the permit request.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

If you have any questions, please contact Sergeant Ron Minassian, at Crescenta valley station, at (818) 236-4004.

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to read "Ryan A. Vienna". The signature is stylized with a large initial "R" and a long horizontal stroke extending to the right.

Ryan A. Vienna, Captain  
Crescenta Valley Station

**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

**Instructions**

- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME

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

3001 FOOTHILL BLVD LA CRESENTA CA 91214

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- |                                                                 |                                            |                                                        |                                                |
|-----------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Full Service Restaurant                | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge               | <input type="checkbox"/> Private Club          |
| <input type="checkbox"/> Deli or Specialty Restaurant           | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club                    | <input type="checkbox"/> Veterans Club         |
| <input type="checkbox"/> Cafe/Coffee Shop                       | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer                  | <input type="checkbox"/> Fraternal Club        |
| <input type="checkbox"/> Bed & Breakfast:                       | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine           | <input type="checkbox"/> Wine Tasting Room     |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All |                                            |                                                        |                                                |
| <input type="checkbox"/> Supermarket                            | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store                           | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store                     | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |                                                |
| <input type="checkbox"/> Other - describe:                      |                                            |                                                        |                                                |

5. COUNTY POPULATION

9876811

6. TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale     Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

898     On-Sale     Off-Sale

8. CENSUS TRACT NUMBER

3002

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3     On-Sale     Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

3     On-Sale     Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed    incorrect
- No, the number of existing licenses is lower than the number allowed    AC

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

13. CRIME REPORTING DISTRICT NUMBER

1286

14. TOTAL NUMBER OF REPORTING DISTRICTS

547

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

36,734

16. AVERAGE NO. OF OFFENSES PER DISTRICT

67.2

17. 120% OF AVERAGE NUMBER OF OFFENSES

80.6

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

111

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

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

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)

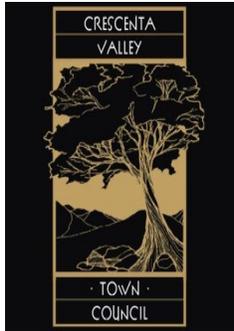
L.DE LEON

A new license is not being added so the number of licenses does not exceed the number allowed.

ABC-245 (rev. 03-23)

Anna Corona Licensing





General Council Meeting Minutes  
**September 16, 2021**

Via Zoom Call

[www.theCVcouncil.com](http://www.theCVcouncil.com) or [contact@thecvcouncil.com](mailto:contact@thecvcouncil.com)

Please turn off or silence cell phones while inside the Council meeting

1. Call to Order & Welcome: President Leon, 7:00 p.m.
2. Flag Salute: Led by Mr. Mike Baldwin
3. Invocation: Led by Councilmember Stupakis
4. Roll Call: Recording Secretary Jeffrey Rodriguez - Present: Leon, Lewin, Rodriguez, Ordubegian, Kilpatrick, Rabinov, Libra, Stupakis, Hoffman, Brookbank, Yu Absent: Ear
5. Approval of August Meeting Minutes, **Motion** to approve by Councilmember Lewin. Seconded by Councilmember Kilpatrick. Approved Unanimously.
6. Approval of Amended (Discussion on Sophal Ear's residency during Council Business) September General Meeting Agenda, **Motion** to approve by Councilmember Rabinov. Seconded by Councilmember Ordubegian. Approved Unanimously.
7. Community Reports (3 min and questions)
  - a. Youth Council - Councilmember Yu gave the following updates - There was a big turnout for the Youth Council. A lot of great applicants who exhibited a lot of poise during the whole process. They all have done a lot of work in the community the last two years, and we hope that momentum continues. In the end, there were 11 members who were selected, and 3 alternates. Lucy Ricky (President the last 2 years) made the following comments - Youth Council is composed of 11 members and 3 alternates. The Youth Council works directly with the CV Town Council, under the advisory of Harry and Ted, and to voice youth issues and needs. We address those needs through community outreach events, such as with the CHP or Glendale Community College. **Swearing in Process** - Councilmember Ordubegian swears in the 11 new youth council members and 3 alternates. President Leon comments -

Congratulations to all the newly elected Youth Council Members, and we appreciate all your efforts and contributions you make this community.

