

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-003768-(2)
CONDITIONAL USE PERMIT NO. RPPL2023003810

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023003810** on October 15, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Harmail Singh and Narinder Singh ("Permittee"), requests the CUP to authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a Type 20 California Department of Alcohol Beverage Control (“ABC”) License to a Type 21 ABC License, as an accessory use in an existing grocery market (“Project”) located at 4417 Lennox Boulevard in the unincorporated community of Lennox (“Project Site”) in the C-2 (Neighborhood Commercial) zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize the sale of alcoholic beverages for off-site consumption in the C-2 Zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 4417 Lennox Boulevard within the Lennox Zoned District and South Bay Planning Area.
6. **PREVIOUS ENTITLEMENT.**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 201300902	Rebuild passageway damaged by fire	Approved on September 29, 2015.

7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the South Bay Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
8. **ZONING.** The Project Site is located in Lennox Zoned District and is currently zoned C-2. Pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales), a CUP is required to authorize the sale of alcoholic beverages for off-site consumption.

9. SURROUNDING LAND USES AND ZONING

LOCATION	SOUTH BAY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density), CG (General Commercial)	R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence), C-3 (General Commercial)	Multifamily residences (MFRs), single-family residences (SFRs)
EAST	CG, P (Public and Semi-Public), H30	C-3, C-2 (Neighborhood Commercial), R-3-P	Restaurant, retail stores, County Library
SOUTH	CG, H30	C-2, R-3, R-3-P	Grocery store, convenience store, public eating establishments, MFRs
WEST	CG, H30, H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	C-2, R-3-P, R-3, R-2 (Two-Family Residence)	MFRs, retail stores, barber & beauty shops, church

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.15 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a 4,492-square-foot commercial building used as a grocery market.

B. Site Access

The Project Site is accessible via Lennox Boulevard to its south. Access to the Project Site will be via an entrance/exit facing Lennox Boulevard and the adjacent 20-foot-wide alley.

C. Site Plan

The existing site plan depicts the Project Site developed with a commercial building fronting Lennox Boulevard to its south. Uncovered parking is available along the east side of the building, accessible via the adjacent 20-foot-wide alley.

D. Parking

The Project Site includes a total of five existing parking spaces, including one accessible for persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”), directly accessible via and perpendicular to the adjacent 20-foot-wide alley. The commercial building was constructed in 1955 and there were no parking requirements for retail uses in the C-2 zone until 1958. Additionally, the Project Site is located less than a half-mile from the Hawthorne Station on the LA Metro (Los Angeles County Metropolitan Transit Authority) C (Green) Line, which is a major transit stop as defined in California Public Resources Code section 21064.3. Pursuant to California Assembly Bill No. 2097 (“AB 2097”), minimum parking requirements do not apply to the Project.

11. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“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 expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at an existing grocery market. No modifications or physical development are proposed. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment.
12. **COMMUNITY OUTREACH.** During the month of September 2025, the Permittee posted a petition at the Project Site for customers, which obtained approximately 125 signatures indicating support of the CUP request.
13. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Commission was issued on October 2, 2025.
14. **AGENCY RECOMMENDATIONS.**
 - A. County Sheriff’s Department, South Los Angeles Station (“Sheriff”): Recommended approval in a letter dated July 9, 2025.
 - B. ABC: in a report dated July 11, 2024, indicated that the Project Site is:
 - a. Located in a Census Tract overconcentrated with ABC Licenses for the sale of alcoholic beverages for off-site consumption, because two licenses are allocated to the Census Tract and five licenses currently exist; and
 - b. Located in a High Crime Reporting District as defined and determined by ABC.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (Daily Journal). On September 4, 2025, approximately one month prior

to the public hearing, a “Notice of Public Hearing” sign was posted on the Project Site, plainly visible from the public right-of-way on Lennox Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On August 21, 2025, a total of 63 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 500-foot radius from the Project Site, as well as nine (9) notices to those on the courtesy mailing list for the Lennox Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the General Plan and Area Plan because the CG designation is intended for local-serving commercial uses, such as a neighborhood grocery market with the accessory sale of alcoholic beverages. The Commission further finds that the Project promotes local and legacy businesses.

17. GOALS AND POLICIES – GENERAL PLAN. The Commission finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Policy LU 5.2:** Encourage a diversity of commercial and retail 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.
- **Goal LU 7:** Compatible land uses that complement neighborhood character and the natural environment.

The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings with a full line of alcoholic beverage sales. The market will continue to provide grocery items, including meat, fresh produce, and whole grains, which would be maintained with approval of the CUP. The Project will include conditions of approval that, among other things, will continue to limit the total shelf space devoted to alcoholic beverages to five percent of the store, and a restriction on the hours of authorization to sell alcoholic beverages for off-site consumption. This will ensure that the meat market continues to serve primarily as a grocery store while expanding to a full line of alcoholic beverages and mitigate any potential adverse impact on the surrounding residential neighborhood.

