

October 16, 2024

Bruce Evans
1303 W Sepulveda Blvd
Torrance, CA 90501

PROJECT NO. PRJ2022-004635-(2)
NONCONFORMING REVIEW NO. RPPL2022014280
CONDITIONAL USE PERMIT NO. RPPL2022014272
1303 WEST Sepulveda Boulevard (APN 7347018101, 7347018028, 7347018100)

Dear Bruce Evans:

The Regional Planning Commission (Commission), by its action of **October 16, 2024** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **October 30, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

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Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section at (213) 974-6411 or mreyes2@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Carmen Sainz, Supervising Regional Planner
Metro Development Services Section

CS: MR

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-004635-(2)
NONCONFORMING REVIEW NO. RPPL2022014280
CONDITIONAL USE PERMIT NO. RPPL2022014272

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 16, 2024, in the matter of Project No. PRJ2022-004635-(2), consisting of Nonconforming Review No. RPPL2022014280 (“NCR”) and Conditional Use Permit No. RPPL2022014272 (“CUP”).
2. **HEARING PROCEEDINGS.** A duly-noticed public hearing was held on October 16, 2024, before the Commissioners. Commissioners Duarte-White, Louie, O’Connor, Moon, and Hastings were present for the public hearing. The permittee, Bruce Evans (“Permittee”), testified in favor of the NCR and CUP. Commissioner Moon identified an error on Staff’s public hearing presentation regarding the sale of alcoholic beverages. Staff corrected the error and confirmed that the requested hours for the sale of alcoholic beverages for off-site consumption are 7:00 a.m. to 10:00 p.m. seven days a week, with extended hours during the month of December from 7:00 a.m. to 12:00 a.m. seven days a week. Commissioner Moon commented that the typical sales of alcoholic beverages previously approved by the Commission are 10:00 a.m. to 10:00 p.m. Staff mentioned that the sale of alcoholic beverages for off-site consumption was previously authorized by CUP No. 201200028 from 6:00 a.m. to 2:00 a.m. seven days a week throughout the year. Staff’s recommendation allows for fewer sales hours each day than the sales hours previously authorized. Commissioner Hastings inquired on the reason for the 10-year grant term for the CUP. Staff explained that the 10-year grant term for the CUP allows the sale of alcoholic beverages for off-site consumption to be reevaluated, pursuant to the County Code provisions then in effect, if a new CUP application is submitted at that time. There being no further testimony, the Commission closed the public hearing and approved the Project. Commissioner Louie made a motion to approve, Commissioner Hastings seconded, and the others concurred. Therefore, the project was unanimously approved.
3. **ENTITLEMENTS REQUESTED.** The Permittee requests the NCR to authorize the continued operation and maintenance of an existing nonconforming drugstore (“CVS Pharmacy”) and requests the CUP to authorize the continued sales of a full line alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control (“ABC”) License (“Project”). The Project is located on a property located at 1303 W. Sepulveda Boulevard in the unincorporated West Carson community (“Project Site”) in the M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) Zone.

4. **ENTITLEMENT REQUIRED (NCR).** The NCR is required for the continued operation of an existing nonconforming drugstore as a principal use in the M-2-IP Zone pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use). A condition of NCR approval will allow the existing 14,576-foot retail space and 2,133-foot mezzanine to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" ("REA") for the comparable retail use.
5. **ENTITLEMENT REQUIRED (CUP).** The CUP is required for the continued sales of a full line of alcoholic beverages for off-site consumption with a Type 21 ABC License in an existing CVS Pharmacy in the M-2-IP Zone pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.030 (Alcoholic Beverage Sales).
6. **LOCATION.** The Project is located at 1303 W, Sepulveda Boulevard within the Carson Zoned District and the South Bay Planning Area.

7. PREVIOUS ENTITLEMENTS.

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan 25652	Restaurant	August 2, 1972
Plot Plan 28461	Retail Take out restaurant Signage	December 20, 1991 January 21, 2003 December 16, 2003
CUP 200400091	Alcohol permit for two restaurants (inactive and expired)	January 21, 2003
Ministerial Site Plan Review 201101047	New CVS Pharmacy	April 12, 2012
CUP 201200028	Alcoholic Beverage Sales CUP	August 1, 2012
Ministerial Site Plan Review 201300825	Signage	October 7, 2013
Zone Change 2012-00005-(1-5)	An ordinance amending Title 22 – Planning and Zoning – of the County Code, in conjunction with the General Plan Update	Effective November 5, 2015
Ministerial Site Plan Review 2021006106	Signage	June 17, 2021

8. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the General Plan ("General Plan") Land Use Policy Map.

9. **ZONING.** The Project Site is located in the Carson Zoned District and is zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution Use), an NCR is required for the continued operation and maintenance of a legally established CVS Pharmacy as a principal use in the -IP Overlay 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), a CUP is required to authorize alcoholic beverages for off-site consumption in the M-2 Zone.

10. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay)	CVS Pharmacy
NORTH	IH	M-2-IP	Offices, manufacturing and industrial buildings
EAST	IL (Light Industrial)	M-2-IP	Retail, manufacturing, and industrial buildings
SOUTH	CG (General Commercial), City of Los Angeles	C-2 (Neighborhood Commercial), City of Los Angeles	Single family residences, retail buildings, restaurants, service station
WEST	City of Los Angeles	City of Los Angeles	Restaurants, offices, and retail buildings

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.58 gross acres in size and consists of three lots. The Project Site is rectangular in shape with flat topography and is developed with the subject CVS Pharmacy and its associated parking lot.

B. Site Access

The Project Site is accessible via Normandie Avenue to the east. Primary access to the Project Site will be via an entrance/exit on Normandie Avenue. Secondary access to the Project Site will be via an entrance/exit on West Sepulveda Boulevard.

C. Site Plan

The site plan depicts the Project Site with an existing 14,576-square-foot building with a 2,133-square-foot mezzanine, occupied by a CVS Pharmacy, with two rows

of parking spaces to the east and south of the building, six parking spaces along the north wall of the building, a monument sign, a freestanding sign, and a loading dock. A drive-thru structure for the CVS Pharmacy is located on the northwest corner of the building. The Project Site includes three lots totaling 1.58 gross acres and is accessible via two driveways along Sepulveda Boulevard and Normandie Avenue. The driveway along Sepulveda Boulevard is located on a parcel situated within the City of Los Angeles.

The floor plan depicts a sales area, bathrooms, alcoholic beverage shelves, and a cashiering area. The floor plan includes the shelf plan for the proposed sale of beer, wine, and distilled spirits for off-site consumption, which shows that 4.96% of the total shelf space in the establishment will be allocated to those beverages. Therefore, the total shelf space allocated to alcoholic beverages does not exceed five percent of the total shelf space in the establishment.

D. Parking

The Project Site is located on a property that has 79 parking spaces, which were approved by Ministerial Site Plan Review No. 201101047. Three of these 79 parking spaces (two standard sized space and one oversized space for a van) are accessible to persons with disabilities in compliance with the Americans with Disabilities Act. The Project complies with the required parking standards for the proposed use. A retail use requires one parking space per 250 square feet of floor area. Therefore, the Project requires 70 parking spaces, and 79 parking spaces are provided on the Project Site.

12. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Categorical Exemption 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 involved the continued operation and maintenance of an existing nonconforming drugstore, which does not include any new intensification of use or any expansion in floor area, and the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing nonconforming drugstore. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean-up sites.

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

14. PUBLIC COMMENTS. Prior to the publication of the Report to the Commission dated October 3, 2024, Staff received no public comments.

15. AGENCY RECOMMENDATIONS.

- A. The County Department of Public Works did not require any review and cleared the Project for a public hearing.
- B. The County Fire Department, in a letter dated December 11, 2023, had no comments because this Project does not propose the construction of new structures or any other improvements.
- C. The County Department of Public Health, in a letter dated February 13, 2024, recommended approval of the Project at the public hearing.
- D. The County Sheriff's Department ("Sheriff's Department"), in a letter dated January 23, 2024, recommended approval of the Project at the public hearing.
- E. ABC stated that there are two licenses for the sale of alcoholic beverages for off-site consumption allotted to Census Tract 5435.05 and one license currently exists. There is not an undue overconcentration of licenses because the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to population in the County. ABC also stated that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC.

