

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 12, 2025

HEARING DATE: June 24, 2025 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2024-004046-(5)

PERMIT NUMBER(S): Conditional Use Permit RPPL2024005952

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 20858 E Arrow Highway, Covina CA 91724

OWNER: Anabi Real Estate Development LLC

APPLICANT: Solomon, Saltsman and Jamieson

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 PRJ2024-004046-(5), Conditional Use Permit ("CUP") Number RPPL2024005952, 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 RPPL2024005952 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) to authorize the sale of beer and wine for off-site consumption (Type 20) at a convenience store associated with an existing Shell gas station and auto-repair shop in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030.B.3 (Mixed Use Development Zone – Land Use Regulations).

B. Project

The project is a request to authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station and auto-repair shop. The auto-repair shop will be remodeled as an addition to the existing convenience store.

The existing convenience store is open 24 hours daily, but the applicant requests the sale of beer and wine sales only for the hours of 10:00 am to 10:00 pm daily. Staff concurs with the request since this is consistent with Staff’s recommendation that the Hearing Officer can make the required finding of public convenience or necessity only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

The Project Site is located at the northwest corner of East Arrow Highway and North Sunflower Avenue. It is located on a 0.39-acre lot that is developed with an existing gas station with an existing convenience store and auto-repair shop. The gas pumps and canopy are located at the northern portions of the property while the convenience store and auto-repair shop building is located at the southern portion. A total of five parking spaces are located at the eastern and northeastern portion of the property.

The Site Plan depicts the entire Project Site with the gas pumps and canopy located at the northern portion of the property and the convenience store and auto-repair shop building located at the southern portion. A total of five parking spaces are indicated at the eastern and northeastern portions of the property. Five parking spaces are required for the existing 600-square-foot convenience store and 1,000-square-foot auto-repair bays. Access to the Project Site is provided by two ingress/egress driveways, one on East Arrow Highway to the north, and one on North Sunflower Avenue to the east.

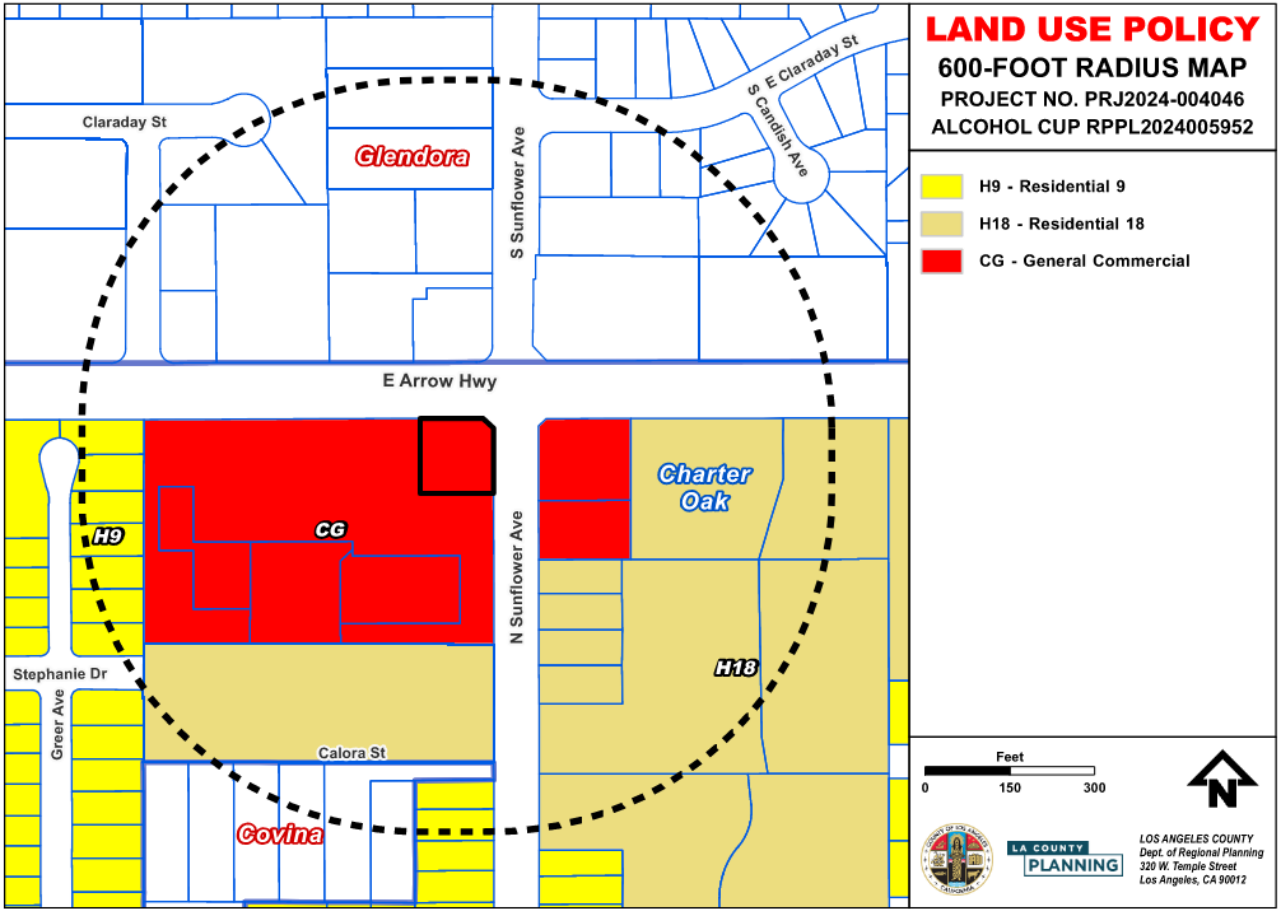
A separate Floor Plan shows the interior layout of the subject convenience store and a shelf space summary table indicates that the shelf space for beer and wine is limited to 4.93 percent of the shelf space of the entire existing convenience store.

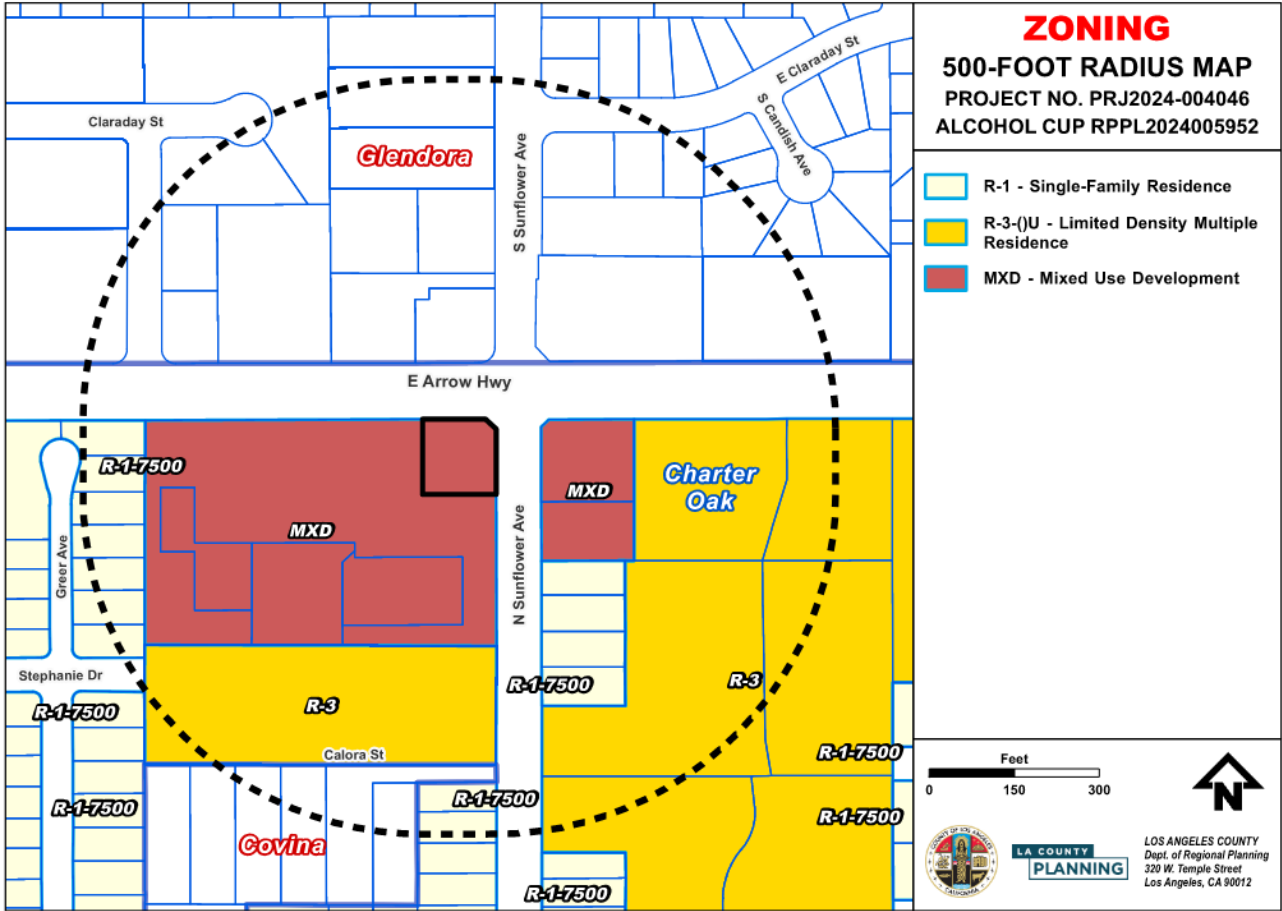
Based on the review of Los Angeles County (“County”) Assessor’s Records, the existing structures were first built in 1963. Plot Plan (“PP”) 06985 was approved by LA County Planning in 1992, which authorized the remodeling of the subject service station that was already existing at the Project Site at that time. Site Plan Review (“SPR”) RPPL2024003961 was filed on July 31, 2024 for a 539-square-foot addition and remodel of the existing gas station. This application is still under Planning review.

