REPORT TO THE HEARING OFFICER

DATE ISSUED:	February 12, 2026		
HEARING DATE:	February 24, 2026	AGENDA ITEM:	5
PROJECT NUMBER:	PRJ2021-004336-(2)		
PERMIT NUMBER:	Conditional Use Permit ("CUP") No. RPPL2021012394		
SUPERVISORIAL DISTRICT:	2		
PROJECT LOCATION:	4501 West Slauson Avenue		
OWNER:	LH LLC C/O Altus Group US Inc., Renu Kumar, Owner		
APPLICANT:	Garfield Beach CVS, LLC		
CASE PLANNER:	Susan Zermeno, Senior Planner szermeno@planning.lacounty.gov		

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2021-004336-(2), CUP Number RPPL2021012394 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

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

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2021012394 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the continued sale of a full-line of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a Type 21 California Department of Alcoholic Beverage Control ("ABC") License, at an existing drugstore, CVS Pharmacy, in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverages Sales).

B. Project

The applicant, Garfield Beach CVS, LLC, is requesting authorization for the continued retail sale of beer, wine, and distilled spirits for off-site consumption, with a Type 21 ABC License, at an existing CVS Pharmacy ("Project"). The hours requested for the sale of alcoholic beverages for off-site consumption are from 7:00 a.m. to 10:00 p.m., seven days per week. No changes are proposed; there is no proposed increase in floor area or shelf space for the sale of alcoholic beverages with this application. The floor plan depicts 12,018 square feet of total floor area within the 16,352 square foot building. The northeast corner wall cooler contains alcoholic beverages, and non-refrigerated alcoholic beverages are located just south of the coolers in rows 33 and 34, as shown on the Floor/Shelf Plan. The total area devoted to alcoholic beverage sales and display is 326 square feet, or approximately 2.7% of the current total sales area.

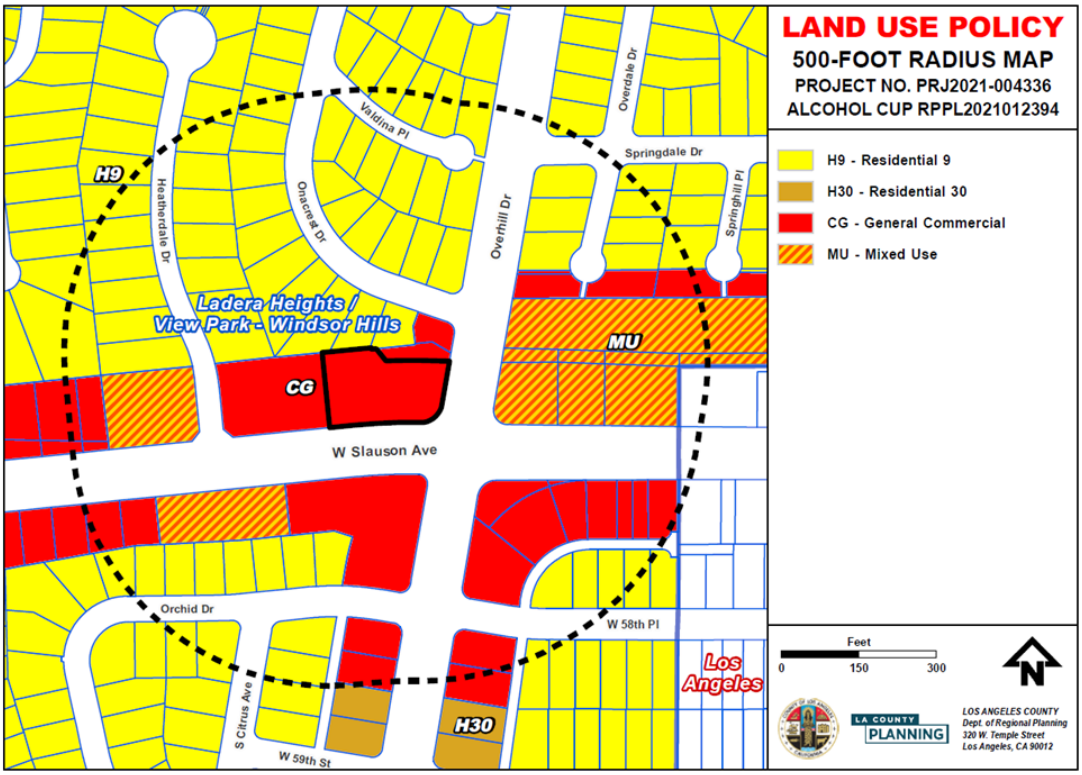
The CVS Pharmacy, formerly known as Sav-On Drugs, was built in 2000. On August 23, 2000, CUP 00-50-(2) authorized the sale of a full-line of alcoholic beverages for off-site consumption and a reduction in the number of required parking spaces from 66 to 62. On October 4, 2011, CUP No. 201000128 authorized the continued sale of a full-line of alcoholic beverages for off-site consumption. CUP No. 201000128 expired on October 4, 2021.