16. 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 (Our Weekly), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On September 10, 2024, a total of 78 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, as well as three notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

17. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the General Plan because the IH (Heavy Industrial) land use designation is intended for heavy manufacturing, refineries, and other labor capital intensive industrial activities. The Project is consistent with these intended uses. The CVS Pharmacy is not a heavy manufacturing or industrial use. However, the CVS Pharmacy is compatible with adjacent office, restaurant, and retail uses that are in an existing commercial plaza. The Commission further finds that the Project fulfills a demand for prescriptions, over the counter medications, as well as other retail needs at a regional and local level, given its proximity to industrial uses and residential uses.

18. GOALS AND POLICIES. The Commission finds that the Project is consistent with the goals and policies of the General Plan.

- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

This CVS Pharmacy is consistent with Goal LU 5, which seeks to provide a mix of land uses, services and amenities. The CVS Pharmacy, and the accessory sale of full line of alcoholic beverages for offsite consumption, contribute to the variety and diversity of community-serving uses 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.

This CVS Pharmacy 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 selection of products, including medications, household goods, personal care products, and beauty products, amongst other necessities, and alcoholic beverages, in a professionally operated store. This will help meet the needs of the local community, preserve an existing and well-established commercial area, and enhance economic opportunities.

- Policy ED 1.1: Encourage a diverse mix of industries in each Planning Area.

This CVS Pharmacy is consistent with Policy ED 1.1, which encourages a diverse mix of industries. The Project fulfills a local demand for prescriptions and other products from people who reside or work near the Project Site.

- Policy ED 2.2: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

Lastly, this CVS Pharmacy is consistent with Policy ED 2.2, which encourages buffering and other land use practices to facilitate compatibility between industrial and non-industrial uses. The CVS Pharmacy is located at a major intersection, Sepulveda Boulevard and Normandie Avenue, and is compatible and complementary to other nearby industrial, office, and restaurant uses. The CVS Pharmacy is sufficiently buffered from the residential areas by concrete block walls, landscaping, existing structures, parking lots, and Sepulveda Boulevard.

ZONING CODE CONSISTENCY FINDINGS

19. PERMITTED USE IN ZONE. The Commission finds that the Project is inconsistent with M-2-IP zoning classification because drugstores are prohibited in the -IP Overlay Zone. However, the NCR allows the existing nonconforming drugstore to continue operating.

The Project Site was rezoned from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Overlay Zone “is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses” and “serves to expressively prohibit uses that do not align with the purpose of this zone.” Drugstores and other retail uses, as principal uses, are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. Therefore, the CVS Pharmacy became a nonconforming use when the zone change took effect on November 5, 2015. Pursuant to County Code Section 22.172.050.B.1.e, when a nonconforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use nonconforming. However, pursuant to County Code Section 22.172.060, a nonconforming use can continue to operate if an NCR is approved.

The sale of alcoholic beverages for off-site consumption is not explicitly prohibited in the -IP Overlay Zone pursuant to County Code Section 22.60.030. Furthermore, the sale of alcoholic beverages for off-site consumption is an ancillary use to the nonconforming drugstore. The sales of alcoholic beverage for off-site consumption is permitted in the base M-2 Zone with a CUP pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).

20. **REQUIRED YARDS.** The Commission finds that there are no required yards in the M-2-IP Zone.
21. **HEIGHT.** The Commission finds that there are no height limitations in the M-2-IP Zone.
22. **FLOOR AREA RATIO.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.22.060.B (Development Standards for Industrial Zones). The M-2-IP Zone requires a maximum Floor Area Ratio (“FAR”) of 1.0. The Project’s FAR is 0.24, which is less than the maximum allowable FAR of 1.0.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070-A (Required Parking Spaces), which requires one parking space for every 250 square feet of floor area of commercial uses. Furthermore, Ministerial Site Plan Review No. 201101047 approved the construction of the CVS Pharmacy and ensured compliance with relevant County parking standards at the time of the building's construction. The Project requires 70 parking spaces, and 79 parking spaces are provided on the Project Site.
24. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.110, which allows three square feet of wall business signage for every linear foot of building frontage. The CVS Pharmacy has a total of 221 feet and nine inches of building frontage. Therefore, the maximum wall business signage allowed is 665 square feet. The CVS Pharmacy has a total of 357

square feet of wall business signage, which is less than the maximum amount of wall business signage allowed. Ministerial Site Plan Review No. 201101047 approved the existing freestanding sign and monument sign. Ministerial Site Plan Review No. 201300825 approved the existing signage for the CVS Pharmacy, and the refacing of the existing freestanding sign and monument sign.

25. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is not located in a Community Standards District.
26. **TREE PLANTING.** The Commission finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements). The Project is an existing commercial building that was established prior to this requirement, which became effective on April 28, 2016, and no new buildings, building additions, or new parking areas are proposed, so these standards do not apply pursuant to County Code Section 22.126.020 (Applicability). If new buildings, building additions, or new parking areas are proposed in the future, these changes will be reviewed through an REA, in accordance with the County Code requirements then in effect, to determine if the tree planting requirements are applicable, and to require compliance if applicable.
27. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project does not include any housing component.

NONCONFORMING REVIEW FINDINGS

28. **The Commission finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** Requiring the CVS Pharmacy to cease operations would cause a disproportionate burden to the Permittee. The CVS Pharmacy was legally established and has operated on the Project Site for 12 years. The CVS Pharmacy is compatible with adjacent industrial, office, and restaurant uses, and it employs approximately 25 individuals. Given the history of retail uses on the Project Site, its appropriate location for a retail use, and the fact that the existing retail use is compatible with its surroundings, a condition of NCR approval will allow the commercial building to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves an REA for the comparable retail use.
29. **The Commission finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The CVS Pharmacy was legally established and is located within a commercial building

that is compatible with adjacent industrial, office, and restaurant uses. There are sufficient parking spaces and driveways to meet the current demand and there are no expansions proposed. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone is also not an intensification of use. Therefore, the Project will not increase traffic in a manner that could result in impacts to the surrounding community.

30. The Commission finds that a grant term is not necessary for the NCR given the compatibility between the Project and the surrounding land uses. A condition of NCR approval allows the tenant space to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves an REA for the comparable retail use. This condition will allow this tenant space to be occupied by a retail use indefinitely.

CONDITIONAL USE PERMIT FINDINGS

31. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** Allowing the accessory sale of a full line of alcoholic beverages for off-site consumption at the CVS Pharmacy does not expand or intensify the current use at the Project Site. The Project provides customers of the CVS Pharmacy with a convenient option to purchase a full line of alcoholic beverages for off-site consumption together with other items. This is an ancillary use to the existing CVS Pharmacy and will not adversely affect public welfare. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the CVS Pharmacy since 2012 pursuant to a previously approved CUP.

The land use is compatible with the other commercial land uses on nearby properties, which include offices, restaurants, and other retail stores. The Project is not expected to cause adverse effects on the surrounding area and surrounding land uses. The Project is located at an intersection between a Major Highway and a Secondary Highway that are designated in the County's Master Plan of Highways. The sale of a full line of alcoholic beverages is an ancillary use to the CVS Pharmacy and will remain consistent with the land use designation and will not adversely impact the nearby community's public welfare or economic welfare, if the sales are conducted in compliance with the conditions of CUP approval.

A condition of CUP approval limits the sale of alcoholic beverages for off-site consumption between the hours of 7:00 a.m. to 10:00 p.m. seven days a week, with extended hours during the month of December from 7:00 a.m. to 12:00 a.m. seven days a week. Staff typically recommends limiting the hours of alcoholic beverage sales for off-site consumption at retail stores from 10:00 a.m. to 10:00 p.m. seven days a week when the sales have not been previously approved. However, the sale of alcoholic beverages for off-site consumption at this CVS Pharmacy was authorized by

CUP No. 201200028 on August 1, 2012. In the last 12 years, there have not been any violations of ABC regulations or the County Code, except for a relatively minor violation of the conditions of approval of CUP No. 201200028 related to the display of alcoholic beverages not complying with the approved Exhibit "A," which was quickly addressed. There is not an undue overconcentration of licenses in the Census Tract, the Project Site is not located within a High Crime Reporting District, there is only one sensitive use located within 600 feet of the Project Site, which is not a park or school, and the Sheriff's Department recommended approval of the CUP.