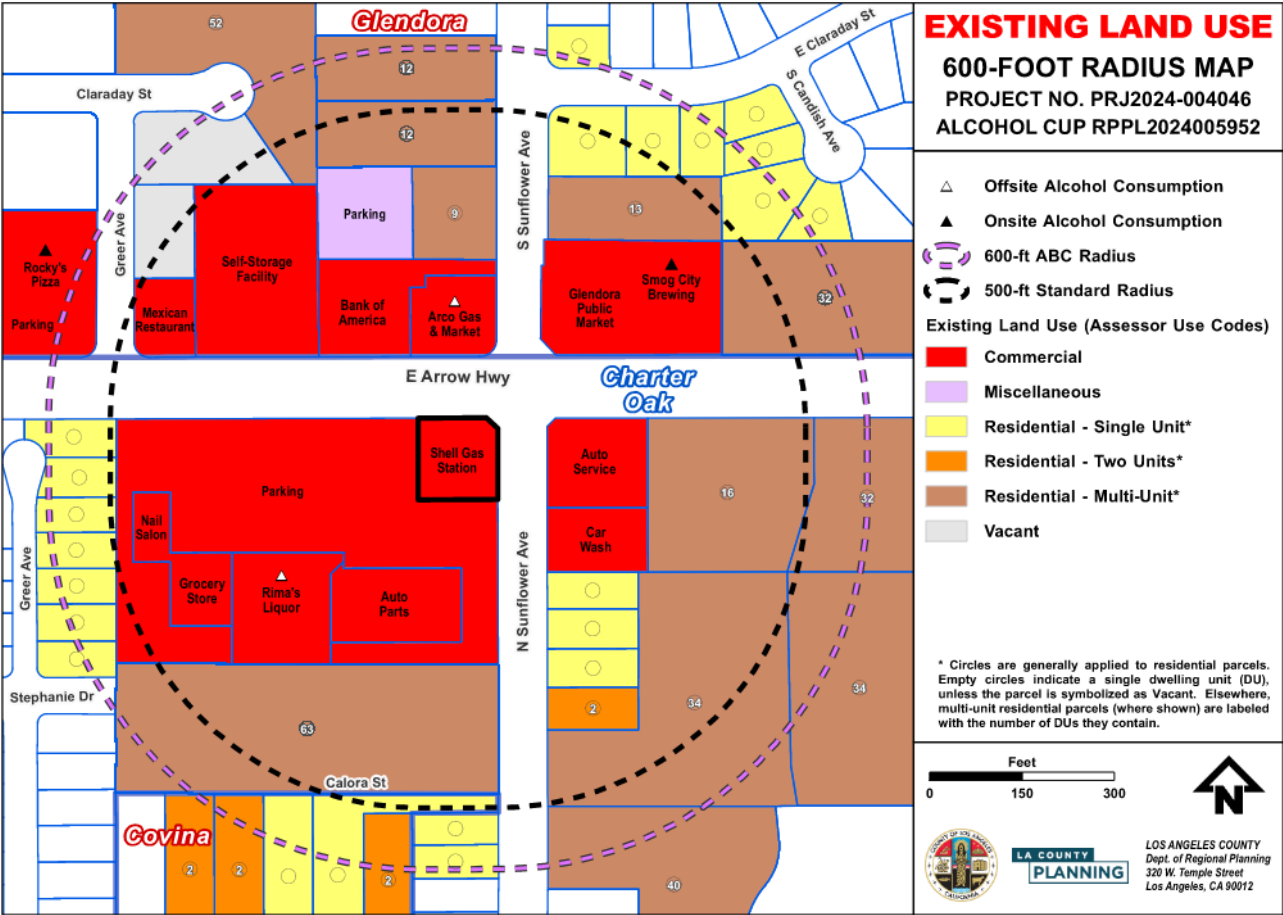
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	MXD	Gas station, with convenience store and auto-repair shop
NORTH	City of Glendora	City of Glendora	Various commercial uses
EAST	CG, H18 (Residential 18 – 0 to 18 Dwelling Units per Acre)	MXD, R-3 (Limited Density Multiple Residence)	Various commercial uses, apartments
SOUTH	CG, H18, H9 (Residential 9 – 0 to 9 Dwelling Units per Acre), City of Covina	MXD, R-3, R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area), City of Covina	Various commercial uses, apartments
WEST	CG, H9	MXD, R-1-7,500	Parking lot, single-family residences (“SFRs”)







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5553	A-1-7500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area)	6/27/1950
8139	C-2	1/9/1962
870144z	C-2-BE	8/25/1987
2024-0030Z	MXD	5/21/2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP 06985	Remodel of existing gas station	1992
PP 200501629	Two new canopy signs and illuminated canopy band	11/7/2005
PP 200900090	Installation of clean air separator	2/24/2009
PP 201200203	New signage, including two new wall signs, new fuel canopy signage and striping, refacing of existing freestanding sign, modifications to fuel dispenser graphics and new decals on entry door and adjacent windows	4/4/2012
SPR RPPL2024003961	539-square-foot building addition and remodel	Pending

C. Violations

CASE NO.	VIOLATION	CLOSED
12-0004780	Food truck being maintained on the premises	4/2/2012

ANALYSIS

A. Land Use Compatibility

The subject property is developed with a gas station and a convenience store and auto-repair shop. To the immediate north, south and east are various commercial uses and to the west is a parking lot. Further to the east and south are apartment buildings while further to the west are SFRs. These SFRs are sufficiently buffered from the Project Site by concrete block walls, parking lots, landscaping, existing structures, and the widths of East Arrow Highway, a 100-foot-wide Major Highway on the County Master Plan of Highways, and North Sunflower Avenue, an 80-foot-wide Secondary highway on the County Master Plan of Highways. With the establishment of adequate operational controls such as hours of alcohol sales, prohibition of on-site consumption of alcohol and requirement of the provision of fresh produce for sale at the Project Site, the proposed accessory sale of beer and wine for off-site consumption at the existing convenience store at the existing gas station, at the subject location is compatible with surrounding commercial, SFRs and multi-family uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of alcoholic beverages (beer and wine) for off-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

There are two businesses with sales of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site. These businesses are an Arco gas station and convenience store across East Arrow Highway and a liquor store located in the commercial complex immediately southwest of the Project Site. There are no sensitive uses within 600 feet, except for SFRs and apartments. These residential uses are sufficiently buffered from the Project Site by concrete block walls, parking lots, landscaping, existing structures, and the widths of East Arrow Highway and North Sunflower Avenue. The sale of alcoholic beverages for off-site consumption at the gas station convenience store 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, from 10 a.m. to 10 p.m. daily, the placement of beer and wine display at the back of the store, and the prohibition of on-site consumption of alcohol.

The Project Site is located in Census Tract 4038.02 and, in a report received on April 2, 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 four off-sale licenses active while only three off-sale licenses are allowed in the Census Tract. ABC also indicated that the law enforcement agency with jurisdiction over the Project Site does not maintain crime statistics for the area. Furthermore, in a letter dated May 2, 2025, 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. The reports from ABC and the Sheriff are attached as Exhibit I.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in an area of overconcentration. 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. 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 (see Exhibit J). Because of these documented adverse effects, Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of alcoholic beverages (beer and wine) for off-site consumption is limited to 10 a.m. to 10 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10 a.m. to 10 p.m. Monday through Sunday.

There are two businesses with sales of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site. County Code Section 22.140.030.E (Alcoholic Beverage Sales – Operating Regulations for Uses Subject to Conditional Use Permit) requires that the shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, if the use is located within a 500-foot radius of another use selling alcoholic beverages for off-site consumption. A Floor Plan shows the interior layout of the subject convenience store and a shelf space summary table indicates that the shelf space for beer and wine is limited to 4.93 percent of the shelf space of the entire existing convenience store. This is in compliance with the requirements of County Code Section 22.140.030.E.

Recommended Hours of Alcohol Sales

As noted above, the applicant requests the hours of 10:00 am to 10:00 pm for the sales of alcoholic beverages at the Project Site. Staff recommends that the Hearing Officer can make the required finding of public convenience or necessity only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

C. Design Compatibility

Pursuant to Section 22.26.030.D (Mixed Use Development Zone Development Standards) of the County Code, the Project Site is subject to the development standards of the MXD Zone. Based on the review of County Assessor's Records, the existing structures were first built in 1963. Plot Plan ("PP") 06985 was approved by LA County Planning in 1992, which authorized the remodeling of the subject service station that was already existing at the Project Site at that time. This approval determined that the existing gas station and convenience store at the Project Site were in compliance with the development standards of the C-2 (Neighborhood Commercial) zone, which was in effect when the existing development at the Project Site was established. SPR RPPL2024003961 was filed on July 31, 2024 for a 539-square-foot addition and remodel of the existing gas station. This application is still under Planning review.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General 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 beer and wine for off-site consumption at an existing convenience store associated with an existing gas station. No physical development is proposed as part of the 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 Sheriff, in a letter dated May 2, 2025, indicated that they do not oppose the establishment to allow the sale of beer and wine for off-site consumption.