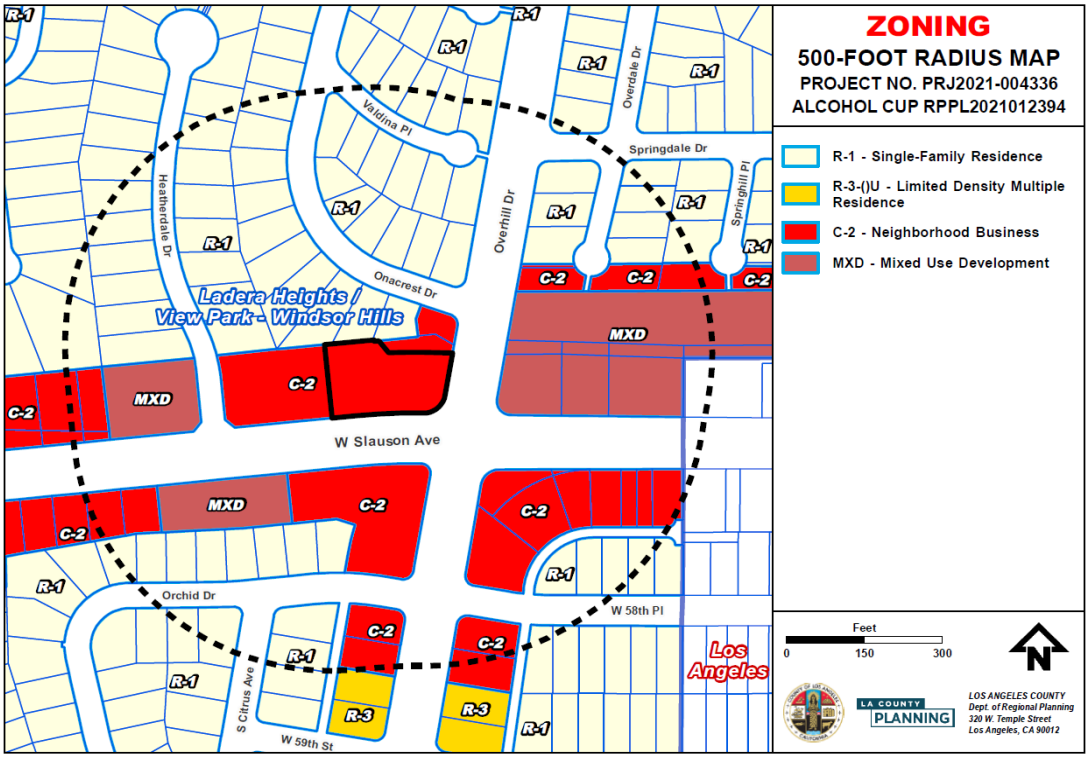
SUBJECT PROPERTY AND SURROUNDINGS

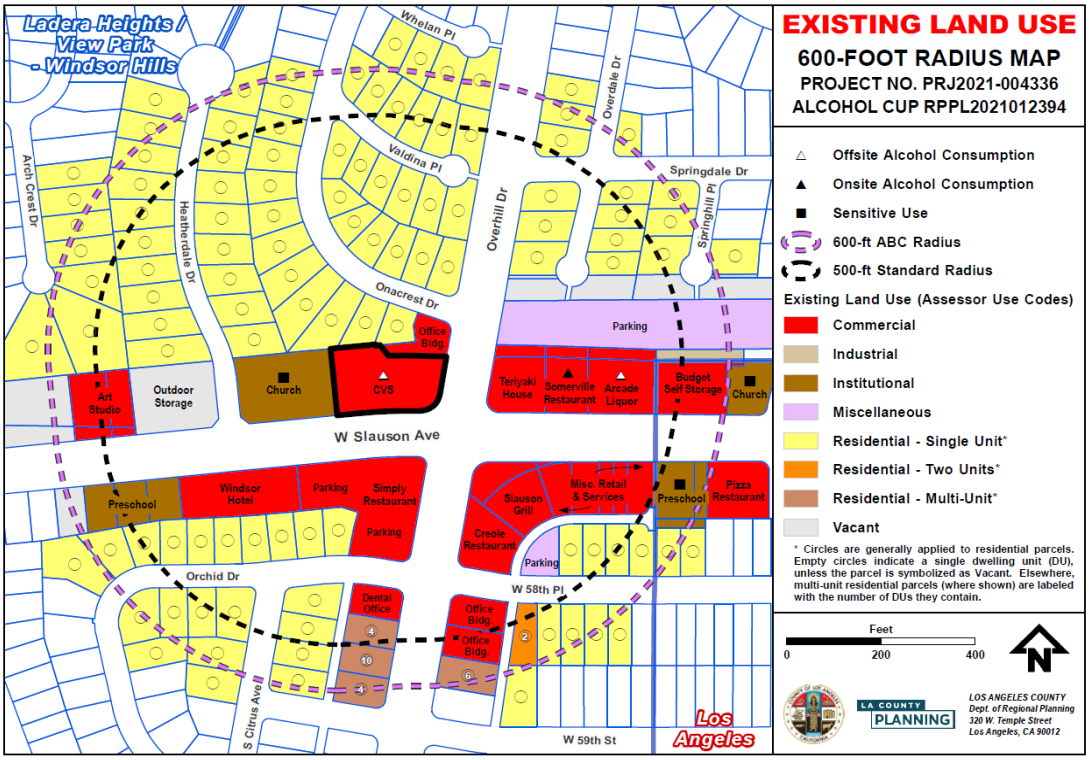
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY *	ZONING *	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2 (Neighborhood Business)	Retail, Church
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 applicant 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.




ZONING
500-FOOT RADIUS MAP
PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394
R-1 - Single-Family Residence
R-3-()U - Limited Density Multiple Residence
C-2 - Neighborhood Business
MXD - Mixed Use Development
Ladera Heights / View Park - Windsor Hills
W Slauson Ave
W 58th Pl
W 59th St
Los Angeles
Feet
0
150
300
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012


EXISTING LAND USE
600-FOOT RADIUS MAP
PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394
Offsite Alcohol Consumption
Onsite Alcohol Consumption
Sensitive Use
600-ft ABC Radius
500-ft Standard Radius
Existing Land Use (Assessor Use Codes)
Commercial
Industrial
Institutional
Miscellaneous
Residential - Single Unit*
Residential - Two Units*
Residential - Multi-Unit*
Vacant
* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.
Ladera Heights / View Park - Windsor Hills
W Slauson Ave
W 58th Pl
W 59th St
Los Angeles
Feet
0
200
400
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4988	C-2	September 16, 1947
1494	C-2	September 12, 1927

B. Previous Cases

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

ANALYSIS

A. Land Use Compatibility

The CVS Pharmacy is compatible with the existing community character and development pattern. The area is comprised of restaurants and retail establishments. Slauson Avenue is a well-travelled, commercial roadway, and the Slauson / Overhill Drive intersection is a major commercial focal point in the community. The drugstore is also well-designed and maintained. The drugstore fronts Slauson Avenue and provides parking on the rooftop. The drugstore serves the area by offering a diverse mix of convenience goods, health products, seasonal items, and ancillary services to residents and the community.

B. Neighborhood Impact (Need/Convenience Assessment)

The accessory sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at the Project Site is appropriate and is not anticipated to result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of approval. The CVS Pharmacy is an established neighborhood-serving retail use that maintains strict age-verification procedures, corporate training standards, and is consistent with ABC regulations. The Los Angeles County Sheriff's Department ("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.

There are four sensitive uses within a 600-foot radius of the Project Site, which are two houses of worship and two preschools. One house of worship adjoins the Project Site to the west. However, the 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.

The drugstore has been selling alcoholic beverages for 25 years without major issues and adheres to the strict guidelines of the nationwide CVS Pharmacy chain. The sale of alcoholic beverages at the drugstore is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of approval.

The Project Site is in Crime Reporting District No. 2767 and, in a report dated October 5, 2022, ABC determined it is a High Crime Reporting District. In a letter dated December 18, 2025, the Sheriff's Department did not report any concerns and 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 recommended conditions of approval.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a High Crime Reporting District. As noted above, the drugstore has been selling alcoholic beverages for nearly 25 years without major issues or complaints from the community. The Sheriff's Department did not report any notable concerns about the establishment.

C. Design Compatibility

Pursuant to County Code Sections 22.20.040 and 22.20.050 (Development Standards for Commercial Zones), the Project Site is subject to the development standards of the C-

2 (Neighborhood Commercial) Zone. The Project does not include any physical improvements or modifications at the Project Site at this time. The existing building has remained unchanged since its development in 2000 and is in conformance with the development standards of the C-2 Zone.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

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

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is the continued sales of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use in an existing drugstore establishment. The Project is limited to alcoholic beverage sales and does not include any construction nor a change of land use. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff's Department, in a letter dated December 18, 2025, recommended approval of the CUP, and recommended that the business install and maintain high quality surveillance cameras both inside and outside of the store.

B. Other Agency Comments and Recommendations

ABC, in a report dated October 5, 2022, stated that the Project Site is located in a Census Tract that is not overconcentrated with ABC Licenses for the sale of alcoholic beverages for off-site consumption. However, the report stated that Project Site is located in a High Crime Reporting District as defined and determined by ABC.

C. Public Comments

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

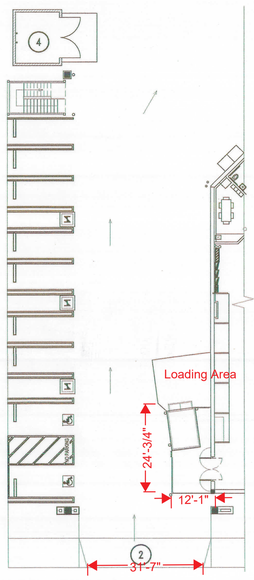
Report Reviewed By: Elsa M. Rodriguez

Elsa M. Rodriguez, Acting Supervising Regional Planner

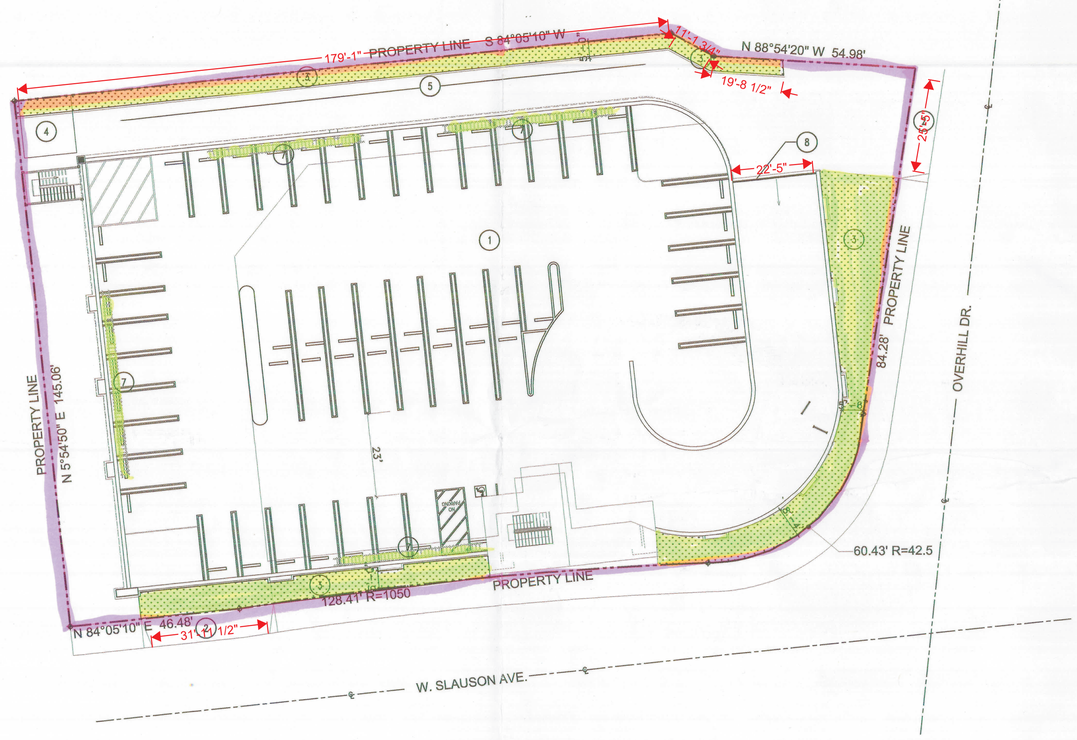
Report Approved By: M. Glaser

Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence



2 / C1 EXISTING GROUND LEVEL PARKING PLAN
SCALE: 1"=20'-0"



