

REPORT TO THE HEARING OFFICER

DATE ISSUED: September 4, 2025
HEARING DATE: September 16, 2025 AGENDA ITEM: 5
PROJECT NUMBER: PRJ2025-000807-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2025001059
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2060 S Hacienda Boulevard, Hacienda Heights CA 91745
OWNER: Megdal Jamacha LLC
APPLICANT: Sprouts Farmers Market
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-000807-(1), Conditional Use Permit (“CUP”) Number RPPL2025001059, 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:

CEQA:

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 NUMBER RPPL2025001059 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) to authorize the sale of a full line of alcohol for off-site consumption within a new Sprouts Farmers Market within an existing commercial building in the C-2 (Neighborhood 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 Project is a request to authorize the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building. Site Plan Review (SPR) RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. The applicant intends to transfer Rite Aid’s existing Type 21 ABC License (off-sale general license) that authorized the sale of beer, wine, and distilled spirits for off-site consumption at the Project Site. The Rite Aid store had a deemed approved alcohol sales use but had ceased selling alcoholic beverages for more than three consecutive months, thus necessitating this CUP for any future sales of alcohol at the site. The applicant is requesting the hours of 7:00 am to 10:00 pm, daily for alcohol sales. Staff recommends that the Hearing Officer make the required finding of public convenience or necessity only for the hours of 10:00 am to 10:00 pm. Staff is of the opinion that the public convenience for the store’s customers to have the option to purchase alcohol together with other store items outweighs the fact that the Project Site is in an area of overconcentration of alcohol sales and a High Crime Reporting District. However, this finding needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcohol at the Project Site for off-site consumption from 10:00 am to 10:00 pm, daily.

The Project Site is located within an existing commercial center at the southeast corner of South Hacienda Boulevard and Halliburton Road. It is located on a 1.93-acre lot that is a part of a larger commercial complex. The existing commercial building is located at the back or eastern portion of the property, while the front or western portion is developed with a parking lot with 104 parking spaces.

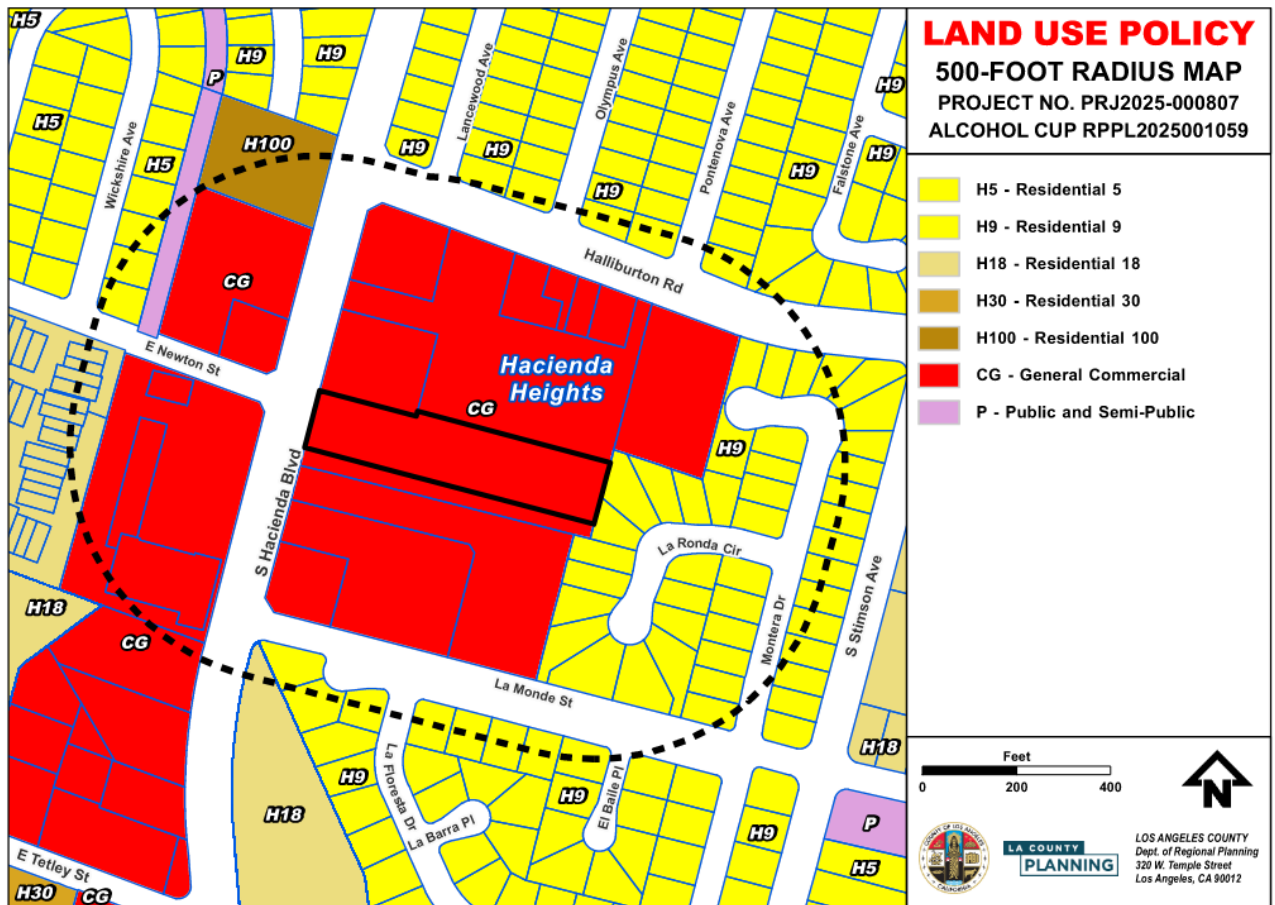
The Site Plan depicts the existing commercial building and the parking lot with 104 parking spaces. A total of 94 parking spaces are required on the Project Site for the store. Direct access to the Project Site is provided by two ingress/egress driveways on Hacienda Boulevard to the west.

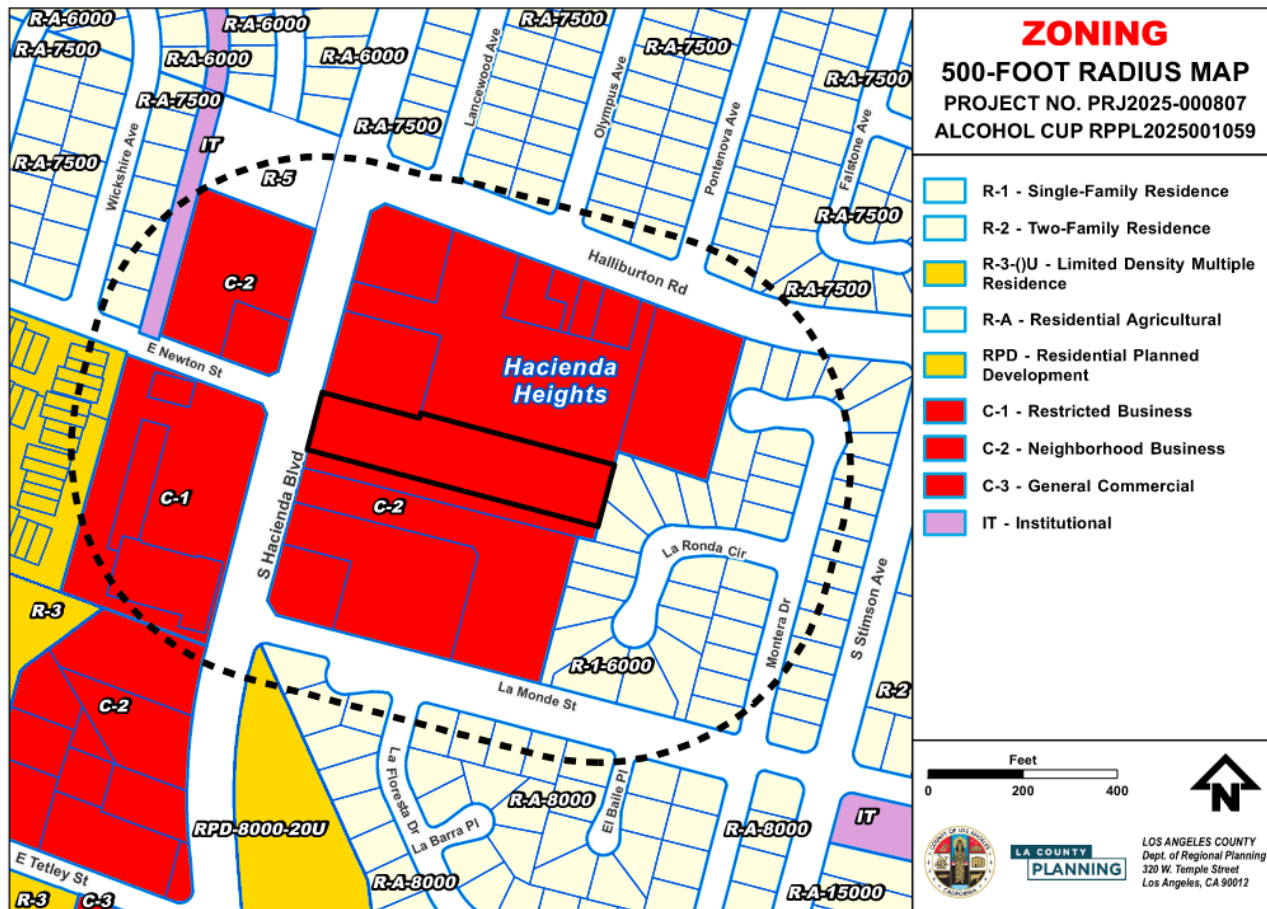
A separate Floor Plan shows the interior layout of the subject store and a shelf space summary table indicates that the shelf space for alcohol is limited to 1.5 percent of the shelf space of the entire store.