- b. Sheriff – No update given.
- c. Fire Department – President Leon gave the following updates - The Fire Department’s status report was distributed via email by Maria.
- d. CHP – Officer Keller gave the following updates – Introduces Officer Boyd, who gave the following updates - Total of 2 Traffic Collisions (“TCs”). No injuries and No pedestrians involved. We’ve seen a decrease in traffic collisions the past few months. Please pay attention to traffic signs and speed zones. Please be even more mindful of your speeds near schools. We enjoyed participating in the 911 parade, and I hope everyone did as well. We will be participating in the fair this weekend. Appreciate everyone cooperation and the feedback we’ve received from the community. Office Keller comments - We appreciate all the feedback we have received, so keep them coming. We’re looking for specific complaint areas that you’d like us to target. Please email us with any questions or concerns you have. President Leon comments - Appreciate all your efforts and all you do to keep the community safe. We’ll discuss a possible presentation to community about driving safely (geared towards the Youth), and car seat installation.
- e. CV Chamber – Mr. Baldwin gave the following updates – Thanks the CHP and Sheriff Department for their guidance In Re: 911 motorcade. It all went well, and it was a wonderful time. This weekend is our Hometown Country Fair. Saturday, September 18<sup>th</sup>, from 10 a.m. to 5 p.m. We are hoping the public will come and support us. It’s free to the public. There will be a pie eating contest. Dog walking contest. Around 30 vendors will be there with their goods. On October 30<sup>th</sup> we’re having a 5k pumpkin fun run. Called ‘Running Under The Oaks’. It will be at CV Park, kids who run are free, adults will cost \$35, and you’ll receive a free t-shirt. Both these events are outdoors, and we hope that eases people’s concern. Come out and support the community.
- f. CV Water – No update given.
- g. CV Cert – Mr. Dutton gave the following updates - Coming up on our 40<sup>th</sup> Cert Class given. Our emergency response team goes over everything. The training consists of 24 hours of training spread out over 7 days. We will follow CDC and LA County Health guidelines and practice social distancing/wearing masks. So far we have about 9 people signed up so far, but it’s not too late to join. It’s very informative and gives you a lot of information and training in the event a situation arises. Please feel free to call me with any questions or concerns you may have.
- h. CV Ready - Fire Council - No update given.
- i. CVCA – Mr. Michaels gave the following updates – Our next meeting will take place on September 23<sup>rd</sup> at 7:00 p.m., and via zoom. We will update you on the local projects we’ve been following. We hope to have more information about the

State/County housing elements and the State legislation we've discussed before. We hope to see you at our next meeting.