1 / C1 EXISTING ROOF / PARKING PLAN
SCALE: 1"=20'-0"

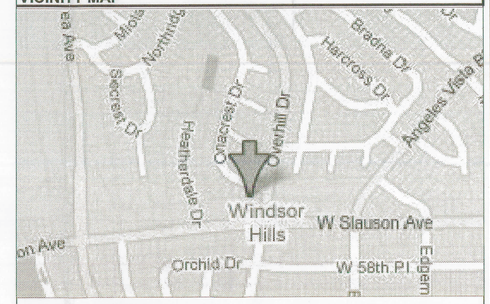
N

GRAPHIC SCALE: 1" = 20'-0"

SITE NOTES

1. EXISTING ROOF PARKING
2. EXISTING APPROACH
3. EXISTING PLANTER
4. EXISTING STORAGE
5. EXISTING VINES ON CONCRETE WALL
6. EXISTING BUILDING
7. PROVIDE NEW CLIMBING VINES ON EXISTING WOOD LATTICE STRUCTURES (APPROX. 175 LINEAL FEET IN FOUR LOCATIONS)
8. EXISTING LOCKABLE PARKING GATE

VICINITY MAP



SITE INFORMATION

SITE

AREA OF PROPERTY	AREA
GROSS AREA	32,493 SQ. FT.
UNBUILDABLE AREA	0 SQ. FT.
DEDICATIONS, EASEMENTS, RIGHT OF WAY	0 SQ. FT.
NET BUILDABLE AREA	32,493 SQ. FT.
ZONING	**ZONE**
EXISTING	[Q] C2-1VL
PROPOSED	[Q] C2-1VL
ASSESSORS PARCEL NUMBER	5009-003-060

JURISDICTIONAL INFORMATION	
COMMUNITY PLAN AREA	LOS ANGELES
AREA PLANNING COMMISSION	CENTRAL
NEIGHBORHOOD COUNCIL	WINDSOR HILLS
COUNCIL DISTRICT	-
CENSUS TRACT #	-
LA COUNTY BUILDING DEPARTMENT OFFICE	SOUTHWEST

LANDSCAPING

DESCRIPTION	PERCENT	AREA
LANDSCAPE REQUIRED	10 %	3,249 SQ. FT.
LANDSCAPING PROVIDED - GROUND LEVEL	9.4 %	3,060 SQ. FT.
LANDSCAPING PROVIDED - ROOF TRELLIS	1 %	325 SQ. FT.

STRUCTURES

DESCRIPTION	SIZE	OCCUPANCY	CONS. TYPE	AREA
BUILDING	EXISTING	M	V-N	16,352 SQ. FT.

TOTAL BUILDING AREA: 16,352 SQ. FT.

% OF LOT COVERAGE (EXCLUDING CANOPY)			
	BUILDING AREA	16,352 SQ. FT.	= 49.6 %
	NET BUILDING AREA	32,493 SQ. FT.	

PARKING

DESCRIPTION (REQUIRED PARKING)	RATIO	REQD. #
BUILDING	4 PER 1000 SQ.FT.	65 SPACE(S)

TOTAL PARKING SPACES REQUIRED: 65 SPACE(S)

DESCRIPTION (PROVIDED PARKING)	SIZE	PROVIDED
STANDARD SPACE(S)	EXISTING	52
COMPACT SPACE(S)	EXISTING	7
HANDICAP SPACE(S)	EXISTING	3

TOTAL PARKING SPACES PROVIDED: 62 SPACE(S)

CVS
CONSUMER VALUE STORES
CVS CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895
PHONE: (401) 770-5341

fiedlergroup
•Architecture
•Engineering
•Planning
•Project Management
2322 West Third Street
Los Angeles, CA
90057-1906
Phone: (213) 381-7891
Fax: (213) 381-1517
fiedlergroup.com

NO.	DATE	REVISION DESCRIPTION
	6/1/11	GENERAL REVISIONS
	6/2/11	GENERAL REVISIONS
	6/9/11	GENERAL REVISIONS
	7/21/11	GENERAL REVISIONS

SEAL:

CONFIDENTIALITY STATEMENT:
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DEVELOPMENT INFORMATION:

CVS

ENTITLEMENT EXHIBITS

APN# 5009-003-060

SITE ADDRESS:

4501 W. SLAUSON AVE.
@ OVERHILL DR.
LOS ANGELES, CA 90043

STORE #9531

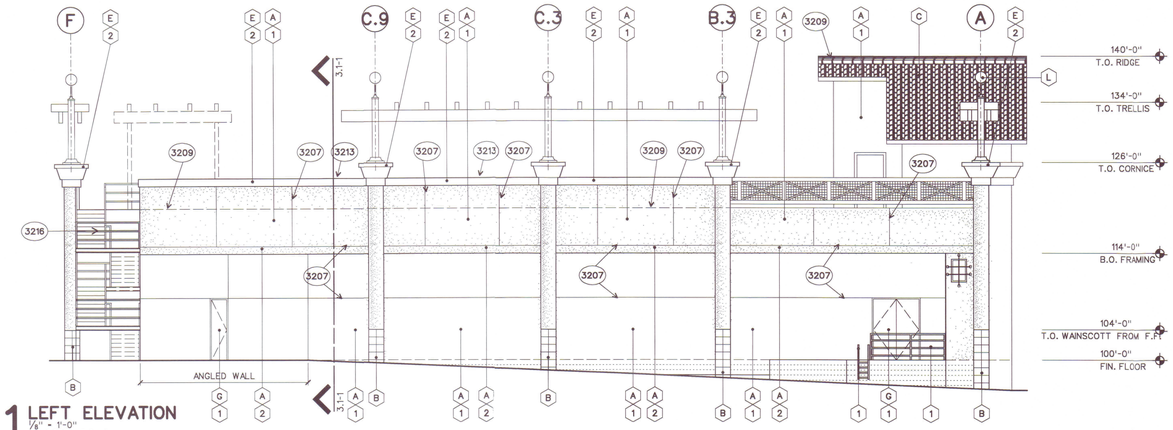
DESIGNED BY:	NB	FG PM:	
CHECKED BY:	POF	MEP PM:	
DRAWN BY:	NB	CONSULTANT PM:	
DATE:	07/23/10	PROJECT NO:	13320

DRAWING TITLE:

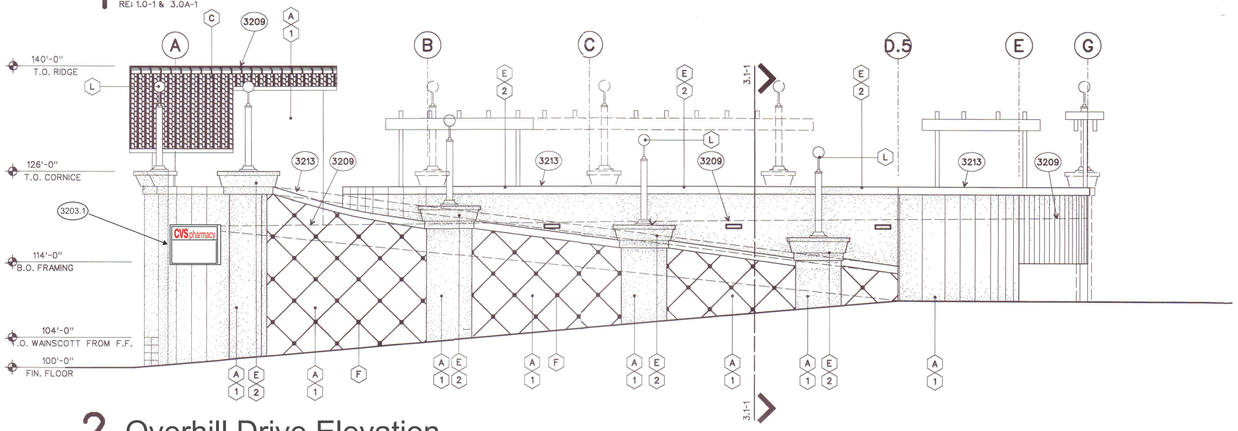
SITE PLAN

SHEET NO:

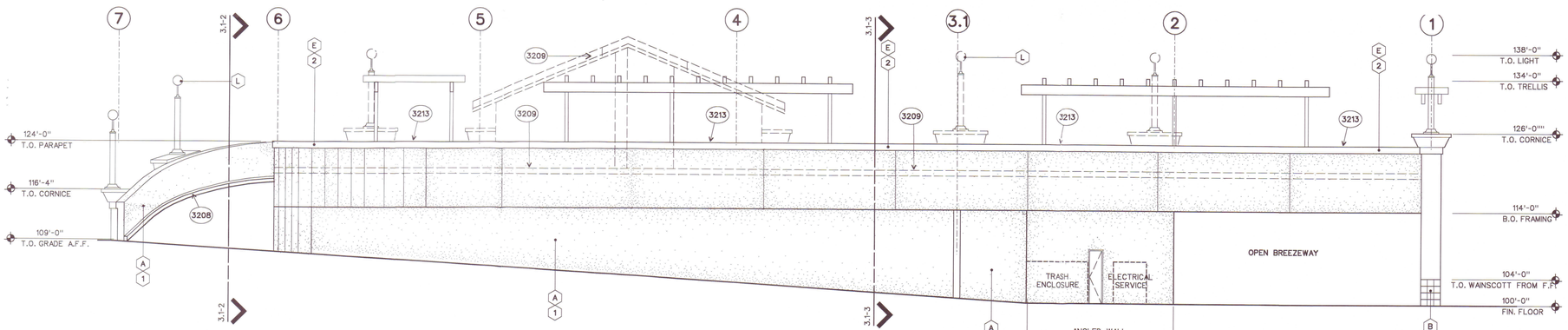
C1



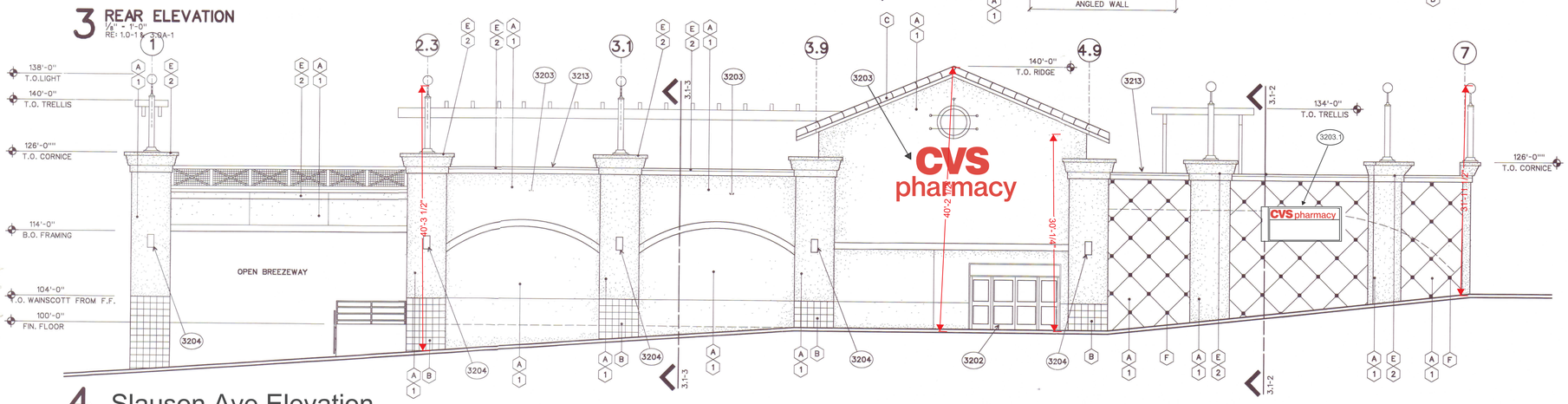
1 LEFT ELEVATION
1/8" = 1'-0"
RE: 1.0-1 & 3.0A-1



2 Overhill Drive Elevation



3 REAR ELEVATION
1/8" = 1'-0"
RE: 1.0-1 & 3.0A-1



4 Slauson Ave Elevation

5 SCHEDULE OF KEYED NOTES
RE: 3.2

3200 GAS METER, RE: 1.0-1
3201 TRANSFORMER, RE: 1.0-1
3202 STOREFRONT, RE: 3.0A-1 & 3.8-19.
3203 SIGNAGE RAISED LETTERS INTERNAL LIT
3203.1 SIGNAGE ON LED MESSAGE DISPLAY BOARD

3204 LIGHT FIXTURE, RE: 7.1A-1. MOUNT CENTER OF LIGHT 12'-0" A.F.F.
3205 4" PIPE BUMPER, RE: 1.0-8.
3206 8" PIPE BUMPER, RE: 1.0-8.
3207 WALL CONTROL JOINT, TYP., RE: 2.0B-3 & 3.2-8A.
3208 CONCRETE CURB, RE: 2.1B-4.
3209 ROOF LINE BEYOND.
3210 CONC. SIDEWALK, RE: 2.1A-1.
3211 SCUPPER, RE: 3.3B-9., PAINT TO MATCH WALL.

3213 GALV. METAL COPING, RE: 3.3B-1 & 2. PAINT TO MATCH ADJACENT FINISH
3214 HANDRAIL, RE: 2.1B-13.
3215 WALL MOUNTED HANDRAIL, RE: 2.1B-13.
3216 GUARDRAIL W/ ATTACHED HANDRAIL, RE: 2.1B-13.
3217 LINE OF PARAPET OR CANOPY BEYOND.

6 SCHEDULE OF EXTERIOR MATERIALS AND FINISHES
RE: 3.2

MASONRY TYPE IS SHOWN ON BUILDING ELEVATIONS. PROVIDE "SMOOTH FACE" BLOCK AT THE FOLLOWING LOCATIONS:

NOTE: FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW, RE: 3.3A-1 & 3.3B-1

NOTE: ALL MATERIAL SYMBOLS ARE FOR REPRESENTATIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER BLOCK COURSING, ETC.

A	STUCCO FINISH	FINE SAND FLOAT FINISH 1" THICK, OR AS NOTED INTEGRALLY COLORED
E	STONE VENEER	CORONADO STONE BELGIAN CASTLE: DAKOTA BROWN
C	CLAY TILE ROOF	SPANISH BAR TILE U.S. TILE "BUENO CARMEL" SEE SPECIFICATIONS
E	MASONRY GROUT	PAINT, SEE SCHEDULE
E	E.P.S. FOAMSHAPED CORNICE	PAINT, SEE SCHEDULE
F	ACCENT TILE	
G	EXTERIOR HOLLOW METAL DOORS & FRAMES, RAILINGS, ROLL-UP DOORS & FRAMES	PAINT, SEE SCHEDULE ADJACENT SURFACES
H	GALVANIZED METAL FLASHING/COPING	PAINT TO MATCH ADJACENT SURFACES
I	STOREFRONT/ENTRY DOORS/COLUMN COVERS/SILL FLASHING/TRIM AT STOREFRONT & COLUMNS AT OUTDOOR SALES	KAWNEER OR SIM. MEDIUM BRONZE ANODIZED ALUM.
J	EXTERIOR GLASS	CLEAR
K	ROOF TOP MECHANICAL EQUIPMENT EXTENDING ABOVE PARAPET	PAINT, SEE SCHEDULE
L	LIGHT FIXTURE	BEGA, 281BP
M	DECORATIVE GRILLE	

MISCELLANEOUS ITEMS

KNOX BOX

CONTRACTOR TO PURCHASE KNOX BOX FROM THE KNOX BOX COMPANY 17672 ARMSTRONG, IRVING, CA., 92714. TEL.: 800-552-5669 MODEL 3200R STOCK #011 DARK BRONZE, INSTALL KNOX BOX (RECESSED INTO BLOCK AND LOCATE AS DIRECTED BY L.A. COUNTY FIRE DEPARTMENT, RE: 8.0A-1

ADDRESS NUMBERS

FURNISH AND INSTALL CAST NUMBERS FOR ADDRESS SIGNAGE AS MANUFACTURED BY "ARK ROMOS" (800) 725-7266 STYLE - CLASSIC 504. 6" HIGH COLOR - F-68 BLACK DURANODIC FINISH. COORDINATE EXACT LOCATION WITH BUILDING AND FIRE DEPT.

