

**DENIAL DUE TO INACTIVITY  
REPORT TO THE HEARING OFFICER**

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DATE ISSUED: January 16, 2025  
MEETING DATE: January 28, 2025 AGENDA ITEM: 9  
PROJECT NUMBER: PRJ2023-000135-(2)  
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) No. RPPL2023000190  
SUPERVISORIAL DISTRICT: 2  
PROJECT LOCATION: 2060 East Florence Avenue, Florence-Firestone  
OWNER: Seventy Two 01 Alameda Dev, LLC  
APPLICANT: Sherrie Olson  
CASE PLANNER: Evan Sahagun, Planner  
ESahagun@planning.lacounty.gov

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**RECOMMENDATION**

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

LA County Planning staff (“Staff”) recommends **DENIAL DUE TO INACTIVITY** of Project Number PRJ2023-000135-(2), CUP Number RPPL2023000190, based on the Findings (Exhibit A – Findings) contained within this report.

Staff recommends the following motions:

**CEQA:**

I, THE HEARING OFFICER, FIND THAT THE PROJECT IS STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

**ENTITLEMENT:**

I, THE HEARING OFFICER, DENY CONDITIONAL USE PERMIT NUMBER RPPL2021000100 SUBJECT TO THE ATTACHED FINDINGS.

**BACKGROUND**

Item No. 9 is an application for a CUP to authorize the sale of beer and wine for off-site consumption with a Type 20 California Department of Alcohol Beverage Control License at a proposed convenience store (“Project”) located at 2060 East Florence Avenue in unincorporated Florence-Firestone pursuant to County Code Section 22.26.030.B (Land Use Regulations for the Mixed Use Development Zone).

Staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a CUP. Staff correspondence with the applicant (Exhibit B – Correspondence) requesting Project revisions and additional information is contained within this report. Additionally, Staff attempted to reach the applicant by telephone on October 9, 2024. Staff has not received the requested information and, as a result, is unable to proceed with the application.

Pursuant to County Code Section 22.222.100 (Denial of Inactive Application), the Hearing Officer may deny an application for a CUP without a public hearing if such application does not contain the required information contained in County Code Sections 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review).

**ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Statutory Exemption pursuant to California Environmental Quality Act (“CEQA”) Guidelines Section 15270 (Projects Which Are Disapproved), which states that CEQA does not apply to projects which a public agency rejects or disapproves. Staff recommends denial of the Project because the applicant did not provide all the information and materials required to complete review.

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Report Reviewed By: *Carmen Sainz*  
Carmen Sainz, Supervising Planner

Report Approved By: *M. Glaser*  
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Findings
EXHIBIT B	Correspondence
EXHIBIT C	Photos

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-000135-(2)  
CONDITIONAL USE PERMIT NO. RPPL2023000190

1. **MEETING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a public meeting in the matter of Conditional Use Permit (“CUP”) No. RPPL2023000190 on January 28, 2025.
2. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Sherrie Olson (“Applicant”), requests the CUP to authorize the sale of beer and wine for off-site consumption with a Type 20 California Department of Alcohol Beverage Control License at a proposed convenience store (“Project”) located at 2060 East Florence Avenue (“Project Site”) in the MXD (Mixed Use Development) Zone, pursuant to County Code Section 22.26.030.B (Land Use Regulations for the Mixed Use Development Zone).
4. **ENTITLEMENT REQUIRED.** Pursuant to County Code Section 22.26.030.B (Land Use Regulations for the Mixed Use Development Zone), a CUP is required to authorize alcoholic beverage sales for off-site consumption in the MXD Zone.
5. **EXPIRATION OF UNUSED ENTITLEMENT.** The Project application references a proposed gas station and convenience store on the site plan, which were approved by Site Plan Review (“SPR”) No. RPPL2019002371 on July 25, 2019, when the Project Site was zoned C-M (Commercial Manufacturing). The SPR approval expired on July 25, 2023, and was not used since the owners did not obtain a building permit from the County Department of Public Works, Building and Safety Division. Pursuant to County Code Section 22.222.270 (Expiration and Extension for Unused Permits and Reviews), the approval expired and became null and void because the SPR approval was not used within the applicable time limit. As such, there is not a primary use building on the Project Site in which to carry out the proposed accessory alcoholic beverage sales. A primary use building, existing or proposed, is required to proceed with review of the Project because alcoholic beverage sales are an accessory use.
6. **LOCATION.** The Project is located at 2060 East Florence Avenue within the Roosevelt Park Zoned District and the Metro Planning Area.
7. **APPLICATION REVIEW.** The Project application was filed with the County Department of Regional Planning (“LA County Planning”) on February 28, 2023. Following the expiration of SPR No. RPPL2019002371 on July 25, 2023, LA County Planning staff (“Staff”) has asked the Applicant for additional materials needed to proceed with the Project. Correspondence from Staff is listed under Finding No. 8, and copies of letters mailed to the Applicant are attached to these findings. Staff has not received the requested information or materials to enable further Project evaluation.