- j. GUSD – Superintendent Vivian Ekchian gave the following updates - Pleasure to be here today. I had the honor to participate in the motorcade. It was a great experience. We are hoping to receive new guidelines from LA County about quarantine protocols. LA County has requirements above and beyond most in the State. We hope to not pivot an entire class because of certain quarantine guidelines, and hope the County has new guidelines to follow so the physical contact in classrooms can continue undisturbed. Still have testing available at all our schools. We are so appreciative of all of community and their support. Resolution no. 2 - All staff must be vaccinated by November 1<sup>st</sup> - **has been approved by the GUSD Board**. We have had 23 vaccinations events in coordination with the County, and we will continue to set up more. Our athletic programs are up and running. We've hired another company to just conduct athletic testing/screening, and another company to focus on contact tracing. Board member Jennifer Freeman gave the following updates - Congratulation to our newly elected Youth Council and we'd like to thank you for all you do, and will do in our community. Please don't hesitate to reach out to me if you ever want to discuss anything. Councilmember Stupakis comments - What is the status for the lights/stadium project. Superintendent Ekchian responds - This issue will come up at our next board meeting. We are hopeful that we can fulfill a promise made to the community many years ago to improve CV High School, and we are on that path with this project. In addition, there is a pool project as well, which I can forward more information about to the Council. We can't wait to see the pool, lights and stadium, while also being sensitive to concerns about lighting/parking within the community. Councilmember Rabinov comments - Thank you for all your doing for the community. We appreciate all your efforts to keep our kids safe while in school. What is the latest developments with Sagebrush issue. Superintendent Ekchian responds - As far as I can tell it has been put on hold, and we haven't seen any activity on this. President Leon comments - We appreciate all you're doing in the community. It has been a difficult 2 years, and you all have been do so much to keep everyone safe, while continuing to educate our kids. Please send our thanks to all the teachers and staff for all their great work.
- k. Land Use Committee – Miss Chessum gave the following updates – We haven't met in the last couple of months because there have been no issues before us. The last issue was the housing issue, and a letter went to the Board of Supervisors September 1<sup>st</sup> on that issue. We are still waiting on any word back on that. There have been no new developments with the projects we've been tracking in La Crescenta. Walgreens is in the process of renewing their application to sell alcohol. They already have a conditional use permit for that but are looking to renew it again. Miss Chessum reads the conditional use permit, and the added restrictions put in

place because of the proximity to the high school. Some of the Restriction: Alcohol sales only between certain times; No single beer sales; No wine bottles bigger than 750ML; No exterior advertising of beer and wine; Staff must be 21 years and above to sell alcohol; Alcohol can't be over 1% of the floor space of an aisle. GUSD Board Member Jennifer brought up the vaping products at our meeting. Miss Autumn who represents Walgreens will look into the issue to ensure all tobacco items are kept behind the counter. The vote on the backpack issue was approved by LUC once Walgreens explained their thoughts and reasoning. *Miss Autumn representing Walgreens* made the following comments - This has been in place for 10 years at that location. We've been in full compliance with the previous C.U.P. and this is merely a renewal of that. All the conditions have been met. No objectionable activity. No selling to minors. The Sheriff's department is okay with the renewal. Kathryn Barger office also approves the renewal. The only modification we requested was the backpack issue, which we Miss Chessum mentioned and the LUC voted on. That is the only request we are asking to be modified. We aren't requesting any other changes to the C.U.P. Recommendations from the LUC - The LUC is okay with modifying the Conditional Use Permit as requested and approving the renewal. **Motion** to approve the recommendation of LUC to approve Walgreens renewal of their Conditional Use Permit by Councilmember Kilpatrick, Seconded by Councilmember Stupakis. Approved Unanimously.

- I. Streets and Transportation – Councilmember Rabinov gave the following updates – Last meeting was in August. We went over quite a few projects. You'll hear more about one of them today. There was a great presentation by Steven Gonzalez from Public Works, which will be uploaded to our site. It was mostly about road maintenance and the services they provide around the County. *Extending the Life of Streets and Services* - Maintenance of parkways curbs and gutters; Street sweeping; Repairing of potholes and road damage; Storm event clearance for our roads; Provide free trees in certain areas. Some trees are 6 to 10 feet tall and installation would happen in the fall or spring. One question asked - Can curb and gutter improvements be made - Answer - Only can happen with existing sidewalks. We had an update on the streets/intersection pedestrian counts the County last did. The County agreed to do another study on specific streets since the last study was done during the pandemic. The County suggested putting a red curb near Foothill and Rosemont where a fire hydrate is located. They are looking at a loading zone curb near Foothill and Raymond (near a childcare center). Discussed issues/things going around near the Monte Vista and Rosemont schools. There is a new bikepool to school program started by the parents. It has proven a bit dangerous at some of the intersection and paths to and from the school. The County added that information to their updated Bike Master Plan. Metro Open Streets cycle 4 grant application was discussed. Miss Cruz, from the County, and attended the Metro grant workshop,

