

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	July 10, 2025	
HEARING DATE:	July 23, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2024-000584-(2)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") No. RPPL2024001888	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	8488 S. Vermont Avenue, City of Los Angeles	
OWNER:	County of Los Angeles ("County")	
APPLICANT:	Primestor	
CASE PLANNER:	Larry Jaramillo, Principal Planner ljaramillo@planning.lacounty.gov	

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### 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 **CONTINUANCE** of Project Number PRJ2024-000584-(2), CUP Number RPPL2024001888, to August 6, 2025, without opening the public hearing.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2024001888 TO AUGUST 6, 2025, WITHOUT OPENING THE PUBLIC HEARING.

### PROJECT BACKGROUND

Item No. 7 is a request for a CUP to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) in an existing restaurant ("South LA Cafe") on a County-owned property located in the City of Los Angeles pursuant to the County's "sovereign immunity," which is based on Government Code Sections 53090 through 53095 and allows the County to review a project on County-owned land instead of the relevant incorporated city.

The CUP request is associated with the South LA Cafe, a tenant within the Evermont mixed use development. The mixed use development includes a building with residential units above ground-floor commercial / retail space, a Metro transit plaza, and community-serving amenities. The restaurant was approved on December 27, 2023, and no tenant improvements or physical changes are proposed.

Due to scheduling considerations, Staff recommends that this item be continued to August 6, 2025, without opening the public hearing.

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Report  
Reviewed By:



Diana Gonzalez for Kevin Finkel

Kevin Finkel, Supervising Regional Planner

Report  
Approved By:



Mitch Glaser, Assistant Deputy Director

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