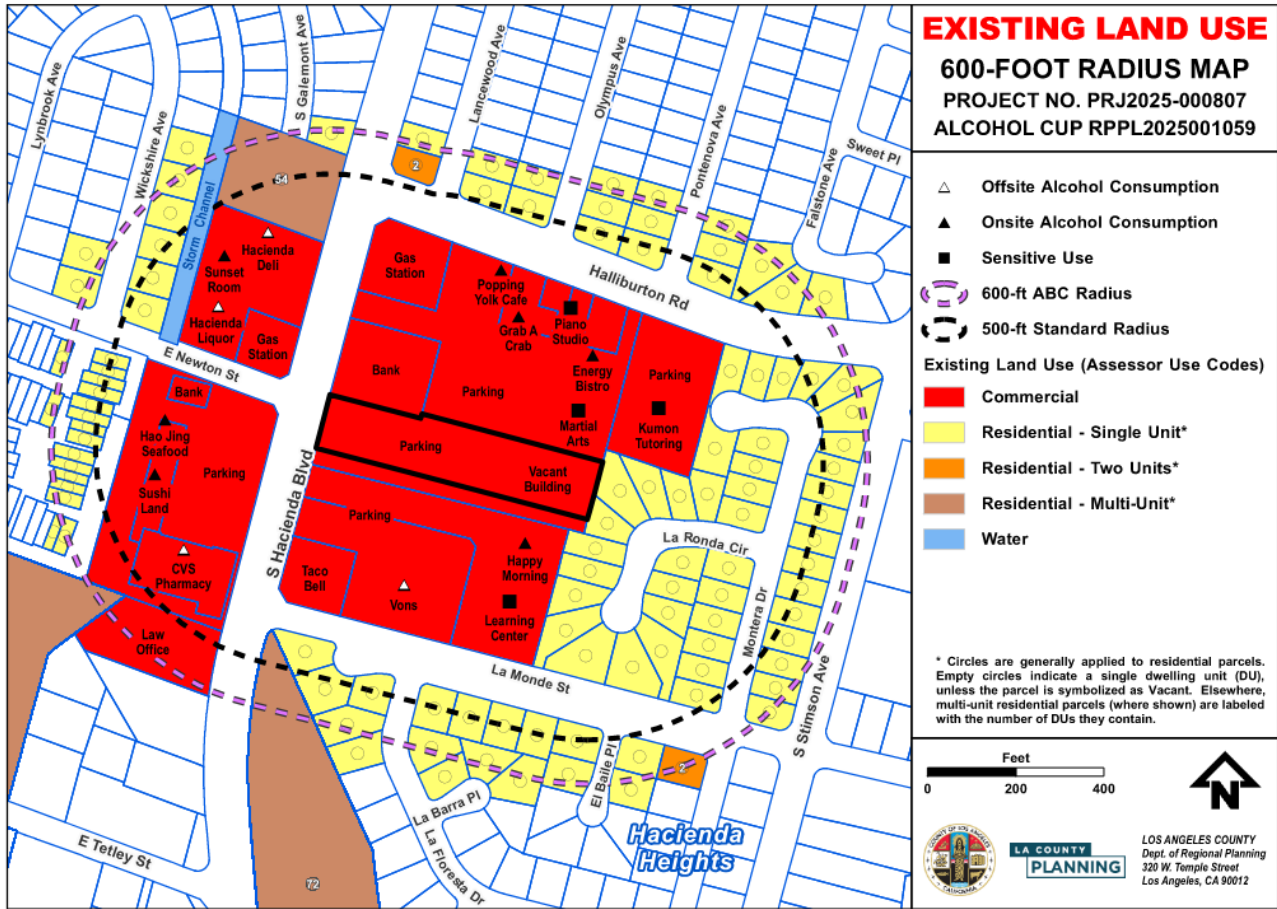
SUBJECT PROPERTY AND SURROUNDINGS

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-2	Commercial building
NORTH	CG, H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre)	C-2, R-A-7500 (Residential Agriculture-7,500 Square Feet Minimum Required Lot Area)	Commercial center with various commercial uses
EAST	H9	R-1-6000 (Single-Family Residence – 6,000 square feet Minimum Required Lot Area)	Single-Family Residences (SRs)
SOUTH	CG, H9	C-2, R-A-8000 (Residential Agriculture – 8,000 square feet Minimum Required Lot Area)	Commercial center with various commercial uses, SFRs
WEST	CG, P (Public and Semi-Public), H5 (Residential 5 – 0 to 5 Dwelling Units Per Net Acre), H18 (Residential 18 – 0 to 18 Dwelling Units Per Net Acre)	C-1 (Restricted Commercial), C-2, IT (Institutional), R-A-7500, R-3 (Limited Density Multiple Residence)	Commercial center with various commercial uses, Storm Channel, SFRs







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10000	5/25/1948
6629	R-A-7500	2/8/1955
7989	C-4	4/11/1961
830104z	C-3-BE	7/5/1983
20100004z	C-2	5/24/2011

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
SPR RPPL2024005247	Remodel of existing retail building for new grocery store	12/10/2024
SPR RPPL2025000129	New Signs for Sprouts Farmers Market to replace Rite Aid	2/12/2025

C. Violations

No relevant Zoning Violation found on record for the subject property.

ANALYSIS

A. Land Use Compatibility

The subject property is a part of a larger commercial complex and is developed with a commercial building used as a retail store. The store is currently being renovated to change it from a Rite Aid to a Sprouts Farmers Market. To the north, south and west are similar commercial complexes with various commercial uses, while to the east are primarily SFRs. These SFRs are sufficiently buffered from the Project Site by walls and existing structures. With the establishment of adequate operational controls such as hours of alcohol sales and prohibition of on-site consumption of alcohol, the proposed accessory sale of a full line of alcohol for off-site consumption at the new Sprouts store at the subject location is compatible with surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of a full line of alcoholic beverages 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.

The Project is a request to authorize the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market. The applicant intends to transfer Rite Aid's existing Type 21 ABC License (off-sale general license) that authorized the sale of beer, wine, and distilled spirits for off-site consumption at the Project Site. The Rite Aid store had a deemed approved alcohol sales use but had ceased selling alcoholic beverages for more than three consecutive months, thus necessitating this CUP for any future sales of alcohol at the site.

There are two businesses with sales of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site and four sensitive uses within 600 feet. The SFRs to the east are sufficiently buffered from the Project Site by walls and existing structures. The sale of a full line of alcoholic beverages at the new Sprouts Farmers Market is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval. These include the establishment of adequate operational controls such as hours of alcohol sales, the placement of alcohol display at the back of the store, and the prohibition of on-site consumption of alcohol.

The Project Site is located in Census Tract 4086.25 and, in a report received on March 18, 2025, the California Department of Alcoholic Beverage Control ("ABC") determined it is in a Census Tract that is overconcentrated with ABC licenses since there are currently three off-sale licenses active while only two off-sale licenses are allowed in the Census Tract.

The Project Site is also located in Crime Reporting District No. 1471 and ABC determined it is in a high crime reporting district. The report is attached as Exhibit I. Furthermore, the County Sheriff (“Sheriff”) recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff.

Pursuant to County Code Section 22.140.030.F.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 an area with undue concentration of alcohol licenses and in a High Crime Reporting District. The public convenience for the store’s customers to have the option to purchase alcohol together with other store items outweighs the fact that the Project Site is in an area of overconcentration of alcohol sales and a High Crime Reporting District. However, this finding needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcohol at the Project Site for off-site consumption from 10:00 am to 10:00 pm, daily.

A separate Floor Plan shows the interior layout of the subject convenience store and a shelf space summary table indicates that the shelf space for alcohol is limited to 1.5 percent of the shelf space of the store.

Recommended Hours of Alcohol Sales

As noted above, the applicant is requesting for the hours of 7:00 am to 10:00 pm, daily for their alcohol sales. Staff recommends that the Hearing Officer can make the required finding of public convenience or necessity only for the hours of 10:00 am to 10:00 pm. Staff is of the opinion that the public convenience for the store’s customers to have the option to purchase alcohol together with their other store items outweighs the fact that the Project Site is in an area of overconcentration of alcohol sales and a High Crime Reporting District. However, this finding needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcohol at the Project Site for off-site consumption from 10:00 am to 10:00 pm, daily.

C. Design Compatibility

Pursuant to Section 22.20.040 (Development Standards for Commercial Zones) of the County Code, the Project Site is subject to the development standards of the C-2 Zone. While the Project is for the accessory sale of a full line of alcohol for off-site consumption within a new grocery store, SPR RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. This approval determined that the proposed renovations at the Project Site are in compliance with the development standards of the C-2 Zone.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permits Findings and Decisions) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with 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.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project is for the sale of a full-line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building. SPR RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. No additional development is proposed as part of this Project. The Project Site is not a hazardous waste site nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions. 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 County Sheriff's Department, Industry Station, in a letter dated April 3, 2025, indicated that they recommend approval of the CUP.

B. Other Agency Comments and Recommendations

Staff has not received any comments from non-County agencies at the time of report preparation.

C. Public Comments

Staff has not received any comments from the public at the time of report preparation.

Report
Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Reference Documents
<ol style="list-style-type: none">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/210840802. "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/245888593. "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)	

△ FIRE FLOW CALCULATIONS:

TYPE OF CONSTRUCTION PER BUILDING CODE TYPE VB
 FIRE FLOW CALCULATION AREA: AREA 23,737 SQ. FT.
 FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 4250 GPM
 REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 2125 GPM
 TOTAL FIRE FLOW REQUIRED 2125 GPM

- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONT TO THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1.
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 508. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANTS, VIA FIRE APPARATUS ACCESS, ON-SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 300 TO 400 FEET (91.440 MM TO 212.920 MM). ALL ON-SITE FIRE HYDRANTS SHALL HAVE A MINIMUM A FIRE FLOW OF 1,200 GALLONS PER MINUTE (4732 L/MIN) AT 20 PSI (137.895 KPA) FOR A DURATION OF 2 HOURS. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE FIRE FLOW SHALL BE LESSER OF EITHER THE REQUIRED FIRE FLOW OF THE BUILDING, OR 2,500 GALLONS PER MINUTE (9463.53 L/MIN) AT 20PSI (137.895 KPA) FOR A DURATION OF 2 HOURS. ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7620 MM) FROM A STRUCTURE OF PROTECTED BY A 2-HOUR FIRE WALL, IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1.
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING WITH AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 501.3 AND 901.5.1.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 9. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.
- DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAIN DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- APPROVED ACCESS SHALL BE PROVIDED AND MAINTAINED FOR ALL FIRE PROTECTION SYSTEM EQUIPMENT TO PERMIT IMMEDIATE SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. STORAGE, TRASH AND OTHER MATERIALS OR OBJECTS SHALL NOT BE PLACED OR KEPT IN SUCH A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING READILY ACCESSIBLE.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE, ALONG EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND AT THEIR REQUIRED LANDINGS. THE ILLUMINATION LEVELS SHALL BE NOT LESS THAN 10 FOOT CANDLES AT THE WALKING SURFACE WHEN THE STAIRWAY IS USED AS REQUIRED BY BUILDING CODE 1008.2.1.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT COMPLETED WITHIN THE PAST YEAR.
- REF CIVIL DRAWINGS FOR PAVING DESIGN, CURB AND RAMP TYPES AND DETAILS, LONGITUDINAL AND HORIZONTAL CONTROL, GRADING, DRAINAGE, AND UTILITY PLANS.
- REF LANDSCAPE DRAWINGS OR CIVIL FOR ANY LANDSCAPE REQUIREMENTS.
- REF CIVIL FOR BUILDING LOCATION DIMENSIONS AND SETBACKS.
- NO STRUCTURE OR PLANTING OF ANY KIND TO BE CONSTRUCTED ON OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, PAVING, OR GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REMOVE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES.
- COORDINATE DOMESTIC WATER LINES, FIRE LINES, AND GAS METER LOCATIONS WITH MEP AND CIVIL.
- COORDINATE TRANSFORMER PAD LOCATIONS WITH ELECTRICAL AND CIVIL.
- ANY DAMAGE BY GENERAL CONTRACTOR OR SUB CONTRACTOR TO EXISTING PAVEMENT, SIDEWALKS AND/OR EXISTING LANDSCAPING SHALL BE REPAIRED/REPLACED AT NO COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL VERIFY ALL ON-SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL VERIFY UTILITY ENTRANCE LOCATIONS AT EXISTING BUILDING AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY WORK.
- REF ELECTRICAL DRAWINGS FOR ANY REQUIRED SITE LIGHTING, SITE POWER, IRRIGATION CONTROLLER POWER, EXTERIOR SPROUTS BUILDING LIGHTING, AND MONUMENT SIGN POWER.
- MASONRY CONTROL JOINTS AT ANY SITE CMU WALLS SHALL NOT EXCEED 24'-0" UNQ.
- ANY SITE SIGNS ARE UNDER A SEPARATE PERMIT BY OTHERS. SITE SIGNS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- FIRE LINES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND UNDERGROUND POINTS OF CONNECTIONS BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
- REF SHEET A011 FOR HARDSCAPE PLAN.
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 903.1.1
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE OF SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY FIRE INSPECTOR. FIRE CODE 503.3.