8. **CORRESPONDENCE.**

SUBJECT	DATE	METHOD	DESCRIPTION
Public Meeting Notice	October 16, 2024	Email and Certified US Mail	Informed the Applicant that the Project is scheduled for denial and directed the Applicant to contact Staff within 30 days and to submit requested information and materials within 45 days for the Project to remain active.
Public Meeting Notice	October 15, 2024	Phone Call	Called the Applicant's number on file. No answer, left a voicemail to the Applicant explaining the denial.
Notice of Intent to Deny	August 7, 2024	Email and Certified US Mail	Informed the Applicant that the Project may be denied if a new SPR application is not filed by October 7, 2024.
Request for Additional Information	March 7, 2024	Email	Informed the Applicant that a new entitlement for a primary use on the Project Site is required to proceed with Project review. Provided lists of previous entitlements and required application materials.
Request for Additional Information	March 7, 2024	Video Meeting	Informed the Applicant that a new entitlement for a primary use on the Project Site is required to proceed with Project review.

9. **INACTIVE APPLICATION.** Pursuant to County Code Section 22.222.100.A (Inactive Application), Staff has deemed the Project inactive because the Applicant did not provide all items required by County Code Section 22.222.070 (Application Filing and Withdrawal) or County Code Section 22.222.090 (Initial Application Review) within the time period specified. Pursuant to County Code Section 22.222.100.C (Denial by Hearing Officer), if a CUP application is deemed inactive, the Hearing Officer may deny the application without a public hearing.
10. **SITE INSPECTION.** On October 8, 2024, Staff conducted an inspection of the Project Site from the public right-of-way. There are no primary use buildings on the Project Site in which to carry out alcoholic beverage sales as an accessory use. Photographs from the inspection are attached to these findings.
11. **ENFORCEMENT.** If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

12. **ENVIRONMENTAL.** Pursuant to California Public Resources Code Section 15270, the California Environmental Quality Act (“CEQA”) does not apply to projects which a public agency rejects or disapproves. Staff recommended denial of the Project because the Applicant did not provide all the information and materials required to complete review. Therefore, the Project qualifies for a Statutory Exemption (Projects Which Are Disapproved) from CEQA and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
2. Denies Conditional Use Permit No. RPPL2023000190.

**ACTION DATE: January 28, 2025**

MG:CS:ES

January 16, 2024

c: Zoning Enforcement, Building and Safety

Attachments:

- Exhibit B-1 Public Meeting Notice dated October 16, 2024
- Exhibit B-2 Notice of Intent to Deny dated August 7, 2024
- Exhibit B-3 Request for Additional Information Letter dated March 7, 2024
- Exhibit C Site Inspection Photos dated March 26, 2024



AMY J. BODEK, AICP  
Director,  
Regional Planning

DENNIS SLAVIN  
Chief Deputy Director,  
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

October 16, 2024

Attn: Sherrie Olson  
Fielder Group  
1030 North Mountain Avenue  
Ontario, CA 91762

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY  
PROJECT NO. PRJ2023-000135-(2)  
CONDITIONAL USE PERMIT NO. RPPL2023000190  
2060 EAST FLORENCE AVENUE, LOS ANGELES, CA 90001 (APN 6025-016-042)

Dear Applicant:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit ("CUP") to authorize alcoholic beverage sales at the above-referenced location. The most recent correspondence dated August 7, 2024, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on October 15, 2024. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a Hearing Officer.

If you wish to keep this project active, please send a written request to LA County Planning, Metro Development Services Section, 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012, Attention: Evan Sahagun. You may also submit a completed Withdrawal Request Form, which is enclosed. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the Hearing Officer meeting specified above. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP • [planning.lacounty.gov](http://planning.lacounty.gov)

Public Meeting Notice: Denial Due to Inactivity  
October 16, 2024  
Page 2

For questions or for additional information, please contact Evan Sahagun of the Metro Development Services Section at (213) 204-9939, or ESahagun@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning

*Carmen Sainz*  
Carmen Sainz  
Supervising Planner  
Metro Development Services Section

CS:ES

Enclosures: Notice of Intent to Deny Letter dated August 7, 2024  
Request for Additional Information Letter dated March 7, 2024  
Application Withdrawal Form

CC: Seventy Two 01 Alameda Dev LLC, Property Owner, via Certified US Mail (18034 Ventura Boulevard #232, Encino, CA 91316-3516)



AMY J. BODEK, AICP  
Director,  
Regional Planning

DENNIS SLAVIN  
Chief Deputy Director,  
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

August 7, 2024

Attn: Sherrie Olson  
Fielder Group  
1030 North Mountain Avenue  
Ontario, CA 91762

SUBJECT: NOTICE OF INTENT TO DENY (CONDITIONAL USE PERMIT NO.  
RPPL2023000190 / PROJECT NO. PRJ2023-000135-(2))  
LOCATION: 2060 E FLORENCE AVENUE, LOS ANGELES, CA 90001 (APN 6025-016-042)

Dear Applicant:

Additional information and/or corrections were requested on March 7, 2024, to complete our review of your project. The correction letter, attached, established a deadline of July 11, 2024, when such information was required to be submitted. This deadline has passed.

Although our office endeavors to complete the review of your project in a timely manner, we are unable to proceed without the required material(s). We are also unable to leave your case open indefinitely pursuant to Section 22.222.100.A of the Zoning Code. Therefore, we are sending you this notice of intent to **deny** your application.

Please be informed that unless **all** of the additional material(s) are submitted to our office by **October 7, 2024**, your application **may be recommended for denial** by the LA County Hearing Officer pursuant to Section 22.222.100.C of the Zoning Code. No extensions or exceptions will be made for failure to submit the required material(s) by this date. Please note that if your application is denied and you resubmit for review, our regulations may have changed. Your project will have to meet current requirements.

SHAPING  
TOMORROW

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP • [planning.lacounty.gov](http://planning.lacounty.gov)



Project No. PRJ2023-000135-(2)  
Conditional Use Permit No. RPPL2023000190  
Notice of Intent to Deny  
Page 2

Should you have any questions related to the information in this letter, please contact Evan Sahagun by phone (213) 204-9939 or by email at [ESahagun@planning.lacounty.gov](mailto:ESahagun@planning.lacounty.gov) from the Metro Development Services Section. Our business hours are, 7:30 a.m. to 5:30 p.m., Mondays through Thursdays. Our offices are closed on Fridays.

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning

 Evan Sahagun  
2024.08.07  
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Evan Sahagun,  
Planner  
Metro Development Services Section

Enclosures: Request for Additional Information letter dated March 7, 2024



AMY J. BODEK, AICP  
Director,  
Regional Planning

DENNIS SLAVIN  
Chief Deputy Director,  
Regional Planning

SENT VIA EMAIL

March 7, 2024

SHERRIE OLSON, FIELDER GROUP  
1030 N MOUNTAIN AVENUE  
ONTARIO, CA 91762

SUBJECT: INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL  
INFORMATION (CONDITIONAL USE PERMIT NO. RPPL2023000190 /  
PROJECT NO. PRJ2023-000135-(2))

PROPERTY: 2060 E FLORENCE AVENUE, LOS ANGELES, CA 90001 (APN 6025-016-042)

Dear applicant,

LA County Planning is currently reviewing the Conditional Use Permit (“CUP”) application identified above to authorize a Type 20 ABC license for alcohol sales (“Project”) at 2060 E Florence Avenue (“Project Site”). Upon review of the submitted materials, we have determined that the application is incomplete and additional information is required before we can proceed with the Project.

