

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	October 2, 2025	
HEARING DATE:	October 15, 2025	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2023-003768-(2)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") No. RPPL2023003810	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	4417 Lennox Boulevard, Lennox	
OWNER:	Harmail Singh and Narinder Singh	
APPLICANT:	Liliger Damaso	
CASE PLANNER:	Evan Sahagun, Planner ESahagun@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 PRJ2023-003768-(2), CUP Number RPPL2023003810, 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.

### ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023003810 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- A CUP to authorize the sale of a full line of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a Type 20 California Department of Alcohol Beverage Control (“ABC”) License to a Type 21 ABC License, as an accessory use in an existing grocery market (“Project”) in the C-2 (Neighborhood Commercial) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).

### **B. Project**

The applicant, Liliger Damaso on behalf of Harmail Singh and Narinder Singh (“Applicant”), requests a CUP to authorize the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use in an existing grocery market (“El Zorro Market”) located at 4417 Lennox Boulevard, in the unincorporated Lennox community (“Project Site”). The market is approximately 4,492 square feet in size and consists of a meat sales counter, a walk-in cooler/freezer, storage spaces, in addition to the primary retail space.

The Project Site is currently deemed-approved for the sale of alcoholic beverages (beer and wine) for off-site consumption with a Type 20 ABC License, pursuant to County Code Section 22.140.030.H (Deemed-Approved Uses). The proposed CUP would allow an upgrade of the existing ABC License classification from Type 20 (beer and wine) to Type 21 (beer, wine, and distilled spirits). Therefore, the Project would not result in a net increase of ABC Licenses within the Census Tract or in the unincorporated Lennox community.

In a report dated July 11, 2024, ABC determined the Project Site is located in a High Crime Reporting District and a Census Tract overconcentrated with ABC Licenses for the sale of alcoholic beverages for off-site consumption. ABC allocates two (2) licenses for on-site consumption to the Census Tract while five (5) currently exist, including the Type 20 ABC License issued to El Zorro Market. Two other ABC Licenses for the sale of alcoholic beverages for off-site consumption exist within 500 feet of the Project Site, and the Project would not result in a net increase of ABC Licenses. In a letter dated July 9, 2025, the South Los Angeles Station of the County Sheriff’s Department (“Sheriff”) did not report any concerns about the establishment and recommended approval of the CUP. There are three sensitive uses, two religious institutions and a public library, within a 600-foot radius of the Project Site. Both the ABC report and letter from the Sheriff (Exhibit H – Agency Correspondence) are contained within this report.

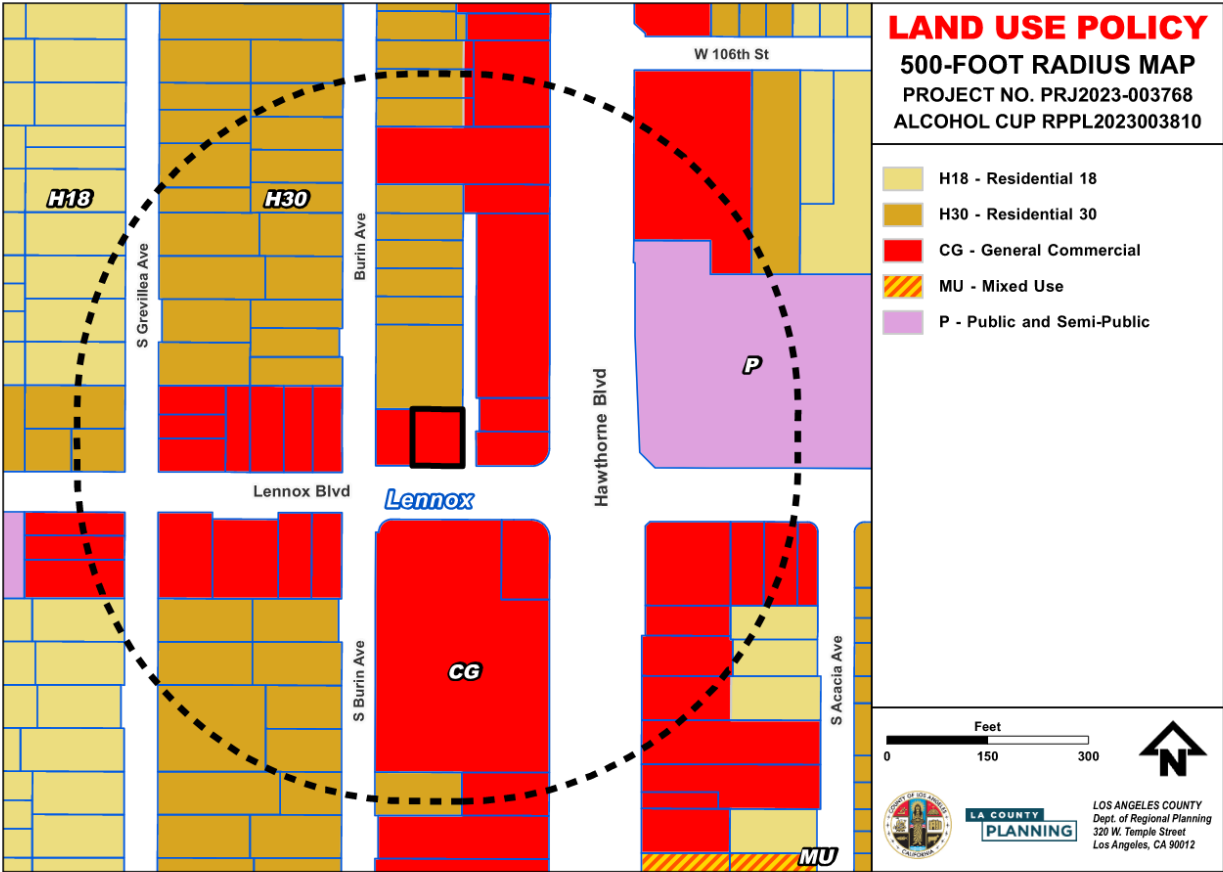
The grocery market’s business hours are currently from 8:00 a.m. to 10:00 p.m. daily, with alcohol currently sold within these operating hours. Staff recommends that the alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily if this CUP is approved. In addition, the

total shelf space for alcoholic beverage display will be limited to five percent (5%) of the total shelf space of the grocery market, less than the current 19.2% shelf space.

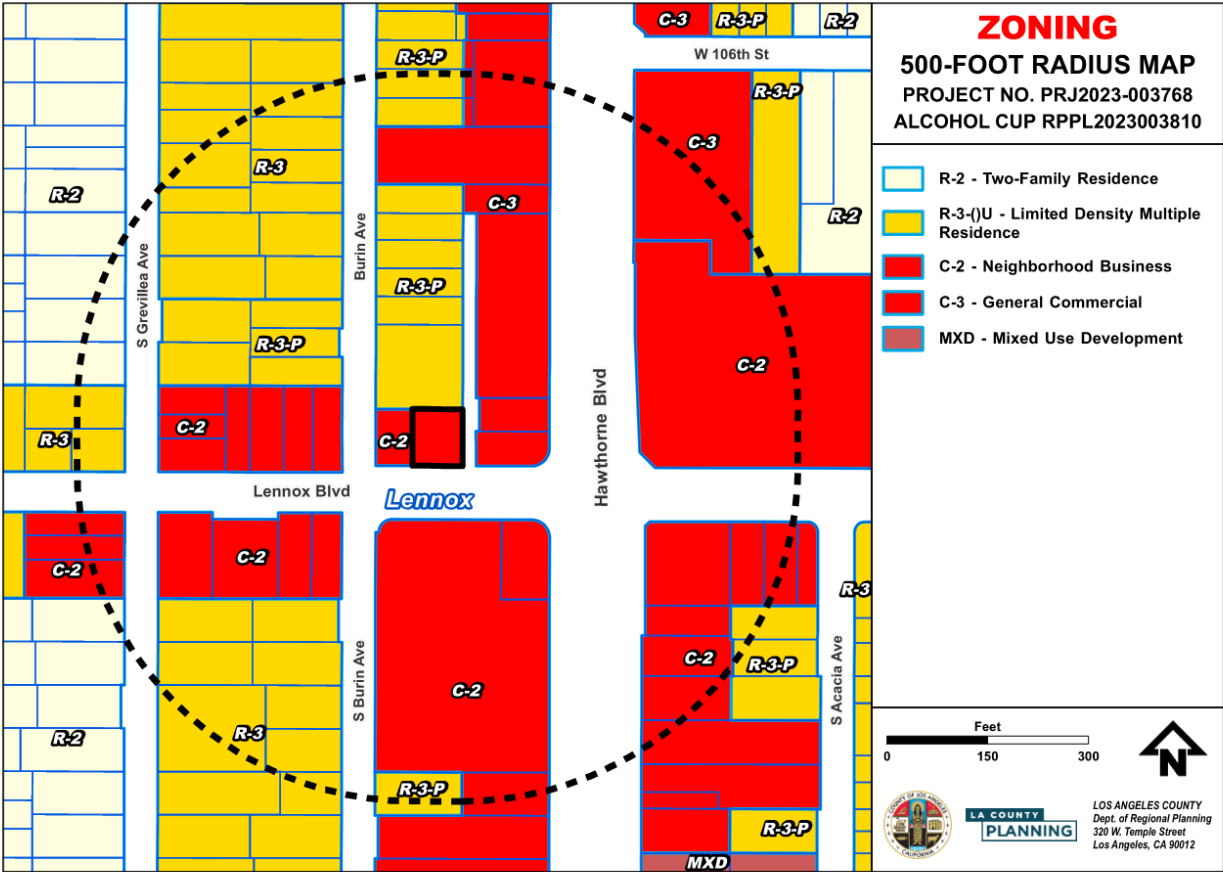
**SUBJECT PROPERTY AND SURROUNDINGS**

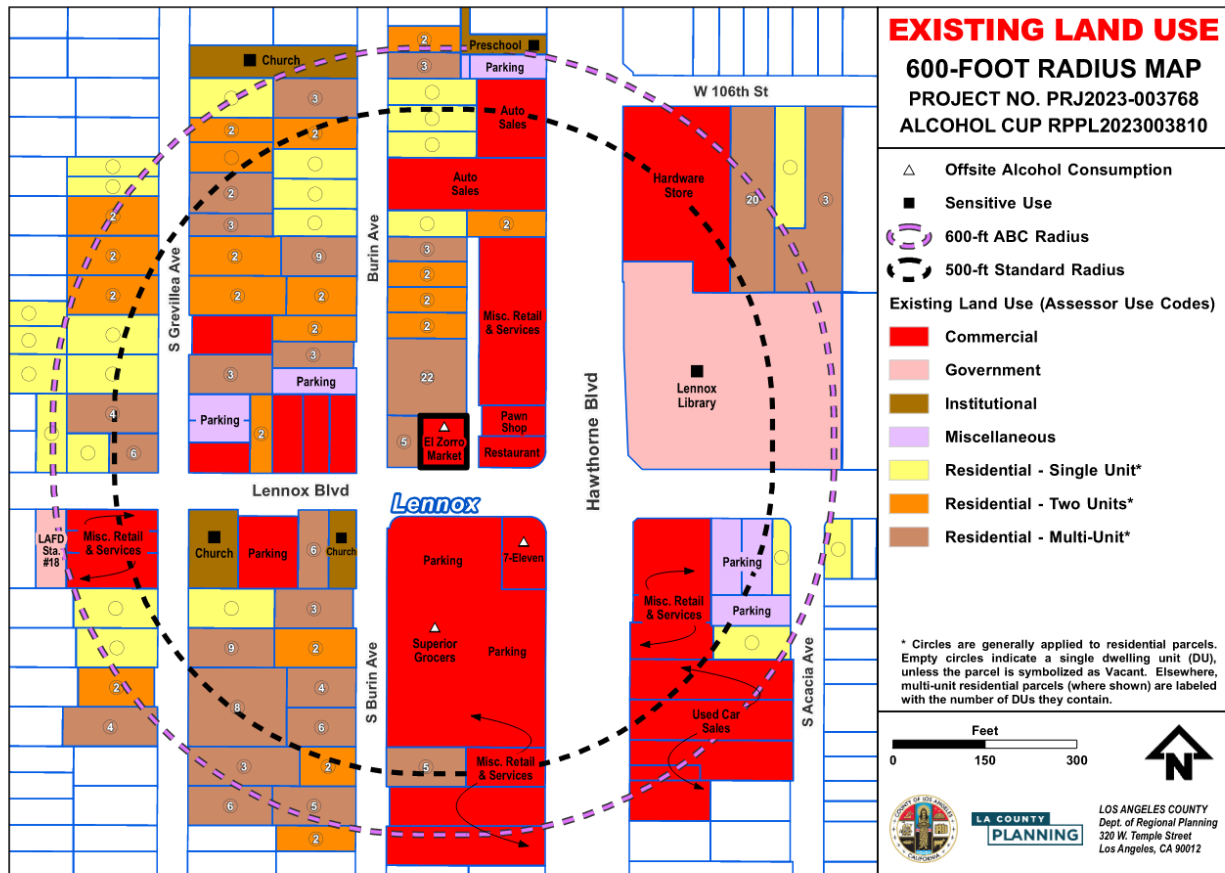
The following chart provides property data within a 500-foot radius:

LOCATION	SOUTH BAY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2 (Neighborhood Commercial)	Grocery market
NORTH	H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density), CG	R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence), C-3 (General Commercial)	Multifamily residences (MFRs), single-family residences (SFRs)
EAST	CG, P (Public and Semi-Public), H30	C-3, C-2, R-3-P	Restaurant, retail stores, County Library
SOUTH	CG, H30	C-2, R-3, R-3-P	Grocery store, convenience store, public eating establishments, MFRs
WEST	CG, H30, H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	C-2, R-3-P, R-3, R- 2 (Two-Family Residence)	MFRs, retail stores, barber & beauty shops, church









## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4601	C-2 (Neighborhood Commercial)	January 15, 1946

### B. Previous Case

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 201300902	Rebuild passageway damaged by fire	Approved on September 29, 2015.

### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
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RPCE2018002564	Banners, flags, and portable signs maintained on the Project Site.	Closed: March 26, 2019; Opened: May 15, 2018.
15-0000063	Unpermitted outdoor food takeout operated on the Project Site.	Closed: August 12, 2015; Opened: January 6, 2015.
11-0003077	Excess wall signage maintained on the Project Site.	Closed: May 7, 2014; Opened: February 2, 2011 .

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project Site is a commercial building located at 4417 Lennox Boulevard, north of Lennox Boulevard between Hawthorne Boulevard and Burin Avenue. The Project Site is surrounded by other commercial uses to its east and south, as well as a mix of multifamily and single-family residential uses to its west and north and beyond the commercially-zoned properties fronting both Lennox Boulevard and Hawthorne Boulevard. Although the Project Site abuts two apartment buildings to its west and north, its entrance faces towards the southeast and it does not have direct street access into the residential neighborhood.

Furthermore, the Project Site has been licensed by ABC for the sale of alcoholic beverages for off-site consumption for over thirty (30) years, since October 23, 1992. With the establishment of adequate operational controls including recommended conditions of approval for the updated hours of alcoholic beverage sales and shelf space limitation, the proposed accessory sale of alcoholic beverages for off-site consumption as an accessory use in the existing grocery market is compatible with surrounding uses.

### **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 grocery market will continue to offer a variety of grocery items in addition to alcoholic beverages, including whole grains and fresh produce. The addition of distilled spirits to the existing sale of beer and wine sold by the grocery market will give customers the option to purchase from a full line of alcoholic beverages together with their other grocery items.

There are currently two (2) other businesses with ABC Licenses for the sale of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site, and no ABC Licenses for the sale of alcoholic beverages for on-site consumption within this radius. There are five (5) sensitive uses within a 600-foot radius around the Project Site consisting of three (3) religious institutions, a preschool, and a public library. Pursuant to the recommended conditions of approval, alcoholic beverages will not be permitted to be

consumed within the premises of the Project Site. The Project Site has been selling alcoholic beverages for over 30 years without reported violations of County Code 22.140.030.I (Performance Standards for Deemed-Approved Uses). The sale of alcoholic beverages at the grocery market is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of approval.

Public Convenience or Necessity

The Project Site is located in Crime Reporting District No. 381 and, in a report dated July 11, 2024, ABC determined it is a High Crime Reporting District. In a letter dated July 9, 2025, the Sheriff reported that there have been forty (40) calls for service at the Project Site in the five-year look back period from July 2020 through June 2025. Most of the calls for service, 16 out of 40, were for burglary calls. The Sheriff stated that the calls for service have been routine in nature, and recommended approval of the CUP. The forty (40) calls for service, as reported by the Sheriff from July 2020 through June 2025, are shown in the following table:

<b>CALLS FOR SERVICE</b>	<b>COUNT</b>
Burglary	16
Disturbance	7
Suspicious Activity	4
Traffic	4
Vandalism	2
Contact	2
Assault	2
Check Vicinity	1
Peddling	1
Other	1

Both the ABC report and letter from the Sheriff (Exhibit H – Agency Correspondence) are contained within this report. Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Regional Planning Commission (“Commission”) 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 Project Site has been selling alcoholic beverages for over thirty (30) years without major issues reported by the community. The Sheriff did not report any specific concerns about the establishment. The public convenience of allowing the patrons of the subject grocery market to purchase from a full line of alcoholic beverages together with their other items outweighs the fact that the Project Site is located within a High Crime Reporting District. However, this needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit I). Because of these documented adverse effects, Staff recommends that the Commission can make a finding of public convenience or

necessity only if the sale of alcoholic beverages for off-site consumption is limited from 10:00 a.m. to 10:00 p.m. daily, due to proximity of residential and sensitive uses. Accordingly, one of the draft conditions of approval will limit the sale of alcoholic beverages for off-site consumption at the Project Site to the hours mentioned above.

#### Recommended Hours of Alcohol Sales

Staff recommends that the hours for alcoholic beverage sales be restricted to 10:00 a.m. to 10:00 p.m. daily. The alcohol sales hours are currently from 8:00 a.m. to 10:00 p.m. daily, which are the same operating hours as El Zorro Market. Staff recommends these updated hours due to the proximity of residential and sensitive uses, as well as the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit I).

### **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 Zone. The Project does not include any physical improvements or modifications at the Project Site at this time. Any future tenant improvement or change of use that may be pursued at a later date may be subject to review by LA County Planning. Therefore, this CUP will have no effect on the design compatibility of the existing structures at the Project Site. The Project Site is also located within the South Bay Planning Area Standards District ("PASD"). However, pursuant to County Code Section 22.318.040 (Applicability), no relevant PASD regulations apply to this Project.

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

The Project is consistent with applicable goals and policies of the General Plan and Area 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 Permits 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 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County

environmental guidelines. The Project is for the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use in an existing grocery market. No modifications or physical development are proposed. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the 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**

The Sheriff, in a letter dated July 9, 2025, recommended approval of the CUP.

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

ABC, in a report dated July 11, 2024, indicated that the Project Site is:

- Located in a Census Tract overconcentrated with ABC Licenses for the sale of alcoholic beverages for off-site consumption, and
- Located in a High Crime Reporting District as defined and determined by ABC.

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

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

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Report

Reviewed By:

Elsa M. Rodriguez, Acting Supervising Planner

Report

Approved By:



Mitch Glaser, Assistant Deputy Director

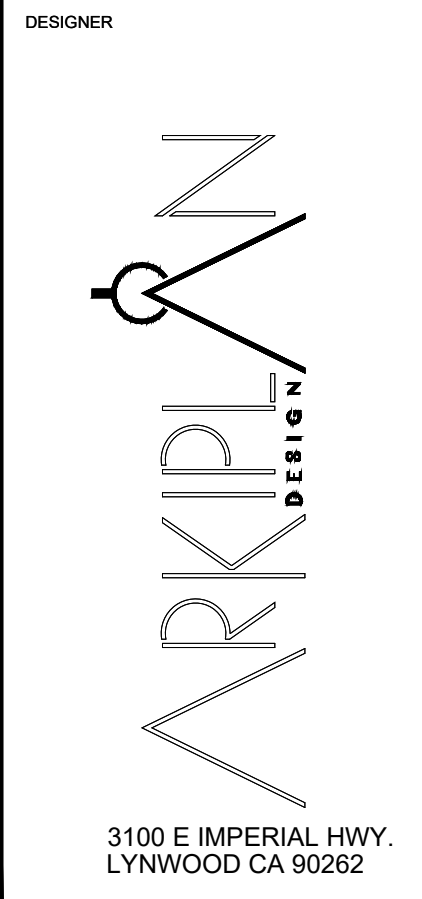
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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination



EXHIBIT G	Informational Maps
EXHIBIT H	Agency Correspondence
EXHIBIT I	Reference Documents (listed below)
<ol style="list-style-type: none"><li>1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. December 2010. <a href="https://www.ncbi.nlm.nih.gov/pubmed/21084080">https://www.ncbi.nlm.nih.gov/pubmed/21084080</a></li><li>2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. May 2014. <a href="https://www.ncbi.nlm.nih.gov/pubmed/24588859">https://www.ncbi.nlm.nih.gov/pubmed/24588859</a></li><li>3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation. August 2013. <a href="https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage">https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage</a></li></ol>	





arikiplandesign@gmail.com

CONSULTANTS



PROJECT

SCALE

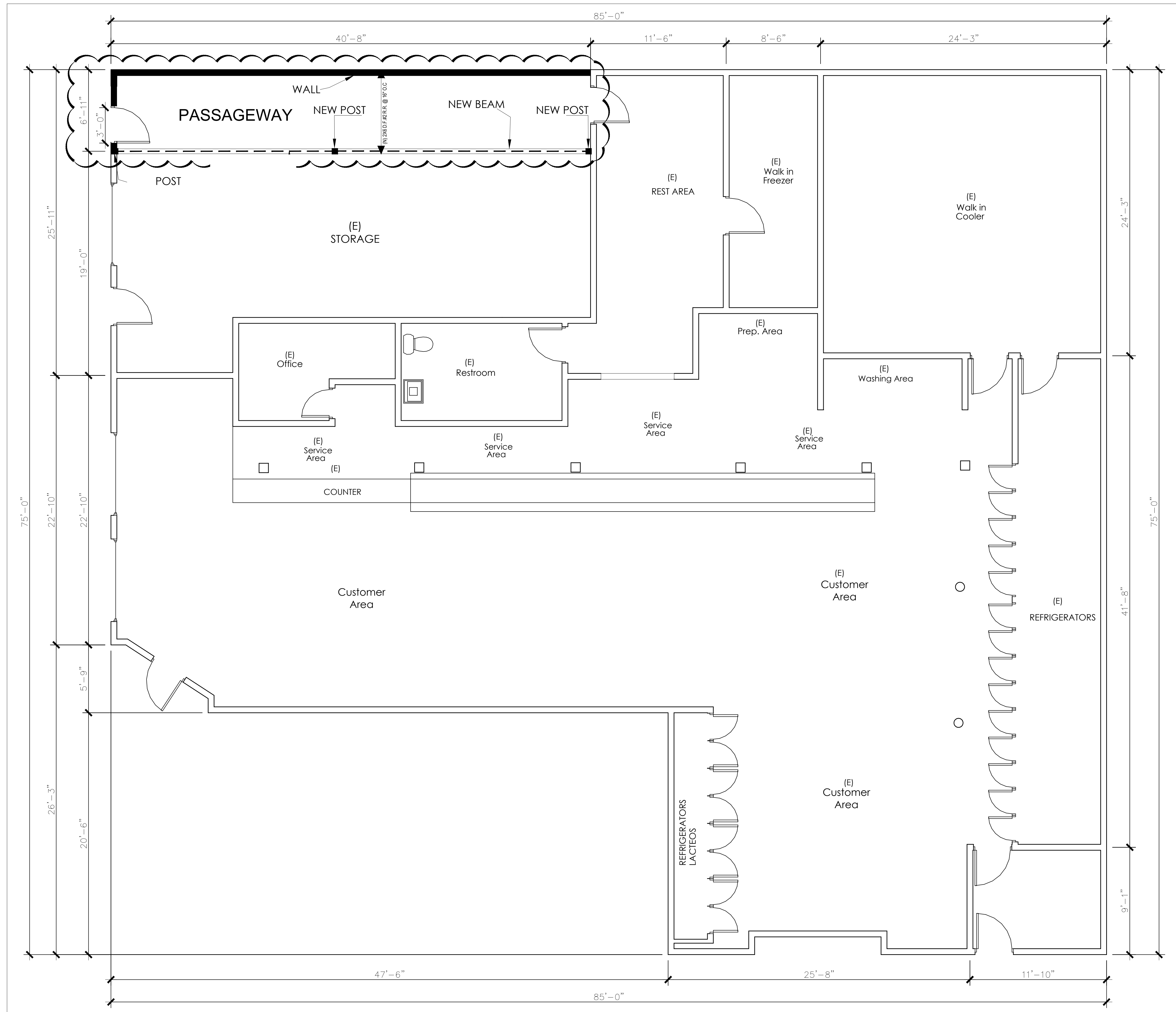
DRAWN BY  
RA  
DATE  
AUG. 2015

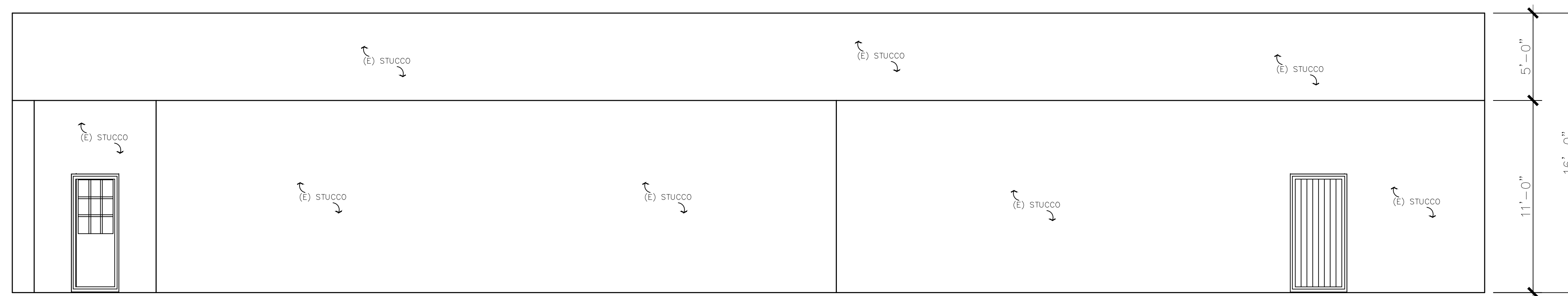
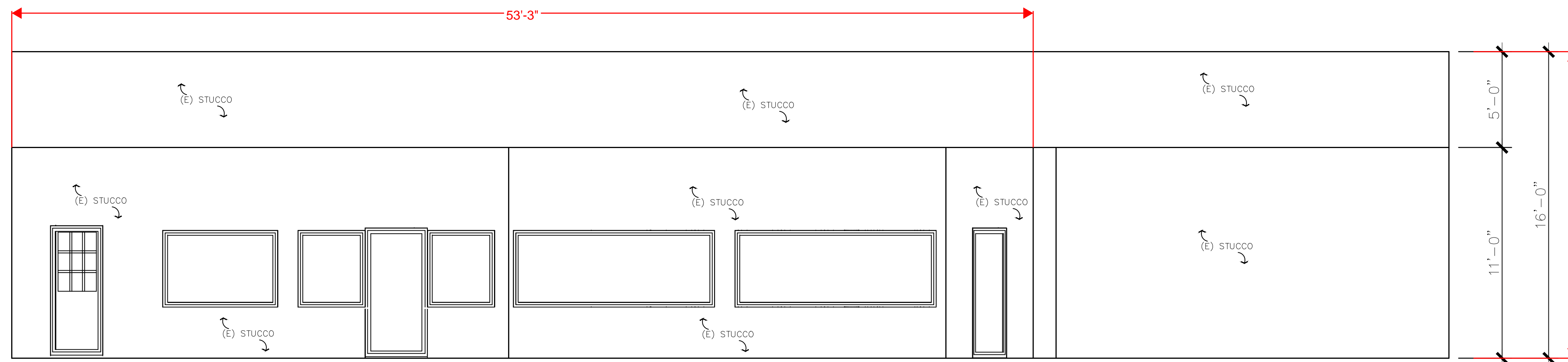
SHEET NUMBER

A-1.

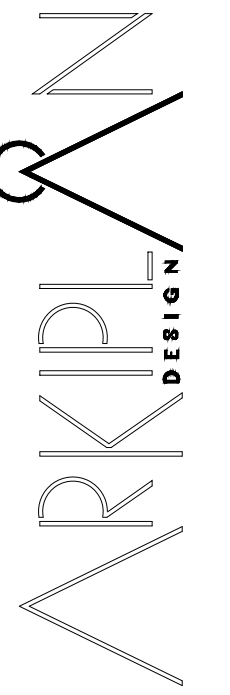
## A-1.1







DESIGNER



00 E IMPERIAL HWY.  
WINWOOD CA 90262

## DIAGNOSTIC

RQ. RUBEN AVALOS  
el: (323) 9163509  
100 E IMPERIAL HWY.  
YNWOOD CA 90262  
UITE A-9

kiplandesign@gmail.com

**OWNER / LANDLORD**

EL ZORRO  
MARKET

CONSULTANTS

[illegible]

PROJECT NAME

419 LENNOX BLVD  
LENNOX CA.  
90304

E

## ELEVATION PLAN

## PROJECT

ME

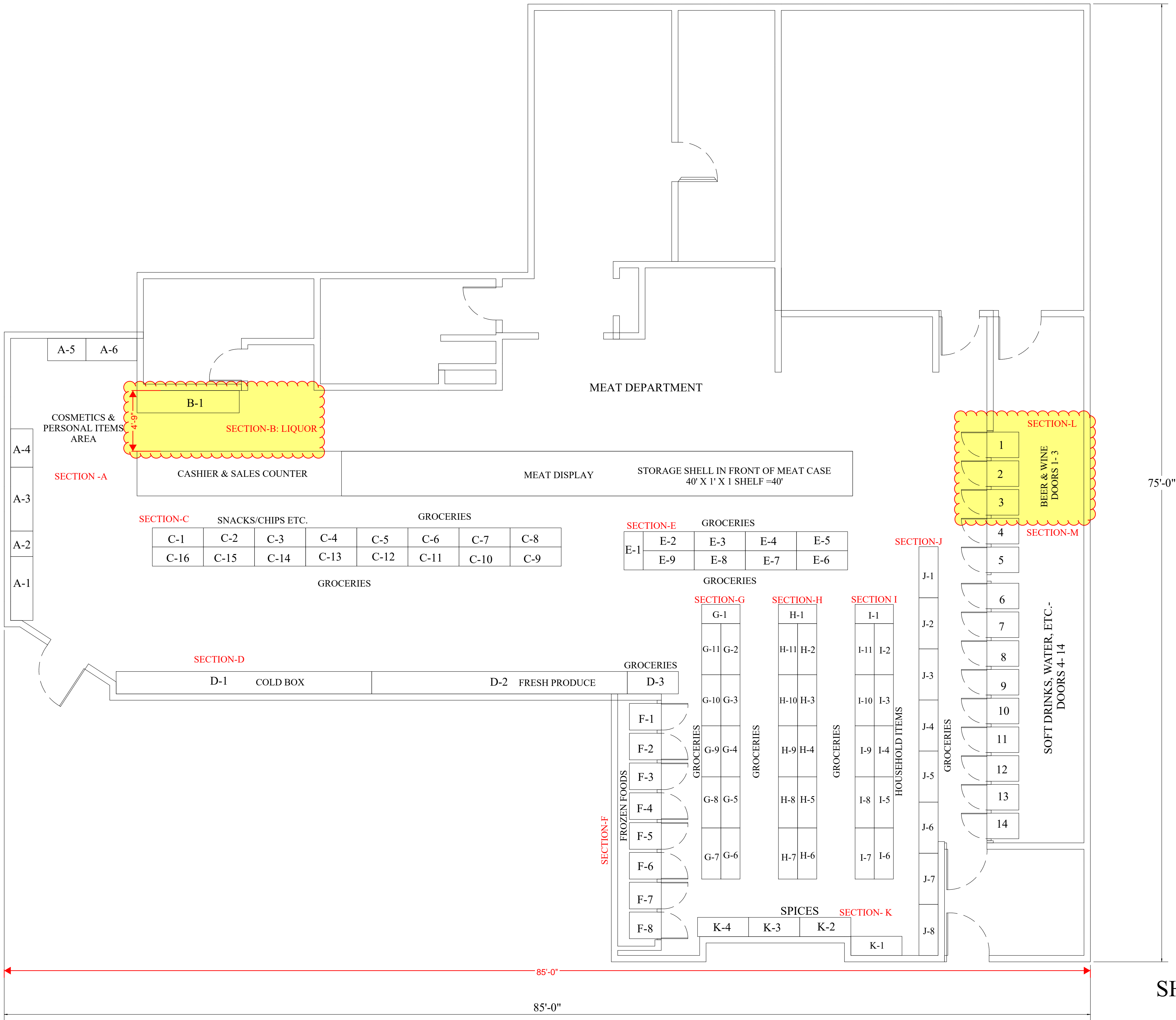
SUMMARY

1

SEP, 2015

SHEET NUMBER

A-1.4



SHELF PLAN  
1/4" = 1'

EL ZORRO MARKET  
4419 LENNOX BLVD., LENNOX, CA 90304  
  
APPLICANT: LIQUOR LICENSE AGENT  
(310) 614 - 8492

PLANS BY:  
PEP RESTAURANT CONSULTING  
15701 SHERMAN WAY #14160  
VAN NUYS, CA 91409  
www.PatrickEpanzareloCS.com  
(818) 310-8589  
PepRestaurantConsulting@gmail.com

1/ 2/ 24

A - 1

	SECTION	LENGTH	SHELVES	TOTAL INCHES FOR SHELVES
SECTION A	A-1	60"	2	120
	A-2	24"	7	168
	A-3	60"	5	300
	A-4	36"	8	288
	A-5	48"	7	366
	A-6	36"	7	252
TOTAL SECTION A=				1494

LIQUOR

SECTION B	B-1	96"	5	480
TOTAL SECTION B=				480

SECTION C	C-1	48"	4	192
	C-2	48"	8	384
	C-3	48"	8	384
	C-4	48"	6	288
	C-5	48"	6	288
	C-6	48"	7	336
	C-7	48"	5	240
	C-8	48"	5	240
	C-9	48"	5	240
	C-10	48"	5	240
	C-11	48"	5	240
	C-12	48"	5	240
	C-13	48"	5	240
	C-14	48"	5	240
	C-15	48"	5	240
	C-16	48"	5	240
TOTAL SECTION C=				4272

SECTION D	D-1	240"	3	720
	D-2	240"	3	720
	D-3	48"	2 1/2	120
TOTAL SECTION D=				1560

SECTION E	E-1	36"	4	144
	E-2	48"	4	192
	E-3	48"	4	192
	E-4	48"	4	192
	E-5	48"	4	192
	E-6	48"	4	192
	E-7	48"	4	192
	E-8	48"	4	192
TOTAL SECTION E=				1488



SECTION F	F-1	30"	4	120
	F-2	30"	6	180
	F-3	30"	6	180
	F-4	30"	6	180
	F-5	30"	6	180
	F-6	30"	6	180
	F-7	30"	6	180
	F-8	30"	6	180
TOTAL SECTION F=				1380

SECTION G	G-1	36"	4	144
	G-2	48"	4	192
	G-3	48"	4	192
	G-4	48"	4	192
	G-5	48"	4	192
	G-6	48"	4	192
	G-7	48"	4	192
	G-8	48"	4	192
	G-9	48"	4	192
	G10	48"	4	192
	G-11	48"	4	192
TOTAL SECTION G=				2064

SECTION H	H-1	36	4	144
	H-2	48	4	192
	H-3	48	4	192
	H-4	48	4	192
	H-5	48	4	192
	H-6	48	4	192
	H-7	48	4	192
	H-8	48	4	192
	H-9	48	4	192
	H-10	48	4	192
	H-11	48	4	192
TOTAL SECTION H=				2064

	SECTION	LENGTH	SHELVES	TOTAL INCHES FOR SHELVES
SECTION I	I-1	36	4	144
	I-2	48	4	192
	I-3	48	4	192
	I-4	48	4	192
	I-5	48	4	192
	I-6	48	4	192
	I-7	48	4	192
	I-8	48	4	192
	I-9	48	4	192
	I-10	48	4	192
	I-11	48	4	192
	TOTAL SECTION I=			2064
SECTION J	J-1	48	4	192
	J-2	48	4	192
	J-3	48	4	192
	J-4	48	4	192
	J-5	48	4	192
	J-6	48	4	192
	J-7	48	4	192
	J-8	48	4	192
	TOTAL SECTION J=			1536
SECTION K	K-1	48	4	192
	K-2	48	4	192
	K-3	48	7	336
	K-4	48	5	240
	TOTAL SECTION K=			960
BEER & WINE WALK-IN COOLER				
SECTION L	1	30	6	180
	2	30	6	180
	3	30	8	240
	TOTAL SECTION L=			600

REACH-IN COOLER- SOFT  
DRINKS, WATER, DAIRY, ETC.

SECTION M=	4	30	7	210
	5	30	6	180
	6	30	6	180
	7	30	6	180
	8	30	7	210
	9	30	5	150
	10	30	2	60
	11	30	6	180
	12	30	6	180
	13	30	6	180
	14	30	7	210
TOTAL SECTION M=				1920

	SQ.FT.	PERCENTAGE	
SECTION A=	1,494 / (21,882)*100=	6.83%	
SECTION B=	480 / (21,882)*100=	2.19%	LIQUOR
SECTION C=	4,272 / (21,882)*100=	19.52%	
SECTION D=	1,560 / (21,882)*100=	7.13%	
SECTION E=	1,488 / (21,882)*100=	6.80%	
SECTION F=	1,380 / (21,882)*100=	6.31%	
SECTION G=	2,064 / (21,882)*100=	9.43%	
SECTION H=	2,064 / (21,882)*100=	9.43%	
SECTION I=	2,064 / (21,882)*100=	9.43%	
SECTION J=	1,536 / (21,882)*100=	7.02%	
SECTION K=	960 / (21,882)*100=	4.39%	
SECTION L=	600 / (21,882)*100=	2.74%	LIQUOR
SECTION M=	1,920 / (21,882)*100=	8.77%	
SHELF TOTAL=	21,882	100%	
LIQUOR=		4.94%	

**PROJECT NUMBER**

PRJ2023-003768-(2)

**HEARING DATE**

October 15, 2025

**REQUESTED ENTITLEMENT**Conditional Use Permit ("CUP") No.  
RPPL2023003810

## PROJECT SUMMARY

**OWNER / APPLICANT**

Liliger Damaso

**EXHIBIT DATE**

September 1, 2015

**PROJECT OVERVIEW**

To authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a deemed-approved Type 20 California Department of Alcohol Beverage Control ("ABC") License to a Type 21 ABC License, as an accessory use in an existing grocery market ("El Zorro Market"). The market is approximately 4,492 square feet in size and consists of a meat sales counter, walk-in cooler/freezer, storage spaces, in addition to the primary retail space.

The grocery market is currently deemed-approved for the sale of alcoholic beverages (beer and wine) for off-site consumption with a Type 20 ABC License. This CUP would add distilled spirits to the existing offerings by upgrading the ABC License classification. Staff recommends that the alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily, while the market currently operates from 8:00 a.m. to 10:00 p.m. daily.

**LOCATION**

4417 Lennox Boulevard, Lennox

**ACCESS**

Lennox Boulevard

**ASSESSORS PARCEL NUMBER**

4036-017-011

**SITE AREA**

0.15 Acres

**GENERAL PLAN / LOCAL PLAN**

South Bay Area Plan

**ZONED DISTRICT**

Lennox

**PLANNING AREA**

South Bay

**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**

C-2 (Neighborhood Commercial)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

Eight (8) units

**APPLICABLE STANDARDS DISTRICT**

South Bay Planning Area Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and South Bay Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.140.030 (Alcoholic Beverage Sales Requirements)
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)

**CASE PLANNER:**

Evan Sahagun

**PHONE NUMBER:**

(213) 204 - 9939

**E-MAIL ADDRESS:**

ESahagun@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2023-003768-(2)  
CONDITIONAL USE PERMIT NO. RPPL2023003810

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023003810** on October 15, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Harmail Singh and Narinder Singh ("Permittee"), requests the CUP to authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a Type 20 California Department of Alcohol Beverage Control (“ABC”) License to a Type 21 ABC License, as an accessory use in an existing grocery market (“Project”) located at 4417 Lennox Boulevard in the unincorporated community of Lennox (“Project Site”) in the C-2 (Neighborhood Commercial) zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize the sale of alcoholic beverages for off-site consumption in the C-2 Zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 4417 Lennox Boulevard within the Lennox Zoned District and South Bay Planning Area.
6. **PREVIOUS ENTITLEMENT.**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 201300902	Rebuild passageway damaged by fire	Approved on September 29, 2015.

7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the South Bay Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
8. **ZONING.** The Project Site is located in Lennox Zoned District and is currently zoned C-2. Pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales), a CUP is required to authorize the sale of alcoholic beverages for off-site consumption.

9. SURROUNDING LAND USES AND ZONING

LOCATION	SOUTH BAY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density), CG (General Commercial)	R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence), C-3 (General Commercial)	Multifamily residences (MFRs), single-family residences (SFRs)
EAST	CG, P (Public and Semi-Public), H30	C-3, C-2 (Neighborhood Commercial), R-3-P	Restaurant, retail stores, County Library
SOUTH	CG, H30	C-2, R-3, R-3-P	Grocery store, convenience store, public eating establishments, MFRs
WEST	CG, H30, H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	C-2, R-3-P, R-3, R-2 (Two-Family Residence)	MFRs, retail stores, barber & beauty shops, church

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.15 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a 4,492-square-foot commercial building used as a grocery market.

B. Site Access

The Project Site is accessible via Lennox Boulevard to its south. Access to the Project Site will be via an entrance/exit facing Lennox Boulevard and the adjacent 20-foot-wide alley.

C. Site Plan

The existing site plan depicts the Project Site developed with a commercial building fronting Lennox Boulevard to its south. Uncovered parking is available along the east side of the building, accessible via the adjacent 20-foot-wide alley.

D. Parking



The Project Site includes a total of five existing parking spaces, including one accessible for persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”), directly accessible via and perpendicular to the adjacent 20-foot-wide alley. The commercial building was constructed in 1955 and there were no parking requirements for retail uses in the C-2 zone until 1958. Additionally, the Project Site is located less than a half-mile from the Hawthorne Station on the LA Metro (Los Angeles County Metropolitan Transit Authority) C (Green) Line, which is a major transit stop as defined in California Public Resources Code section 21064.3. Pursuant to California Assembly Bill No. 2097 (“AB 2097”), minimum parking requirements do not apply to the Project.

11. **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 a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is for the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at an existing grocery market. No modifications or physical development are proposed. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment.
12. **COMMUNITY OUTREACH.** During the month of September 2025, the Permittee posted a petition at the Project Site for customers, which obtained approximately 125 signatures indicating support of the CUP request.
13. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Commission was issued on October 2, 2025.
14. **AGENCY RECOMMENDATIONS.**
  - A. County Sheriff’s Department, South Los Angeles Station (“Sheriff”): Recommended approval in a letter dated July 9, 2025.
  - B. ABC: in a report dated July 11, 2024, indicated that the Project Site is:
    - a. Located in a Census Tract overconcentrated with ABC Licenses for the sale of alcoholic beverages for off-site consumption, because two licenses are allocated to the Census Tract and five licenses currently exist; and
    - b. Located in a High Crime Reporting District as defined and determined by ABC.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (Daily Journal). On September 4, 2025, approximately one month prior

to the public hearing, a “Notice of Public Hearing” sign was posted on the Project Site, plainly visible from the public right-of-way on Lennox Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On August 21, 2025, a total of 63 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 nine (9) notices to those on the courtesy mailing list for the Lennox Zoned District and to any additional interested parties.

### **GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan and Area Plan because the CG designation is intended for local-serving commercial uses, such as a neighborhood grocery market with the accessory sale of alcoholic beverages. The Commission further finds that the Project promotes local and legacy businesses.

17. **GOALS AND POLICIES – GENERAL PLAN.** The Commission finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Policy LU 5.2:** Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- **Policy LU 5.4:** Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.
- **Goal LU 7:** Compatible land uses that complement neighborhood character and the natural environment.

The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings with a full line of alcoholic beverage sales. The market will continue to provide grocery items, including meat, fresh produce, and whole grains, which would be maintained with approval of the CUP. The Project will include conditions of approval that, among other things, will continue to limit the total shelf space devoted to alcoholic beverages to five percent of the store, and a restriction on the hours of authorization to sell alcoholic beverages for off-site consumption. This will ensure that the meat market continues to serve primarily as a grocery store while expanding to a full line of alcoholic beverages and mitigate any potential adverse impact on the surrounding residential neighborhood.

18. **GOALS AND POLICIES – AREA PLAN.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan, including the following:

#### **AREAWIDE POLICIES**

- **Policy LU 4.6: Local, Small-Scale Commercial.** Ensure that established commercial and mixed-use corridors continue to provide local small- and moderate-sized commercial spaces for neighborhood-serving uses.

COMMUNITY-SPECIFIC POLICIES

- **Policy 1.2: Local and Legacy Businesses.** Support small and legacy business along Lennox and Hawthorne Boulevards through exploring business retention strategies, such as workforce development that aim to help preserve existing community assets, amenities, and jobs.

The Project would expand the offerings of alcoholic beverages for off-site consumption within the existing grocery market. The Project Site has been selling alcoholic beverages for off-site consumption for over 30 years and primarily serves the surrounding residential community. The grocery market will continue to provide grocery items, including fresh produce and whole grains, which would be maintained with approval of the CUP. The Project Site has been deemed-approved for the sale of beer and wine for off-site consumption, subject to County Code Section 22.140.030.I (Performance Standards for Deemed-Approved Uses). If approved, the CUP would impose conditions of approval that will, among other things, limit the total shelf space devoted to alcoholic beverages to five percent of the store and restrict the hours to sell alcoholic beverages for off-site consumption. These new operational standards will minimize negative impacts on sensitive uses and surrounding residential neighborhood, consistent with the Area Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-2 zoning classification because the accessory sale of alcoholic beverages for off-site consumption is permitted in such zone with a CUP, while the primary use of a grocery market is permitted in such zone with a ministerial Site Plan Review, pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
20. **REQUIRED YARDS.** The Commission finds no yards are required for nonresidential uses in the C-2 Zone.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). The existing building is 16 feet tall, within the maximum allowable building height of 35 feet.
22. **PARKING.** The Commission finds that the Project is not consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces) which requires one vehicle parking space for every 250 square feet of retail floor area, or 18 spaces. Additionally, pursuant to AB 2097, because the Project Site is located less than a half-mile from the Hawthorne Station on the LA Metro C (Green) Line minimum parking requirements do not apply to the Project. The Project Site has five existing vehicle parking spaces and was developed in 1955, prior to parking requirements in the C-2 zone which became effective in 1958. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard.

23. **SIGNS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs). A maximum of three square feet of wall signage is allowed per linear foot of building frontage. The building face fronting Lennox Boulevard is 53 feet and 3 inches wide, which allows a maximum of 159.75 square feet for wall signage. A 28-square-foot wall sign for the grocery market, facing Lennox Boulevard, exists on the Project Site.
24. **LANDSCAPING.** The Commission finds that the Project is not consistent with County Code Section 22.20.040 (Development Standards for Commercial Zones) which requires that a minimum 10 percent of the 6,338-square-foot lot area, or approximately 634 square feet, be landscaped. The Project Site does not have any landscaping and was developed in 1955, prior to parking requirements in the C-2 zone which became effective in 1958. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard.
25. **TREE PLANTING.** The Commission finds that the Project is not consistent with County Code Section 22.126.030 (Tree Requirements) which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or three (3) trees, be planted. The Project Site does not have any trees and was developed in 1955, prior to tree planting requirements in the C-2 zone which became effective in 2016. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Commission finds that this standard does not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.
26. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). Display of alcoholic beverages will be restricted to a maximum of five percent of total shelf space in the grocery market. Other standards have been incorporated into the conditions of approval for the CUP, including but not limited to restricted hours for alcoholic beverages sales, required offering of fresh produce and whole grains, and the participation of employees in relevant State training programs for alcoholic beverage sales.
27. **PLANNING AREA STANDARDS DISTRICT ("PASD").** The Commission finds that the Project is not consistent with County Code Chapter 22.318 (South Bay PASD) which imposes areawide development standards for the C-2 zone, including:
- a. A five-foot-wide landscaping buffer for lots abutting a residential use or zone;
  - b. A solid masonry wall along lot lines abutting a residential use or zone; and
  - c. Parking areas must be placed behind buildings.

The Project Site does not have a landscaping buffer or solid masonry wall between the abutting multifamily residences to its west and north, and its five parking spaces are in front of the building. The Project Site was developed in 1955, prior to these requirements in the PASD which became effective in 2025. Therefore, the Commission finds that the Project is legal nonconforming with respect to these standards.

Furthermore, the Commission finds that these standards do not apply to the Project pursuant to County Code Section 22.318.040 (Applicability) because the Project does not include a floor area addition, repair, or modification.

### **CONDITIONAL USE PERMIT FINDINGS**

28. **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.** The Permittee has operated for over 30 years with the sale of beer and wine for off-site consumption, with no reported adverse impacts on the surrounding community. The Project contributes to a variety of commercial and retail services available to local residents. The building is adequate in size for the requested operation of a grocery market with the sale of alcoholic beverages and is located within close proximity of multifamily residences and Hawthorne Boulevard, a heavily-traveled commercial corridor. With the recommended conditions of approval for the CUP, the Project is not anticipated to adversely impact or endanger persons in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.
29. **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 Project Site is consistent with applicable required standards in Title 22, although legal nonconforming with respect to certain standards such as landscaping and buffering, because the Project Site was developed in 1955. The five existing parking spaces are adequate for the needs of this business because it primarily serves the surrounding medium-density residential neighborhoods. The Project integrates well into the surrounding area due to its proximity to other community-serving uses at the intersection of Lennox Boulevard and Hawthorne Boulevard.
30. **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 Site is served by Lennox Boulevard, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. The Project Site is also within 200 feet of Hawthorne Boulevard, a 115-foot-wide Major Highway mapped County's Master Plan of Highways and a high-quality transit corridor, served by LA Metro's Bus Line 40 and the Hawthorne Station on the C (Green) Line. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic, respectively, to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.

31. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

### **SUPPLEMENTAL FINDINGS**

32. **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 are three sensitive uses, two religious institutions and a public library, within a 600-foot radius around the Project Site. The two religious uses do not directly face Project Site, and the public library is located at the intersection of Lennox Boulevard and Hawthorne Boulevard and buffered by other commercial uses and an alley. Since the establishment of alcoholic beverage sales at the Project Site, there have been no reported zoning violations or complaints from the community. With the continued imposition of operational controls such as limitations on the hours of alcohol sales, shelf space limitation for the display of alcoholic beverages, and prohibition of on-site consumption of alcohol, the sale of a full line of alcoholic beverages for off-site consumption is not anticipated to have any negative impacts on these surrounding sensitive uses. Staff recommends that the alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily if this CUP is approved.
33. **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 building is adequate in size for the requested operation of a grocery market with the sale of alcoholic beverages. Although the Project Site abuts apartments to its west and north, these buildings do not directly face each other, and access to the market is oriented away from the nearby residential area.
34. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings with a full line of alcoholic beverage sales. The market will continue to provide grocery items, including meat, fresh produce, and whole grains, which would be maintained with approval of the CUP. By allowing the sale of a full line of alcoholic beverages for off-site consumption, local patrons may complete their grocery shopping in one location rather than traveling to other locations or communities with these offerings. With the conditions of approval for the CUP, the Project is not anticipated to adversely affect the economic welfare of the surrounding community.
35. **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.** The continued sale of a full line of alcoholic beverages for off-site consumption, by upgrading the existing ABC License, will not change the



exterior appearance of the existing commercial building. No modifications or physical development is being requested or proposed at this time. Any future tenant improvement will be subject to review against applicable zoning requirements at that time. Therefore, the Project is not anticipated to cause blight, deterioration, or substantially diminish or impair property values within the community.

- 36. The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** According to a report from ABC dated July 11, 2024, two ABC Licenses for the sale of alcoholic beverages for off-site consumption are allowed in the Census Tract where the Project Site is located (6018.02), while five such licenses are currently active, including the license for the subject grocery market. This indicates that there is an overconcentration of ABC Licenses for the sale of alcoholic beverages for off-site consumption in this Census Tract, as defined and determined by ABC. In their report, ABC further indicated that the Project Site is located in a High Crime Reporting District, as defined and determined by ABC. However, the public convenience of allowing the patrons of the subject market to purchase from a full line of alcoholic beverages together with their other items outweighs these facts. The subject market has been selling beer and wine for over 30 years. The Sheriff did not report any notable concerns about the establishment, stating that the calls for service from June 2020 through June 2025 have been routine in nature. Therefore, the sale of a full line of alcoholic beverages for off-site consumption at the Project Site contributes to the public convenience or necessity.

### **ENVIRONMENTAL FINDINGS**

- 37. 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 is for the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at an existing grocery market. No modifications or physical development is being requested or proposed at this time. The Project Site is not located in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed categorical exemption, so the exemption still applies to the Project.

### **ADMINISTRATIVE FINDINGS**

- 38. 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 REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. The public convenience for the requested use at the proposed location outweighs the fact that it is located in a High Crime Reporting District as defined and determined by ABC.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023003810**, subject to the attached conditions.

**ACTION DATE: October 15, 2025**

***Reserved for Commission's voting block.***

MG:EMR:ERS

October 2, 2025

c: Each Commissioner, Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-003768-(2)  
CONDITIONAL USE PERMIT NO. RPPL2023003810

**PROJECT DESCRIPTION**

The project is to authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use in an existing grocery market, with a change from a Type 20 California Department of Alcohol Beverage Control (“ABC”) License to a Type 21 ABC License, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on October 15, 2035.** Entitlement to use of 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 Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve (12) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **December 15, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning staff member, ABC agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

20. **Container Size and Quantity.** The following restrictions apply to the size of alcoholic beverage containers that may be sold on the premises:
  - a. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The Permittee shall post signs on the coolers and the cashier station stating that the sale of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) that are less than 16 ounces in size, or greater than 750 milliliters or 25.4 ounces in size, is prohibited. However, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers

- that are less than 16 ounces in size, or greater than 750 milliliters or 25.4 ounces in size, may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers;
- b. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. Wine coolers shall not be sold in less than four-pack quantities; and
  - c. No miniature containers of any type of alcoholic beverages may be sold.
21. **On-Site Consumption Prohibited.** The consumption of alcoholic beverages shall be prohibited on the subject property. The Permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises. The Permittee shall instruct all employees regarding these restrictions. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
22. **Loitering.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
23. **State Training Program.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The Permittee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to LA County Planning within ninety (90) days of the effective date of this grant, and subsequently within ninety (90) days of the hire date of all new employees and/or managers.
24. **Minimum Age to Purchase Alcoholic Beverages.** Alcoholic beverages shall only be sold to patrons age 21 or older. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
25. **Intoxicated Persons.** The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
26. **Exterior Advertising.** The Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including



windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.

27. **Address Number Sign.** A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
28. **Public Telephones.** No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within ninety (90) days of the effective date of this grant.
29. **Exterior Lighting.** The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittee or required as a condition of this grant. All exterior lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises, shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty (30) minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
30. **Prohibited Security Doors and Windows.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
31. **Property Maintenance.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
32. **Prohibited Coin-operated Machines.** The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.

#### **PROJECT SITE-SPECIFIC CONDITIONS**

33. **Scope of Approval.** This grant authorizes the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use within an existing grocery market, as depicted on the approved plans marked Exhibit "A."
34. **Authorized Hours for Alcoholic Beverage Sales.** This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m. daily.

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

35. **Lockable Coolers.** Alcoholic beverages shall be stored in lockable coolers, which shall be kept locked between the hours of 10:00 p.m. on each day and 10:00 a.m. on the next day, which is when alcoholic beverages shall not be sold in accordance with Condition No. 34, above.
36. **Shelf Space Limitation.** The shelf space devoted to alcoholic beverages shall be limited to five percent (5%) of the total shelf space in the grocery market, as depicted on the floor plan and shelf plans labeled Exhibit "A."
37. **Display of Alcoholic Beverages.** The Permittee shall display alcoholic beverages only in the cooler or shelving designated for the display of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
38. **Surveillance Recording Equipment.** Security cameras shall be maintained inside the grocery market, outside facing Lennox Boulevard, and outside facing the parking abutting the alley. Recordings shall be retained for a minimum of thirty (30) days and shall be immediately produced upon request of any County Sheriff or LA County Planning staff member.
39. **Security Alarms.** Security alarms shall be maintained inside the store.
40. **Outdoor Uses Prohibited.** There shall be no outdoor sales, storage, or displays of merchandise.
41. **Temporary Window Signage.** Temporary window signs shall not exceed 25 percent (25%) of the area of any single window and shall not exceed 25 percent (25%) of the area of adjoining windows on the same frontage.
42. **Fresh Produce and Whole Grains.** The Permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of this condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
  - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
  - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.
43. **Display of Fresh Produce and Whole Grains.** The products required by Condition No. 42, above, shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A."
  - a. Within ten (10) feet of the front door;
  - b. Within five (5) feet of a cash register;
  - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;

- d. On an end cap of an aisle; or
- e. Within a display area dedicated to produce that is easily accessible to customers.

## 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.

## PROPOSED ENVIRONMENTAL DETERMINATION

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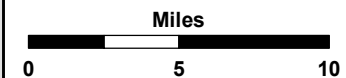
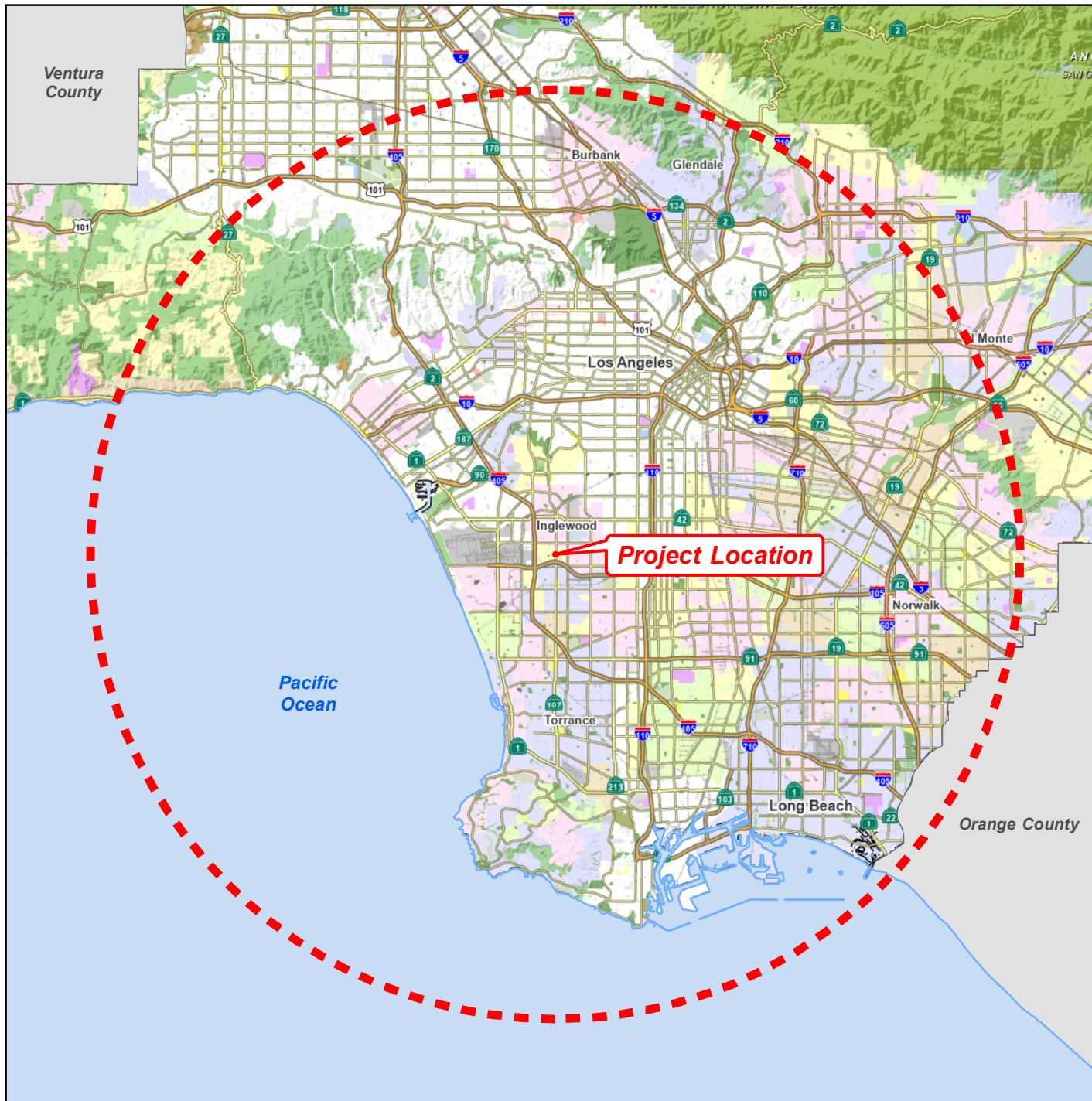
**DETERMINATION DATE:** September 8, 2025  
**PROJECT NUMBER:** PRJ2023-003768-(2)  
**PERMIT NUMBER:** Conditional Use Permit (“CUP”) No. RPPL2023003810  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 4417 Lennox Boulevard, Lennox  
**OWNER:** Harmail Singh and Narinder Singh  
**APPLICANT:** Liliger Damaso  
**CASE PLANNER:** Evan Sahagun, Planner  
ESahagun@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is for the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use in an existing grocery market. The Project does not include any construction nor a change of land use.

None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the Project does not meet any exceptions to a Categorical Exemption. Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA.

PROJECT NO. PRJ2023-003768  
ALCOHOL CUP RPPL2023003810

LA COUNTY  
PLANNING

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





**3-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2023-003768  
ALCOHOL CUP RPPL2023003810



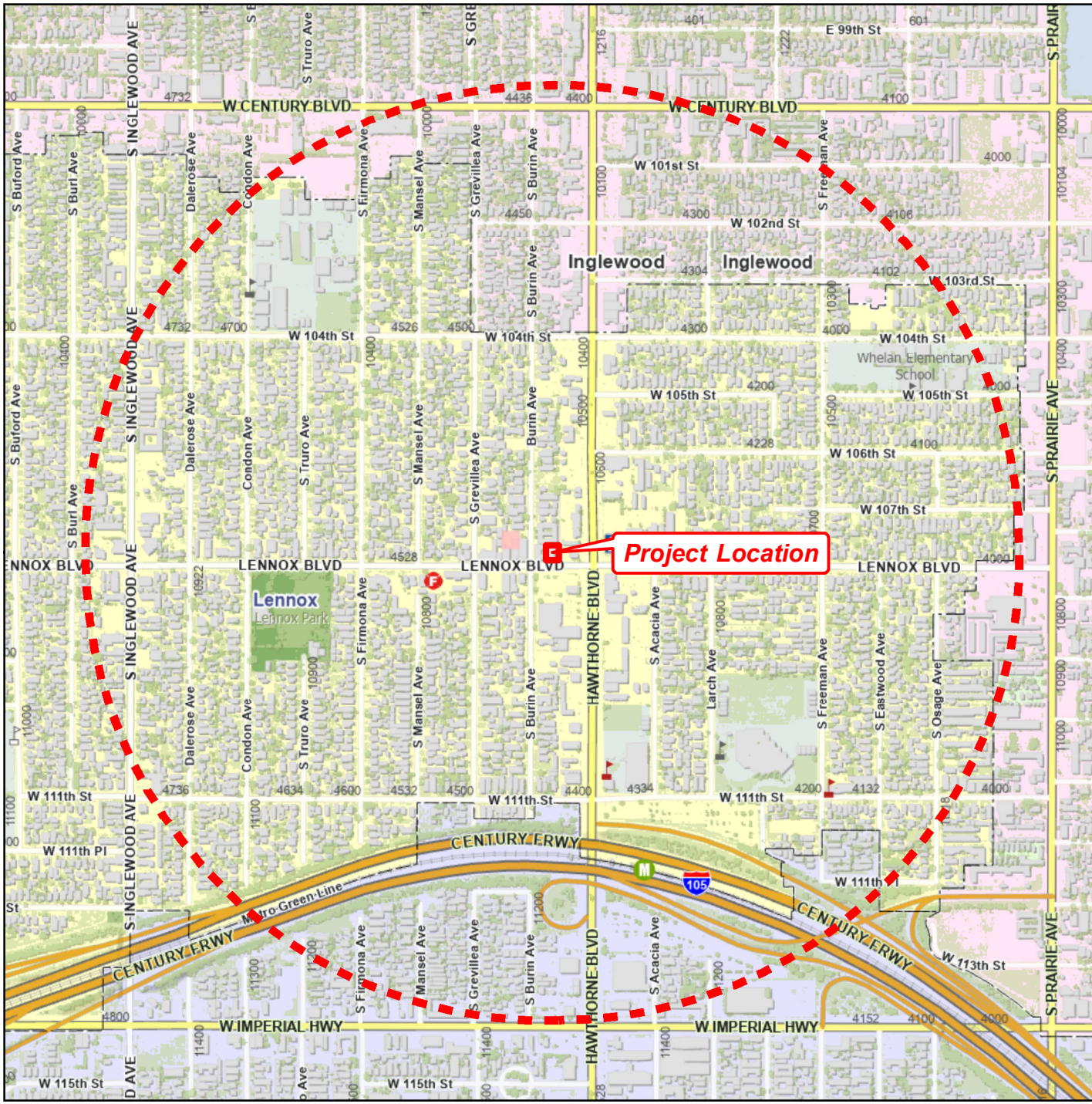
Feet

0 4,000 8,000

**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. PRJ2023-003768  
ALCOHOL CUP RPPL2023003810



Feet  
0 600 1,200

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

LA COUNTY  
PLANNING





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

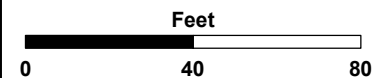
PROJECT NO. PRJ2023-003768  
ALCOHOL CUP RPPL2023003810

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024

Lennox Blvd

Burin Ave

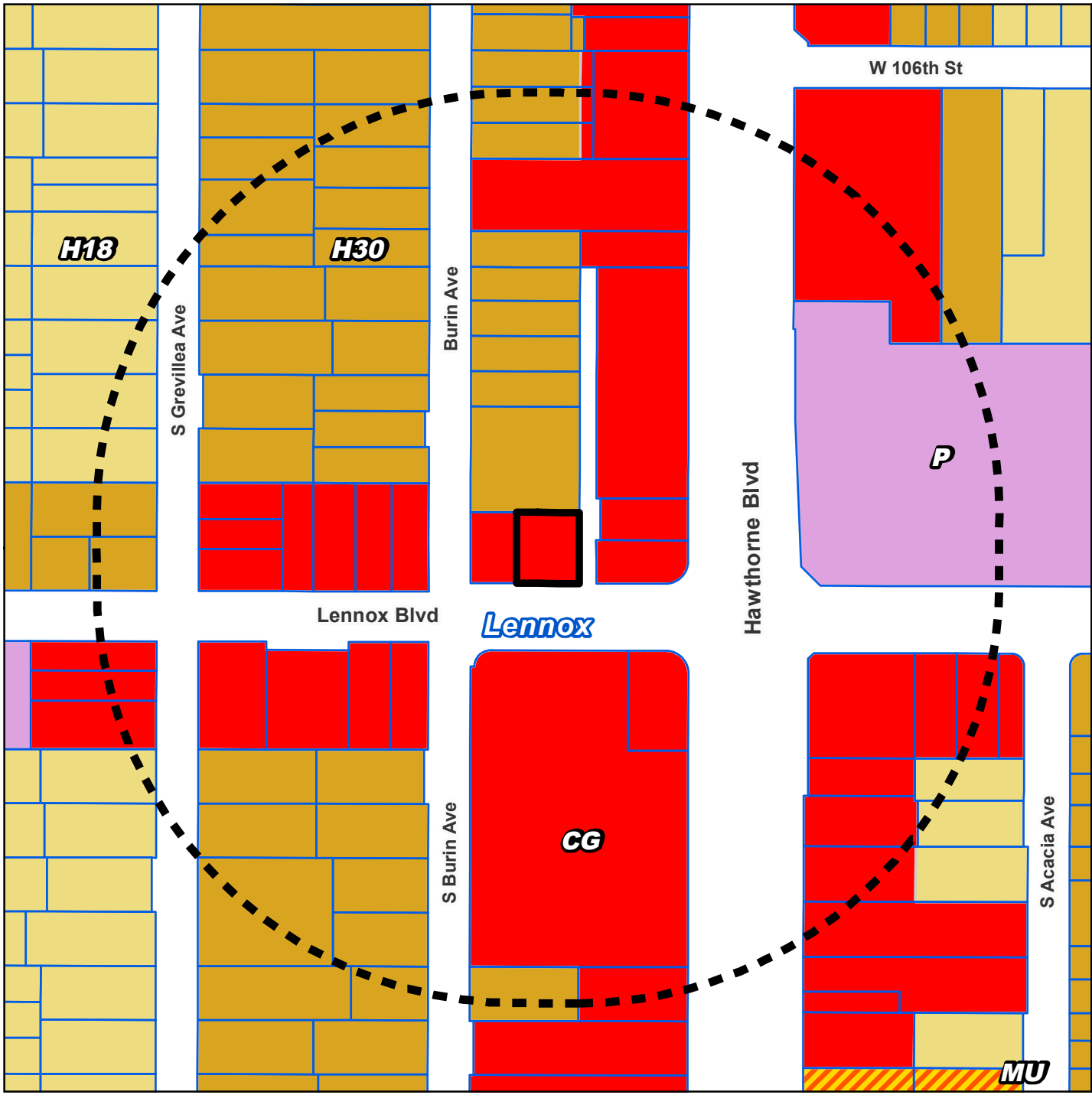
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




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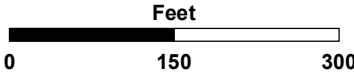
LOS ANGELES COUNTY  
Dept. of Regional Planning  
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Los Angeles, CA 90012





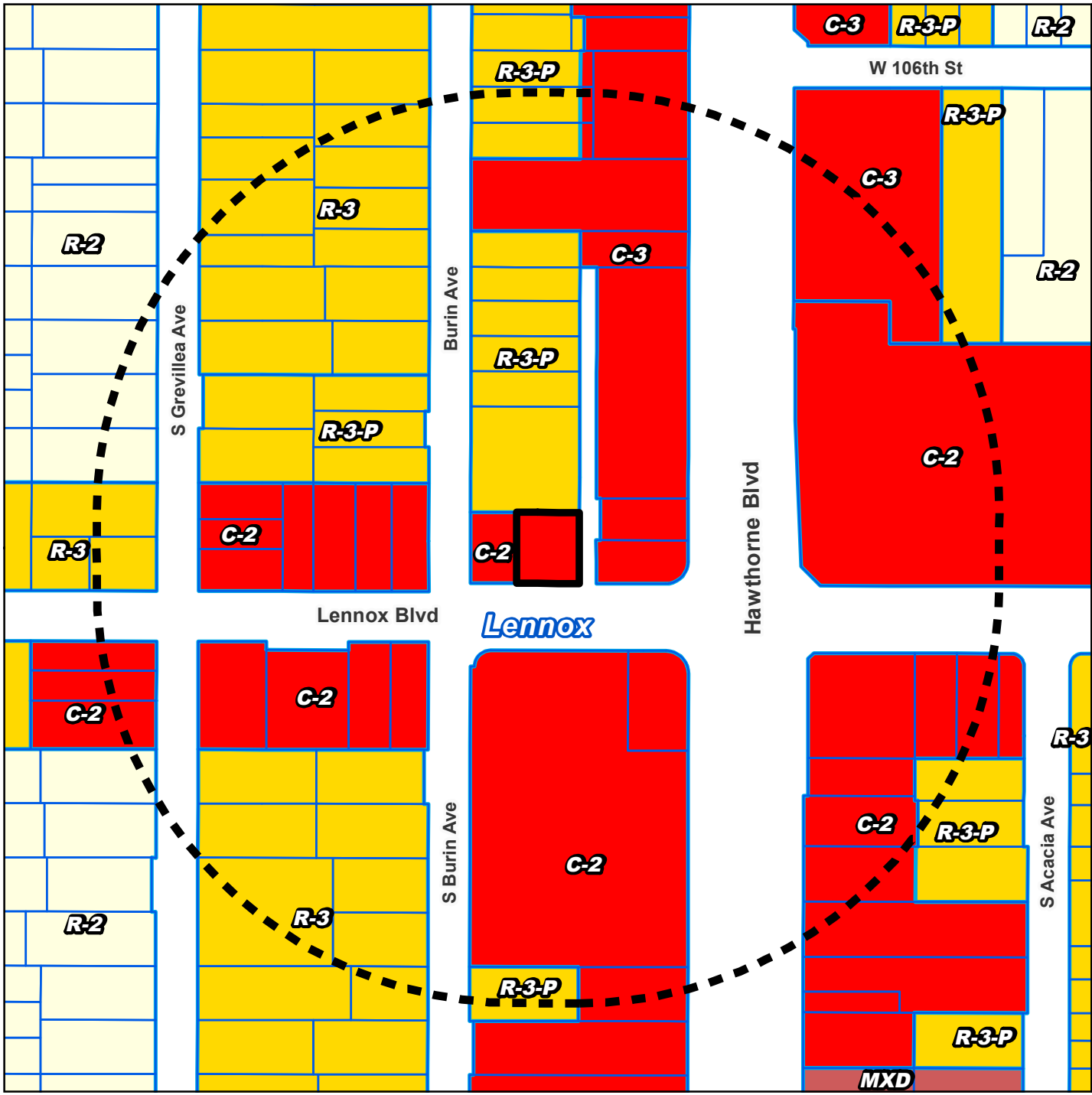
**LAND USE POLICY**  
**500-FOOT RADIUS MAP**  
PROJECT NO. PRJ2023-003768  
ALCOHOL CUP RPPL2023003810

-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use
-  P - Public and Semi-Public



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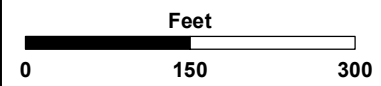
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003768

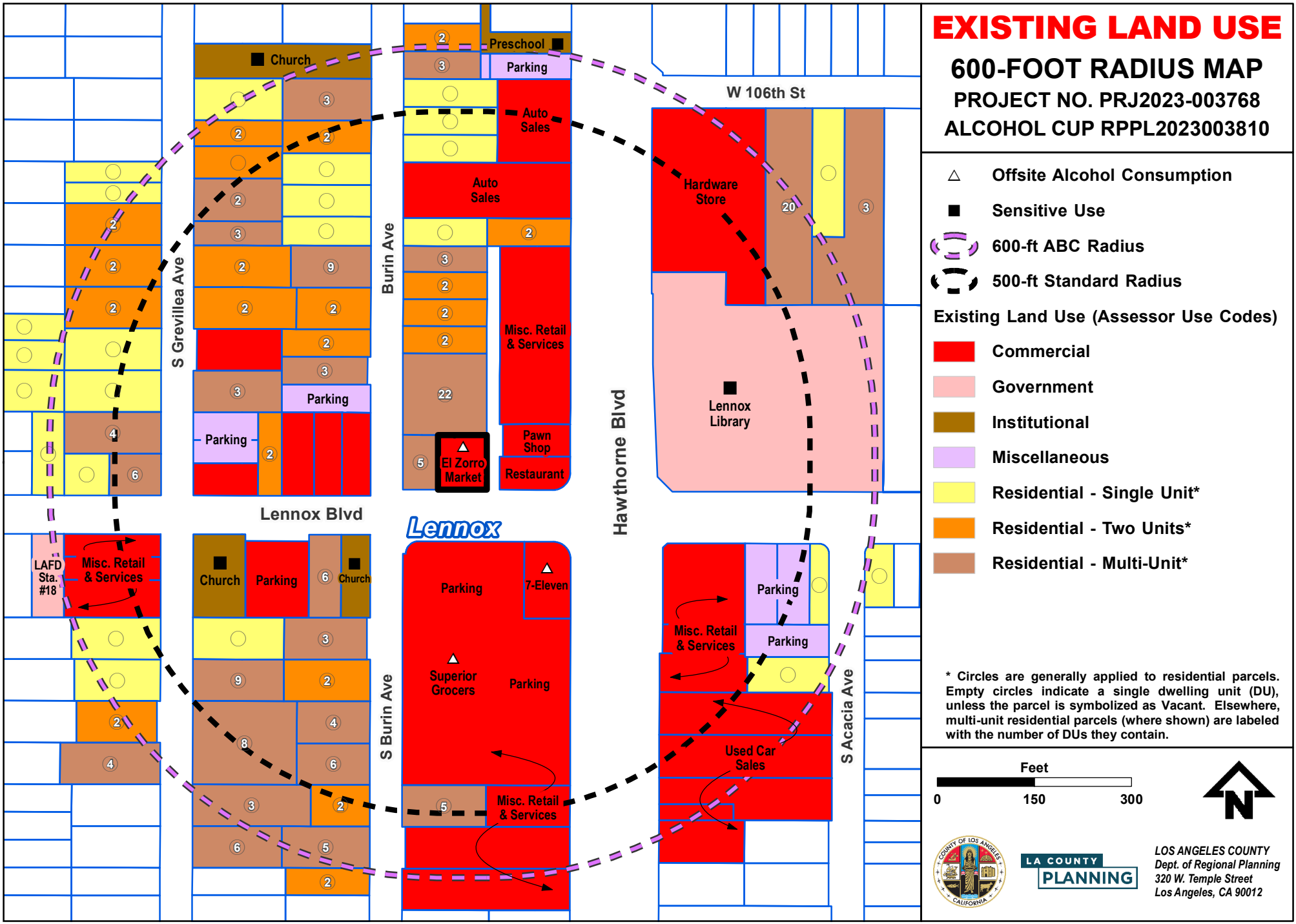
ALCOHOL CUP RPPL2023003810

-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-2 - Neighborhood Business
-  C-3 - General Commercial
-  MXD - Mixed Use Development



LA COUNTY  
PLANNING

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





# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



July 9, 2025

Mr. Evan Sahagun  
Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

**Subject:** Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
**Project No.:** PRJ2023-003768-(2)  
**Permit No.:** RPPL2023003810  
**Establishment:** El Zorro Market (existing convenience store)  
**Location:** 4417 Lennox Blvd, Lennox (unincorporated LA County)  
**Description:** A request for a Conditional Use Permit for the sale of beer, wine, and distilled spirits (Type 21 License) for off-site consumption at an existing grocery and convenience store.

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

From 7/1/20 – 6/30/25, the Los Angeles County Sheriff's Department has responded to 40 calls for service at 4417 Lennox Blvd., Lennox, 16 of which were burglary calls. Attached are the calls for service and reported crimes for your review.

**(2) Comments/recommended conditions:**

All calls for service have been routine in nature. This establishment has not been a problem location.

**(3) Overall recommendation:**

- ☒ Sheriff recommends approval of this CUP.
- ☐ Sheriff does **NOT** recommend approval of this CUP.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Thank you for the opportunity to provide input, and please do not hesitate to contact Operations Lieutenant Tania Giggles at (323) 820-6714 if you need any additional information.

Sincerely,

ROBERT G. LUNA, SHERIFF

  
Nicole N. Palomino, Captain  
South Los Angeles Station

Computer Aided Dispatch Activity  
DBA: El Zorro Market  
4417 Lennox Blvd. Inglewood, CA 90304  
7/1/20 - 6/30/25

Type	Total
Burglary	16
Disturbance	7
Suspicious Activity	4
Traffic	3
Vandalism	2
Contact	2
Assault	2
Check Vicinity	1
Trafic	1
Peddling	1
Other	1
Grand Total	40

Reported Incidents  
DBA: El Zorro Market  
4417 Lennox Blvd. Inglewood, CA 90304  
7/1/20 - 6/30/25

Type	Total
Drug Violation	3
Misdemeanors, Miscellaneous	1
Burglary - Other	1
Theft from Vehicle	1
Tobacco	1
Vandalism	1
Weapons Violation	1
Miscellaneous	1
Aggravated Assault	1
Non-Criminal	1
<b>Grand Total</b>	<b>12</b>



## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;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)

3. LICENSE TYPE

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

8. CENSUS TRACT NUMBER

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

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

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

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)