KEYNOTES

- 01.01 PROPERTY LINE
- 01.02 LIMITS OF CONSTRUCTION
- 01.03 PROPOSED LOCATION FOR TEMPORARY BACKUP GENERATOR, ACTUAL LOCATION AND SIZE TO BE DETERMINED BY SITE SPECIFIC AND JURISDICTIONAL REQUIREMENTS
- 12.01 CART CORRAL/CART STORAGE, LOCATION PER SPROUTS CPM/LEASE EXHIBIT
- 22.01 GAS METER, PAINT AS SHOWN OR AS REQUIRED BY AHJ, LABEL PER AHJ REQUIREMENTS - VERIFY W/ GAS COMPANY
- 22.03 SANITARY SEWER AND GREASE WASTE SERVICE, VERIFY LOCATION IN FIELD
- 22.04 GREASE INTERCEPTOR, REF STRUCTURAL FOR MINIMUM DISTANCE FROM BUILDING WALL, COVER SLAB BY G.C.
- 26.01 EXISTING SITE LIGHTING POLE
- 26.02 ELECTRICAL SERVICE ENTRANCE WITH DISCONNECT, COORDINATE SERVICE FROM TRANSFORMER/UTILITY COMPANY
- 32.01 (E) SITE SIGN, (N) PANEL BY OTHERS (SEPARATE PERMIT), GC TO PAINT BASE & FRAME AS DIRECTED BY SPROUTS
- 32.03 PAVING, REF CIVIL
- 32.09 BOPIS PARKING SPOT, 2 PICKUP AND 2 DELIVERY, FOR BOPIS SIGNAGE REF 14/A012
- 32.10 BOPIS PICKUP PAVEMENT MARKING, REF SPECIFICATION SECTION 321723
- 32.12 CROSSWALK, 4" PAINTED DIAGONAL STRIPING PER CIVIL C-04
- 32.13 ACCESSIBLE PARKING STALL PAVEMENT SYMBOL, REF CIVIL H25/C04
- 32.14 ACCESSIBLE PARKING SIGN, REF CIVIL H24/C04
- 99.01 EXISTING POWER POLE
- 99.02 PROPOSED LOCATION OF NEW TRANSFORMER - VERIFY WITH POWER COMPANY
- 99.03 EXISTING WATER METER
- 99.04 APPROX LOCATION OF EXISTING FIRE RISER ROOM IN BUILDING.
- 99.05 EXISTING FIRE HYDRANT
- 99.06 NEW STRIPING - SEE CIVIL C03
- 99.07 CONCRETE APRON - SEE CIVIL
- 99.08 FIRE DEPARTMENT VEHICULAR ACCESS.

PARKING SCHEDULE

TYPE	COUNT
PARKING SPACE - ADA: 9' X 18' (8' AISLE)	5
PARKING SPACE - STANDARD: 9' X 18' - EXISTING	99
TOTAL:	104

TYPE	EXISTING COUNT	PROPOSED COUNT
PARKING SPACE - ADA: 9' X 18' (8' AISLE)	2	5
PARKING SPACE - STANDARD: 9' X 18' - EXISTING	108	99
TOTAL SPACES:	110	104

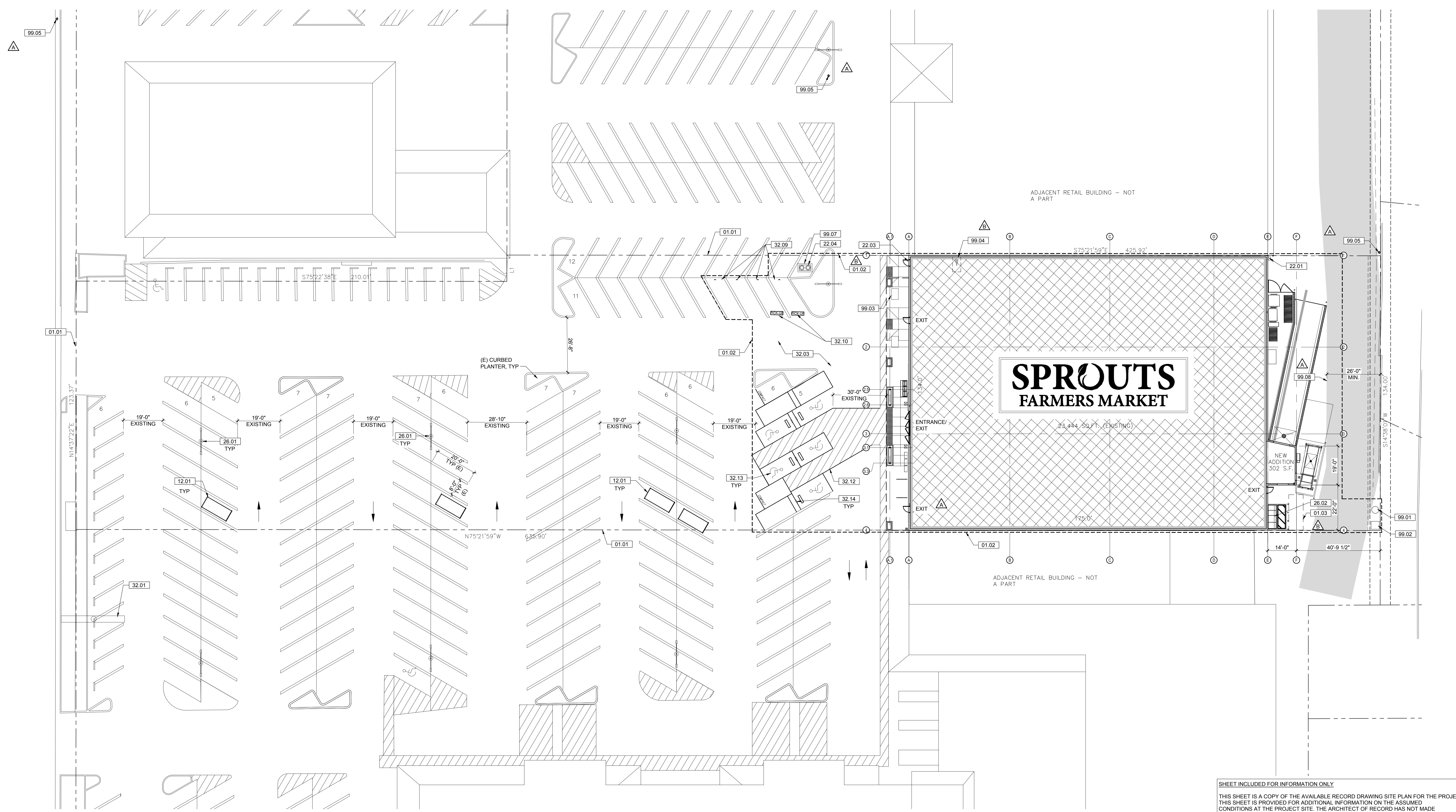
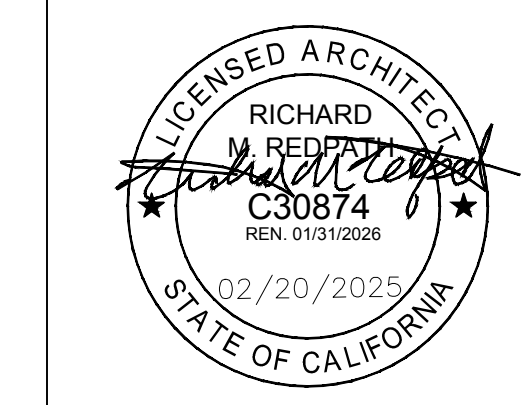
- NOTES:
- COUNTS ARE FOR SPROUTS FARMERS MARKET PARKING ONLY.
 - FOUR EXISTING SPACES ARE USED FOR CART CORRALS AND ARE NOT INCLUDED IN THE CALCULATIONS.
 - PARKING COUNTS PER CIVIL EXISTING PARKING COUNTS SHOWN ARE ESTIMATES BASED ON EXISTING SITE PLAN PROVIDED TO THE ARCHITECT. THE ARCHITECT OF RECORD CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE PARKING COUNTS ILLUSTRATED.

CLIENT
SPROUTS FARMERS MARKET
 5455 E. HIGH ST., SUITE 111
 PHOENIX, AZ 85054
 P: 480-814-8016 F: 480-814-8017

ARCHITECT OF RECORD
NADEL
 NADEL STUDIO ONE INC
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 LAS VEGAS
 PHOENIX

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
A	11/12/2024	JRA COMMENTS
B	11/12/2024	DC COMMENTS
H	02/20/2025	SPROUTS REQUEST

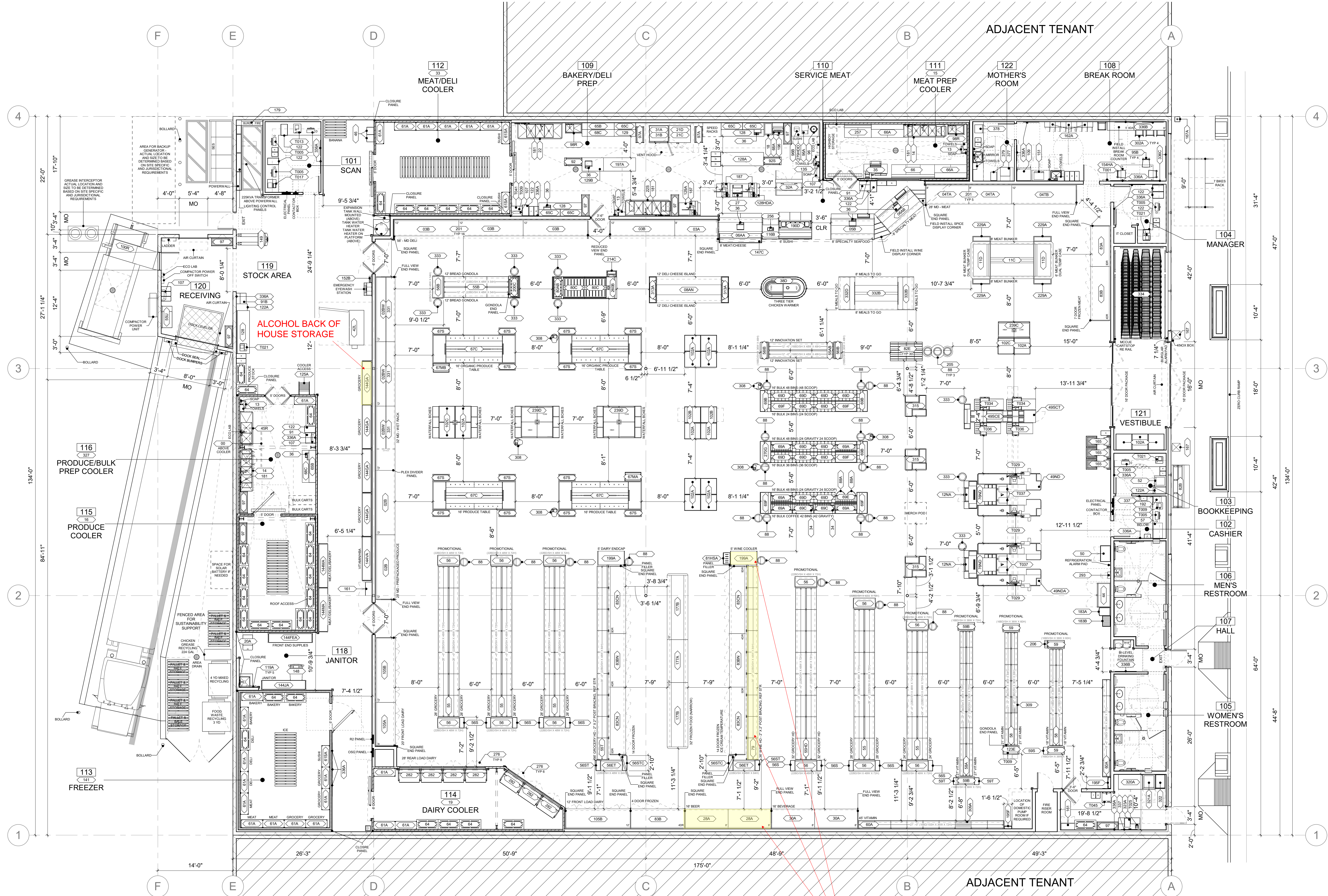


SHEET INCLUDED FOR INFORMATION ONLY
 THIS SHEET IS A COPY OF THE AVAILABLE RECORD DRAWING SITE PLAN FOR THE PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED CONDITIONS AT THE PROJECT SITE. THE ARCHITECT OF RECORD HAS NOT MADE MODIFICATIONS TO THE SHEET OR INFORMATION BEYOND THE AREA OF PROPOSED WORK AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