Learned about the new criteria and metrics used to evaluate potential grant application projects. Therefore, after discussions with the planning department, and La Canada, it was decided that we won't partner together to submit a joint application this year. We want to make sure our application is competitive with other applicants, so re-evaluating the new criteria in depth makes the most sense at this time. Soundwall Project - Funding Agreement was approved by the Metro board. No design concepts yet released, but we hope to have more information at our next meeting. Measure M funding - Metro will be conducting a new county wide study on new street safety policies. The state has a large surplus of funds, and most of it will go to active transportation projects to support our hosting of the Olympics. That funding will be released by Metro and will be on a competitive grant bases. No updates on the County's Vision Zero program. We currently have about 1,241 signs located in 3 walking networks. Our next meeting is September 28<sup>th</sup>, at 6 p.m., using the same zoom link as this General Meeting.

8. Community Announcements (2 minute)

- a. Library: Miss Wiggins gave the following updates – We remain in the top 3 libraries in the County for the last period. The Library is hosting a live stream of Opera Tells at 11:00 a.m. this coming Saturday the 18<sup>th</sup>. This will be our first indoor event. With the usual 6 ft. social distancing protocols in place. The Library is County property therefore masks indoors and outdoors are required. Our capacity for the event is about 25 people. No food or drinks allowed. You do have to reserve a space online since seating is limited. The LA Opera has filmed at the Library, and the library will be in the live stream this weekend. President Leon comments - For our General meeting, the capacity is 25 people for that meeting room as well? Miss Wiggins responds - Correct, it would be 25 people total. The total capacity without the protocols in place is 101, but with the new protocols in place, it's 25 people.
- b. Park & Rec - No update given
- c. American Legion – Mr. Baldwin gave the following updates – Working on a Veteran's Day ceremony on 11/11 at Two-Strike Park. We support a lot of groups in the area, and one of those groups that is relatively new to the area is the Moose Lodge. They moved to the area from Glendale about 2 years ago. We are assisting them with a Bingo fundraising night, and we hope to get them more exposure in our community. The proceeds will go to a lot of programs and groups in our community. The event will be on October 23<sup>rd</sup> at the American Legion Hall. We are hoping that they can meet the public that night and become a more recognized group in the area. Councilmember Ordubegian comments - Where is the Moose Lodge located. Mr. Baldwin responds - They are based out of American Legion Hall at this time. They have their own area within the Hall. Please come out to support if you can, and

email me with any questions you may have. The flyer for the event will be on our website and posted at various places