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

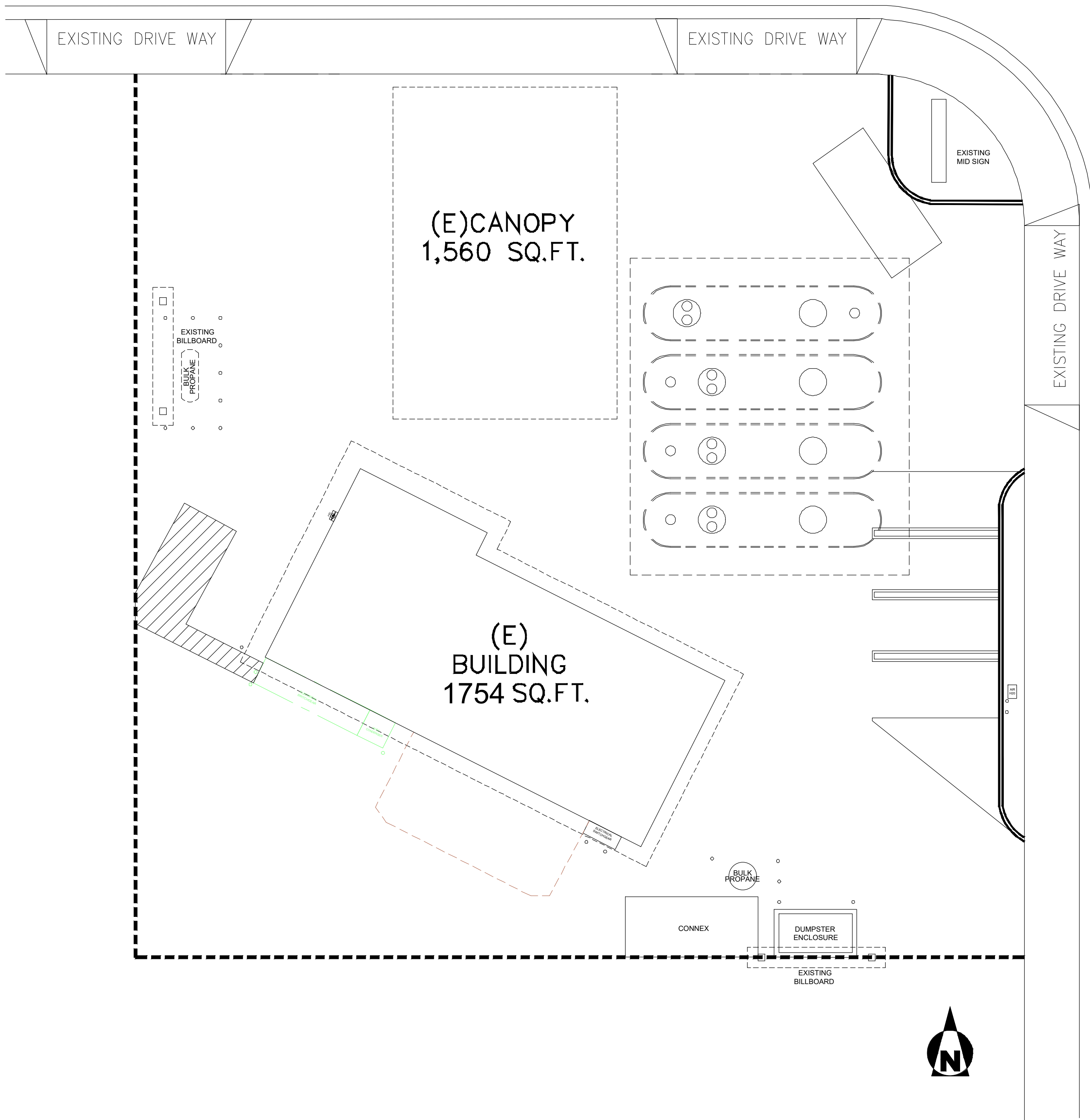
Staff has not received any comments from the public at the time of report preparation.

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

Report
Approved By: Susan Tae For ST
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)	



1 EXISTING SITE PLAN



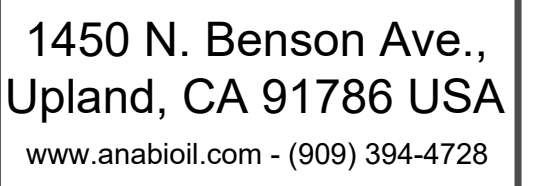
1450 N. Benson Ave.,
Upland, CA 91786 USA
www.anabiOil.com • (909) 394-4728

PROJECT FILE NAME:	REVISION #:	DESIGNER:	PAGE:
REBEL INTERIOR REMODEL & CAR WASH ADD	06	DV	SP1.0
PROJECT ADDRESS:	STORE #:	DATE:	SCALE:
20858 E. ARROW HWY. COVINA, CA 91724	109	06-06-2024	3/32" = 1'-0"



SEAL

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PAGE:	SP2.0	SCALE:	3/32" = 1'-0"
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DESIGNER:
DV
DATE:
06-06-2024

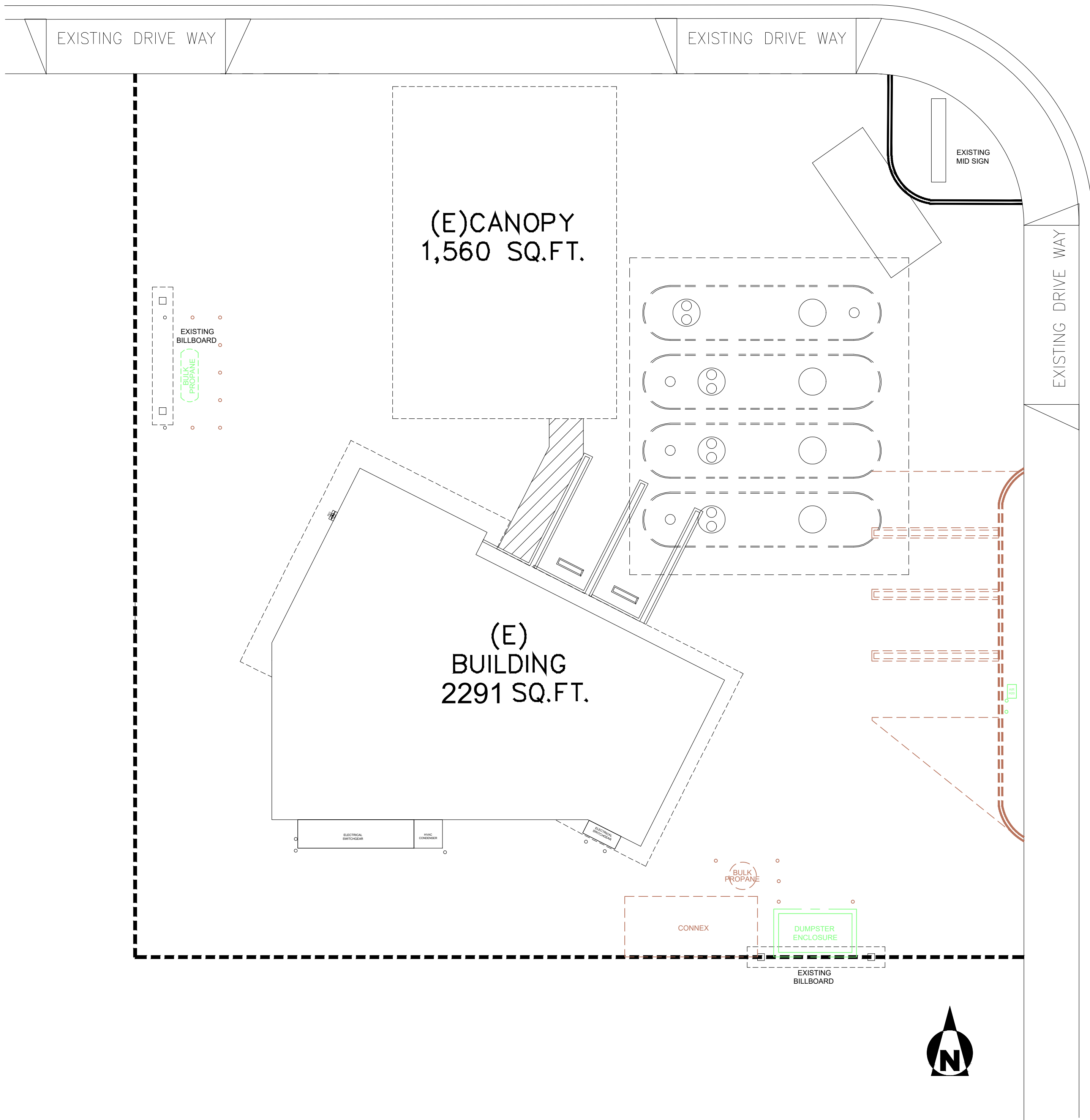
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STORE #:	109


PROJECT FILE NAME:	REBEL INTERIOR REMODEL & CAR WASH ADD
PROJECT ADDRESS:	20858 E. ARROW HWY. COVINA, CA 91724



N. SUNFLOWER AVE


1 PROPOSED SITE PLAN - PHASE 1





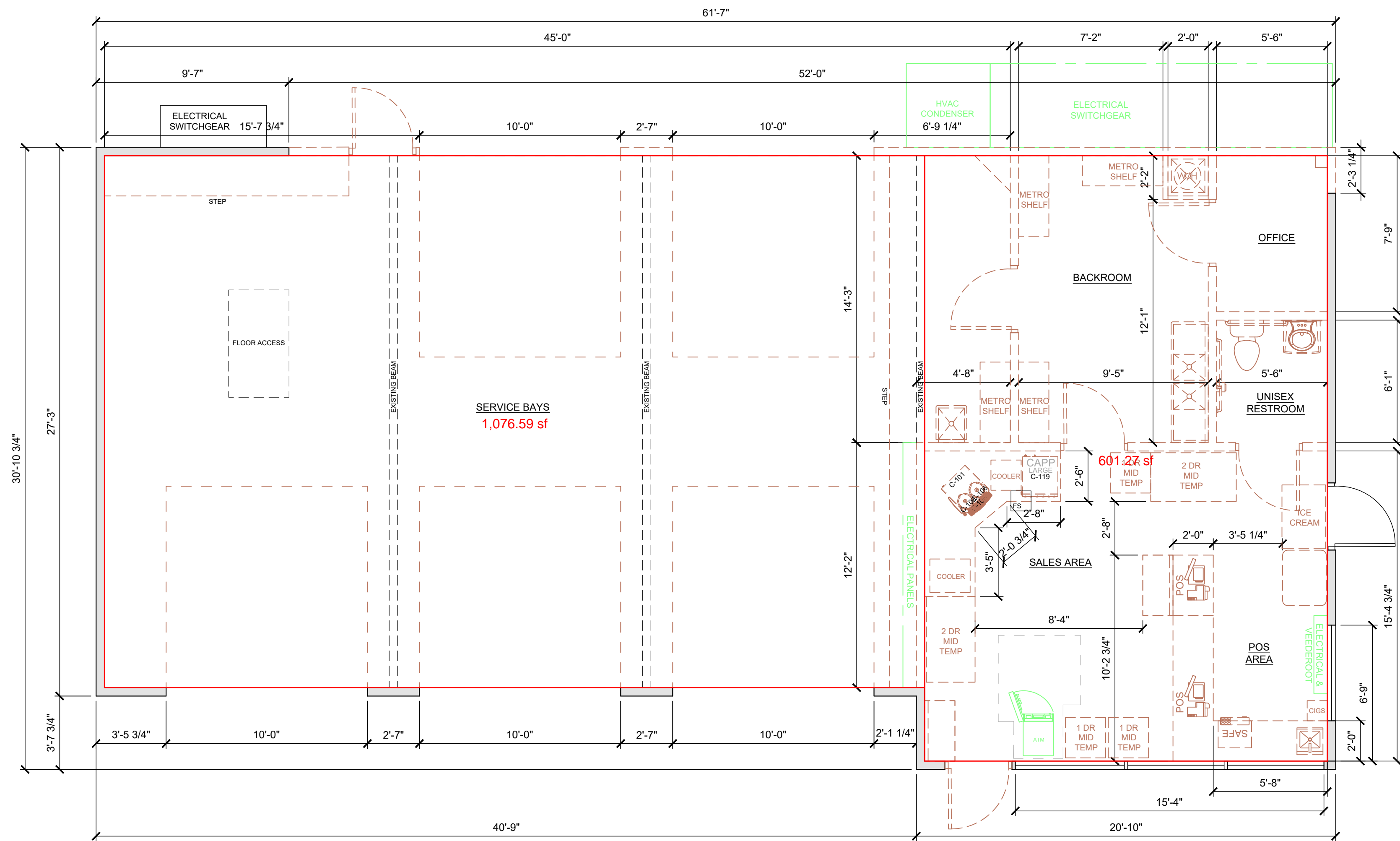
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PROJECT FILE NAME:	REBEL INTERIOR REMODEL & CAR WASH ADD	REVISION #:	DESIGNER:	PAGE:
PROJECT ADDRESS:	20858 E. ARROW HWY. COVINA, CA 91724	06	DV	SP3.0
		STORE #:	DATE:	SCALE:
		109	06-06-2024	3/32" = 1'-0"