SPROUTS FARMERS MARKET
 0479
 2060 S. HACIENDA BLVD.
 HACIENDA HEIGHTS, CA 91745
ARCHITECTURAL SITE LAYOUT

DATE: 11/12/2024
DRAWN BY: JS/MH
CHECKED BY: RR/DS
BUILD TYPE: (EBTS)
STORE VERSION: V6.2.8
PROJECT NUMBER: 24028
SHEET NUMBER: A010

A010 ARCHITECTURAL SITE LAYOUT - 0479



1 FIXTURE PLAN - FINAL
1/8" = 1'-0"

Cabinet #	Length (L) - Feet	Total # of Shelves	Total # of Shelves Devoted to Alcoholic Beverages	Total Linear Feet of Shelves	Total Linear Feet of Shelves Devoted to Alcoholic Beverages	Percentage of Shelf Space Devoted to Alcoholic Beverages
28A	16'-0"	1	1	16	16	100%
79	36'-0"	5	5	36	36	100%
199A	4'-10"	6	6	5	5	100%

CLIENT
SPROUTS FARMERS MARKET
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ARCHITECT OF RECORD
SPROUTS FARMERS MARKET
ARCHITECTURE & CONSTRUCTION

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION

CONSULTANT

PROFESSIONAL SEAL

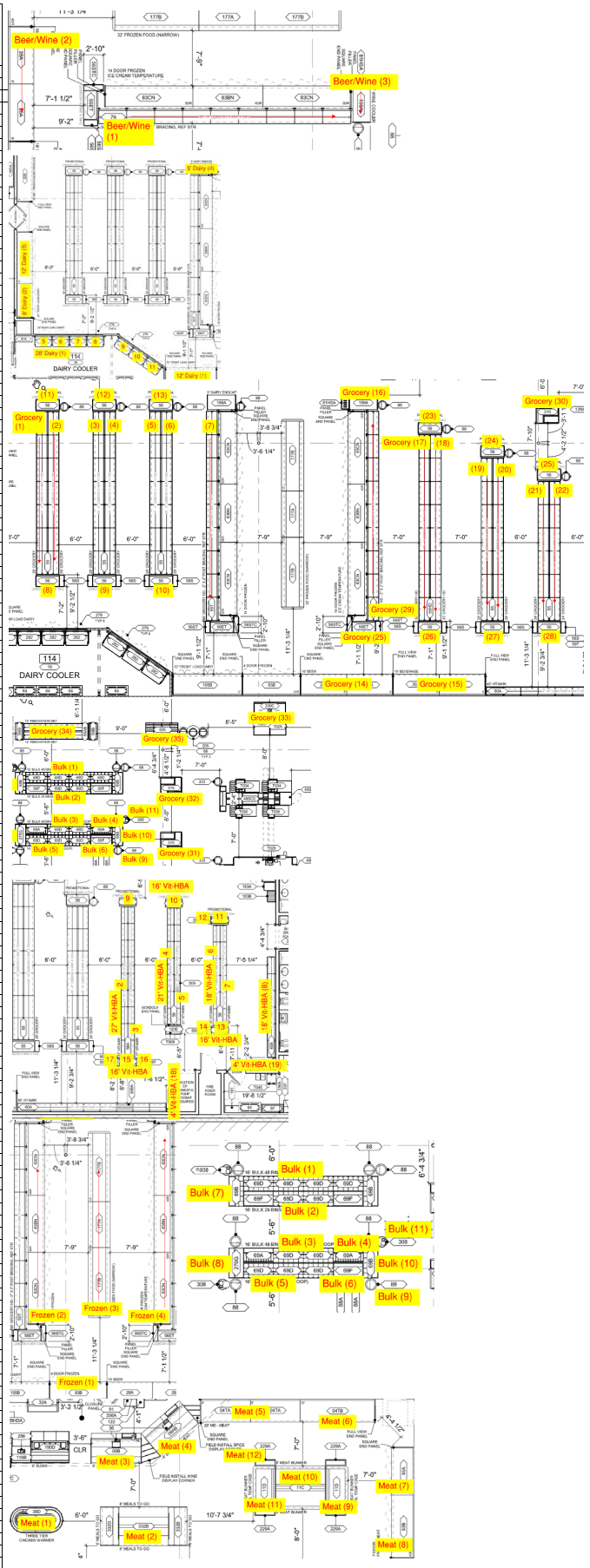
FOR REFERENCE ONLY

STORE INFORMATION
SPROUTS FARMERS MARKET
 0479
 2060 S. HACIENDA BLVD.
 HACIENDA HEIGHTS, CA
SHEET NAME
FIXTURE PLAN

DATE: 09/13/24
DRAWN BY: BG
CHECKED BY: KS
BUILD TYPE: (EBTS)
PROTOTYPE VERSION: V6.2.8
PROJECT NUMBER: 6293XXXX
SHEET NUMBER
A100

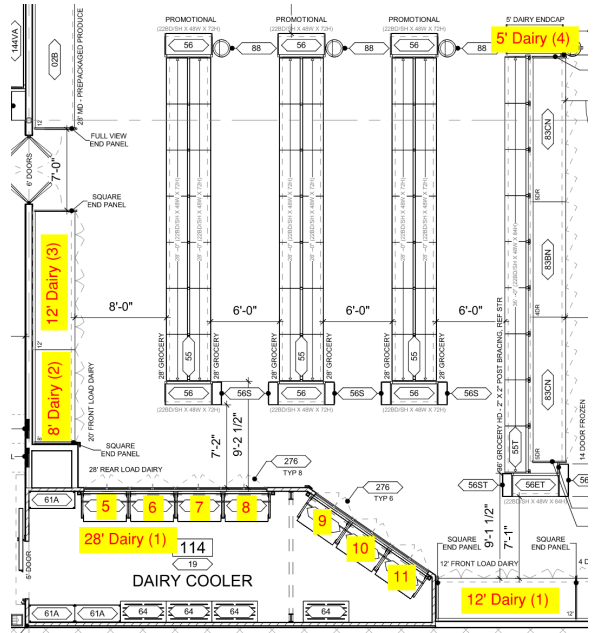
A100 FIXTURE PLAN - 0479

	Cabinet #	Length - Feet	Total # of Shelves	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages	
Beer/Wine	1	16	5	5	80	80	100	
	2	4	7	7	28	28	100	
	3	36	5	5	180	180	100	
	1	12	10	0	120	0	0	
	2	8	6	0	48	0	0	
Dairy	3	12	6	0	72	0	0	
	4	5	7	0	35	0	0	
	5	4	7	0	28	0	0	
	6	4	7	0	28	0	0	
	7	4	7	0	28	0	0	
	8	4	7	0	28	0	0	
	9	4	7	0	28	0	0	
	10	4	7	0	28	0	0	
	11	4	7	0	28	0	0	
	Grocery	1	28	7	0	196	0	0
		2	28	7	0	196	0	0
3		28	7	0	196	0	0	
4		28	7	0	196	0	0	
5		28	7	0	196	0	0	
6		28	7	0	196	0	0	
7		36	7	0	252	0	0	
8		4	7	0	28	0	0	
9		4	7	0	28	0	0	
10		4	7	0	28	0	0	
11		4	7	0	28	0	0	
12		4	7	0	28	0	0	
13		4	7	0	28	0	0	
14		16	5	5	80	80	100	
15		16	5	0	80	0	0	
16		4	7	7	28	28	100	
17		32	7	0	224	0	0	
18		32	7	0	224	0	0	
19		28	7	0	196	0	0	
20		28	7	0	196	0	0	
21		24	7	0	168	0	0	
22		24	7	0	168	0	0	
23		4	7	0	28	0	0	
24		4	7	0	28	0	0	
25		4	7	0	28	0	0	
26		4	7	0	28	0	0	
27		4	7	0	28	0	0	
28		4	7	0	28	0	0	
29		36	5	5	180	180	100	
30		3.5	6	0	21	0	0	
31		3.5	6	0	21	0	0	
32		3.5	6	0	21	0	0	
33		6	1	0	6	0	0	
34		12	5	0	60	0	0	
35	6	1	0	6	0	0		
Vit-HBA	1	45	72	0	3240	0	0	
	2	27	72	0	1944	0	0	
	3	27	72	0	1944	0	0	
	4	21	56	0	1176	0	0	
	5	21	56	0	1176	0	0	
	6	18	48	0	864	0	0	
	7	18	48	0	864	0	0	
	8	18	48	0	864	0	0	
	9	3	8	0	24	0	0	
	10	3	8	0	24	0	0	
	11	3	8	0	24	0	0	
	12	4	6	0	24	0	0	
	13	3	8	0	24	0	0	
	14	4	7	0	28	0	0	
	15	3	8	0	24	0	0	
Frozen	1	2.5	6	0	15	0	0	
	2	35	6	0	210	0	0	
	3	32	1	0	32	0	0	
	4	35	6	0	210	0	0	
	Bulk	1	16	6	0	96	0	0
		2	16	6	0	96	0	0
		3	12	6	0	72	0	0
		4	4	6	0	24	0	0
		5	12	6	0	72	0	0
		6	4	6	0	24	0	0
7		4	6	0	24	0	0	
8		4	6	0	24	0	0	
9		9	1	0	9	0	0	
10		4	6	0	24	0	0	
Meat		1	0	0	0	0	0	0
	1	4	7	0	28	0	0	
	2	8	6	0	48	0	0	
	3	8	1	0	8	0	0	
	4	8	1	0	8	0	0	
	5	16	8	0	128	0	0	
	6	12	8	0	96	0	0	
	7	7.5	6	0	45	0	0	
	8	10	6	0	60	0	0	
	9	6.9	1	0	6.9	0	0	
	10	10	1	0	10	0	0	
Deli	11	6.9	1	0	6.9	0	0	
	12	12	3	0	36	0	0	
	1	48	5	0	240	0	0	
	2	8	5	0	40	0	0	
	3	12	8	0	96	0	0	
	4	5	6	0	30	0	0	
	5	5	6	0	30	0	0	
	6	8.25	1	0	8.25	0	0	
	Bakery	1	16	6	0	96	0	0
		2	4	6	0	24	0	0
		3	4	5	0	20	0	0
4		4	4	0	16	0	0	
5		4	4	0	16	0	0	
Produce	6	4	5	0	20	0	0	
	7	1.5	6	0	9	0	0	
	8	1.75	11	0	17.5	0	0	
	1	24	6	0	144	0	0	
	2	36	6	0	216	0	0	
	3	0	0	0	0	0	0	
	4	16	3	0	48	0	0	
	5	16	3	0	48	0	0	
	6	6	1	0	6	0	0	
	7	6	1	0	6	0	0	
	8	6	1	0	6	0	0	
	9	6	1	0	6	0	0	
	10	16	3	0	48	0	0	
	11	16	3	0	48	0	0	
12	6	1	0	6	0	0		
13	6	1	0	6	0	0		
14	6	1	0	6	0	0		



