

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: January 9, 2025  
HEARING DATE: January 21, 2025 AGENDA ITEM: 9  
PROJECT NUMBER: PRJ2024-003133-(1)  
PERMIT NUMBER(S): Conditional Use Permit RPPL2024004655  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 13900 Valley Blvd., Avocado Heights, CA 91746  
OWNER: Jossi Peloquin Family Limited Partnership  
APPLICANT: J&J Liquor / Paramjit Singh  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@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 PRJ2024-003133-(1), Conditional Use Permit (“CUP”) Number RPPL2024004655, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

### **ENTITLEMENT(S):**

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024004655 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

Conditional Use Permit (“CUP”) for the sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing California Department of Alcoholic Beverage Control (“ABC”) license from an existing liquor store at 13916 Valley Boulevard, to a new location at 13900 Valley Boulevard in the M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones) Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

**B. Project**

The project requests the sale of a full line of alcoholic beverages for off-site consumption at a 2,460-square-foot Liquor/Convenience Store located at 13900 Valley Boulevard. The project includes the transfer of an existing deemed approved ABC license from an existing liquor store at 13916 Valley Boulevard (“previous location”) to the new location. The sale of alcohol at the previous location was established prior to the adoption of the CUP requirement for alcohol sales in the County and is therefore considered a deemed approved alcohol sales use as per County Code Section 22.140.030.H (Alcoholic Beverage Sales – Deemed Approved Uses). Prior to its closing on October 31, 2024, the previous location was open from 8:00 a.m. to 10:00 p.m., Mondays to Fridays, and 8:00 a.m. to 11:00 p.m., Saturdays and Sundays, and sold alcoholic beverages during that time. The total shelf space for alcoholic beverage display at the previous location was approximately 50% of the total shelf space of the store.

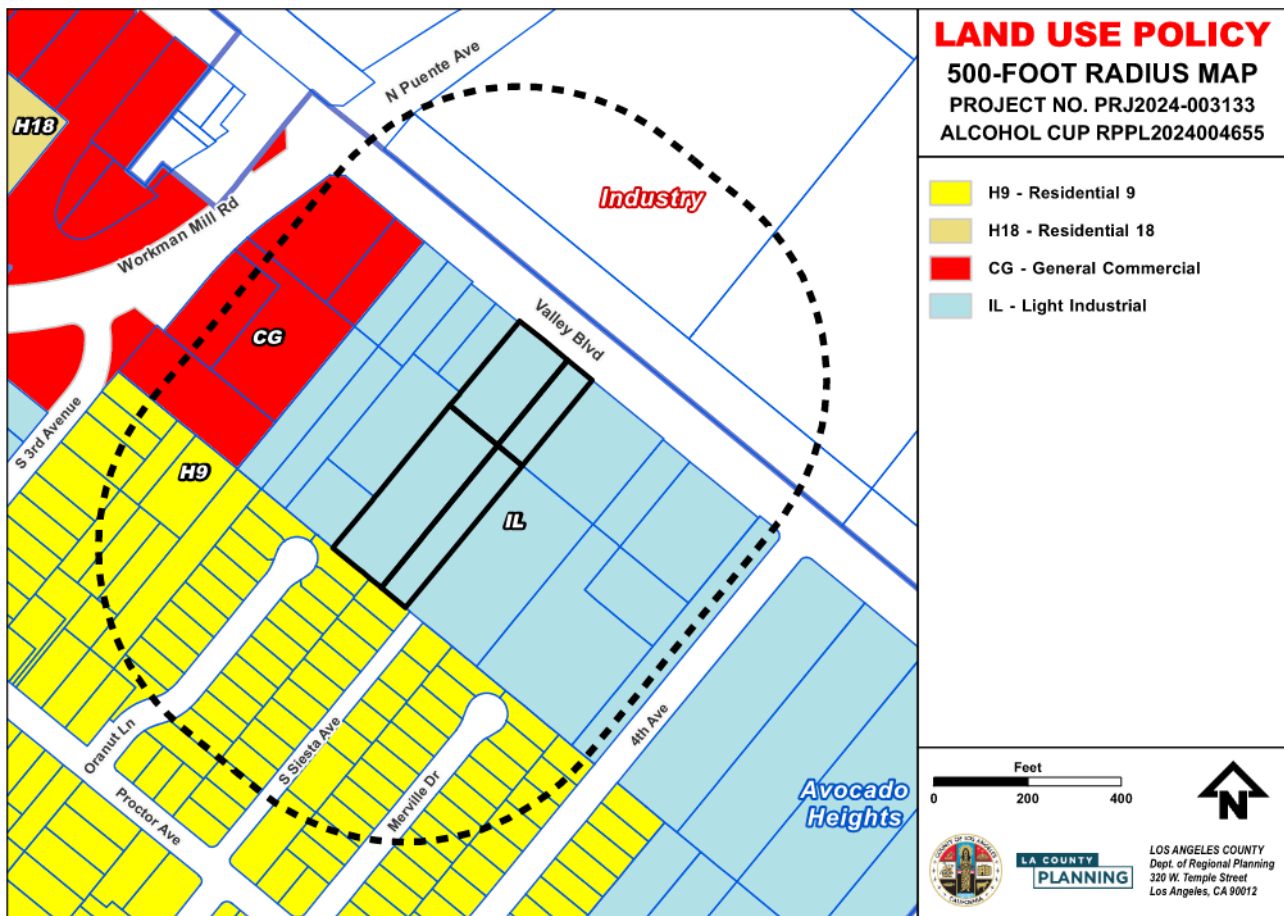
The subject CUP will include Conditions of Approval that, among others, will limit the sale of alcohol at the Project Site to the hours of 9:00 am to 10:00 pm, Mondays to Fridays, and 10:00 am to 10:00 pm, Saturdays and Sundays, and the display of alcoholic items to no more than 30% of the total shelf space of the new store.

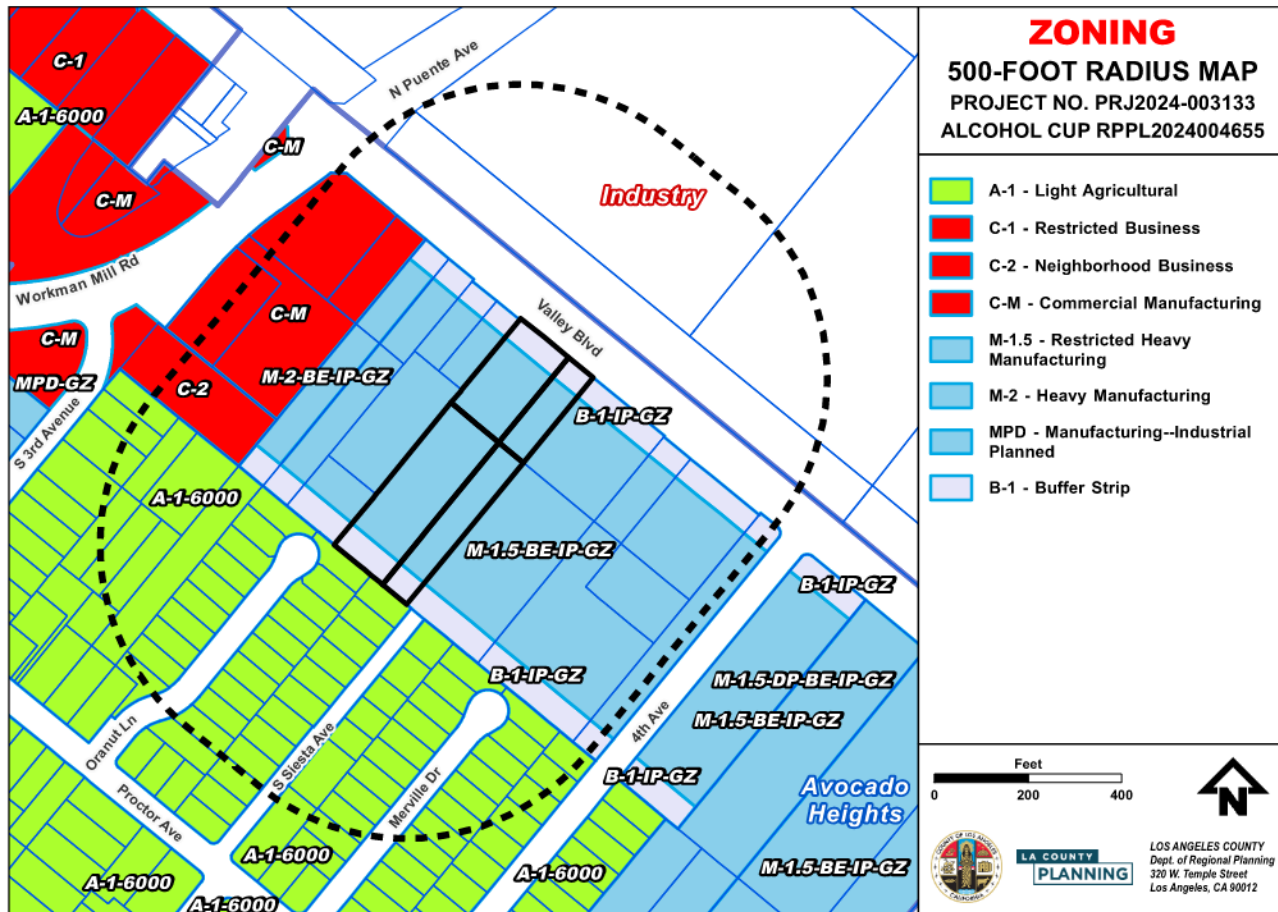
**SUBJECT PROPERTY AND SURROUNDINGS**

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

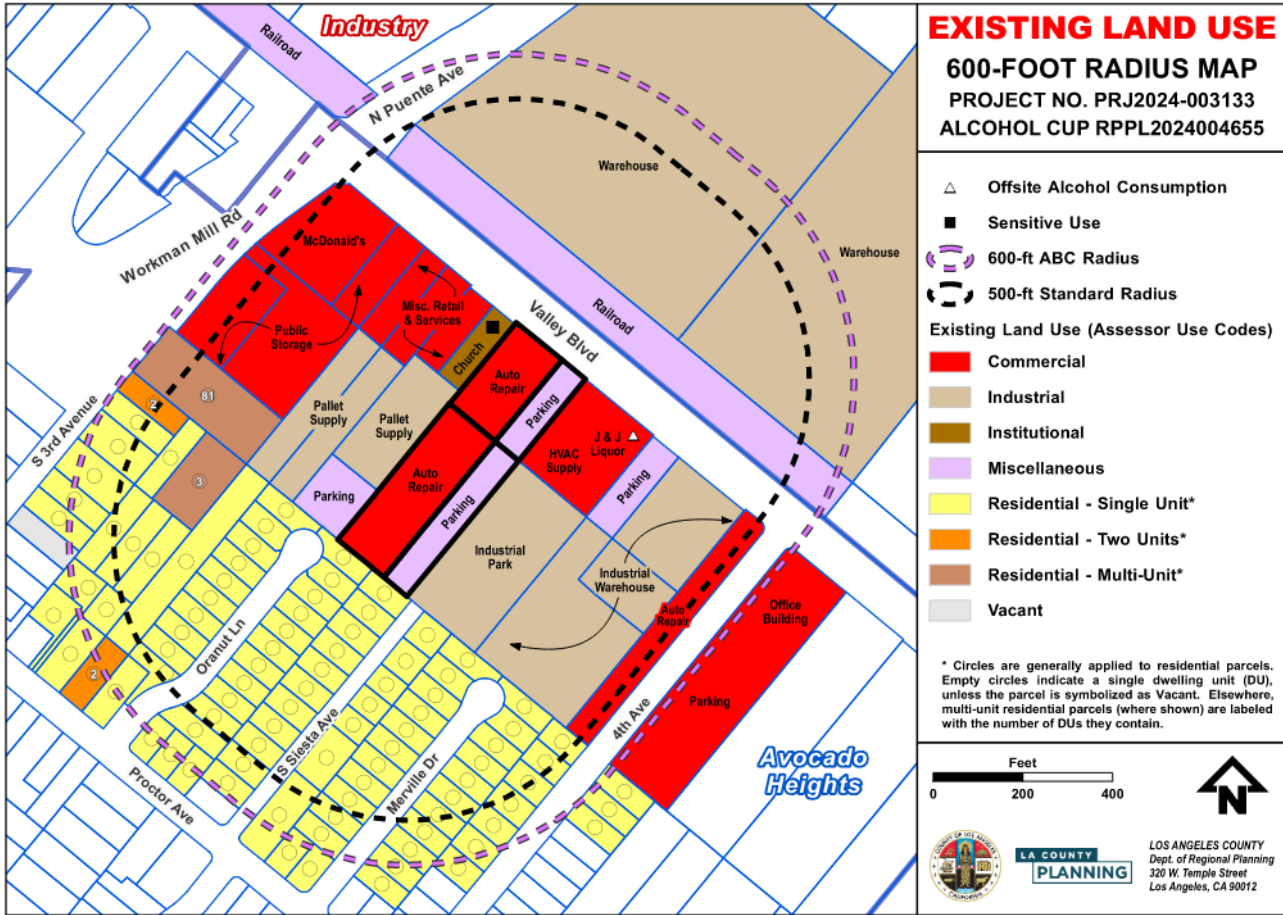
LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1.5-BE-IP-GZ	Industrial complex
NORTH	City of Industry	City of Industry	Various industrial uses

EAST	IL, City of Industry	M-1.5-BE-IP-GZ, City of Industry	Various commercial and industrial uses
SOUTH	IL, H9 (Residential 9 – 0 to 9 dwelling units per net acre)	M-1.5-BE-IP-GZ, A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required lot Area)	Various industrial uses, Single-Family Residences (“SFRs”)
WEST	IL, CG (General Commercial)	M-1.5-BE-IP-GZ, M-2-BE-IP-GZ (Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones), C-M (Commercial Manufacturing), C-2 (Neighborhood Commercial)	Various commercial and industrial uses









**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4291	A-1 (Light Agricultural)	10/11/1943
5122	C-4 (Restricted Commercial)	5/25/1948
10033	M-1.5 (Restricted Heavy Manufacturing)	6/3/1970
820208z	M-1.5 (Restricted Heavy Manufacturing – Billboard Exclusion)	9/14/1982
20150043z_Avocado Heights	M-1.5-BE-IP (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation)	10/6/2015
2024-0030Z	M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones)	5/21/2024

## B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP RPPL2023001516	To legalize existing auto-repair uses	Apply Date: 6/27/2023 Status: Pending

## C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2020000381	Unpermitted auto-repair	Opened: 1/29/2020 Status: Open

## ANALYSIS

### A. Land Use Compatibility

The proposed new store is located in a tenant space within a larger industrial complex with some retail uses located on the south side of Valley Boulevard, midway between 3<sup>rd</sup> and 4<sup>th</sup> Avenues. The establishments within this industrial complex include auto-repair shops, paint and body shops and auto-parts stores. Across Valley Boulevard to the north are various warehouses, while to the east and west, on the south side of Valley Boulevard are various commercial and industrial uses, as well as a church to the immediate west of the Project Site. To the south are SFRs. The church and the SFRs are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Los Angeles County Sheriff's Department (Sheriff) did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the transfer of the existing ABC license from its previous location to its new location is compatible with all these surrounding uses in the area.

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

The sale of alcoholic beverages for off-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The store will offer a variety of grocery items in addition to the alcohol sales, including whole grains and fresh produce. The inclusion of alcoholic beverages in the items sold by the store will give customers the option to purchase alcohol beverages together with their other grocery items.

There are no businesses with off-site alcoholic beverage licenses within a 500-foot radius of the Project Site. There is only one sensitive use within a 600-foot radius of the Project Site, which is a church to the immediate east of the Project site. Alcoholic beverages will not be consumed within the store's premises. While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the immediate west of the Project Site is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. The church and the residential neighborhood are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The sale of alcoholic beverages at the retail store is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

The Project Site is located in Crime Reporting District No. 1462 and, in a report dated December 5, 2024, the California Department of Alcoholic Beverage Control ("ABC") determined it is a high crime reporting district. The report is attached as Exhibit J. The subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff) did not report any concerns about the establishment.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. As noted above, the subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment and the Sheriff recommends approval of this use. The public convenience of allowing the patrons of the subject retail store to continue to purchase alcoholic beverages together with their other items at the new store location outweighs the fact that the Project Site is located within a high crime reporting district. However, this needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K). Because of these documented adverse effects, Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited to 9:00 a.m. to 10:00 p.m. Mondays through Fridays and 10:00 a.m. to 10:00 p.m. on Saturdays and Sundays, when the neighboring church may have early morning services. This precludes alcohol sales at the Project Site either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption at the Project Site to the hours mentioned above.