SEAL

LINE TYPE LEGEND	
	DEMO
	RELOCATE EXISTING (WITHIN STORE)
	RELOCATE EXISTING (ANOTHER OUTSIDE LOCATION)
	EXISTING



1 DEMO FLOOR PLAN

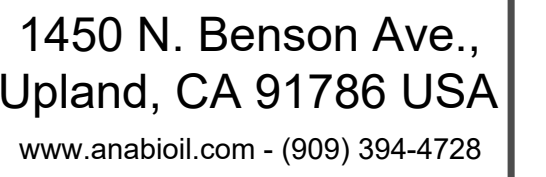


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PROJECT FILE NAME:	REVISION #:	DESIGNER:	PAGE:
	06	DV	D1.0
	STORE #:	DATE:	SCALE:
20858 E. ARROW HWY. COVINA, CA 91724	109	06-06-2024	1/4" = 1'-0"



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PAGE:

A1.0

SCALE:

$$/4'' = 1'-0''$$

DESIGNER:

DV

DATE:

06-06-2024

REVISION #:

90

STORE #:

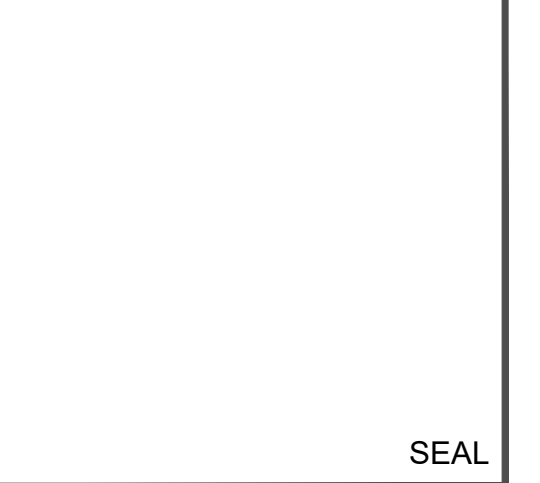
109

PROJECT FILE NAME:



REBEL INTERIOR REMODEL & CAR WASH ADD

PROJECT ADDRESS:

20858 E. ARROW HWY. COVINA, CA 91724



CABINET KEY NUMBER	LENGTH (L)-INCHES	TOTAL NUMBER OF SHELVES	NUMBER OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	TOTAL LINEAR INCHES OF SHELVES	TOTAL LINEAR INCHES OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES
1	2.6	6	0	15.6	0	
2	2.6	6	0	15.6	0	
3	2.6	6	0	15.6	0	
4	2.6	6	6	15.6	15.6	
5	2.6	6	3	15.6	7.8	
6	2.6	6	0	15.6	0	
7	2.6	6	0	15.6	0	
8	2.6	6	0	15.6	0	
9	3	5	0	15	0	
10	15	5	0	75	0	
11	3	5	0	15	0	
12	3	5	0	15	0	
13	15	5	0	75	0	
14	3	5	0	15	0	
15	2.5	1	0	2.5	0	
16	11	1	0	11	0	
17	18	1	0	18	0	
18	4	5	0	20	0	
19	8	1	0	8	0	
20	12.1	1	0	12.1	0	
21	6	8	0	48	0	
22	4	5	0	20	0	
TOTAL	128.4	101	9	474.4	23.4	4.932546374

	NEW CONDITIONS
	RELOCATE EXISTING CONDITIONS (WITHIN STORE)
	EXISTING CONDITIONS

SEAL



PROJECT NUMBER
PRJ2024-004046-(5)

HEARING DATE
6/24/2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit (“CUP”) No.
RPPL2024005952

PROJECT SUMMARY

OWNER / APPLICANT

Solomon, Saltsman and Jamieson

MAP/EXHIBIT DATE

6/6/2024

PROJECT OVERVIEW

A request for a CUP to authorize the sale of beer and wine for off-site consumption (Type 20) in conjunction with a convenience store located at an existing Shell Gas Station and accessory auto-repair shop. The request is for the sale of beer and wine sales between the hours of 10:00 am to 10:00 pm daily.

LOCATION

20858 E. Arrow Highway, Covina CA 91724

ACCESS

E. Arrow Highway and N. Sunflower Avenue

ASSESSORS PARCEL NUMBER(S)

8401-014-032

SITE AREA

0.39 Acre

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Charter Oak

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

MXD (Mixed Use Development)

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 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)
 - Chapter 22.366 (East San Gabriel Valley Planning Area Standards District)
 - Section 22.26.030 (Mixed Use Development Zone)
-

CASE PLANNER:

Carl Nadela, AICP

PHONE NUMBER:

(213) 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. PRJ2024-004046-(5)
CONDITIONAL USE PERMIT NO. RPPL2024005952

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. **RPPL2024005952** on June 24, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Solomon, Saltsman and Jamieson ("Permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption (Type 20) at an existing convenience store associated with an existing gas station and accessory auto-repair shop (“Project”) on a property located at 20858 E Arrow Highway in the unincorporated community of Charter Oak ("Project Site") in the MXD (Mixed Use Development) Zone pursuant to Los Angeles County Code ("County Code") Section 22.26.030.B.3 (Mixed Use Development Zone – Land Use Regulations). The request is for the sale of beer and wine sales between the hours of 10:00 am to 10:00 pm daily.
4. **PREVIOUS ENTITLEMENT(S).** County Assessor’s (“Assessor”) Records that the existing structures were first built in 1963. Plot Plan (“PP”) 06985 was approved in 1992, which authorized the remodeling of the subject service station that was already existing at the Project Site at that time. Site Plan Review (“SPR”) RPPL2024003961 was filed on July 31, 2024 for a 539-square-foot addition and remodel of the existing service station. This application is still under Planning review.
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”).
6. **ZONING.** The Project Site is located in the Charter Oak Zoned District and the East San Gabriel Valley Planning Area and is currently zoned MXD. Pursuant to County Code Section 22.26.030.B.3 (Mixed Use Development Zone – Land Use Regulations), a CUP is required for the sale of beer and wine for off-site consumption at the Project Site.

7. SURROUNDING LAND USES AND ZONING.

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	City of Glendora	City of Glendora	Various commercial uses
EAST	CG, H18 (Residential 18 – 0 to 18 Dwelling Units per Acre)	MXD, R-3 (Limited Density Multiple Residence)	Various commercial uses, apartments
SOUTH	CG, H18, H9 (Residential 9 – 0 to 9 Dwelling Units per acre), City of Covina	MXD, R-3, R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area), City of Covina	Various commercial uses, apartments
WEST	CG, H9	MXD, R-1-7,500	Parking lot, single-family residences (“SFRs”)

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is a 0.39-acre lot that is developed with an existing gas station with an existing accessory convenience store and auto-repair shop. The gas pumps and canopy are located at the northern portion of the Project Site while the convenience store and auto-repair shop building are located at the southern portion. A total of five parking spaces are located at the eastern and northeastern portion of the Project Site.

B. Site Access

The Project Site is accessible via East Arrow Highway, a 100-foot-wide Major Highway, and North Sunflower Avenue, an 80-foot-wide Secondary highway, as identified by the County Master Plan of Highways, to the north and east, respectively. Primary access to the Project Site is via two ingress/egress driveways, one on East Arrow Highway to the north, and one on North Sunflower Avenue to the east.

C. Site Plan

The Site Plan depicts the entire Project Site with the gas pumps and canopy located at the northern portion of the Project Site and the convenience store and auto-repair shop building is located at the southern portion. A total of five parking spaces are indicated at the eastern and northeastern portions of the Project Site. Five parking spaces are required for the existing 600-square-foot convenience store and 1,000-square-foot auto-repair bays. Access to the Project Site is provided by two ingress/egress driveways, one on East Arrow Highway to the north, and one on North Sunflower Avenue to the east.

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 beer and wine is limited to 4.93 percent of the shelf space of the entire existing convenience store.

D. Parking

There are a total of five parking spaces provided at the eastern and northeastern portions of the property. Five parking spaces are required for the existing 600-square-foot convenience store and 1,000-square-foot auto-repair bays.

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 proposed accessory sale of beer and wine for off-site consumption at an existing convenience store associated with an existing gas station and accessory auto-repair. No physical development is proposed as part of the 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 received on May 2, 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 May 7, 2025, a total of 314 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 as to those on the courtesy mailing list for the Charter Oak 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.