- d. Prom Plus – No update given.
  - e. Fire House/ Mary O’Keefe - No update given.
  - f. Friends of Rockhaven - Members meeting be on October 9<sup>th</sup> at Mountain Oaks (bottom of New York Ave) from 3 p.m. to 5 p.m. The location was an historic speakeasy resort. This is private property, so we’re very lucky to be able to have this event there. We’ll have Wine and Cheese at the event, a raffle (raffle items welcome), and we’ll also have tours of the historic property. This Monday at 7:00 p.m. the Historical Society will have a presentation at the La Crescenta Spiritual Learning Center. Andy Grundadge will be talking about the Girl Scouts in our area, as well as the Girl Scout House in Montrose and how that came to be. President Leon comments - I’d like to thank JoAnn as well as Councilmember Stupakis for all their hard work to preserve Rockhaven. You guys have fought tooth and nail for this, and we really appreciate your efforts to preserve this great location.
9. Los Angeles County Public Works: Los Angeles County Public Works presentation by Andrew Ross regarding street improvement projects in La Crescenta/ Montrose. The presentation will provide details on the project as a whole, as well as information about the proposed bulb-outs. Mr. Ross shares a presentation titled **La Crescenta-Montrose Pavement Resurfacing Project - Background** - This project is a pavement resurfacing project, and part of the Countywide pavement program to maintain county rounds in good condition. As part of that, we’re also looking to include some additional infrastructure improvements. This project is called the *La Crescenta et. al. Project*. Some of the proposed improvement are: Resurface portions of various roadways and reconstruct existing curb ramps; Replace existing asphalt sidewalks on Orange Ave with concrete; Install bikeways along various roadway segments to encourage active transportation; Construct drywells to capture surface water and improve its quality; Construct bulb-outs to improve pedestrian safety. Slide titled **Pavement Resurfacing** - Resurface pavement along La Crescenta Ave, Orange Ave, Prospect Ave, Ocean View Blvd, Montrose Ave, and Mira Vista Ave. Slide titled **Concrete Sidewalks - Orange Ave** - Replace existing asphalt sidewalks and curb ramps with concrete on the south side of Orange Ave, between Pennsylvania Ave and Ramsdell area (approximately .03 miles). Slide titled **Class II Bikeways** - Dedicated lane for bicyclists that is adjacent to the travel lane. Proposed locations: La Crescenta Ave - Foothill Blvd to Montrose Ave (Northbound); Ocean View Blvd - Park Ave to 210 Freeway (Northbound); and Montrose Ave - Rosemont Ave to County Boundary (near Honolulu Ave). Slide Titled **Class III Bikeways** - Low Speed Roadway in which bicyclists and motorists share the road. These proposed locations are: La Crescenta Ave - Pine Cone Rd to Foothill Blvd (Southbound); La Crescenta Ave to Montrose Ave (Southbound); and Orange Ave - Pennsylvania to Briggs Ave. Slide Titled **Drywell Structures** - Underground structure to collect surface

water and reduce runoff; protect waterways from erosion caused by surface water discharge. Locations will be along Prospect Ave and Mira Vista Ave. Community won't see a lot of this, as it is mostly underground. This is a water quality project. Slide Titled **Bulb-outs along La Crescenta Ave** - Locations: Mountain Pine Drive - SE and SW corners; Orange Ave - SW corner; El Caminito - SW Corner. Bulb-Out - At certain intersections/corners you extend the curb into the roadway. Some Pros: Creates pedestrian friendly intersections; Reduces pedestrian crossing distances and makes them more visible; Can reduce car speeds; Reduces vehicle turning speeds at intersections; Minimizes illegal parking at high traffic areas. Some Cons: Can be expensive if landscaped; Place pedestrians close to the travel way; Require maintenance periodically; Can collect trash; May affect large vehicles and interfere with drainage patterns (n/a). Slide Titled **Next Steps** - Receive final decision on bulb-outs; Finalize design; Additional outreach will be planned as the project progresses; Anticipated start date: January 2025. Public Works is here today to give more information about the potential project, and get feedback from the Council and community. Please reach out with any questions, concerns, or feedback you may have. Contact information for Mr. Ross: Phone - (626) 300-4586 and Email - [aross@DPW.lacounty.gov](mailto:aross@DPW.lacounty.gov). Councilmember Libra comments - Can you explain the need for putting a bulb-out at Mountain Pine. Mr. Ross responds - Since it was for an area we received a previous request on from the Council/Community, we tried to overlap the previous requests into a component of the County Repaving project. Since we determined that it was feasible to have these modifications at areas/intersections we had previous requests about, and since the County likes to implement safety measures when possible; we decided to work towards accommodating those requests and integrate them into the overall project for the area. Councilmember Rabinov comments - We all appreciate the excellent presentation and all the efforts from the County. There has been some preliminary work done to understand traffic flow and the impact to pedestrians crossing at these locations. Therefore, these bulb-out locations were specifically looked at to see if it improves the safety of the area, correct. Mr. Ross responds - Generally bulb-out make for safer streets for pedestrian to travel and get across. Typically with each bulb-out that is put in place there are studies done to make sure it's feasible and will improve safety. It can be considered as part of our Slow Streets initiative for people to feel safer walking in their community. Councilmember Stupakis comments - When was the previous request made by the Council for bulb-outs at these locations. Mr. Ross responds - The request was made August 2019. Councilmember Kilpatrick Comments - Thank you for being here today to present this to the community. Has there been any traffic studies done where these bulb-outs are going to be placed. These are high traffic areas, especially in the morning. Mr. Ross responds - In general bulb-outs slow traffic a little, but that is also the benefit/point for pedestrian safety. There have been no traffic studies done yet. We first looked at, would it provide safety benefits, and then can it be done, feasibility. That is where we are now. Typically traffic studies aren't always done for bulb-outs. We