18. GOALS AND POLICIES – AREA PLAN. The Commission finds that the Project is consistent with the goals and policies of the Area Plan, including the following:

AREAWIDE POLICIES

- **Policy LU 4.6: Local, Small-Scale Commercial.** Ensure that established commercial and mixed-use corridors continue to provide local small- and moderate-sized commercial spaces for neighborhood-serving uses.

COMMUNITY-SPECIFIC POLICIES

- **Policy 1.2: Local and Legacy Businesses.** Support small and legacy business along Lennox and Hawthorne Boulevards through exploring business retention strategies, such as workforce development that aim to help preserve existing community assets, amenities, and jobs.

The Project would expand the offerings of alcoholic beverages for off-site consumption within the existing grocery market. The Project Site has been selling alcoholic beverages for off-site consumption for over 30 years and primarily serves the surrounding residential community. The grocery market will continue to provide grocery items, including fresh produce and whole grains, which would be maintained with approval of the CUP. The Project Site has been deemed-approved for the sale of beer and wine for off-site consumption, subject to County Code Section 22.140.030.I (Performance Standards for Deemed-Approved Uses). If approved, the CUP would impose conditions of approval that will, among other things, limit the total shelf space devoted to alcoholic beverages to five percent of the store and restrict the hours to sell alcoholic beverages for off-site consumption. These new operational standards will minimize negative impacts on sensitive uses and surrounding residential neighborhood, consistent with the Area Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-2 zoning classification because the accessory sale of alcoholic beverages for off-site consumption is permitted in such zone with a CUP, while the primary use of a grocery market is permitted in such zone with a ministerial Site Plan Review, pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
20. **REQUIRED YARDS.** The Commission finds no yards are required for nonresidential uses in the C-2 Zone.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). The existing building is 16 feet tall, within the maximum allowable building height of 35 feet.
22. **PARKING.** The Commission finds that the Project is not consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces) which requires one vehicle parking space for every 250 square feet of retail floor area, or 18 spaces. Additionally, pursuant to AB 2097, because the Project Site is located less than a half-mile from the Hawthorne Station on the LA Metro C (Green) Line minimum parking requirements do not apply to the Project. The Project Site has five existing vehicle parking spaces and was developed in 1955, prior to parking requirements in the C-2 zone which became effective in 1958. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard.

23. **SIGNS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs). A maximum of three square feet of wall signage is allowed per linear foot of building frontage. The building face fronting Lennox Boulevard is 53 feet and 3 inches wide, which allows a maximum of 159.75 square feet for wall signage. A 28-square-foot wall sign for the grocery market, facing Lennox Boulevard, exists on the Project Site.
24. **LANDSCAPING.** The Commission finds that the Project is not consistent with County Code Section 22.20.040 (Development Standards for Commercial Zones) which requires that a minimum 10 percent of the 6,338-square-foot lot area, or approximately 634 square feet, be landscaped. The Project Site does not have any landscaping and was developed in 1955, prior to parking requirements in the C-2 zone which became effective in 1958. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard.
25. **TREE PLANTING.** The Commission finds that the Project is not consistent with County Code Section 22.126.030 (Tree Requirements) which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or three (3) trees, be planted. The Project Site does not have any trees and was developed in 1955, prior to tree planting requirements in the C-2 zone which became effective in 2016. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Commission finds that this standard does not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.
26. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). Display of alcoholic beverages will be restricted to a maximum of five percent of total shelf space in the grocery market. Other standards have been incorporated into the conditions of approval for the CUP, including but not limited to restricted hours for alcoholic beverages sales, required offering of fresh produce and whole grains, and the participation of employees in relevant State training programs for alcoholic beverage sales.
27. **PLANNING AREA STANDARDS DISTRICT ("PASD").** The Commission finds that the Project is not consistent with County Code Chapter 22.318 (South Bay PASD) which imposes areawide development standards for the C-2 zone, including:
- a. A five-foot-wide landscaping buffer for lots abutting a residential use or zone;
 - b. A solid masonry wall along lot lines abutting a residential use or zone; and
 - c. Parking areas must be placed behind buildings.

The Project Site does not have a landscaping buffer or solid masonry wall between the abutting multifamily residences to its west and north, and its five parking spaces are in front of the building. The Project Site was developed in 1955, prior to these requirements in the PASD which became effective in 2025. Therefore, the Commission finds that the Project is legal nonconforming with respect to these standards.

