

**PROJECT NUMBER**

PRJ2023-003768-(2)

HEARING DATE

October 8, 2025

REQUESTED ENTITLEMENT

Conditional Use Permit ("CUP") No. RPPL2023003810

PROJECT SUMMARY

OWNER / APPLICANT

Liliger Damaso

EXHIBIT DATE

September 1, 2015

PROJECT OVERVIEW

To authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with an upgrade from a Type 20 California Department of Alcohol Beverage Control ("ABC") License to a Type 21 ABC License, at an existing grocery market currently doing business as El Zorro Market. The market is approximately 4,492 square feet in size and consists of a meat sales counter, food preparation area, walk-in cooler/freezer, storage spaces, in addition to the primary retail space.

The grocery market is currently deemed-approved for the sale of alcoholic beverages (beer and wine) for off-site consumption with a Type 20 ABC License. This CUP would add distilled spirits to the existing offerings by upgrading the ABC License classification.

Staff recommends that the alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily, while the market currently operates from 8:00 a.m. to 10:00 p.m. daily.

LOCATION

4417 Lennox Boulevard, Lennox

ACCESS

Lennox Boulevard

ASSESSORS PARCEL NUMBER

4036-017-011

SITE AREA

0.15 Acres

GENERAL PLAN / LOCAL PLAN

South Bay Area Plan

ZONED DISTRICT

Lennox

PLANNING AREA

South Bay

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2 (Neighborhood Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

Eight (8) units

APPLICABLE STANDARDS DISTRICT

South Bay Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and South Bay Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.140.030 (Alcoholic Beverage Sales Requirements)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)

CASE PLANNER:

Evan Sahagun

PHONE NUMBER:

(213) 204 - 9939

E-MAIL ADDRESS:

ESahagun@planning.lacounty.gov