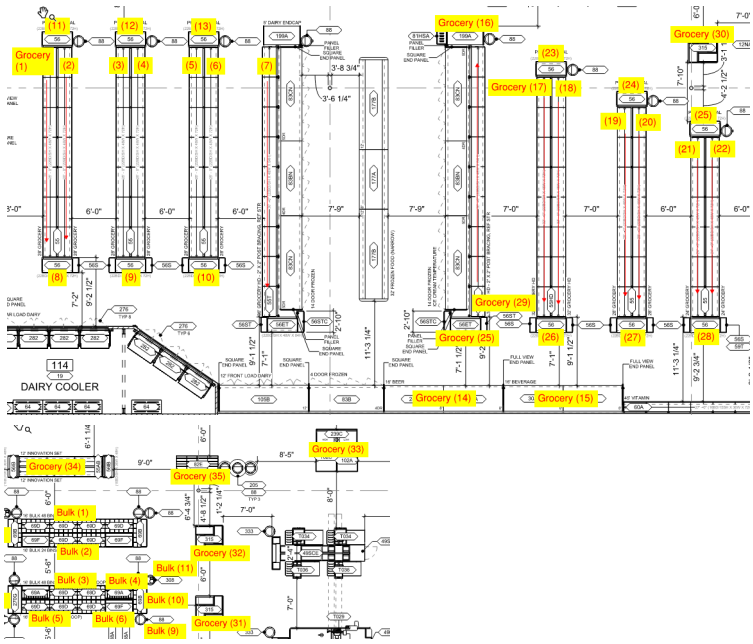
Cabinet #	Length - Feet	Total # of Shelves	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	12	10	0	120	0	0
2	8	6	0	48	0	0
3	12	6	0	72	0	0
4	5	7	0	35	0	0
5	4	7	0	28	0	0
6	4	7	0	28	0	0
7	4	7	0	28	0	0
8	4	7	0	28	0	0
9	4	7	0	28	0	0
10	4	7	0	28	0	0
11	4	7	0	28	0	0

Total 65 78 0 471 0 0



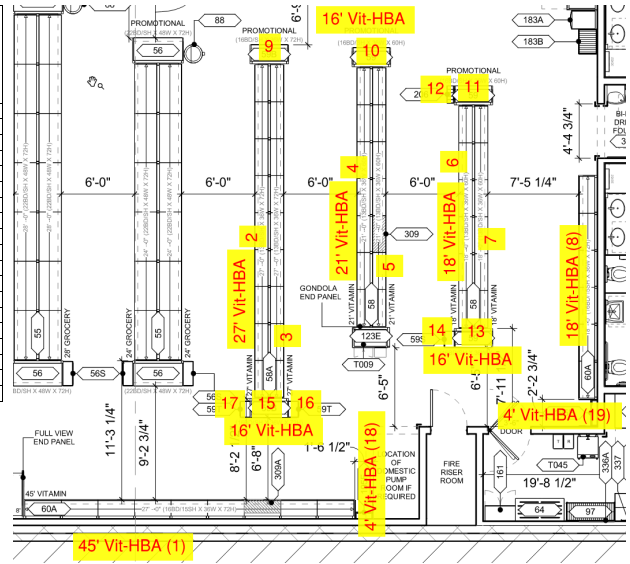
Cabinet #	Length - Feet	Total # of Shelves	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	28	7	0	196	0	0
2	28	7	0	196	0	0
3	28	7	0	196	0	0
4	28	7	0	196	0	0
5	28	7	0	196	0	0
6	28	7	0	196	0	0
7	36	7	0	252	0	0
8	4	7	0	28	0	0
9	4	7	0	28	0	0
10	4	7	0	28	0	0
11	4	7	0	28	0	0
12	4	7	0	28	0	0
13	4	7	0	28	0	0
14	16	5	5	80	80	100
15	16	5	0	80	0	0
16	4	7	7	28	28	100
17	32	7	0	224	0	0
18	32	7	0	224	0	0
19	28	7	0	196	0	0
20	28	7	0	196	0	0
21	24	7	0	168	0	0
22	24	7	0	168	0	0
23	4	7	0	28	0	0
24	4	7	0	28	0	0
25	4	7	0	28	0	0
26	4	7	0	28	0	0
27	4	7	0	28	0	0
28	4	7	0	28	0	0
29	36	5	5	180	180	100
30	3.5	6	0	21	0	0
31	3.5	6	0	21	0	0
32	3.5	6	0	21	0	0
33	6	1	0	6	0	0
34	12	5	0	60	0	0
35	6	1	0	6	0	0

Total 526.5 222 17 3443 288 300

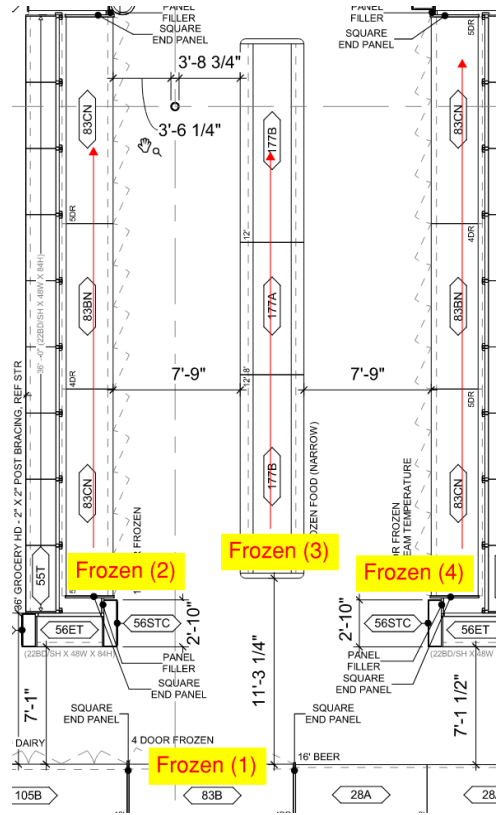


Cabinet #	Length - Feet	Total # of Shelve	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	45	72	0	3240	0	0
2	27	72	0	1944	0	0
3	27	72	0	1944	0	0
4	21	56	0	1176	0	0
5	21	56	0	1176	0	0
6	18	48	0	864	0	0
7	18	48	0	864	0	0
8	18	48	0	864	0	0
9	3	8	0	24	0	0
10	3	8	0	24	0	0
11	3	8	0	24	0	0
12	4	6	0	24	0	0
13	3	8	0	24	0	0
14	4	7	0	28	0	0
15	3	8	0	24	0	0
16	4	7	0	28	0	0
17	4	7	0	28	0	0
18	4	8	0	32	0	0
19	4	8	0	32	0	0

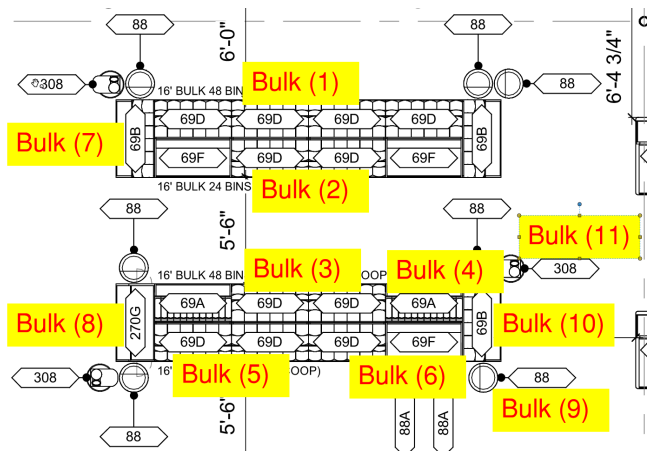
Total 234 555 0 12364 0 0



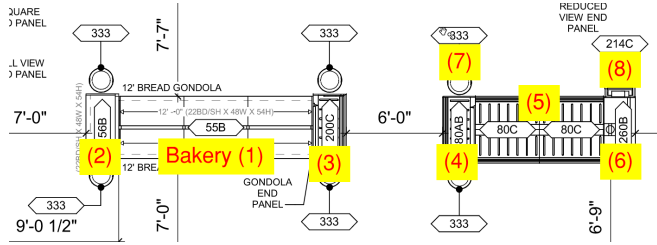
Cabinet #	Length	Total # of Shelves	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	2.5	6	0	15	0	0
2	35	6	0	210	0	0
3	32	1	0	32	0	0
4	35	6	0	210	0	0
Total	104.5	19	0	467	0	0



Cabinet #	Length - Feet	Total # of Shelves	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	16	6	0	96	0	0
2	16	6	0	96	0	0
3	12	6	0	72	0	0
4	4	6	0	24	0	0
5	12	6	0	72	0	0
6	4	6	0	24	0	0
7	4	6	0	24	0	0
8	4	6	0	24	0	0
9	9	1	0	9	0	0
10	4	6	0	24	0	0
11	0	0	0	0	0	0
Total	85	55	0	465	0	0



Cabinet #	Length - Feet	Total # of Shelves	Total # of Shelves devoted to alcoholic beverages	Total linear feet of shelves	Total linear feet of shelves devoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	16	6	0	96	0	0
2	4	6	0	24	0	0
3	4	5	0	20	0	0
4	4	4	0	16	0	0
5	4	4	0	16	0	0
6	4	5	0	20	0	0
7	1.5	6	0	9	0	0
8	1.75	1	0	1.75	0	0
Total	39.25	37	0	202.75	0	0





PROJECT NUMBER **HEARING DATE**

PRJ2025-000807-(1) 9/16/2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit (“CUP”) No.
RPPL2025001059

PROJECT SUMMARY

OWNER / APPLICANT

Megdal Jamacha LLC / Sprouts Farmers Market

MAP/EXHIBIT DATE

11/12/2024

PROJECT OVERVIEW

CUP to authorize the sale of a full line of alcohol for off-site consumption within a new Sprouts Farmers Market within an existing commercial building. Site Plan Review RPPL2024005247 has been approved to authorize the tenant improvement for the conversion of the existing tenant space from a Rite Aid to the subject Sprouts Farmers Market.

