

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-004336-(2)
CONDITIONAL USE PERMIT NO. RPPL2021012394

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2021012394** (“CUP”) on February 24, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Garfield Beach CVS, LLC (“Permittee”), requests the CUP to authorize the continued sale of a full-line of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption (California Department of Alcohol Beverage Control or “ABC” Type 21 License) at an existing drugstore (CVS Pharmacy) (“Project”) located at 4501 West Slauson Avenue in the unincorporated community of Ladera Heights/View Park – Windsor Hills (“Project Site”) in the C-2 Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
4. **ENTITLEMENT REQUIRED.** The CUP is required for the sale of a full-line of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption with a Type 21 ABC License in an existing drugstore in the C-2 Zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
CUP 201000128	A CUP to authorize the continued sale of a full-line of alcoholic beverages for off-site consumption at an existing CVS Pharmacy in the C-2 Zone.	Approved October 4, 2011
RPPL2018005585	A Site Plan Review for signage	Approved December 20, 2018
CUP 00-50-(2)	A CUP to authorize the sale of a full-line of alcoholic beverages for off-site consumption, incidental to the operation of a drugstore, and a reduction in the required number of parking spaces from 66 to 62.	Approved August 23, 2000

RRP201100292	A Site Plan Review for the installation of a 22.61-square-foot wall sign and an electronic message board	Approved July 7, 2011
RRP200601383	A Site Plan Review for new signage. The approval replaced signage approved under PP 48240.	Approved August 21, 2006
PP48240	A Site Plan Review for wall and monument signs	Approved on October 7, 2002
BL-005982-03-2025	Business License – Food Establishment	Issued on April 22, 2025

6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use designation of the Los Angeles County General Plan (“General Plan”) Land Use Policy Map.

7. **ZONING.** The Project Site is located in the View Park Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), a CUP is required for the sale of alcoholic beverages for off-site consumption.

8. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	H9 (Residential 9, 0-9 Dwelling Units per Net Acre Maximum Density), CG	R-1 (Single-Family Residence), C-2	Single-Family Residences, Professional Office
EAST	MU (Mixed Use), CG	MXD (Mixed Use Development), C-2	Restaurant, Retail
SOUTH	MU, CG	MXD, C-2	Restaurant, Multi-Family Residences
WEST	MU, CG	MXD, C-2	Restaurant, Retail

*Note: The Westside Area Plan was adopted on March 11, 2025. The CUP application was deemed complete prior to this date. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments) and Chapter 2 (Applicability) of the General Plan, the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on December 1, 2021.

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is a 29,975-square-foot (0.69 acre) legal lot. The Project Site is irregular in shape with a slight decline downslope to the west and is developed with a 16,352-square-foot retail building with parking on the ground floor and on the rooftop. The retail building is a CVS Pharmacy store located on the northwest corner of Slauson Avenue and Overhill Drive. A stairwell and elevator connect the ground floor to the rooftop area, which allows entry into the store.

B. Site Access

The Project Site is accessible via existing 31-foot-wide driveway on Slauson Avenue to the south and an existing 25-foot-wide driveway on Overhill Drive to the east. A 22-foot gated ramp leads to rooftop parking on Overhill Drive.

C. Site Plan

The site plan depicts a 16,354-square-foot commercial building with rooftop and ground level parking. There are several landscaped areas, including a five-foot-deep landscape area along Slauson Avenue and potted plants within the second floor parking lot area. A concrete masonry unit wall approximately 209 linear feet long is located to the rear of the property.

D. Parking

CUP Number 00-50-(2) granted a minor parking deviation for 62 vehicle parking spaces in lieu of the required 66 vehicle parking spaces. There is a total of 52 standard-sized vehicle parking spaces, seven compact vehicle parking spaces, and three parking spaces accessible to people with disabilities in compliance with the Americans with Disabilities Act (“ADA”). 53 vehicle parking spaces are located on a rooftop parking lot, and nine spaces are located on the ground level.

10. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the sale of alcoholic beverages for off-site consumption within an existing drugstore with no physical or operational changes. The Project Site is not located on a hazardous waste site, is not near a scenic highway, and does not contain any historical resources. There are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, none of the exceptions to the exemptions apply and the Project is exempt from CEQA.

11. **COMMUNITY OUTREACH.** Staff are not aware of any community outreach conducted for the Project prior to the public hearing.

12. PUBLIC COMMENTS. Staff received a phone call from a community member who wanted information regarding the Project.

13. AGENCY RECOMMENDATIONS.

A. In a letter dated December 18, 2025, the Los Angeles County Sheriff's Department ("Sheriff's Department") recommended approval of the CUP with the recommendation to install high quality surveillance cameras inside and outside of the store. This recommendation has been incorporated into the Project's conditions of approval.

B. In a report dated October 5, 2022, ABC stated that the Project Site is:

1. Not located in an area with an overconcentration of alcoholic beverage licenses because three licenses for the sale of alcoholic beverages for off-site consumption are allocated to Census Tract 7031.00, and three licenses exist, including the license for the existing CVS Pharmacy; and
2. Located in a high crime reporting district.

14. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On December 8, 2025, a total of 114 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including 11 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the CG Ind use designation is intended for local-serving commercial uses, including retail, restaurants, and professional services, such as a CVS Pharmacy with the accessory sale of alcoholic beverages for off-site consumption. The Hearing Officer further finds that the Project is an existing drugstore, which is a community-serving commercial use commonly found and permitted by-right in the zones that implement this land use designation.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Goal Land Use ("LU") 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*

The Project is consistent with Goal LU 5, which seeks to provide a mix of land uses, services and amenities. The drugstore with the accessory sale of alcoholic beverages for off-site consumption contributes to the variety and diversity of community-serving uses and services in the area.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project is consistent with Policy LU 5.2, which looks to encourage a diversity of commercial and retail services. The Project serves the area by offering a diverse mix of convenience goods, health products, seasonal items and ancillary services.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*

The Project is consistent with Goal LU 7 because it contributes to the variety of uses and services in the community. The Project is situated with other similar land uses which include restaurants and retail outlets and is not out of scale with the neighborhood.

ZONING CODE CONSISTENCY FINDINGS

- 17. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification because the sale of alcoholic beverages for off-site consumption is permitted in such zone with a CUP pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
- 18. REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Commercial Zones) because no minimum yard depths are required for nonresidential uses in the C-2 Zone.
- 19. HEIGHT.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). The existing building at its highest point has a height of approximately 39 feet, and the maximum allowable building height is 35 feet. The building is a one-story structure with rooftop parking and is legal nonconforming with respect to this standard.
- 20. PARKING.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires one parking space per 250 square feet of commercial floor area. The total commercial floor area is 16,352 square feet. 66 parking spaces are required, and 62 parking spaces are provided. CUP Number 00-50-(2) granted a minor parking deviation for 62 vehicle parking spaces in lieu of the required 66 vehicle parking spaces, which was within the allowed 30 percent reduction threshold for a minor parking deviation, in accordance with former County Code Section 22.56.1762. There is a total of 52 standard-sized vehicle parking spaces, seven compact vehicle parking spaces, and three vehicle parking spaces that are accessible to people with disabilities in compliance with the ADA. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to this standard.

21. **LOADING SPACES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.120 (Loading Spaces), which requires one Type A loading area with a minimum of 24 feet in length and 12 feet in width. The existing loading space complies with this requirement.
22. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 (Wall Business Signs), which allows three square feet of wall sign area for every one linear foot of building frontage. The south side of the building facing Slauson Avenue is 106 feet in length, so the maximum allowable wall sign area is 319 square feet, and the existing wall sign is 74.43 square feet. The east side of the building facing Overhill Drive is 55 feet and six inches in length, so the maximum allowable wall sign area is 166 square feet, and the existing wall sign is 22.16 square feet. The parking structure, which is setback from the main structure, has a 29-square-foot sign. These signs were all approved by Site Plan Review No. RPPL2018005585 on December 20, 2018.
23. **LANDSCAPING.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which requires at least 10 percent of the 29,975-square-foot lot area, or approximately 2,997 square feet, to be landscaped. There is approximately 1,318 square feet of existing landscaping in a five-foot-deep buffer on the Project Site that was previously approved by CUP Number 00-50-(2). Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to this standard.
24. **TREE PLANTING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements), which requires that a minimum of three (3) 15-gallon trees be planted for every 10,000 square feet of developed lot area. The Project Site is 29,975 square feet and has three (3) trees on the westerly portion of the ground floor parking area.
25. **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). Alcoholic beverage display will be restricted to a maximum of five percent of the total shelf space. Other standards have been incorporated into the Project's conditions of approval, including, but not limited to, offering healthy food items, and the participation of employees in relevant training in alcoholic beverage sales.

CONDITIONAL USE FINDINGS

26. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The drugstore has operated onsite for 26 years with no reported adverse impacts related to the sale of alcoholic beverages for off-site consumption in the surrounding community. This CVS Pharmacy is an established

neighborhood-serving retail use that maintains strict age-verification procedures and corporate training standards and is consistent with ABC regulations. Hours for the sale of alcoholic beverages will be from 7:00 a.m. to 10:00 p.m. The Sheriff's Department, in a letter dated December 18, 2025, recommended approval of the CUP request. The Project is not anticipated to adversely impact or endanger people in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.

27. **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 Project Site is consistent or legal nonconforming with all the applicable required development standards in Title 22, such as those related to walls, fences, yards and loading facilities. The Project Site does not provide the required number of parking spaces. However, CUP Number 00-50-(2), which authorized the sale of alcoholic beverages for off-site consumption, also granted a minor parking deviation of 62 spaces in lieu of the required 66 spaces. The site layout has been designed to ensure safe access to the site, and the Project integrates well into the surrounding area due to its proximity to other community-serving uses.
28. **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.** The Project Site is served by Slauson Avenue and Overhill Drive, which are both classified as Major Highways by the County's Master Plan of Highways, and each has a roadway width of 100 feet. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic to the Project Site. Traffic generated by the Project Site will not exceed the capacity of the surrounding roadway network. The site is also adequately served by public utilities and essential services, including water and sewer systems. No public infrastructure improvements are necessary because there is no new addition of floor area or expansion being proposed.
29. 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

30. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are four sensitive uses, two preschools and two houses of worship, within a 600-foot radius of the Project Site. The nearest sensitive use is a house of worship that adjoins the Project Site to the west. The house of worship is located on a slightly lower elevation than the Project Site. The main entrance of the house of worship faces in the direction of the parking lot, which is located west of the building. The rear of the house of worship building adjoins the CVS Pharmacy's ground level parking lot entrance, separated by a walkway and fence. Entrance to the Project Site for vehicles or pedestrians is off

Slauson Avenue, which will not interfere with the house of worship's activities. The other house of worship is located approximately 596 feet to the east of the Project Site. One of the two preschools is located approximately 412 feet west of the Project Site, across the street of Slauson Avenue, and the other preschool is approximately 551 east of the Project Site, across the street of Slauson Avenue.

31. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The building is located on the corner of Slauson Avenue and Overhill Drive, which is situated on a lower elevation than the residential areas. A residential area is located directly behind the Project Site to the north. However, the residences are elevated and located on an upward incline, and a tall retaining wall buffers the Project Site from the residences. The residences face the north, away from the Project Site.
32. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project contributes to the diversity of commercial uses in the area and promotes the exchange of goods and services. The Project serves the area by offering a diverse mix of convenience goods, health products, seasonal items, and ancillary services. The Project provides employment for many local residents. By allowing the sale of a full-line of alcoholic beverages for off-site consumption, local patrons may complete their shopping in one location rather than traveling to other locations or communities. With the conditions of approval, the Project is not anticipated to adversely affect the economic welfare of the surrounding community.
33. **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 continued sale of a full-line of alcoholic beverages for off-site consumption will not change the exterior appearance of the existing CVS Pharmacy commercial building. No modifications or physical development are being requested or proposed at this time. Therefore, the Project is not anticipated to cause blight, deterioration, or substantially diminish or impair property values within the community.
34. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** According to a report from ABC dated October 5, 2022, three licenses for the sale of alcoholic beverages for off-site consumption are allocated to Census Tract 7031.00, and three licenses exist, including the license for the existing CVS Pharmacy. Therefore, it is not overconcentrated.

In their report, ABC further indicated that the Project Site is located in a High Crime Reporting District, as defined and determined by ABC. However, the Hearing Officer finds that allowing the patrons of the CVS Pharmacy to purchase a full-line of alcoholic beverages together with their other items provides a public convenience. The subject establishment is a CVS Pharmacy, which sells a variety of goods expected to be sold in a drugstore. The Sheriff's Department did not report any notable concerns about the establishment, stating that the calls for service from December 18, 2020 to December 18, 2025, have been routine in nature. However, the Sheriff's Department recommended the installation and maintenance of high-quality surveillance cameras inside and outside of the store. This recommendation was incorporated into the Project's conditions of approval. Therefore, the sale of a full-line of alcoholic beverages for off-site consumption at the Project Site contributes to the public convenience or necessity.

ENVIRONMENTAL FINDINGS

35. 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 the continued sale of a full-line of alcohol beverages for off-site consumption within an existing CVS Pharmacy. No modifications or physical development is proposed at this time. The Project Site is not located in an environmentally sensitive area or a hazardous waste site. There are no unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed categorical exemption, so the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

36. **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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

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

THEREFORE, THE 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. RPPL2021012394**, subject to the attached conditions.

ACTION DATE: February 24, 2026

MG:EMR:SZ

February 12, 2026

c: Hearing Officer, Zoning Enforcement