

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: February 12, 2026

HEARING DATE: February 24, 2026                      AGENDA ITEM: 5

PROJECT NUMBER: PRJ2021-004336-(2)

PERMIT NUMBER: Conditional Use Permit (“CUP”) No. RPPL2021012394

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 4501 West Slauson Avenue

OWNER: LH LLC C/O Altus Group US Inc., Renu Kumar, Owner

APPLICANT: Garfield Beach CVS, LLC

CASE PLANNER: Susan Zermeno, Senior Planner  
szermeno@planning.lacounty.gov

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### RECOMMENDATION

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

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

Staff recommends the following motions:

### **CEQA:**

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

### **ENTITLEMENT:**

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

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

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

**B. Project**

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

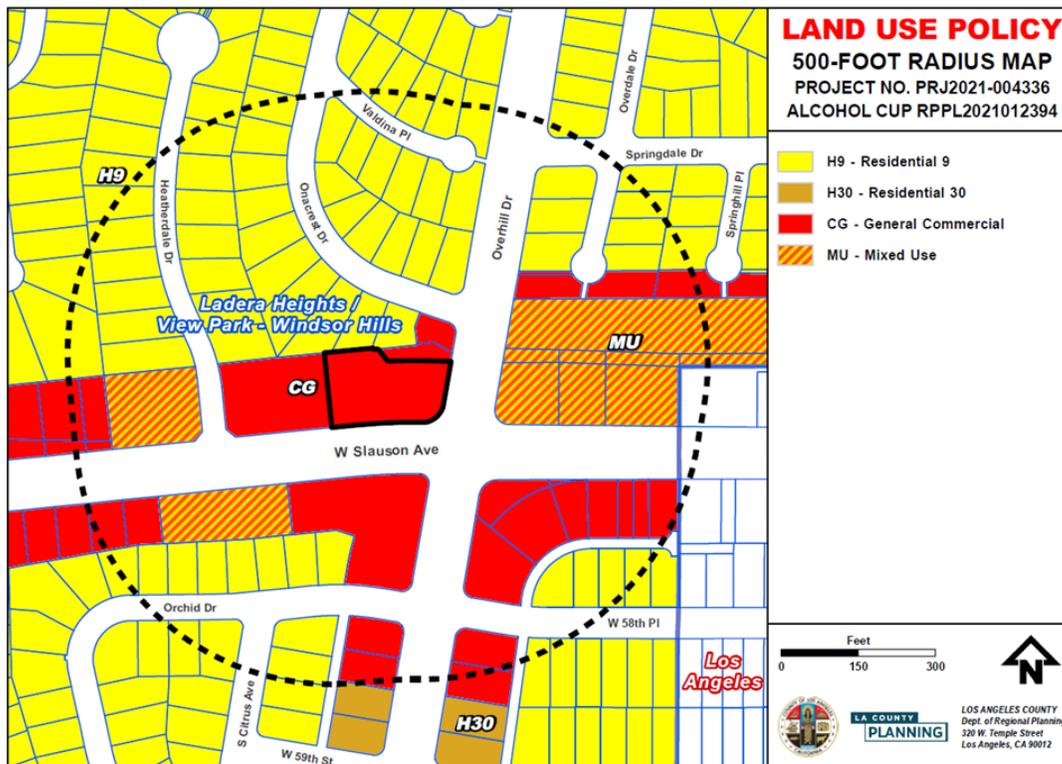
The CVS Pharmacy, formerly known as Sav-On Drugs, was built in 2000. On August 23, 2000, CUP 00-50-(2) authorized the sale of a full-line of alcoholic beverages for off-site consumption and a reduction in the number of required parking spaces from 66 to 62. On October 4, 2011, CUP No. 201000128 authorized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

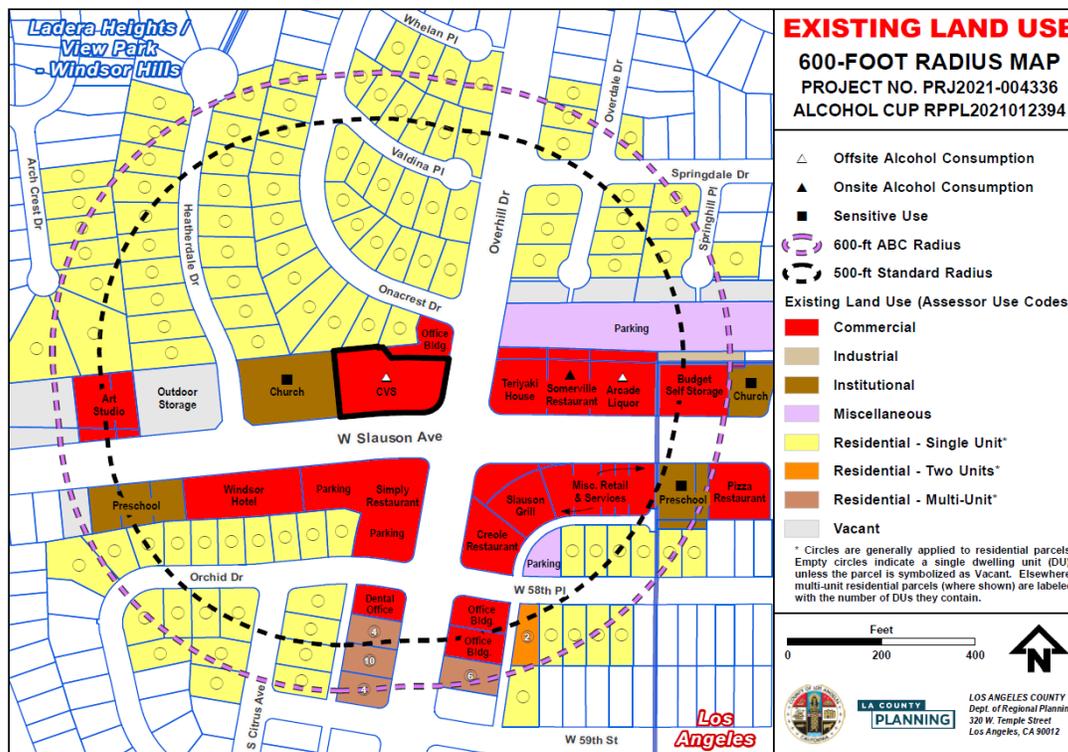
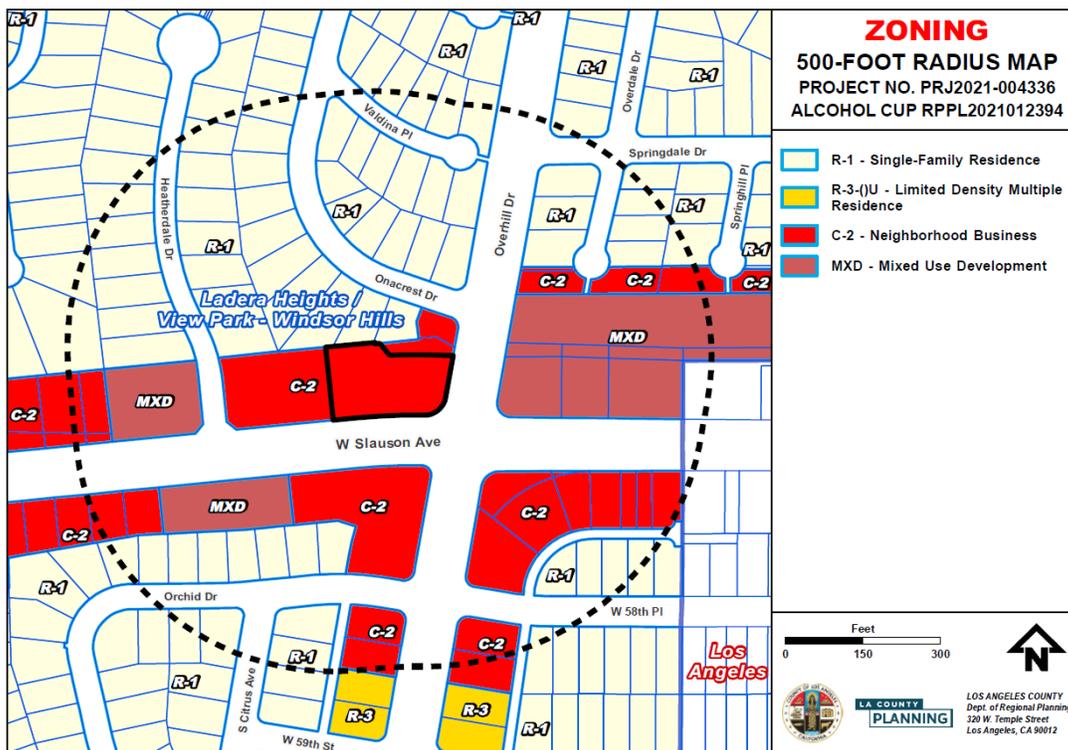
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	GENERAL PLAN LAND USE POLICY *	ZONING *	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2 (Neighborhood Business)	Retail, Church
NORTH	H9 (Residential 9, 0-9 Dwelling Units per Net Acre Maximum Density), CG	R-1 (Single-Family Residence), C-2	Single-Family Residences, Professional Office
EAST	MU (Mixed Use), CG	MXD (Mixed Use Development), C-2	Restaurant, Retail
SOUTH	MU, CG	MXD, C-2	Restaurant, Multi-Family Residences
WEST	MU, CG	MXD, C-2	Restaurant, Retail

\*Note: The Westside Area Plan was adopted on March 11, 2025. The CUP application was deemed complete prior to this date. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments) and Chapter 2 (Applicability) of the General Plan, the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on December 1, 2021.





**PROPERTY HISTORY**

**A. Zoning History**

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

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
CUP 201000128	A CUP to authorize the continued sale of a full-line of alcoholic beverages for off-site consumption at an existing CVS Pharmacy in the C-2 Zone.	Approved October 4, 2011
RPPL2018005585	A Site Plan Review for signage	Approved December 20, 2018
CUP 00-50-(2)	A CUP to authorize the sale of a full-line of alcoholic beverages for off-site consumption, incidental to the operation of a drugstore, and a reduction in the required number of parking spaces from 66 to 62.	Approved August 23, 2000
RRP201100292	A Site Plan Review for the installation of a 22.61-square-foot wall sign and an electronic message board	Approved July 7, 2011
RRP200601383	A Site Plan Review for new signage. The approval replaced signage approved under PP 48240.	Approved August 21, 2006
PP48240	A Site Plan Review for wall and monument signs	Approved on October 7, 2002
BL-005982-03-2025	Business License – Food Establishment	Issued on April 22, 2025

**ANALYSIS**

**A. Land Use Compatibility**

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

**B. Neighborhood Impact (Need/Convenience Assessment)**

The accessory sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at the Project Site is appropriate and is not anticipated to result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of approval. The CVS Pharmacy is an established neighborhood-serving retail use that maintains strict age-verification procedures, corporate training standards, and is consistent with ABC regulations. The Los Angeles County Sheriff's Department ("Sheriff's Department"), in a letter dated December 18, 2025, recommended approval of the CUP request. The Project is not anticipated to adversely impact or endanger people in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.

There are four sensitive uses within a 600-foot radius of the Project Site, which are two houses of worship and two preschools. One house of worship adjoins the Project Site to the west. However, the entrance to the Project Site for vehicles or pedestrians is off Slauson Avenue, which will not interfere with the house of worship's activities. The other house of worship is located approximately 596 feet to the east of the Project Site. One of the two preschools is located approximately 412 feet west of the Project Site, across the street of Slauson Avenue, and the other preschool is approximately 551 east of the Project Site, across the street of Slauson Avenue.

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

The Project Site is in Crime Reporting District No. 2767 and, in a report dated October 5, 2022, ABC determined it is a High Crime Reporting District. In a letter dated December 18, 2025, the Sheriff's Department did not report any concerns and recommended approval of the CUP with the recommendation to install high quality surveillance cameras inside and outside of the store. This recommendation has been incorporated into the recommended conditions of approval.

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

**C. Design Compatibility**

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

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

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

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

### **ZONING ORDINANCE CONSISTENCY**

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

### **BURDEN OF PROOF**

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

### **ENVIRONMENTAL ANALYSIS**

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

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

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

#### **B. Other Agency Comments and Recommendations**

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

#### **C. Public Comments**

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

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

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

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