don't believe it will impact traffic from our initial studies, but that hasn't been finalized yet. Being that there have been multiple inquiries about a traffic study being done, I'll have a conversation with the department in charge of that, and see what they say and recommend. Councilmember Ordubegian comments - Are the bulb-outs the cheapest option available of the options we could implement; and the 2025 date seems far away, so are there options that could be here faster than bulb-outs. Mr. Ross responds - The bulb-outs themselves aren't driving that 2025 date of completion. It is other factors driving that date, and it has a lot to do with this being a small segment of an overarching project, plus, the various departments we work with have other projects they/we are working on. Alternatives - There are temporary bulb-outs that we could do, which wouldn't be permanent and involve extending the curb inward. Timeline would remain the same, as it would still take place after the repaving of the roadway. Councilmember Rodriguez comments - Once construction begins, how long will the work take to complete, assuming all this is getting done; are there any other possibilities or projects that this money could go towards besides for bulb-outs. Mr. Ross responds - The construction should only take around 1 year. It's not an overly complicated project. These additions were incorporated into the Pavement Resurfacing project, because they overlapped a previous request and gave us the ability to add other additions to the community besides just repaving the streets. Councilmember Yu - Are there going to be crosswalks on all four corners at these locations, or only certain sides of the intersection. It also seems like there might be a crosswalk in a location where one side doesn't have a sidewalk. Mr. Ross responds - Crosswalks will not be on all 4 sides of an intersection and will only be on certain sides. Only where the bulb-out will be located. We wouldn't run a crosswalk to an area without a sidewalk. All these areas have a sidewalk on the other side. Councilmember Lewin comments - What variables/factors did you use to weight where these improvements would be located. What it residents, studies, or what data was used to determine the locations. Mr. Ross responds - It was mostly based on the existing request that was made for certain roadways/intersections, and then including that in the Countywide Repaving Project. Councilmember Brookbank Comments - The bulb-outs will take time to construct, and it may slow things down some, but the areas they are talking about improving are really busy; with a lot of kids walking to school on side that has no sidewalk, and trying to cross the street to get to the side with a sidewalk. For me personally, the sooner the better. Public Comments - Miss Liz Benbrooks Comments - Traffic studies cost money, and take extra time to do. I've spent a lot of time going up and down La Crescenta Ave., and two of the proposed intersection are heavy pedestrian traffic areas. Having worked in the field, I know there is concerns about commuting, but the bulb-outs shouldn't slow traffic much more than it is now. There is a lot of speeding on La Crescenta Ave., and I think anything to mitigate that, I'm in support of. Miss Melanie Traxler comments - The proposed bulb-outs all seem to be at the southwest corner (downhill corners) on La Crescenta Ave. There is no feature on the Northwest corner to bulb-out. Since the speeds are increased

going downhill, and there is nothing to bulb-out to on that side. I would suggest the design team consider traffic calming features on the Northwest corner as well. Mr. Ross responds - Thank you for the comment, and I will speak with the design team about this.