### Recommended Hours of Alcohol Sales

The applicant is requesting alcoholic beverage sales from 9:00 a.m. to 10:00 p.m. Mondays through Fridays, and 10:00 a.m. to 10:00 p.m. on Saturdays and Sundays. Prior to its closing on October 31, 2024, the previous location was open from 8:00 a.m. to 10:00 p.m., Mondays to Fridays, and 8:00 a.m. to 11:00 p.m., Saturdays and Sundays, and sold alcoholic beverages during that time. Because there are no residential or sensitive uses within the immediate vicinity of the Project Site, aside from the church to the immediate west of the Project Site, and because the requested new hours for alcohol sales are still less than the hours or alcohol sales at the previous location, Staff is amenable to the applicant's requested hours of alcohol sales.

### **C. Design Compatibility**

Pursuant to Section 22.22.060 (Development Standards for Industrial Zones) of the County Code, the Project Site is subject to the development standards of the M-1.5 Zone. The Project does not include any physical improvements or modifications at the Project Site at this time. The future tenant improvement that the applicant will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building. It will have no effect on the design compatibility of the existing structures at the Project Site. The Project Site is also located within the Avocado Heights Community Standards District (CSD), but no relevant regulations apply to this Project.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Valley Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Conditional Use Permits Findings and Decisions) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.



## **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is for the transfer of an existing ABC license from its previous location to a new location. No modifications or physical development is being requested at this time. The future tenant improvement that the applicant will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building, which is still covered by the Class 1 Exemption. The Project Site is not in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project

## **COMMENTS RECEIVED**

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

The County Sheriff's Department, Industry Station, in a letter dated October 15, 2024, indicated that they do not have any objection regarding the approval of the CUP.

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

Staff has not received any comments from non-County agencies at the time of report preparation.

### **C. Public Comments**

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

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Report  
Reviewed By:   
Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By:   
Susan Tae, AICP, Assistant Administrator

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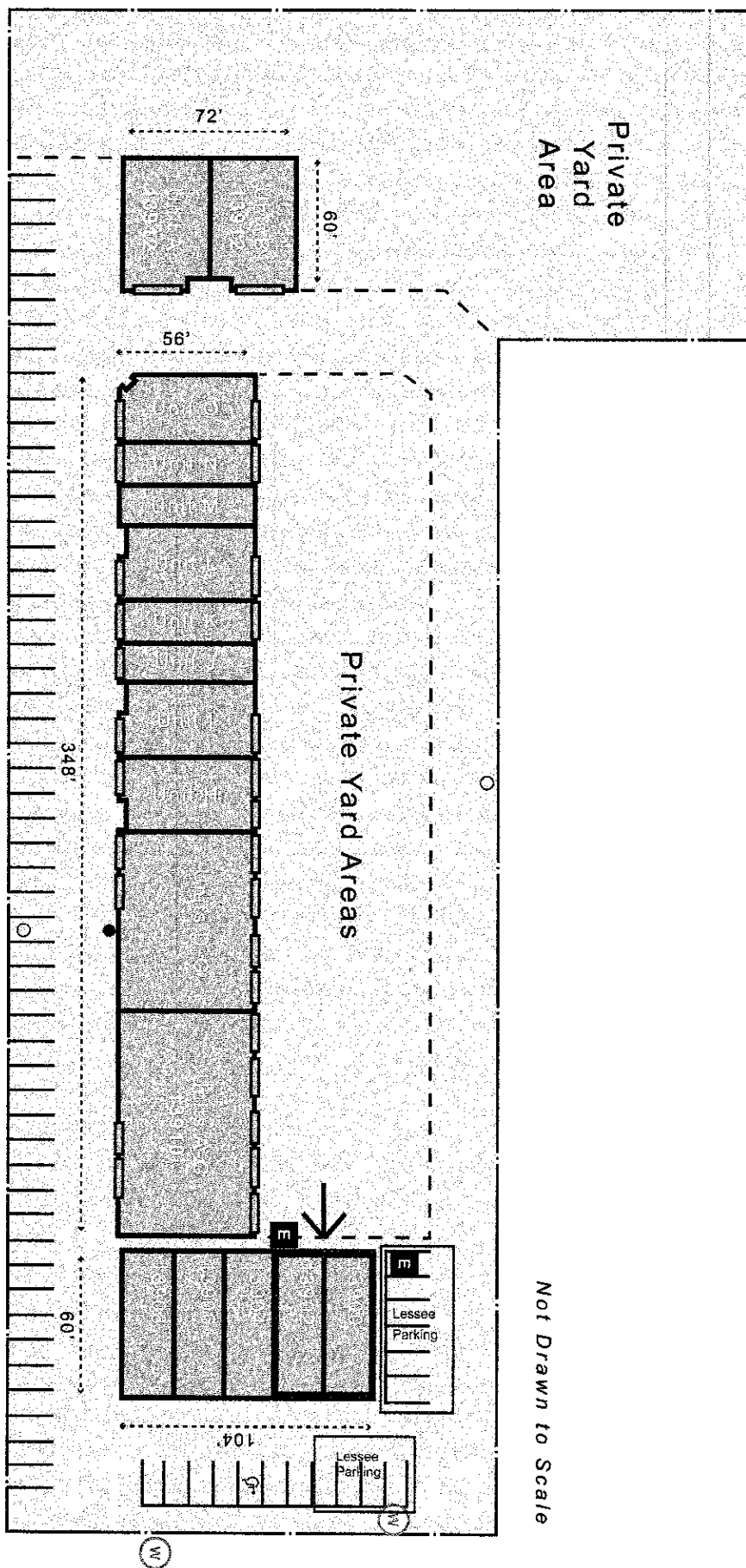
**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Reference Documents

1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010.  
<https://www.ncbi.nlm.nih.gov/pubmed/21084080>
2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health.  
<https://www.ncbi.nlm.nih.gov/pubmed/24588859>
3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013  
(<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage>)



# SITE PLAN



Not Drawn to Scale



# PARKING MATRIX FORM

PROJECT NO:

SITE ADDRESS: 13900-13902

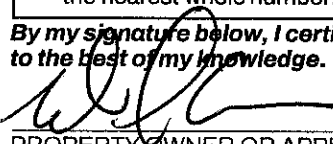
PERMIT NO:

APN: 8206-010-018

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NAME OF BUSINESS	ADDRESS, UNIT OR SUITE NO.	USE (Retail, office, restaurant, residential, etc.)	GROSS SQ. FT. OF UNIT	OCCUPANT LOAD <sup>1</sup> (if applicable)	PARKING RATIO	SPACES REQUIRED <sup>2</sup>	SPACES PROVIDED
Building A	13912 Valley	Automotive related	3817	n/a	1/500	8	8
Building B	13910 Valley	Automotive related	19206	n/a	1/500	39	39
Building C	13906-13908 Valley	Automotive related	3798	n/a	1/500	8	8
Building C (1/2) (J and J Liquor)	13900-13902 Valley	Retail	2640	n/a	1/500	6	6
1 Attach completed Building & Safety Occupancy Load Determination Form A.						<b>TOTAL SPACES REQUIRED<sup>3</sup></b>	<b>61</b>
2 Please refer to Chapter 22.112 of the Zoning Code.						<b>TOTAL SPACES PROVIDED</b>	<b>76</b>
3 If the total number of required spaces is a fraction, round to the nearest whole number.						<i>Difference*</i>	<b>+15</b>

By my signature below, I certify that this analysis data is true to the best of my knowledge.



PROPERTY OWNER OR APPLICANT SIGNATURE

**Milan L. Garrison**

PRINT NAME

9/5/2024

DATE OF SIGNATURE

\*A negative difference may require an authorized Parking Permit or Minor Parking Deviation

Attach additional sheets, if necessary





**PROJECT NUMBER**      **HEARING DATE**  
 PRJ2024-003133-(1)      1/21/2025  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2024004655

## PROJECT SUMMARY

**OWNER / APPLICANT**

J&J Liquor / Paramjit Singh

**MAP/EXHIBIT DATE**

9/5/2024

**PROJECT OVERVIEW**

Sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing California Department of Alcoholic Beverage Control (“ABC”) license from an existing liquor store at 13916 Valley Boulevard, to a new location at 13900 Valley Boulevard

**LOCATION**

13900 Valley Blvd., Avocado Heights, CA 91746

**ACCESS**

Valley Blvd

**ASSESSORS PARCEL NUMBER(S)**

8206-010-018

**SITE AREA**

0.71 Acres

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Avocado Heights CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.140.030 (Alcoholic Beverage Sales Findings and Decision Requirements)
  - Chapter 22.308 (Avocado Heights CSD requirements)
  - Section 22.22.070 (Development Standards for Zone M-1)

**CASE PLANNER:**

Carl Nadela

**PHONE NUMBER:**

(213) 893 - 7010

**E-MAIL ADDRESS:**

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-003133-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024004655