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 and office uses have been established along East Arrow Highway, which is a heavily travelled transportation corridor. The existing convenience store and gas station with accessory auto-repair as well as the proposed accessory sale of beer and wine 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 a variety of commercial uses in the vicinity of the Project Site and the existing convenience store with the proposed accessory beer and wine sales for off-site consumption complements these uses. While most of the parcels along East Arrow Highway have been developed with commercial uses, the neighborhoods further to the south, east and west of the Project Site are still predominantly single- and multi-family residential. It is important to preserve this character and ensure that the commercial uses that locate around this area do not have significant adverse impacts on the residential neighborhood. While the request is for the sale of beer and wine for off-site consumption, the existing convenience store and gas station are sufficiently buffered from the surrounding residential areas by concrete block walls, parking lots, landscaping, existing structures, and the widths of East Arrow Highway, a 100-foot-

wide Major Highway, and North Sunflower Avenue, an 80-foot-wide Secondary highway, as identified by the County Master Plan of Highways. With the establishment of adequate operational controls such as hours of alcohol sales, placement of beer and wine display at the back of the store, and prohibition of on-site consumption of alcohol, the requested accessory sale of beer and wine for off-site consumption at the existing convenience store associated with a gas station is not expected to result in any adverse impacts on 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 and office uses have been established along East Arrow Highway, which is a heavily travelled transportation corridor. There are also single- and multi-family residences located to the east, west and south of the Project Site. The existing convenience store and gas station with accessory auto-repair, as well as the proposed accessory sale of beer and wine for off-site consumption and provision of fresh produce at the convenience store, contribute to the variety and diversity of community-serving uses in the area that are of 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 MXD zoning classification as the existing convenience store and gas station use is permitted by right and accessory beer and wine alcoholic beverage sales for off-site consumption is permitted when a CUP is obtained pursuant to County Code Section 22.26.030.B.3 (Mixed Use Development Zone – Land Use Regulations).
16. **FLOOR AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.26.030.D.1 (Mixed Use Development Zone – Development Standards – Floor Area). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station and accessory auto-repair, the existing structures at the Project Site total 4,851 square feet, while the Project Site has a total lot area of 17,035 square feet. This translates into a Floor Area Ratio (FAR) of 0.28, which is in compliance with the maximum allowable FAR of 3.0 for commercial-only used in the MXD Zone.
17. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.26.030.D.2 (Mixed Use Development

Zone – Development Standards – Yards). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, there are no required yards for Zone MXD, if the Project Site does not abut a property zones R-1 (Single-Family Residence) or R-2 (Two Family Residence).

18. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.26.030.D.3 (Mixed Use Development Zone – Development Standards – Height). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, the existing commercial structure at the Project is a single-story, which is well below the maximum height of 65 feet in the MXD Zone.
19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) and 22.26.030.D.5 (Mixed Use Development Zone – Development Standards – Parking). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, there are a total of five parking spaces provided at the eastern and northeastern portions of the property. Five parking spaces are required for the existing 600-square-foot convenience store and 1,000-square-foot auto-repair bays.
20. **LANDSCAPING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code 22.26.030.D.7 (Mixed Use Development Zone – Development Standards – Landscaping). While the Project is a request for the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station, the existing landscaping at the Project Site has previously been reviewed and approved by LA County Planning. Based on the review of County Assessor's Records, the existing structures were first built in 1963. Plot Plan ("PP") 06985 was approved by LA County Planning in 1992, which authorized the remodeling of the subject service station that was already existing at the Project Site at that time. Site Plan Review ("SPR") RPPL2024003961 was filed on July 31, 2024 for a 539-square-foot addition and remodel of the existing gas station. This application is still under Planning review
21. **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.

There are two businesses with sales of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site. County Code Section 22.140.030.E (Alcoholic Beverage Sales – Operating Regulations for Uses Subject to Conditional Use Permit) requires that the shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, if the use is located within a 500-foot

radius of another use selling alcoholic beverages for off-site consumption. A Floor Plan shows the interior layout of the subject convenience store and a shelf space summary table indicates that the shelf space for beer and wine is limited to 4.93 percent of the shelf space of the entire existing convenience store. This is in compliance with the requirements of County Code Section 22.140.030.E.

According to the California Department of Alcoholic Beverage Control (“ABC”), three licenses for alcohol sales for off-site consumption are allowed in the Census Tract where the Project Site is located (4038.02), while four 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. ABC also indicated that the law enforcement agency with jurisdiction over the Project Site does not maintain crime statistics for the area. However, the public convenience of allowing the patrons of the subject convenience store to purchase beer and wine together with their other purchases at the store outweighs the fact that the Project Site is located in an area with an overconcentration of alcohol sales. On the other hand, this needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Because of this, the required finding of public convenience or necessity can be made only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

CONDITIONAL USE PERMIT FINDINGS

22. **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 the store customers with a convenient option to purchase beer and wine with their other purchases. This use is also consistent with the surrounding commercial uses and is sufficiently buffered from the residential neighborhoods to the south, east and west of the Project Site by parking lots, existing structures and the width of North Sunflower Avenue. The incidental sale of beer and wine at the existing convenience store will not adversely affect these uses because the beer and wine will not be allowed to be consumed within the premises. Several conditions of approval, such as hours of alcohol sales and prohibition of on-site consumption, have been incorporated into the CUP to ensure that potential negative impacts to nearby sensitive uses and the surrounding residential areas are avoided.
23. **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 0.39 acre in size and mostly rectangular in shape. It is adequate to accommodate the required development standards. Five

parking spaces are provided at the Project Site. Five parking spaces are required for the existing 600-square-foot convenience store and 1,000-square-foot auto-repair bays. Based on the review of County Assessor's Records, the existing structures were first built in 1963. PP 06985 was approved by LA County Planning in 1992, which authorized the remodeling of the subject service station that was already existing at the Project Site at that time. SPR RPPL2024003961 was filed on July 31, 2024 for a 539-square-foot addition and remodel of the existing gas station. This application is still under Planning review

24. **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.** Vehicular access is provided by East Arrow Highway, a 100-foot-wide Major Highway, and North Sunflower Avenue, an 80-foot-wide Secondary highway, as identified by the County Master Plan of Highways, to the north and east of the Project Site, respectively. They are of sufficient width to provide public access to the Project Site and accommodate traffic generated by the Project. The Project is a request to provide incidental sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station and is not anticipated to generate additional traffic trips from the sale of these alcoholic beverages.
25. 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

26. **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 no sensitive uses within a 600-foot radius of the Project Site.
27. **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 East Arrow Highway have been developed with commercial uses, the neighborhoods to the south, east and west of the Project Site are developed with single- and multi-family residences. The existing convenience store and gas station are sufficiently buffered from the surrounding residential areas by concrete block walls, parking lots, landscaping, existing structures, and the widths of East Arrow Highway, a 100-foot-wide Major Highway, and North Sunflower Avenue, an 80-foot-wide Secondary highway, as identified by the County Master Plan of Highways. With the establishment of adequate operational controls such as hours of alcohol sales, the placement of beer and wine display at the back of the store, and the prohibition of on-site consumption of alcohol, the requested accessory sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station is not expected to result in any adverse impacts on these surrounding residential areas.

28. **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 convenience store and gas station has been in operation at the Project Site since the 1960's and is well integrated into the economic fabric of the community. Allowing the sale of beer and wine for off-site consumption at the Project Site will allow the subject convenience store to continue 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.
29. **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 beer and wine for off-site consumption inside the existing convenience store will not change the exterior appearance of the commercial building at the Project Site. County Assessor's Records that the existing structures were first built in 1963. PP 06985 was approved in 1992, which authorized the remodeling of the subject service station that was already existing at the Project Site at that time. SPR RPPL2024003961 was filed on July 31, 2024 for a 539-square-foot addition and remodel of the existing service station. This application is still under Planning review. The sale of beer and wine at the existing convenience store associated with the existing gas station will not cause blight, deterioration, or substantially diminish or impair property values within the community.
30. **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, three licenses for alcohol sales for off-site consumption are allowed in the Census Tract where the Project Site is located (4038.02), while four such off-site license are currently active. This indicates that there is an overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. ABC also indicated that the law enforcement agency with jurisdiction over the Project Site does not maintain crime statistics for the area. The public convenience of allowing the patrons of the subject convenience store to continue to purchase beer and wine together with their other items at the store outweighs the fact that the Project Site is located in an area with an overconcentration of alcohol sales. However, the required finding of public convenience or necessity can be made only if the sale of alcoholic beverages is limited to 10 a.m. to 10 p.m., daily, which precludes alcohol sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 10 a.m. to 10 p.m., daily.

ENVIRONMENTAL FINDINGS

31. 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 beer and wine for off-site consumption at an existing convenience store at an existing gas station. No physical development is proposed as part of the 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. Therefore, there are no exceptions to the proposed exemption and thus, the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Foothills Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The 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 an area of overconcentration of alcohol sales 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. RPPL2024005952**, subject to the attached conditions.

ACTION DATE: June 24, 2025

MB:CN

5/6/2024

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-004046-(5)
CONDITIONAL USE PERMIT NO. RPPL2024005952**

PROJECT DESCRIPTION

The project is a conditional use permit to authorize the sale of beer and wine for off-site consumption (Type 20) at an existing convenience store associated with an existing gas station, 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 June 24, 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. 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**. The deposit shall be placed in a performance fund, which shall 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.

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 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.
33. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises.

PROJECT SITE-SPECIFIC CONDITIONS

34. This grant shall authorize the sale of beer and wine for off-site consumption at an existing convenience store associated with an existing gas station.
35. This grant authorizes the sale of beer and wine from 10:00 a.m. to 10:00 a.m. daily.
36. Distilled spirits shall not be sold.
37. Beer and wine items shall not be displayed within 20 feet of the cash register or front door.

38. Beer and wine items shall be stored in lockable coolers, which shall be kept locked except for the hours when alcohol sales are approved by this CUP. Any non-refrigerated beer and wine items that are accessible to the public shall be locked in a display case except for the hours when alcohol sales are approved by this CUP.
39. 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.
40. Security alarms shall be maintained inside the store.
41. There shall be no outdoor sales, storage, or displays of merchandise.
42. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.
43. Outside storage of trash shall be within an approved trash enclosure.
44. 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.

ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

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

ABC License Type Requested(s).: _____ (e.g. Type 20, Type 41)

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

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

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

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:

- 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.

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:

- 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.

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.

Alcoholic Beverage Sales Statement of Findings

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The Shell Station and Super Mart is located at 20858 E. Arrow Highway. The subject property is not located within 600 feet of any place used for religious worship, schools, parks, playgrounds, or any other similar use. Regardless of not being located within 600 feet of any such sensitive use, the proposed use will not adversely affect the welfare of the pertinent community because the premise has continuously been operated as a gas station with a convenience mart for many years. The subject site is located within the C-2-BE Neighborhood Commercial Zone, which is “support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote commercial opportunities and preserve residential quality of life.” (LACMC Section 22.20.010) As such, the property is a commercial use within an area designated for commercial land uses.

Currently, the site is attempting to operate this neighborhood convenience market as a “one-stop” shopping experience for its customers and the surrounding neighborhood and adding this incidental sale of beer and wine would ensure the Applicant’s ability to meet the convenience needs of the surrounding community. Therefore, the approval of this request will not result in adverse effects for this neighborhood market.