Your plans indicate that the alcohol sales are to be conducted in a proposed convenience store, accessory to a proposed gas station, approved by Site Plan Review (“SPR”) No. RPPL2019002371. This SPR was approved on April 17, 2019. This approval expired on July 25, 2023, and was not used to obtain a building permit prior to the expiration date; therefore, pursuant to Section 22.222.270 of the County Code, the plan approval became null and void. The Project Site, indicated in your CUP application and referenced above, currently does not have an existing or proposed permanent structure. The following case numbers are associated with the Project Site:

Permit type	Case number	Status
Site Plan Review	RPPL2019002371	Expired on July 25, 2023
Conditional Use Permit	RPPL2020004066	Withdrawn on October 5, 2022
Site Plan Review	RPPL2022013482	Void on December 28, 2022
Conditional Use Permit	RPPL2023000190	Open

The Project Site was rezoned to MXD (Mixed Use Development) on March 7, 2023, with the adoption of the Florence-Firestone Transit Oriented District Specific Plan on February 7, 2023. Because the SPR approval was not used, current regulations apply. Therefore, you must propose a new building and primary use, allowed in the MXD Zone, to propose alcohol sales with a CUP. You may also request to withdraw this CUP application. The proposed plans in your CUP application refer to the expired SPR, noted above. Gas stations are not allowed in the MXD Zone per Code Section 22.26.030 (Mixed Use Development Zone).

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@LACDRP • planning.lacounty.gov

Project No. PRJ2023-000135-(2)  
Conditional Use Permit No. RPPL2023000190  
Incomplete Application: Request for Additional Information  
Page 2

Please apply for a new Site Plan Review to propose a primary use, allowed in the MXD Zone, to proceed with processing of the Project:


1. **Architectural Plans.** Plans must be drawn to either architect's or engineer's scale and combined into one PDF. Include title sheet, site plans, floor plans, elevations, sections, topo plans, grading plans, landscaping plans, etc. as applicable. The proposed use must be allowed in the MXD Zone.
2. **Ownership Acknowledgement Form.** Complete and submit the Ownership Acknowledgement Form.
  - a. **Letter of Authorization.** To sign on behalf of the property owner, a notarized letter of authorization from the property owner must be submitted.
3. **Proof of Ownership.** Our records indicate that the property is owned by a corporation; therefore, proof of ownership is required. This disclosure must list the name and addresses of the principal owners (25% or greater); attach a copy of the current corporate articles, partnership agreement, or trust document, as applicable.
4. **Color Photographs.** Provide minimum six photos of the project area on the site. Aerial photos and screenshots not allowed.

Please submit the above-requested items in a new application via EPIC-LA by **July 11, 2024**, approximately 120 days from the date of this letter. If no activity occurs within 120 days of this letter, your project may be scheduled before a Hearing Officer. Pursuant to Sections 22.222.100 and 22.222.200 of the County Code, the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.222.070, 22.158.030 and 22.158.050 of the County Code.

Review of the Project will proceed after a new primary use is proposed and such application is deemed complete. Additional comments and requirements may be forthcoming after new materials have been submitted. If you have any questions concerning the information in this letter or any other questions about your project, please call Evan Sahagun at (213) 204-9939 or by email at [ESahagun@planning.lacounty.gov](mailto:ESahagun@planning.lacounty.gov).

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning

 Evan Sahagun  
2024.03.07  
17:55:59-08'00'

Evan Sahagun  
Planner  
Metro Development Services Section