LOCATION

2060 S Hacienda Boulevard, Hacienda Heights CA
91745

ACCESS

Hacienda Boulevard and Halliburton Road

ASSESSORS PARCEL NUMBER(S)

8204-001-018

SITE AREA

1.93 Acre

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Hacienda Heights

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2 (Neighborhood Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030 (Alcoholic Beverage Sales Requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 974 – 893 – 7010

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-000807-(1)
CONDITIONAL USE PERMIT NO. RPPL2025001059

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2025001059** on September 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Sprouts Farmers Market (“Permittee”), requests the CUP to authorize the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building (“Project”) on a property located at 2060 South Hacienda Boulevard, in the unincorporated community of Hacienda Heights (“Project Site”) in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code (“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 applicant is requesting the hours of 7:00 am to 10:00 pm, daily, for their alcohol sales. Staff recommends the hours of 10:00 am to 10:00 pm, daily for the alcohol sales at the Project Site.
4. **PREVIOUS ENTITLEMENT(S).** Site Plan Review (SPR) RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. The applicant intends to transfer Rite Aid’s existing Type 21 ABC License (off-sale general license) that authorized the sale of beer, wine, and distilled spirits for off-site consumption at the Project Site. The Rite Aid store had a deemed approved alcohol sales use but had ceased selling alcoholic beverages for more than three consecutive months, thus necessitating this CUP for any future sales of alcohol at the site.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”), a component of the Los Angeles County General Plan (“General Plan”).
6. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2. 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), a CUP is required for the sale of alcohol for off-site consumption at the Project Site.

7. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre)	C-2, R-A-7500 (Residential Agriculture-7,500 Square Feet Minimum Required Lot Area)	Commercial center with various commercial uses
EAST	H9	R-1-6000 (Single-Family Residence – 6,000 square feet Minimum Required Lot Area)	Single-Family Residences (SRs)
SOUTH	CG, H9	C-2, R-A-8000 (Residential Agriculture – 8,000 square feet Minimum Required Lot Area)	Commercial center with various commercial uses, SFRs
WEST	CG, P (Public and Semi-Public), H5 (Residential 5 – 0 to 5 Dwelling Units Per Net Acre), H18 (Residential 18 – 0 to 18 Dwelling Units Per Net Acre)	C-1 (Restricted Commercial), C-2, IT (Institutional), R-A-7500, R-3 (Limited Density Multiple Residence)	Commercial center with various commercial uses, Storm Channel, SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is a 1.93-acre lot that is a part of a larger commercial complex. The existing commercial building is located at the back or eastern portion of the property, while the front or western portion is developed with a parking lot with 104 parking spaces. SPR RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market at the subject commercial building.

B. Site Access

The Project Site is accessible via South Hacienda Boulevard, a 100-foot-wide Major Highway, as identified by the County Master Plan of Highways, to the west. Primary access to the Project Site is via two ingress/egress driveways on South Hacienda Boulevard to the west.

C. Site Plan

The Site Plan depicts the middle portion of the larger commercial complex, where the subject commercial building is located. The existing structure is situated toward the back or eastern portion of the property, while the front or western portion is developed with a parking lot with 104 parking spaces. The site plan also depicts direct access to the Project Site via two ingress/egress driveways on Hacienda Boulevard to the west.

A separate Floor Plan shows the interior layout of the subject store and a shelf space summary table indicates that the shelf space for alcohol is limited to 1.5 percent of the shelf space of the entire grocery store.

D. Parking

There is a total of 104 parking spaces provided on the Project Site. A total of 94 parking spaces are required for the Project Site.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is for the sale of a full-line of alcohol for off-site consumption at a new Sprouts Farmers Market at an existing commercial building. SPR RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. No additional development is proposed as part of this Project. The Project Site is not a hazardous waste site nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Staff has not received any comments from the public.

11. AGENCY RECOMMENDATIONS.

A. County Sheriff's Department ("Sheriff"): Recommended approval with conditions in a letter dated April 3, 2025.

12. 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, and newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's

website. On July 9, 2025, a total of 461 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, as well to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG land use category is intended for convenience commercial, service and office uses, categories into which this Project falls.
14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan and Area Plan.

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 convenience 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 uses have been established along South Hacienda Boulevard. The new Sprouts Farmers Market as well as the accessory sale of a full line of alcohol for off-site consumption contribute to the variety and diversity of community-serving uses in the area.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

There are various commercial uses in the vicinity of the Project Site and the new Sprouts Farmers Market with the proposed accessory full line of alcohol sales for off-site consumption complements these uses. While most of the parcels along South Hacienda Boulevard, in the vicinity of the Project, have been developed with commercial uses, the neighborhoods to the east of the Project Site are still predominantly single-family residential. It is important to preserve this character and ensure that the commercial uses that locate around this area do not have any significant adverse impact on the residential neighborhood. The existing commercial structure is sufficiently buffered from the surrounding residential areas by concrete block walls and existing structures. With the establishment of adequate operational controls such as hours of alcohol sales, placement of alcohol display at the back of the store, and prohibition of on-site consumption of alcohol, the requested accessory sale

of a full line of alcohol for off-site consumption at the new Sprouts Farmers Market within the existing commercial building is not expected to result in any adverse impacts on these surrounding residential areas.

Area Plan

- *Policy LU-1.2: Complete Communities. Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods, including public transit, parks, schools, commercial services, and other daily needs.*
- *Policy LU-3.1: Land Use Diversity. Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.*

A variety of commercial uses have been established along South Hacienda Boulevard, in the vicinity of the Project Site. There are also single-family residences located to the immediate east and further north, south and west of the Project Site. The new Sprouts Farmers Market with accessory sale of a full line of alcohol for off-site consumption and the provision of fresh produce at the store, contribute to the variety and diversity of community-serving uses in the area that are within walking distance from the surrounding residential areas.

ZONING CODE CONSISTENCY FINDINGS

- 15. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as the accessory sale of a full line of alcohol for off-site consumption at the new Sprouts Farmers Market is permitted when a CUP is obtained 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).
- 16. REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). While the Project is a request for the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market, the use will be conducted within an existing commercial building with no proposed modifications to existing required yards, therefore no required yards for commercial development in the C-2 Zone are applicable to the Project.
- 17. HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). While the Project is a request for the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market, SPR RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. This approval determined that

the new Sprouts Farmers Market at the existing commercial building complied with the maximum height of 35 feet in the C-2 Zone.

18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request for the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market, there are a total of 104 parking spaces provided in the front or western portion of the Project Site. A total of 94 parking spaces are required for the Project Site for the approximately 23,444-square-foot store, pursuant to the relevant required parking ration of one parking space for every 250 square feet of floor area.
19. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). While the Project is a request for the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market, SPR RPPL2025000129 approved the signs for the new Sprouts Farmers Market to replace the Rite Aid store that previously occupied the existing commercial building.
20. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). The operating regulations required by this Section have been incorporated into the CUP as Conditions of Approval. This includes limiting the shelf space for alcohol display to a maximum of five percent, requiring the offering of fresh produce, and requiring the participation of employees in relevant training on alcohol sales, among others.

According to the California Department of Alcoholic Beverage Control (“ABC”), two licenses for alcohol sales for off-site consumption are allowed in the Census Tract where the Project Site is located (4086.25), while three such off-site licenses are currently active. This indicates that there is an overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. The Project Site is also located in Crime Reporting District No. 1471 and ABC determined it is in a High Crime Reporting District. However, the public convenience of allowing the patrons of the subject store to purchase alcohol together with their other purchases at the store outweighs these facts. However, this finding needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcohol at the Project Site for off-site consumption from 10:00 am to 10:00 pm, daily.

CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed use at the existing 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 provides store customers with a convenient option to purchase alcohol with other store purchases. This use is also consistent with the surrounding commercial uses and is sufficiently buffered from the

residential neighborhoods to the immediate east and further north, south and west. The accessory sale of a full line of alcohol at the subject store will not adversely affect these uses because the alcohol will not be allowed to be consumed within the premises. Several conditions of approval, such as hours of alcohol sales, 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.

22. **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 (Planning and Zoning), or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is 1.93 acre in size and consists of an existing commercial building. No new development is proposed that would alter the yards, walls, fence, or parking or any other development features prescribed in Title 22. The site is adequate in size to accommodate the required development standards. A total of 104 parking spaces are provided at the Project Site. A total of 94 parking spaces are required for the store at the Project Site.
23. **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 Project is a request to provide incidental sale of alcohol for off-site consumption at a new Sprouts Farmers Market and is not anticipated to generate additional traffic trips from the sale of these alcoholic beverages. Vehicular access is provided by South Hacienda Boulevard, a 100-foot-wide Major Highway, as identified by the County Master Plan of Highways, to the west. It is of sufficient width to provide public access to the Project Site and accommodate traffic generated by the Project.
24. 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 10 years.

SUPPLEMENTAL FINDINGS

25. **The Hearing Officer finds that the requested use at the existing 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 three sensitive uses located within a 600-foot radius of the Project Site. Several conditions of approval, such as hours of alcohol sales, 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 are avoided.
26. **The Hearing Officer finds that the requested use at the existing location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** While most of the parcels along South Hacienda Boulevard, in the vicinity of the Project Site, have been developed with commercial uses, the neighborhoods to the immediate east and further north, south

and west of the Project Site are still predominantly single-family residential. It is important to preserve this character and ensure that the commercial uses that locate around this area do not have any significant adverse impact on the residential neighborhoods. The new Sprouts Farmers Market at the existing commercial building is sufficiently buffered from surrounding residential areas by concrete block walls and fences, landscaping, existing structures, parking lots and the widths of South Hacienda Boulevard, Halliburton Road and La Monde Street. With the establishment of adequate operational controls such as hours of alcohol sales, placement of alcohol display at the back of the store, and prohibition of on-site consumption of alcohol, the requested accessory sale of a full line of alcohol for off-site consumption at the new Sprouts Farmers Market within the existing commercial building is not expected to result in any adverse impacts on these areas.

27. **The Hearing Officer finds that the requested use at the existing location will not adversely affect the economic welfare of the nearby community.** The existing commercial building has been at the Project Site since the 1970's and is well integrated into the economic fabric of the community. The Project Site is currently undergoing an update with the replacement of an old, dilapidated Rite Aid store to a new Sprouts Farmers Market, which will make the Project Site even more aesthetically pleasing to the surrounding areas. Allowing the sale of a full line of alcohol for off-site consumption at the Project Site will allow the subject store to contribute to the vitality of the surrounding commercial and residential areas and will preserve the diverse mix of businesses in the vicinity. It will not adversely affect the economic welfare of the surrounding community.
28. **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.** The sale of a full line of alcohol for off-site consumption inside the subject store will not change the exterior appearance of the commercial building at the Project Site. The Project Site is currently undergoing an update with the replacement of an old, dilapidated Rite Aid store to a new Sprouts Farmers Market, which will make the Project Site even more aesthetically pleasing to the surrounding areas. The sale of alcohol at the new Sprouts Farmers Market will not cause blight, deterioration, or substantially diminish or impair property values within the community.
29. **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.** According to ABC, two licenses for alcohol sales for off-site consumption are allowed in the Census Tract where the Project Site is located (4086.25), while three such off-site licenses are currently active. This indicates that there is an overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. The Project Site

is also located in Crime Reporting District No. 1471, and ABC determined it is in a High Crime Reporting District. However, the public convenience of allowing patrons of the subject store to purchase alcohol together with other purchases at the store outweighs these facts. However, this finding needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcohol at the Project Site for off-site consumption from 10:00 am to 10:00 pm, daily.