In fact, the President of Anabi Oil is a former police officer, and its Security Director is a Reserve Officer with over 25 years of retail experience and its Security Manager is a Retired Highway Patrol Officer. Anabi Oil has over 200 ABC licenses in California alone and numerous other ones throughout the United States and is very familiar with the laws and regulations concerning alcohol sales. The premises will have cameras on the inside and outside that can be remotely watched by the Security Department. The sale of a nominal amount of beer and wine in strict adherence to corporate policies, along with the proper management and supervision that will occur, will provide additional convenience that is beneficial to the community and allow this station to be competitive and viable without adversely affecting the welfare of the pertinent community.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

The subject property is sufficiently buffered on all sides from residential areas within the immediate vicinity and will not adversely affect these properties. Specifically:

- To the north, the subject property is buffered from residential units by 6 lanes of traffic along Arrow Highway and several commercial businesses, including the Glendora Public Market, an Arco Station, and a storage unit facility.
- To the east, the subject property is buffered from residential properties by 6 lanes of traffic along N. Sunflower Avenue and a Jiffy Lube Service Center and car wash facility.

- To the south, the subject property is buffered from residential properties by a Commercial Shopping Center and parking lot.
- To the west, the subject property is buffered from residential properties by a Commercial Shopping Center parking lot, which is approximately 475 feet from the subject property to the nearest residential property.

As previously stated, the Applicant is committed to offer exemplary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages. In fact, the President of Anabi Oil is a former police officer, and its Security Director is a Reserve Officer with over 25 years of retail experience and its Security Manager is a Retired Highway Patrol Officer. Anabi Oil has over 200 ABC licenses in California alone and numerous other ones throughout the United States and is very familiar with the laws and regulations concerning alcohol sales. The premises will have cameras on the inside and outside that can be remotely watched by the Security Department. The sale of a nominal amount of beer and wine in strict adherence to corporate policies, along with the proper management and supervision that will occur, will provide additional convenience that is beneficial to the community and allow this station to be competitive and viable without adversely affecting the welfare of the pertinent community.

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

This is an existing business, so granting the Applicant's request for this Conditional Use Permit Application and Determination of Public Convenience or Necessity will not adversely affect the economic welfare of the nearby community but will instead contribute to further enhancing the economic well-being by providing local residents with a one-stop shopping experience, eliminating the need to go outside the community to fulfill all their shopping needs.

The sale of a nominal amount of beer and wine in conjunction with offering varied groceries and household supplies, along with fuel, at this Shell Station and Food Mart will better serve the convenience needs of local businesspeople, shoppers, and residents. The residential uses, as well as other establishments, have not been adversely affected in the years that the business has operated at this location. The addition of an incidental amount of beer and wine for off-site consumption will not be detrimental to residential neighbors, but rather will provide a desired amenity.

No changes are proposed as part of this application except for the request for an incidental amount of beer and wine sales for off-site consumption and necessary interior improvements. The business already operates with approved 24-hour operations, thus there is no reason to expect any adverse change.

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

Yes, the exterior appearance of this existing building is and will remain consistent with the other commercial structures within the neighborhood. There are no physical changes proposed as part of this

application except for the request for an incidental amount of beer and wine sales for off-site consumption and necessary interior improvements.

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:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.**

The Applicant, RADC Enterprises, Inc. dba Anabi Shell Station and Food Mart, is submitting this request for a finding of Public Convenience or Necessity (“PC or N”) for its Shell fuel station and convenience store, located at 20858 E Arrow Hwy, Covina, CA. The Applicant is also in the process of filing an application with the California Department of Alcoholic Beverage Control (“ABC”) for a Type 20 Off-Sale Beer and Wine License, which permits the sale of beer and wine for off-site consumption, as well as applying for a Conditional Use Permit with County of Los Angeles Department of Regional Planning.

Overconcentration is sometimes misconstrued as meaning that only a certain number of Alcohol Beverage Commission licenses can be issued within a given geographical area. However, this interpretation ignores the fact that good zoning practice actively encourages the concentration of a large number of alcohol-selling businesses within a small geographic area zoned commercial; what section 23958.4 terms an “undue concentration.” “Undue concentration” is specifically defined in the Business and Professions Code as any per capita number of licenses in a census tract which is higher than the per capita number of licenses in the county in which the census tract is located. Notably, the Business and Professions Code does not mention the needs or convenience of the community, nor does it take into account the specific zoning of an area. It also does not consider that cities design their zoning codes to concentrate business, including businesses that sell alcoholic beverages, within commercially zoned areas that intentionally have a low population because they are not zoned residential. Thus, under the ABC Act, a low number of ABC licenses would be allotted to a commercially zoned area because of its low population despite a county’s intent to have a high percentage of businesses operate within that commercial zone. Ironically, the ABC Act would allow greater ABC licenses in residentially zoned areas.

Here, the location is commercially zoned as “Neighborhood Business (C-2-BE)” and is intended to “support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote

commercial opportunities and preserve residential quality of life.” (LACMC Section 22.20.010)” Thus, the zoning for this area would call for a large number of alcohol licenses to be within the area. Not surprisingly, there are three (3) licenses for sale of alcohol for off-site consumption that are statutorily authorized in Census Tract 4038.02 and four (4) existing licenses, which consist of liquor stores, a grocery and deli outlet (but its signage describes it as a liquor store), and an ARCO station.

These locations are vastly different from the Applicant’s as the liquor stores sell primarily only alcohol and offer little to no groceries. Moreover, the look and feel of these liquor stores is consistent with what is traditionally thought of as a liquor store and is not generally a location one would go to for groceries not in conjunction with alcohol sales. In contrast, the Applicant’s c-store is in the process to be approved to be approx. 2,300 sq. ft. and offer a wide variety of groceries and sundries with only a nominal amount of that space dedicated to beer and wine, if this Application is approved. Additionally, the ARCO across the street has a very small kiosk-esque c-store that does not offer anywhere near the same variety of groceries and sundries that the Applicant will. Thus, no other business within the census tract offers the same variety of food, fuel, and household products as this location offers.

The Applicant believes – and hopes that the County will agree – that the introduction of a small amount of beer and wine at the subject site will benefit Los Angeles County’s economy, provide valuable services to the community, and not incur any negative consequences to the County’s detriment. Therefore, RADC Enterprises, Inc. respectfully submits this application for a determination that pursuant to Business and Professions Code § 23958.4 the Public Convenience or Necessity would be served by the issuance of a Type 20 ABC License at the subject location.

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.

The premises is an existing service station and convenience store, operating 24 hours daily. The proposed alcohol sales hours would be from 10 a.m. to 10 p.m., daily. There are no changes being requested with this Application to the premises’ footprint or its current operations, other than the Applicant’s request to add the incidental sale of beer and wine for off-site consumption (Type 20 ABC License).

The Shell Gas Station currently exists as a full-service fueling station, and is upgrading its food mart to be 2,300 sq. ft., enabling customers to purchase everyday grocery items, including fresh food items, and is requesting approval for the off-site sale of a small amount of beer and wine to further the convenience provided to the surrounding community. The Applicant has served the community for many years in the heart of the larger shopping center development but is having difficulty competing with other gas stations now allowed to sell alcohol, including that ARCO station across the street. Therefore, the Applicant seeks to expand that use by adding a small amount of beer and wine to its offerings for the convenience of its customers.

It puts the Applicant at an unfair economic disadvantage to not be allowed to the same rights and privileges as other service stations within the nearby vicinity and causes the Applicant to not just miss out on the sale of beer and wine but also the entire sale along with that (e.g., chips, milk, paper towels, gas, etc.) because a customer wants a one-stop shopping option and will travel to the nearby gas stations in neighboring towns in order to purchase all items at one time since the ARCO across the street has a limited selection of food products.

iii. The extent to which the requested use will enhance the economic viability of the area.

The addition of alcohol at the subject site would increase the economic health of this community located within Los Angeles County by supplying additional one-stop-shopping convenience to both residents and travelers along Arrow Hwy. The Site is located at a busy intersection in a busy commercial district and is surrounded by a variety of commercial uses. The Applicant's customers draw from residents in this and surrounding areas, as well as employees and customers of the many commercial uses in the vicinity. The requested finding of Public Convenience or Necessity, along with a CUP and ABC license to sell beer and wine for off-site consumption in an existing gas station food mart will enable existing customers to conveniently purchase these items, rather than taking their business to another gas station and or grocery store in the Covina area.

Additionally, allowing the sale of a nominal amount of beer and wine at this Shell Station will ensure its economic viability as it is competing with and losing sales to the ARCO across the street, which is allowed to sell beer and wine.

Enabling the Shell Gas Station to sell beer and wine is consistent with the General Plan Commercial Land Use designation and Neighborhood Business (C-2-BE) zoning which describe the area as intended to "support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote commercial opportunities and preserve residential quality of life." (LACMC Section 22.20.010) Therefore, the approval of the Applicant's request for a Finding of Public Convenience or Necessity at this location will enhance the economic vitality of the area.

iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.

N/A. The Applicant submits this Conditional Use Permit ("CUP") Application and request for a Finding of Public Convenience or Necessity to request approval for the off-site sale of beer and wine in conjunction with an existing Shell Service Station located at 20858 E Arrow Avenue, Covina, CA. The premises is an existing service station and convenience store, operating 24 hours daily. The proposed alcohol sales hours would be from 10 a.m. to 10 p.m., daily. There are no recreational or entertainment opportunities proposed with this application.

v. The extent to which the requested use compliments the established or proposed businesses within a specific area.

The Shell Gas Station is an existing full-service fueling station, enabling customers to purchase everyday grocery items, including fresh food items to the surrounding community. This Shell Station has served the community for many years in the heart of the larger shopping center development and is requesting approval for the off-site sale of a small amount of beer and wine to further the convenience provided to its customers.

vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.

There are four (4) existing alcohol licenses within this location's census tract, which consist of two liquor stores, a grocery and deli outlet (but its signage describes it as a liquor store), and an ARCO station.

These locations are vastly different from the Applicant's as the liquor stores sell primarily only alcohol and offer little to no groceries. Moreover, the look and feel of these liquor stores is consistent with what is traditionally thought of as a liquor store and is not generally a location one would go to for groceries not in conjunction with alcohol sales. In contrast, the Applicant's c-store is in process to be approved to be approx. 2,300 sq. ft. and offer a wide variety of groceries and sundries with only a nominal amount of that space dedicated to beer and wine, if this Application is approved. Additionally, the ARCO across the street has a very small kiosk-esque c-store that does not offer anywhere near the same variety of groceries and sundries that the Applicant will. Thus, no other business within the census tract offers the same variety of food, fuel, and household products as this location offers.

vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.