Furthermore, the Commission finds that these standards do not apply to the Project pursuant to County Code Section 22.318.040 (Applicability) because the Project does not include a floor area addition, repair, or modification.

CONDITIONAL USE PERMIT FINDINGS

28. **The Commission finds that 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.** The Permittee has operated for over 30 years with the sale of beer and wine for off-site consumption, with no reported adverse impacts on the surrounding community. The Project contributes to a variety of commercial and retail services available to local residents. The building is adequate in size for the requested operation of a grocery market with the sale of alcoholic beverages and is located within close proximity of multifamily residences and Hawthorne Boulevard, a heavily-traveled commercial corridor. With the recommended conditions of approval for the CUP, the Project is not anticipated to adversely impact or endanger persons in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.
29. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is consistent with applicable required standards in Title 22, although legal nonconforming with respect to certain standards such as landscaping and buffering, because the Project Site was developed in 1955. The five existing parking spaces are adequate for the needs of this business because it primarily serves the surrounding medium-density residential neighborhoods. The Project integrates well into the surrounding area due to its proximity to other community-serving uses at the intersection of Lennox Boulevard and Hawthorne Boulevard.
30. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is served by Lennox Boulevard, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. The Project Site is also within 200 feet of Hawthorne Boulevard, a 115-foot-wide Major Highway mapped County's Master Plan of Highways and a high-quality transit corridor, served by LA Metro's Bus Line 40 and the Hawthorne Station on the C (Green) Line. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic, respectively, to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.

31. The Commission 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

32. **The Commission finds that 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.** There are three sensitive uses, two religious institutions and a public library, within a 600-foot radius around the Project Site. The two religious uses do not directly face Project Site, and the public library is located at the intersection of Lennox Boulevard and Hawthorne Boulevard and buffered by other commercial uses and an alley. Since the establishment of alcoholic beverage sales at the Project Site, there have been no reported zoning violations or complaints from the community. With the continued imposition of operational controls such as limitations on the hours of alcohol sales, shelf space limitation for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption is not anticipated to have any negative impacts on these surrounding sensitive uses. Staff recommends that the alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily if this CUP is approved.
33. **The Commission finds that 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 building is adequate in size for the requested operation of a grocery market with the sale of alcoholic beverages. Although the Project Site abuts apartments to its west and north, these buildings do not directly face each other, and access to the market is oriented away from the nearby residential area.
34. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings with a full line of alcoholic beverage sales. The market will continue to provide grocery items, including meat, fresh produce, and whole grains, which would be maintained with approval of the CUP. By allowing the sale of a full line of alcoholic beverages for off-site consumption, local patrons may complete their grocery shopping in one location rather than traveling to other locations or communities with these offerings. With the conditions of approval for the CUP, the Project is not anticipated to adversely affect the economic welfare of the surrounding community.
35. **The Commission 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 continued sale of a full line of alcoholic beverages for off-site consumption, by upgrading the existing ABC License, will not change the

exterior appearance of the existing commercial building. No modifications or physical development is being requested or proposed at this time. Any future tenant improvement will be subject to review against applicable zoning requirements at that time. Therefore, the Project is not anticipated to cause blight, deterioration, or substantially diminish or impair property values within the community.

36. **The Commission 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 a report from ABC dated July 11, 2024, two ABC Licenses for the sale of alcoholic beverages for off-site consumption are allowed in the Census Tract where the Project Site is located (6018.02), while five such licenses are currently active, including the license for the subject grocery market. This indicates that there is an overconcentration of ABC Licenses for the sale of alcoholic beverages for off-site consumption in this Census Tract, as defined and determined by ABC. In their report, ABC further indicated that the Project Site is located in a High Crime Reporting District, as defined and determined by ABC. However, the public convenience of allowing the patrons of the subject market to purchase from a full line of alcoholic beverages together with their other items outweighs these facts. The subject market has been selling beer and wine for over 30 years. The Sheriff did not report any notable concerns about the establishment, stating that the calls for service from June 2020 through June 2025 have been routine in nature. Therefore, the sale of a full line of alcoholic beverages for off-site consumption at the Project Site contributes to the public convenience or necessity.

ENVIRONMENTAL FINDINGS

37. The Commission 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 is for the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at an existing grocery market. No modifications or physical development is being requested or proposed at this time. The Project Site is not located in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed categorical exemption, so the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

38. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION 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 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. The public convenience for the requested use at the proposed location outweighs the fact that it is located in a High Crime Reporting District as defined and determined by ABC.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

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. RPPL2023003810**, subject to the attached conditions.

ACTION DATE: October 15, 2025

Reserved for Commission's voting block.

MG:EMR:ERS

October 2, 2025

c: Each Commissioner, Zoning Enforcement