

Attachment B

Los Angeles County Department of Regional Planning
CONDITIONAL USE PERMIT STATEMENT OF FINDINGS
4417 Lennox Blvd. Inglewood, CA 90304

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

The project site maintains a General Plan Land Use designation of General Commercial and is improved with an existing commercial development. The subject request is for an upgrade to the sale and dispensing of beer, wine and distilled spirits for off-site consumption within an existing market in the commercial development. The market use is consistent with the General Commercial Land Use Designation of the site since the GC designation is intended for regional shopping centers, a variety of retail sales, restaurants, and other hospitality service, categories into which this Project falls. The sale of a full line of alcoholic beverages is conditionally permitted on the site subject to certain findings, which have been made herein.

If the requested entitlement is granted, it would allow for the market to provide a full line of alcoholic beverages as an incidental addition to its primary market service function. The site's ability to effectively market to and satisfy the expectations of its customers will be strengthened by the sale and service of a full line of beverages at the store.

The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

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

The proposed entitlement adds to the diverse options in the commercial corridor that serves as a focal business point for the area and contributes to the growth of the neighborhood. The market is located adjacent to both major commercial centers and various types of residential areas. It serves to meet the local and regional needs of residents by providing additional shopping and beverage options.

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;

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.

The requested use will have no adverse effect on nearby residents or employees. On the contrary, the proposed use to upgrade to a full line of alcoholic beverages will provide a supplementary

service to great household items for residents and employees in the vicinity. El Zorro Market will continue to provide positive investment to improve property value. The existing site is an attractive improvement to the commercial strip it resides in.

The site improvements and highly visible property investment encourages other property owners in the vicinity to consider similar investment improving property values throughout the area. Moreover, the approval of the proposed entitlement will also allow the market to not only attract additional visitors but generate additional tax revenues for the area and local economy therefore increasing the valuation of the property within itself and making it more desirable.

The Applicant's ability to serve a full line of alcoholic beverages to its patrons with their shopping necessities, will strengthen the store's revenues and help enable the establishment to remain solvent and continue to prosper as the pandemic recovery unfolds in the coming months and years.

The approval of the conditional use will not adversely affect the welfare of the pertinent community as the request does not include any form of live entertainment or patron dancing. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a market. The use will not adversely affect the economic welfare of the community because the existing establishment will continue to positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The sale of alcoholic beverages in this location will not represent the introduction of a new use to the area; moreover, the applicant will continue to operate this market under all applicable codes and guidelines.

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.

The project site maintains a zoning designation of C-2 and a General Plan Land Use Designation of General Commercial. The existing subject property is located within an existing commercial development, which was built to county specifications regarding necessary walls, fences, parking and loading facilities. The use of the property will not change. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales upgrade in conjunction with an existing market.

The subject request is to allow for the sale and dispensing of beer, wine and distilled spirits for off-site consumption in conjunction with an existing store within the commercial center. It does not include the construction of any new buildings on the land or introducing a new use to the site. Since there will be no physical changes to what already exists at the project site, it can be found that it is adequate in size and shape to accommodate the various development features of Title 22.

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.

The property is accessible via Lennox Blvd. on the southern side of the site and Hawthorne Blvd. to the Northern side of the site. 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 subject request does not include any changes to the physical characteristics or use of the project site, so it can be found that the site is adequately served by streets and services that are required for such a use.

Attachment A

Los Angeles County Department of Regional Planning
ALCOHOLIC BEVERAGE SALE STATEMENT OF FINDINGS
4417 Lennox Blvd. Inglewood, CA 90304

PROJECT REQUEST:

The applicant EL ZORRO BROTHER MARKET, INC. – is requesting to obtain a new conditional use permit to upgrade their current beer and wine off sale privileges to include a full line of alcoholic beverages for off-site consumption (ABC Type 21) in conjunction with an existing convenience store. The existing establishment known as EL ZORRO MARKET has a General Plan Designation of CG and is zoned C-2. The establishment currently operates daily from 8:00 am to 10:00 pm and is proposing extending the operating hours with the liquor license upgrade from 8:00 am to 1:00 am daily.

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The subject site is in a commercial district near the intersection of Lennox Blvd. and Hawthorne Blvd. and is appropriately buffered by public rights of way and a surface parking lot as well as other similar commercial developments. Any nearby sensitive uses within the 600-foot radius should not be adversely affected by the use and / or the requested entitlements.

Operating with an enclosed building and providing beer, wine and distilled spirits at the existing market will allow the purchase of alcohol with food and other household items to serve as a public convenience. The establishment has operated with a Type 20 ABC License through various tenants since 1992. El Zorro Market took over the establishment in June 2012 and has served beer and wine in a responsible and conscientious manner.

The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from approval of this request since the request is for the continued sale of such.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

El Zorro Market has an existing General Commercial Land Use Designation and is therefore a proper use at this location. The establishment is located within an existing commercial development and is appropriately buffered by public rights of way and a surface parking lot as well as other similar commercial developments. While there are residential units in the vicinity, this market has operated responsibly with a Type 20 ABC Liquor License since 1992 with no significant problems to the area. In addition, the subject property is located on a busy major arterial street that is regionally recognized as having a vast array of commercial and retail developments. Market establishments of this type are typical and welcomed in the Community.

Development in the immediate neighborhood is a mix of retail commercial, single and multi family residential uses. The market's proposed hours of operation and the upgrade sale and dispensing of full line alcohol beverage is a convenience which will have a beneficial impact on all of these other uses. Residents, employees, commuters, visitors, guests and business owners benefit from having this use located within a short walking distance.

The placement of the proposed use will serve these residents at a location which is conveniently accessible for pedestrians. Many of these patrons enjoy the option of having a full line alcohol service available for purchase at a local market rather than having to drive to farther flung locations. This in turn eases traffic congestion and fossil fuel consumption that lessens unnecessary car trips. This approach to shopping serves the Community Plan by reducing the amount of automobiles trips in residential and commercial areas.

The applicant understands their responsibilities as operators of a market serving alcoholic beverages and will ensure that their operations continue to have no negative effects on the surrounding areas.

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

No, the approval of the Conditional Use for the extended hours of operation and upgrade to a full line of alcohol is fully in line with other uses in the area and will benefit the economic welfare of the community. As previously stated, the subject site is in close proximity to single & multifamily residential buildings and an array of commercial and retail commercial uses.

The proposed use will actually bring clientele into the area thereby patronizing nearby businesses. The approval of the requested discretionary actions will benefit the community through the generation of additional business dollars, as well as, provide additional tax revenue for the County of Los Angeles.

Previous approvals and multiple discretionary actions for the subject premise, the historic use of the site as a market and the fact that this particular market has operated with beer and wine privileges without harm for many years, suggests that the public convenience is served and continues to be served. The applicant is providing a first class branded venue and the requested privileges will compliment and complete the specific goals and desired ambiance of the premises.

The establishment of the market and its ancillary use can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community.

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

No change is being proposed to the exterior appearance of the business, which is compatible with the adjacent properties and will not have an adverse impact on the surrounding neighborhood. The market is located within an existing commercial development. The exterior of the site will not be altered at all because of this application, nor will it differ significantly from the appearance of existing businesses on nearby commercial properties. The market's operators understand the effects that a poorly - maintained building has on the community and will continue to pay close attention to the maintenance of its structure. They will ensure that the structure will not deteriorate to the point of causing blight or the lowering of neighboring property values.

Los Angeles County Department of Regional Planning
PUBLIC CONVENIENCE AND NECESSITY STATEMENT OF FINDINGS
4417 Lennox Blvd. Inglewood, CA 90304

i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.

The requested upgrade to a Type 21 license at El Zorro Market would not significantly duplicate existing services or contribute to an over-concentration of similar uses in the area for several reasons:

Long-Standing Establishment: El Zorro Market has operated with an active Type 20 license since October 1992, demonstrating its longstanding presence and service in the community without issue. The market has become a trusted and reliable business for local residents, providing convenience items, groceries, and beer and wine in a way that meets the needs of the neighborhood.

Unique Service Offering: Upgrading to a Type 21 license would allow El Zorro Market to provide a wider selection of alcoholic beverages, including spirits, which is not currently offered. This expansion of services would meet growing consumer demand for a full range of products, particularly as there are limited full-service alcohol options in the immediate vicinity.

Convenience for Local Residents: The market primarily serves the local community, many of whom rely on El Zorro Market for their everyday grocery and beverage needs. By offering a full range of alcoholic beverages, the store can better serve its customers, reducing the need for them to travel outside the area to other retailers. This will enhance convenience without significantly duplicating services already provided by other businesses.

Moderate Expansion of Operating Hours: The request to extend the store's operating hours from 8 a.m. to 10 p.m. to 8 a.m. to 1 a.m. daily would align El Zorro Market's hours with the needs of shift workers and late-night customers who may need access to essential goods after traditional business hours. This extended operation would provide a needed service to the community during late-night hours, further differentiating El Zorro Market from other stores that may have more limited hours.

No Significant Over-Concentration: While the area may have other retailers selling beer and wine, the addition of a Type 21 license at El Zorro Market would not oversaturate the market. The area has a diverse mix of retail and commercial services, and El Zorro Market is uniquely positioned to offer an expanded selection of alcohol in conjunction with its existing grocery services. According to the California State Department of Alcoholic Beverage Control licensing criteria, 4 on-site and 2 off-site licenses are allocated to the subject Census Tract No. 6018.02. However, the instant request is not for a new

additional license as the premise is already licensed with a Type 20 Beer and Wine license (License #20 - 534663). The applicant is merely requesting an upgrade in licensing privileges, hence, surrendering their current Type 20 license.

In summary, the upgrade to a Type 21 license would enhance El Zorro Market's ability to serve its community without contributing to a significant duplication of services or over-concentration of similar businesses. The expanded hours and product offerings would improve convenience for local residents and meet the needs of the growing demand for full-service alcohol sales in the area.

ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.

Alcoholic beverage sales are closely tied to the function of El Zorro Market, contributing significantly to the store's ability to offer a complete range of products to local residents. If the store operated without alcohol sales, it would face challenges to its viability due to reduced customer demand and revenue. Upgrading to a Type 21 license is essential for maintaining the store's competitive position and ensuring its long-term success in serving the Lennox community.

Integration of Alcohol Sales with the Store's Core Operations: Alcoholic beverage sales are a fundamental part of the product offerings at El Zorro Market. The store has operated under a Type 20 license (Beer and Wine) since October 1992, indicating a longstanding relationship between alcohol sales and the convenience store's business model. El Zorro Market serves as a neighborhood convenience store, providing essential grocery items, beverages, and household goods. The availability of alcoholic beverages (beer and wine) contributes to its ability to offer a one-stop shopping experience for local residents.

Community Demand for a Full Line of Alcoholic Beverages: Upgrading to a Type 21 license, which permits the sale of a full line of alcoholic beverages (including spirits), would meet an increasing demand from customers who want to purchase a wider selection of products. Offering a full line of alcohol allows the store to stay competitive with other convenience stores and retailers that provide similar services. By broadening its selection of alcoholic beverages, the store will attract more customers and increase revenue, which is essential for maintaining the store's viability in a competitive retail environment.

Economic Viability Without Alcohol Sales: Alcohol sales are a major revenue stream for convenience stores, especially those that serve a community like Lennox, where customers expect access to a full range of beverages, including spirits. Removing or limiting alcohol sales would reduce the store's competitive edge and might drive customers to other businesses in the area that offer a more comprehensive selection of goods.

Enhanced Revenue Opportunities with Expanded Hours: The request to expand operating hours from 8 a.m. to 10 p.m. to 8 a.m. to 1 a.m. would allow El Zorro Market to serve late-night and shift-working customers who need access to essential goods outside traditional business hours. These extended hours, combined with the ability to sell a full line of alcohol, would generate additional revenue streams that would help sustain the store's financial health and continue its service to the community. Without alcohol sales, the profitability of extending these operating hours would be diminished, as alcoholic beverages are a key driver of sales during later hours.

Contribution to Public Convenience: Alcohol sales at El Zorro Market are an important service to the local community, as they provide residents with a convenient location to purchase alcohol alongside other daily necessities. Upgrading to a Type 21 license would allow the store to better serve its customers, ensuring that they do not have to travel long distances or visit multiple stores to meet all of their shopping needs. Without alcohol sales, the convenience aspect of the store would be significantly reduced, making it less attractive to customers and potentially undermining the store's ability to remain operational.

iii. The extent to which the requested use will enhance the economic viability of the area.

The upgrade to a Type 21 ABC license and the extension of operating hours at El Zorro Market will significantly enhance the economic viability of the Lennox Blvd. area. It will result in increased sales, job creation, and customer traffic, while providing much-needed services to the community. These positive economic contributions will help sustain both the store and the surrounding businesses, contributing to the overall prosperity of the local economy.

Increased Sales and Revenue for the Business: The upgrade to a Type 21 license will allow El Zorro Market to offer a full line of alcoholic beverages, including spirits, which will result in higher sales volume and increased revenue. Currently, the store only sells beer and wine, but adding spirits to the product offerings will attract more customers, enhance profit margins, and support the business's sustainability in the long term. This increase in revenue will positively contribute to the economic health of the market, enabling it to thrive and continue serving the community effectively.

Job Creation and Retention: As the store's operations expand with the upgraded license and extended hours, there will be opportunities for additional job creation. El Zorro Market may need to hire more staff to manage the increased customer demand and provide service during the new late-night hours (until 1 a.m.). This expansion of employment will benefit the local economy by offering more job opportunities to residents and contributing to lower unemployment rates in the area. Additionally, by making the business more economically viable, the store will be able to retain its current employees, providing job stability to the community.

Attracting More Customers to the Area: Offering a wider selection of alcoholic beverages, including spirits, is likely to draw more customers to El Zorro Market, both from the local community and from surrounding neighborhoods. This increased foot traffic can have a positive spillover effect on nearby businesses, such as restaurants, retail stores, and service providers, by encouraging more people to shop and spend money in the area. As more customers are drawn to Lennox Blvd., it can stimulate economic growth for the entire commercial corridor.

Meeting Consumer Demand and Improving Convenience: The addition of a full line of alcoholic beverages at El Zorro Market will satisfy a growing demand from local consumers who would prefer to purchase all of their grocery and alcohol needs in one place. Offering a broader range of products enhances convenience for customers and reduces the need for them to visit multiple stores, which helps retain more consumer spending within the local economy. This ability to meet customer needs strengthens El Zorro Market's position as a key retail destination in the community and further supports its economic viability.

Extended Hours Benefiting the Community and Economy: Extending the store's hours of operation until 1 a.m. provides a valuable service to late-night and shift-working residents, as well as those who may have unconventional schedules. By remaining open during these late hours, El Zorro Market will fill a gap in services during times when many other stores are closed. The extended hours, combined with the availability of a full line of alcohol, will also increase customer spending at night, leading to additional revenue that will further benefit the store's profitability and the local economy.

Support for the Revitalization of Lennox Blvd. Area: The successful expansion and upgrading of El Zorro Market's alcohol offerings and hours can serve as a catalyst for continued investment in the Lennox Blvd. area. By enhancing the store's appeal and encouraging more business activity, it can help position the area as a more vibrant and thriving commercial zone, potentially attracting other investors and businesses to consider expanding or opening new operations in the neighborhood. This revitalization can lead to overall economic improvement for the community.

iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.

The upgrade to a Type 21 license and the extension of El Zorro Market's operating hours will significantly enhance recreational and entertainment opportunities for the local community. The convenience store will provide a broader range of alcohol options, cater to late-night activities, and support social gatherings, both at home and in the neighborhood. By serving the community's needs for beverages and convenience items, El Zorro Market will play an important role in promoting recreational enjoyment and fostering a vibrant social atmosphere.

Increased Options for Social Gatherings: El Zorro Market's expanded selection of alcoholic beverages will provide residents and visitors with greater options for purchasing

alcohol to enjoy at home or during social gatherings. Whether it's for family get-togethers, celebrations, or community events, the availability of a wider variety of beverages, including spirits, will support more enjoyable and diverse recreational experiences. This can lead to a more vibrant social atmosphere within the community, especially during evenings and weekends when recreational activities typically peak.

Convenience for Local Entertainment Venues and Events: El Zorro Market's extended hours of operation (until 1 a.m.) and its offering of a full line of alcoholic beverages can serve as a convenient resource for people attending or hosting local entertainment events, such as parties, sporting events, or outdoor gatherings. The convenience store's proximity to entertainment venues or recreational spaces in the area makes it a practical option for last-minute purchases of alcohol or snacks, allowing people to enhance their leisure time without needing to travel far. This convenience can improve the overall entertainment experience for locals.

Contribution to Community and Recreational Activities: By offering a more comprehensive selection of alcohol, El Zorro Market can cater to community members organizing recreational activities, such as neighborhood block parties, barbecues, or holiday celebrations. These events are a vital part of the social fabric, bringing people together for fun and relaxation. Having access to a variety of beverages, including beer, wine, and spirits, through a local and trusted business supports these activities, helping to foster a stronger sense of community and shared recreational enjoyment.

Late-Night Convenience for Evening Entertainment: With the extension of operating hours until 1 a.m., El Zorro Market will be able to serve customers who are involved in late-night recreational or entertainment activities. This includes individuals who may be returning from concerts, shows, or sporting events and who want the convenience of purchasing refreshments on their way home. The availability of a full line of alcoholic beverages in a nearby location will help residents and visitors continue to enjoy their evenings without needing to leave the area for their needs, promoting local commerce.

Supporting In-Home Entertainment and Relaxation: For those who prefer to engage in recreational activities or entertainment at home, the expanded product offerings at El Zorro Market will provide them with greater convenience and choice. Residents can purchase the full spectrum of alcoholic beverages to accompany movie nights, dinners, or small social gatherings at home. This convenience enhances the home-based entertainment experience, ensuring that people have easy access to the products they need for their leisure time.

Enhancing the Overall Entertainment Ecosystem: The availability of a full line of alcoholic beverages, including spirits, at El Zorro Market will complement nearby restaurants, bars, and entertainment venues, contributing to the local economy and enhancing the overall entertainment ecosystem of the area. Customers can purchase alcohol for events or activities that don't necessarily require visiting a bar, providing more flexible options for enjoying their time in Lennox. This creates a more rounded and convenient experience for individuals who want to engage in recreational activities within the community.

v. The extent to which the requested use compliments the established or proposed businesses within a specific area.

El Zorro Market is strategically located within a vibrant commercial district that features a variety of businesses, including grocery stores, restaurants, and retail shops. The requested upgrade to a Type 21 Full Line of Alcoholic Beverages license will not only enhance the store's offerings but will also complement the existing businesses in several ways:

Alignment with Existing Retail and Convenience Offerings: El Zorro Market's expansion to a Type 21 license complements other retail and convenience stores in the area by diversifying its product offerings. As a convenience store serving the local community since 1992, the store is already a trusted destination for grocery items, snacks, and beverages. The addition of spirits will provide a more comprehensive shopping experience for customers who currently frequent other businesses in the vicinity for their everyday needs. This will create a more competitive retail environment, benefitting both customers and nearby businesses.

Supporting Nearby Restaurants and Dining Establishments: The presence of a full line of alcoholic beverages at El Zorro Market will complement the offerings of nearby restaurants and dining establishments. Patrons who enjoy dining in the area may find it convenient to purchase alcohol at the market to enjoy at home after a meal. The availability of spirits at a nearby location supports the local restaurant economy by providing a convenient option for after-dinner purchases, enhancing the overall customer experience and encouraging longer visits to the area.

Synergy with Local Entertainment and Recreational Venues: With its extended hours and expanded alcohol selection, El Zorro Market will cater to individuals and groups attending local entertainment or recreational activities, such as those visiting nearby parks, theaters, or community events. Having a local store that provides both beer, wine, and spirits enhances the convenience for patrons seeking refreshments before or after attending these venues. This synergy helps create a dynamic local economy where various businesses support the entertainment and leisure needs of the community.

Meeting Community Needs Alongside Proposed Developments: As the Lennox area continues to develop, with potential new businesses and residential projects being proposed, having a convenience store with a full range of alcoholic beverages ensures that local residents and business owners have their needs met within the community. This contributes to a well-rounded commercial district, where different types of businesses, from retail to food and beverage establishments, work together to serve a diverse population. The expanded alcohol sales at El Zorro Market can be seen as a key addition to complement both current and future growth in the area.

Supporting Late-Night Businesses: The extension of operating hours until 1 a.m. aligns with the needs of late-night businesses and their customers. Other establishments that

operate later in the evening, such as restaurants, entertainment venues, or hospitality services, will benefit from the convenience of having a local store where patrons can stop by for last-minute purchases after other stores have closed. El Zorro Market's extended hours will serve as a complement to businesses that rely on evening and late-night traffic.

Strengthening the Local Business Network: By offering a wider range of products, including spirits, El Zorro Market helps strengthen the local business ecosystem. The store's ability to meet more diverse customer demands encourages people to shop locally instead of seeking out other stores outside the neighborhood. This, in turn, supports local businesses and contributes to the overall vitality of the business community in Lennox.

vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.

The upgrade of El Zorro Market's license to a Type 21 and the extension of its operating hours will allow the market to serve a portion of the community that is currently underserved, particularly in terms of access to a full range of alcoholic beverages and late-night shopping convenience. This enhancement of services will provide significant value to local residents, making El Zorro Market a key resource for a diverse and growing population in the Lennox and Inglewood areas.

Unique Offering of a Full Line of Alcoholic Beverages: While other convenience stores in the area may sell beer and wine, the upgrade to a Type 21 license at El Zorro Market will provide customers with the opportunity to purchase spirits (e.g., whiskey, vodka, rum) alongside beer and wine. This expansion of product offerings will fill a gap for residents and patrons who are currently unable to purchase a full range of alcoholic beverages at local stores, eliminating the need for them to travel outside of the neighborhood for such purchases. This will offer a more complete and convenient shopping experience for the local community.

Late-Night Accessibility: By extending its operating hours to 1 a.m., El Zorro Market will serve a portion of the community that may have difficulty accessing other grocery or convenience stores after 10 p.m., particularly those needing to make last-minute purchases of groceries or alcoholic beverages. This fills a need for local residents, shift workers, and others who require access to alcohol and other goods later in the evening. Currently, few establishments in the area offer both a full range of alcoholic beverages and late-night hours, positioning El Zorro Market as a unique convenience for this underserved segment of the market.

Diverse Product Selection and Fresh Food: El Zorro Market offers more than just alcoholic beverages. In addition to its grocery items, fresh produce, and prepared foods, the market provides hot food options. This combination of grocery staples, fresh food, and a full selection of alcohol makes it a one-stop shop for patrons, unlike many other stores in the area that may not offer the same breadth of products or services. This variety serves the needs of local residents seeking convenience, especially those who prefer not to make multiple stops for food and alcohol.

Serving a Broader Consumer Base: The market's ability to cater to a diverse range of customers—families shopping for groceries, individuals seeking convenience items, and patrons interested in purchasing alcohol—means it will serve a broader portion of the community. With a full line of alcoholic beverages, El Zorro Market can attract consumers who might otherwise visit liquor stores or other retailers, particularly those looking for specific spirits that are currently unavailable at beer-and-wine-only locations.

Cultural and Community Needs: The market's commitment to offering fresh produce and prepared foods, along with an expanded alcohol selection, serves the needs of local residents who value convenience and variety. Given the diverse makeup of the Lennox and Inglewood areas, El Zorro Market can meet cultural and community needs by offering beverages and food items that appeal to the unique tastes and preferences of local patrons. With a Type 21 license, the store can also provide culturally significant spirits that may not be available at other retailers.

Filling a Gap in Full-Service Convenience Stores: While some businesses in the area may focus on alcohol sales or groceries, El Zorro Market fills the gap by combining both offerings with a full-service approach. This appeals to residents who value convenience and variety, offering them the ability to purchase both food and alcohol in one trip. The store's focus on convenience, fresh food, and an expanded alcohol selection sets it apart from smaller liquor-only stores or larger grocery chains that may not offer the same level of personalized service and community engagement.

vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.

The convenience of purchasing a full line of alcoholic beverages at El Zorro Market, combined with the store's specialty food sales and services, will enhance the overall shopping experience for its customers. The ability to make all necessary purchases—alcohol, groceries, and prepared food—in one trip saves time and offers a high level of convenience for local residents. The store's expanded hours and upgraded license will further contribute to making El Zorro Market a preferred destination for a wide range of shopping needs in the community.

One-Stop Shopping Convenience: El Zorro Market offers a wide range of groceries, fresh produce, and hot prepared foods, making it a comprehensive shopping destination for local residents. With the upgrade to a Type 21 license, customers will now be able to purchase a full line of alcoholic beverages, including spirits, alongside their grocery and food purchases. This convenience eliminates the need for multiple trips to separate stores for alcohol and food, saving time and enhancing the shopping experience for customers.

Complementing Specialty Food Offerings: El Zorro Market's focus on fresh produce and hot prepared meals makes it a go-to destination for residents looking for high-quality, convenient food options. The ability to purchase a bottle of wine, beer, or spirits to pair with these specialty food items—whether for a meal at home or a gathering—adds value

and convenience for customers. The upgraded license allows the market to offer a wider variety of beverages that complement its food offerings, providing a complete shopping experience.

Enhancing Social and Family Gatherings: For local residents who are planning events or family gatherings, the convenience of being able to purchase alcohol alongside fresh groceries and hot food is significant. El Zorro Market's expanded hours and alcohol selection will allow patrons to shop for all their event needs in one place, whether it's for a casual family dinner or a more formal social occasion. The market's ability to offer both food and a full range of alcoholic beverages makes it a preferred stop for these occasions.

Complementary Services with Extended Hours: With its extended hours until 1 a.m., El Zorro Market will be able to serve late-night customers looking to purchase alcohol in conjunction with snacks, prepared meals, or groceries. This is especially convenient for individuals who work late shifts, those hosting last-minute gatherings, or anyone seeking to make both food and alcohol purchases late in the evening. The combination of specialty food services and the convenience of purchasing alcohol during extended hours sets El Zorro Market apart from other stores in the area that may not offer both.

Increased Convenience for Regular Customers: Many customers of El Zorro Market are regular shoppers who rely on the store for their daily or weekly grocery needs. The ability to now purchase spirits, in addition to beer and wine, alongside their regular groceries adds significant convenience to their routine shopping. For example, a customer buying fresh produce or prepared meals can easily pick up a bottle of wine or liquor for their dinner without needing to visit a separate store.

Serving the Local Community's Preferences: The ability to purchase alcoholic beverages in conjunction with specialty foods is particularly appealing to the local community, which includes a diverse population with a wide range of preferences. The expanded selection of alcohol allows El Zorro Market to cater to different cultural and culinary needs, providing customers with the ability to purchase beverages that pair well with their food selections, whether it's for everyday use or special occasions.

viii. The aesthetic character and ambiance of the requested use.

El Zorro Market is an established neighborhood convenience store that has been part of the community for over 30 years. Its aesthetic character and ambiance align with the needs and expectations of the local residents. The market maintains a clean, welcoming environment with well-organized aisles, ample lighting, and clear signage, which all contribute to an accessible and pleasant shopping experience.

The interior design is practical and straightforward, focusing on convenience and efficiency, which reflects its role as a trusted community resource for daily essentials, fresh produce, groceries, and now, the proposed expansion to include a full range of alcoholic beverages.

The store's updated design and operational focus, with extended hours, will further enhance the shopping experience for the neighborhood, offering more convenience for late-night customers without disrupting the aesthetic or character of the surrounding area. The ambiance remains family-friendly and professional, with a strong emphasis on quality customer service. The addition of a Type 21 license will complement the existing product range and align with the market's mission to serve its customers more comprehensively.

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

El Zorro Market has a longstanding history of operating as a responsible and compliant business since its establishment in 1992. Over the years, the market has maintained an Active Type 20 ABC License for Beer and Wine without any significant law enforcement incidents or issues reported. The management has consistently adhered to local regulations and has implemented practices to ensure a safe and secure environment for customers.

The market's location, situated in a diverse neighborhood, has seen its share of challenges; however, El Zorro Market has actively worked with local law enforcement and community organizations to promote a positive shopping experience and address any concerns promptly. The store is equipped with a surveillance system and employs trained staff who are committed to maintaining a respectful atmosphere.

By upgrading to a Type 21 Full Line of Alcoholic Beverages license and extending operating hours, El Zorro Market aims to enhance its offerings while continuing to uphold a strong commitment to compliance and community safety. The operator is dedicated to operating responsibly, implementing best practices for responsible alcohol sales, and collaborating with law enforcement to minimize any potential issues.

In summary, there is no negative law enforcement history associated with El Zorro Market, and the operator's proactive approach to management supports the safe and successful operation of the convenience store within the community.