ENVIRONMENTAL FINDINGS

30. 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 categorical exemption). The Project will allow the accessory sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building. The Project Site is not a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed exemption and thus, the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

31. **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 Puente Whittier 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 and Area 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 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.
- D. 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.

- E. The proposed use with the attached conditions at the site 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 proposed use with the attached conditions at the site is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. With the imposition of a number of conditions, the public convenience for the convenience store selling alcoholic beverages for off-site consumption outweighs the fact that it is located in a High Crime Reporting District as determined by ABC.
- H. The proposed use with the attached conditions at the site will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

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. RPPL2025001059**, subject to the attached conditions.

ACTION DATE: September 16, 2025

MM:CN

8/14/2025

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-00807-(1)
CONDITIONAL USE PERMIT NO. RPPL2025001059**

PROJECT DESCRIPTION

The project is a conditional use permit to authorize the sale of a full line of alcohol for off-site consumption within a new Sprouts Farmers Market within an existing commercial building, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
3. 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.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) 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.

5. 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.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder'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.
7. **This grant shall terminate on August 26, 2035.** 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 six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. 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 **\$2,280.00**, shall be placed in a performance fund and be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial** inspections. Inspections shall be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of an 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 \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("DPW") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 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").
14. 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.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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 of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The 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 because of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning within 60 days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

18. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 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 is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles.
19. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
20. Alcoholic beverages shall not be displayed in an ice tub.
21. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the approved floor plan and shelf plan labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to no more than five percent of the total shelf space of the convenience store.
22. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
23. 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 County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
24. 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 the State of California Department of Alcoholic Beverage Control, 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, indicated 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 LA County Planning Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

25. Alcoholic beverages shall only be sold or served to patrons age 21 or older. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
26. 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.
27. 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.
28. Alcoholic beverage advertising shall not be displayed on motor fuel islands, and self-illuminated alcoholic beverage advertising shall not be located on buildings or windows.
29. 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.
30. The permittee shall post telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by the general public.
31. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
32. 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.

PROJECT SITE-SPECIFIC CONDITIONS

33. This grant shall authorize the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building.
34. This grant authorizes the sale of alcohol from 10:00 a.m. to 10:00 p.m., daily.
35. Alcohol items shall not be displayed within 20 feet of the cash register or front door.

36. Alcohol items shall be stored in lockable coolers, shelves or cabinets, which shall be kept locked except for the hours when alcohol sales are approved by this CUP.
37. Security cameras shall be maintained inside the convenience store and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
38. Security alarms shall be maintained inside the store.
39. There shall be no outdoor sales, storage, or displays of merchandise.
40. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.
41. Outside storage of trash shall be within an approved trash enclosure.
42. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
 - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A":

- a. Within ten (10) feet of the front door;
- b. Within five feet of a cash register;
- c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
- d. On an end cap of an aisle; or
- e. Within a display area dedicated to produce that is easily accessible to customers.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> 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.
<p>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.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none">a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; andb. By other public or private service facilities as are required.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS
2060 S. Hacienda Boulevard, Hacienda Heights
Sprouts Farmers Market

Pursuant to Zoning Code Section 22.158.050, the applicant shall substantiate the following:

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

The subject property is within the C2 zone with a General Plan designation of a CG, General Commercial. The zone and land use designation supports local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses. Therefore, a grocery is consistent with both the zone and the General Plan Land designation.

The project site is located within the East San Gabriel Valley Area Plan (ESGVAP). The intent of the Area Plan is to “promote the sustainable growth of the East San Gabriel Valley (ESGV) into a dynamic regional hub that provides diverse options for housing, shopping, entertainment, recreate, and services for its residents, workers, and visitors”. One of the challenges outlined in the Area Plan is a lack of goods and services in the core commercial area of Hacienda Heights. Sprouts will bring a popular grocery store with organic, gluten-free, keto, paleo, and non-GMO options into the community, giving residents and worker’s an additional shopping alternative.

The grocery store was approved under SPR #RPPL2024005247 and meets all required development standards. Sprouts Farmers Market replaces Rite Aid, with a new, popular, full-service grocery store that will serve the residents of the community, as well as the daily working population.

B.2. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

This request is for a Conditional Use Permit to allow the sale of Alcoholic Beverages in conjunction with a new full-service grocery store, Sprouts Farmers Market. Sprouts will continue the sale of alcohol under the existing ABC License that was previously held by Rite Aid. This new retailer will enhance the neighborhood, as it gives neighboring residents and workers a supermarket alternative for their shopping needs. A variety of goods and services is vital for the growth of any neighborhood and, with an increase in retail choices, neighborhoods become more desirable to current and new residents. Sprouts Farmers

Market offers an extensive (but not prescriptive) mix of natural, organic and great-tasting mainstream foods with a strong emphasis on value. Sprouts Market has carved out that magical middle ground between conventional supermarkets, healthy food superstores, and Trader Joe's-like discounters. This mix of healthy food at affordable prices makes Sprouts an excellent addition to any neighborhood.

With the current market conditions, cities are seeing national retail chains go out of business and, with the collapse of these retail giants, there is a surplus of retail real estate available. It is imperative that municipalities fill these spaces with successful business to ensure continued economic development. The development of successful commercial centers, serving surrounding residential neighborhoods, will add to the value of the adjacent properties. Sprouts is a wildly successful grocery store that will replace a Rite Aid drug store that already has a liquor license and has been selling alcohol for over 20 years without any negative effects on the neighborhood.

A vibrant community is always safer than areas with vacant and blighted lots. Therefore, Sprouts helps keep the neighborhood more active and therefore safer and in no way jeopardizes, endangers or constitutes a menace to public health, safety or the general welfare of residents or workers in this area.

B.3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

This application is for the sale of alcohol in an existing retail center. There will be no change in the size of the building, but there will be a reduction in the area dedicated to alcohol sales. The sales area will be less than 5% of the overall sales floor area. All required walls, fences, parking and loading facilities and landscaping are existing. The project was built in accordance with all Zoning, Planning, and Building and Safety codes and ordinances in place at the time of construction. Additionally, the grocery store was approved under SPR #RPPL2024005247.

The exterior appearance, massing and landscaping of the structure is in keeping with the other commercial spaces in the vicinity. The façade will be updated to match the Sprouts branding, with a stucco finish, painted a neutral tone. The supermarket is congruent with the surrounding commercial uses and benefits the residents and workers in the neighborhood.

B.4. That the proposed site is adequately served:

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

The site is located on Hacienda Boulevard, a main commercial throughfare in Hacienda Heights, just south of the 60 Freeway. The traffic generated by the operation of the supermarket is adequately served by this main, vehicular artery and the Freeway.

Since the grocery store will be located in an existing suite in a shopping center, the site has the prerequisite public utilities, such as water, sewer and electricity. The use will be the same, so the existing utilities adequately serve the grocery store.

Hours of Operation

Sprouts Farmers Market grocery stores are open from 7 a.m. to 10 p.m. at all locations in California. To allow shoppers a seamless shopping experience, it is imperative that all goods are available during store hours. Sale of alcohol in the grocery store is consistent with the pattern of commercial development in this neighborhood. And allowing alcohol sales during the operating hours of the grocery store allows residents and employees the option of shopping without having to drive elsewhere.

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with County Code 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:

- | |
|---|
| <ul style="list-style-type: none"> 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. |
| |
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| |

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

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

- | |
|---|
| <ul style="list-style-type: none"> 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. |
| |
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| |

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 County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code 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.

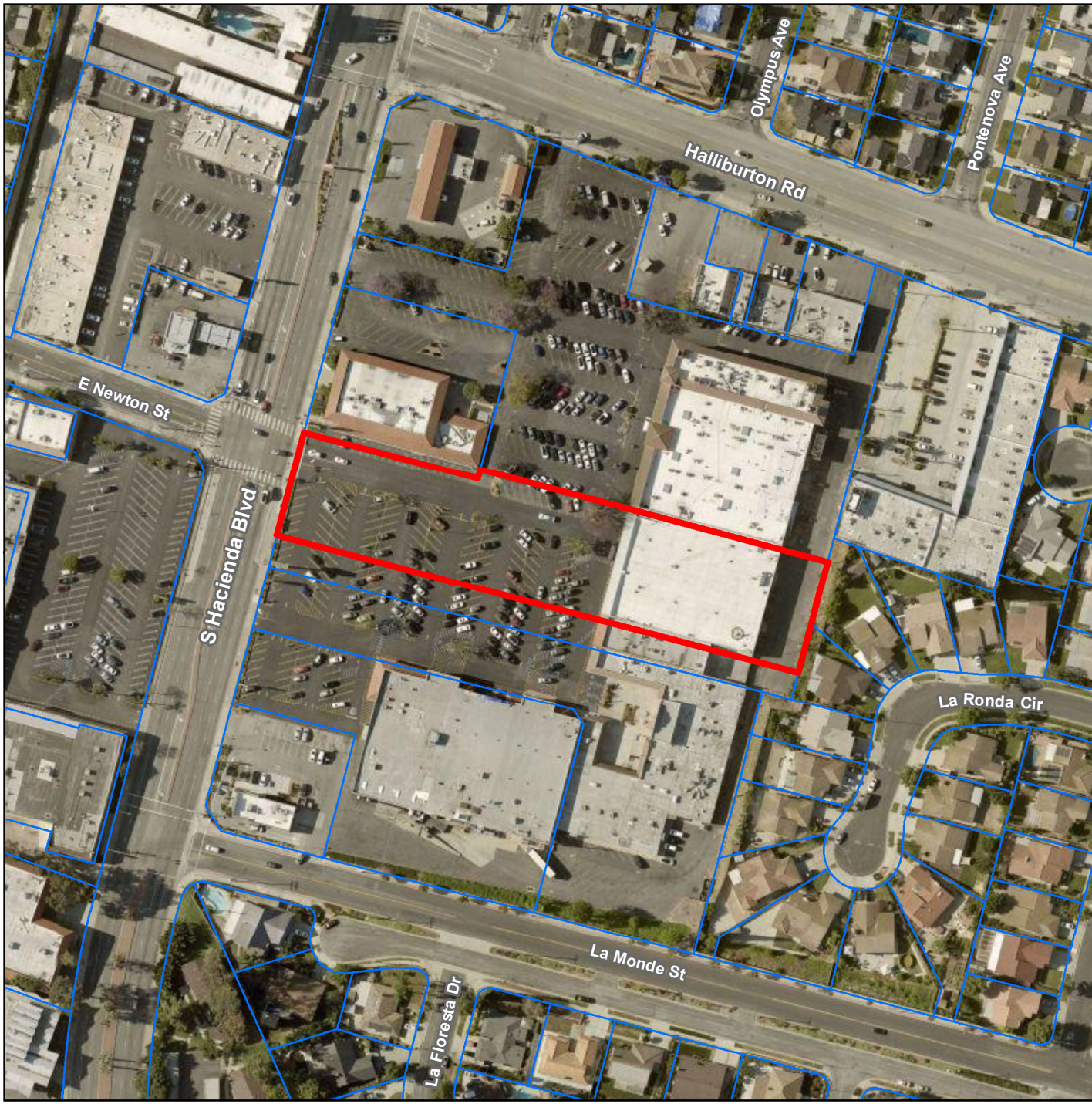
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: August 14, 2025
PROJECT NUMBER: PRJ2025-000807-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2025001059
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2060 S Hacienda Boulevard, Hacienda Heights CA 91745
OWNER: Megdal Jamacha LLC
APPLICANT: Sprouts Farmers Market
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

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 as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301.