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024004655** on January 21, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, J&J Liquor / Paramjit Singh ("Permittee"), requests the CUP to authorize the sale of a full line of alcoholic beverages for off-site consumption, including the transfer of an existing California Department of Alcoholic Beverage Control (“ABC”) license from an existing liquor store at 13916 Valley Boulevard (“Project”) on a property located at 13900 Valley Boulevard in the unincorporated community of Avocado Heights ("Project Site") in the M-1.5-BE-IP-GZ (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones) Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).
4. **PREVIOUS ENTITLEMENT(S).** The sale of alcohol at 13916 Valley Boulevard (“previous location”) was established prior to the adoption of the CUP requirement for alcohol sales in the County is considered a deemed approved alcohol sales use as per County Code Section 22.140.030.H (Alcoholic Beverage Sales – Deemed Approved Uses). Prior to its closing on October 31, 2024, the previous location was open from 8:00 a.m. to 10:00 p.m., Mondays to Fridays, and 8:00 a.m. to 11:00 p.m., Saturdays and Sundays, and sold alcoholic beverages during that time. The total shelf space for alcoholic beverage display at the previous location was approximately 50% of the total shelf space of the store. The subject CUP sale of a full line of alcoholic beverages for off-site consumption at 13900 Valley Boulevard (“new location”) will include Conditions of Approval that, among others, will limit the sale of alcohol at the Project Site to the hours of 9:00 am to 10:00 pm, Mondays to Fridays, and 10:00 am to 10:00 pm, Saturdays and Sundays, and the display of alcoholic items to no more than 30% of the total shelf space of the new store.
5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.

6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE-IP-GZ. Pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), a CUP is required for the sale of a full line of alcoholic beverages for off-site consumption at the Project Site. The Project Site is located within the Avocado Heights Community Standards District (“CSD”). There are no additional development standards or requirements applicable to this Project pursuant to County Code Section 22.366.080 (Avocado Heights CSD).

**7. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	City of Industry	City of Industry	Various industrial uses
EAST	IL, City of Industry	M-1.5-BE-IP-GZ, City of Industry	Various commercial and industrial uses
SOUTH	IL, H9 (Residential 9 – 0 to 9 dwelling units per net acre)	M-1.5-BE-IP-GZ, A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required lot Area)	Various industrial uses, Single-Family Residences (“SFRs”)
WEST	IL, CG (General Commercial)	M-1.5-BE-IP-GZ, M-2-BE-IP-GZ (Heavy Manufacturing – Billboard Exclusion – Industrial Preservation – Green Zones) C-M (Commercial Manufacturing), C-2 (Neighborhood Commercial)	Various commercial and industrial uses

**8. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is an 0.71-acre lot, which is one of five parcels that together are developed with an existing industrial complex center comprised of two single-story industrial buildings located near the eastern portion of the combined property. The new location of the store is located in a rectangular tenant space in the northwestern corner of the main industrial building located at the front portion of the property. The northern and eastern portions of the combined property are developed with a common parking lot serving the various tenants of the industrial complex.

**B. Site Access**

The Project Site is accessible via Valley Boulevard to the north, a 97-to-102-foot-wide Major Highway as designated by the County Master Plan of Highways. Primary access to the Project Site is via two ingress/egress driveways on Valley Boulevard to the north.

**C. Site Plan**

The Site Plan depicts the entire industrial complex where the Project Site is located with the subject tenant space identified. It depicts the two existing industrial structures located near the eastern portion of the combined properties that compose the industrial complex. A common parking lot with 76 parking spaces is depicted in the northern and eastern portions of the property. Ingress and egress to the Project Site is provided by two driveways on Valley Boulevard to the north.

A separate Floor Plan shows the interior layout of the subject retail store and a shelf space summary table indicates that the shelf space for alcohol is limited to 30% of the shelf space of the entire store.

**D. Parking**

There are a total of 76 parking spaces in a common parking lot located in the northern and eastern portions of the subject property. Six parking spaces are required for the subject retail store, based on the existing area of 2,640 square feet of the tenant space. A total of 61 parking spaces are required for the whole industrial complex as per the Parking Matrix submitted by the Permittee as part of this CUP application.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is for the transfer of an existing ABC license from its previous location to a new location. No modifications or physical development is being requested at this time. The future tenant improvement that the applicant will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building, which is still covered by the Class 1 Exemption. The Project Site is not in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Thus, there are no exceptions to the identified exemptions.

**10. PUBLIC COMMENTS.**

No comments were received from the public about the proposed Project.

**11. AGENCY RECOMMENDATIONS.**

A. County Sheriff's Department ("Sheriff"): Recommended approval with no conditions in a letter received on October 15, 2024.

**12. LEGAL NOTIFICATION.**

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 11, 2024, a total of 145 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. While the IL land use category is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, it also allows other compatible uses that are allowed in the underlying zone. The M-1.5 zone allows for retail stores and alcoholic beverage sales for off-site consumption.

**14. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan and Area Plan.

General Plan

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*

A variety of commercial and industrial uses have been established along Valley Boulevard, which is a heavily travelled transportation corridor. The sale of a full line of alcoholic beverages for off-site consumption at the Project Site will allow the transfer of the existing ABC license from the previous location to a new location nearby and will allow the existing store to continue contributing to the variety and diversity of



community-serving uses with no net change in the number of businesses selling alcohol for off-site consumption in the area.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

There are several commercial and industrial uses in the vicinity of the Project Site. The existing retail store with alcohol sales for off-site consumption complements these uses as well as the other surrounding commercial, industrial and institutional uses, as it provides workers at these establishments as well as drivers passing by the Project Site, access to everyday grocery items, including alcoholic beverages, as part of their regular work commute. While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the immediate west of the Project Site is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. It is important to preserve this character and ensure that the commercial and industrial uses that locate around this area do not have significant adverse impacts on the church nor the residential neighborhood. The church and the residential neighborhood are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption, with the transfer of the existing ABC license from its previous location to its new location will not have any negative impacts on the surrounding neighborhoods.

#### Area Plan

- *Policy LU-3.20: Industrial- and Manufacturing-Supporting Uses. Allow for the integration of compatible land uses within industrial and manufacturing centers to service the needs of business and employees, foster creativity, and reduce the need to travel off-site during business hours, including such uses as administrative office space, financial services, business support services, restaurants, tasting rooms, health services and recreational services.*

The Project Site is located within a major industrial area. There are no other convenience stores in the vicinity of the Project Site. The subject convenience store at its new location at the Project Site will serve the needs of businesses and employees in the area for various grocery and food items including alcoholic beverages.

- *Policy LU-3.21: Residential/Industrial Interface. Ensure that industrial developments incorporate adequate landscape and noise buffers to minimize any negative impacts to surrounding neighborhoods and development and adequately*

*address on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may impact adjoining uses.*

While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the parcel to the immediate west of the Project Site is developed with a church and the neighborhood to the south of the Project Site is predominantly single-family residential. It is important to preserve this character and ensure that the commercial and industrial uses that locate around this area do not have significant adverse impacts on the church nor the residential neighborhood. The church and the residential neighborhood are sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The subject retail store does not result in any significant on-site lighting, noise, odors, vibration, toxic materials, truck access, and other elements that may impact adjoining uses. The store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the transfer of the existing ABC license from its previous location to its new location will not have any negative impacts on the surrounding neighborhoods.

### **ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1.5 zoning classification as the existing industrial complex and the proposed retail store in one of its existing tenant spaces are permitted by right and accessory alcoholic beverage sales for off-site consumption is permitted when a CUP is obtained pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The Project Site is also located within the Avocado Heights CSD, but no relevant regulations apply to this Project.
16. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.22.060 (Development Standards for Industrial Zones). While the Project is a request for sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to its new location at an existing tenant space within the existing industrial building the Project Site, the existing structures at the Project Site total to approximately 0.68 acres. This results in a Floor Area Ratio (“FAR”) of 0.21 for the approximately 3.31 acres of the whole industrial complex, which is in compliance with the maximum FAR of 1.0 for the M-1.5 Zone.
17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request for sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to its new location at an existing tenant space within the existing industrial building the Project Site, there

are a total of 76 parking spaces in a common parking lot located in the northern and eastern portions of the subject property. Six parking spaces are required for the subject retail store, based on the existing area of 2,640 square feet of the tenant space. A total of 61 parking spaces are required for the whole industrial complex as per the Parking Matrix submitted by the Permittee as part of this CUP application.

18. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). While the Project is a request for sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to its new location at an existing tenant space within the existing industrial building the Project Site, an existing pole sign at the Project Site that is approximately 12 feet by 10 feet and 21 feet high is in compliance with County Code Section 22.114.100 (Business Signs – In Commercial and Industrial Zones).
19. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). There will be no establishments selling alcohol for off-site consumption within a 500-foot radius of the proposed new location of the store. However, because the new location is closer to an existing church, which is identified as a sensitive use in County Code, there is a need to reduce the shelf space of the store from its previous location to its new one. The previous location had approximately 50% of the total shelf space devoted to alcoholic beverages, while the new location will be restricted to a maximum of 30% of total shelf space that can be used for alcoholic beverage display.

The other operating regulations required by this section have also been incorporated into the CUP as Conditions of Approval. This includes requiring the offering of fresh produce and the participation of employees in relevant training on alcohol sales, among others.

According to ABC, three licenses for alcohol sales for off-site consumption are allowed in the Census Tract where the Project Site is located (4083.01), while only two such off-site licenses are currently active. This indicates that there is no overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. ABC also indicates that the Project Site is located in a High Crime Reporting District (1462). However, the public convenience of allowing the patrons of the subject store to continue purchasing alcoholic beverages together with their other purchases at the new store location outweighs this fact. On the other hand, this needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. Because of this, the required finding of public convenience or necessity can be made only if the sale of alcoholic beverages is limited to 9:00 a.m. to 10 p.m., Mondays to Fridays, and 10:00 am to 10:00 pm, on Saturdays and Sundays, which precludes alcohol sales either too early or too late in the day. Prior to its closing on October 31, 2024, the previous location was open from 8:00 a.m. to 10:00 p.m., Mondays to Fridays, and 8:00 a.m. to 11:00 p.m., Saturdays and Sundays, and sold alcoholic beverages during that time. The hours of alcohol sales at the new location will be less than the hours at the previous location.

**CONDITIONAL USE PERMIT FINDINGS**

20. **The Hearing Officer finds that the proposed sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to its new location 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 subject store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption, with the transfer of the existing ABC license from its previous location to its new location will not have any negative impacts on the surrounding areas.
21. **The Hearing Officer 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 new location of the store is located within a fully developed one-story industrial building within a larger industrial complex. The Project currently proposes no physical tenant improvements, but there are future tenant improvements the permittee will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building. The subject property as well as the overall industrial complex were developed in accordance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code at the time. The Project Site is also located within the Avocado Heights Community Standards District (CSD), but no relevant regulations apply to this Project. No physical changes are proposed to the exterior of the buildings, landscaping, parking or walls.
22. **The Hearing Officer 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.** Vehicular access is provided by Valley Boulevard, a 97-to-102-foot-wide Major Highway as identified by the County Master Plan of Highways to the north. It is of sufficient width to provide public access to the Project Site and accommodate traffic generated by the Project. The Project is a request for sale of a full line of alcoholic beverages for off-site consumption, with the transfer an existing ABC license from its previous location to its new location at the Project Site and is not anticipated to generate additional traffic trips from the sale of these alcoholic beverages.

23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

### **SUPPLEMENTAL FINDINGS**

24. **The Hearing Officer finds that the requested sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to its new location at the site will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There is a church to immediate west of the Project Site. The church is sufficiently buffered from the Project Site by a concrete block wall, an existing structure and a parking lot. While the subject retail store has been selling alcoholic beverages at its previous location nearby for over 30 years, there have no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption, with the sale of a full line of alcoholic beverages for off-site consumption, with the will not have any negative impacts on the surrounding neighborhood.

25. **The Hearing Officer finds that the proposed site is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** While most of the parcels along Valley Boulevard have been developed with commercial and industrial uses, the neighborhood to the south of the Project Site is predominantly single-family residential. It is important to preserve this character and ensure that the commercial and industrial uses that locate around this area do not have significant adverse impacts on the nearby residential neighborhood. The residential neighborhood is sufficiently buffered from the Project Site by concrete block walls, existing structures and parking lots. The subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption, with the transfer of the existing ABC license from its previous location to its new location will not have any negative impacts on the surrounding residential neighborhoods.

26. **The Hearing Officer finds that the requested use at the new location will not adversely affect the economic welfare of the nearby community.** The subject retail store has been selling alcoholic beverages at its previous location for over 30 years with no reported zoning violations or complaints from the community. The Sheriff did not report any concerns about the establishment. With the imposition of new operational controls such as limitations on the hours of alcohol sales and the shelf space allowed for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption, with the transfer of the existing ABC license from its previous location to



its new location will not have any negative impacts the economic welfare of the surrounding community. Allowing the subject store to sell alcoholic beverages at its new location will enable it to continue to contribute to the vitality of the surrounding area and will preserve the diverse mix of businesses in the existing industrial complex. It will not adversely affect the economic welfare of the surrounding community.

27. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to its new location at the Project Site will not change the exterior appearance of the existing industrial building. No modifications or physical development is being requested at this time. The future tenant improvement that the applicant will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building. The Project will not cause blight, deterioration, or substantially diminish or impair property values within the community.

28. **The Hearing Officer finds that even though the sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to ABC and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** According to ABC, three licenses for alcohol sales for offsite consumption are allowed in the Census Tract where the Project Site is located (4083.01), while two such off-site licenses are currently active, including the license for the existing store at its previous location. This indicates that there is no overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. ABC indicates that the Project Site is located in a High Crime Reporting District, as defined and determine by ABC. However, the public convenience of allowing the patrons of the subject retail store to continue to purchase alcoholic beverages together with their other items at the new store location outweighs these facts. The subject retail store has been selling alcoholic beverages at its previous location nearby for over 30 years and its customers are used to purchasing alcohol together with their other grocery items at the store.

### **ENVIRONMENTAL FINDINGS**

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project is for the transfer of an existing ABC license from its previous location to a new location. No modifications or physical development is being requested at this time. The future tenant improvement that the applicant will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building,

which is still covered by the Class 1 Exemption. The Project Site is not located in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed exemption and thus, the exemption still applies to the Project.

**ADMINISTRATIVE FINDINGS**

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

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to a new location at the Project Site with the attached conditions will be consistent with the adopted General Plan and Area Plan.
- B. The proposed sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to a new location 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 proposed sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to a new location at the site with the attached conditions 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 sale of a full line of alcoholic beverages for off-site consumption, with the sale of a full line of alcoholic beverages for off-site consumption, with the sale of a full line of alcoholic beverages for off-site consumption, with the is sufficiently buffered in

relation to any residential area within the immediate vicinity so as not to adversely affect said area.

- G. The public convenience for the store selling alcoholic beverages for off-site consumption at its new location outweighs the fact that it is located in a High Crime Reporting District as defined and determined by ABC.
- H. The proposed sale of a full line of alcoholic beverages for off-site consumption, with the transfer of an existing ABC license from its previous location to a new location at the site will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004655**, subject to the attached conditions.

**ACTION DATE: January 21, 2025**

MM:CN

12/5/2024

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-003133-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024004655**

**PROJECT DESCRIPTION**

The project is a conditional use permit to authorize the sale of a full-line of alcoholic beverages for off-site consumption at a retail store, with the transfer of an existing California Department of Alcoholic Beverage Control (“ABC”) license from an existing liquor store at 13916 Valley Boulevard, to a new location at 13900 Valley Boulevard, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder's Office"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on January 21, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,205.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works (“DPW”) to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
14. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A”

are required because of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning within 60 days of the date of final approval.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

18. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles.
19. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. Wine coolers shall not be sold in less than four-pack quantities.
20. No miniatures of any type may be sold.
21. Alcoholic beverages shall not be displayed in an ice tub.
22. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plan labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to no more than thirty percent (30%) of the total shelf space of the convenience store.
23. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
24. 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.



25. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to LA County Planning Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
26. Alcoholic beverages shall only be sold or served to patrons age 21 or older. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
27. 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.
28. 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.
29. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
30. The permittee shall post telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by the general public.
31. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
32. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.

**PROJECT SITE-SPECIFIC CONDITIONS**

33. This grant shall authorize the sale of a full-line of alcohol for off-site consumption at a retail store.
34. The permittee shall not apply for a new alcohol license with ABC but instead shall utilize the existing ABC license for 13916 Valley Boulevard.

35. This grant authorizes the sale of beer and wine from 9:00 a.m. to 10:00 p.m., Mondays through Fridays, and 10:00 am to 10:00 pm, Saturdays and Sundays.
36. Alcohol items shall be stored in lockable coolers, which shall be kept locked except for the hours when alcohol sales are approved by this CUP.
37. Security cameras shall be maintained inside the convenience store and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
38. Security alarms shall be maintained inside the store.
39. There shall be no outdoor sales, storage, or displays of merchandise.
40. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.
41. Outdoor advertising signs (billboards) shall be prohibited.
42. Outside storage of trash shall be within an approved trash enclosure.
43. No alcoholic beverages shall be displayed within five feet of the cash register or the front door.
44. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
  - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
  - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A":

- a. Within ten (10) feet of the front door;
- b. Within five feet of a cash register;
- c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
- d. On an end cap of an aisle; or
- e. Within a display area dedicated to produce that is easily accessible to customers.

# 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.)

<p><b>B.1</b> The proposed use will be consistent with the adopted General Plan for the area.</p>
<p><b>B.2</b> 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>
<p><b>B.3</b> 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>

<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>



**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:

- |   |
|---|
| <ul style="list-style-type: none"> <li>i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.</li> <li>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.</li> <li>iii. The extent to which the requested use will enhance the economic viability of the area.</li> <li>iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.</li> <li>v. The extent to which the requested use compliments the established or proposed businesses within a specific area.</li> <li>vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.</li> <li>vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.</li> <li>viii. The aesthetic character and ambiance of the requested use.</li> <li>ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.</li> </ul> |
|   |
|   |
|   |

**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:

- |   |
|---|
| <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>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.</li> </ul> |
|   |
|   |

**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.



**COUNTY OF LOS ANGELES - CONDITIONAL USE PERMIT  
ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES  
Section 22.56.195**

**PROJECT LOCATION: 13900-13902 E. Valley Boulevard, La Puente, CA (APN 8206-010-018)**

- 1. 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 subject site is located along an industrial and commercial corridor situated at the southeast side of Valley Boulevard within the M1.5 zone. The prior Liquor Store, which has been in continuous operation for the past thirty (30) years and is only moving less than 60 feet to the west for the new location in the adjoining parcel which has been a long-time development. On the further adjacent development sufficiently screened by a six foot high block wall, landscaping, and a parking car drive aisle, a small 500 square foot place of worship exists. There are no other places of worship, schools, parks, playgrounds or any other similar use within a 600-foot radius of the site, and this one will not be negatively impacted.

The alcohol beverage shelving and refrigeration area needed for the proposed Liquor Store in comparison to the total floor area devoted to retail sales and the location of the alcohol beverages within the proposed convenient market areas will diminish any potential negative impacts to the school, church, and surrounding community. Furthermore, standard operating procedures (identification requirements, training, signage, etc.) on-site security measures (video surveillance) and standard hours of operation (6 a.m. to 11 p.m.) further reduce the potential for adverse effects to local uses within 600 feet of the proposed project site and the community as a whole.

Moreover, the approval for a long-standing business local recognized and trusted with a reputable pricing for off-site alcohol sales presents the opportunity for residents of the Avocado Heights Community to continuously be provided with an additional location to obtain a variety of goods and services that are price competitive and that they have become dependent on. It is our opinion that the potential negligible impact of off-site alcohol beverages sales is less than significant in comparison to the positive impacts that a reputable liquor store/mini-market retailer within an established neighborhood and commercial corridor will have on the local community.

Furthermore, liquor stores are permissible by right in the M1.5 zone, thus the location of the proposed project in relation to the surrounding uses is substantiated by the provisions established in the County of Los Angeles Zoning Code. Additionally, the sale of off-site alcohol beverages within a liquor store presents a vastly minimal impact as it relates to any potential adverse effects on surrounding uses such as places of religious worship, schools, parks, and playgrounds, in that the sale of off-site alcohol beverages with a long-standing business of this caliber typically does not ensue public drunkenness, loitering, or any of the like. Generally, such disturbances can occur with the sale of on-site alcohol beverages with restaurants, bars, or taverns.

To the contrary, the sale of off-site alcohol beverages prohibits public consumption of alcohol. In the case of a liquor store use, the sale of off-site alcohol beverages merely provides a public convenience and is typically associated with the standard goods and services offered with a regular retail outlet.

- 2. 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 proposed project is located directly on the end cap of the retail building on the west end of the subject site which has similar building types and car service uses along the east and west boundaries. North across Valley lies the train tracks and further north the additional site area consisting of parking and large-scale industrial buildings. Some residential have been developed in cul-de-sacs to the north. Immediately adjacent uses include a church and various commercial retail and industrial uses. All residential uses located in proximity to the property site are buffered by the land uses. While there is residential property situated within 100 feet of the project site to the rear, the County of Los Angeles General Plan designate the land use as major commercial which makes provisions for the appropriate transitional buffering (sidewalks for pedestrian activity, appropriate street width along commercial corridors, adequate landscaping, etc.) amongst the mix of commercial and residential uses. The proposed adaptive re-use of an existing facility has been designed to comply with all expressed design standards as it relates to the proper buffering of the property.

- 3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;**

As of the date these findings were prepared (September 3, 2024), the State Department of Alcoholic Beverage Control (ABC) has indicated that within Census Tract No. 4071.02, there are currently one (1) off-site alcohol permits that have been allocated by ABC. Census Tract No. 4701.02 contains a population of approximately 3,490 persons; ABC allows for one (1) off-sale license for every 1,620 persons, thus two (2) off-sale licenses are permitted ( $3,490 / 1,620 = 2$ ). The change of location within the same census tract will result in no net increase in the number of licenses permitted to be issued. Therefore, the residents of the Avocado Heights Community where the inclusion of alcohol sales will serve as an added convenience providing the existing liquor store with a viably competitive presence within the surrounding area which will further encourage the economic welfare of the local community.

As previously stated, the sale of off-site alcohol beverages is typically associated with a full service liquor store use. The public convenience of a liquor store facility located in a community under-served by nationally recognized retailers typically located in urban communities far outweighs the concern of having such retailers who sell alcohol beverages as a matter of convenience and is subordinate to the overall drug store / pharmacy sales and services in close proximity to one another.

- 4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;**

The inclusion of off-site alcohol beverage sales in conjunction with a locally recognized liquor store is a public convenience associated with the standard operating practices of such uses. The capacity of alcohol shelving and refrigeration along with the percentage of total projected alcohol sales in comparison to total gross sales is incidental in comparison to the overall goods and services that generate revenue for the retail establishment. Therefore, no adverse affects to the economic welfare of the surrounding community are anticipated.

While the approval of the proposed off-site alcohol sales in conjunction with a locally recognized liquor store will support the goals and policies of the Avocado Heights CSD by “creating an environment conducive to economic growth ” and “encouraging rehabilitation of existing commercial uses along the major corridors...,” the proposed use should positively contribute to the economic welfare of the surrounding community with the infusion of investment dollars to the new building design and site improvements, and by increasing the amount new job opportunities in the local community in addition to the generation of an increase in sales and property tax revenue.

5. **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 said neighborhood;**

The current development which is existing improvements to the exterior building and site has been designed to conform to the development standards consistent with the standards for exterior appearance and aesthetics set forth by the County of Los Angeles Zoning Code and Avocado Heights CSD. This includes the requirements for site design and layout, materials use, landscape design. The maintenance of the existing development of the project under the guidelines of the Zoning Code and CSD will remove a blighting influence creating a vital commercial development to promote a positive aesthetic impact on the property values within the Community.

Furthermore, as the existing building currently serves as a blighting influence if it were to remain vacant, the proposed adaptive re-use will encourage restoration of the major commercial corridors within the Community and enhance the likelihood of increased property values within the surrounding area.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** January 9, 2025  
**PROJECT NUMBER:** PRJ2024-003133-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit RPPL2024004655  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 13900 Valley Blvd., Avocado Heights, CA 91746  
**OWNER:** Jossi Peloquin Family Limited Partnership  
**APPLICANT:** J&J Liquor / Paramjit Singh  
**CASE PLANNER:** Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

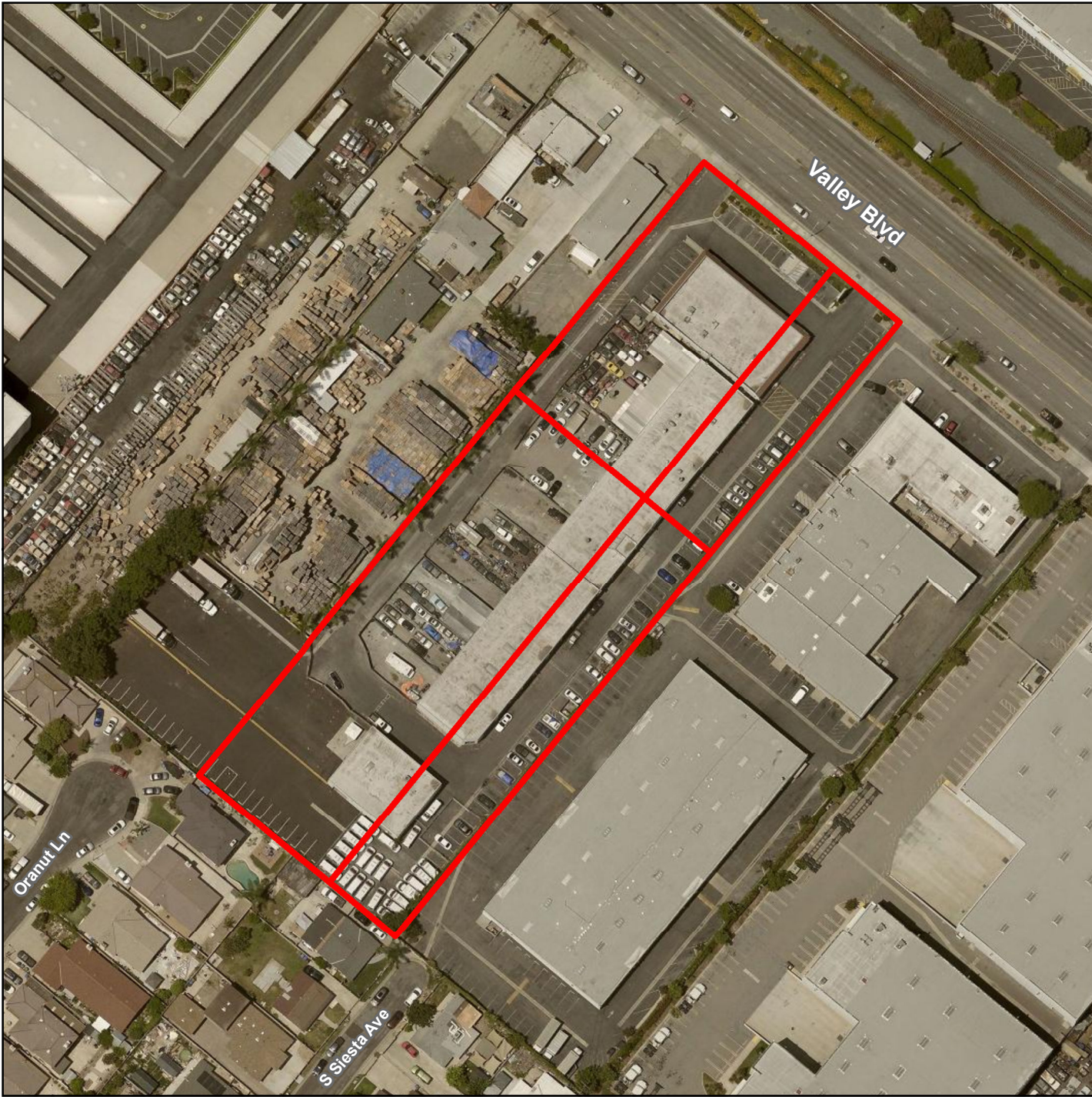
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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301.

The Project involves the transfer of an existing ABC license from its previous location to a new location. No modifications or physical development is being requested at this time. The future tenant improvement that the applicant will pursue at a later date for the new store will be conducted completely within the interior of the existing tenant space within the existing industrial building, which is still covered by the Class 1 exemption.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption identified above.



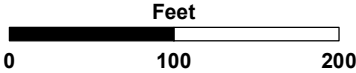


# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-003133  
ALCOHOL CUP RPPL2024004655

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



LA COUNTY  
**PLANNING**

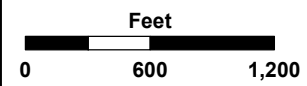
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-003133  
ALCOHOL CUP RPPL2024004655



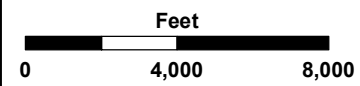
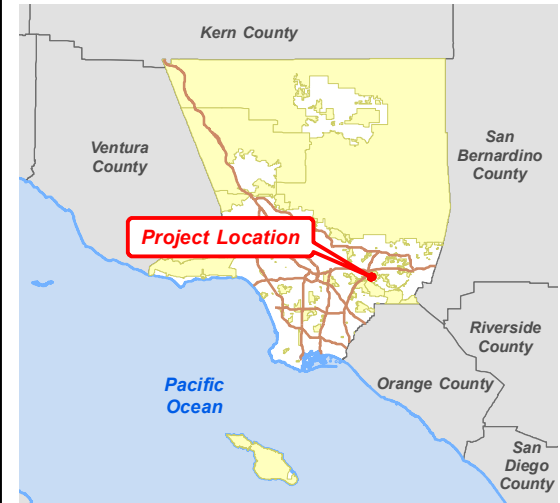
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# 3-MILE RADIUS

## LOCATOR MAP

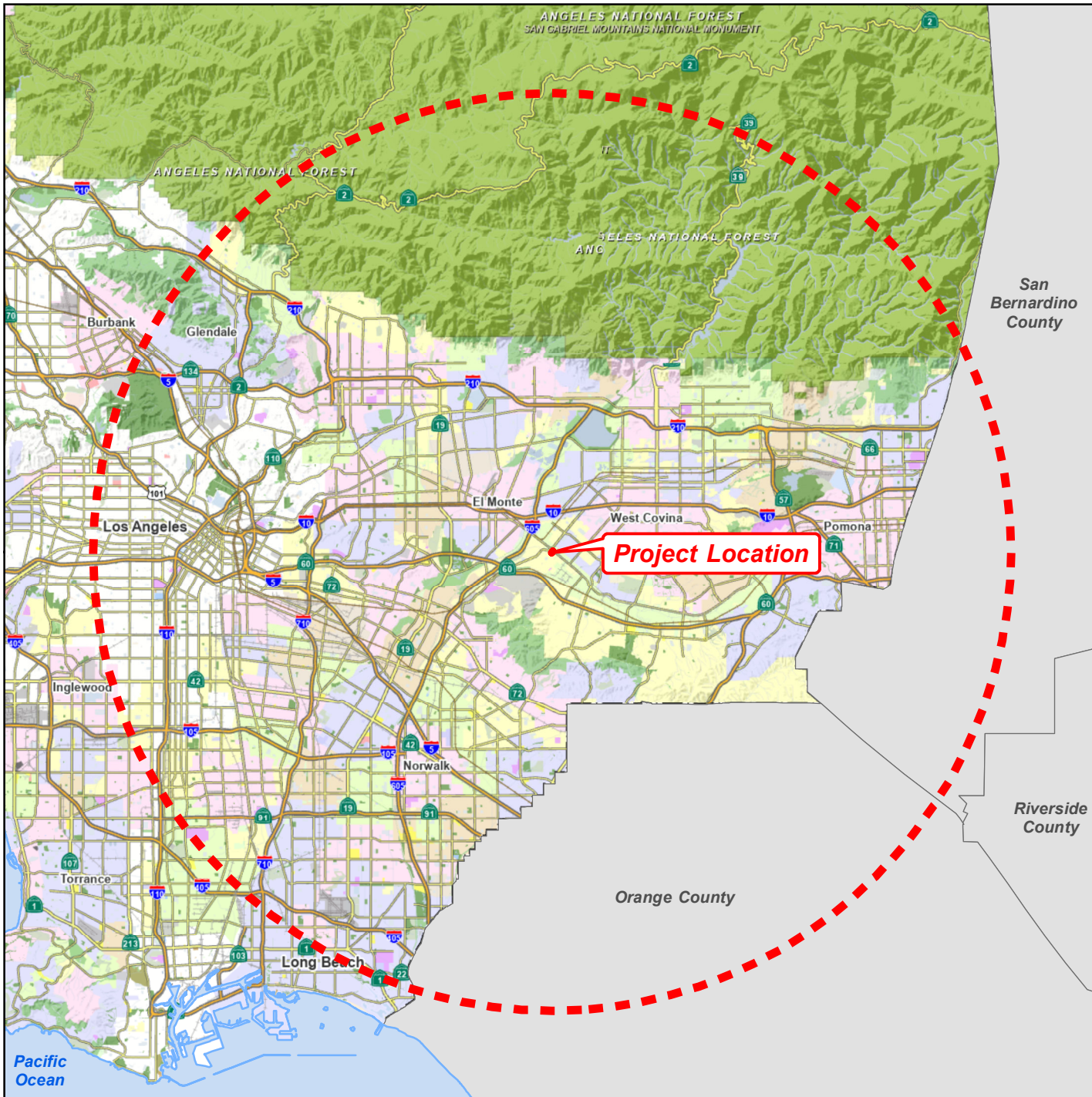
PROJECT NO. PRJ2024-003133  
ALCOHOL CUP RPPL2024004655



LA COUNTY  
PLANNING

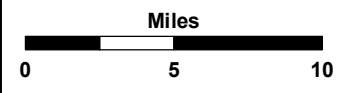
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# 20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024-003133  
ALCOHOL CUP RPPL2024004655



**LA COUNTY**  
**PLANNING**

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



Photographs for PRJ2024-003133-(1) Conditional Use Permit RPPL2024004655

View of Subject Property from Northwest (Front)



View of Subject Tenant Space from the North (Front)





**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME

PARAMJIT, SINGH; SAGANDEEP, KAUR

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

13900-13902 VALLEY BLVD., LA PUENTE CA 91746-2515

3. LICENSE TYPE

21(OUT)

4. TYPE OF BUSINESS

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant                | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge               | <input type="checkbox"/> Private Club          |
| <input type="checkbox"/> Deli or Specialty Restaurant           | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club                    | <input type="checkbox"/> Veterans Club         |
| <input type="checkbox"/> Cafe/Coffee Shop                       | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer                  | <input type="checkbox"/> Fraternal Club        |
| <input type="checkbox"/> Bed & Breakfast:                       | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine           | <input type="checkbox"/> Wine Tasting Room     |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All |  |  |  |
| <input type="checkbox"/> Supermarket                            | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input checked="" type="checkbox"/> Liquor Store                | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store                     | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |  |
| <input type="checkbox"/> Other - describe:                      |  |  |  |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1 605

On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

4083.01

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

2

On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

P-637J4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

X

13. CRIME REPORTING DISTRICT NUMBER

1462

14. TOTAL NUMBER OF REPORTING DISTRICTS

572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

348

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

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

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

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)

Jaqueline Manzano 10/08/2024

/mherrera 12/5/24

10/08/2024 04:15 PM

Over-Concentration (Summary)

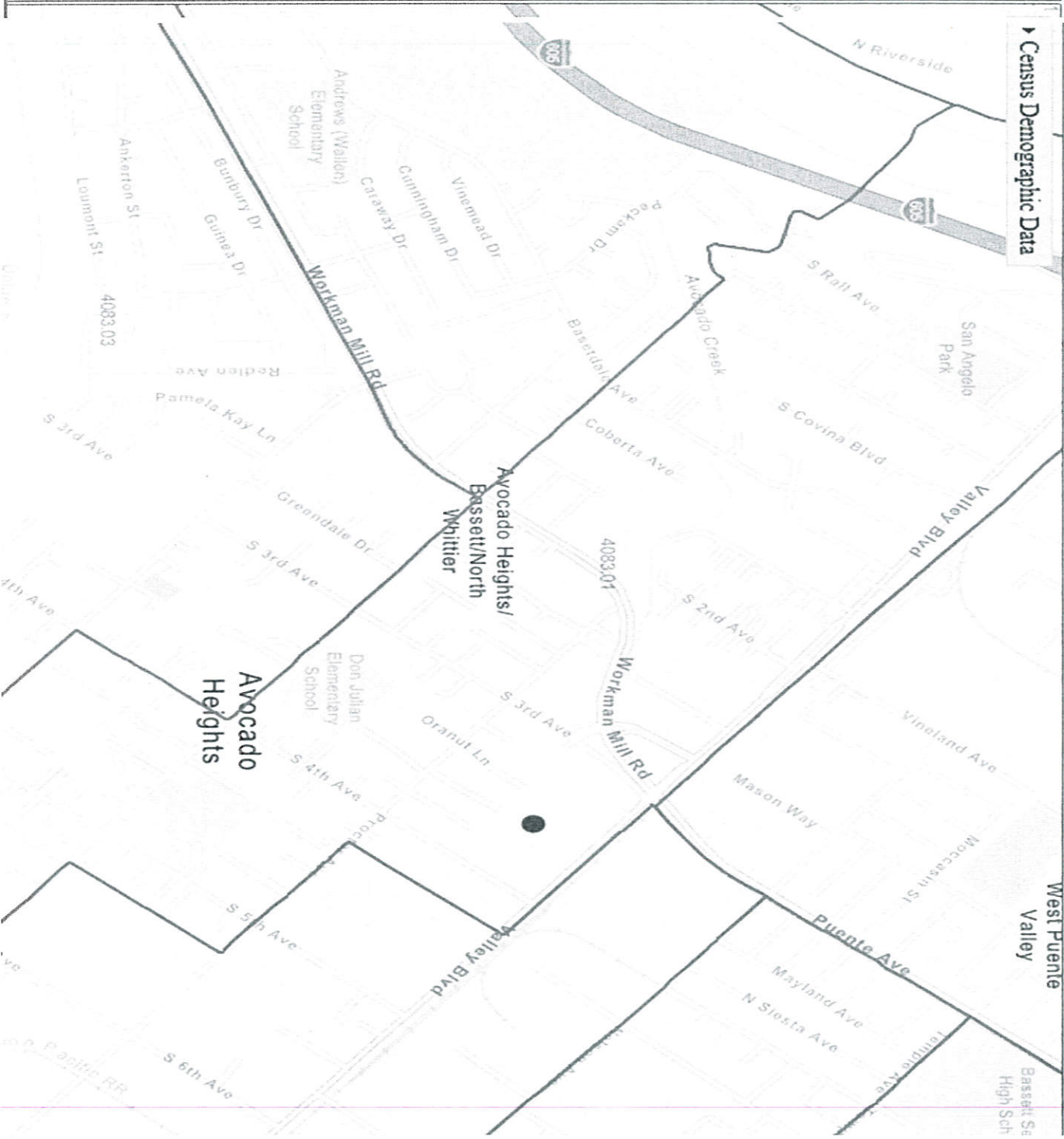
County Name	Census Tract	On-Sale Allowed	On-Sale Existing	Off-Sale Allowed	Off-Sale Existing
LOS ANGELES	4083.01	6	3	3	2

Matched Address	13900 Valley Blvd. La Puente California 91746
ISAM/D Code	31084
State Code	06
County Code	037
Tract Code	4083.01
ISAM/D Name	LOS ANGELES-LONG BEACH- GLENDALE CA
State Name	CALIFORNIA
County Name	LOS ANGELES COUNTY

Census Demographic Data

User Select Tract

P-63704



Census Demographic Data



Census Geocoder

Find Locations ▾

Find Geographies ▾

## Find Address Geographies

House number and Street name:

13900 VALLEY BLVD

City:

LA PUENTE

State:

CA

ZIP Code:

91746-2515

Benchmark:

Public\_AR\_Current ▾

Vintage:

Current\_Current ▾

Get Results

Input:

**Address:** 13900 VALLEY BLVD

**AREALAND:** 175765

**BLOCK CODE:** 3001

**UR:** U

**NAME:** Block 3001

### Census Tracts:

**STATE CODE:** 06

**CENTLON:** -117.9959696

**GEOID:** 06037408301

**CENTLAT:** +34.0435993

**COUNTY CODE:** 037

**TRACT CODE:** 408301

**AREAWATER:** 93793

**AREALAND:** 2623792

**NAME:** Census Tract 4083.01

### 119th Congressional Districts:

**STATE CODE:** 06

**CENTLON:** -117.8919916

**GEOID:** 0631

**CENTLAT:** +34.1454589

**CD119:** 31

**AREAWATER:** 8524991

**AREALAND:** 537872265

**NAME:** Congressional District 31



# OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

October 15, 2024

Los Angeles County Department of  
Regional Planning  
Mr. Carl Vincent Nadela, AICP  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Project No.: PRJ2024-003133-(1)

Permit No.: RPPL2024004655

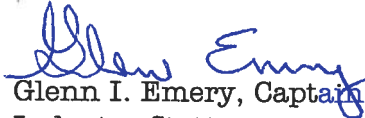
Dear Mr. Nadela:

The purpose of this letter is in response to your request regarding calls for service to J & J Liquor located at 13900 Valley Blvd., in the unincorporated county area of Bassett, CA. The Sheriff's Department has responded to eleven calls for service within the last five years, eight of the calls were for vehicle stored/impounded, one petty theft, one drunk driving, and one misdemeanor.

We do not have any objection regarding the approval of this Conditional Use Permit. Should you require additional comments, please feel free to contact me or Lieutenant Peter Gomez at (626) 934-3051.

Sincerely,

ROBERT G. LUNA, SHERIFF

  
Glenn I. Emery, Captain  
Industry Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —