

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: October 3, 2024

HEARING DATE: October 16, 2024 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2022-004635-(2)

PERMIT NUMBER(S): Nonconforming Review ("NCR") RPPL2022014280
Conditional Use Permit ("CUP") RPPL2022014272

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 1303 W. Sepulveda Boulevard, West Carson

OWNER: Storm Plaza Torrance, LLC, Lessor Garfield Beach CVS,
LLC, Lessee, C/O Altus Group US Inc.
Jaideep Ahluwalia

APPLICANT: Bruce Evans

CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@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 PRJ2022-004635-(2), NCR No. RPPL2022014280 and CUP No. RPPL2022014272, 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 MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE NONCONFORMING REVIEW NUMBER RPPL2022014280 AND CONDITIONAL USE

PERMIT NUMBER RPPL2022014272 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- An NCR for the continued operation and maintenance of an existing nonconforming drugstore ("CVS Pharmacy") in the M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) Zone pursuant to County Code Section 22.172.060.
- A CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control ("ABC") License at an existing CVS Pharmacy in the M-2-IP Zone pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.030 (Alcoholic Beverage Sales).

B. Project

The NCR is a request for the continued operation and maintenance of an existing CVS Pharmacy located within a 14,576-square-foot building with a 2,133-square-foot mezzanine at 1303 West Sepulveda Boulevard in unincorporated West Carson ("Project Site"). Ministerial Site Plan Review No. 201101047 approved the CVS Pharmacy with a total of 79 parking spaces, exceeding the required 70 parking spaces. The current hours of operation are:

- Store Hours:
Monday through Sunday – 7:00 a.m. to 10:00 p.m.
Extended holiday hours from December 1st to January 1st – 7:00 a.m. to 12:00 a.m.
- Pharmacy Hours:
Monday through Friday – 9:00 a.m. to 8:00 p.m.
Saturday – 9:00 a.m. to 6:00 p.m.
Sunday – 10:00 a.m. to 5:00 p.m.

The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Overlay Zone "is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses" and "serves to expressively prohibit uses that do not align with the purpose of this zone." Drugstores and other retail uses, as principal uses, are explicitly prohibited in the -IP Overlay Zone pursuant to County Code Section 22.60.030. Therefore, the existing CVS Pharmacy became a nonconforming use when the zone change took effect on November 5, 2015.

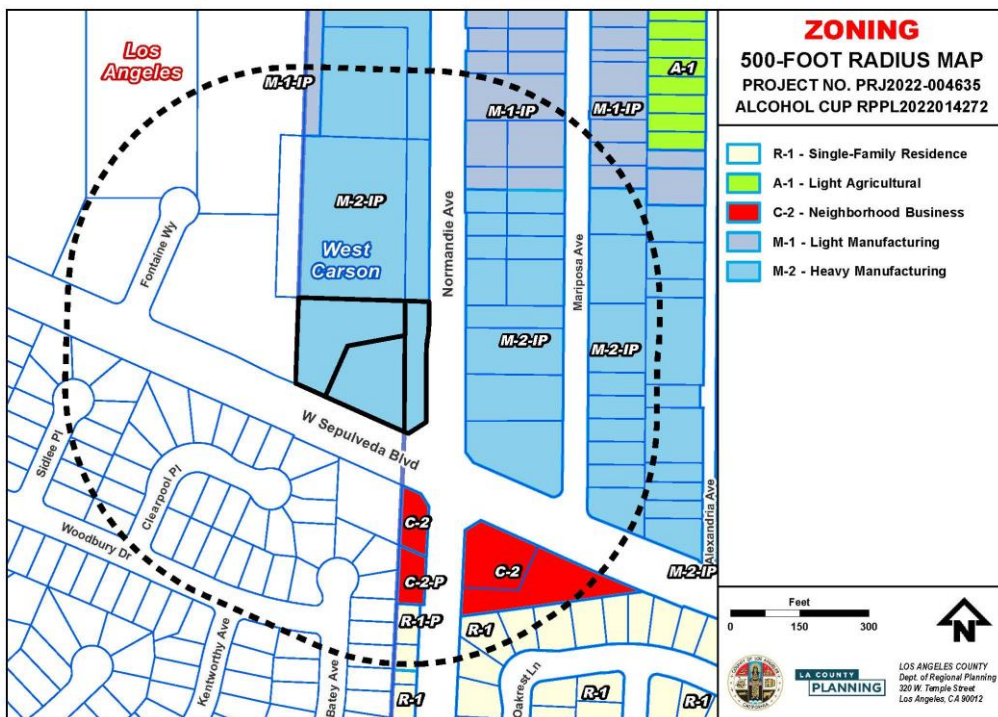
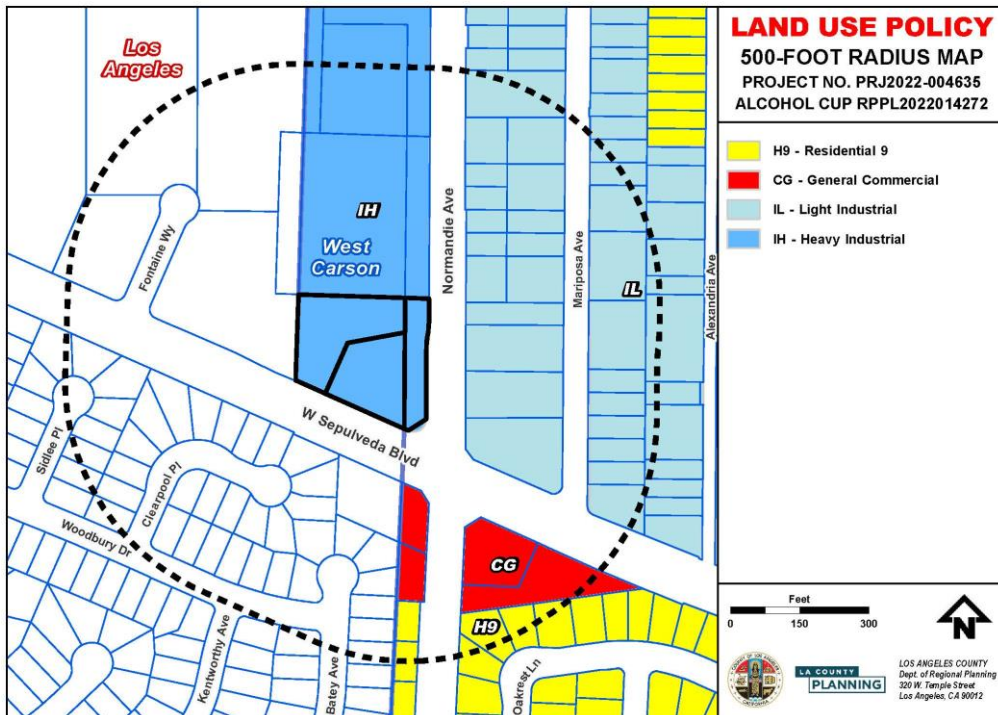
Pursuant to County Code Section 22.172.050.B.1.e, when a nonconforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use nonconforming. However, pursuant to County Code Section 22.172.060, a nonconforming use can continue to operate if an NCR is approved.

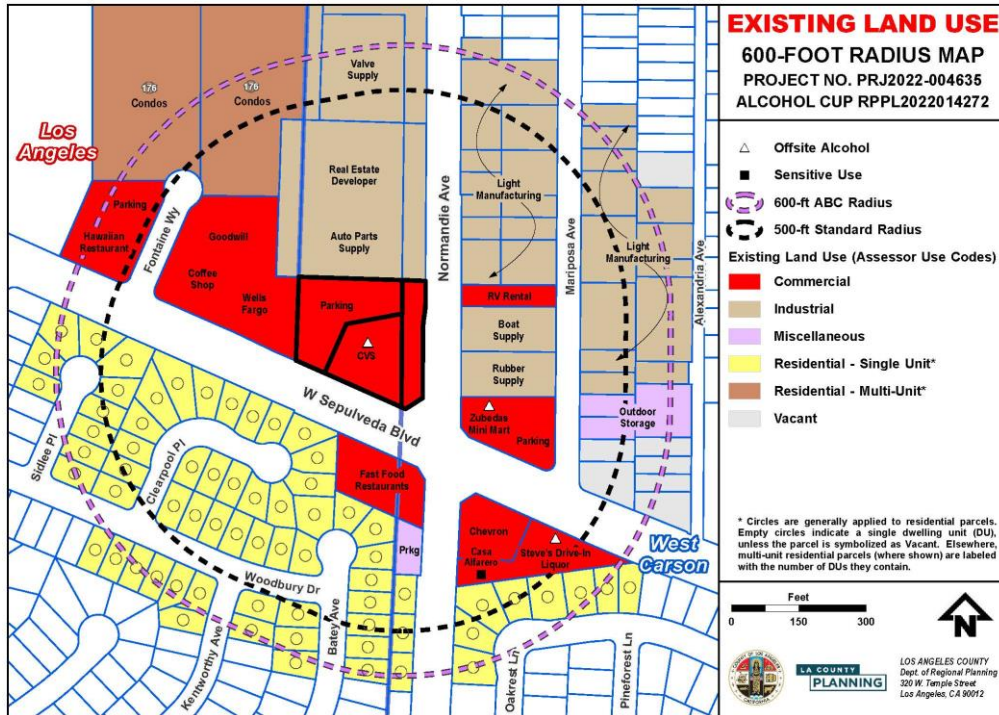
The CUP is a request to authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 ABC License at the existing CVS Pharmacy. The sale of a full line of alcoholic beverages for off-site consumption was previously authorized by CUP No. 201200028 on August 1, 2012, which expired on June 20, 2022. A condition of Project approval will limit the shelf space allocated for alcoholic beverages to five percent of the total shelf space. Another condition of Project approval will limit the sale of alcoholic beverages for off-site consumption from 7:00 a.m. to 10:00 p.m. seven days a week, with extended hours during the month of December from 7:00 a.m. to 12:00 a.m. The basis for this condition of Project approval is explained below in the “Neighborhood Impact” section.

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





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6756	M-2	September 6, 1955
2015-0043Z	M-2-IP	October 6, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan 25652	Restaurant	August 2, 1972
Plot Plan 28461	Retail Take-out restaurant Signage	December 20, 1991 January 21, 2003 December 16, 2003
CUP 200400091	Alcohol permit for two restaurants (inactive and expired)	January 21, 2003
Ministerial Site Plan Review 201101047	New CVS Pharmacy	April 12, 2012
CUP 201200028	Alcoholic Beverage Sales Conditional Use Permit	August 1, 2012

Ministerial Site Palan Review 201300825	Signage	October 7, 2013
Zone Change 2012-00005-(1-5)	An ordinance amending Title 22 – Planning and Zoning – of the County Code, in conjunction with the General Plan Update	Effective November 5, 2015
Ministerial Site Plan Review 2021006106	Signage	June 17, 2021

C. Violations

CASE NO.	VIOLATION	CLOSED
04-0026700	No violations found	November 27, 1992
05-0006876	Signage	July 5, 2005
RPZPE2018005154	Violation of conditions of approval of CUP No. 201200028 – Display of alcoholic beverages did not comply with the approved Exhibit "A"	April 22, 2020

ANALYSIS

A. Land Use Compatibility

The CVS Pharmacy has operated with a Type 21 ABC License for the sale of a full line of alcoholic beverages for off-site consumption at a multi-tenant commercial development, known as Storm Plaza, since 2012. The corner lots between the intersection of Sepulveda Boulevard and Normandie Avenue include commercial uses such as retail stores, restaurants, and offices, amongst other services. The CVS Pharmacy is located within the unincorporated West Carson community, while the remainder of Storm Plaza is located within the City of Los Angeles. The CVS Pharmacy is allowed in the M-2 Zone but became a nonconforming use when the zone changed to M-2-IP, which took effect on November 5, 2015. Given that the CVS Pharmacy was approved in 2012, its appropriate location for a drugstore, and the fact that the existing drugstore is compatible with its surroundings, Staff does not recommend a grant term for the NCR. In addition, Staff recommends that the NCR allow the tenant space to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit “A” for the comparable retail use. The request for the sale of alcoholic beverages for off-site consumption is ancillary to the operation of the CVS Pharmacy and will remain consistent with the land use designation, provided that the sales are conducted in compliance with the conditions of Project approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The CVS Pharmacy has operated at the Project Site for over 12 years with three employee shifts per day, and approximately one to five employees onsite at any given time. The CVS Pharmacy is a neighborhood commercial use providing a neighborhood convenience for a wide range of goods and services, including household goods, personal care products, and beauty products, amongst other necessities. The CVS Pharmacy helps meet the local and regional demand for prescribed medications and over-the-counter medications. The CVS Pharmacy will not impact parking on neighboring streets or cause traffic queuing issues along Normandie Avenue and Sepulveda Boulevard because the existing parking lot exceeds the minimum parking requirements, and the existing driveways are adequate for entry to, and exit from, the Project Site. No changes are proposed to the current layout or building footprint. The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for off-site consumption.

Correspondence from ABC stated that there are two licenses for the sale of alcoholic beverages for off-site consumption allotted to Census Tract 5435.05 and one currently exists. There is not an undue overconcentration of licenses because the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to population in the County. The correspondence also stated that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC. Therefore, a Finding of Public Convenience or Necessity is not required. Correspondence from the County Sheriff's Department ("Sheriff's Department"), Carson Station, included their recommendation for the CUP to be approved at a public hearing. There is one sensitive use, a place of worship, located within 600 feet of the Project Site.

Staff typically recommends limiting the hours of alcoholic beverage sales for off-site consumption at retail stores from 10:00 a.m. to 10:00 p.m. seven days a week when the sales have not been previously approved. However, the sale of alcoholic beverages for off-site consumption at this CVS Pharmacy was authorized by CUP No. 201200028 on August 1, 2012. In the last 12 years, there have not been any violations of ABC regulations or the County Code, except for the relatively minor violation noted above, which was quickly addressed. As noted above, there is not an undue overconcentration of licenses in the Census Tract, the Project Site is not located within a High Crime Reporting District, there is only one sensitive use located within 600 feet of the Project Site, which is not a park or school, and the Sheriff's Department has recommended approval of the CUP.

Staff believes it is appropriate to limit the sale of a full line of alcoholic beverages for off-site consumption from 7:00 a.m. to 10:00 p.m. seven days a week, with extended hours during the month of December from 7:00 a.m. to 12:00 a.m. seven days a week, because those are the same hours that the store is open and the sale of alcoholic beverages for off-

site consumption is ancillary to the store's operation. CUP No. 201200028 authorized the sale of a full line of alcoholic beverages for off-site consumption from 6:00 a.m. to 2:00 a.m. seven days a week throughout the year, so Staff's recommendation allows for fewer sales hours each day than the sales hours previously authorized. Although Staff does not recommend a grant term for the NCR, Staff recommends a 10-year grant term for the CUP, which allows the sale of alcoholic beverages for off-site consumption to be reevaluated, pursuant to the County Code provisions then in effect, if a new CUP application is submitted at that time.

C. Design Compatibility

No changes are proposed to the building exterior or the building footprint. The existing 14,576-square-foot commercial building with a 2,133-square-foot mezzanine is similar in bulk and mass to adjacent buildings in Storm Plaza, which include office, retail, and restaurant uses. The only development standard in the M-2-IP Zone applicable to the Project is a maximum 1.0 Floor Area Ratio ("FAR"). The Project complies with this development standard because it has a FAR of 0.24. The existing design of the CVS Pharmacy is consistent with the exterior appearance of other commercial structures already constructed or under construction within the immediate neighborhood, so as not to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

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 22.172.060.C.2 (Findings and Decision), 22.158.050 (Findings and Decision) and 22.140.030 (Alcoholic Beverage Sales). The Burden of Proof with the 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 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the continued operation and maintenance of an existing nonconforming drugstore, which does not include any new intensification of use or any expansion in floor area, and the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing nonconforming drugstore. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a

Ministerial Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites. Therefore, Staff recommends that the Regional Planning Commission 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

1. The County Department of Public Works did not require any review and cleared the Project for a public hearing.
2. The County Fire Department, in a letter dated December 11, 2023, had no comments because this Project does not propose the construction of new structures or any other improvements.
3. The County Department of Public Health, in a letter dated February 13, 2024, recommended approval of the Project at the public hearing.
4. The County Sheriff's Department, in a letter dated January 23, 2024, recommended approval of the Project at the public hearing.

B. Other Agency Comments and Recommendations

ABC provided correspondence stating that two licenses for the sale of alcoholic beverages for off-site consumption are allotted to Census Tract 5436.05 and one license currently exists. There is not an undue overconcentration of licenses because the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to population in the County. ABC also stated that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC. A copy of the correspondence is attached for reference (Exhibit I).

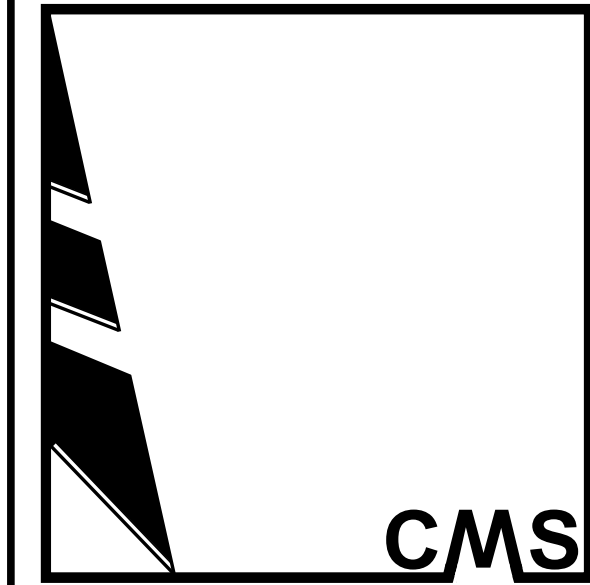
C. Public Comments

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

Report
Reviewed By: *Carmen M. Rodriguez* For C. Sainz
Carmen Sainz, Supervising 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



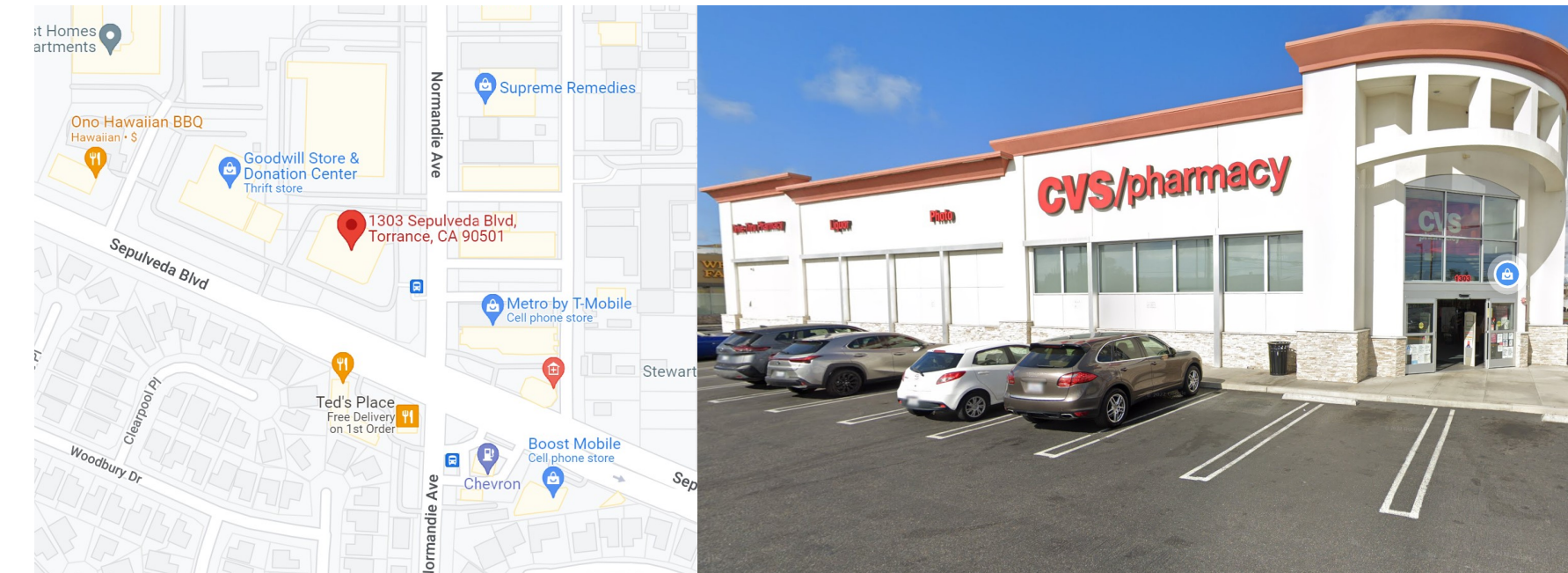
PROPERTY INFORMATION

ADDRESS 1303 W SEPULVEDA BOULEVARD
TORRANCE, CA 90501

APN(S) 7347-018-101 (AS OF 10/04/2020)
7347-018-028

TRACT TR 35089

LOT 1 PM 38-19 AND POR OF LOT 5



PROJECT DATA

SITE AREA 55,396 SF (1.67 AC)

BUILDING AREA
GROUND FLOOR 14,576 SQ FT
MEZZANINE 1,950 SQ FT
TOTAL 16,526 SQ FT

FLOOR AREA RATIO 24.07%

PARKING REQUIRED
RETAIL (CODE MIN.) 1/250 = 55.22 SPACES

PARKING PROVIDED

STANDARD SPACES	65	(81.2%)
COMPACT SPACES	12	(16.0%)
DA SPACES	5	(3.7%)
TOTAL SPACES	80	



SITE PLAN
1 IN = 100 FT

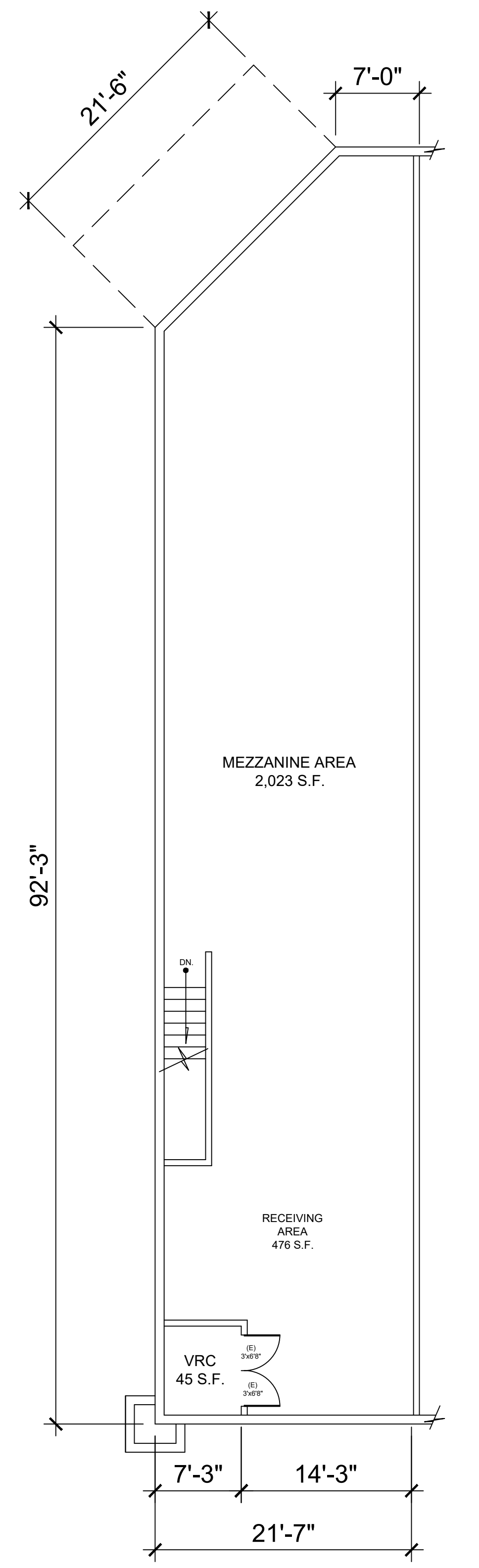
SHEET

A-0.0

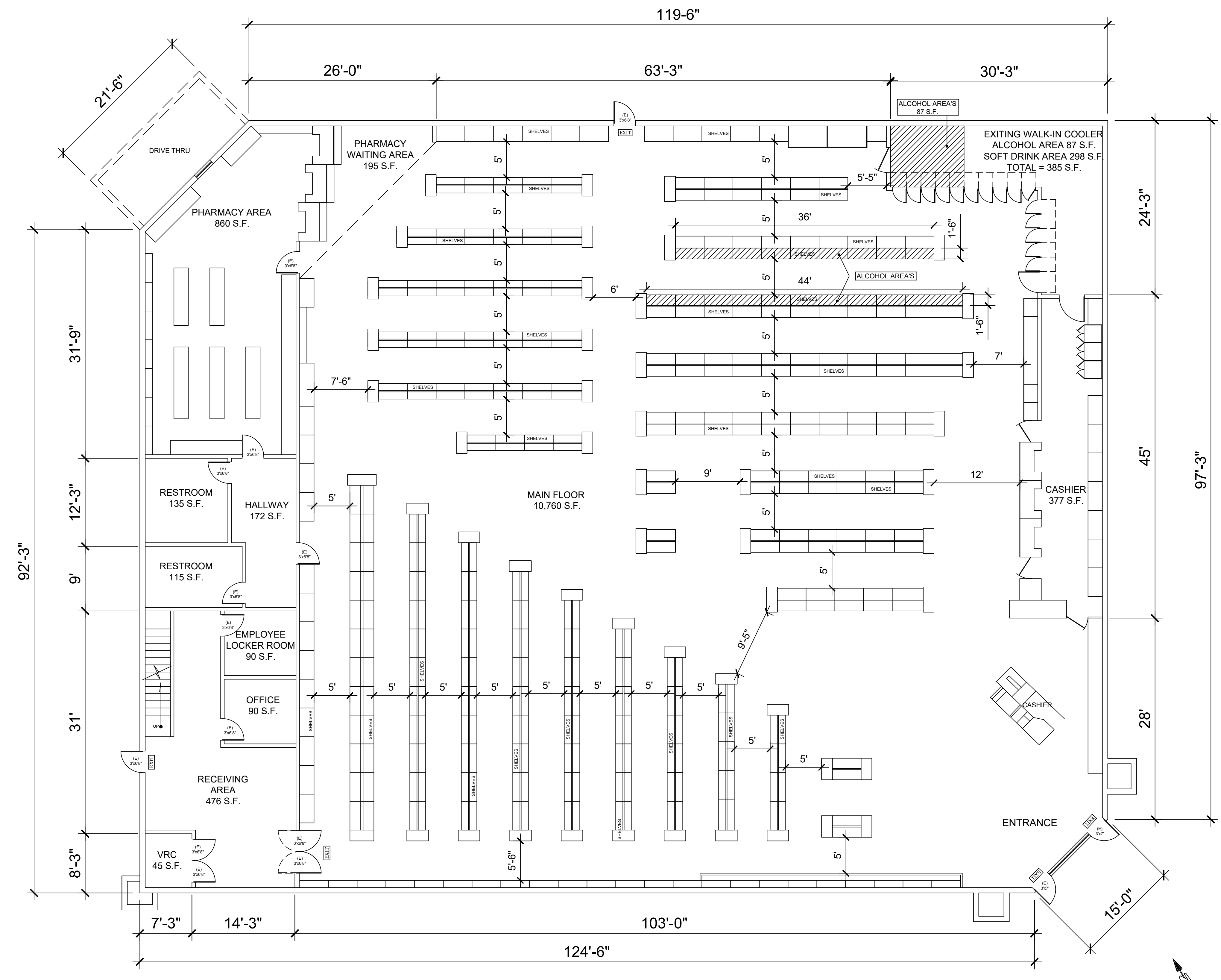
DATE PRINTED 5/17/2022 ENTITLEMENT SUBMITTAL

SITE PLAN

CVS PHARMACY
1303 W SEPULVEDA BLVD
TORRANCE, CA 90501
NW CORNER OR SEPULVEDA BLVD & NORMANDIE AVE



EXISTING MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

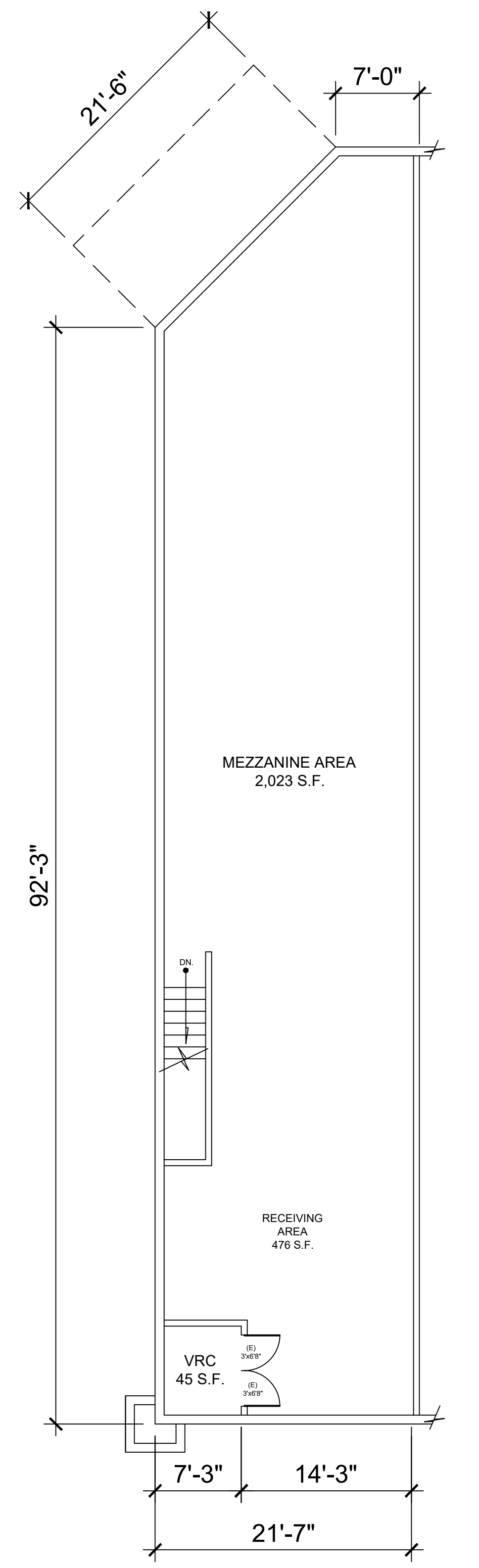
EXISTING CVS PHARMACY : 14,325 SQ.FT. BUILDING	
MAIN FLOOR AREA:	10,760 SQ.FT.
WALK-IN COOLER :	385 SQ.FT.
CASHIER:	377 SQ.FT.
RESTROOM:	115 SQ.FT.
HALLWAY:	127 SQ.FT.
PHARMACY AREA:	860 SQ.FT.
PHARMACY WAITING AREA:	195 SQ.FT.
RECEIVING AREA:	476 SQ.FT.
EMPLOYEE / LOCKER ROOM:	90 SQ.FT.
OFFICE:	90 SQ.FT.
OTHERS:	850 SQ.FT.
TOTAL AREA:	14,325 SQ.FT.

REVISIONS	BY

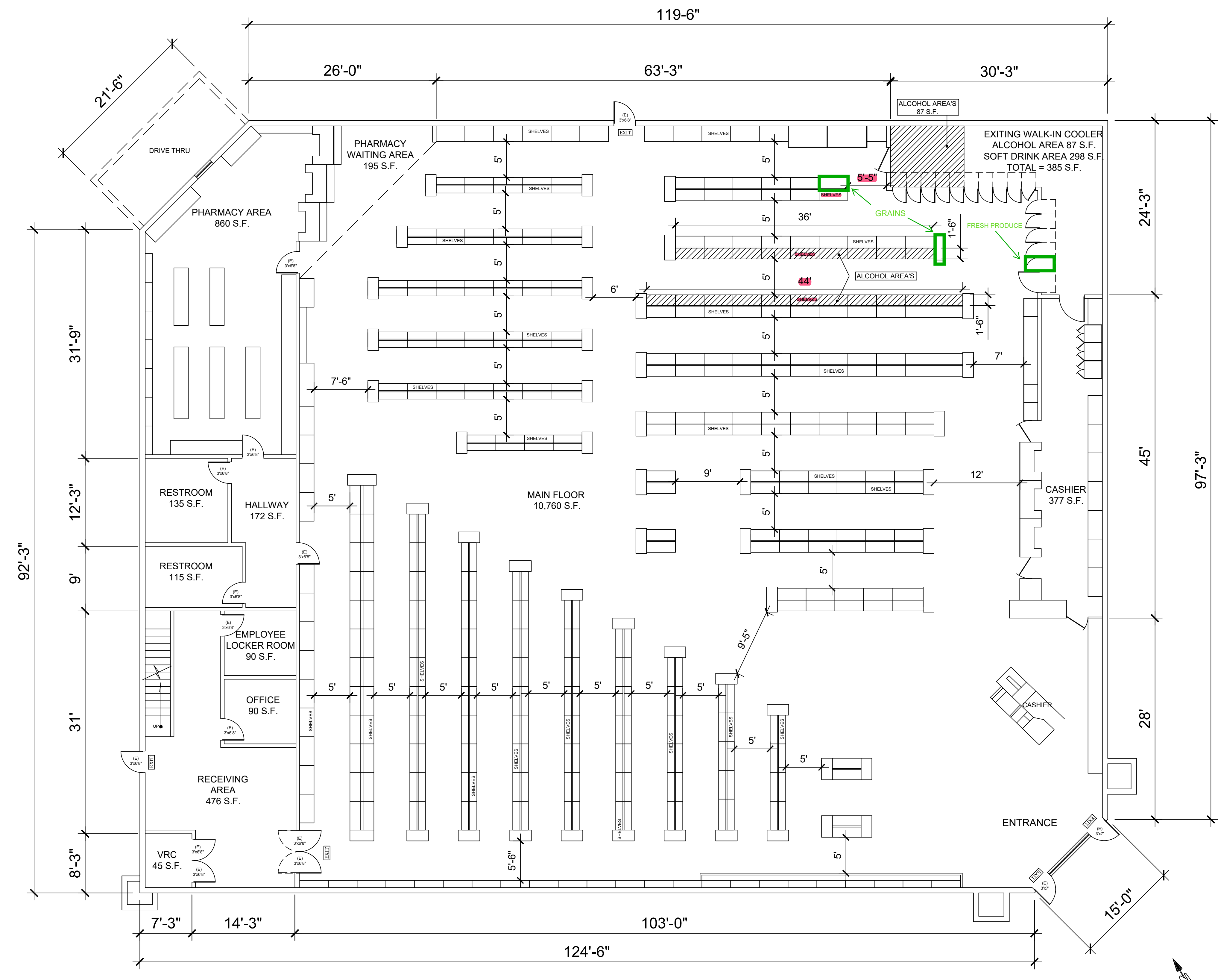
OWNER INFORMATION:
CVS PHARMACY
1303 W. SEPULVEDA BLVD
TORRANCE, CA 90501

PROJECT INFORMATION:
CVS PHARMACY
1303 W. SEPULVEDA BLVD
TORRANCE, CA 90501

DATE 06-8-2021
SCALE 1/8" = 1'-0"
DRAWN
SHEET



EXISTING MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING CVS PHARMACY : 14,325 SQ.FT. BUILDING	
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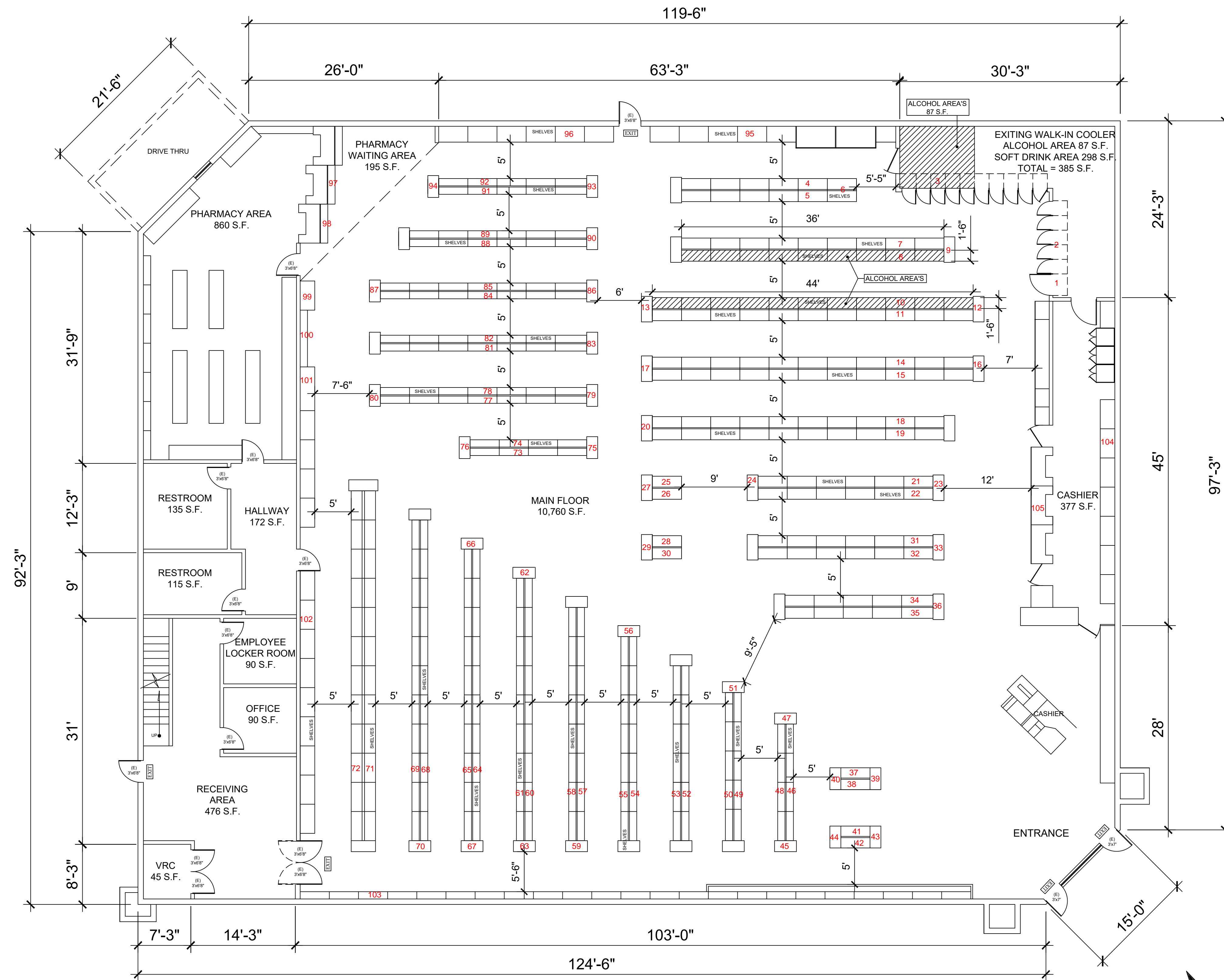
REVISIONS	BY

OWNER INFORMATION:
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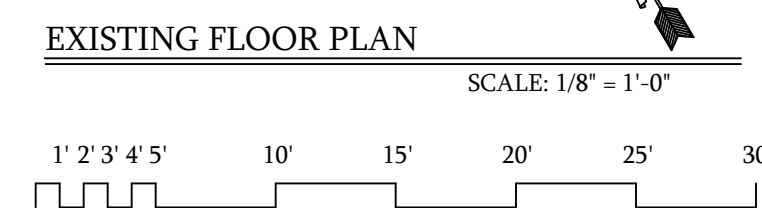
DATE 06-8-2021
SCALE 1/8" = 1'-0"
DRAWN
SHEET

CABINET #	LENGTH (L) INCHES	TOTAL NO. OF SHELVES	TOTAL NO. OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	TOTAL LINEAR FEET OF SHELVES	TOTAL LINEAR FEET OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGES OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES
1	36	4	0	144	0	
2	240	5	0	1200	0	
3	120	5	5	600	600	
4	288	5	0	1440	0	
5	288	5	0	1440	0	
6	36	5	0	180	0	
7	432	5	0	2160	0	
8	432	5	5	2160	2160	
9	36	5	0	180	0	
10	516	5	5	2580	2580	
11	516	5	0	2580	0	
12	28	5	0	140	0	
13	28	5	0	140	0	
14	516	5	0	2580	0	
15	516	5	0	2580	0	
16	36	5	0	180	0	
17	36	5	0	180	0	
18	480	5	0	2400	0	
19	480	5	0	2400	0	
20	24	5	0	120	0	
21	276	5	0	1380	0	
22	288	5	0	1440	0	
23	36	5	0	180	0	
24	36	5	0	180	0	
25	48	5	0	240	0	
26	48	5	0	240	0	
27	24	5	0	120	0	
28	24	5	0	120	0	
29	48	5	0	240	0	
30	48	5	0	240	0	
31	288	5	0	1440	0	
32	288	5	0	1440	0	
33	36	5	0	180	0	
34	240	5	0	1200	0	
35	240	5	0	1200	0	
36	36	5	0	180	0	
37	48	5	0	240	0	
38	48	5	0	240	0	
39	36	5	0	180	0	
40	36	5	0	180	0	
41	48	5	0	240	0	
42	48	5	0	240	0	
43	36	5	0	180	0	
44	36	5	0	180	0	
45	192	5	0	960	0	
46	192	5	0	960	0	
47	24	5	0	120	0	
48	24	5	0	120	0	
49	240	5	0	1200	0	
50	240	5	0	1200	0	
51	24	5	0	120	0	
52	288	5	0	1440	0	
53	288	5	0	1440	0	
54	366	5	0	1680	0	
55	366	5	0	1680	0	
56	24	5	0	120	0	
57	372	5	0	1860	0	
58	372	5	0	1860	0	
59	24	5	0	120	0	
60	432	5	0	2160	0	
61	432	5	0	2160	0	
62	24	5	0	120	0	
63	24	5	0	120	0	
64	480	5	0	2400	0	
65	480	5	0	2400	0	
66	24	5	0	120	0	
67	24	5	0	120	0	
68	528	5	0	2640	0	
69	528	5	0	2640	0	
70	24	5	0	120	0	
71	576	5	0	2880	0	
72	576	5	0	2880	0	
73	192	5	0	960	0	
74	192	5	0	960	0	
75	24	5	0	120	0	
76	24	5	0	120	0	
77	336	5	0	1680	0	
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79	24	5	0	120	0	
80	24	5	0	120	0	
81	336	5	0	1680	0	
82	336	5	0	1680	0	
83	24	5	0	120	0	
84	336	5	0	1680	0	
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86	24	5	0	120	0	
87	24	5	0	120	0	
88	288	5	0	1440	0	
89	288	5	0	1440	0	
90	24	5	0	120	0	
91	240	5	0	1200	0	
92	240	5	0	1200	0	
93	24	5	0	120	0	
94	24	5	0	120	0	
95	240	6	0	1440	0	
96	288	6	0	1728	0	
97	48	2	0	96	0	
98	48	2	0	96	0	
99	48	4	0	192	0	
100	72	4	0	288	0	
101	192	5	0	960	0	
102	420	6	0	2520	0	
103	1104	6	0	6624	0	
104	336	6	0	2016	0	
105	192	2	0	384	0	
TOTAL	21236	518	15	107,548	5340	4.96%



EXISTING CVS PHARMACY : 14,325 SQ.FT. BUILDING

MAIN FLOOR AREA:	10,760 SQ.FT.
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SHELF PLAN

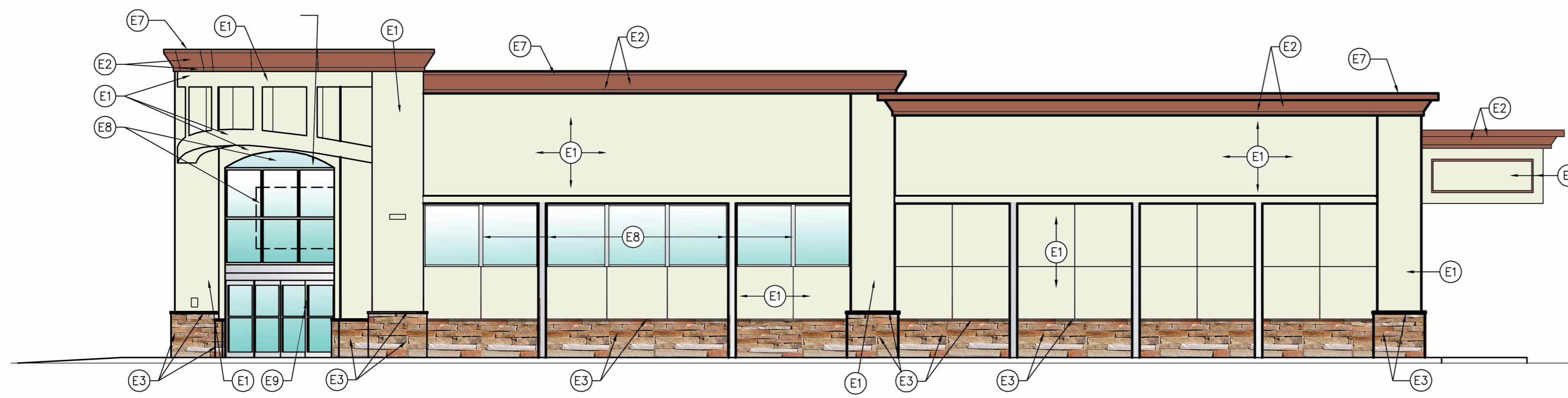
REVISIONS	BY

OWNER INFORMATION:
 CVS PHARMACY
 1303 W. SEPULVEDA BLVD
 TORRANCE, CA 90501

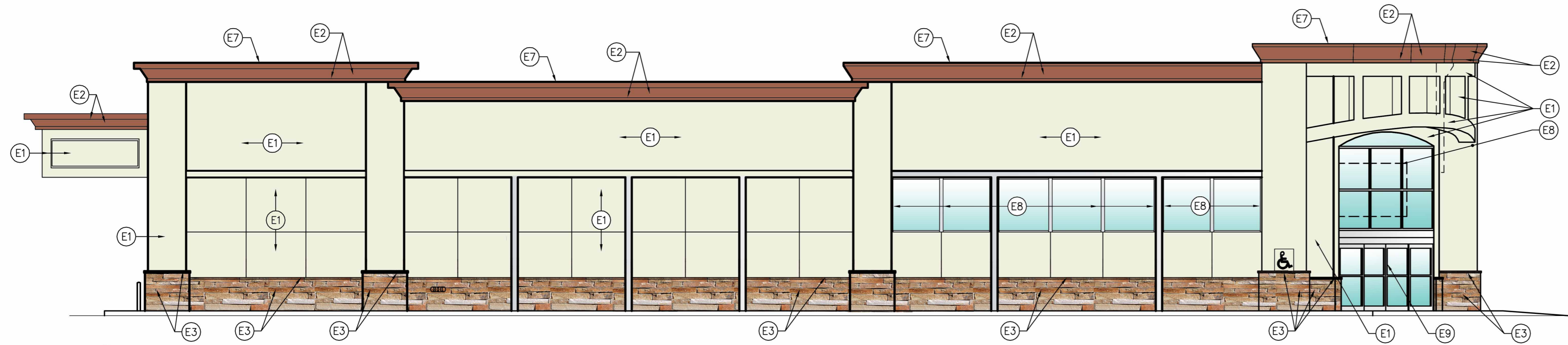
PROJECT INFORMATION:
 CVS PHARMACY
 1303 W. SEPULVEDA BLVD
 TORRANCE, CA 90501

DATE: 06-8-2021
 SCALE: 1/8" = 1'-0"
 DRAWN:
 SHEET:

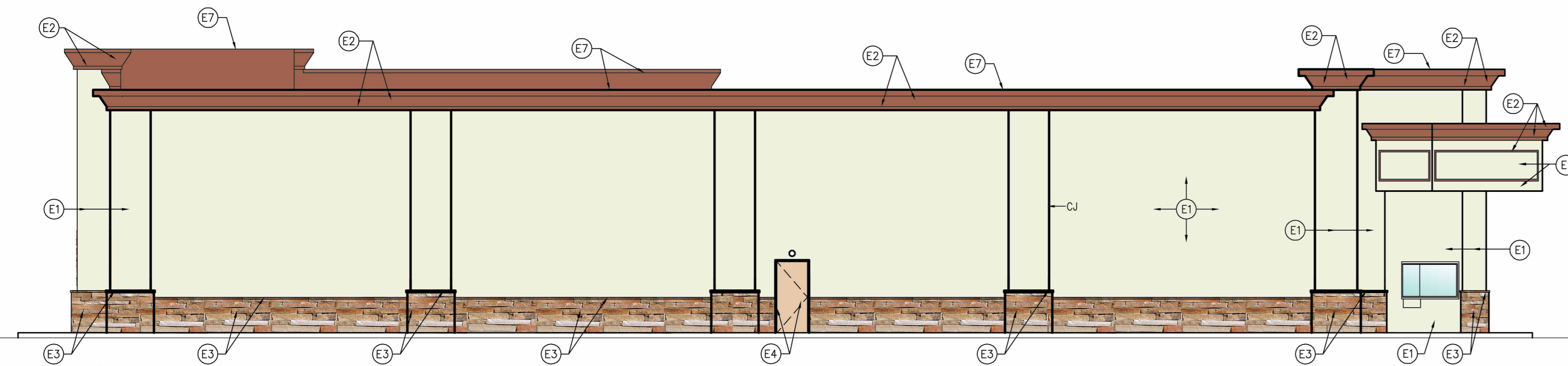
S-1
 OF SHEET



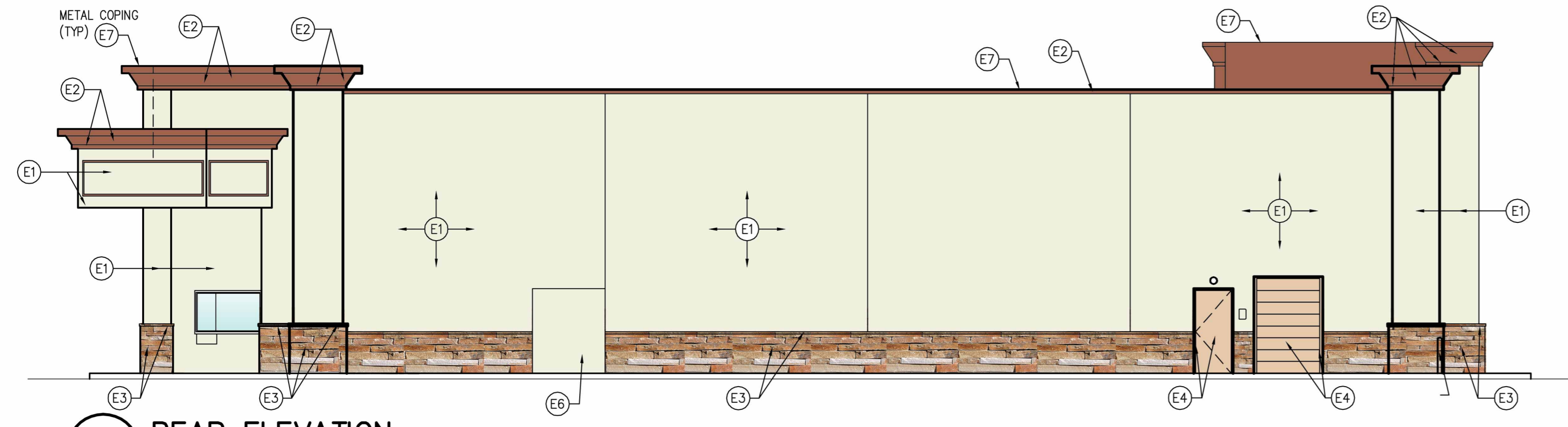
1 FRONT ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
E1	EIFS/STUCCO	BENJAMIN MOORE		OC-128 MINCED ONION	
E2	EIFS/STUCCO	BENJAMIN MOORE		HC-49 MAYFLOWER RED	
E3	STONE VENEER	SPARKSTONE	Z PANEL	GOLDEN RAY	
E4	PAINT	BENJAMIN MOORE		PAINT TO MATCH "E3"	
E5	PAINT	BENJAMIN MOORE		MATCH OSHA YELLOW	TYP FOR ALL PIPE BOLLARDS
E6	PAINT	BENJAMIN MOORE		OC-128 MINCED ONION	
E7	PAINT	BENJAMIN MOORE		HC-49 MAYFLOWER RED	
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CLEAR ANODIZED	
E10	ALUM ACCENTS			CLEAR ANODIZED	

LEGEND

(X) - RE: EXTERIOR FINISH SCHEDULE

NOTE:
SIGNAGE UNDER SEPARATE PERMIT

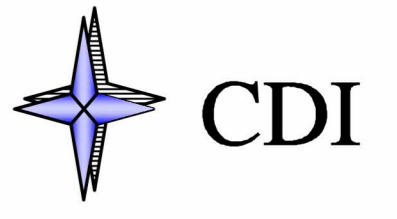


CALIFORNIA 14,576-LEFT
CHAMFER DRIVE-THRU

STORE NUMBER: 10022

NWC SEPULVEDA BLVD.
& NORMANDE AVE.
LOS ANGELES, CA 90501

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 52744



Circa Domini International, INC
Programing - Planning - Architecture
Interiors - Engineering
17852 East 17th Street
Suite 111
Tustin, CA 92780
Phone: (888) 505-0052 Fax: (888) 505-0052

CONSULTANT:

DEVELOPER:

5850 CANOGA AVE., #650
WOODLAND HILLS, CA 91367
(818) 880-4400



SEAL:

REVISIONS:

DRAWING BY: JWB

DATE: 04/06/12

JOB NUMBER: XXX

TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER:

A-4.1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

**PROJECT NUMBER**

PRJ2022-004635

HEARING DATE

October 16, 2024

REQUESTED ENTITLEMENT(S)

Nonconforming Review (“NCR”) No.
 RPPL2022014280
 Conditional Use Permit (“CUP”) No.
 RPPL2022014272

PROJECT SUMMARY

OWNER / APPLICANT

Storm Plaza Torrance, LLC, Lessor
 Garfield Beach CVS, LLC, Lessee,
 C/O Altus Group Us INC
 Jaideep Ahluwalia, Owner
 Bruce Evans, Applicant

MAP/EXHIBIT DATE

May 17, 2022

PROJECT OVERVIEW

The Project is a request for an NCR for the continued operation and maintenance of an existing nonconforming drugstore ("CVS Pharmacy") and a request for a CUP to authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control License. The Project Site’s zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) on October 6, 2015, as part of the General Plan Update. Drugstores as principal uses are explicitly prohibited in the -IP Overlay Zone pursuant to County Code Section 22.60.030. The CVS Pharmacy became a nonconforming use when the zone change took effect on November 5, 2015. The sale of alcoholic beverages for off-site consumption was previously approved by CUP No. 201200028.

LOCATION

1303 West Sepulveda Boulevard, Torrance

ACCESS

Sepulveda Boulevard and Normandie Avenue

ASSESSORS PARCEL NUMBERS

7347018101, 7347018028, 7347018100

SITE AREA

1.58 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Carson

PLANNING AREA

South Bay

LAND USE DESIGNATION

IH - (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY 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 22.172.060.C.2 (Nonconforming Use Findings)
 - Section 22.22.050 (Development Standards for M-2 Heavy Manufacturing Zone)
 - Section 22.60.030 (Uses Prohibited in -IP Overlay Zone)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030 (Alcoholic Beverages Sales Findings Requirements)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204-9945

E-MAIL ADDRESS:

mreyes2@planning.lacounty.gov

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

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 16, 2024, in the matter of Project No. PRJ2022-004635-(2), consisting of Nonconforming Review No. RPPL2022014280 ("NCR") and Conditional Use Permit No. RPPL2022014272 (“CUP”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENTS REQUESTED.** The permittee, Bruce Evans ("Permittee"), requests the NCR to authorize the continued operation and maintenance of an existing nonconforming drugstore ("CVS Pharmacy") and requests the CUP to authorize the continued sales of a full line alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control ("ABC") License ("Project"). The Project is located on a property located at 1303 W. Sepulveda Boulevard in the unincorporated West Carson community ("Project Site") in the M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay) Zone.
4. **ENTITLEMENT REQUIRED (NCR).** The NCR is required for the continued operation of an existing nonconforming drugstore as a principal use in the M-2-IP Zone pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use). A condition of NCR approval will allow the existing 14,576-foot retail space and 2,133-foot mezzanine to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" (“REA”) for the comparable retail use.
5. **ENTITLEMENT REQUIRED (CUP).** The CUP is required for the continued sales of a full line of alcoholic beverages for off-site consumption with a Type 21 ABC License in an existing CVS Pharmacy in the M-2-IP Zone pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.030 (Alcoholic Beverage Sales).
6. **LOCATION.** The Project is located at 1303 W, Sepulveda Boulevard within the Carson Zoned District and the South Bay Planning Area.
7. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan 25652	Restaurant	August 2, 1972

Plot Plan 28461	Retail Take out restaurant Signage	December 20, 1991 January 21, 2003 December 16, 2003
CUP 200400091	Alcohol permit for two restaurants (inactive and expired)	January 21, 2003
Ministerial Site Plan Review 201101047	New CVS Pharmacy	April 12, 2012
CUP 201200028	Alcoholic Beverage Sales CUP	August 1, 2012
Ministerial Site Plan Review 201300825	Signage	October 7, 2013
Zone Change 2012-00005- (1-5)	An ordinance amending Title 22 – Planning and Zoning – of the County Code, in conjunction with the General Plan Update	Effective November 5, 2015
Ministerial Site Plan Review 2021006106	Signage	June 17, 2021

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

9. **ZONING.** The Project Site is located in the Carson Zoned District and is zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution Use), an NCR is required for the continued operation and maintenance of a legally established CVS Pharmacy as a principal use in the -IP Overlay Zone. Pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), a CUP is required to authorize alcoholic beverages for off-site consumption in the M-2 Zone.

10. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation Overlay)	CVS Pharmacy
NORTH	IH	M-2-IP	Offices, manufacturing and industrial buildings
EAST	IL (Light Industrial)	M-2-IP	Retail, manufacturing, and industrial buildings

SOUTH	CG (General Commercial), City of Los Angeles	C-2 (Neighborhood Commercial), City of Los Angeles	Single family residences, retail buildings, restaurants, service station
WEST	City of Los Angeles	City of Los Angeles	Restaurants, offices, and retail buildings

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

The site plan depicts the Project Site with an existing 14,576-square-foot building with a 2,133-square-foot mezzanine, occupied by a CVS Pharmacy, with two rows of parking spaces to the east and south of the building, six parking spaces along the north wall of the building, a monument sign, a freestanding sign, and a loading dock. A drive-thru structure for the CVS Pharmacy is located on the northwest corner of the building. The Project Site includes three lots totaling 1.58 gross acres and is accessible via two driveways along Sepulveda Boulevard and Normandie Avenue. The driveway along Sepulveda Boulevard is located on a parcel situated within the City of Los Angeles.

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

D. Parking

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

area. Therefore, the Project requires 70 parking spaces, and 79 parking spaces are provided on the Project Site.

12. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Categorical Exemption Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation and maintenance of an existing nonconforming drugstore, which does not include any new intensification of use or any expansion in floor area, and the continued sale of a full line of alcoholic beverages for off-site consumption as an accessory use to an existing nonconforming drugstore. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean-up sites.

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

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

15. AGENCY RECOMMENDATIONS.

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

ABC also stated that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC.

16. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Our Weekly), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On September 10, 2024, a total of 78 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

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

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

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

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

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

This CVS Pharmacy is consistent with Policy LU 5.2, which looks to encourage a diversity of commercial and retail services. The Project serves the area by offering a selection of products, including medications, household goods, personal care products, and beauty products, amongst other necessities, and alcoholic beverages, in a professionally operated store. This will help meet the needs of the local community, preserve an existing and well-established commercial area, and enhance economic opportunities.

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

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

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

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

ZONING CODE CONSISTENCY FINDINGS

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

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

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

20. **REQUIRED YARDS.** The Commission finds that there are no required yards in the M-2-IP Zone.
21. **HEIGHT.** The Commission finds that there are no height limitations in the M-2-IP Zone.
22. **FLOOR AREA RATIO.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.22.060.B (Development Standards for Industrial Zones). The M-2-IP Zone requires a maximum Floor Area Ratio ("FAR") of 1.0. The Project's FAR is 0.24, which is less than the maximum allowable FAR of 1.0.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070-A (Required Parking Spaces), which requires one parking space for every 250 square feet of floor area of commercial uses. Furthermore, Ministerial Site Plan Review No. 201101047 approved the construction of the CVS Pharmacy and ensured compliance with relevant County parking standards at the time of the building's construction. The Project requires 70 parking spaces, and 79 parking spaces are provided on the Project Site.
24. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.110, which allows three square feet of wall business signage for every linear foot of building frontage. The CVS Pharmacy has a total of 221 feet and nine inches of building frontage. Therefore, the maximum wall business signage allowed is 665 square feet. The CVS Pharmacy has a total of 357 square feet of wall business signage, which is less than the maximum amount of wall business signage allowed. Ministerial Site Plan Review No. 201101047 approved the existing freestanding sign and monument sign. Ministerial Site Plan Review No. 201300825 approved the existing signage for the CVS Pharmacy, and the refacing of the existing freestanding sign and monument sign.
25. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is not located in a Community Standards District.
26. **TREE PLANTING.** The Commission finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements). The Project is an existing commercial building that was established prior to this requirement, which became effective on April 28, 2016, and no new buildings, building additions, or new parking areas are proposed, so these standards do not apply pursuant to County Code Section 22.126.020 (Applicability). If new buildings, building additions, or new parking areas are proposed in the future, these changes will be reviewed through an REA, in accordance with the County Code requirements then in effect, to determine if the tree planting requirements are applicable, and to require compliance if applicable.

27. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project does not include any housing component.

NONCONFORMING REVIEW FINDINGS

28. **The Commission finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** Requiring the CVS Pharmacy to cease operations would cause a disproportionate burden to the Permittee. The CVS Pharmacy was legally established and has operated on the Project Site for 12 years. The CVS Pharmacy is compatible with adjacent industrial, office, and restaurant uses, and it employs approximately 25 individuals. Given the history of retail uses on the Project Site, its appropriate location for a retail use, and the fact that the existing retail use is compatible with its surroundings, a condition of NCR approval will allow the commercial building to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves an REA for the comparable retail use.

29. **The Commission finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The CVS Pharmacy was legally established and is located within a commercial building that is compatible with adjacent industrial, office, and restaurant uses. There are sufficient parking spaces and driveways to meet the current demand and there are no expansions proposed. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone is also not an intensification of use. Therefore, the Project will not increase traffic in a manner that could result in impacts to the surrounding community.

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

CONDITIONAL USE PERMIT FINDINGS

31. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health,**

safety, or general welfare. Allowing the accessory sale of a full line of alcoholic beverages for off-site consumption at the CVS Pharmacy does not expand or intensify the current use at the Project Site. The Project provides customers of the CVS Pharmacy with a convenient option to purchase a full line of alcoholic beverages for off-site consumption together with other items. This is an ancillary use to the existing CVS Pharmacy and will not adversely affect public welfare. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the CVS Pharmacy since 2012 pursuant to a previously approved CUP.

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

A condition of CUP approval limits the sale of alcoholic beverages for off-site consumption between the hours of 7:00 a.m. to 10:00 p.m. seven days a week, with extended hours during the month of December from 7:00 a.m. to 12:00 a.m. seven days a week. Staff typically recommends limiting the hours of alcoholic beverage sales for off-site consumption at retail stores from 10:00 a.m. to 10:00 p.m. seven days a week when the sales have not been previously approved. However, the sale of alcoholic beverages for off-site consumption at this CVS Pharmacy was authorized by CUP No. 201200028 on August 1, 2012. In the last 12 years, there have not been any violations of ABC regulations or the County Code, except for a relatively minor violation of the conditions of approval of CUP No. 201200028 related to the display of alcoholic beverages not complying with the approved Exhibit "A," which was quickly addressed. There is not an undue overconcentration of licenses in the Census Tract, the Project Site is not located within a High Crime Reporting District, there is only one sensitive use located within 600 feet of the Project Site, which is not a park or school, and the Sheriff's Department recommended approval of the CUP.

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

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

SUPPLEMENTAL FINDINGS – ALCOHOLIC BEVERAGE SALES USES

35. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There is a place of worship located within 600 feet of the subject CVS Pharmacy to the southeast. The existing commercial building is sufficiently buffered from this place of worship by intervening buildings, parking, and roads. The sale of a full line of alcoholic beverages for off-site consumption has occurred at the CVS Pharmacy since 2012, and this CUP allows for the continued sale of a full line of alcoholic beverages for off-site consumption with conditions of CUP approval. The Sheriff's Department was consulted during review of the CUP application and recommended approval of this CUP. The conditions of CUP approval, including the condition that limits the sale of a full line of alcoholic beverages for off-site consumption between 7:00 a.m. and 10:00 p.m. seven days a week with extended holiday hours, will help ensure that these sales will not impact the surrounding area.
36. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project Site is bounded on all sides by commercially developed properties and is sufficiently buffered from nearby residential properties through landscaping as well as Sepulveda Boulevard. The Project is located by two roads, with Sepulveda Boulevard designated as a Major

Highway, and Normandie Avenue designated as a Secondary Highway, in the County's Master Plan of Highways. The Sheriff's Department was consulted during review of the CUP application and recommended approval of this CUP. The continued sale of alcoholic beverages for off-site consumption will not impact the surrounding uses if conducted in compliance with the conditions of CUP approval.

37. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for off-site consumption. The sale of alcoholic beverages for off-site consumption has occurred at the CVS Pharmacy since 2012, and this CUP would only allow for the continued sales of a full line of alcoholic beverages for off-site consumption. The Project is consistent with the other businesses in the immediate area and would contribute to the economic welfare by providing more expansive services.
38. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** There are no proposed changes to the exterior appearance of the structure and therefore there will be no impact on the design of the commercial structures that are existing or being constructed in the neighborhood. The CUP authorizes the sale of alcoholic beverages for off-site consumption and no physical changes will be made to the existing commercial building.
39. **The Commission finds that the requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control act and the regulations adopted under that Act.** Correspondence from ABC stated that there are two licenses for the sale of alcoholic beverages for off-site consumption allotted to Census Tract 5435.05 and one currently exists. There is not an undue overconcentration of licenses because the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for off-site consumption to population in the County. The correspondence also stated that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC. Therefore, a Finding of Public Convenience or Necessity is not required. The Project is situated with other similar land uses on a Project Site that is sufficiently buffered from residential areas.

ENVIRONMENTAL FINDINGS

40. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project consists of the continued operation and maintenance of an existing nonconforming drugstore, which does not include any new intensification of use or any expansion in floor area, and the continued sale of a full line

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

Regarding the NCR:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. To require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.
- C. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Regarding the CUP:

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

prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

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

ACTION DATE: October 16, 2024

VOTE:

MG:CS:MR

October 3, 2024

c: Commissioner Duarte-White, Commissioner Louie, Commissioner O'Connor, Commissioner Moon, Commissioner Hastings, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the drugstore and the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing drugstore, and satisfaction of Condition No. 2, shall be considered use of this grant.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$2,205.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

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

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

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

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning (“Director”).
13. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

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

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

16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – NCR

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

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

PERMIT SPECIFIC CONDITIONS – CUP FOR SALE OF ALCOHOLIC BEVERAGES

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

23. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A."
24. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
- a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A:"

- a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.
25. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
26. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar State of California-certified program, such as STAR (Standardized Training for Alcohol Retailers) for selling alcohol. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

27. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
28. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
29. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this CUP.
30. Alcoholic beverages shall only be sold or served to patrons age 21 or older. If a verified complaint is received regarding underage patrons being served, then the permit may be subject to the revocation process.
31. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be clearly visible by, and available to, the public.
32. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
33. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street to the satisfaction of the Director.
34. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
35. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
36. The permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings

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

37. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
38. The permittee shall comply with the noise control provisions of County Code Chapter 12.08 (Noise Ordinance) to the satisfaction of the County Department of Public Health.
39. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
40. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
41. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
42. Alcoholic beverages shall not be displayed in an ice tub.
43. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display (including storage of additional inventory) of alcoholic beverages shall be provided elsewhere on the premises.
44. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.
45. The placement of portable signs outside of the building and temporary signs on walls, poles, and/or windows are prohibited.

NONCONFORMING REVIEW STATEMENT OF FINDINGS

Pursuant to County Code Section [22.172.060.C](#): Findings and Conditions, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

2.a	To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
2.b	Such use, building or structure does not now and will not during the extension period requested: <ul style="list-style-type: none"> i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Nonconforming Review-Statement of Findings

2.a. To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

In 2015, the County rezoned the subject property from M-2 to M-2 (IP), apparently with the intent to protect industrial jobs. This IP overlay zone listed “drugstores” as a prohibited use -- just three years after County approval of the shopping center and the CVS Pharmacy Drugstore use.

The property owner, Storm Plaza Torrance II, LLC (hereafter “Storm Plaza Torrance”) and the business operator, Garfield Beach CVS, LLC, (hereinafter “CVS Pharmacy Drug Store”) respectfully submit that requiring the cessation of the drugstore use would unreasonably interfere with the investment backed expectations of both the property owner and business to such an extent as to be an unconstitutional taking of property.

In Penn Central Transp. Co. v. New York City, 438 U.S. 104 (1973), the United States Supreme Court held an unconstitutional taking may occur when the government regulation has unreasonably interfered with the investment-backed expectations of the affected property owner or business. The Courts further hold “In determining whether the amortization period...is reasonable and commensurate with the investment involved to the particular property and use at issue...must be determined on its own facts.” National Advertising Co. v. County of Monterey, 1 Cal.3d 875, 879 (1970).

In this case, the site plan and CVS building at 1303 W. Sepulveda Blvd., was approved by Los Angeles County in 2012. The County issued the Certificate of Occupancy as a fully conforming “drugstore” use in the M-2 zone. The Conditional Use Permit authorizing the sale of alcoholic beverages at CVS was also approved in 2012 (CUP 201200028). In reliance on these approvals, the property owner invested more than three million dollars in the development of the shopping center site with CVS as the anchor tenant. Accordingly, the property owner and CVS entered into a long-term lease obligation which provides for an initial 25-year lease term expiring in 2039 with six (6) option periods of five (5) years each. CVS also invested in excess of one million dollars as part of the initial buildout investment. Additionally, as is standard in large commercial real estate development projects like this, the property owner has incurred long term debt on this property, necessary to finance the construction of this site and building. The forced cessation of this use would shutter the CVS building, leaving no feasible replacement options, creating dire financial implications for the property owner with significant unpaid debt and liability. This would lead to the impairment of the property rights to such an extent as to be result in an unconstitutional taking of the property.

The County’s Approval Of The CVS Pharmacy Drug Store In 2012 Made Clear The Drug Store Use Was An Appropriate Use And Consistent With The Industrial Designation In The General Plan.

As noted in the findings for CUP No. 201200028, although the property was zoned M-2 in 2012, the approval in 2012 already contemplated the subject property was designated Major Industrial in the General Plan and issued the findings below which made clear the drugstore project would result in no “real loss to industrial land and the drug store will provide convenient and necessary public goods and services, such as groceries and pharmaceuticals, to local residents and the community.”

The findings in CUP No. 201200028 include, in part:

10. The subject property is designated Major Industrial (I) under the Countywide General Plan land use policy map, which designates areas that are generally appropriate for major industrial uses including manufacturing, warehousing, and storage. The sale of alcohol at a drug store does not meet the intent of this land use designation but does meet the intent of Locally Serving Commercial and industrial Services in the General Plan. These are areas that are not mapped on land use maps but are defined as individual enterprises, or small-scale multi-use centers, serving the needs of the local community. Provision of alcohol **in addition to other goods and services at the CVS drug store is consistent with the General Plan policies that promote neighborhood and local commercial facilities and meets the intent of the guidelines related to Locally Serving Commercial Services, as follows:**

Facilities providing neighborhood or community convenience goods and services; and Local community neighborhood serving office and professional services.

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

The drug store is located at a major intersection in the community, Sepulveda Boulevard and Normandie Avenue. **The drug store and pharmacy are also a similar commercial and service use to other commercial uses at the intersection, such as a medical clinic, gas station and a mini-mart retail store. The drug store replaces two vacant restaurant uses on the site and would therefore not disrupt existing circulation patterns and would be easily accessible as provided by the following General Plan policy:**

The proposed use should be easily accessible and situated at community focal points such as major intersections; and the proposed use should not disrupt existing residential neighborhoods nor conflict with established circulation patterns.

13. *The sale of alcohol at the drug store is compatible with the existing community character and development pattern. The multi-parcel project site has been developed with restaurants since 1972 and is located at a major intersection that*

*is developed with other commercial and service establishments. Parcels to the west in the City of Los Angeles are proposed to be built with more commercial uses, such as a grocery store and retail spaces. **As the subject property has been developed with commercial uses, there is no real loss of industrial land with this project, and the drug store will provide convenient and necessary public goods and services, such as groceries and pharmaceuticals, to local residents and the community.*** (Emphasis added for bolded text.)

Based on Storm Plaza Torrance’s decades of experience in real estate development and operating shopping centers, the parcel size, configuration, and proximity to an intersection of two major streets does not allow, as practical matter, any viable industrial use. As supported by the County’s findings in 2012, there is “no real loss of industrial land with this project” and no industrial jobs that would be created or preserved consistent with the intent of (IP) overlay, with the forced cessation of the drugstore. On the other hand, requiring the drug store use to shut down would eliminate 25+ existing jobs provided by this drugstore business, and it would harm the other shopping center tenants, and the shopping center as a whole which rely on CVS as the long-term anchor tenant.

The CVS Pharmacy Drug Store Is Substantially Conforming And Consistent With Permitted “Limited Employee-Serving Commercial Uses.”

The CVS drugstore should be allowed to remain in place as an Employee-serving Commercial Use. Section 22.60.010 allows for “limited employee-serving commercial uses” in the M-2-IP zone. CVS is perfectly suited to this purpose. CVS is certainly a drugstore, but it can hardly be considered only that anymore and substantial aspects of CVS’s product offerings are conforming. For example, the modern CVS store at this location offers a wide variety of a groceries and a full line of alcohol beverages. Grocery stores and liquor stores are not prohibited in this zone and this CVS has substantial characteristic of both uses. The zoning code does not actually define the term “drugstore,” even as it prohibits the use in the zone. While this location does have a pharmacy inside the store—which is perfectly suited to serving the surrounding residential neighborhoods—it’s simply not correct to say that CVS is ONLY a drugstore. What is very clear, however, is that this CVS store—in providing easily accessible pre-packaged food, cosmetics, over-the-counter medications, first aid supplies, batteries, and all kinds of other common needs of daily life for the community is clearly an employee-serving commercial use. The findings in the 2012 CUP made clear the CVS Pharmacy Drugstore use is appropriate at this location.

Conclusion

In sum, this store still has a long, economically productive life in front of it, is consistent with the surrounding uses, and provides a valuable service and convenience to the surrounding community, employees, and businesses. The CUP findings in 2012 make clear this use is appropriate at the subject location, a service and convenience to the community and with “no real loss of industrial land.” As the subject property is not viable as a stand-alone industrial use, the 2012 findings remain true today.

Currently, across Sepulveda Boulevard to the south, is a small commercial property with a gas station which backs up to a large residential zone that lies within the City of Los Angeles. To the immediate west—in fact sharing a common driveway with CVS—and also within the City’s boundaries are a Wells Fargo bank, a hot wings restaurant, a Goodwill store, and a Coffee Bean & Tea Leaf. Across Normandie Avenue to the east, and within the same M-2-IP zone as CVS, is a commercial strip mall with, among other things, a dental office, a minimart, a pawnshop, a cell phone store, and religious organization. Across the intersection, to the southeast of CVS, is another gas station and more retail stores. In short, to force CVS to cease operation, when it is surrounded by other, similar commercial uses, as well as residential uses which the CVS serves, is not supported factually or legally. Forcing Storm Plaza Torrance and CVS to cease operations would eviscerate their reasonable investment backed expectation in the property going forward for the next 20 years from future rent and store sales that would be derived from this location. This would amount to millions of dollars in lost investment and revenue.

For the foregoing reasons, we respectfully request the approval of this NCR for a 20-year term to preserve the existing use and allow CVS to continue to serve the community.

2.b Such use, building or structure does not now and will not during the extension period requested:

i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or

The existing CVS Pharmacy does not and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. In fact, CVS will continue to positively affect the community through the goods and services it has reliably and responsibly provided over the past 10 years. The application is requesting to extend the current use – no modifications are requested.

This business has been in operation since 2012 and 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. Some notable 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 or tobacco before completing the sale.

More importantly, as previously stated, the CVS Pharmacy is located in an area with various existing commercial and residential uses and thus the approval of the NCR application will allow the use to remain consistent with other businesses and uses in the community. CVS Pharmacy is a neighborhood commercial use providing neighborhood convenience for a wide range of goods and services including the incidental sale of alcohol. CVS will continue to operate in harmony with the surrounding community and will continue to have a positive economic impact on the neighborhood. The Applicant and this business have co-existed in this location for many years and is proper in relation to the adjacent uses and development of the community.

In the 2012 Conditional Use Permit (CUP 20120028) the Department of Regional Planning concluded the current use, with the imposed conditions would not be detrimental to the character of the immediate area and would provide convenient shopping to the neighborhood, would have a positive economic impact, and was proper in relation to the adjacent commercial, retail uses and the development of the community with the imposed conditions. Those earlier findings have proved to be correct over the last 10 years and will continue to be true with the approval of this NCR application. The continued operation of this business, with adherence to the prior conditions and under current management, will remain proper in relation to adjacent uses and the development of the community.

ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or

This is an existing CVS Pharmacy drugstore with an excellent track record. There is no reason to expect that the extension and continuation of this store’s operations will begin to detrimentally affect the use, enjoyment, or valuation of property or persons located in the vicinity of the site. In fact, the CVS Pharmacy and the selling of an incidental amount of alcoholic beverages will continue to provide a convenient shopping experience beneficial to the nearby community and will not be detrimental to the character of the immediate area.

CVS has and will continue to have a positive impact on the welfare of the community. Specifically, CVS has operated on this site for 10 years without adverse impacts to the surrounding community as a result of the imposed conditions from CUP No. 201200028, and CVS’s adherence to its corporate policies regarding responsible retailing of alcoholic beverages. 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 and serve to strengthen the economic vitality of the community.

iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This long-standing CVS Pharmacy currently exists as an all-in-one shopping experience, enabling customers to purchase everyday essential grocery items, photo printing services, pharmacy needs, and general retail sales and is requesting approval for the continued sale of alcoholic beverages to further the convenience provided to the surrounding community. CVS Pharmacy offers a full range of grocery and household items and alcohol sales fall within the common type of good that customers want from a CVS Pharmacy.

This CVS Pharmacy location has been in operation for over 10 years and has proven itself to be a good neighbor. The continued operation of this store, with strict adherence to the imposed CUP conditions, proper management and supervision, will continue to provide a retail service that is beneficial to the community. And the store will continue to ensure that it does not jeopardize, endanger or otherwise constitute a menace to the public health, safety, and general welfare in the community in which they operate.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>Please see the attached "CVS Pharmacy 10022 Conditional Use Permit Findings"</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>Please see the attached "CVS Pharmacy 10022 Conditional Use Permit Findings"</p>
<p>B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>Please see the attached "CVS Pharmacy 10022 Conditional Use Permit Findings"</p>

- B.4 The proposed site is adequately served:
- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

Please see the attached "CVS Pharmacy 10022 Conditional Use Permit Findings"

CVS Pharmacy #10022 Conditional Use Permit Findings

B.1 The proposed use will be consistent with the adopted General Plan for the area.

This existing CVS Pharmacy is and will remain consistent with the General Plan for this area. The subject premises is located on the corner of Normandie Avenue and Sepulveda Boulevard in the M-2 (Heavy Manufacturing) Zone within the unincorporated community of West Carson. This application is simply a Conditional Use Permit (“CUP”) application to renew an existing CUP authorizing the sale of a full line of alcoholic beverages for off-site consumption, which was first approved in 2012. The use was deemed consistent with the adopted General Plan for this area in 2012 and it remains consistent today. There are no changes proposed as a part of this application, other than to renew the existing Conditional Use Permit.

In CUP Case No. 201200028/Project No. R2012-00290-(2), it was determined that:

The subject property is designated Major Industrial (I) under the Countywide General Plan land use policy map, which designates areas that are generally appropriate for major industrial uses including manufacturing, warehousing, and storage. The sale of alcohol at a drug store does not meet the intent of this land use designation, but does meet the intent of Locally Serving Commercial and Industrial Services in the General Plan. These are areas that are not mapped on land use maps but are defined as individual enterprises, or small scale multi-use centers, serving the needs of the local community. Provision of alcohol in addition to other goods and services in the CVS drug store is consistent with the General Plan policies that promote neighborhood and local commercial facilities and meets the intent of the guidelines related to Locally Serving Commercial Services, as follows:

Facilities providing neighborhood or community convenience goods and services; and Local community/neighborhood-serving office and professional services.

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

(CUP No. 201200028, pg. 2-3). These findings remain true today.

B.2 The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

CVS Pharmacy does not and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. In fact, CVS will continue to positively affect the community through the goods and services it has reliably and responsibly provided

over the past 10 years. The current application is simply requesting to renew its current approvals – no modifications are requested.

Although an important component of the full-service pharmacy drug store, the sale of alcoholic beverages is incidental to the drug store use comprising only 5% of the overall shelf space. This business has been in operation since 2012 and 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. Some notable 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 or tobacco before completing the sale.

The CVS Pharmacy is in an area with various commercial and residential uses and is consistent with other businesses in the community. CVS Pharmacy is a neighborhood commercial use providing neighborhood convenience for a wide range of goods and services including the incidental sale of alcohol. CVS will continue to operate in harmony with the surrounding community and will continue to have a positive economic impact on the neighborhood. The Applicant and this business have co-existed in this location for many years and is proper in relation to the adjacent uses and development of the community.

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

This is an existing CVS Pharmacy drugstore with an excellent track record. There is no reason to expect that the continuation of this store will begin to detrimentally affect the use, enjoyment, or valuation of property or persons located in the vicinity of the site. In fact, the CVS Pharmacy and the selling of an incidental amount of alcoholic beverages will continue to provide a benefit to the nearby community and will not be detrimental to the character of the immediate area.

CVS has and will continue to have a positive impact on the welfare of the community. As discussed, the Applicant has operated on this site for 10 years without adverse impacts to the surrounding community as a result of the imposed conditions and CVS’s adherence to its corporate policies regarding responsible retailing of alcoholic beverages. 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 and serve to strengthen the economic vitality of the community.

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

This long-standing CVS Pharmacy currently exists as an all-in-one shopping experience, enabling customers to purchase everyday essential grocery items, photo printing services, pharmacy needs, and general retail sales and is requesting approval for the continued sale of alcoholic beverages to further the convenience provided to the surrounding community. CVS Pharmacy offers a full range of grocery and household items and alcohol sales fall within the common type of good that customers want from a CVS Pharmacy.

The Applicant and this CVS Pharmacy location have been in operation for over 10 years and has proven itself to be a good neighbor. The continued operation of this store, with strict adherence to the imposed conditions, proper management and supervision, will continue to provide a retail service that is beneficial to the community. With the imposed conditions and CVS' own corporate policies, the Applicant and employees will continue to ensure that the store does not jeopardize, endanger or otherwise constitute a menace to the public health, safety, and general welfare in the community in which they operate.

B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Yes, the proposed site is adequate in size and shape to accommodate all development features prescribed in this Title 22, as is otherwise required. The Applicant is simply requesting to renew its current Conditional Use Permit to authorize the continued sale of alcoholic beverages at an existing CVS Pharmacy store. The project's location, size, height, and operations were approved in 2012, and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or changes in the use as proposed 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.

Further, as this is not a proposed site, but rather a fully developed site and existing business, the conclusions and the analyses of Planning Staff and the Hearing Officer remain true when they concluded that "the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features."

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

Yes, the site is adequately served by highways and streets to carry the kind and quantity of traffic generated from the operation of a pharmacy store. Furthermore, this is not a proposed site, but rather a fully developed site and existing business. In 2012, after listening to the evidence and the analyses of Planning Staff, the Hearing Officer concluded “the proposed site is adequately serviced by highways of sufficient width and improved as necessary to” handle the traffic the site would generate “and by other public or private facilities as are required.” The site and business remain unchanged in size, scope and intensity and therefore the prior findings remain true today.

b. By other public or private service facilities as are required.

Yes, this site is adequately served by public and private service facilities, as this is an existing CVS Pharmacy store that has been in operation for over 10 years. The use will continue to be adequately served by the public and private service facilities required in the same manner as it has been operating with since it was approved in 2012. The findings from CUP No. 201200028 stated then and remain true today when it was found that

The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

(CUP No. 201200028, pg. 6).

PROPOSED ENVIRONMENTAL DETERMINATION

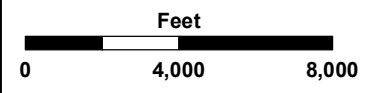
DETERMINATION DATE: October 16, 2024
PROJECT NUMBER: PRJ2022-004635-(2)
PERMIT NUMBER(S): Nonconforming Review RPPL2022014280
Conditional Use Permit RPPL2022014272
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 1303 W. Sepulveda Boulevard, West Carson
OWNER: Storm Plaza Torrance, LLC, Lessor Garfield Beach CVS,
LLC, Lessee, C/O Altus Group US INC
Jaideep Ahluwalia
APPLICANT: Bruce Evans
CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@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) and the County environmental guidelines. The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project consists of the continued operation and maintenance of an existing nonconforming drugstore, which does not include any new intensification of use or any expansion in floor area, and the continued sales of alcoholic beverages for off-site consumption as an accessory use to an existing nonconforming drugstore. A condition of Project approval allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 (Heavy Manufacturing) Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the Department of Toxic Substances Control’s list of hazardous waste or clean up sites.

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-004635
ALCOHOL CUP RPPL2022014272



LA COUNTY
PLANNING

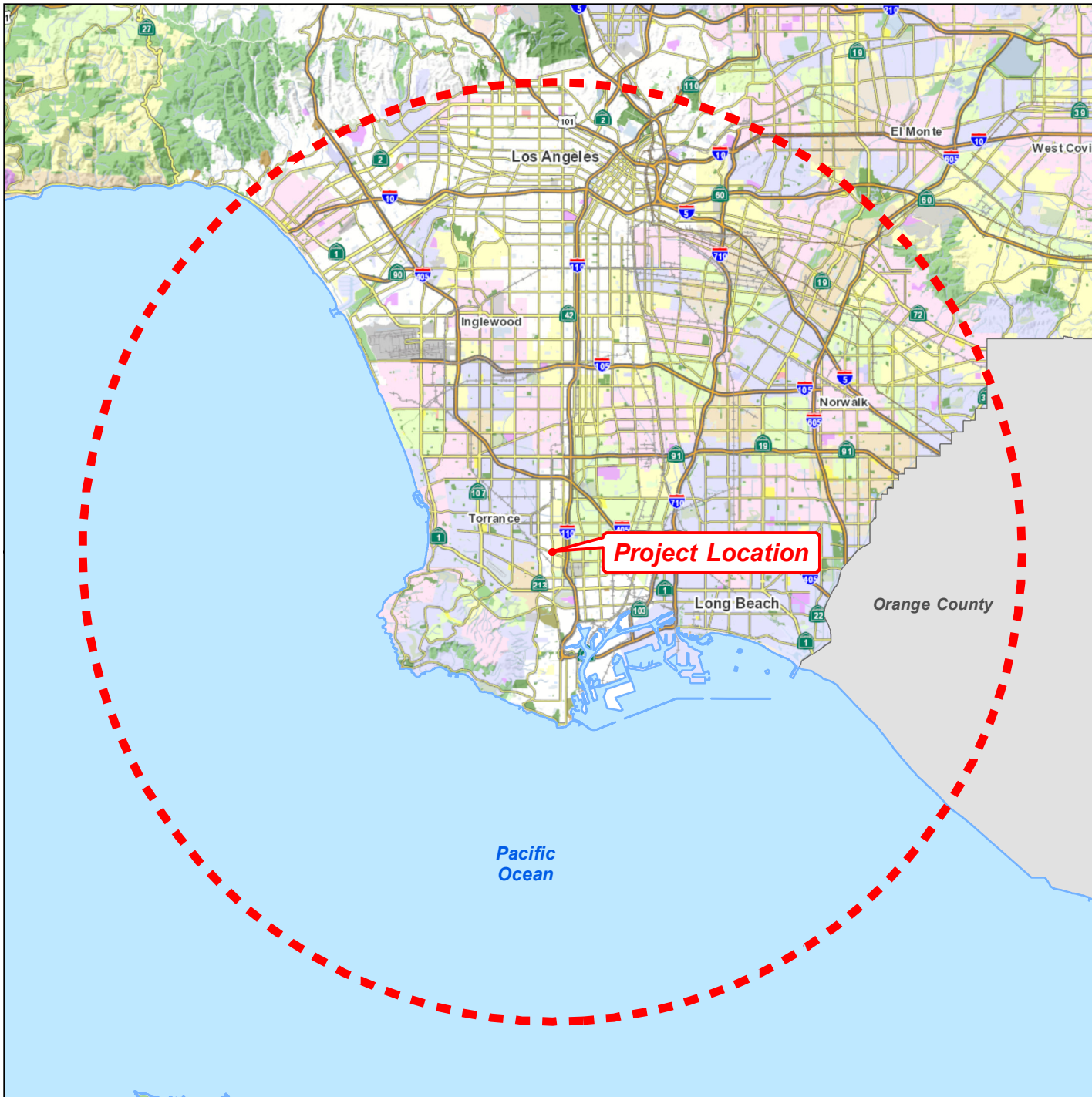
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

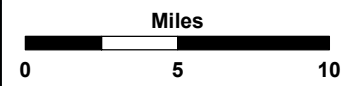
LOCATOR MAP

PROJECT NO. PRJ2022-004635

ALCOHOL CUP RPPL2022014272



Project Location



LA COUNTY
PLANNING

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



AERIAL IMAGERY

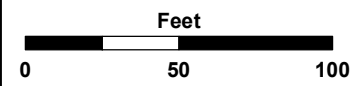
SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-004635
ALCOHOL CUP RPPL2022014272

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

Normandie Ave

W Sepulveda Blvd

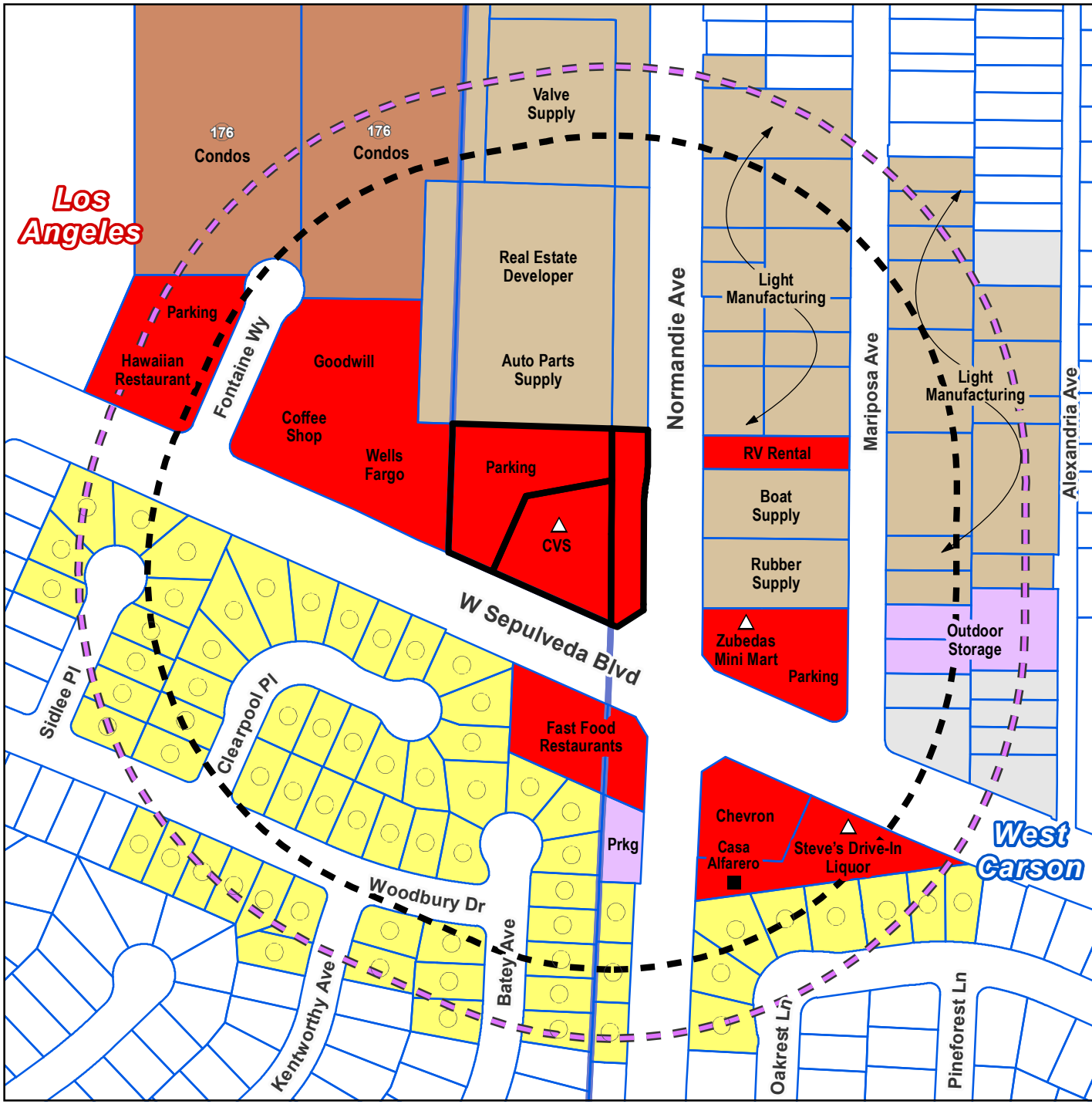


LA COUNTY
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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

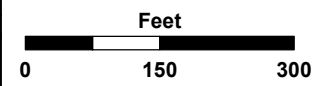
EXISTING LAND USE

600-FOOT RADIUS MAP
PROJECT NO. PRJ2022-004635
ALCOHOL CUP RPPL2022014272



- △ Offsite Alcohol
 - Sensitive Use
 - 600-ft ABC Radius
 - 500-ft Standard Radius
- Existing Land Use (Assessor Use Codes)**
- Commercial
 - Industrial
 - Miscellaneous
 - Residential - Single Unit*
 - 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.



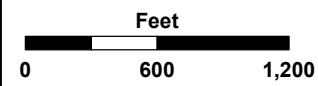
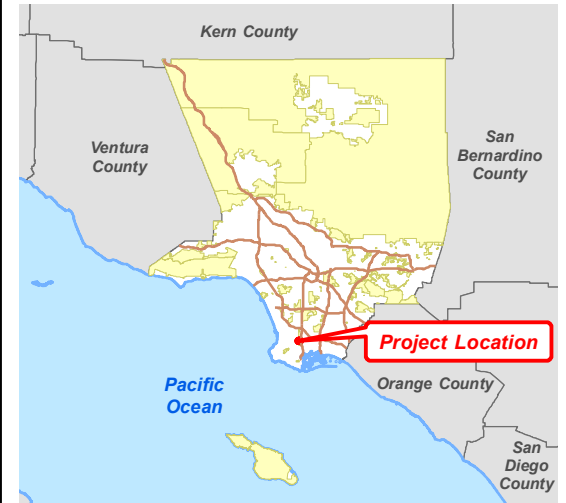
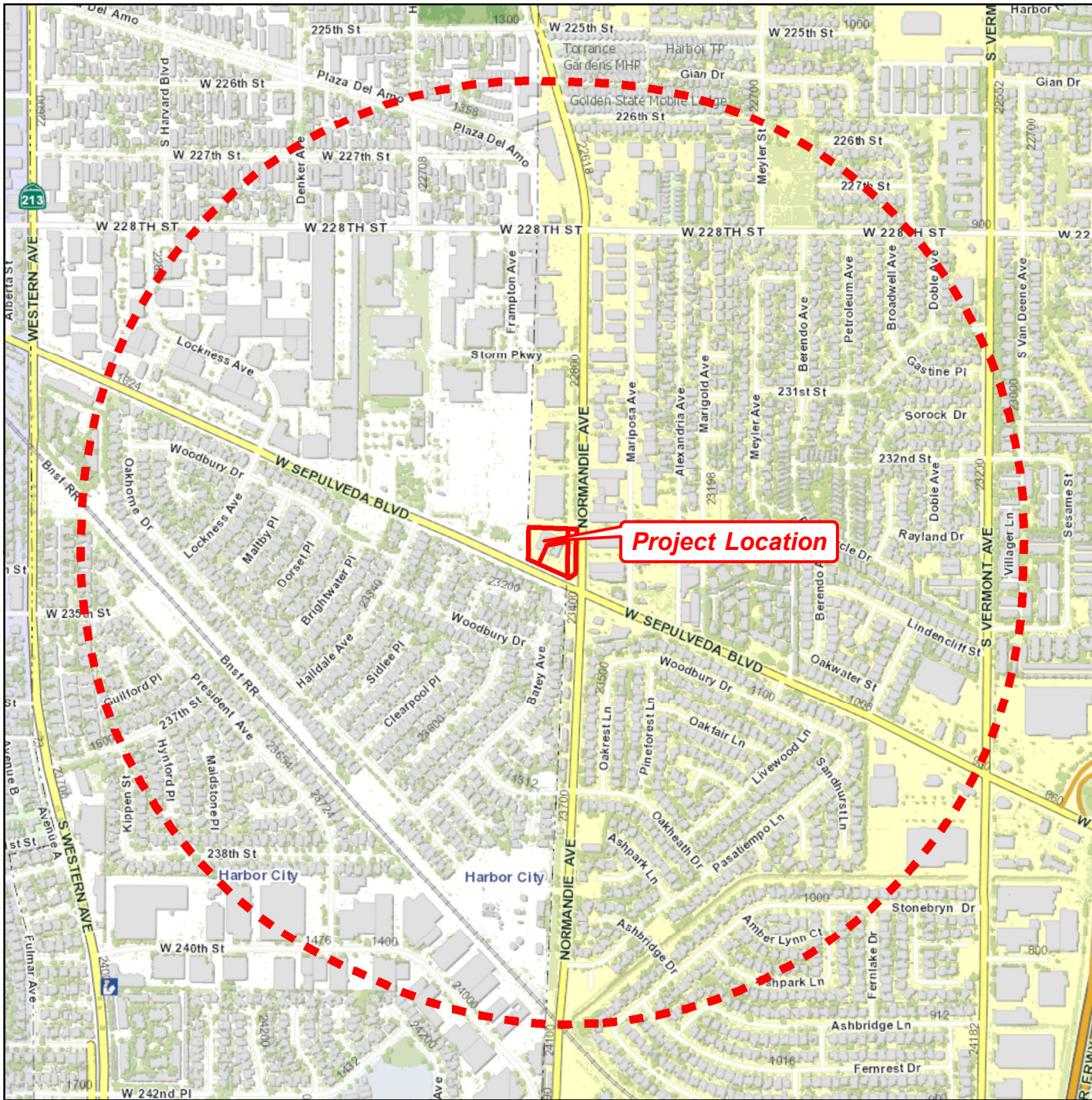
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-004635
ALCOHOL CUP RPPL2022014272



LA COUNTY
PLANNING

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





Los Angeles

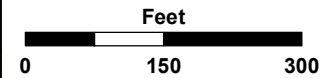
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-004635

ALCOHOL CUP RPPL2022014272

-  H9 - Residential 9
-  CG - General Commercial
-  IL - Light Industrial
-  IH - Heavy Industrial



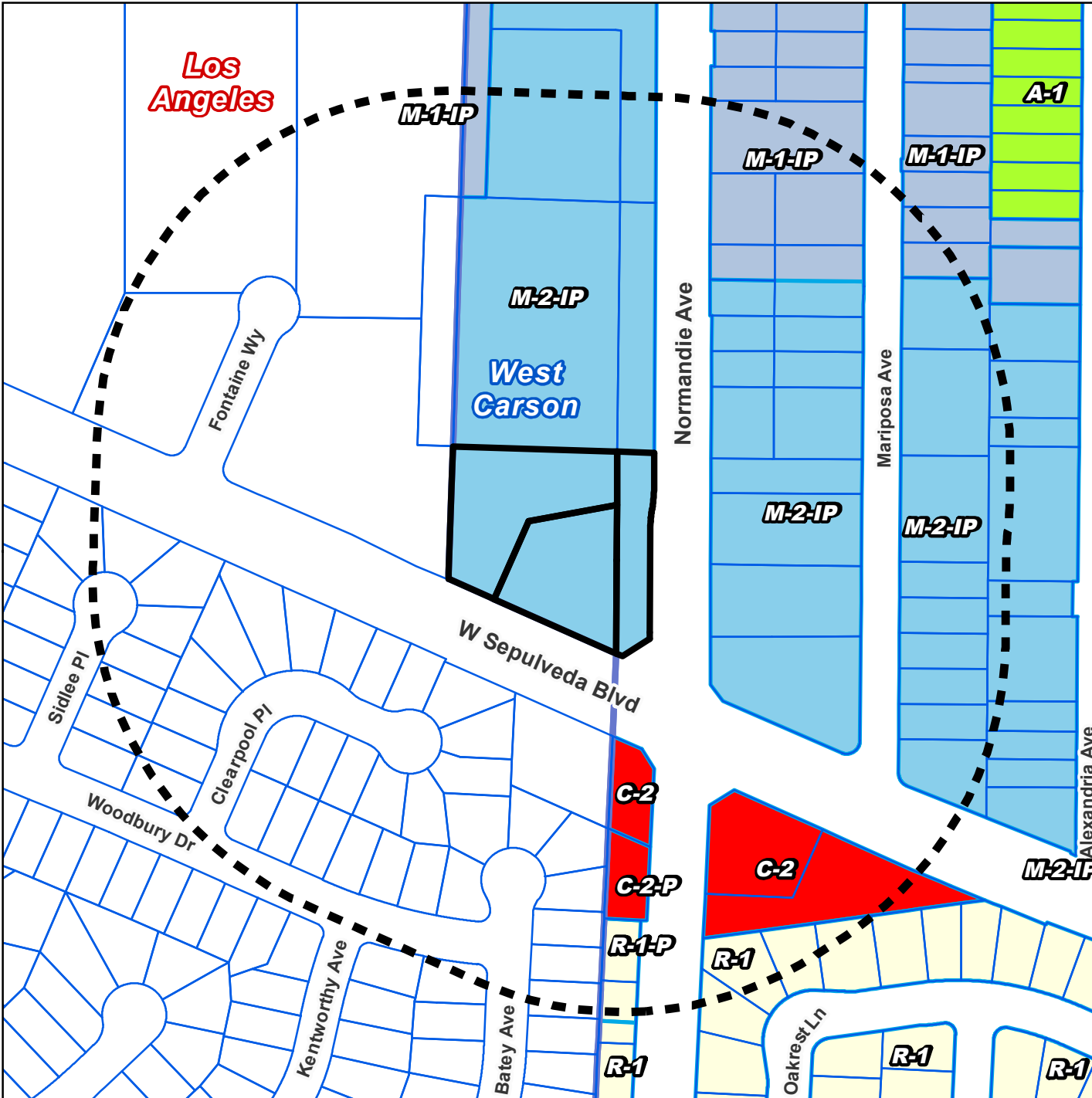
LA COUNTY
PLANNING






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

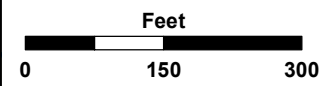
Los Angeles

ZONING

500-FOOT RADIUS MAP
PROJECT NO. PRJ2022-004635
ALCOHOL CUP RPPL2022014272



-  R-1 - Single-Family Residence
-  A-1 - Light Agricultural
-  C-2 - Neighborhood Business
-  M-1 - Light Manufacturing
-  M-2 - Heavy Manufacturing

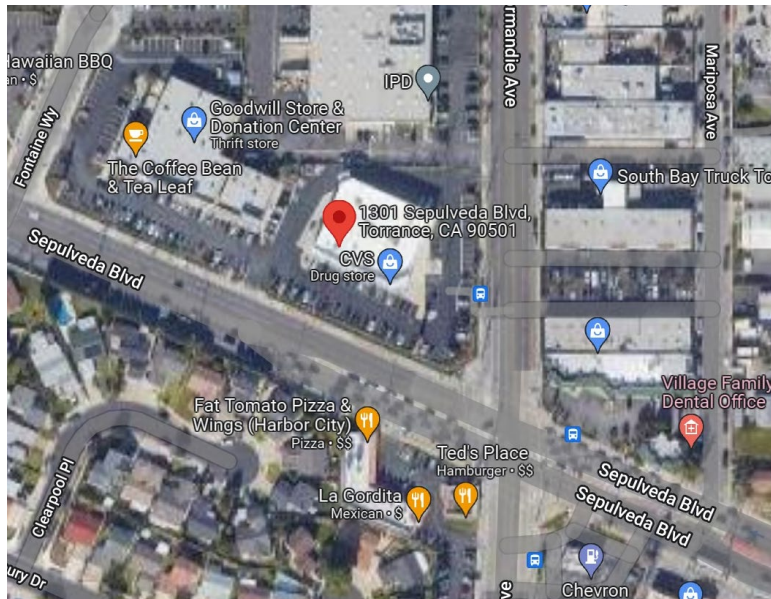
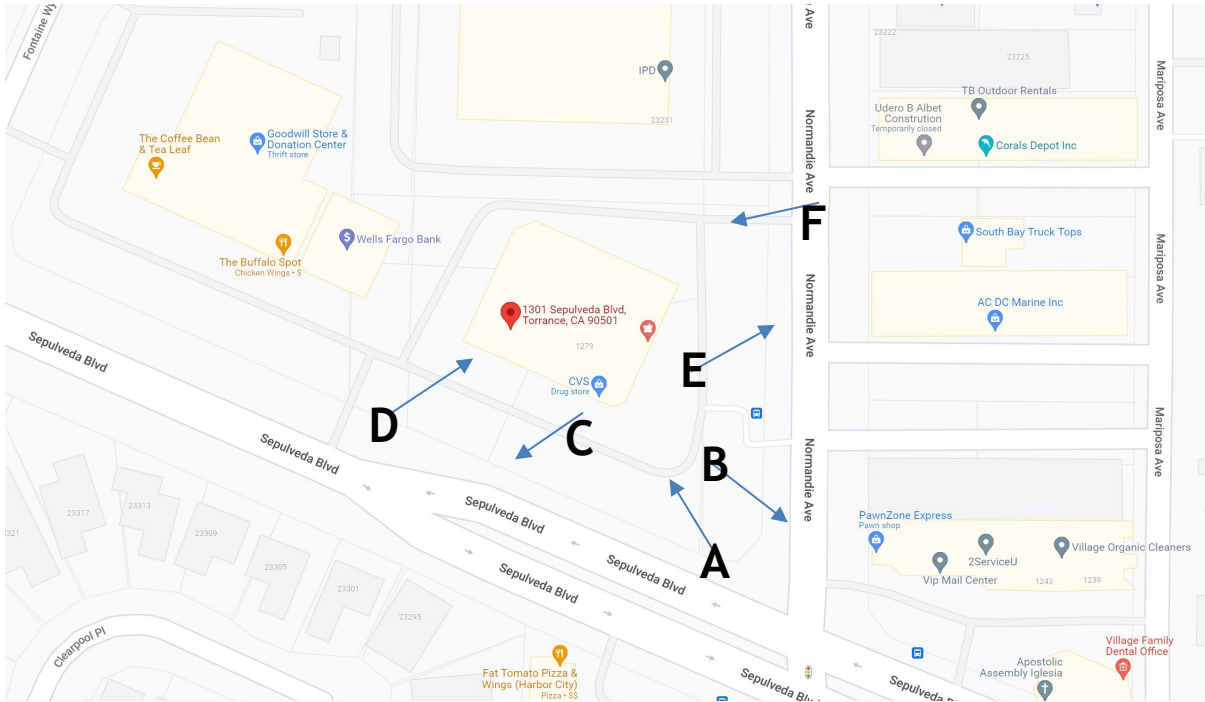


LA COUNTY
PLANNING

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

1303 SEPULVEDA BLVD. TORRANCE, CA 90501

PHOTO BROCHURE



A.



B.



C.



D.



E.



F.



Photographs of Site

CVS #10022



1. 1303 W. Sepulveda Blvd: view looking west at the front entrance and east side of the CVS Pharmacy.



2. 1303 W. Sepulveda Blvd: view looking southwest at the northeast corner of the CVS Pharmacy.



3. 1303 W. Sepulveda Blvd: view looking north at the southeast corner of the CVS Pharmacy.



4. 1303 W. Sepulveda Blvd: view looking northeast at the southwest corner of the CVS Pharmacy.



5. 1303 W. Sepulveda Blvd: view looking north at the south side of the CVS Pharmacy.



6. 1303 W. Sepulveda Blvd: view looking west at the north side of the CVS Pharmacy.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2022014280 PROJECT NUMBER: CVS @ 1303 W Sepulveda
CITY/COMMUNITY: Los Angeles STATUS: Cleared
PROJECT ADDRESS: 1303 W Sepulveda Boulevard DATE: 12/11/2023
Torrance, CA 90501

CONDITIONS

1. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed, the County of Los Angeles Fire Department, Land Development Unit, has no comments.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by:



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
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Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

February 13, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Melissa Reyes

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022014280
1303 W. SEPULVEDA BOULEVARD TORRANCE CA 90501

Thank you for the opportunity to review the application and project located at the subject property. This applicant requests for the continued operation of a drug store. There will be no proposed changes to the current operation.

Public Health recommends the approval of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a water bill from California Water Service with a billing date of January 24, 2024. Also, provided a copy of the 2023 Annual Secured Property Tax Bill for fiscal year July 01, 2023, to June 30, 2024, indicating the consolidated sewer service as one of the property direct assessments. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Sections 12.08.390, and 12.08.530 Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 1. Std = Standard dB that may not exceed the cumulative period

3.2 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 2).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 2: dBA levels not to be exceeded on the neighboring property.

3.3 Findings

3.3.1 Exterior noise

Noise levels were measured on the north side of the subject property on November 16, 2023, to determine background noise levels.

The exterior background noise level result exceeded the commercial L50 and L0 noise standard in Title 12, Section 12.08.390 (See Table 3). As a result, the L50 and L0 background noise levels become the exterior noise levels for Standard #1 (L50) and #5 (L0). Based on the current business plan, operational activities, and findings, the business would likely not violate the exterior noise standards due to:

1. the operational noise was primarily indoors, which did not increase exterior noise.
2. the L50 and L0 were slightly above the county noise standard (0.7 dBA). Noise emitted from vehicle parking would be below noise emitted from vehicle street traffic.
3. there were no exterior mobile or stationary equipment that would generate noise.

Exterior Noise Standards, dBA – Industrial											
Area Background Results	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Commercial: 19900 S Normandie Ave, Torrance, CA 90502	3:53 pm – 4:53 pm	60	60.7	65	62.9	70	65	75	68.1	80	80.7

Table 3. Std = Standard dB that may not exceed the cumulative period

3.3.2 Community Noise

The existing Heating, Ventilation, and Air Conditioning (HVAC) units are located on the rooftop. Based on the height and the location of the HVACs, it would not affect the adjacent properties.

3.4 Recommendation

3.4.1 Based on the proposed business and findings, activities from the business should comply with requirements contained in Title 12, Sections 12.08.390, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The below activities should be minimized or monitored closely so as not to impact neighbors.

1. Vehicle idling for a prolonged period.
2. Operation of stationary/nonstationary equipment especially motorized.
3. Outdoor unloading and loading

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_1303 W. SEPULVEDA BLVD. TORRANCE CA 90501_RPPL2022014280_02.13.2024.



OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

(310) 830-1123

January 23, 2024

Ms. Melissa Reyes
Los Angeles County Department of Regional Planning
320 West Temple Street, 15th Floor
Los Angeles, California 90012

Dear Ms. Reyes:

**CONDITIONAL USE PERMIT CONSULTATION FOR THE SALE OF ALCOHOL
CVS Pharmacy #10022
1303 West Sepulveda Boulevard, Torrance, California 90501
PERMIT NO. RPPL2022014272**

The Sheriff's Department has responded to eleven calls for service at 1303 W. Sepulveda Boulevard, Torrance in the past five years for Crimes Against Persons and Crimes Against Property calls for service. There were five calls for petty theft, three calls for burglary, and three calls for robbery. There were only a few other calls related to found property, disturbance calls, and transients. Attached is the CFS report of those calls for your review. This establishment rarely generates calls for service. There is no concern about this establishment being a nuisance or problem to the community if the sale of alcoholic beverages for offsite consumption continues. Based on the information provided, I do recommend approval of this Conditional Use Permit.

Thank you for the opportunity to provide input, and please do not hesitate to contact me or my staff at (310) 847-8343 if you need any additional information.

Sincerely,

ROBERT G. LUNA , SHERIFF

Damon A. Jones
Damon A. Jones, Captain
Carson Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

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)
 1303 W Sepulveda Blvd, Torrance, CA 90501

3. LICENSE TYPE
 21 Off- Sale General

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION
 10,044,458

6. TOTAL NUMBER OF LICENSES IN COUNTY
 4609 On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
 944 On-Sale Off-Sale

8. CENSUS TRACT NUMBER
 5436.05

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
 2 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
 1 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

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

13. CRIME REPORTING DISTRICT NUMBER
 551

14. TOTAL NUMBER OF REPORTING DISTRICTS
 1135

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
 6327

16. AVERAGE NO. OF OFFENSES PER DISTRICT
 152

17. 120% OF AVERAGE NUMBER OF OFFENSES
 182

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
 115

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)

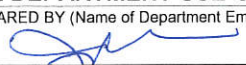
a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

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 conjunction 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, an on-sale general (public premises) license, or an on-sale general music venue 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)
 10/24/23

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