

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 16, 2024

HEARING DATE: April 17, 2024 AGENDA ITEM: 7

PROJECT NUMBER: 2019-003407-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2019006012

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone

OWNER: Shalabi Brothers Trust Ventures

APPLICANT: Bodega Latina Corporation

CASE PLANNER: Sean Donnelly, Senior Planner
Sdonnelly@planning.lacounty.gov

Item No. 7 is an appeal of the Hearing Officer's approval of a CUP for the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License in an existing market in the C-3 (General Commercial) and R-2 (Two-Family Residence) Zones ("Project"). This Project is located at 8601 Hooper Avenue in the Florence-Firestone community. This Project was continued from the February 7, 2024, Regional Planning Commission ("RPC") meeting. The Report to the RPC dated February 23, 2024, can be viewed from [this link](#).

RECOMMENDATION

On April 16, 2024 the Applicant submitted an updated shelving plan and shelf calculations to demonstrate compliance with the five percent limitation on shelf space dedicated to alcohol sales as required by Conditions 22 and 23 of the Conditions of Approval.

Report
Reviewed By: Elsa M. Rodriguez for C. Sainz
Carmen Sainz, Supervising Regional Planner

Report
Approved By: [Signature] for Mitch Glaser
Mitch Glaser, Assistant Deputy Director

Attachments:

- 1) Shelf Plan dated April 16, 2024
- 2) Shelf calculations

EL SUPER MARKETS # 500 (HOOPER)
GROCERY DISPLAY / ALCOHOL JUSTIFICATION

#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
1	Juice Bar	Produce	96	1	1.25	10
2	Floral	Produce	18	1	4	6
3	Floral	Produce	96	1	1.25	10
4	Dry Spices	Produce	120	1	1	10
5	Wet Rack	Produce	240	3	1	60
6	Wet Rack	Produce	624	3	1	156
7	(10) Pallet Drop	Produce	480	1	11	440
8	Dry Produce	Produce	192	1	2.25	36
9	Dry Produce	Produce	192	1	2.25	36
10	Dry Produce	Produce	192	1	2.25	36
11	Dry Produce	Produce	192	1	2.25	36
12	Dairy Cases	Produce	480	8	1	320
13	Dried Chilles	Produce	128	1	2.5	27
14	Bagged Nuts	Produce	60	1	1.25	6
15	Bulk Bags	Produce	54	4	2.25	41
16	Rice Bags	Produce	60	1	1.25	6
17	(6) Bulk Bins	Produce	48	1	7	28
18	Paper Towels	Produce	44	5	1	18
19	Paper Plates	Produce	48	10	1.25	50
20	Cookware	Produce	144	8	1	96
21	Cookware	Produce	144	8	1	96
22	Seasonal	Produce	48	3	1.25	15
23	Tortillas	Produce	60	12	2.5	150
24	Meat Cases	Meat	384	10	1	320
25	Tortillas	Produce	60	12	2.5	150
26	(3) Pallet Drop	Produce	144	3	8	288
27	Pallet Drop	Produce	48	1	4	16
28	Chicken Warmer	Grocery	48	3	4	48
29	End Display	Grocery	50	10	1.25	52
30	End Display	Grocery	36	7	1.25	26
31	End Display	Grocery	36	10	1.25	38
32	Merch Aisle	Grocery	96	7	1	56
33	Merch Aisle	Grocery	96	13	1	104
34	End Display	Grocery	36	4	1	12
35	Merch Aisle	Grocery	96	12	1	96
36	Merch Aisle	Grocery	96	15	1	120
37	End Display	Grocery	36	4	1	12
38	Merch Aisle	Grocery	96	12	1	96

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#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
39	Merch Aisle	Grocery	96	12	1	96
40	End Display	Grocery	36	5	1	15
41	Merch Aisle	Grocery	96	24	1	192
42	Merch Aisle	Grocery	96	7	1	56
43	Merch Aisle	Grocery	96	5	1	40
44	Merch Aisle	Grocery	96	9	1	72
45	End Display	Grocery	36	5	1	15
46	End Display	Grocery	36	10	1	30
47	End Display	Grocery	50	12	1.25	63
48	End Display	Grocery	50	9	1.25	47
49	End Display	Grocery	36	8	1	24
50	End Display	Grocery	36	5	1	15
51	Merch Aisle	Grocery	96	12	1	96
52	Merch Aisle	Grocery	96	15	1	120
53	Merch Aisle	Grocery	96	12	1	96
54	Merch Aisle	Grocery	96	5	1	40
55	Merch Aisle	Grocery	96	7	1	56
56	Merch Aisle	Grocery	96	10	1	80
57	Merch Aisle	Grocery	96	9	1	72
58	Merch Aisle	Grocery	96	7	1	56
59	Merch Aisle	Grocery	144	10	1	120
60	Merch Aisle	Grocery	144	10	1	120
61	End Display	Grocery	36	9	1	27
62	End Display	Grocery	50	8	1.5	50
63	Pallet Drop	Grocery	48	1	4	16
64	Sauce Shelves	Grocery	48	5	1.25	25
65	Tortillas	Grocery	12	4	2	8
66	Seafood Case	Seafood	96	2	1	16
67	Pallet Drop	Grocery	48	1	4	16
68	Pallet Drop	Grocery	48	1	4	16
69	End Display	Grocery	50	10	1.5	63
70	End Display	Grocery	36	5	1.25	19
71	Merch Aisle	Grocery	48	8	1	32
72	Merch Aisle	Grocery	96	10	1	80
73	Merch Aisle	Grocery	96	6	1	48
74	Merch Aisle	Grocery	96	7	1	56
75	End Display	Seafood	36	6	1	18
76	Merch Aisle	Grocery	96	11	1	88

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#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
77	Merch Aisle	Grocery	96	7	1	56
78	End Display	Grocery	36	7	1	21
79	Merch Aisle	Grocery	96	11	1	88
80	Merch Aisle	Grocery	96	6	1	48
81	End Display	Grocery	36	8	1	24
82	Merch Aisle	Grocery	96	6	1	48
83	Merch Aisle	Grocery	144	10	1	120
84	Merch Aisle	Grocery	96	6	1	48
85	End Display	Grocery	36	5	1	15
86	End Display	Grocery	50	5	1.25	26
87	End Display	Grocery	36	5	1	15
88	End Display	Grocery	50	5	1.25	26
89	End Display	Grocery	36	5	1	15
90	Merch Aisle	Grocery	96	12	1	96
91	Merch Aisle	Grocery	96	6	1	48
92	Ref. Beer	Alcohol	288	5	1	120
93	Merch Aisle	Grocery	96	5	1	40
94	Merch Aisle	Grocery	96	8	1	64
95	Frozen Food	Grocery	246	8	1	164
96	Merch Aisle	Grocery	96	6	1	48
97	Merch Aisle	Grocery	48	10	1	40
98	End Display	Grocery	36	10	1	30
99	Frozen Food	Grocery	60	6	1	30
100	End Display	Grocery	36	10	1	30
101	Pallet Drop	Grocery	48	7	4	112
102	Meat Cases	Meat	360	2	1	60
103	Dough	Grocery	72	8	1.25	60
104	Packaged Nuts	Grocery	48	12	2.5	120
105	Dairy	Dairy	180	5	1	75
106	Beverage Case	Dairy	144	5	1	60
107	(2) Cookies	Bakery	54	5	4	90
108	Tortillas	Bakery	24	15	2.25	68
109	Ref. Cut Fruit	Grocery	60	5	2.5	63
110	B.D.C. Service	Bakery	288	3	1	72
111	Tortillas	Bakery	48	12	4	192
112	Tortillas	Bakery	48	12	4	192
113	Bollilo	Bakery	96	1	2.5	20
114	Grab N Go	Bakery	72	3	1	18

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#	Description	Section	Length (in.) - L	# of Tiers - T	Sides - S	Calc: LxTxS (L.F.)
115	Bakery Tables	Bakery	72	3	4	72
116	Cake Display	Bakery	144	4	1	48
117	Bread Display	Bakery	72	3	1	18
118	Bakery Tables	Bakery	72	3	4	72
119	Pallet Drop	Alcohol	48	5	4	80
120	Pan Dulce	Bakery	156	15	1	195
121	Pallet Drop	Alcohol	48	6	4	96
122	Aguas Frescas	Bakery	66	1	1	6
123	Hot Food Merch	Bakery	48	1	1	4
123B	Hot Food Service	Bakery	72	1	1	6
124	(2) Chips	Grocery	64	6	4	128
125	Ice Machine	Checkstands	96	10	1	80
126	Indiv. Water	Checkstands	18	4	1	6
127	Tamales	Checkstands	50	1	2.25	9
128	Merch	Checkstands	18	4	1	6
129	Ref. Beverage	Checkstands	26	4	1	9
130	(3) Water Pallet	Checkstands	144	6	4	288
131	Red Bull Ref.	Checkstands	18	7	1	11
132	Checkout Merch	Checkstands	24	5	1	10
133	Ref. Beverage	Checkstands	26	5	1	11
134	Ref. Beverage	Checkstands	26	4	1	9
135	Checkout Merch	Checkstands	24	5	1	10
136	Locked Liquor	Alcohol	96	4	1	32
137	Locked Merch	Checkstands	48	12	1	48
138	Checkout Merch	Checkstands	24	5	1	10
139	Ref. Beverage	Checkstands	26	4	1	9
140	Locked Merch	Checkstands	48	12	1	48
Total Merchandise				9,001		L.F.
Total Alcohol				328		L.F.
Alcohol / Merchandise				3.64		%