

County of Los Angeles

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Board of Supervisors

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Supervisor, Fifth District



December 2, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: Project No. 2019-003407-(2)
(10/29/24 Board Agenda; Item No. 9)**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced Project No. 2019-003407-(2), consisting of Conditional Use Permit No. RPPL2019006012-(2), to authorize the continued sale of a full line of alcoholic beverages for off-site consumption in an existing supermarket located at 8601 Hooper Avenue in the unincorporated Florence-Firestone community applied for by Bodega Latina Corporation. At the conclusion of the public hearing, your Board indicated its intent to deny the appeal and approve the project. Enclosed are the findings and conditions for your consideration.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
KATHY PARK
Deputy County Counsel

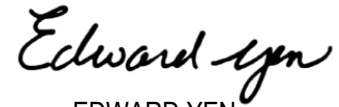
APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

KP:ll
Enclosures

c: Joseph M. Nicchitta, Acting Chief Executive Officer
Edward Yen, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

27 December 2, 2025



EDWARD YEN
EXECUTIVE OFFICER

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012-(2)**

1. The Los Angeles County (County) Board of Supervisors (Board) conducted a duly-noticed public hearing in the appeal of Project No. 2019-003407-(2) (Project), consisting of Conditional Use Permit No. RPPL2019006012-(2) (CUP) on October 29, 2024. The County Regional Planning Commission (Commission) conducted a duly-noticed public hearing in the appeal of the above-entitled project on April 17, 2024, which was previously decided by a Hearing Officer on March 7, 2023.
2. Bodega Latina Corporation (Permittee or Applicant) requests the CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones, pursuant to the Los Angeles County Code (County Code) Section 22.20.030 (Land Use Regulations for Commercial Zones).
3. The Project Site is located at 8601 Hooper Avenue, in the unincorporated Florence-Firestone community (Project Site), within the GC (General Commercial) and H18 (Residential 18) land use designations of the Florence-Firestone Community Plan (Community Plan) Land Use Policy Map.
4. The Project Site is located in the Compton-Firestone Zoned District and is currently zoned C-3 and R-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 alcoholic beverages for off-site consumption. The parking lot portion of the Project Site is located in the R-2 Zone, but the existing supermarket portion of the Project Site is located entirely in the C-3 Zone.
5. Surrounding zoning within a 500-foot radius of the Project Site includes:

North: C-3, R-3 (Limited Density Multiple Residents), and IT (Institutional);
South: R-2;
East: C-3, R-2, R-3, and IT; and
West: C-3 and R-2.
6. Surrounding land uses within a 500-foot radius of the Project Site include:

North: Single-family residences (SFRs), multi-family residences (MFRs), retail, auto repair, and restaurants;
South: SFRs, MFRs, office, parking, and church;
East: SFRs, MFRs, retail, restaurant, auto sales, church, playground, and elementary school; and
West: SFRs, MFRs, retail, restaurants, storage, parking, and church.

7. Previous entitlements include the following:
 - A. Food Establishment Business License referral request for El Super (RPPL2018005708) was approved on November 15, 2018;
 - B. Site Plan Review for signage for El Super (RPPL2018002265) was approved on July 5, 2018;
 - C. Zoning Conformance Review to restripe parking lot (RPPL2018000841) was approved on April 26, 2018;
 - D. CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket (CUP 200600075) was approved on November 17, 2009, and expired on November 17, 2019;
 - E. Zoning Conformance Review for recycling center within the existing market (ZCR 200500640) was approved on October 13, 2025; and
 - F. CUP for the sale of a full line of alcoholic beverages for off-site consumption at an existing supermarket (CUP 94145) was approved on February 1, 1995, and expired on January 4, 2005.
8. The Project Site is 0.91 acres in size and consists of three lots. The Project Site is irregular in shape with flat topography and is developed with the subject supermarket.
9. The Project Site is accessible via Hooper Avenue to the east and Firestone Boulevard to the north.
10. The site plan for the Project (Site Plan) depicts a full-service supermarket that is 15,400 square feet in size and located on the western portion of the Project Site. In accordance with the conditions of Project approval, the shelf space allocated to alcoholic beverages will be limited to five percent of the total shelf space.
11. A parking lot in the eastern and southern portions of the Project Site contains 58 parking spaces. The parking lot is split in half by an alley which exits onto Hooper Avenue.
12. Prior to the Commission's public hearing on the Project, 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 consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.

13. Prior to the Commission's hearing of the Project, Staff received the following recommendations from County departments, which are incorporated as a part of the Conditions of Approval:
 - A. County Sheriff's Department (Sheriff): Recommended denial of the Project in a letter dated February 4, 2020. Subsequently, in a letter dated September 14, 2021, Sheriff recommended approval of the Project at the public hearing.
 - B. California State Department of Alcoholic Beverage Control (ABC): In a report dated May 25, 2021, ABC stated the Project Site is in an area with an overconcentration of alcoholic beverage licenses and in a high-crime reporting district, so the Commission must make a finding of public convenience or necessity.
14. The Project was first heard by the Hearing Officer on March 7, 2023. The hearing was continued to June 20, 2023, and continued again to August 1, 2023, when the Project was approved.
 - A. At the March 7, 2023, meeting, Staff presented the Project and recommended approval of the CUP with several conditions, including a condition to limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The Permittee's representative spoke in favor of the CUP and requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The hearing was continued to provide time for the Permittee to submit an updated shelving plan to address comments from the Hearing Officer related to shelving space calculations.
 - B. At the June 20, 2023, meeting, the hearing was continued again to August 1, 2023, to provide more time for the Permittee to provide an updated shelving plan. There was no public comment at the June 20, 2023, meeting.
 - C. At the August 1, 2023, meeting, Staff presented the Project and discussed the updated shelving plan. The Permittee's representative was present and again requested a modified condition extending the hours of alcoholic beverage sales to 7:00 a.m. through 10:00 p.m. The Hearing Officer then closed the public hearing and approved the Project per Staff's recommendation with the inclusion of Condition 23 to outline the methodology for calculating shelf space allocated to alcoholic beverages.
15. On August 15, 2023, the Permittee submitted an appeal of the Hearing Officer's decision to approve the Project, challenging Condition Nos. 20, 23, and 24. Condition No. 20 limited the sale of alcoholic beverages to between 10:00 a.m. and 10:00 p.m. seven days a week. Condition No. 23 outlined the methodology

for calculating shelf space allocated to alcoholic beverages. Condition No. 34 prohibits security bars and roll-up doors from windows and pedestrian entrances.

16. On February 2, 2024, the Project was scheduled for the Commission, and was continued at the request of the Permittee. A duly noticed public hearing was held on April 17, 2024. Staff presented the item, and the Permittee spoke in favor of their appeal. There were no further public speakers. Commissioner Duarte-White asked Staff to clarify the timeline of the adoption of the Safe Access to Alcohol and Food Establishments (SAAFE) Ordinance. Commissioner Moon asked Staff to clarify whether the condition regarding roll up doors was for aesthetics, and Staff responded that it was. Commissioner Moon then motioned to close the public hearing and deny the appeal. The motion was seconded by Commissioner Hastings. The motion was unanimously approved denying the appeal.
17. The Permittee's representative, Joe Angulo (Appellant), timely appealed the Commission's decision on April 25, 2024. The Appellant requested the following as part of the appeal:
 - A. Modification of Condition No. 20 to change the hours of permitted alcohol sales from 10:00 a.m. to 10:00 p.m. to 7:00 a.m. to 10 p.m.; and
 - B. Modification or removal of Condition No. 34, which prohibited exterior security bars and roll-up doors applied to windows and pedestrian building entrances, to allow the use of exterior roll-up doors during the hours that the supermarket is not open for business.
18. On October 29, 2024, the Board held its duly-noticed public hearing on the appeal of the CUP's Condition Nos. 20 and 34. Regional Planning submitted a written statement for the record and correspondence was received.
19. The Director of Regional Planning, Amy Bodek, presented the two conditions on appeal and addressed the Board. Director Bodek began by noting for the record that there was a typo in the Board Letter, which was timely corrected in a Revised Board Letter, published on October 25, 2024, clarifying that the Project Site is located in Census Tract 5351.02. In Census Tract 5351.02, the California State Department of Alcohol Beverage Control (ABC) allocated two off-site sale licenses, however four off-site sale licenses exist, constituting an overconcentration. This correct information was provided to the RPC in February 2024, prior to their hearing and decision on April 17, 2024.
20. Five individuals addressed the Board.
 - A. The Applicant's representative, Monica Penachet-Cotes, requested a hearing continuance, citing the misidentification of the Census Tract number, and erroneous figures regarding allocated licenses and the permitted uses. Ms. Penachet-Cotes said there are three ABC licenses in the Census Tract. She further requested a modification of the operation of

alcohol sales to begin at 8:00 a.m., as a compromise from their initial request to begin at 7:00 a.m.