The Commission finds that it is appropriate to limit the sale of a full line of alcoholic beverages for off-site consumption from 7:00 a.m. to 10:00 p.m. seven days a week, with extended hours during the month of December from 7:00 a.m. to 12:00 a.m. seven days a week, because those are the same hours that the store is open and the sale of alcoholic beverages for off-site consumption is ancillary to the store's operation. CUP No. 201200028 authorized the sale of a full line of alcoholic beverages for off-site consumption from 6:00 a.m. to 2:00 a.m. seven days a week throughout the year, so this condition of CUP approvals allows for fewer sales hours each day than the sales hours previously authorized. The 10-year grant term for the CUP, mentioned in Finding 34, below, allows the sale of alcoholic beverages for off-site consumption to be reevaluated, pursuant to the County Code provisions then in effect, if a new CUP application is submitted at that time.

32. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The sale of a full line of alcoholic beverages for off-site consumption will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions.
33. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project is an existing CVS Pharmacy with the continued sales of a full line of alcoholic beverages for off-site consumption and does not include additional development. The Project will not increase or generate traffic to an extent that expansion or improvement of existing roadways will be required. The development standards for the Project were reviewed and approved pursuant to CUP No. 201200028, which previously authorized the sale of a full line of alcoholic beverages for off-site consumption.
34. The Commission finds that, to ensure continued compatibility between the sale of a full line of alcoholic beverages for off-site consumption and the surrounding land uses, it is necessary to limit the CUP to 10 years although a grant term is not necessary for the NCR.

SUPPLEMENTAL FINDINGS – ALCOHOLIC BEVERAGE SALES USES

35. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There is a place of worship located within 600 feet of the subject CVS Pharmacy to the southeast. The existing commercial building is sufficiently buffered from this place of worship by intervening buildings, parking, and roads. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the CVS Pharmacy since 2012, and this CUP allows for the continued sale of a full line of alcoholic beverages for off-site consumption with conditions of CUP approval. The Sheriff's Department was consulted during review of the CUP application and recommended approval of this CUP. The conditions of CUP approval, including the condition that limits the sale of a full line of alcoholic beverages for off-site consumption between 7:00 a.m. and 10:00 p.m. seven days a week with extended holiday hours, will help ensure that these sales will not impact the surrounding area.
36. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project Site is bounded on all sides by commercially developed properties and is sufficiently buffered from nearby residential properties through landscaping as well as Sepulveda Boulevard. The Project is located by two roads, with Sepulveda Boulevard designated as a Major Highway, and Normandie Avenue designated as a Secondary Highway, in the County's Master Plan of Highways. The Sheriff's Department was consulted during review of the CUP application and recommended approval of this CUP. The continued sale of alcoholic beverages for off-site consumption will not impact the surrounding uses if conducted in compliance with the conditions of CUP approval.
37. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for off-site consumption. The sale of alcoholic beverages for off-site consumption has occurred at the CVS Pharmacy since 2012, and this CUP would only allow for the continued sales of a full line of alcoholic beverages for off-site consumption. The Project is consistent with the other businesses in the immediate area and would contribute to the economic welfare by providing more expansive services.
38. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** There are no proposed changes to the exterior appearance of the structure and therefore there will be no impact on the design of the commercial structures that are existing or being constructed in the neighborhood. The CUP authorizes the sale of alcoholic beverages for off-site consumption and no physical changes will be made to the existing commercial building.

39. **The Commission finds that 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.** Correspondence from ABC stated that there are two licenses for the sale of alcoholic beverages for off-site consumption allotted to Census Tract 5435.05 and one currently exists. There is not an undue overconcentration of licenses because the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to population in the County. The correspondence also stated that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC. Therefore, a Finding of Public Convenience or Necessity is not required. The Project is situated with other similar land uses on a Project Site that is sufficiently buffered from residential areas.

ENVIRONMENTAL FINDINGS

40. The Commission 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 consists of the continued operation and maintenance of an existing nonconforming drugstore, which does not include any new intensification of use or any expansion in floor area, and the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing nonconforming drugstore. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

Regarding the NCR:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. To require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.
- C. 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.

Regarding the CUP:

- D. The use with the attached conditions will be consistent with the adopted General Plan.
- E. The 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.
- F. The 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.
- G. The 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.
- H. 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.
- I. The requested use at the location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- J. The requested use at the location will not adversely affect the economic welfare of the nearby community.
- K. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

PROJECT NO. PRJ2022-004635-(2)
NONCONFORMING REVIEW NO. RPPL2022014280
CONDITIONAL USE PERMIT NO. RPPL2022014272

EXHIBIT C
FINDINGS
PAGE 14 OF 14

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption); and
2. Approves **NONCONFORMING REVIEW NO. RPPL2022014280**, and **CONDITIONAL USE PERMIT NO. RPPL2022014272** subject to the attached conditions.

