

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	July 24, 2025	
HEARING DATE:	August 6, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2024-000564-(2)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2024001888	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	8488 S. Vermont Avenue, City of Los Angeles	
OWNER:	County of Los Angeles ("County")	
APPLICANT:	Primestor	
CASE PLANNER	Larry Jaramillo, Principal Planner ljaramillo@planning.lacounty.gov	

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### RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-000564-(2), CUP Number RPPL2024001888, 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 motions:

### **CEQA:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024001888 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

CUP to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control (“ABC”) License in a newly established restaurant (“Project”) on a County-owned property located at 8488 S. Vermont Avenue in the City of Los Angeles (“Project Site”) pursuant to County Code Sections 22.26.030 (Mixed Use Development (“MXD”) Zone) and 22.140.030 (Alcoholic Beverage Sales).

Although the Project Site is in the City of Los Angeles, the Project is in the Evermont mixed use development on County-owned property. The Director of Regional Planning (“Director”) reviewed and approved the mixed use development in 2022 pursuant to the County’s “sovereign immunity,” which is based on Government Code Sections 53090 through 53095 and allows the County to review a project on County-owned land instead of the relevant incorporated city. Although County Code Title 22 does not apply to a project located in an incorporated city, the Director used the requirements of the MXD Zone for guidance when reviewing and approving the mixed use development. Consistent with this guidance, the MXD Zone requires a CUP for alcoholic beverage sales for on-site consumption pursuant to County Code Sections 22.26.030 and 22.140.030, so the Regional Planning Commission (“Commission”) will review the CUP.

### **B. Project**

The CUP is associated with a newly established restaurant, South LA Cafe, which is part of the Evermont mixed use development. This mixed use development, which was approved by the Director in 2022, was a public-private partnership between the County and Primestor (“Applicant”) to redevelop a long-underutilized property along the Vermont Avenue corridor in South Los Angeles and achieve various County economic development and social serving goals through direct community investment. The mixed use development includes five stories of housing above ground-floor commercial / retail space and subterranean parking. Additional commercial / retail space, community spaces, a career technical education center, a parking structure, a Metro transit plaza, and pedestrian-serving amenities are also located on the property.

The Director approved the restaurant and related tenant space improvements on December 27, 2023. The restaurant is located in an approximately 2,333-square-foot freestanding building along the northerly side of the mixed use development and consists of a kitchen, storage areas, a counter, offices, bathrooms, an indoor seating area with 44 seats, and an outdoor seating area with 29 seats. The 605-square-foot outdoor seating area is located along the south side of the restaurant building and is oriented toward an interior plaza and other buildings within the mixed use development. The Project does not include any physical changes or additional tenant improvements.

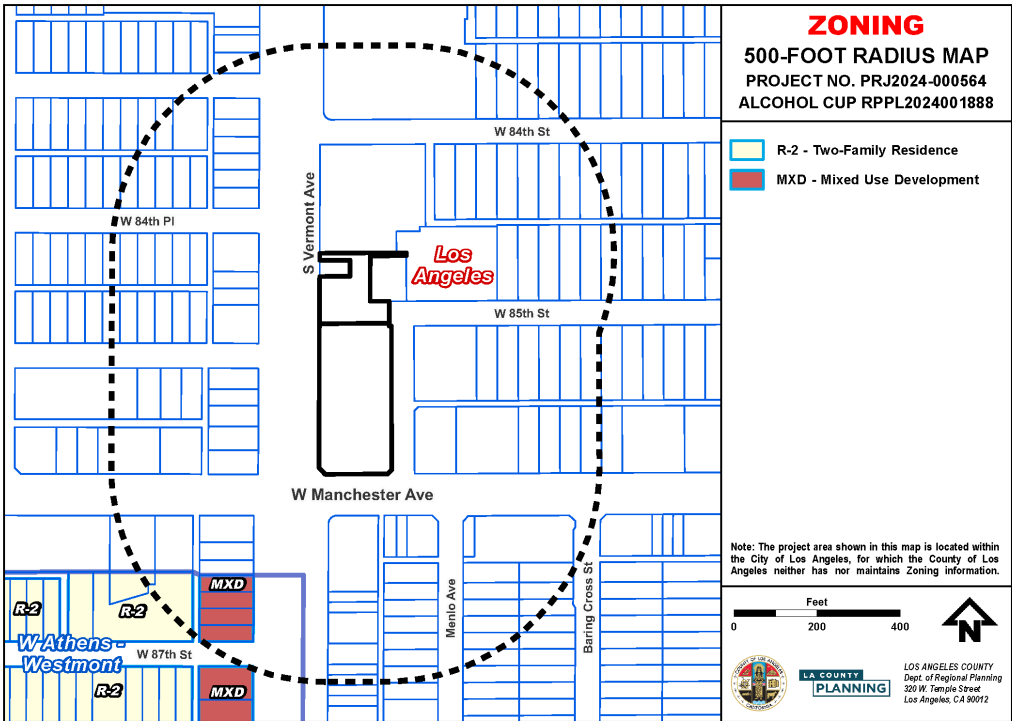
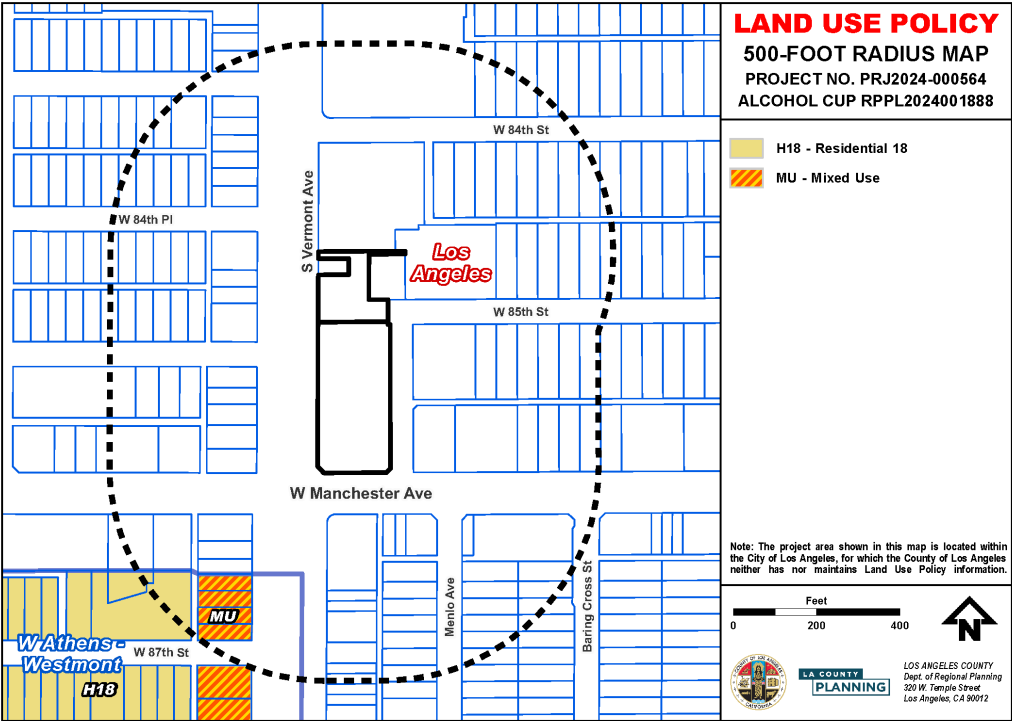
The Applicant requests the sale and service of alcoholic beverages for on-site consumption within both the indoor and outdoor seating areas of the restaurant. Staff

recommends that the Commission approve the sale and service of alcoholic beverages for on-site consumption only between 10:00 a.m. and 10:00 p.m.

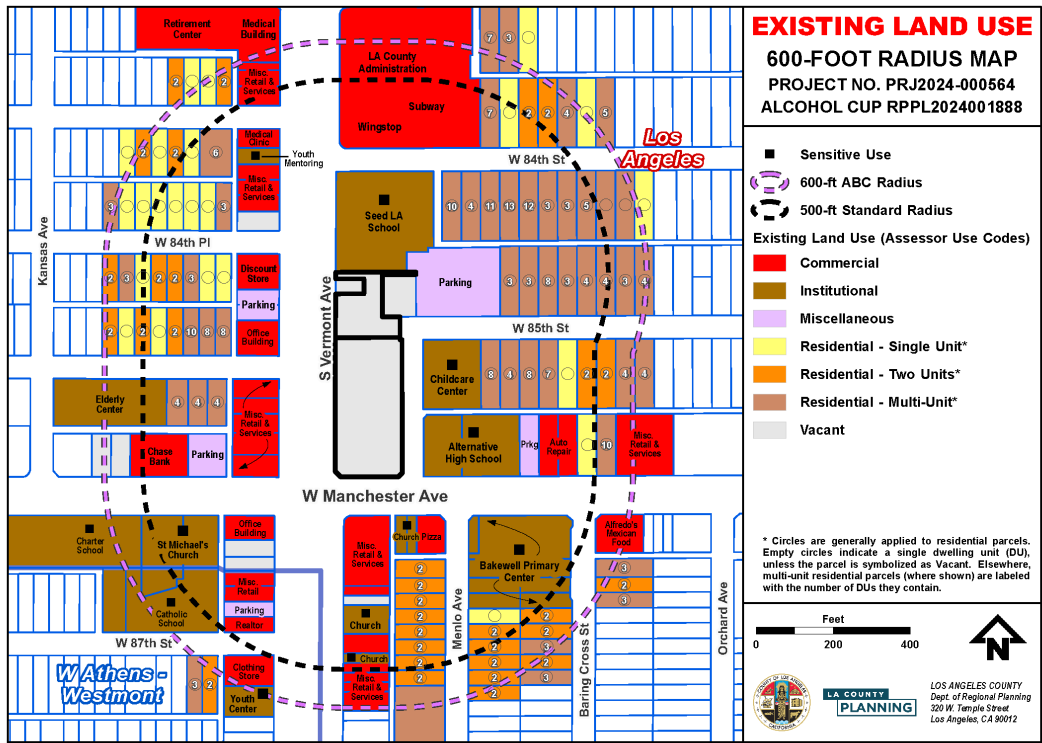
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	City of Los Angeles	City of Los Angeles	Mixed use development containing subject restaurant
NORTH	City of Los Angeles	City of Los Angeles	Multi-family residences ("MFRs"), retail, youth mentoring service
EAST	City of Los Angeles	City of Los Angeles	Single-family residences ("SFRs"), MFRs, childcare centers, school, auto repair
SOUTH	City of Los Angeles), MU (Mixed Use)	City of Los Angeles, MXD (Mixed Use Development)	SFRs, MFRs, retail, churches, school
WEST	City of Los Angeles, H18 (Residential 18)	City of Los Angeles, R-2 (Two-Family Residence)	SFRs, MFRs, retail, churches, school, Mark Ridley- Thomas Constituent Service Center







**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
None	None	None

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
Ministerial Site Plan Review ("MSPR") RPPL2019000403	Establishment of the Evermont mixed use project, which includes 180 affordable housing units, commercial / retail spaces, community spaces, a career technical education center, a parking structure, and an open transit plaza.	Approved February 7, 2022
Certificate of Compliance RPPL2022001701	Certificate of Compliance for Evermont Building 1 Air Space Map	Recorded March 2, 2022

MSPR RPPL2022010999	Tenant improvement for retail and grocery store (Target)	Approved January 5, 2023
MSPR RPPL2023004616	Install one illuminated ground sign, four illuminated wall signs, and two non-illuminated wall signs	Approved September 19, 2023
MSPR RPPL2023004487	Tenant improvement for South LA Cafe	Approved December 27, 2023
MSPR RPPL2023006755	Install two new illuminated canopy signs and one illuminated wall sign	Withdrawn October 1, 2024
MSPR RPPL2024004719	Install two illuminated canopy signs and one wall sign	Approved October 15, 2024

### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None	None	None

## **ANALYSIS**

### **A. Land Use Compatibility**

The CUP will allow the sale of alcoholic beverages for on-site consumption at a newly established restaurant in the Evermont mixed use development that offers a full menu of food, specialty coffee, and tea-based beverages.

The surrounding area features a vibrant mix of land uses consistent with the intent of a transit-oriented, pedestrian-friendly corridor. Directly adjacent to the restaurant, the Evermont mixed use development includes five stories of housing above ground-floor commercial / retail space and subterranean parking, additional commercial / retail space, community spaces, a career technical education center, a parking structure, a Metro transit plaza, and pedestrian-serving amenities. Land uses within 600 feet of the Project Site include additional retail stores, restaurants, fast food establishments, personal service businesses, community-serving facilities, and places of worship. Although schools are located within 600 feet of the Project Site, they are buffered from the proposed use by streets, commercial structures, and other intervening land uses. No public parks are located in the immediate area.

The Project is compatible with the surrounding development and is not anticipated to be detrimental to the public health, safety, or welfare due to the nature of the restaurant operation, which is consistent with the surrounding pedestrian-oriented commercial and residential uses. The Project supports a vibrant atmosphere that encourages foot traffic and economic vitality. The sale of alcoholic beverages, limited to on-site consumption alongside food service, is typical of similar restaurant operations in mixed use and urban environments. The presence of other commercial uses in the vicinity, including retail, community-serving facilities, and other food service establishments, illustrates that the

sale of alcoholic beverages in a restaurant environment is consistent with the area's surrounding land use mix and urban character. Nearby retail tenants contribute to pedestrian activity and encourage passive surveillance, which supports a safe and lively environment.

While there are some sensitive uses nearby, including schools, childcare centers, and religious facilities, the Project is limited to alcoholic beverage sales at a restaurant, and the proposed conditions of approval would adequately address any concerns arising from such proximity. Furthermore, the proposed conditions of approval include safeguards to ensure the responsible sale and service of alcoholic beverages and to prevent impacts on surrounding land uses. For example, alcoholic beverages may only be sold and served between 10:00 a.m. and 10:00 p.m., and only in conjunction with food. All staff responsible for the sale and service of alcoholic beverages must complete training in age verification and responsible service. These requirements help ensure that the Project remains compatible with nearby sensitive uses and supports a safe, family-friendly dining environment.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The sale of alcoholic beverages for on-site consumption at the Project Site is appropriate and, with the recommended conditions of approval, is not anticipated to result in a nuisance situation. The restaurant will offer a full dining experience and customers generally expect alcoholic beverages as a service option. The addition of this service fills a gap in the neighborhood's commercial offerings, providing a standard amenity that patrons typically expect when dining at a full-service, sit-down restaurant. From an economic standpoint, the ability to sell and serve alcoholic beverages can significantly contribute to a restaurant's financial sustainability, particularly in mixed use districts where food establishments play a key role in attracting consistent foot traffic. Allowing the sale and service of alcoholic beverages at this location not only meets customer expectations but also supports the long-term viability of the business, enhancing the overall success and vibrancy of the Evermont mixed use development.

There are no establishments selling alcoholic beverages for either on-site or off-site consumption within 500 feet of the Project Site. Ten sensitive uses, including four churches, three childcare centers, and three schools are located within 600 feet of the Project Site. Alcoholic beverages will only be consumed within the restaurant's premises. The nearby residential uses are sufficiently buffered by the Project Site's parking facilities and landscaping.

The sale of alcoholic beverages at the restaurant is not likely to adversely impact the neighborhood. This determination is supported by several key proposed conditions of approval that mitigate potential impacts, promote responsible operations, and include security and safety measures. For example:

- Alcoholic beverage sales can only occur within the designated areas of the restaurant (Condition 36).
- Alcoholic beverage sales can only occur between 10:00 a.m. and 10:00 p.m. daily (Condition 28), which prevents late-night activity that could disrupt nearby residential uses.
- Alcoholic beverages may only be served when food is ordered (Condition 35), reinforcing the establishment's primary identity as a full-service restaurant rather than a bar.
- Food service is required to be available during all operating hours (Condition 39).
- The premises must employ at least one full-time cook (Condition 37), further ensuring that the Project operates as an eating establishment.
- Adequate exterior lighting is required throughout the property and must be designed to avoid spillover into neighboring properties (Condition 24), which enhances visibility and deters nuisance behavior.
- Employees are required to participate in alcohol service training programs, such as ABC's Licensee Education on Alcohol and Drugs program, also known as LEAD (Condition 20).
- The permittee must actively prohibit loitering on the property with signage and enforcement protocols (Condition 19).
- Inspections by LA County Planning are required (Condition 9), providing an added layer of oversight to ensure compliance.

Together, these conditions provide a comprehensive operational framework that supports neighborhood compatibility and addresses potential community concerns related to the sale and service of alcoholic beverages. These safeguards, in combination with the design of the Evermont mixed use development and the restaurant's function as a food-serving establishment, make it unlikely that the sale and service of alcoholic beverages will result in adverse impacts on the surrounding area.

The Project Site is in Census Tract (2383.2), which is not overconcentrated per ABC standards because ABC has allocated four licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, and there are no existing licenses for the sale of alcoholic beverages for on-site consumption. However, the area is considered a high crime reporting district per ABC standards. Staff consulted with the City of Los Angeles Police Department ("LAPD") during their review of the CUP application, and LAPD staff recommended approval of this Project. Since the Project Site is in a high crime reporting district, LAPD staff recommended conditions of approval to ensure there would be no issues related to the sale and service of alcoholic beverages at this location. One such recommendation was limiting the alcoholic beverage sales hours, so they would not occur either too early or too late in the day, to ensure the restaurant did not negatively impact its surroundings (see Exhibit K). Therefore, Staff recommends a condition limiting the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

### **C. Design Compatibility**

The Project is in a new building in the Evermont mixed use development along the Vermont Corridor and does not include any new improvements or expansions. Since the Project Site is located in the incorporated City of Los Angeles, there is no zoning for the site. However, Staff evaluated the Project for compliance with the MXD Zone's development standards and it complies with the requirements related to building height and signage because it does not include an expansion of the existing building or any new signage.

In addition to complying with the MXD Zone's development standards, the Project demonstrates thoughtful integration into the surrounding Evermont mixed use development. The restaurant is located in a freestanding building oriented toward an internal pedestrian plaza, enhancing visibility and encouraging walkability within the site. Its design supports active ground-floor use, with transparent storefront glazing and an outdoor seating area that enhances the pedestrian experience. The location, scale, and orientation of the building support compatibility with adjacent residential and commercial uses by enhancing walkability while maintaining a comfortable buffer from nearby residences. These characteristics help ensure the restaurant functions as a community-serving space that aligns with the broader goals of the Evermont mixed use development to promote safety, vibrancy, and a strong sense of place.

### **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 is located within the incorporated City of Los Angeles. The County exercised its sovereign immunity with respect to this CUP application. The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

The Director used the requirements of the MXD Zone for guidance when reviewing and approving the Evermont mixed use development. Consistent with this guidance, the MXD Zone requires a CUP for alcoholic beverage sales for on-site consumption pursuant to County Code Sections 22.26.030 and 22.140.030, and Staff has reviewed this CUP application in accordance with the standards for alcoholic beverage sales identified in County Code Section 22.140.030.F (Findings for Uses Subject to Conditional Use Permit). Staff determined that the request is consistent with those requirements. The Project supports a community-serving use within a County-approved mixed use development, includes extensive conditions to mitigate impacts, and meets the necessary findings for approval.

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050 (Findings and Decision) and 22.140.030.F (Alcoholic Beverage Sales. Findings for Uses Subject to Conditional Use Permit). The Burden of Proof with the 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 consists of the sale and service of alcoholic beverages for on-site consumption associated with a newly established restaurant with no new development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, the Project does not qualify for any exceptions to a Categorical Exemption, as follows:

- a) Location: The Project is located within an existing facility, and this exception does not apply.
- b) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing. Additionally, the surrounding area does not contain other establishments with licenses for the sale and service of alcoholic beverages for on-site consumption. Therefore, the Project does not contribute to an overconcentration of alcohol-serving establishments, and no cumulative environmental impacts related to alcoholic beverage sales are anticipated.
- c) "Unusual Circumstances" or Significant Effects: The Project is the sale and service of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are located across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the Project Site, and no environmentally sensitive areas will be impacted by any additional development because no additional development is proposed.
- d) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- e) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not



yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).

- f) **Historical Resources:** The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. The subject building is part of a newly constructed mixed-use development. Therefore, the building is not considered historic, and the proposed sale and service of alcoholic beverages for on-site consumption will not affect any historical resources or result in impacts related to cultural significance.

An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

#### **COMMENTS RECEIVED**

##### **A. County Department Comments and Recommendations**

The LAPD, in an email dated January 24, 2025, recommended that the Project proceed to public hearing with recommended conditions.

##### **B. Other Agency Comments and Recommendations**

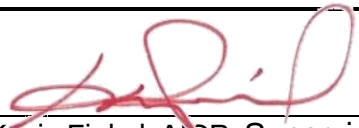
ABC, in a letter dated February 21, 2025, stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but that it is in a high crime reporting area.

##### **C. Public Comments**

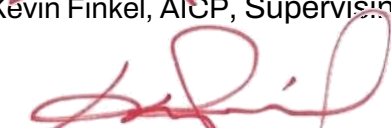
Staff has not received any comments at the time of report preparation.

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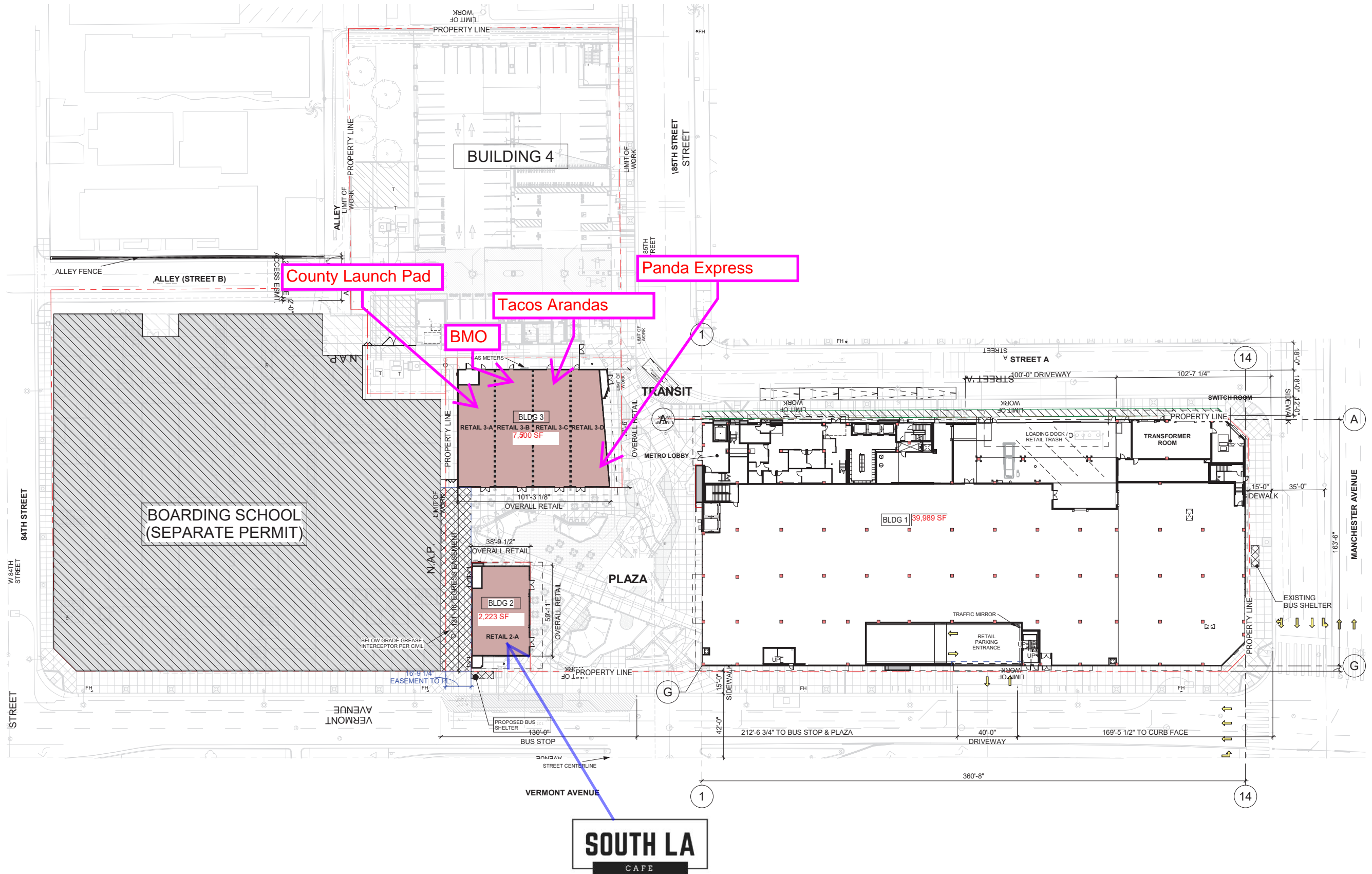
Report  
Reviewed By:

  
Kevin Finkel, AICP, Supervising Planner

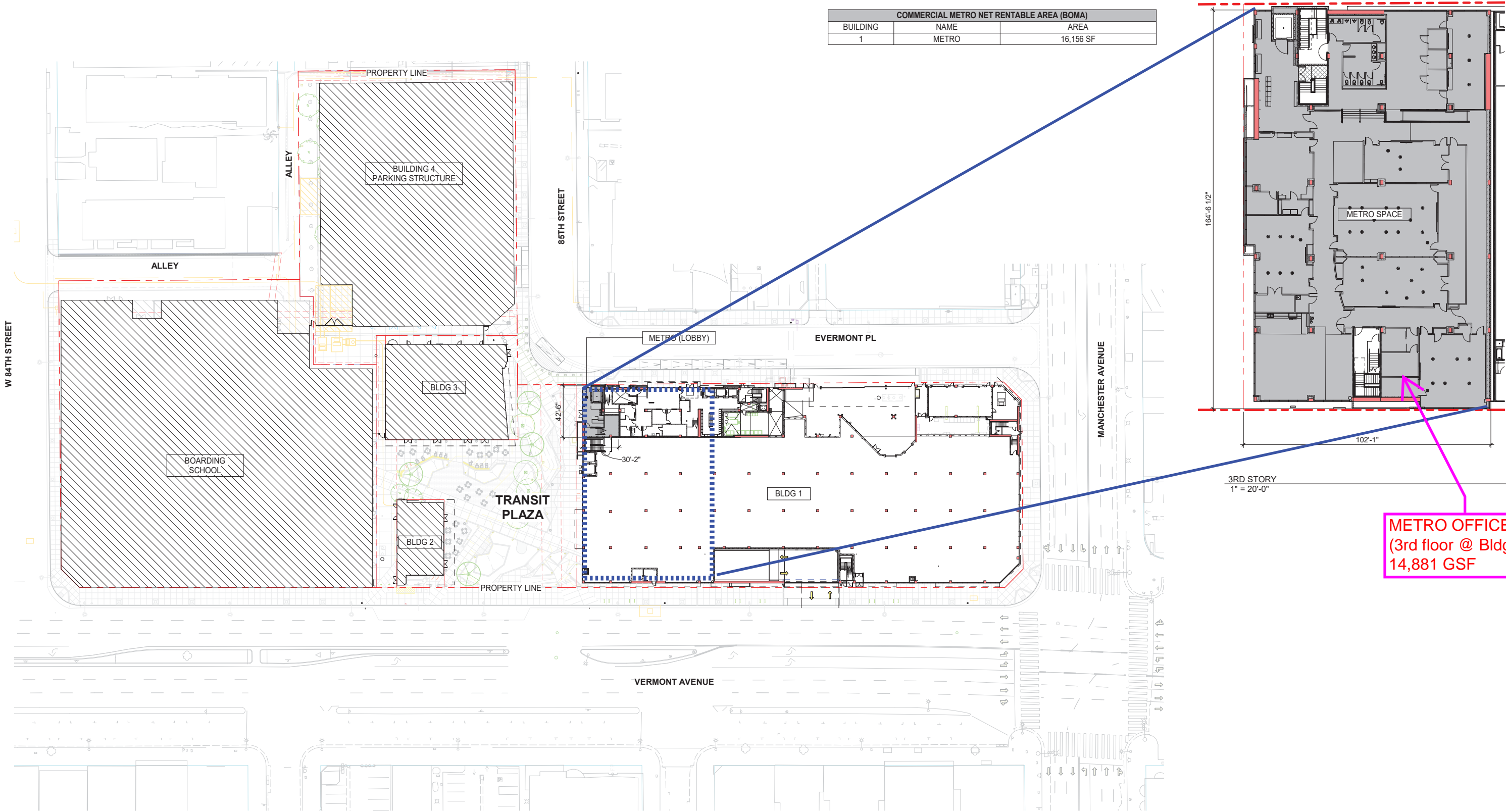
Report  
Approved By:

 for  
Mitch Glaser, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	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



COMMERCIAL METRO NET RENTABLE AREA (BOMA)		
BUILDING	NAME	AREA
1	METRO	16,156 SF



SITE PLAN  
1" = 40'-0"

8530 S VERMONT AVE.  
LOS ANGELES, CA 90044

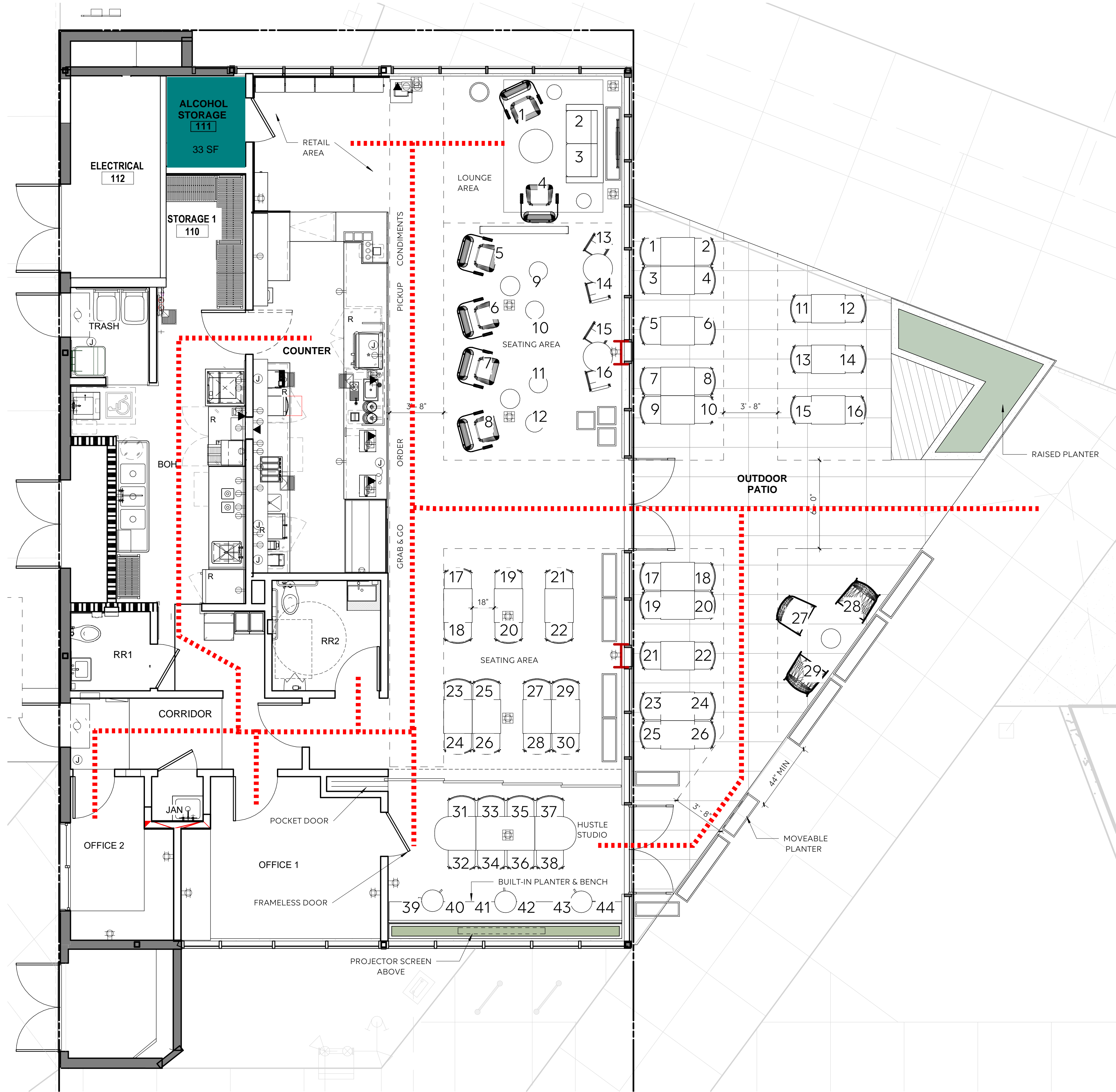


03/25/2022



METRO AREA EXHIBIT





INTERIOR SEAT COUNT: 44  
EXTERIOR SEAT COUNT: 29  
TOTAL SEAT COUNT: 73

..... ACCESSIBLE PATH OF TRAVEL

FURNITURE PLAN  
1/4" = 1'-0"

SOUTH LA CAFE  
8488 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
CUP SET

VM COMMERCIAL LLC  
9950 JEFFERSON BLVD, BUILDING 2  
CULVER CITY, CA 90232

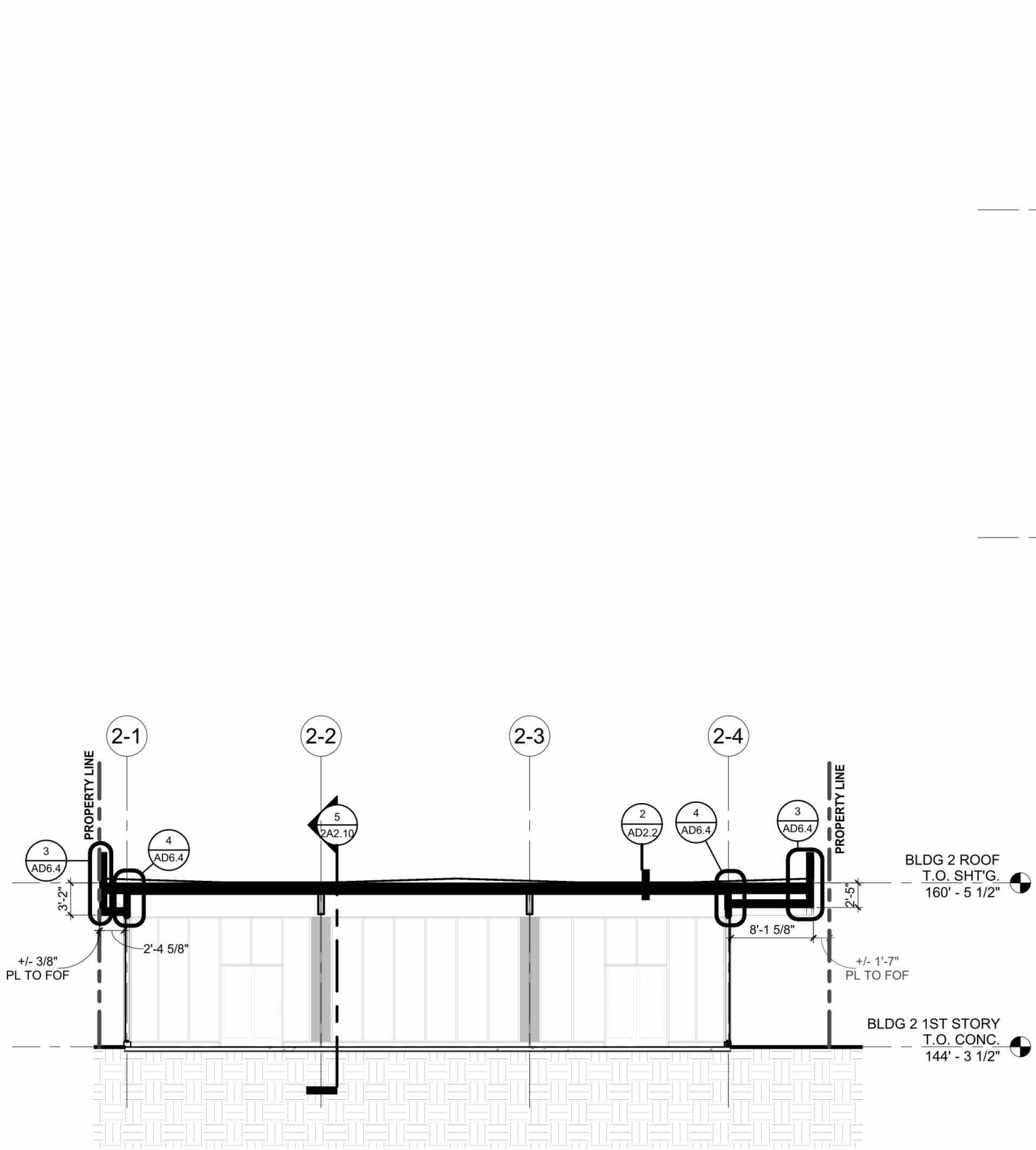
REVISIONS:

05.01.24

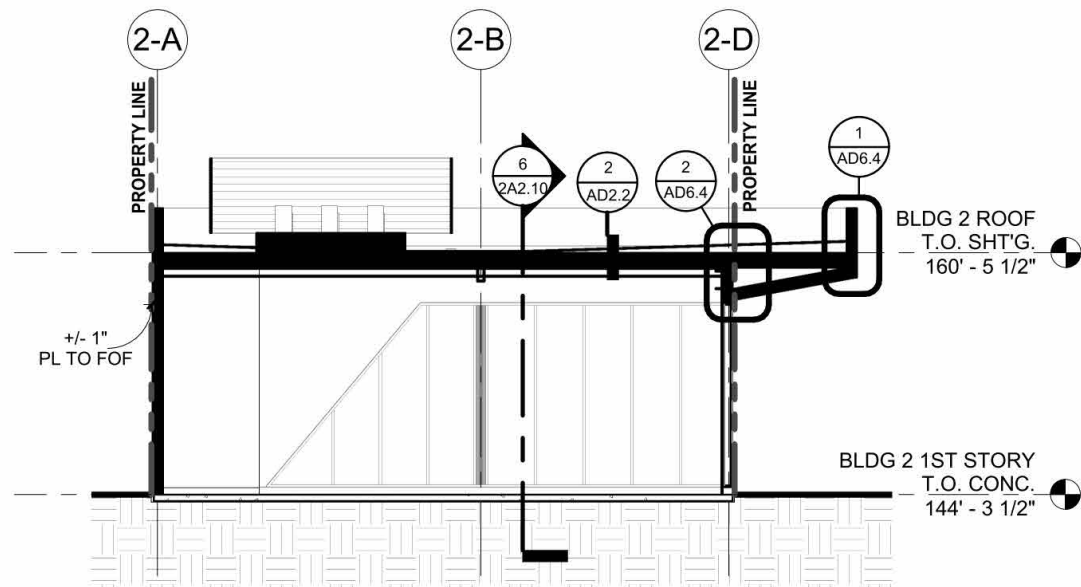
FURNITURE PLAN -  
CUP

A730C

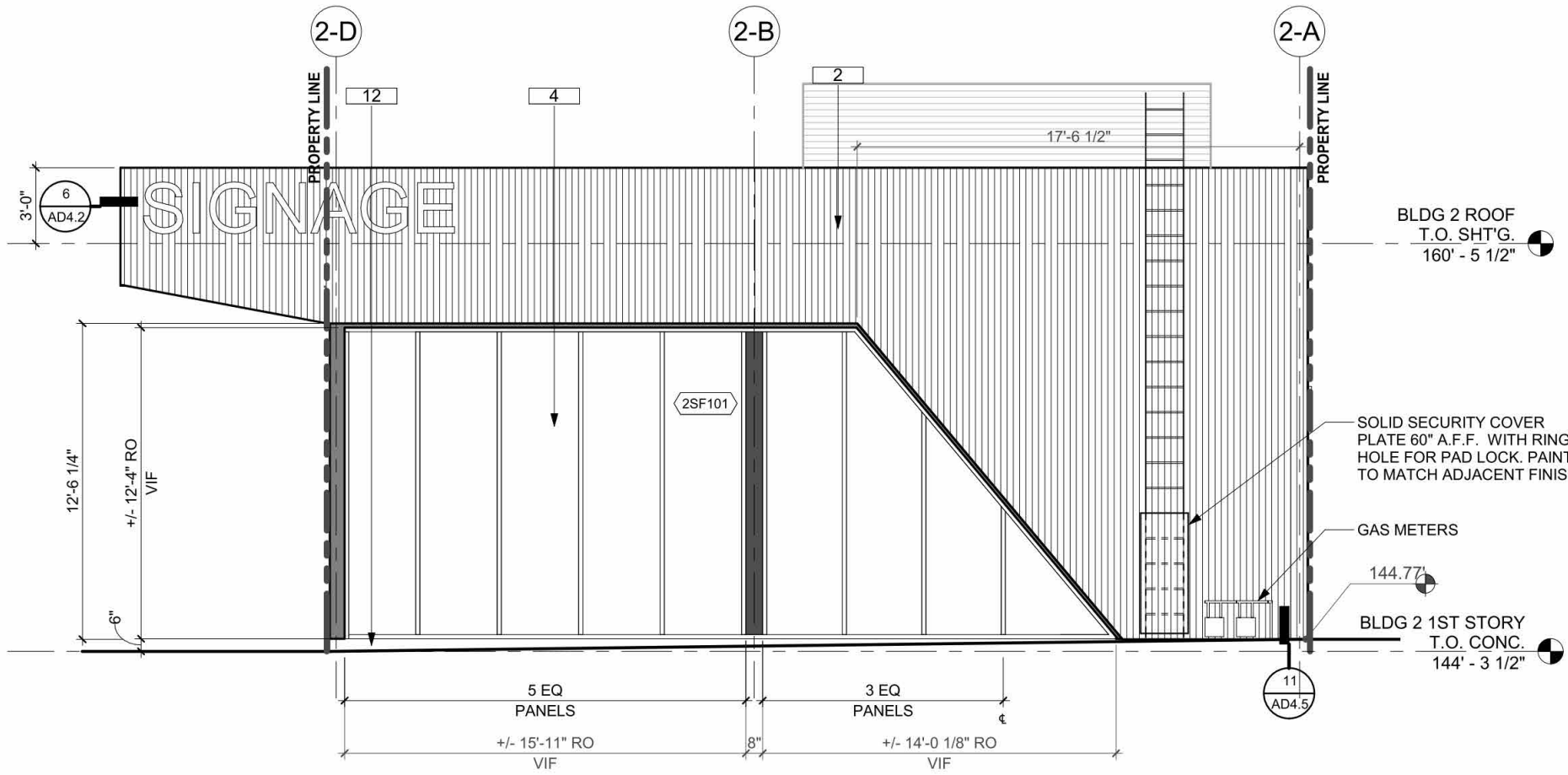




6 BLDG 2 - LONG SECTION  
1/8" = 1'-0"

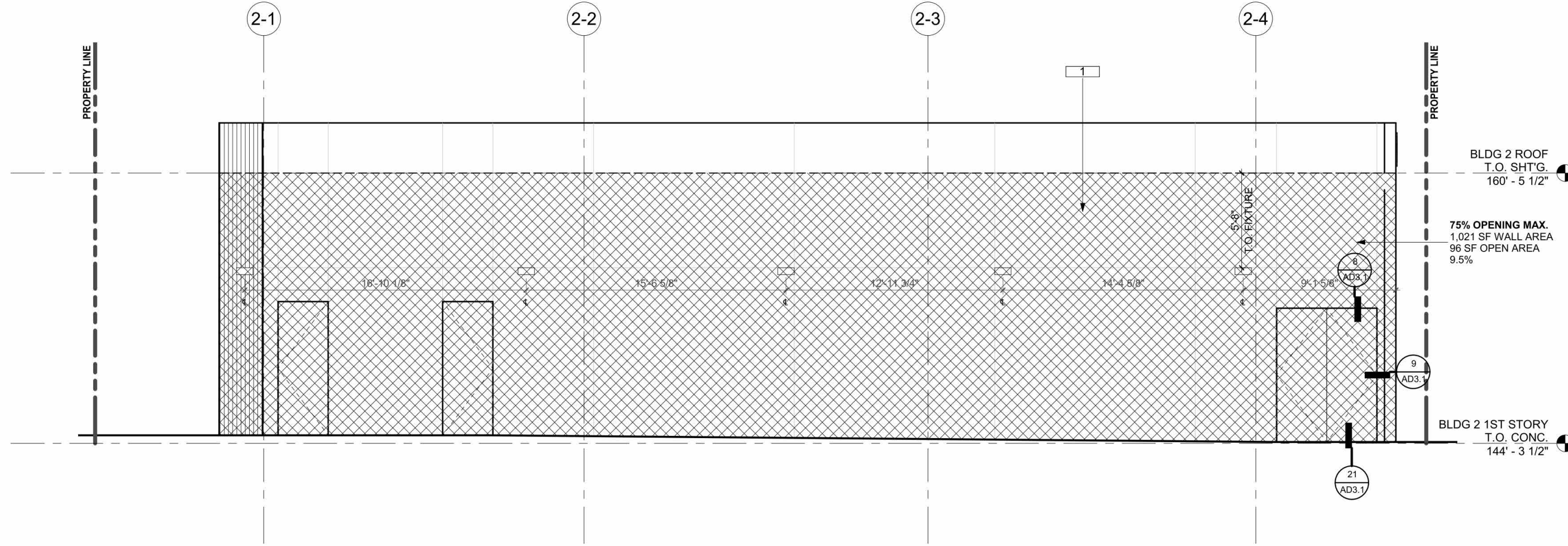


5 BLDG 2 - CROSS SECTION  
1/8" = 1'-0"

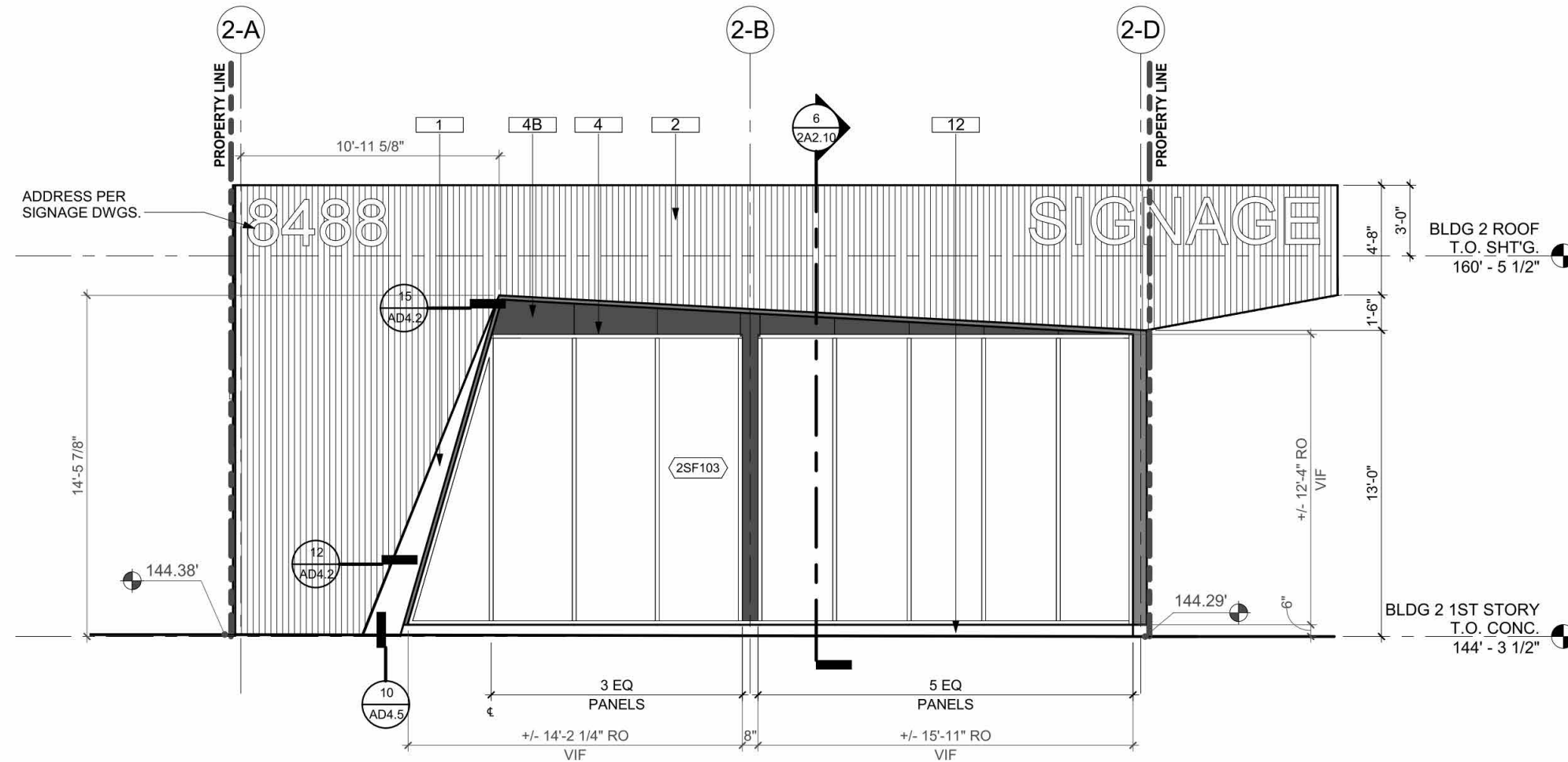


4 BLDG 2 - EAST ELEVATION  
1/4" = 1'-0"

REFER TO 1/2A2.10  
FOR TYPICAL DETAILS  
NOT SHOWN HERE

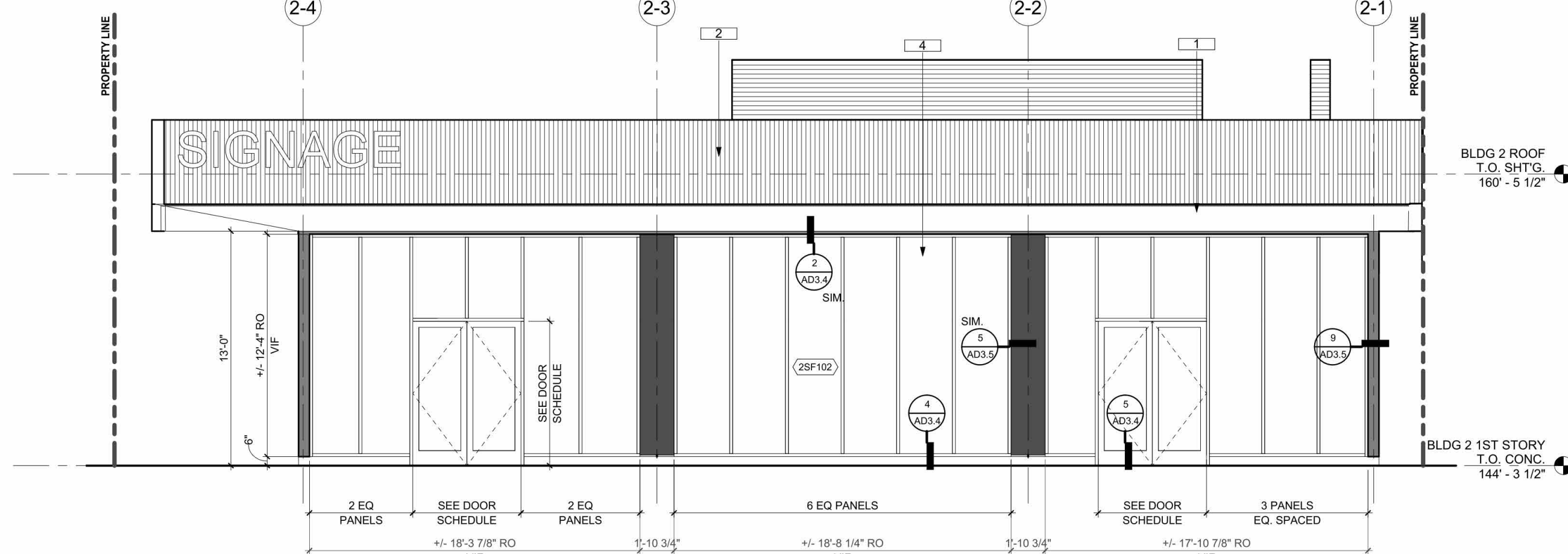


3 BLDG 2 - NORTH ELEVATION  
1/4" = 1'-0"



2 BLDG 2 - WEST ELEVATION  
1/4" = 1'-0"

REFER TO 1/2A2.10  
FOR TYPICAL DETAILS  
NOT SHOWN HERE



1 BLDG 2 - SOUTH ELEVATION  
1/4" = 1'-0"

## ELEVATION NOTES

- REFER TO SHEET G.30 FOR APPLICABLE GENERAL NOTES.
- REFER TO COVER SHEET FOR SYMBOLS AND ABBREVIATIONS.
- REFER TO SHEET AS.13 FOR GLAZED OPENING STC RATINGS.
- THESE ELEVATIONS SHOW UNIQUE INFORMATION AND OVERALL RELATIONSHIPS ONLY. REFER TO ENLARGED ELEVATION AND SECTION SHEETS FOR INFORMATION NOT SHOWN.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PLASTER CONTROL JOINTS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND GUIDELINES, AND PER LA COUNTY BUILDING CODE SECTION 2012, ASTM C 908, AND ASTM C 1063.
- ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT. UNLESS NOTED OTHERWISE, PER ASTM C 1063 INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
- PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
- PLASTER CONTROL JOINTS SHALL BE KEPT OPEN AND FREE OF EXTERIOR PLASTER TO ALLOW PROPER FUNCTION.
- ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 4 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
- GENERAL CONTRACTOR, EXTERIOR PLASTER MANUFACTURER AND INSTALLER, AND TILE MANUFACTURER AND INSTALLER SHALL REVIEW THE INSTALLATION AND COORDINATE BETWEEN EACH OTHER TO INSURE THE EXTERIOR PLASTER SYSTEM AND THE TILE APPLICATION IS INSTALLED CORRECTLY PER INDUSTRY STANDARDS, CODE REQUIREMENTS, AND ASTM STANDARDS.
- ALL WINDOW HEAD HEIGHTS TO BE 8'-0" ABOVE FINISH FLOOR TYPICAL AND 10'-0" A.F.F. AT 3RD STORY U.L.O.
- FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
- FACADE ACCESS PLAN (OPDS) SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS. THE OWNER SHALL COORDINATE AND NOTIFY THE PROJECT TEAM IF FACADE ACCESS REQUIREMENTS NEED TO BE SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



JLee Engineering, Inc.  
Approved  
By Ben Ling  
06/14/2022

This set of plans and specifications MUST be kept on the job site at all times and it is unlawful to make any changes or alterations to these plans without written permission from the local jurisdictions or Agencies. The stamping of these plans and specifications shall not be held to permit or be an approval of the violations of the applicable codes, any provisions of any Local Ordinances or State law.

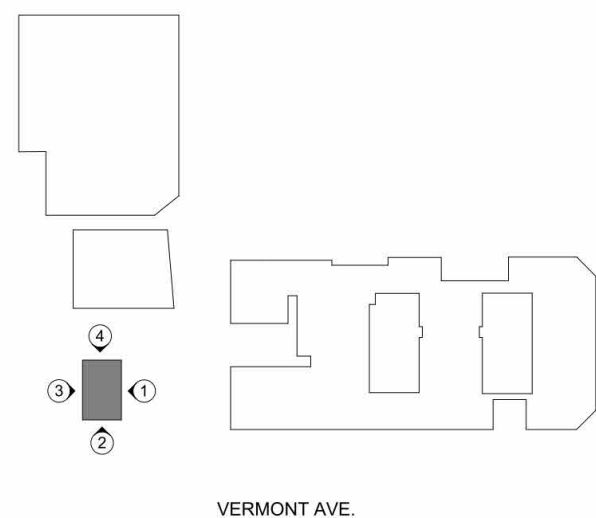
## STOREFRONT NOTES

- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION ON STOREFRONT SYSTEMS AND RELATED ITEMS.
- FIELD VERIFY ALL DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION.
- REFER TO DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.
- ALL DOOR HARDWARE SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS AND LOCAL SECURITY ORDINANCES.
- MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.
- SWING DOOR OR GATE SURFACES WITHIN 10" VERTICALLY FROM FINISH FLOOR SHALL HAVE A CONTINUOUS SMOOTH SURFACE ON THE PUSH SIDE FOR THE FULL WIDTH OF THE DOOR OR GATE.
- GLAZING SHALL BE AS SPECIFIED BY ENERGY CALCULATIONS AND ACOUSTICAL NOTES.
- SAFETY GLAZING AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 2406, WHETHER OR NOT IT IS INDICATED ON THE PLANS.
- REFER TO ELEVATIONS FOR LOCATIONS OF SPANDREL PANELS.
- DOORS AND GATES SERVING AN OCCUPANT LOAD OF 50 OCCUPANTS OR MORE SHALL SWING IN THE DIRECTION OF TRAVEL.
- LOCKS AND LATCHES SHALL BE ALLOWED TO PREVENT THE OPERATION OF DOORS PER CALIFORNIA BUILDING CODE SECTION 1010.
- ALL EXTERIOR DOORS SHALL HAVE WEATHER-STRIPPING.
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

## KEYNOTES

1	EXTERIOR PLASTER FINISH
2	WOOD FINISH ALUMINUM SIDING
4	STOREFRONT SYSTEM
4B	BRAKE METAL TO MATCH STOREFRONT
5	METAL GUARDRAIL
6	GLASS RAILING
7	VINYL WINDOW
8	METAL CANOPY W/ GLASS
10	ALUMINUM COMPOSITE PANEL
11	LOUVERS
12	EXPOSED ARCHITECTURAL CONCRETE (ART WALL WHERE NOTED, ACTUAL SIZE AND ARTIST BY OWNER)
13	WIRE MESH
14	DECORATIVE ALUMINUM VERTICAL TUBING
15	CHAIN LINK
16	GREEN WALL (SEE LANDSCAPE DWG. FOR MORE INFO)

## KEYPLAN



THE SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN ARCHITECTURAL PROJECT.

**2A2.10**

2018-106  
As indicated  
IFC PERMIT SET  
04/11/2022  
DATE DATE

8530 S VERMONT AVE.  
LOS ANGELES, CA 90044  
VM MIXED USE, LLC  
1000 WASHINGTON BLVD., STE. 300, CULVER CITY, CA 90232

BLDG 2 - EXTERIOR ELEVATIONS  
AND SECTIONS

OMGIVNING  
architecture / interiors

1301 N. BROADWAY  
LOS ANGELES, CA 90012

SOUTH LA CAFE  
8488 S. VERMONT AVE.  
LOS ANGELES, CA 90044

IFC

VM COMMERCIAL LLC  
9950 JEFFERSON BLVD. BUILDING 2  
CULVER CITY, CA 90232



REVISIONS:  
3 IFC 05.13.24

05.13.24

CORE & SHELL  
PERMITTED  
DRAWINGS

G054

FOR REFERENCE ONLY





**PROJECT NUMBER**  
PRJ2024-000564-(2)

**HEARING DATE**  
August 6, 2025

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2024001888

## PROJECT SUMMARY

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**OWNER / APPLICANT**

County of Los Angeles / Primestor

**MAP/EXHIBIT DATE**

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**PROJECT OVERVIEW**

A request for a Conditional Use Permit to authorize the sale of beer and wine for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) in a newly established restaurant known as South LA Cafe. Alcoholic beverage sales will occur in both indoor and outdoor seating areas.

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**LOCATION**

8488 S. Vermont Avenue, Los Angeles CA 90044

**ACCESS**

S. Vermont Avenue

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**ASSESSORS PARCEL NUMBER(S)**

6032-012-917, -918, -919

**SITE AREA**

1.91 Acres

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**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

N/A (City of Los Angeles)

**PLANNING AREA**

Metro

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**LAND USE DESIGNATION**

N/A (City of Los Angeles)

**ZONE**

N/A (City of Los Angeles)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections 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 Findings and Decision Requirements)

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**CASE PLANNER:**

Larry Jaramillo

**PHONE NUMBER:**

(213) 647-2461

**E-MAIL ADDRESS:**

LJaramillo@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2024-000564  
CONDITIONAL USE PERMIT NO. RPPL2024001888

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. PRJ2024-000564 on August 6, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Primestor (“Permittee”), requests the CUP to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption (Type 41 California Department of Alcoholic Beverage Control (“ABC”) License) at a newly established restaurant known as the South LA Cafe (“Project”) on a County-owned property located at 8488 South Vermont Avenue in the incorporated City of Los Angeles (“Project Site”).

Although the Project Site is in the City of Los Angeles, the Project is in the Evermont mixed use development on County-owned property. The Director of Regional Planning (“Director”) reviewed and approved the mixed use development in 2022 pursuant to the County’s “sovereign immunity,” which is based on Government Code Sections 53090 through 53095 and allows the County to review a project on County-owned land instead of the relevant incorporated city. Although County Code Title 22 does not apply to a project located in an incorporated city, the Director used the requirements of the MXD Zone for guidance when reviewing and approving the mixed use development. Consistent with this guidance, the MXD Zone requires a CUP for alcoholic beverage sales for on-site consumption pursuant to County Code Sections 22.26.030 and 22.140.030, so the Commission reviewed the CUP.

4. **LOCATION.** The Project is located at 8488 S. Vermont Avenue in the City of Los Angeles.
5. **PREVIOUS ENTITLEMENT(S).** On February 7, 2022, the Director approved Ministerial Site Plan Review (“MSPR”) No. RPPL2019000403 for the Evermont mixed use development, which included a mix of 180 affordable housing units for families and permanent supportive housing units for seniors, community-serving commercial retail spaces, community spaces, a career technical education center, an open transit plaza, and a parking structure on a County-owned property within the City of Los Angeles.

On January 4, 2022, the Director approved MSPR No. RPPL2021013208 for a haul route for the Evermont mixed use development.

On January 5, 2023, the Director approved MSPR No. RPPL2022010999, for a tenant improvement for a 42,780-square-foot Target retail store.

On March 2, 2022, the Director approved Certificate of Compliance No. RPPL2022001701 for an Air Space Map for Building 1 of the Evermont mixed use development.

In addition to the entitlements noted above, subsequent approvals have supported the phased build-out and activation of various commercial components within the development. On December 27, 2023, the Director approved MSPR No. RPPL2023004487 for tenant improvements for the South LA Cafe., On September 19, 2023, the Director approved MSPR No. RPPL2023004616, for illuminated and non-illuminated signs. On October 15, 2024, the Director approved MSPR No. RPPL2024004719 for canopy and wall signage.

Together, these entitlements reflect a coordinated development effort to establish a vibrant, mixed use project that supports community-serving uses, commercial viability, and site visibility, while aligning with County planning goals and design standards.

**6. LAND USE DESIGNATION.**

The Project Site is located in the City of Los Angeles, so it does not have a Los Angeles County General Plan (“General Plan”) land use designation. However, because it is situated on County-owned land, the Project is subject to the goals and policies of the General Plan and the Metro Area Plan.

**7. ZONING.**

The Project Site is located in the City of Los Angeles and is not subject to County zoning regulations. Therefore, it does not have a County zoning designation. However, the Director used the requirements of the MXD Zone for guidance when reviewing and approving the mixed use development. Consistent with this guidance, the MXD Zone requires a CUP for alcoholic beverage sales for on-site consumption pursuant to County Code Sections 22.26.030 and 22.140.030, so the Commission reviewed the CUP.

**8. SURROUNDING LAND USES AND ZONING.**

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	City of Los Angeles	City of Los Angeles	Commercial center containing subject restaurant
NORTH	City of Los Angeles	City of Los Angeles	Multi-family residences ("MFR"), retail, youth mentoring service

EAST	City of Los Angeles	City of Los Angeles	Single-family residences (“SFR”), MFRs, childcare centers, school, auto repair
SOUTH	City of Los Angeles), MU (Mixed Use)	City of Los Angeles, MXD (Mixed Use Development)	SFRs, MFRs, retail, churches, school
WEST	City of Los Angeles, H18 (Residential 18)	City of Los Angeles, R-2 (Two-Family Residence)	SFRs, MFRs, retail, churches, school, Mark Ridley-Thomas Constituent Service Center

## 9. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Evermont mixed use development has three primary buildings. In total, it includes 180 affordable housing units – 118 designated for families and 62 designated for seniors – along with commercial and neighborhood-serving retail space. An approximately 38,000-square-foot retail space with a grocery store serves as one of the anchor tenants for the site. A 15,000-square-foot career technical education center will be integrated into the third floor of one of the buildings, and a Metro training facility will also be included in the mixed use space.

Building 1 is a six-story mixed use building containing 118 affordable housing units for families, including 37 one-bedroom units, 55 two-bedroom units, and 26 three-bedroom units. The ground floor has an approximately 38,000-square-foot retail space with a grocery store, and approximately 10,000 square feet of additional retail space. A total of 128 parking spaces are located within a basement level.

Building 2 is a five-story mixed use structure that includes approximately 5,600 square feet of retail on the ground floor. The building includes three levels of parking totaling 273 spaces, in addition to 103 basement parking spaces. The upper two floors contain 62 affordable housing units for seniors, including 60 one-bedroom units and two two-bedroom units. The maximum height of this building is 58 feet.

Building 3 is approximately 2,000 square feet and will be occupied by the South LA Cafe restaurant.

The development also features a ground-level pedestrian-oriented transit plaza with freestanding retail kiosks and an integrated transit stop along Vermont Avenue. The landscaping for the project spans 14,288 square feet, contributing to the open and community-friendly environment.

In total, the project provides 429 vehicle parking spaces. Bicycle accommodations include 36 short-term parking spaces and 106 long-term parking spaces. The 36

short-term bicycle parking spaces are located in Building 1, which also includes the Metro facility and public-facing uses. The 106 long-term bicycle parking spaces are located within the structured parking garage and serve residential tenants, school users, and commercial occupants. These facilities are strategically dispersed to support both daily commuters and visitors, and to encourage alternative transportation options throughout the development.

**B. Site Access.**

The Project Site is accessible via Vermont Avenue to the west. Primary access to the Project Site will be via an entrance/exit adjacent to Vermont Avenue.

**C. Site Plan.**

The subject restaurant is located in a freestanding commercial building within the Evermont mixed use development. The restaurant will occupy approximately 2,223 square feet of tenant space and includes an indoor dining area with 44 seats and a 605-square-foot dedicated outdoor dining area with 29 seats. The indoor space is designed to accommodate customer seating, a kitchen, restrooms, and support functions. Alcoholic beverages will be securely stored within a 33-square-foot storage area located inside the premises. The outdoor dining area is oriented toward an internal pedestrian plaza that serves as a common gathering space within the development. The restaurant's layout supports walkability and visibility, complementing the overall pedestrian-oriented design of the site.

**D. Parking.**

Parking for the Evermont mixed use development is provided through a combination of subterranean and structured facilities. A total of 81 subterranean parking spaces are located beneath the mixed use residential and commercial building, while a separate five-story parking structure comprising approximately 127,490 square feet provides an additional 348 parking spaces. These facilities are designed to serve the entire development, including residential, retail, and restaurant uses. Parking for the South LA Cafe will be accommodated within the shared parking supply, with convenient access to both the freestanding restaurant building and the broader commercial areas.

In addition to vehicle parking, the site is served by an integrated Metro transit plaza located along Vermont Avenue. This transit stop enhances regional connectivity and provides convenient non-automobile access for patrons, employees, and residents traveling to the site by public transportation. The co-location of parking facilities and a transit plaza supports the County's goals of promoting multimodal transportation options and reducing dependence on personal motor vehicles.

**10. CEQA DETERMINATION.**

The Commission finds 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 consists of the sale and service of beer and wine for on-site consumption associated with a newly established restaurant with no new development or expansion. The Project is not on a

scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. Therefore, the Project does not qualify for any exceptions to the Categorical Exemption.

**11. COMMUNITY OUTREACH.**

When the Report to the Commission was provided on July 24, 2025, County Department of Regional Planning ("LA County Planning") staff ("Staff") was not aware of any community outreach conducted by the Permittee specifically related to this CUP. Staff contacted the Permittee and confirmed that no outreach efforts were conducted in advance of the public hearing.

**12. PUBLIC COMMENTS.**

No public correspondence regarding the Project was received before the Report to the Commission was provided on July 24, 2025.

**13. AGENCY RECOMMENDATIONS.**

A. City of Los Angeles Police Department ("LAPD"): Staff consulted with the LAPD Vice Unit regarding the proposed Project. In an email dated January 24, 2025, the LAPD stated that they did not oppose approval of this CUP. However, the LAPD recommended that the operator employ personnel to observe and report incidents to deter crime, and to assist employees in monitoring for signs of intoxication. The LAPD also recommended limiting alcoholic beverage sales hours to some predetermined timeframe.

B. An ABC Business and Practice Worksheet received by Staff on February 21, 2025, reported that the Project Site is located in a High Crime Reporting District (Crime Reporting District 1267), where 457 offenses occurred, and the average number of offenses per district is 145. There is not an overconcentration of licenses for the sale of alcoholic beverages for on-sale consumption in the Project Site's Census Tract (Census Tract No. 2383.2), because four off-sale licenses are allocated to this Census Tract by ABC and zero off-sale licenses are currently active.

**14. LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 11, 2025, a total of 300 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, and to any additional interested parties.



**GENERAL PLAN CONSISTENCY FINDINGS**

**15. LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Metro Area Plan. The following policies of the General Plan are applicable to the Project:

- *General Plan Land Use Element, Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *General Plan Land Use Element, 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.*
- *General Plan Land Use Element, Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another.*
- *General Plan Economic Development Element, Policy ED 2.7: Incentivize economic development and growth along existing transportation corridors and in urbanized areas.*

With appropriate conditions, the sale and service of alcoholic beverages for on-site consumption will complement the retail uses in the Evermont mixed use development and will provide public convenience to on-site and off-site residents, visiting tourists, employees of nearby offices, and commuters. Various conditions of approval have been incorporated into the CUP to ensure that potential negative impacts to the residential units above the retail uses, and to the surrounding residential areas, are minimized.

The following policies of the Metro Area Plan are applicable to the Project:

- *Policy TOD 2.1 – Commercial Uses and Accessory Commercial Uses: This policy encourages the provision of neighborhood services and commercial uses near station areas that are easily accessed by walking or bicycling, including retail, goods, and services that meet the daily needs of residents and workers.*

The restaurant is located within the Evermont mixed use development, which is adjacent to a Metro transit plaza and situated along the Vermont Avenue corridor. The restaurant offers food and beverage services that support the daily needs of nearby residents, workers, and transit riders. Its location within a pedestrian-oriented development – paired with extensive short and long-term bicycle parking – promotes active transportation access consistent with the goals of Policy TOD 2.1. The restaurant contributes to the mix of community-serving commercial uses envisioned for station areas and reinforces the walkable, transit-supportive character of the surrounding development.

- *Policy TOD 2.2 – Active Transportation: This policy calls for prioritizing station area design that supports active transportation and strengthens connectivity to pedestrian and bicycle networks.*

The restaurant is integrated into a larger mixed use development that emphasizes walkability and multimodal access. The Project is directly adjacent to a Metro transit plaza and includes wide pedestrian walkways and inviting open space connections to the surrounding buildings and transit facilities. Bicycle accommodations are provided through 36 short-term parking spaces and 106 long-term parking spaces strategically located near residential, commercial, and transit areas. The restaurant's orientation toward a central plaza and its location within a pedestrian-focused site design enhance connectivity and encourage walking and biking to and from the station area, demonstrating strong consistency with Policy TOD 2.2.

## **ZONING CODE CONSISTENCY FINDINGS**

### **16. PERMITTED USE IN THE ZONE.**

Although the Project Site is in the City of Los Angeles, the Project is in the Evermont mixed use development on County-owned property. The Director reviewed and approved the mixed use development in 2022 pursuant to the County's "sovereign immunity," which is based on Government Code Sections 53090 through 53095 and allows the County to review a project on County-owned land instead of the relevant incorporated city. Although County Code Title 22 does not apply to a project located in an incorporated city, the Director used the requirements of the MXD Zone for guidance when reviewing and approving the mixed use development. Consistent with this guidance, the MXD Zone requires a CUP for alcoholic beverage sales for on-site consumption pursuant to County Code Sections 22.26.030 and 22.140.030, so the Commission reviewed the CUP.

## **CONDITIONAL USE PERMIT FINDINGS**

- 17. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.** The proposed use supports several key goals and policies of the General Plan by contributing to the vitality and functionality of a mixed use transit-oriented development. Specifically, the Project aligns with Land Use Policy LU 5.2, which encourages a diversity of commercial and retail services to meet local and regional needs, and Policy LU 5.4, which promotes community-serving uses, such as restaurants, near employment centers. Additionally, the Project is consistent with Economic Development Policy ED 2.7, which supports economic activity along major transportation corridors. The restaurant enhances the site's role as a walkable mixed use destination by offering food and beverage service to residents, employees, and transit riders, and its design complements the larger Evermont mixed use development. Therefore, the Project advances the General Plan's goals of promoting economic opportunity, land use compatibility, and access to essential services.
- 18. 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 newly established restaurant will sell and serve beer and wine to expand its beverage selection and complement its full food menu so that its customers will have more choices with their dining options that reflect their diverse tastes. The sale and service of beer and wine limited is to the hours of 10:00 a.m. to 10:00 p.m. to avoid late-night impacts to nearby residential uses. Additionally, alcoholic beverage sales are restricted to patrons ordering food, reinforcing the restaurant's identity as a bona fide eating establishment. All alcoholic beverage service must strictly adhere to local, County, and State regulations, and employees are required to complete alcohol service training such as ABC's Licensee Education on Alcohol and Drugs program, also known as LEAD. These safeguards, along with the conditions of approval, help ensure that the use operates responsibly and remains compatible with the surrounding neighborhood.

**19. 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 subject restaurant is located within a larger mixed use development along the Vermont Corridor. The structure was separately permitted and has been constructed in compliance with the MXD Zone's requirements for walls, fences, parking and loading facilities, landscaping, and other development features.

**20. 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 located within the heavily trafficked Vermont Corridor in South Los Angeles. Vermont Avenue is one of the longest running north-south streets in the City of Los Angeles and Los Angeles County and is well-served by an abundance of public transit options within, to, and from the area in which the subject restaurant is located. The Evermont mixed use development is home to the second busiest transit stop in the entire Metro system, reinforcing its strong focus on public transportation.

The Project Site includes an enhanced Metro transit hub, a Metro office and training facility, and a landscaped public transit plaza along Vermont Avenue that improves the transit experience with comfortable seating, a public gathering space, and seamless pedestrian and bicycle connections. These Metro facilities provide efficient, high-capacity transit access and make the site highly accessible to local residents, visitors, and commuters without relying solely on personal vehicles. This level of multimodal connectivity supports the County's goals for sustainable, transit-oriented development and further enhances the Project's compatibility with its surrounding context.

**21. 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.** This grant term allows the County to periodically reassess the operational

impacts of alcoholic beverage sales for on-site consumption at the restaurant, including compliance with the conditions of approval, any changes to surrounding land uses, and potential shifts in community character or needs. A 10-year grant term is consistent with other similar approvals and provides an appropriate balance between business certainty and regulatory oversight.

### **SUPPLEMENTAL FINDINGS**

- 22. 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.** The sale of beer and wine at the newly established restaurant will not adversely affect the social or cultural welfare of the nearby community, nor will it affect the use of a place used exclusively for religious worship, a school, a park, a playground, or any similar use within a 600-foot radius. Sensitive uses located within 600 feet of the Project Site will be physically separated and buffered from the premises where alcoholic beverages are sold and served.

Further, the CUP includes safeguards to minimize any potential impacts. For example, Condition No. 29 limits alcohol sales to the hours of 10:00 a.m. to 10:00 p.m., which avoids late-night disturbances. Condition No. 36 ensures that alcoholic beverages are served only in conjunction with food, reinforcing the primary function of the restaurant as a food-serving establishment. In addition, Condition No. 20 requires employees to complete alcoholic beverage service training, and Condition No. 19 prohibits loitering. These conditions, combined with ongoing oversight by Staff and LAPD, help ensure that no adverse impacts to nearby churches, schools, or other sensitive uses will occur.

- 23. 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 Vermont mixed use development, where the restaurant is located, is comprised primarily of commercial retail uses, restaurants, and other services. Residential areas exist in the neighborhoods to the west of the Vermont Corridor, with newly built housing units in a mixed use configuration adjacent to the site. These residential areas are buffered from the restaurant and remainder of the commercial development by parking lots, busy streets, structures and the walls of buildings, and other uses within this commercial corridor. Most nearby residences are buffered from commercial areas with masonry walls.

- 24. The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The sale and service of beer and wine for on-site consumption at a newly established restaurant provides an amenity for patrons who generally live, work in, or commute through the area. Adding beer and wine to the full menu of food will not adversely affect the welfare of the nearby community.

By offering beer and wine for on-site consumption, the restaurant will enhance its

market appeal and remain competitive within the local dining landscape. This expanded service will attract a wider customer base, support increased revenue generation, and strengthen the restaurant's long-term sustainability. As a result, the restaurant will contribute positively to the commercial activity and economic vitality of the surrounding area.

**25. 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 restaurant is located in a structure that has been approved and constructed in compliance all applicable local, County and State laws. The restaurant is part of the new Vermont mixed use development, which has been conceived to improve the neighborhood.

**26. 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, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The restaurant is located in an area not presently known for high-quality eateries. Furthermore, there are no other establishments selling alcoholic beverages for on-site consumption within the census tract, so there is a need for this service. It is a widely-held expectation among diners that a variety of beverage options, including alcohol, will be available as part of their meal service. The addition of beer and wine to the menu will further complement the food that the bona fide restaurant serves and will not change its overall nature.

Moreover, offering alcoholic beverages as part of the restaurant's service enhances its competitiveness and ability to attract a broader customer base, which is vital to its long-term economic sustainability. This, in turn, supports the financial health of the larger mixed use development and contributes to the continued economic vitality of the surrounding area by encouraging more foot traffic and local spending.

### **ENVIRONMENTAL FINDINGS**

**27. The sale and service of beer and wine for on-site consumption will occur within an existing commercial tenant space and will not involve the expansion of the existing building footprint. The use is categorically exempt because it consists of minor alterations to an existing facility involving no expansion of use.**

Furthermore, the Project Site is not located within an environmentally sensitive area, nor on any list compiled pursuant to Government Code Section 65962.5 related to hazardous materials. The Project also does not involve any unusual circumstances that would result in a significant effect on the environment. Therefore, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply, and the Project qualifies for a Class 1 Categorical Exemption.

**ADMINISTRATIVE FINDINGS**

**28. 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 Operations and Major Projects 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. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district, pursuant to the California Alcoholic Beverage Control Act and the



regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities Categorical Exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024001888**, subject to the attached conditions.

**ACTION DATE: August 6, 2025**

MG:KF:LJ

7/24/2025

cc: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-000564-(2)  
CONDITIONAL USE PERMIT NO. RPPL2024001888**

**PROJECT DESCRIPTION**

The project is for the sale of beer and wine for on-site consumption at a newly established restaurant 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 until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective pursuant to Section 22.222.230 of the County Code.
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 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. 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 July 23, 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 twelve 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,205**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County

Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 \$441.00 per inspection, or the current recovery cost established by LA County Planning 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 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 Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
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, 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 as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by October 5, 2025.
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.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning staff, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

**PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)**

19. 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.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new employees and/or managers 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 staff 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.
21. 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.
22. 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.

23. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises.
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare and shall be turned off within thirty (30) minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from on-site parking areas under the control of the Permittee.
26. 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.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. 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.
29. This grant authorizes the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
30. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The Permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
31. The Permittee shall develop and implement a Designated Driver program (e.g., free soft drinks or coffee to a designated driver of a group). A printed two-sided card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
32. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.

33. The Permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
34. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
35. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
36. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
38. The Permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
39. Food service shall be continuously provided during operating hours.
40. The Permittee, in coordination with the property owner/manager, shall provide on-site security in the vicinity of the subject restaurant during alcohol sales hours.

# 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.

# 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"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
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"> <li>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</li> <li>b. By other public or private service facilities as are required.</li> </ul>

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** July 24, 2025  
**PROJECT NUMBER:** PRJ2024-000564  
**PERMIT NUMBER:** Conditional Use Permit RPPL2024001888  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 8488 S. Vermont Avenue, City of Los Angeles  
**OWNER:** County of Los Angeles ("County")  
**APPLICANT:** Primestor  
**CASE PLANNER:** Larry Jaramillo, Principal Regional Planner  
LJaramillo@planning.lacounty.gov

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The County completed an initial review for the above-mentioned Project. Based on an 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 for a Class 1 – Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the sale and service of beer and wine for on-site consumption in conjunction with a restaurant will be accessory to the restaurant's food service, does not significantly change the restaurant's operations, and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, or a designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Therefore, there are no exceptions to the identified exemption.

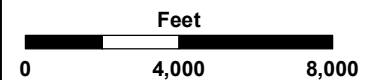
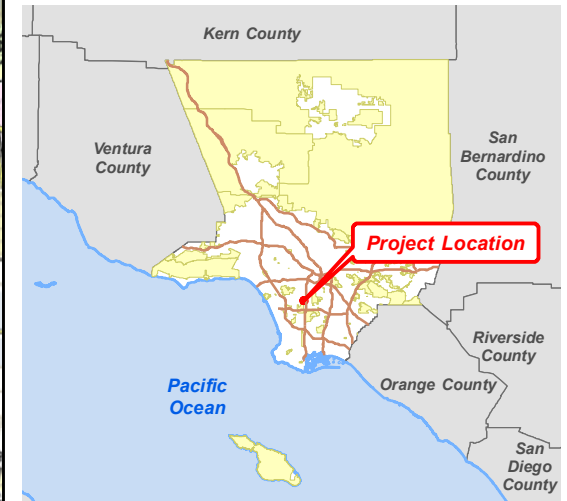
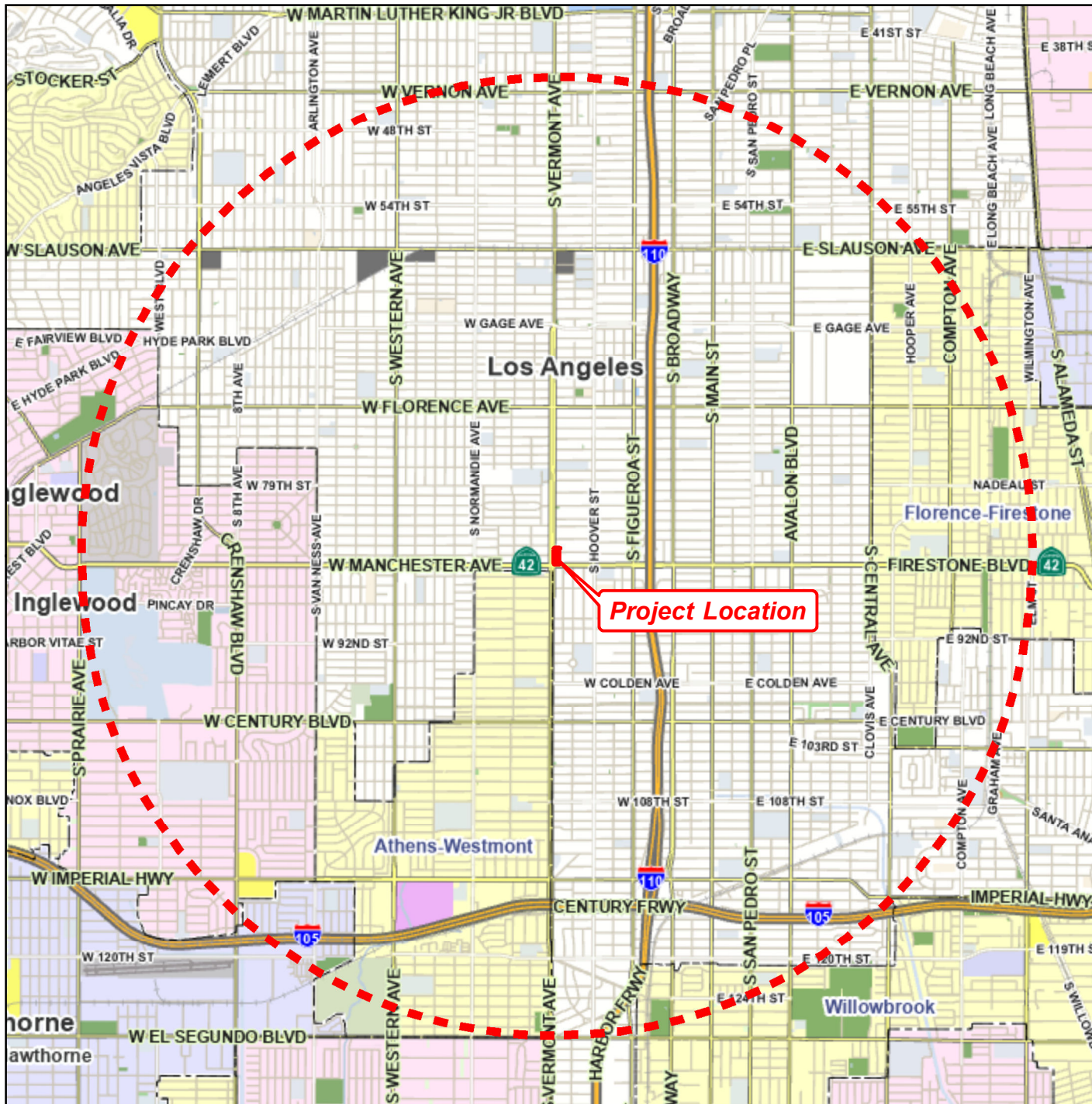




# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-000564  
ALCOHOL CUP RPPL2024001888



LA COUNTY  
PLANNING

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







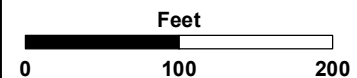


# AERIAL IMAGERY

## SITE-SPECIFIC MAP

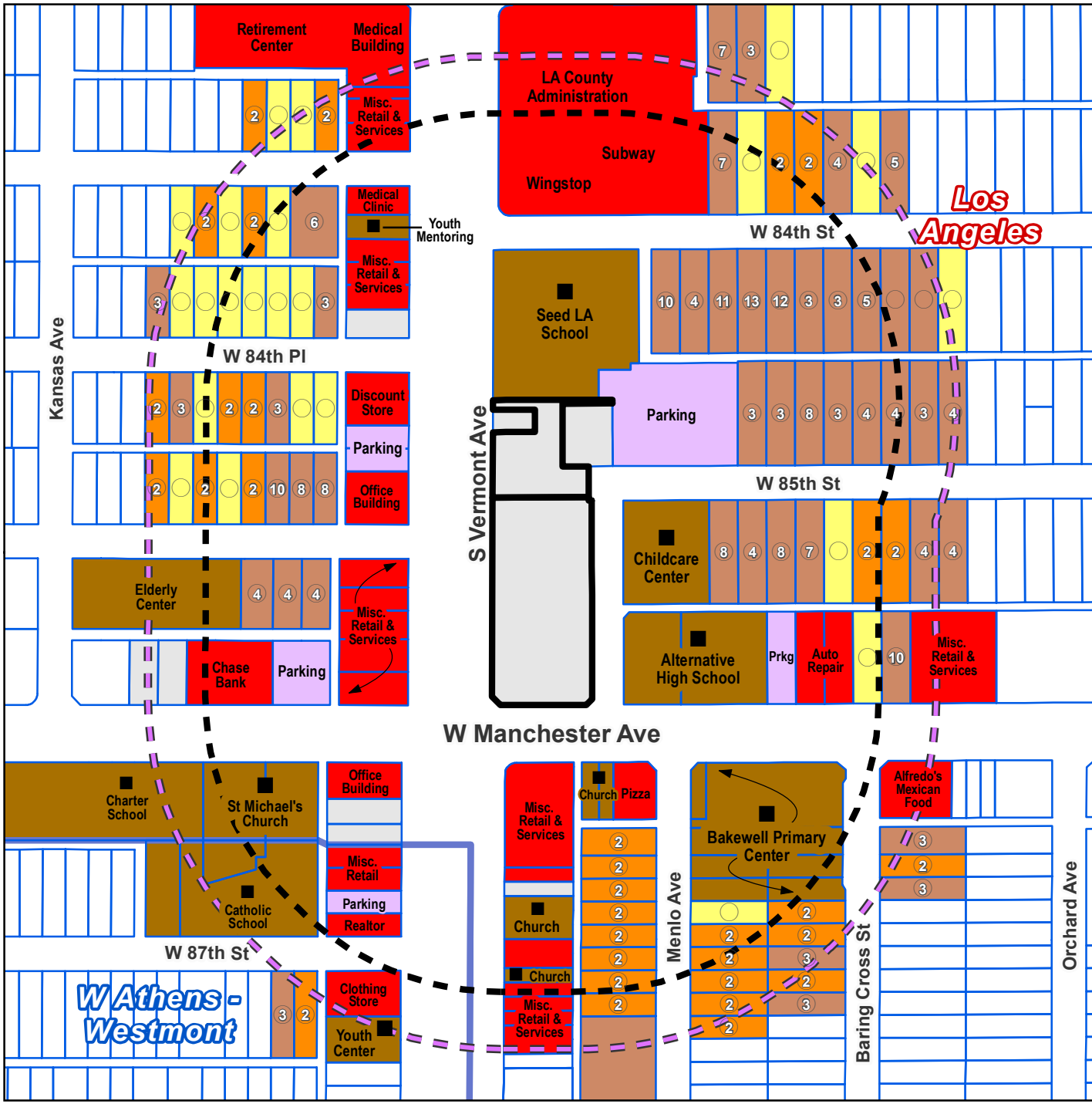
PROJECT NO. PRJ2024-000564  
ALCOHOL CUP RPPL2024001888

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



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PLANNING

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



# EXISTING LAND USE

## 600-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000564

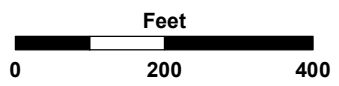
ALCOHOL CUP RPPL2024001888

- Sensitive Use
- 600-ft ABC Radius
- 500-ft Standard Radius

### Existing Land Use (Assessor Use Codes)

- Commercial
- Institutional
- Miscellaneous
- Residential - Single Unit\*
- Residential - Two Units\*
- Residential - Multi-Unit\*
- Vacant

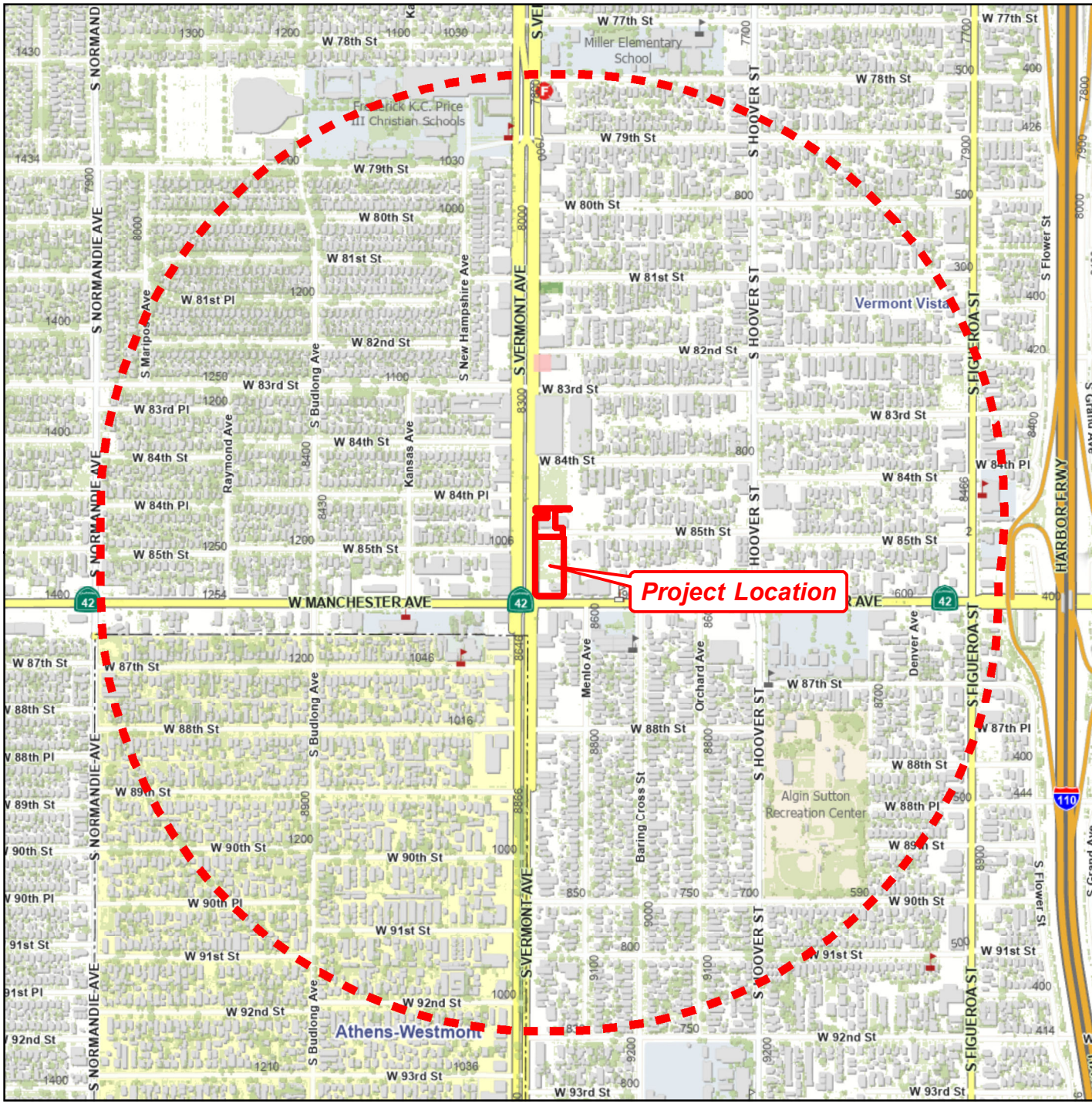
\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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320 W. Temple Street  
Los Angeles, CA 90012





# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-000564  
ALCOHOL CUP RPPL2024001888



0 600 1,200

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

LA COUNTY  
PLANNING

# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000564

ALCOHOL CUP RPPL2024001888

 H18 - Residential 18

 MU - Mixed Use

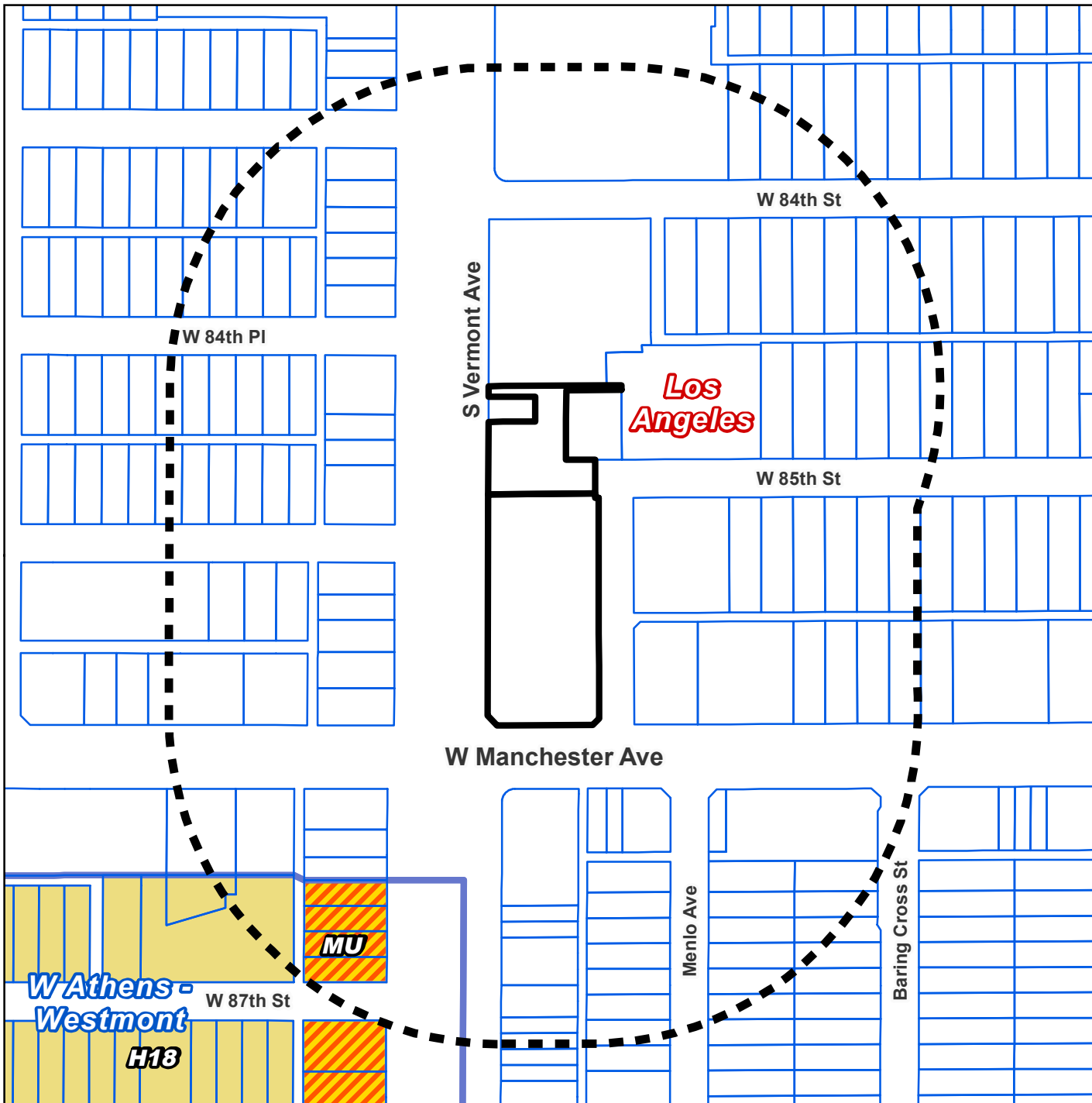
Note: The project area shown in this map is located within the City of Los Angeles, for which the County of Los Angeles neither has nor maintains Land Use Policy information.

Feet  
0 200 400



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320 W. Temple Street  
Los Angeles, CA 90012




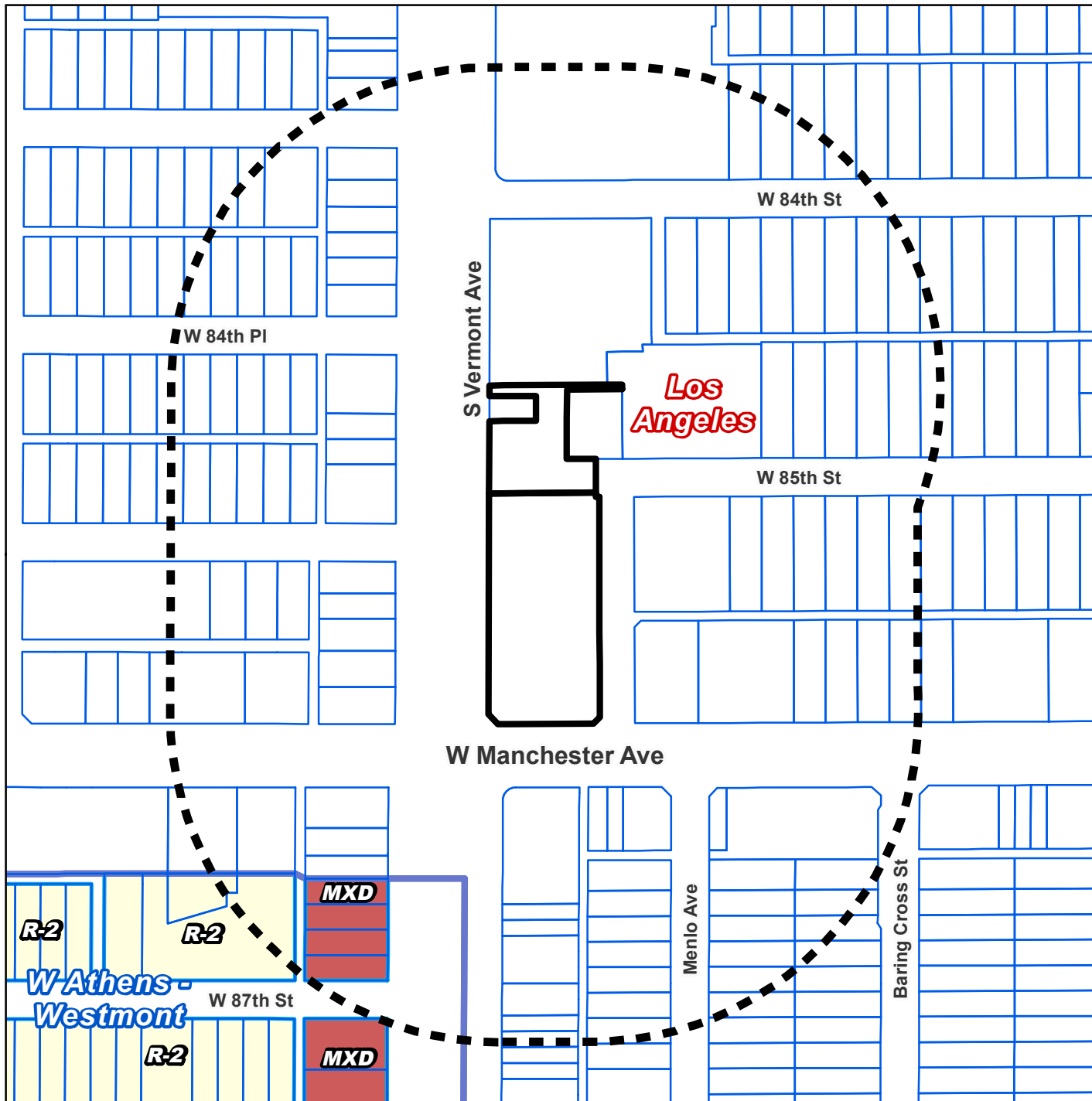
# ZONING

## 500-FOOT RADIUS MAP

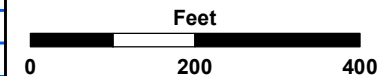
PROJECT NO. PRJ2024-000564

ALCOHOL CUP RPPL2024001888

-  R-2 - Two-Family Residence
-  MXD - Mixed Use Development



Note: The project area shown in this map is located within the City of Los Angeles, for which the County of Los Angeles neither has nor maintains Zoning information.



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Los Angeles, CA 90012



[illegible]



# VIEW 1





# VIEW 2





# VIEW 3





# VIEW 4





# VIEW 5





# VIEW 6





# VIEW 7







BECAUSE EVERY VETERAN IS WORTH FIGHTING FOR

Manchester Square

Vermont Av

TOW-AWAY  
NO STOPPING  
ANY TIME

NOTICE OF HEARING

Vermont  
860



Vermont  
8500 S

LA COUNTY  
PLANNING

# NOTICE OF HEARING

PROJECT NO. PRJ2024-000564

9 a.m. JULY 23 2025

IN PERSON AND ONLINE, VISIT  
320 W. Temple St. Room 150 Los Angeles, CA 90012

<http://bit.ly/ZOOM-HQ>  
<http://bit.ly/ZOOM-RPC>  
100 Redondo Blvd. Torrance, CA 90501

FOR INFORMATION CALL (213) 974-6411







August 29, 2024

Mr. Vincent P. Bertoni, AICP  
Director of Planning  
Los Angeles City Planning  
200 N. Spring Street, Suite 525  
Los Angeles, CA 90012

Mr. Osama Younan  
General Manager  
City of Los Angeles Department of Building and Safety  
201 N. Figueroa Street, Suite 1000  
Los Angeles, CA 90012

Dear Mr. Bertoni and Mr. Younan:

**SOUTH LA CAFE – 8488 S. VERMONT AVENUE – CASE NO. RPPL2024001888**

Los Angeles County (County) is reviewing a Conditional Use Permit (CUP) application for the sale of beer and wine for on-site consumption at the privately-operated South LA Cafe on a County-owned property located at 8488 S. Vermont Avenue, Los Angeles, CA 90044 (Project Site). The cafe is in the Evermont mixed-use development, which the County approved by exercising its sovereign immunity on February 7, 2019. The County approved the tenant space improvements for the South LA Cafe, consisting of a 2,333-square-foot restaurant with a 605-square-foot outdoor patio space, on December 27, 2023.

This letter serves as notice that the County intends to exercise its sovereign immunity with respect to this CUP application and any future land use requests at the Project Site. The County will exempt these requests from the City of Los Angeles' planning and zoning regulations, and at its discretion, will process these requests pursuant to County requirements. For example, this CUP application will be processed in accordance with [County Code Section 22.140.030](#). The County Department of Public Works, Building and Safety Division, and other County departments, as appropriate, will conduct the plan checks, issue the permits, and carry out the inspections at the Project Site that are necessary to complete the Evermont mixed-use development.

South LA Cafe – 8488 S. Vermont Avenue – Case No. RPPL2024001888

August 29, 2024

Page 2

If you have any questions, please contact Larry Jaramillo of the Operations and Major Projects Section at (213) 647-2461 or [LJaramillo@planning.lacounty.gov](mailto:LJaramillo@planning.lacounty.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amy Bodek', followed by a horizontal line.

AMY J. BODEK, AICP  
Director of Regional Planning

AJB:DD:MG:KF:LJ:lm

K\_CP\_08292024\_SOUTH\_LA\_CAFÉ\_8488\_S\_VERMONT AVENUE\_CASE\_NO\_RPPL2024001888