COLOR CODE SCHEDULE

RE: 3.2-1, 2, 3, & 4
RE: SPECIFICATIONS FOR APPROVED PAINT MANUFACTURERS. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL

PAINT

1 FRAZEE 7750W "BEACH BASKET"

2 FRAZEE 7814D - "HONEYSUCKLE CORAL"

CVS STORE #9531
4501 WEST SLAUSON AVE
LOS ANGELES CALIFORNIA

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET
AE 01

CVS
4501 W. Slauson Avenue

CABINET KEY NUMBER	LENGTH (L)-FEET	# OF SHELVES PER CABINET	NUMBER OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	TOTAL LINEAR FEET OF SHELVES	TOTAL LINEAR FEET OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES
1	15	4	0	60	0	
2	15	4	0	60	0	
3	20	4	0	80	0	
4	15	4	0	60	0	
5	15	4	0	60	0	
6	15	4	0	60	0	
7	15	4	0	60	0	
8	15	4	0	60	0	
9	15	4	0	60	0	
10	30	4	0	120	0	
11	30	4	0	120	0	
12	30	4	0	120	0	
13	30	5	0	150	0	
14	30	5	0	150	0	
15	9	5	0	45	0	
16	15	5	5	75	75	
17	35	4	0	140	0	
18	40	4	0	160	0	
19	40	4	0	160	0	
20	40	4	0	160	0	
21	40	4	0	160	0	
22	40	4	0	160	0	
23	40	4	0	160	0	
24	15	4	0	60	0	
25	15	4	0	60	0	
26	40	4	0	160	0	
27	50	4	0	200	0	
28	50	4	0	200	0	
29	50	4	0	200	0	
30	2.4	4	0	9.6	0	
31	3.6	4	0	14.4	0	
32	9	4	0	36	0	
33	20	4	4	80	80	
34	20	4	4	80	80	
35	20	4	0	80	0	
36	34	4	0	136	0	
37	60	4	0	240	0	
38	18	4	0	72	0	
39	9	4	0	36	0	
40	9	4	0	36	0	
41	2.4	4	0	9.6	0	
42	2.4	4	0	9.6	0	
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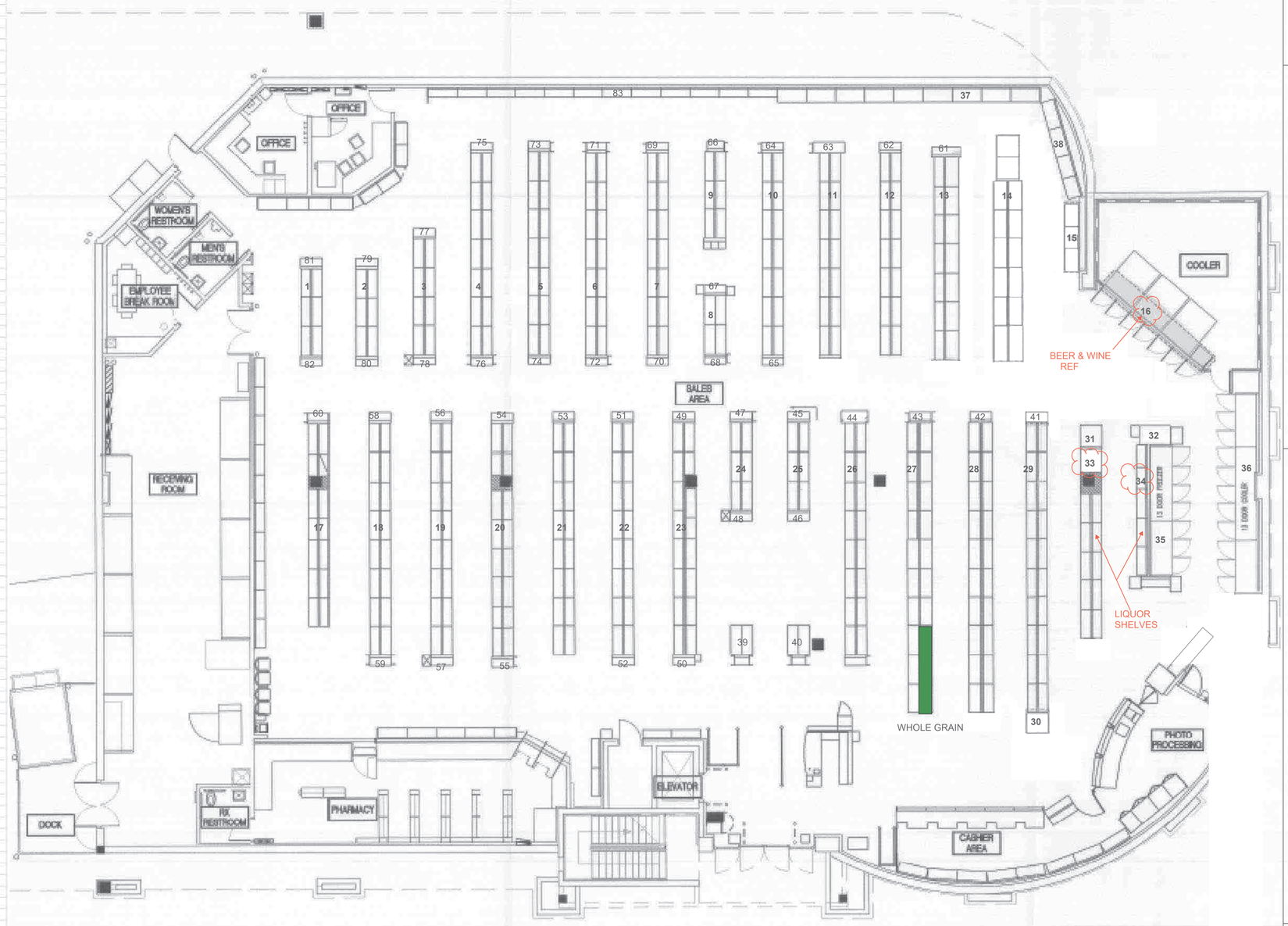
77	2.4	4	0	9.6	0	
78	2.4	4	0	9.6	0	
79	2.4	4	0	9.6	0	
80	2.4	4	0	9.6	0	
81	2.4	4	0	9.6	0	
82	2.4	4	0	9.6	0	
83	30	4	0	120	0	
TOTAL	1144.8	336	13	4663.2	235	5.0%

NUMBERED SHELF PLAN



EXISTING FLOOR PLAN
SCALE: 1/16"=1'-0"

-N-

SQUARE FOOTA	
LOCATION	SQ. FT.
SALES AREA	12,016
ALCOHOL DISPLAY AREA	326

CMS
[PH: 213.245.9026 | EMAIL: OFFICE@CMSLA.NET]

SOLOMON, SALTSMAN & JAMIESON
426 Culver Blvd., Playa Del Rey, CA 90293
Phone 310-822-9848
Fax 310-822-3512
jspivey@ssjlaw.com

SUBJECT SITE:
CVS - STORE NO. 9531
4501 W. SLAUSON AVE
LOS ANGELES, CA90043

FLOOR PLAN

CVS
4501 W. Slauson Avenue

#NAME?
TOTAL

UPDATED FLOOR PLAN

EXISTING FLOOR PLAN

SQUARE FOOTA	
LOCATION	SQ. FT.
SALES AREA	12,018
ALCOHOL DISPLAY AREA	326

CMS
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SUBJECT SITE:
CVS - STORE NO. 9531
4501 W. SLAUSON AVE
LOS ANGELES, CA90043

FLOOR PLAN

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2021-004336-(2)

HEARING DATE
February 24, 2026

REQUESTED ENTITLEMENT
Conditional Use Permit No. ("CUP")
RPPL2021012394

PROJECT SUMMARY

OWNER / APPLICANT
LH LLC C/O Altus Group US Inc., Renu Kumar, Owner
Garfield Beach CVS, LLC, Applicant

MAP/EXHIBIT DATE
07/23/2010

PROJECT OVERVIEW
The application is a request to authorize the continued retail sale of beer, wine, and distilled spirits for offsite consumption with a Type 21 California Department of Alcoholic Beverage Control License at an existing drugstore, CVS Pharmacy. The hours requested for the sale of alcoholic beverages for off-site consumption are from 7:00 a.m. to 10:00 p.m., seven days per week. The sale of alcoholic beverages for off-site consumption was previously authorized by CUP No. 201000128.

LOCATION
4501 West Slauson Avenue, Ladera Heights/View Park – Windsor Hills

ACCESS
West Slauson Avenue and Overhill Drive

ASSESSORS PARCEL NUMBERS
5009-003-060;062

SITE AREA
0.78 Acres

GENERAL PLAN
General Plan 2035

ZONED DISTRICT
View Park

PLANNING AREA
Westside

LAND USE DESIGNATION*
General Commercial (CG)

ZONE*
C-2 (Neighborhood Business)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

APPLICABLE STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.20.030 (Land Use Regulations for Commercial Zones)
  - Section 22.140.030 (Alcoholic Beverage Sales Findings Requirements)

CASE PLANNER:
Susan Zermeno

PHONE NUMBER:
(213) 719-3066

E-MAIL ADDRESS:
szermeno@planning.lacounty.gov

*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 applicant 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.