ACTION DATE: October 16, 2024

VOTE: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

MG:CS:MR

October 16, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-004635-(2)
NONCONFORMING REVIEW NO. RPPL2022014280
CONDITIONAL USE PERMIT NO. RPPL2022014272

PROJECT DESCRIPTION

The Project includes a Nonconforming Review ("NCR") for the continued operation and maintenance of an existing nonconforming drugstore, and a Conditional Use Permit ("CUP") for the continued sales of a full line of alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control ("ABC") License, subject to the following conditions of approval. The Project is located on a property located at 1303 West Sepulveda Boulevard in the M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) Zone.

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 Condition Nos. 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 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"). 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 expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the drugstore and the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing drugstore, and satisfaction of Condition No. 2, shall be considered use of this grant.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$2,205.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

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

UAS Policy, which may be updated from time to time, and which shall be provided to the permittee upon request.

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

9. 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 County Code Chapter 22.238.
10. 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.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. 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 Regional Planning (“Director”).
13. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, **an electronic copy**

of a modified Exhibit "A" shall be submitted to LA County Planning by **December 16, 2024**.

16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **an electronic copy** of 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 – NCR

17. **This NCR does not have a grant term.**

18. The 14,576-square-foot tenant space with a 2,133-square-foot mezzanine may be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone pursuant to County Code Section 22.22.030.B, including any other comparable retail use that is otherwise prohibited in the -IP Overlay Zone, pursuant to County Code Section 22.60.030, provided that there is no expansion of retail floor area and the Director approves a Revised Exhibit "A" for the comparable retail use in compliance with Condition 16, above.

PERMIT SPECIFIC CONDITIONS – CUP FOR SALE OF ALCOHOLIC BEVERAGES

19. This CUP authorizes the continued sale of alcoholic beverages for off-site consumption with a Type 21 (Off-Sale General) ABC License.
20. **This CUP grant shall terminate on October 16, 2034.** The sale of alcoholic beverages on the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the sale of alcoholic beverages after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. Notice is hereby given that the sale of alcoholic beverages on the property may require additional or different permits and would be subject to the then-applicable regulations.
21. This grant authorizes the sale of alcoholic beverages for off-site consumption from 7:00 a.m. to 10:00 p.m. seven days a week during the months of January through November, and the sale of alcoholic beverages for off-site consumption from 7:00 a.m. to 12:00 a.m. seven days a week during the month of December.
22. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, County Zoning Enforcement inspector, or ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

23. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A."
24. 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 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.
25. 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 exterior of 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.
26. 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 ABC, or a similar State of California-certified program, such as STAR (Standardized Training for Alcohol Retailers) for selling alcohol. 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, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to 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.

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. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this CUP.
30. Alcoholic beverages shall only be sold or served to patrons age 21 or older. If a verified complaint is received regarding underage patrons being served, then the permit may be subject to the revocation process.
31. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be clearly visible by, and available to, the public.
32. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
33. 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.
34. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
35. 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.
36. The permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings

shall be retained for a minimum of 30 days and shall be immediately produced upon request of any County Sheriff or Zoning Enforcement Inspector.

37. Alcoholic beverages shall not be sold from a drive-in or drive-through window.

38. The permittee shall comply with the noise control provisions of County Code Chapter 12.08 (Noise Ordinance) to the satisfaction of the County Department of Public Health.

39. 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.

40. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 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 or greater than 750 milliliters or 25.4 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 or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.

41. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.

42. Alcoholic beverages shall not be displayed in an ice tub.

43. 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 plans labeled Exhibit "A." No additional display (including storage of additional inventory) of alcoholic beverages shall be provided elsewhere on the premises.

44. 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.

45. The placement of portable signs outside of the building and temporary signs on walls, poles, and/or windows are prohibited.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. PRJ2022-004635-(2)
NONCONFORMING REVIEW No. RPPL2022014280
CONDITIONAL USE PERMIT NO. RPPL2022014272
1303 W SEPULVEDA BLVD, WEST CARSON ZONED DISTRICT
APN(S): 7347018101, 7347018028, 7347018100

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$2,205.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____