- B. Michael Cho, the Applicant's attorney who handles alcohol and beverage licensing matters, said there are three ABC licenses, including Bodega Latina El Super, which is down from four licenses. Mr. Cho remarked about the SAAFE Ordinance as a policy guideline, and stated Bodega Latina has been a good steward of alcohol sales in the area under requested hours before.
 - C. Alvaro Ballesteros, the regional director of El Super grocery store, states the he is committed to bringing healthy food items to the community. As someone who grew up in the neighborhood of the market, he wants to provide the career opportunities he enjoyed at El Super to the community.
 - D. Additional speakers included Eric Preven and Corey Schmidt.
21. After the speakers concluded their remarks, Director Bodek noted that the Sheriff's Department originally recommended denial of the Project due to a history of service calls in the area, before Permittee's operation. Since CUPs run with the land, there is no guarantee that the same operator will remain. So, while the Department did look at the number of licenses, it also considered the overconcentration of licenses in the area, which is a high crime area. Director Bodek also answered the Board's questions, including clarification that the Permittee may have interior, not exterior, security bars or roll-up doors.
22. After discussion, the Board closed its public hearing and took the following actions:
- A. Indicated its intent to deny the appeal of the Commission's decision and to uphold the Commission's approval of Project No. 2019-003407-(2), consisting of Conditional Use Permit No. RPPL2019006012-(2), and instructed County Counsel to prepare the necessary findings to affirm the Commission's approval of the Project; and
 - B. Made a finding that the Project is exempt from CEQA.
23. The Board finds the Project is consistent with the goals and policies of the Community Plan because the CG land use designation is intended to support a variety of commercial activities dispersed community-wide, such as supermarkets. This Project is an accessory use to the existing supermarket. The supermarket is a commercial use, which is compatible with the CG land use designation.

24. The Board finds the Project supports the following goals and policies of the Community Plan:
- A. Goal C-3: Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.
 - B. Policy C-3.5: Incentivize Commercial Diversity. Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods, including small and large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.
 - C. The Project is a commercial use located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides access to groceries and other commercial goods for the local community. The Project will continue to add to the diversity of uses in the area.
25. The Board finds the Project is consistent with the C-3 zoning classification as the continued sale of alcoholic beverages for off-site consumption is permitted with a CUP, pursuant to County Code Section 22.20.030. A portion of the Project Site is located in the R-2 Zone, but the existing supermarket is located entirely within the portion of the Project Site located in the C-3 Zone.
26. The Board finds that, while there are no development standards applicable to the Project, it would occur within a structure and in conjunction with an existing use that is consistent with the C-3 Zone's development standards, as verified and approved by CUP Number 94145.
27. The Board finds the Project is consistent with the standard identified in County Code Section 22.114.050 (General Regulations). The Project includes existing signage associated with the supermarket that was approved by Site Plan Review Number RPPL2018002265 in 2018. The Project will not change the existing signage.
28. The Board finds that, although the Project does not provide the required number of parking spaces identified in County Code Section 22.112.070 (Required Parking), it is an existing previously approved use. Commercial uses, such as supermarkets, require one parking space for each 250 square feet of floor area. The supermarket is 15,400 square feet in size and requires 62 parking spaces. A parking lot containing 58 parking spaces is located on the Project Site.
29. The Board finds the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). A condition of Project approval will limit the shelf space allocated to alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will require the

supermarket to offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis.

30. The Board finds the Project is consistent with the standards identified in County Code Chapter 22.324. A complete application for the Project was submitted prior to March 7, 2023, the effective date of the Florence-Firestone Transit Oriented District Specific Plan that replaced the Florence-Firestone Community Standards District (CSD). The Florence-Firestone CSD requires all exterior walls remain free from graffiti and the Project is sufficiently conditioned to comply with this standard. The Project is not a use prohibited in the CSD.
31. The Board finds the proposed use will be consistent with the adopted General Plan for the area. The CG land use designation is intended to support a variety of commercial activities dispersed communitywide. The Project is located along a commercial corridor. The sale of alcoholic beverages for off-site consumption is a common accessory use to a supermarket. The Project contributes to the variety of uses and services in the community and provides increased access to groceries and other home goods to the local community.
32. The Board finds the proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project is accessory to an existing commercial use located along the commercial corridor of Firestone Boulevard. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the supermarket since 1995, pursuant to previously approved CUPs. A condition of Project approval will require compliance with all noise control provisions of County Code Chapter 12.08 (Noise Control). Another condition of Project approval will limit the sale of alcoholic beverages to between the hours of 10:00 a.m. and 10:00 p.m. seven days a week. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the supermarket, will remain consistent with the land use designation, and will not adversely affect the nearby community's public welfare or economic welfare if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
33. The Board finds the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.

34. The Board finds the Project 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 located within an existing supermarket and does not propose additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP Number 94145, which originally authorized the sale of a full line of alcohol beverages for off-site consumption.
35. The Board finds that, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.
36. The Board finds the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area. The Project is situated on a site along a commercial corridor. Residences exist to the south of the Project Site and north of the Project Site across Firestone Boulevard. The Sheriff was consulted as part of the review of this Project, and the Permittee consulted with them to improve security at the Project Site. The Sheriff subsequently recommended approval of this Project at the public hearing. The Project is an accessory use to an existing supermarket and does not propose new development or expansions. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these residential areas if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
37. The Board finds the requested use at the Project 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. Currently there are four churches, one park, and one elementary school within 600 feet of the Project Site. These uses have coexisted with the supermarket since it first began selling alcoholic beverages for off-site consumption in 1995. The Project does not propose any changes or expansions to the existing, previously approved supermarket. The continued sale of a full line of alcoholic beverages for off-site consumption at the existing supermarket will not impact these sensitive uses if conducted in compliance with the conditions of Project approval, including the condition that will limit the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week.
38. The Board finds the requested use at the Project Site will not adversely affect the economic welfare of the nearby community. The Project is an accessory use for an existing supermarket and does not propose new development or expansions. The sale of a full line of alcoholic beverages for off-site consumption is an ancillary use to the existing supermarket and will not adversely affect the public welfare or the economic welfare of the nearby community if conducted in

compliance with the conditions of Project approval, including the condition limiting the sale of alcoholic beverages to between the hours of 10 a.m. to 10 p.m. seven days a week. The Project is compatible with the other uses in the immediate area and would contribute to the economic welfare of the area by providing more expansive access to groceries and household items, as well as employment opportunities. The Project contributes to the variety of uses and services in the community.

39. The Board finds 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 Project is located within an existing building that has a design in keeping with the character of the other commercial structures in the area. The Project does not propose changes to the exterior of the structure or the design of the Project Site, which ensures the character of the building will continue to be physically consistent with its surroundings.
40. The Board finds that, although the proposed sale of alcoholic beverages for off-site consumption would occur at a site within a high-crime reporting district or in an area of undue concentration, pursuant to the ABC Act and the regulations adopted under that Act, and 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. Correspondence with ABC indicated that three off-site sale licenses are allocated to Census Tract 5351.02, and there are currently four off-site licenses in said Census Tract. The Project Site is located in a high-crime reporting district according to ABC. The Sheriff originally recommended denial of the Project due to a history of calls for service to the Project Site. However, the Sheriff subsequently recommended approval of the Project at the public hearing after the Permittee consulted with the Sheriff and conducted efforts to increase security at the Project Site. The supermarket is sufficiently buffered from other establishments selling alcoholic beverages, with none being located within 500 feet. The Project contributes to the variety of uses and services in the community, provides employment opportunities to the area, and improves economic conditions in the area.
41. The Board finds the Project is exempt from CEQA, pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing supermarket within an existing building with no new development or expansion. The Project is not located on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact.
42. The Board finds that, pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by

newspaper (Los Angeles Daily Journal) on September 27, 2024, and property posting on September 28, 2024. Additionally, the Project was noticed, and case materials were available on Regional Planning's website. On September 25, 2024, a total of 140 notices of public hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site as well as to those on the courtesy mailing list for the Metro Planning Area and to any additional interested parties.

43. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional 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 North County Development Services, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The requested use, with the attached conditions, will be consistent with the adopted General Plan.
- B. The requested use at the Project 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 Project 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 Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the Project Site is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the Project Site will not adversely affect the economic welfare of the nearby community.

- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Although the proposed sale of alcohol would occur at a site within a high crime-reporting district or in an area of undue concentration, pursuant to the California ABC Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Finds the Project is exempt from CEQA, pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption);
- 2. Denies the appeal of Condition No. 20 (renumbered to Condition No. 23) and Condition No. 34 (renumbered to Condition No. 37) of CUP No. RPPL2019006012-(2); and
- 3. Affirms the Commission's approval of CUP No. RPPL2019006012-(2), subject to the attached Conditions of Approval.

**CONDITIONS OF APPROVAL
PROJECT NO. 2019-003407-(2)
CONDITIONAL USE PERMIT NO. RPPL2019006012-(2)**

1. This grant is for Conditional Use Permit No. RPPL2019006012-(2) (CUP), as part of Project No. 2019-003407-(2), for the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket subject to the following conditions of approval (Condition or Conditions).
2. 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.
3. 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 (Regional Planning) their affidavit stating they are aware of and agree to accept all of the Conditions of this grant, and that the Conditions of this grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.
 - A. 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. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- B. 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.
6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
 7. 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 this grant in the office of the County Registrar-Recorder/County Clerk. 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 this grant and its Conditions to the transferee or lessee of the subject property.
 8. This grant shall terminate on December 2, 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 CUP application with Regional Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 12 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
 9. This grant shall expire unless used within 90 days from the date of final approval. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued sale of alcoholic beverages for off-site consumption and satisfaction of Condition No. 3 shall be considered use of this grant.
 10. 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 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 \$3,408, which shall be placed in a performance fund and be used exclusively to reimburse Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the Conditions of this grant. The fund provides for eight inspections. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee, pursuant to Regional Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

11. If additional inspections are required to ensure compliance with the Conditions of this grant or if any inspection discloses 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$426 per inspection or the current recovery cost established by Regional Planning at the time any additional inspections are required, whichever is greater.
12. 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 these Conditions have been violated or 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 (Modifications and Revocations) of the County Code.
13. 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.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these Conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning (Director).

16. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
17. 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 Regional 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.
18. 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 notification, 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.
19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
20. In the event subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit an electronic copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
21. The Conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by the County Sheriff, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control (ABC) agent. The manager and all employees of the facility shall be knowledgeable of the Conditions herein. Violation of the Conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
22. This grant shall authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 (Off-Sale General) ABC license.
23. This grant authorizes the sale of a full line of alcoholic beverages from 10:00 a.m. to 10:00 p.m. seven days a week.
24. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A."

25. Shelf space devoted to alcoholic beverages shall be measured as the total length of the sides of a display containing alcoholic beverages which are publicly accessible. If alcoholic beverages are stacked, each vertical level of the stack shall be counted towards the shelf space.
26. The Permittee shall offer a minimum of three varieties of fresh produce free from spoilage and two whole grain items for sale on a continuous basis. For purposes of this Condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced. "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.
27. 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 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; and/or
 - E. Within a display area dedicated to produce that is easily accessible to customers.
28. Loitering, including loitering by employees of the Permittee, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of 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.
29. 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 ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in such program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this grant and subsequently within 90 days of the hire date of all new employees and/or managers.

30. 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.
31. 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.
32. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this grant.
33. Alcoholic beverages shall only be sold to patrons aged 21 or older.
34. The Permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
35. The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all public and private parking lots and walkways under the control of the Permittee or required as a Condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting required by this grant shall also be hooded and directed away from any neighboring residences to prevent direct illumination and glare; shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District), if applicable; and shall be turned off within 30 minutes after conclusion of activities, except for sensor-activated security lights and/or

low-level lighting along all pedestrian walkways leading to and from public and private parking lots.

36. A numbering address sign, in compliance with County Code Chapter 22.114, 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.
37. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
38. The premises, including exterior façades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, 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.
39. The Permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced at the request of any County Sheriff or Zoning Enforcement Inspector.
40. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
41. The Permittee shall comply with the noise control provisions of Chapter 12.08 (Noise Control) of the County Code.
42. 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.
43. Malt beverages (e.g., beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The Permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g., beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this Condition, malt beverages (e.g., beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.

44. 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.
45. Alcoholic beverages shall not be displayed in an ice tub.
46. The Permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages, as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
47. 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.