

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: March 5, 2026  
HEARING DATE: March 17, 2026 AGENDA ITEM: 3  
PROJECT NUMBER: 2019-003407-(2)  
PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2019006012  
SUPERVISORIAL DISTRICT: 2  
PROJECT LOCATION: 8601 Hooper Avenue, Florence-Firestone  
OWNER: Shalabi Brothers Trust Ventures General Partnership  
APPLICANT: Bodega Latina  
CASE PLANNER: Elsa M. Rodriguez, Acting Supervising Regional Planner  
erodriguez@planning.lacounty.gov

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### RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of the requested single 30-day time extension from March 2, 2026, to April 1, 2026, for Project Number 2019-003407-(2), CUP Number RPPL2019006012.

Staff recommends the following motion:

**I, THE HEARING OFFICER, APPROVE THE TIME EXTENSION REQUEST FOR CONDITIONAL USE PERMIT NUMBER RPPL2019006012.**

### PROJECT DESCRIPTION

Bodega Latina (“Permittee”) requests a single 30-day time extension for the use of CUP No. RPPL2019006012 for the continued sale of beer, wine, and distilled spirits for off-site consumption at an existing supermarket in the former C-3 (General Commercial) and R-2 (Two-Family Residence) Zones pursuant to former County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

On October 29, 2024, the Board of Supervisors (“Board”) conducted a duly-noticed public hearing regarding the Permittee’s appeal of the Regional Planning Commission’s (“Commission’s”) approval of Project No. 2019-003407-(2), consisting of CUP No. RPPL2019006012.

The Permittee's appeal challenged Condition Nos. 20, 23, and 24:

- Condition No. 20 limited the sale of alcoholic beverages to between 10:00 a.m. and 10:00 p.m. seven days a week.
- Condition No. 23 outlined the methodology for calculating shelf space allocated to alcoholic beverages.
- Condition No. 34 prohibited security bars and roll-up doors from windows and pedestrian entrances.

After conducting the public hearing, the Board indicated its intent to deny the appeal and uphold the Commission's approval, and instructed County Counsel to prepare the findings and conditions.

On December 2, 2025, the Board adopted the findings and conditions. Condition 9 stated that the CUP would expire unless used within 90 days from the date of final approval. For the CUP to be used, the Permittee had to record the affidavit and conditions of approval with the County Recorders office per Condition 7 and pay the inspection fees per Condition 10. Condition 9 also stated that a single 30-day time extension could be requested in writing and with the payment of the applicable fee prior to the expiration date.

On February 25, 2026, the applicant requested a single 30-day time extension, from March 2, 2026 to April 1, 2026, in accordance with Condition 9. If the Hearing Officer grants the extension request, the Permittee must complete the recording and inspection fee payment by April 1, 2026.

For questions or additional information, please contact Elsa M. Rodriguez at [erodriguez@planning.lacounty.gov](mailto:erodriguez@planning.lacounty.gov)

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Report  
Reviewed By: *Elsa M. Rodriguez*  
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report  
Approved By: *M. Glaser*  
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT 1	Findings of the Board of Supervisors and Order dated December 2, 2025