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 spirts) 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 lnd 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-stie 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

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-004336-(2)
CONDITIONAL USE PERMIT NO. RPPL2021012394

PROJECT DESCRIPTION

The project is the continued sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control ("ABC") license within an existing drugstore (CVS Pharmacy) in the C-2 Zone, subject to the following conditions of approval subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee**. 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. **Affidavit of Acceptance**. 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. 7, and until all required monies have been paid pursuant to Condition No. 10, Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. **Indemnification**. 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.

5. **Litigation Deposit**. 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 (Fees for Providing County Records).

6. **Invalidation**. 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.

7. **Recordation**. 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 (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Grant Term. This grant shall terminate on February 24, 2036**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be reaccompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. **Expiration**. This grant shall expire unless used within ninety (90) days from the date of decision for this 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 condition, the continued sale of alcoholic beverages for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.

10. **Inspections**. 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 or 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 **$2,280.00,** 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 a UAS requires the consent 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 **$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation**. 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 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.

13. **County Public Works Requirements**. All development pursuant to this grant shall comply with the requirements of the County Department of Public to the satisfaction of said department.

14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** 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.

16. **Graffiti.** 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.

17. **Revisions to the Exhibit "A."** 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 **March 30, 2026.**

18. **Subsequent Revisions to the Exhibit "A."** 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.

19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning staff member, 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).

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

20. **Container Size and Quantity.** The following restrictions apply to the size of alcoholic beverage containers that may be sold on the premises:

    a. 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 the cashier station stating that the sale of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) that are less than 16 ounces in size, or greater than 750 milliliters or 25.4 ounces in size, is prohibited. However, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers

that are less than 16 ounces in size, or greater than 750 milliliters or 25.4 ounces in size, 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;

b. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. Wine coolers shall not be sold in less than four-pack quantities; and

c. No miniature containers of any type of alcoholic beverages may be sold.

21. **On-Site Consumption Prohibited.** The consumption of alcoholic beverages shall be prohibited on the subject property. The Permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The Permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.

22. **Loitering.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.

23. **State Training Program.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The Permittee 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 LA County Planning within ninety (90) days of the effective date of this grant, and subsequently within ninety (90) days of the hire date of all new employees and/or managers.

24. **Minimum Age to Purchase Alcoholic Beverages.** Alcoholic beverages shall only be sold to patrons age 21 or older. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

25. **Intoxicated Persons.** 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.

26. **Exterior Advertising.** 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.

27. **Adress Number Sign.** 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.

28. **Public Telephones**. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within ninety (90) days of the effective date of this grant.

29. **Exterior Lighting.** 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 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, shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty (30) 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.

30. **Prohibited Security Doors and Windows.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

31. **Property Maintenance.** 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.

32. **Prohibited Coin-operated Machines.** The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.

PROJECT SITE-SPECIFIC CONDITIONS

33. **Scope of Approval.** This grant authorizes the continued sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use within an existing CVS Pharmacy, as depicted on the approved plans marked Exhibit “A.”

34. **Authorized Hours for Alcoholic Beverage Sales.** This grant authorizes the sale of alcoholic beverages from 7:00 a.m. to 10:00 p.m. daily.

    The Permittee may, at their sole discretion, operate the drugstore outside of these hours, provided that no alcoholic beverages are sold.

35. **Lockable Coolers.** Alcoholic beverages shall be stored in lockable coolers, which shall be kept locked between the hours of 10:00 p.m. on each day and 7:00 a.m. on the next day, which is when alcoholic beverages shall not be sold in accordance with Condition No. 34, above.

36. **Shelf Space Limitation.** The shelf space devoted to alcoholic beverages shall be limited to five percent (5%) of the total shelf space in the grocery market, as depicted on the floor plan and shelf plans labeled Exhibit "A."

37. **Display of Alcoholic Beverages.** The Permittee shall display alcoholic beverages only in the cooler or shelving designated for the display of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.

38. **Surveillance Recording Equipment.** Security cameras shall be maintained inside the drugstore and outside facing Slauson Avenue, Overhill Drive, and the parking areas. Recordings shall be retained for a minimum of thirty (30) days and shall be immediately produced upon request of any County Sheriff or LA County Planning staff member.

39. **Security Alarms.** Security alarms shall be maintained inside the store.

40. **Outdoor Uses Prohibited.** There shall be no outdoor sales, storage, or displays of merchandise.

41. **Temporary Window Signage.** Temporary window signs shall not exceed 25 percent (25%) of the area of any single window and shall not exceed 25 percent (25%) of the area of adjoining windows on the same frontage.

42. **Fresh Produce and Whole Grains.** 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 this 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.

43. **Display of Fresh Produce and Whole Grains.** The products required by Condition No. 42, above, shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A:"

    a. Within ten (10) feet of the front door;
    b. Within five (5) 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.

CVS Pharmacy Store #9531
Alcoholic Beverages Sales Findings

F.1.a. 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.

CVS Pharmacy is an existing drug store that has been operating successfully at this location for over 20 years. Under the existing CUP, the Applicant has served the community responsibly since the year 2000 without adverse impacts to those sensitive uses within a 600 ft radius of the site. The business, as previously conditioned, will continue to be operated in a responsible manner consistent with CVS corporate policies and will continue to operate in harmony with surrounding sensitive uses. The sale of alcoholic beverages remains incidental to the drug store use.

F.1.b. 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.

CVS Pharmacy has been in the same location since it was first established in 2000 and has operated without adversely affecting or conflicting with the adjacent uses. The Applicant and staff will continue to operate in such a manner so as not to detrimentally affect nearby residentially zoned property. This business continues to provide employment for many local residents and it purchases supplies and requires services from outside vendors which contribute to the economic base of the community. Furthermore, the combination of proactive security measures and strict company policies will ensure the continuation of the safety and well-being of nearby residents.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

The existing use complements other commercial activities, promotes the exchange of goods and services and provides tax revenue. The use has not adversely affected the welfare of the community because of the sound corporate policies of CVS. The premises has been under exemplary management. This business continues to provide employment for many local residents and it purchases supplies and requires services from outside vendors which contribute to the economic base of the community. CVS policies include:

- All CVS associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted alcoholic beverage and tobacco products and workplace safety.
- CVS utilizes multiple digital surveillance cameras at the subject location. Footage is maintained for a minimum of 30 days and the system can be monitored in real time by CVS Management.
- CVS cash registers have “hard stops” that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol before completing the sale.

The subject store and the continued sale of alcoholic beverages is part of a well-known national chain of established pharmacy drug stores. Its continued business at this location will re-enforce the character of the area. The store and subject sales will serve to strengthen the economic vitality of the area. In fact, the Los Angeles County Department of Regional Planning found that “[t]he requested use at the proposed location will not adversely affect the economic welfare of the nearby community.” (CUP No. 201000128, pg. 7) This conclusion remains true today.

F.1.d. 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 existing use has maintained an exterior appearance already approved by the County in 2000 and it is consistent with the neighborhood, as well as, the existing business. There are no changes to the exterior being requested at this time; therefore, CVS will not cause blight, deterioration, or impair property value. The project's location, size, height, and operations were already approved and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or changes in the use as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not be compatible with the adjacent properties and surrounding uses. Therefore, the continuation of the use will remain compatible with the neighboring uses.

This use has been operating in this location in the exact same manner for several years and it will continue to operate consistent with CVS's corporate policies and training regarding the responsible retailing of alcoholic beverages. The CUP No. 201000128 also determined that "[t]he 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." (pg. 7).

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:

i. **The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or**
ii. **A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.**

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

i. **The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.**
ii. **The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.**
iii. **The extent to which the requested use will enhance the economic viability of the area.**
iv. **The extent to which the requested use will enhance recreational or entertainment opportunities in the area.**
v. **The extent to which the requested use compliments the established or proposed businesses within a specific area.**
vi. **The ability of the requested use to serve a portion of the market not served by other uses in the area.**
vii. **The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.**
viii. **The aesthetic character and ambiance of the requested use.**

ix. **The extent to which the requested use, location, and/or operator has a history of law enforcement problems.**

The applicant has an existing Type 21 ABC License (License No. 479427); as such a determination of Public Convenience or Necessity, pursuant to Business and Professions Code section 23958.4 is not required. The Conditional Use Permit renewal will not add an additional alcohol license to the census tract.

The CVS Pharmacy adds a desirable atmosphere to this community, and the request does not involve the introduction of a new liquor outlet into the census tract or an increase in the theoretical liquor license count. This use has been operating in this location in the exact same manner for 20 years and it will continue to operate in a responsible manner. There is therefore no reason to expect any adverse change. Additionally, as previously found in Case No. CUP 201000128:

> There are five sensitive uses located within 600 feet of the subject property: three religious establishments and two educational establishments. The drug store is also adjacent to residential uses to the north. An alcohol permit has been in place at the drug store since 2000 with no complaints from the community, and there are currently no open zoning violations. The sale of alcohol is an incidental use to the drug store use and the owner, CVS, provides training to its employees related to the appropriate sale of alcohol and tobacco. Additionally, there are multiple digital surveillance cameras are located on site.
>
> Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the site of the subject request is not located within a high crime reporting district. ABC data also illustrates that the site is not within an area that has an undue concentration of alcohol sales. The subject request Census Tract is 7031, and four ABC licenses are allowed within this census tract, and three licenses currently exist. The existing drug store has had a CUP for the sale of alcohol for off-site consumption for approximately 10 years without any ABC violations.
>
> Currently, there are three establishments within 500-feet of the project that have a license to sell alcohol. One establishment has a full liquor license for off-site sales. The other two establishments are for on-site sales; one for beer and wine and the other for a full liquor license. Per County zoning standards, this represents an overconcentration of alcohol permits in the area. As such, the applicant devotes only 2.7% of their current shelf space to the sale of alcohol. Continued sale of alcohol will need a finding of public convenience and necessity. It is staff's opinion that allowing off-site sale of alcohol incidental to the sale of goods and services will not have an adverse impact on the surrounding community. The drug store has operated since 2000 with no complaints from the community.
>
> Staff is of the opinion that the applicant has met the required Burden of Proof for the conditional use permit and for alcoholic beverage sales. The applicant's Burden of Proofs are attached to this report. (pgs. 7-8).

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	December 24, 2025
PROJECT NUMBER:	PRJ2021-004336-(2)
PERMIT NUMBER:	Conditional Use Permit No. RPPL2021012394
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	4501 West Slauson Avenue
OWNER:	Renu Kumar, LH LLC C/O Altus Group US, Inc.
APPLICANT:	Garfield Beach CVS, LLC
CASE PLANNER:	Susan Zermeno, Senior Planner szermeno@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is the continued sales of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use at an existing CVS Pharmacy.

The Project does not include any construction or changes. The Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and 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, the Project does not meet any exceptions to the Categorical Exemption.

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

Feet
0 50 100

N

LA COUNTY PLANNING

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

LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394

- H9 - Residential 9
- H30 - Residential 30
- CG - General Commercial
- MU - Mixed Use

Feet
0 150 300

N

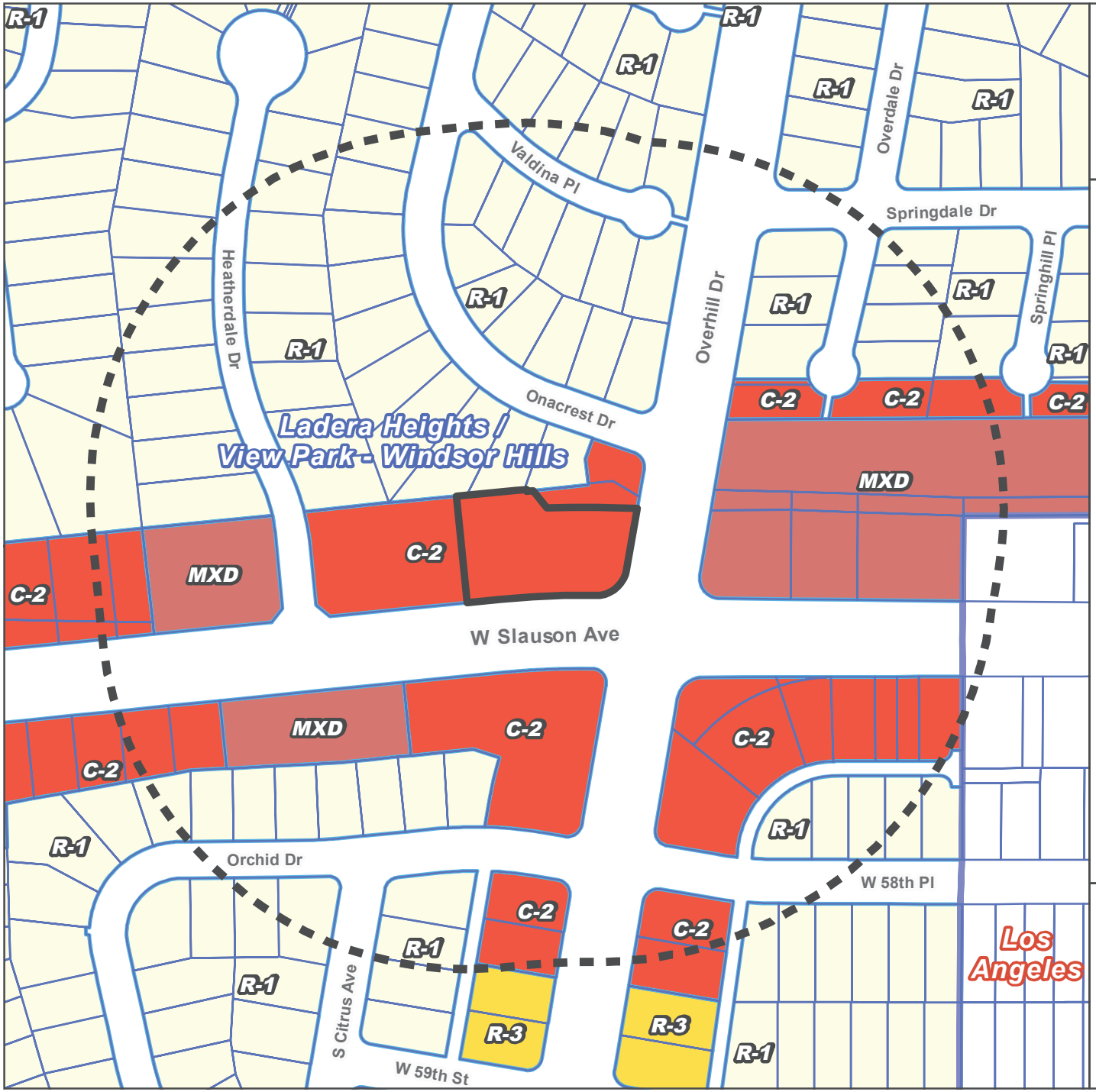
LA COUNTY PLANNING

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

ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394



- R-1 - Single-Family Residence
- R-3-()U - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- MXD - Mixed Use Development

Feet
0 150 300

N

LA COUNTY PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394

Feet

0 600 1,200

N

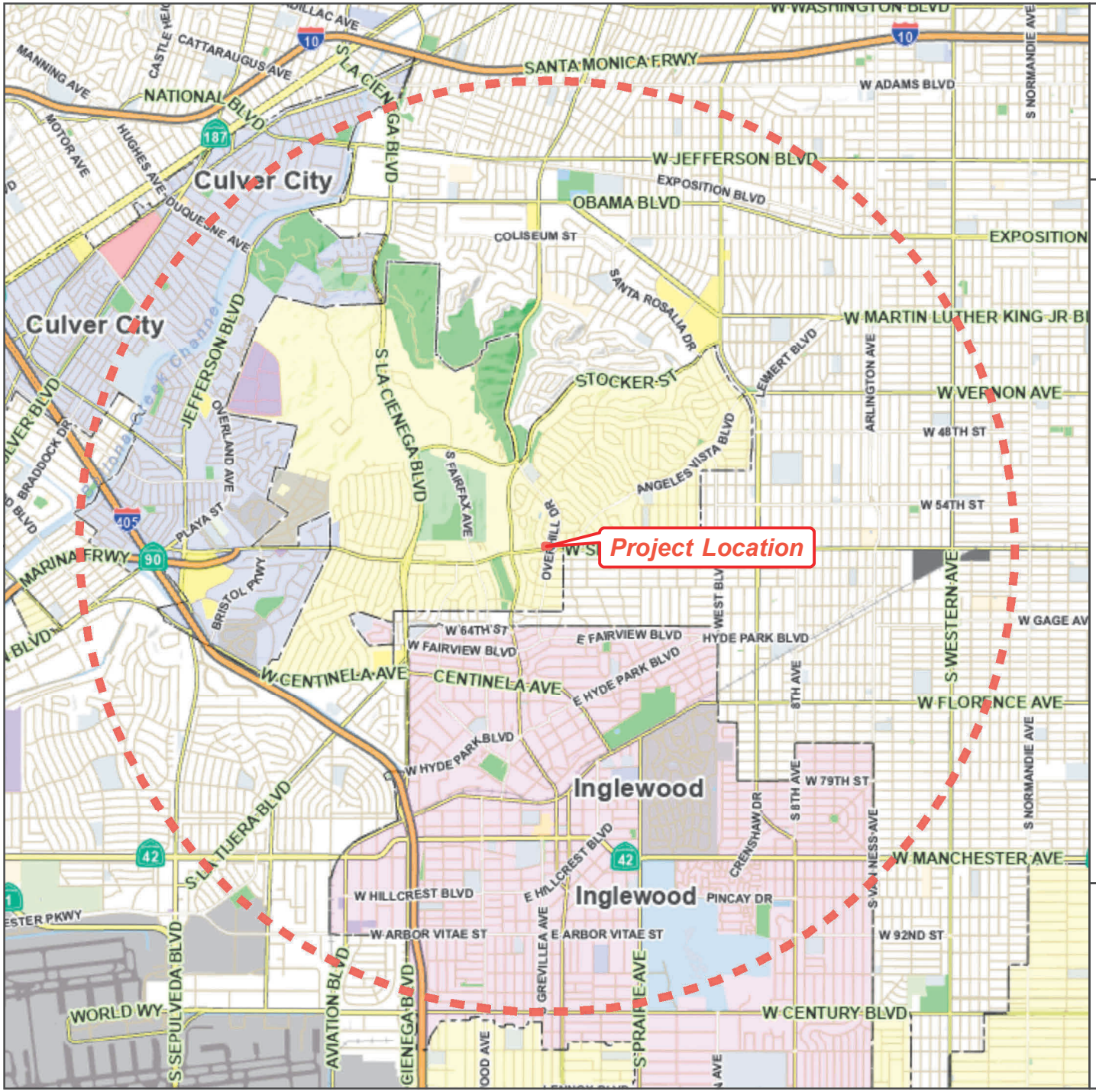
LA COUNTY PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394