Matt Yorks comments - I'm a teacher at the school. Was there any consideration for locations closer to the schools; on the topic of studies, were there any pedestrian foot traffic studies done for the proposed areas. Mr. Ross responds - We looked at areas that were already a part of the Pavement project, and that happen to coincide with a previous request for these areas. Also note, pedestrian counts and studies are often times not required for bulb-outs.

Miss Dede Mueller comments - It is my understanding that this was initiated by one letter from a resident, and now I'm hearing about a 2019 letter from the Council. I would request that these letters be reviewed and sent to President Leon, if that hasn't been done already; I'm very surprised this was considered without a traffic study. I live on La Crescenta, and it can take me 20 minutes to get to Foothill during certain times. We should have studies done to determine the possible impacts if installed; I have a document from the County stating that bulb-outs are not recommended for these same streets that are now being recommended for bulb-outs. What prompted the change in stance from the County. Mr. Ross responds - I did send the request letter to Mr. Leon; I will talk to other departments to see if we can get a traffic study done.

Miss Mueller states - Shirley from Public Works mentioned they would do a study in the fall when school starts. Mr. Ross continues - In regards to the Matrix that you're referring to, I'll have to look into that further, as I'm not familiar with the document.

Miss Kyle Studebaker comments - I live at Orange and Ramsdell. Pedestrian safety is a big concern in the area, and always has been. I'm in favor of the proposed bulb-outs and think it's great for the safety of our kids and walkers. Mr. Paul Dutton comments- Just today in the CV Weekly, there is information on page 7 about safety studies on bulb-outs. They have been proven in other areas, and do help with safety. The safety of our kids is most important, not getting down the hill faster. Though I agree traffic studies should be done before proceeding.

Cheryl Davis comments - I also wanted clarification on the letter sent by the Council; Which of those intersection are a 4 way stops for the proposed bulb-outs; El Cam and Mountain Pine aren't 4 way stops correct. Councilmember Rabinov responds - That is correct those are not, but the other(s) is a 4-way stop already.

Miss Ines Chessum comments - It would be good to have a drawing that clearly shows where the bulb-outs will be and their dimensions; It doesn't make sense at Mountain Pine; A main concern of mine is taking away the right turning lane. If you take a turning lane away, everybody will have to wait for people to make a right turn. I'm not sure that is a good idea to do there; we're also adding a bike lane to some of these areas, which further increases the amount of general traffic and funnels it all into a now smaller lane. It would seem that bikes also need to go further into the roadway near the bulb-outs, which doesn't seem very safe in my opinion.

Mr. Doug comments - In Glendale we've seen that it does impact traffic when bulb-outs are installed, and significantly so in some cases; Even if a traffic study

isn't required as you say, it would seem to make sense to do one before these are installed in our area. I would like the Council to write a letter expressing the communities desire to have a traffic study for the proposed area(s). President Leon comments - We will continue to work with Mr. Ross and his staff to make sure the feedback from the community is heard. Please send us your feedback or questions, and we'll look to make sure the County has that information. Mr. Ross, thank you for the quick turnaround in coming to make this presentation before the Council/Community, and we appreciate all the information presented. Also note for the record, we received 4 letters opposing the bulb-outs via email.

10. Public Comments: Public Comments and Community Announcements: This is for non-agenda items only. Please submit a speaker card to the President or Vice President. Speakers are allowed 2 minutes. Council may ask questions or respond to the speaker but there will be no debate or decision. The President may refer the matter to the appropriate committee for investigation and report.