The site will provide a variety of goods and services that customers at a full-service service station and convenience store expect, including basic grocery items, snacks, beverages, basic utility, automotive, household and dry goods, and of course fuel. The sale of alcoholic beverages will make this location a convenient "one-stop" shop, enabling the surrounding community to purchase everyday essential grocery and utility items, including alcoholic beverages, at the same time. The primary use at this site is an automotive service station and food mart, of which alcohol sales will take up a relatively small portion, both in terms of floor area and shelf space. The alcohol sales are being provided as a convenience to customers so that they may purchase all of their shopping needs at one time in one trip. The sale of a partial line of alcoholic beverages will be ancillary to the main retail sales of the food mart and automotive services that will be provided at the site. The project will be beneficial to the local community and the local economy by enhancing a revenue generating use which has faithfully served the development for years.

Shoppers who visit the large retailers within the community are often on extended shopping trips, purchasing a wide range of items at once. None of these larger retailers offer the in-and-out convenience and particular range of services, groceries, and gas that the Applicants do and will. Additionally, shopping at similar locations may take longer than individuals in a hurry would prefer to spend. A full-service convenience store at a well-established gas-station enables quick-trip access to a wide range of grocery, beverage, and utility goods, and captures business which might otherwise pass the area by. If the Applicant is unable to sell a small amount of beer and wine, then it may not only lose that sale of beer and wine but also the other groceries that customer was intending to buy because they will go to one of the other less-convenient alcohol retailers. Similarly, customers that now purchase beer and wine will have the option of doing so from a convenience store that allows them to also purchase a wide array of other products and allow for them to purchase all of their needs in one stop.

viii. The aesthetic character and ambiance of the requested use.

RADC Enterprise Inc.'s Shell service station and food mart is a commercial use located in a commercial zone. The location, size, and height of the existing store will not be changing. With this conditional use authorization and PCN finding, the subject store will only provide a small amount of beer and wine for off-site consumption that is standard for this type of establishment. The existing use does and will continue to enhance the commercial nature of the community and would increase the range of services available to local customers, workers, and residents. Thus, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade the aesthetic character or ambiance of the surrounding neighborhood.

ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

The requested use, location, and operator do not have a history of law enforcement problems. In fact, the Applicant operates with over 200 ABC licenses spanning over 16 different States. The President of the business is a former police officer, who understands the importance of security and public safety, and its Security Director is a Reserve Officer with over 25 years of retail experience and its Security Manager is a Retired Highway Patrol Officer. The Applicant is committed to offer exemplary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages.

The premises will have cameras on the inside and outside that can be remotely watched by the Security Department. Additionally, the Applicant and staff will continue to adhere to those policies at this location and follow the below listed policies:

- All associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted alcoholic beverage and tobacco products, and workplace safety.
- The Applicant utilizes multiple digital surveillance cameras at the subject location.
- The Applicant will have cash registers "hard stops" that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol or tobacco before completing the sale.
- The Applicant will lock all cooler doors that contain alcohol during the hours that alcohol cannot be sold (10 p.m. to 10 a.m.).

The sale of a nominal amount of beer and wine in strict adherence to corporate policies, along with the proper management and supervision that will occur, will provide additional convenience that is beneficial to the community and allow this station to be competitive and viable without adversely affecting the welfare of the pertinent community.

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.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<p>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.
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>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; and b. By other public or private service facilities as are required.

Conditional Use Permit Statement of Findings

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

This application is simply for a Conditional Use Permit requesting authorization for the off-site sale of beer and wine. Anabi Oil's locations nationwide are reinventing the idea of what a full-service fueling station should be and are actively striving to help the communities in which they operate by providing easy, accessible fuel services while also working to consolidate and minimize its customers' shopping trips. With hundreds of locations in the United States, Anabi Oil is committed to providing safe, expedient and reliable food marts offering healthy and convenience food options. The Applicant has incorporated a state of the art, full-service food mart into the Shell fueling station in order to offer healthy food options for customers which provide a simpler, more accessible one-stop shopping experiences for the surrounding community.

The subject site is located within the C-2-BE Neighborhood Commercial Zone, which is "support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote commercial opportunities and preserve residential quality of life." (LACMC Section 22.20.010)

With the submission of this Conditional Use Permit Application, the Applicant believes and will ensure that the subject project is consistent with the adopted General Plan in that the requested application will be a positive enhancement of this existing use and will continue to contribute to the economic vitality of the area. As such, the proposed project substantially conforms with the purpose, intent, and provision of the General Plan.

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

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

This is a Conditional Use Permit application requesting authorization for the off-site sale of an incidental amount of beer and wine at an existing Shell Station and Super Mart. The proposed sale of the incidental amount of beer and wine will continue to provide a benefit to the nearby community by allowing for one-stop shopping and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the area.

The Applicant operates with over 200 ABC licenses spanning over 16 different States. The President of the business is a former police officer, who understands the importance of security and public safety. The Applicant is committed to offer exemplary management and strict adherence to its corporate policies regarding responsible retailing of alcoholic beverages.

The project site consists of an existing gas station with eight (8) fueling pumps and an existing convenience store (the c-store is in process to be approved to be upgraded to approx.. 2,300 sq. ft.), Food Mart. There are multiple access points to the site, including two driveways along N. Sunflower Avenue and one driveway along Arrow Hwy. The surrounding properties in all

directions are similarly designated as commercially zoned properties, including but not limited to fast-food restaurants, dine-in restaurants, retail stores, a bank, auto parts stores, dental offices, and the Glendora Public Market. There are residential properties which are buffered from the subject property by these commercial uses.

The subject store is part of a well-known national chain of established fueling stations and food marts. Its continued business at this location will re-enforce the character of the area.

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

The approval of this Conditional Use Permit and request for a Determination of Public Convenience or Necessity will not be materially detrimental to the use, enjoyment or valuation of property other persons located in the vicinity of the site. In fact, the addition of a nominal amount of beer and wine sales will continue to serve to strengthen the economic vitality of the area and this store in particular. The Applicant is at a competitive disadvantage by not being able to offer this line of product and could be forced to close its business, which vacancy would be detrimental to the value of nearby properties.

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

The proposed addition of an incidental amount of beer and wine sales at an existing Shell Service Station and Food Mart will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The subject property is a commercial use within an area designated for general commercial land uses. At any given time, there are between 1 and 4 employees working on site. The proposed alcohol sales hours would be from 10 a.m. to 10 p.m. There are no changes being requested with this Application to the premises' footprint or its current operations, other than the Applicant's request to add the incidental sale of beer and wine for off-site consumption (Type 20 ABC License).

The Shell Station and Super Mart currently exists as a full-service fueling station, enabling customers to purchase everyday grocery items, including fresh food items, and is requesting approval for the off-site sale of a small amount of beer and wine to further the convenience provided to the surrounding community. The Super Mart is in process to be approved to be upgraded to approx. 2,300 sq. ft. and offers a wide variety of grocery/household items and beer and wine fall within the common type of good that customers want from a full-service food mart. This neighborhood business has been in successful operation for many years and has proven itself in that time to be a good neighbor. The sale of a nominal amount of beer and wine in strict adherence to corporate policies, along with the proper management and supervision that will occur, will provide additional convenience that is beneficial to the community and allow this station to be competitive and viable without adversely affecting the welfare of the pertinent community. This Shell Station is in an area with various commercial uses that directly abut it. No residential use abuts this location and therefore more than sufficient buffering exists with regard to any residential use. The use is consistent with other uses in the community, providing neighborhood convenience for automobile services and household products. The Applicant now

requests to include the incidental sale of beer and wine in its product offering in order to continuing serving all the needs of the patrons and surrounding neighborhood. This business will continue to operate in harmony with the surrounding community and will continue to have a positive economic impact on the neighborhood.

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.

Yes, the project site is and will remain adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features with the uses in the surrounding area. There are no proposed physical changes proposed with this application. The project's location, size, height, and operations will have already been approved through previously approved building plans and permits. Therefore, the structures and daily operations are and will remain compatible with adjacent properties and the surrounding neighborhood.

B.4 The proposed site is adequately served:

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

The proposed site is and will remain adequately served by the existing highways and streets, which have proved to be of sufficient width to carry the traffic generated by this Shell Service Station and Food Mart. The continuation of the Shell Station and Food Mart at this location will continue to serve the needs of local businesspeople, shoppers, and residents. The residential uses, as well as other establishments, have not been adversely affected in the years that the business has operated at this location. The addition of an incidental amount of beer and wine for off-site consumption will not be detrimental to this community, nor will it increase traffic patterns, but rather will continue to provide a desired amenity.

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

This is an existing business, so granting the Applicant's request for this Conditional Use Permit Application and request for a PCN Determination will not create a traffic hazard or cause significant congestion or disruption of vehicular circulation on adjacent streets. The existing use will continue to be adequately served by all required service facilities. No changes are proposed as part of this application except for the request for an incidental amount of beer and wine sales for off-site consumption and necessary interior improvements. The business already operates with approved 24-hour operations, thus there is no reason to expect any adverse change.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 24, 2025
PROJECT NUMBER: PRJ2024-004046-(5)
PERMIT NUMBER(S): Conditional Use Permit RPPL2024005952
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 20858 E Arrow Highway, Covina CA 91724
OWNER: Anabi Real Estate Development LLC
APPLICANT: Solomon, Saltsman and Jamieson
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 beer and wine for off-site consumption at an existing convenience store associated with an existing gas station and accessory auto-repair. No physical development is proposed as part of the 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.

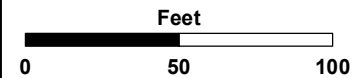


AERIAL IMAGERY

SITE-SPECIFIC MAP

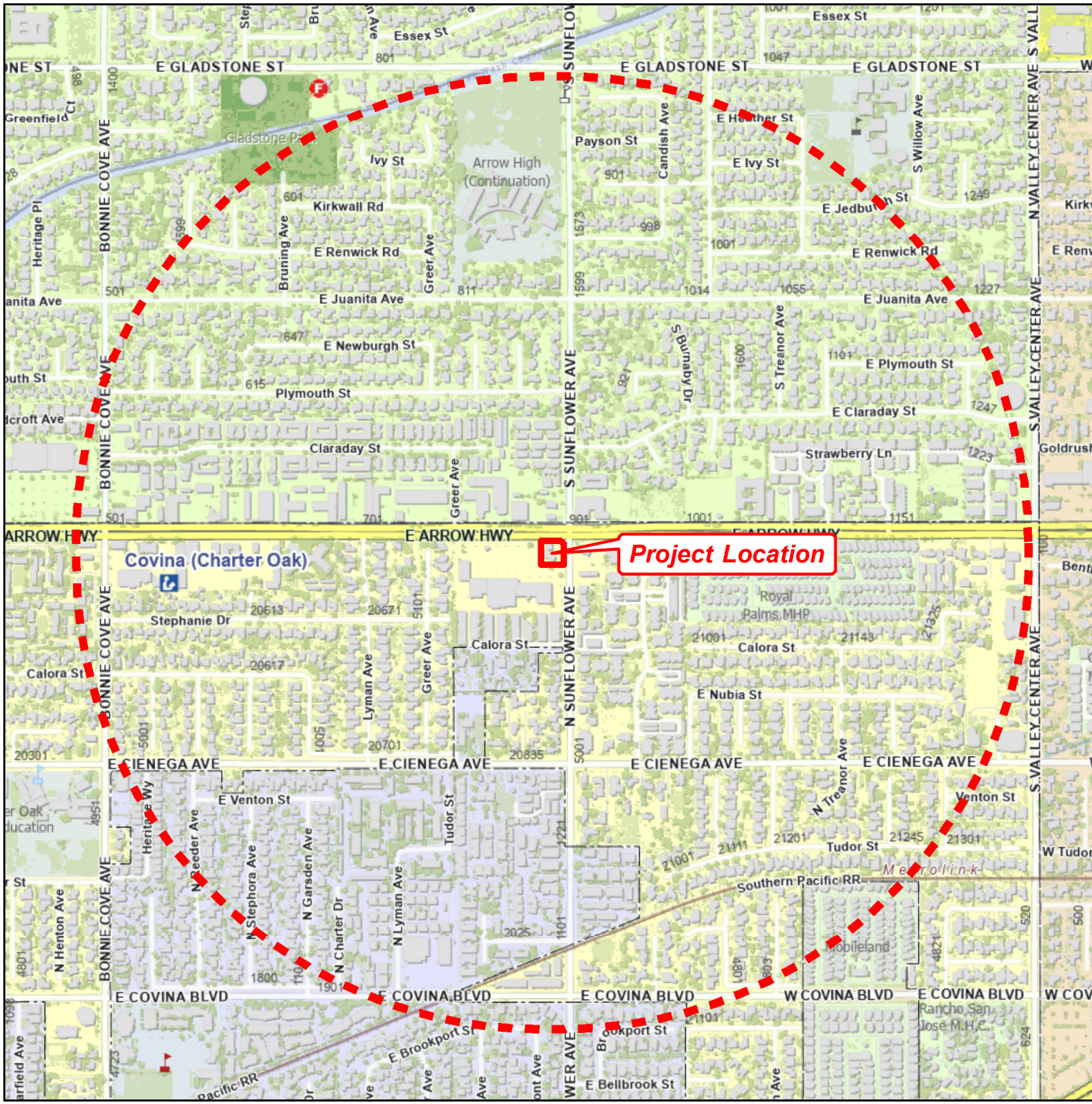
PROJECT NO. PRJ2024-004046
ALCOHOL CUP RPPL2024005952

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

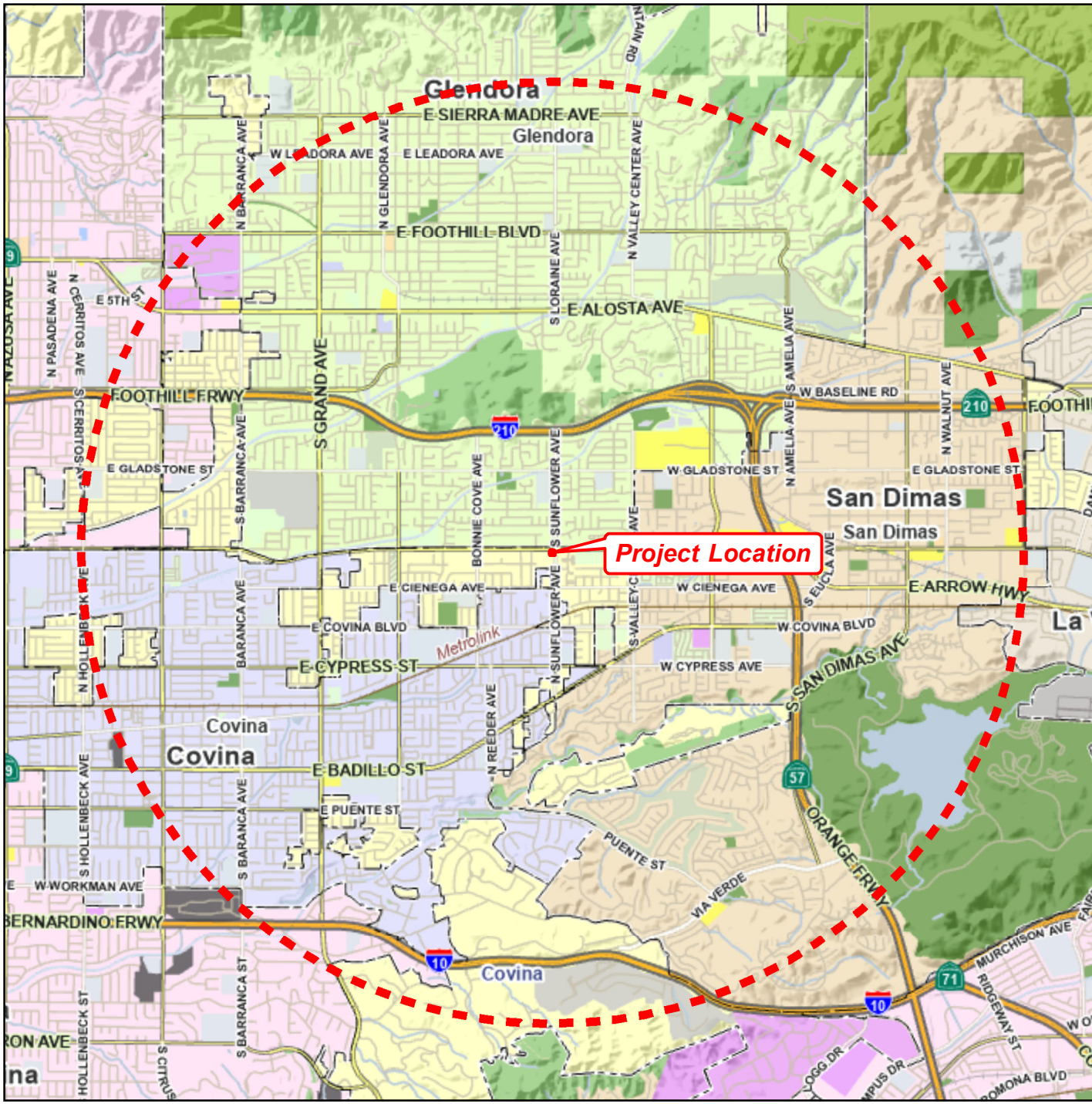
PROJECT NO. PRJ2024-004046
ALCOHOL CUP RPPL2024005952



Feet
0 600 1,200

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

LA COUNTY
PLANNING



3-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2024-004046
ALCOHOL CUP RPPL2024005952

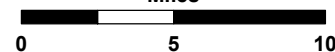


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ALCOHOL CUP RPPL2024005952



Miles

LA COUNTY
PLANNING

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

Photographs for PRJ2024-004046-(5) Conditional Use Permit RPPL2024005952

View of Subject Property from the Northwest



View of Subject Property from the Northeast



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

RADC ENTERPRISES, INC.

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

20858 E ARROW HWY, COVINA CA 91724-1319

3. LICENSE TYPE

20 (OUT)

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input checked="" 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

☐ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1 : 1,581

☐ On-Sale ☒ Off-Sale

8. CENSUS TRACT NUMBER

4038.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

☐ On-Sale ☒ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

4

☐ 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

(599-G2)

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☐ Yes (Go to Item #13)☒ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

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

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

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

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

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

2-6-25

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

[illegible]

22. APPLICANT SIGNATURE

23. DATE SIGNED

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes	No	See Attached (i.e., letter, resolution, etc.)
-----	----	---

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

Blank lined paper.

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER _____

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED _____

02/06/2025 11:37 AM

		Over-Concentration (Summary)			
County Name	Census Tract	On-Sale Allowed	On-Sale Existing	Off-Sale Allowed	Off-Sale Existing
LOS ANGELES	4038.02	6	3	3	4



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



May 2, 2025

Carl Vincent Nadela, AICP
Principal Regional Planner-Puente Whittier Development Services
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-004046-(5)
Permit No.: Conditional Use Permit (CUP) No. RPPL2024005952
Establishment: Shell Gas Station
Location: 20858 E. Arrow Highway, Covina, California 91724
Description: Conditional Use Permit for the sale of beer and wine for off-site consumption in conjunction with a convenience store at an existing Shell Service Station.

Dear Mr. Nadela,

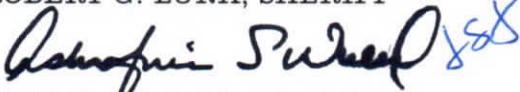
The purpose of this letter is in response to your request regarding criminal activity at said business. Approximately 13 Part 1 Crimes were reported at the location within the past five years. During the indicated time, San Dimas Station responded to 64 calls for service. The calls for service appeared routine in nature. It should be noted there was a significant increase of calls for service from 11 in 2023 to 26 in 2024.

Based on the aforementioned, San Dimas Station does not oppose this establishment to allow the sales of beer and wine for off-site consumption. However, we recommend crime prevention measures including security lighting, alarm systems, and surveillance cameras. We also recommend employees are trained on responsible alcohol service and ensure they are able to verify the age of purchasers.

In addition, the location should abide by the requirements and guidelines set forth the Alcoholic Beverage Control. Should you have any questions or concerns, please contact Lieutenant Louis Serrano Jr., at (909) 450-2705.

Sincerely,

ROBERT G. LUNA, SHERIFF


Walid S. Ashrafnia, Captain
San Dimas Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —