

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-000135-(2)  
CONDITIONAL USE PERMIT NO. RPPL2023000190

1. **MEETING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a public meeting in the matter of Conditional Use Permit (“CUP”) No. RPPL2023000190 on January 28, 2025.
2. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Sherrie Olson (“Applicant”), requests the CUP to authorize the sale of beer and wine for off-site consumption with a Type 20 California Department of Alcohol Beverage Control License at a proposed convenience store (“Project”) located at 2060 East Florence Avenue (“Project Site”) in the MXD (Mixed Use Development) Zone, pursuant to County Code Section 22.26.030.B (Land Use Regulations for the Mixed Use Development Zone).
4. **ENTITLEMENT REQUIRED.** Pursuant to County Code Section 22.26.030.B (Land Use Regulations for the Mixed Use Development Zone), a CUP is required to authorize alcoholic beverage sales for off-site consumption in the MXD Zone.
5. **EXPIRATION OF UNUSED ENTITLEMENT.** The Project application references a proposed gas station and convenience store on the site plan, which were approved by Site Plan Review (“SPR”) No. RPPL2019002371 on July 25, 2019, when the Project Site was zoned C-M (Commercial Manufacturing). The SPR approval expired on July 25, 2023, and was not used since the owners did not obtain a building permit from the County Department of Public Works, Building and Safety Division. Pursuant to County Code Section 22.222.270 (Expiration and Extension for Unused Permits and Reviews), the approval expired and became null and void because the SPR approval was not used within the applicable time limit. As such, there is not a primary use building on the Project Site in which to carry out the proposed accessory alcoholic beverage sales. A primary use building, existing or proposed, is required to proceed with review of the Project because alcoholic beverage sales are an accessory use.
6. **LOCATION.** The Project is located at 2060 East Florence Avenue within the Roosevelt Park Zoned District and the Metro Planning Area.
7. **APPLICATION REVIEW.** The Project application was filed with the County Department of Regional Planning (“LA County Planning”) on February 28, 2023. Following the expiration of SPR No. RPPL2019002371 on July 25, 2023, LA County Planning staff (“Staff”) has asked the Applicant for additional materials needed to proceed with the Project. Correspondence from Staff is listed under Finding No. 8, and copies of letters mailed to the Applicant are attached to these findings. Staff has not received the requested information or materials to enable further Project evaluation.

8. **CORRESPONDENCE.**

SUBJECT	DATE	METHOD	DESCRIPTION
Public Meeting Notice	October 16, 2024	Email and Certified US Mail	Informed the Applicant that the Project is scheduled for denial and directed the Applicant to contact Staff within 30 days and to submit requested information and materials within 45 days for the Project to remain active.
Public Meeting Notice	October 15, 2024	Phone Call	Called the Applicant's number on file. No answer, left a voicemail to the Applicant explaining the denial.
Notice of Intent to Deny	August 7, 2024	Email and Certified US Mail	Informed the Applicant that the Project may be denied if a new SPR application is not filed by October 7, 2024.
Request for Additional Information	March 7, 2024	Email	Informed the Applicant that a new entitlement for a primary use on the Project Site is required to proceed with Project review. Provided lists of previous entitlements and required application materials.
Request for Additional Information	March 7, 2024	Video Meeting	Informed the Applicant that a new entitlement for a primary use on the Project Site is required to proceed with Project review.

9. **INACTIVE APPLICATION.** Pursuant to County Code Section 22.222.100.A (Inactive Application), Staff has deemed the Project inactive because the Applicant did not provide all items required by County Code Section 22.222.070 (Application Filing and Withdrawal) or County Code Section 22.222.090 (Initial Application Review) within the time period specified. Pursuant to County Code Section 22.222.100.C (Denial by Hearing Officer), if a CUP application is deemed inactive, the Hearing Officer may deny the application without a public hearing.
10. **SITE INSPECTION.** On October 8, 2024, Staff conducted an inspection of the Project Site from the public right-of-way. There are no primary use buildings on the Project Site in which to carry out alcoholic beverage sales as an accessory use. Photographs from the inspection are attached to these findings.
11. **ENFORCEMENT.** If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

12. **ENVIRONMENTAL.** Pursuant to California Public Resources Code Section 15270, the California Environmental Quality Act (“CEQA”) does not apply to projects which a public agency rejects or disapproves. Staff recommended denial of the Project because the Applicant did not provide all the information and materials required to complete review. Therefore, the Project qualifies for a Statutory Exemption (Projects Which Are Disapproved) from CEQA and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
2. Denies Conditional Use Permit No. RPPL2023000190.

**ACTION DATE: January 28, 2025**

MG:CS:ES

January 16, 2024

c: Zoning Enforcement, Building and Safety

Attachments:

- Exhibit B-1 Public Meeting Notice dated October 16, 2024
- Exhibit B-2 Notice of Intent to Deny dated August 7, 2024
- Exhibit B-3 Request for Additional Information Letter dated March 7, 2024
- Exhibit C Site Inspection Photos dated March 26, 2024