- a. Miss Sue Kilpatrick - I wrote a letter about CV Park, and Mr. Leon passed that letter along to Supervisor Barger. Miss Kilpatrick reads the letter In Re: Making CV Park more ADA accessible. There is great parking lot right by the playground, but that is it. You can't get down to the dirt area because of the level of the parking lot. The playground area isn't accessible for someone in a wheelchair. The whole area is really not accessible. No way could you get to a picnic table. You can't see a baseball game. The bathrooms are ADA approved, but you can't even get to them. I would appreciate if someone from the Council could meet me at the park, and I'd be happy to show you some of these examples. Councilmember Stupakis comments - I'd be happy to meet with you, Sue, and go over some of your thoughts and concerns with ADA accessibility at CV Park.
- b. Alexandria - Thank you Harry for all the support you've given me with my projects. I believe you have to give where you live. One of the major projects I have been working on for the last couple of years is The Outdoor Fitness Center at Two-Strike Park. On June 21<sup>st</sup> I got a call from Parks and Rec. They were very happy and open to hear the idea. Financing the project is the biggest obstacle we're facing. They were open to work on it though. La Canada has already made that a reality, and now has an Outdoor Fitness Area at their community center. I also worked on the Vision Zero project to help get more signs in place. I worked on the community garden project in past years. I will continue to work for the community to try and make some of these projects I'm working on a reality. Thank you Harry for all the support and helping to make some of these projects happen. I will continue to work to get an Outdoor Fitness Center and Two-Strike Park, and hope the community will show support for the project in the future.

- c. Mr. Matthew York - Charging station at the Sheriff's station - I was there at the end of August. Getting it started was tough because the initial steps are via an app, and cell phone service is spotty at that location. Once you get it to work, the charges were 30 cents per kilowatt and 45 cents between 4 -9. I was at another Sheriff station the other day, which was also a new charging station, and there was no charge. President Leon comments - It used to be free, I do remember that as well. Please send me an email Matthew, and I'll ask Councilmember Rabinov and I can also ask the Sheriff's Department to look into it. It is out of our hands really, but we can certainly inquire.

## 11. Council Business

- a. Treasurer's Report: **Motion** to approve Treasury Report for August by Councilmember Ordubegian. Seconded by Councilmember Kilpatrick. Approved Unanimously.
- b. Correspondence: Councilmember Ear provided the following update – Nothing of note in the mail.
- c. Outdoor Fitness Center at Two Strike Park – No update given. Note: Alexandria provided an update in the public comments section above
- d. Scholarship Committee: No update given.
- e. Outreach Committee: Councilmember Stupakis gave the following updates - Tough times, and we are limited on the fundraising we can do. We still have no word on our pancake breakfast event. I've contacted GUSD and CV, and they are reluctant to approve anything for the fall and would prefer it in the spring. We have requested funds from the County and hope we get funds from them soon. The Council will be attending the Hometown Country Fair this weekend. Hope to see you all out there. Octoberfest has been canceled. President Leon comments - Really appreciate you donating money to the Council at the EC meeting, and others have also followed your lead. I appreciate all you do, and that wonderful gesture. Thank you Councilmember Stupakis.
- f. Residency of Councilmember Sophal Ear - Councilmember Rodriguez reads a statement by the Town Council, In Re: Residency of Councilmember Ear. Some Council Members voiced their further thoughts/concerns/questions on the issue.
- g. Election Committee - Councilmember Kilpatrick gave the following updates - December 10<sup>th</sup> and 11<sup>th</sup> will be the date of our election. It will be at St. Luke's Church. Having only run last year, I can already say that it has been a rewarding experience, and I encourage all those interest in serving the community to run. There is a candidate application on our website. The Council's email address is also listed, so you can ask us anything you want about the process there. The applications are due by November 10<sup>th</sup> at 5:00 p.m. There will be three regular members and 3 alternate position up for grabs this upcoming election.

Councilmember Ordubegian comments - The expectation is to have a candidate forum at our November General Meeting. A Council discussion is had In Re: Raising the fees for Town Council Applicants/Budget Adjustments/Finance Committee.

**Motion** to make the application fee \$100 by Councilmember Libra, seconded by Councilmember Ordubegian, passes by a vote of 5 - 3.

12. Announcements – No update given.

13. Adjourn: Meeting was adjourned at 10:35 p.m.