Feet

0 4,000 8,000

N

LA COUNTY PLANNING

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

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394

Miles

0 5 10

N

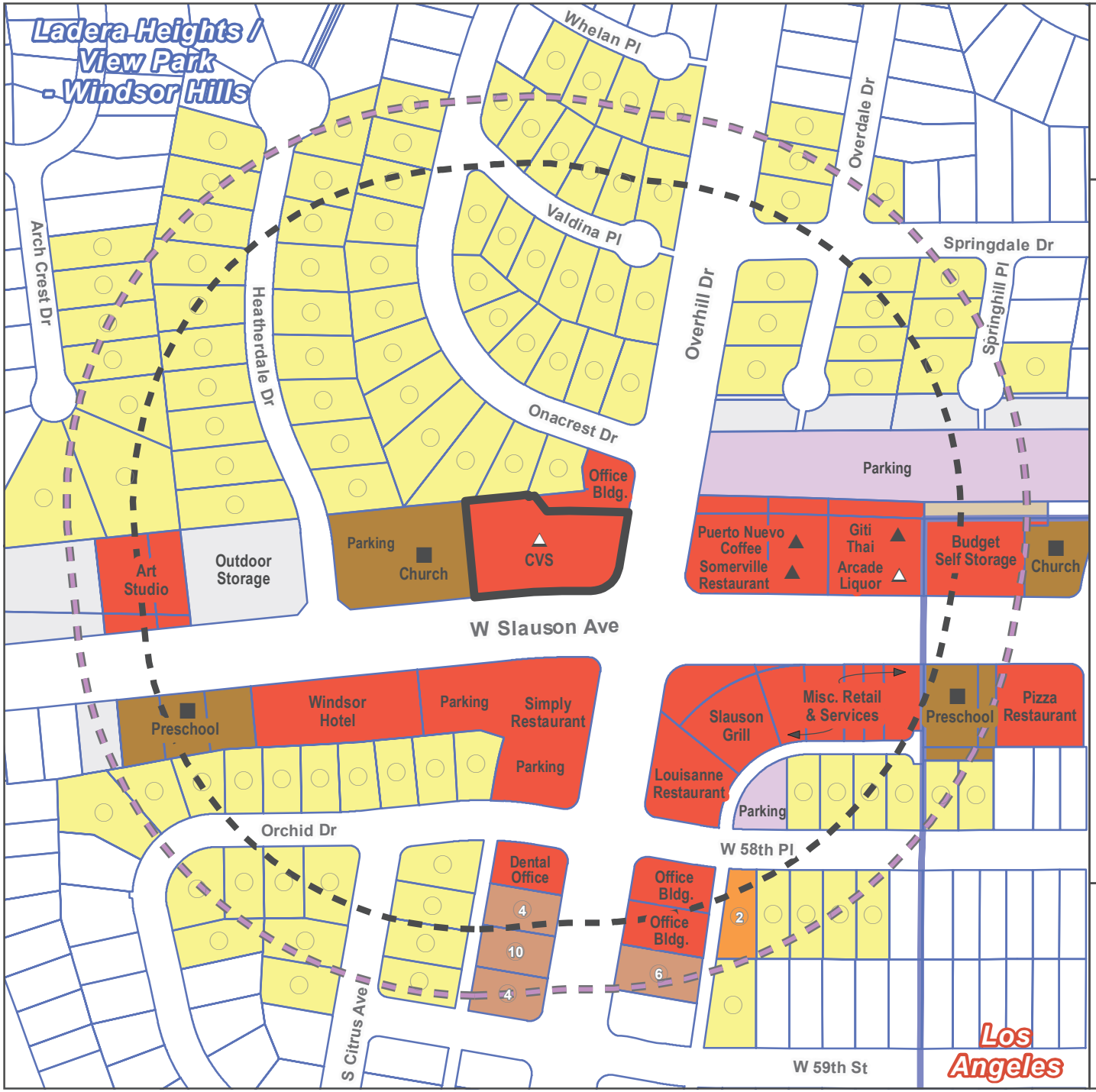
LA COUNTY PLANNING

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

EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2021-004336
ALCOHOL CUP RPPL2021012394



△ Offsite Alcohol

▲ Onsite Alcohol

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

- Commercial
- Industrial
- Institutional
- Miscellaneous
- Residential - Single Unit*
- Residential - Two Units*
- Residential - Multi-Unit*
- Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.

Feet

0 200 400

N

LA COUNTY PLANNING

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

cvs pharmacy

Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

INFORMATION AND INSTRUCTIONS - SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code): 4501 W Slasuon Ave, Los Angeles, CA 90230

3. LICENSE TYPE: 21

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION	6. TOTAL NUMBER OF LICENSES IN COUNTY	7. RATIO OF LICENSES TO POPULATION IN COUNTY
	N/A ☐ On-Sale ☐ Off-Sale	☐ On-Sale ☒ Off-Sale
8. CENSUS TRACT NUMBER	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT	10. NO. OF LICENSES EXISTING IN CENSUS TRACT
7031	3 ☐ On-Sale ☒ Off-Sale	3 ☐ On-Sale ☒ Off-Sale

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

☐ Yes, the number of existing licenses exceeds the number allowed

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

Depends if CVS surrenders or cancels their current license.

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☒ Yes (Go to Item #13) ☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER	14. TOTAL NUMBER OF REPORTING DISTRICTS	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
2767	572	43,839
16. AVERAGE NO. OF OFFENSES PER DISTRICT	**17. 120% OF AVERAGE NUMBER OF OFFENSES**	**18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT**
76.6	91.9	301

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

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

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

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

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

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

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

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

D. Miramontes 10/05/22

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documention, if desired. Do *not* proceed to Part 3.

22. APPLICANT SIGNATURE	23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.
Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐ Yes ☐ No ☐ See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME	27. CITY/COUNTY OFFICIAL TITLE	28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE	30. DATE SIGNED

OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES
HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

December 18, 2025

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2021-004336-(2)
Permit No.: RPPL2021012394
Establishment: TBD
Location: 4501 W. Slauson Avenue, Los Angeles 90043 "CVS Store"
Description: A request for a Conditional Use Permit (CUP) for the sale of alcohol (Type 21 - Beer, Wine and Distilled Spirits) for off-site consumption at an existing CVS Store.

(1) Summary of service calls and crime history for the project site over the last five years:

From December 18, 2020, to December 18, 2025, the Los Angeles County Sheriff's Department has responded to the following calls for service at 4501 West Slauson Ave, Los Angeles 90043 CVS Store: 26 Business Disturbances, 19 Petty Thefts, 5 Robberies, 6 Assaults, 1 Grand Theft, 3 Vandalisms, 2 Trespassing's, 4 Mentally ill persons, and 4 Arrests from approximately 250 calls for service.

(2) Comments / recommended conditions:

We recommend the business install and maintain high quality surveillance cameras both inside and out of the store, to assist when reporting incidents to law enforcement and any follow-up investigation. Private security is also recommended for the CVS Store.

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Aura G. Sierra, A/Captain
Marina Del Rey Station