The Project involves the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building. Site Plan Review (SPR) RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. No additional development is proposed as part of this Project.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption identified above.

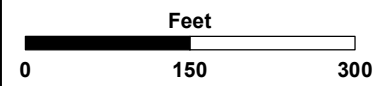


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-000807
ALCOHOL CUP RPPL2025001059

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



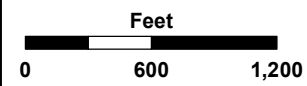
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000807
ALCOHOL CUP RPPL2025000129



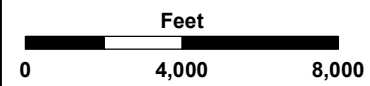
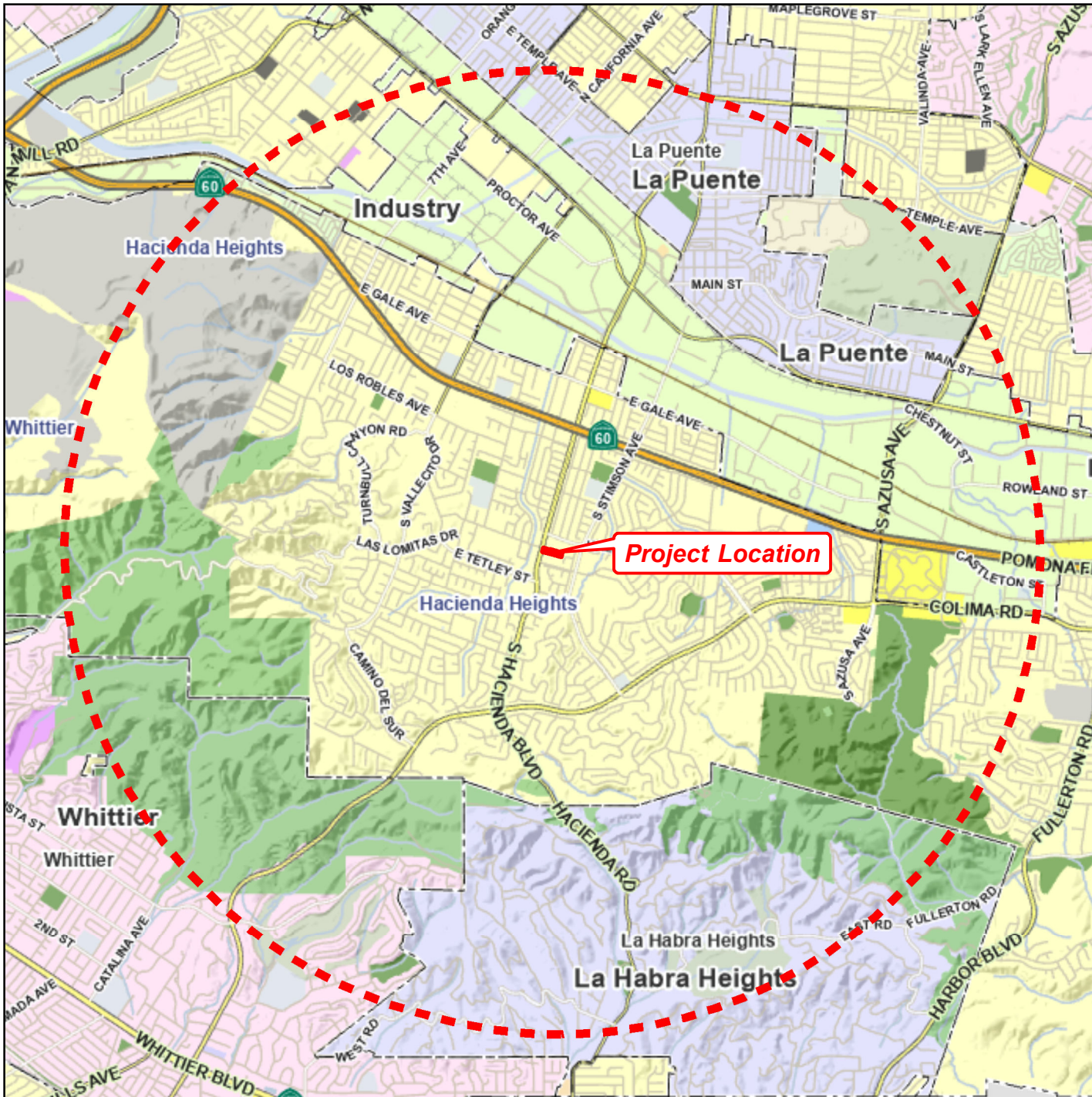
LA COUNTY
PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000807
ALCOHOL CUP RPPL2025001059



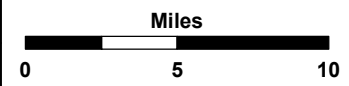
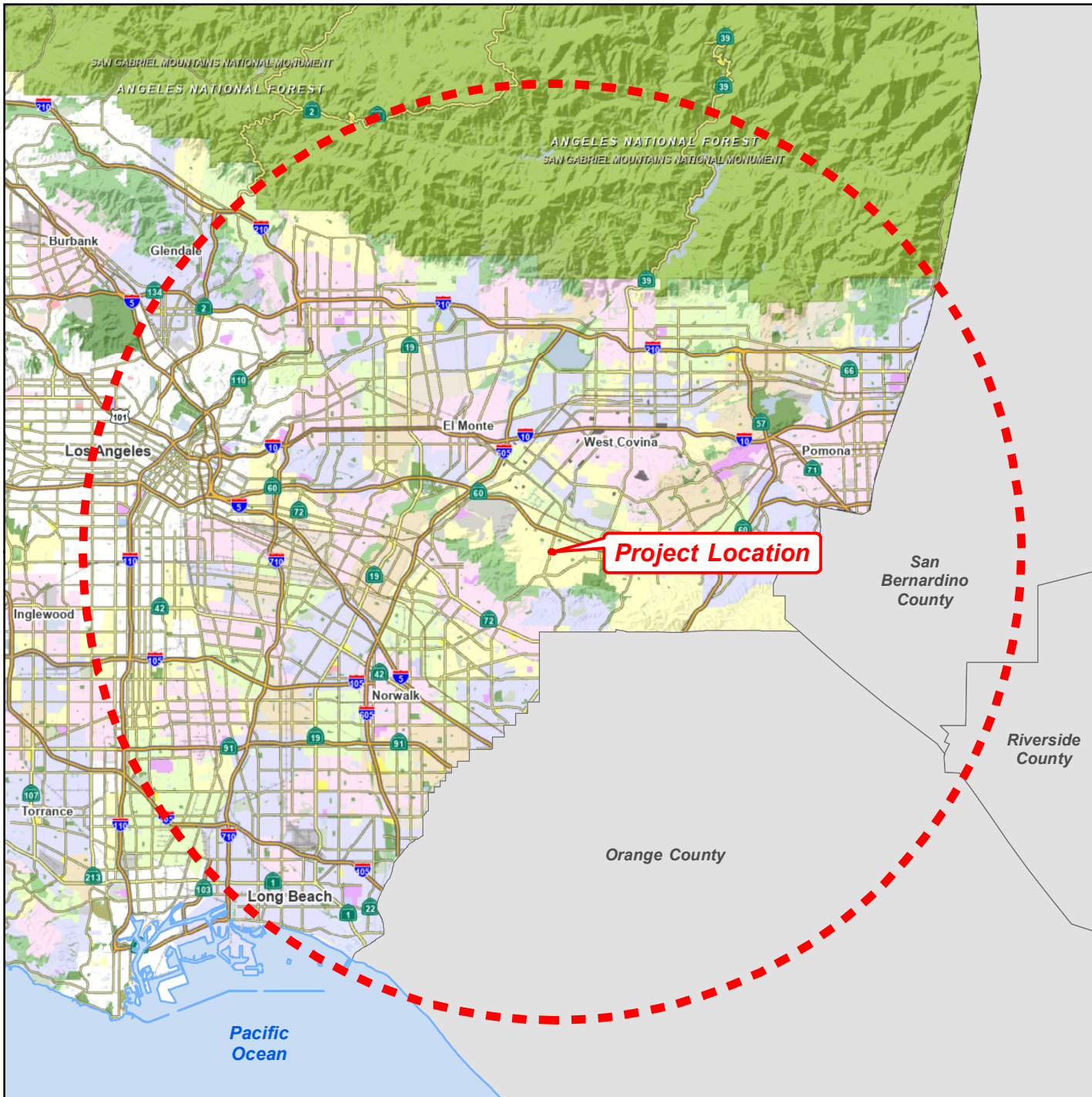
LA COUNTY
PLANNING

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

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000807
ALCOHOL CUP RPPL2025001059



LA COUNTY
PLANNING

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



1. Project Site



2. View of Site from Hacienda Boulevard



3. View of Site from Halliburton Road



4. View of Site from Hacienda Boulevard and La Monde Street



5. View of Site from Hacienda Boulevard and Newton Street



6. Rear of Property, Adjacent to Residential

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)

2060 S Hacienda Blvd, Hacienda Heights (Ant) 91745-4240

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 checked="" 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

N/A

6 TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7 RATIO OF LICENSES TO POPULATION IN COUNTY

1:899

- On-Sale Off-Sale On-Sale Off-Sale

8 CENSUS TRACT NUMBER

4086.25

9 NO OF LICENSES ALLOWED IN CENSUS TRACT

2

10 NO OF LICENSES EXISTING IN CENSUS TRACT

3

- On-Sale Off-Sale 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
- No, the number of existing licenses is lower than the number allowed

678-04

12 DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

Industry 55

13 CRIME REPORTING DISTRICT NUMBER

1471

14 TOTAL NUMBER OF REPORTING DISTRICTS

572

15 TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43839

16 AVERAGE NO OF OFFENSES PER DISTRICT

76.5

17 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18 TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

182

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:

LAC Regional Planning

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

ADJ 03/16/05



OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

April 3, 2025

Los Angeles County Department of
Regional Planning
Mr. Carl Vincent Nadela, AICP
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Project No.: PRJ2025-000807-(1)

Permit No.: RPPL2025001059

To whom it may concern:

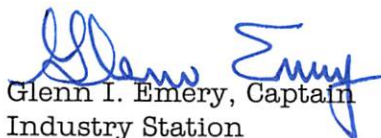
The purpose of this letter is in response to your request regarding calls for service to 2060 S. Hacienda Boulevard, in the unincorporated county area of Hacienda Heights, CA. The Sheriff's Department has responded to forty-one calls for service within the last five years. The area is a shopping center, all calls are not only for the business, but include calls to the surrounding parking lot. The calls for service range from: burglary alarm, business disturbance, drunkenness disturbance, petty theft, grand theft, battery assault, forgery, and domestic violence.

All calls for service have been routine. The new supermarket is going to be in a large shopping center with many businesses, including food, retail and banks. Due to the many businesses located in the shopping center, it may be a contributing factor for the call volume. The parking lot is well-lit, and the surrounding businesses have security cameras.

Overall, the Sheriff's Department recommends approval of this Conditional Use Permit for sales of beer and wine for off-site consumption only withing a new Sprouts supermarket. Should you require additional comments, please feel free to contact Lieutenant Peter Gomez at (626) 934-3051.

Sincerely,

ROBERT G. LUNA, SHERIFF


Glenn I. Emery, Captain
Industry Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —