

SUPPLEMENTAL MEMO TO THE HEARING OFFICER

DATE ISSUED: March 2, 2023

HEARING DATE: March 7, 2023 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2020-002324-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2020007231

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 1125 East El Segundo Boulevard, West Rancho Dominguez

OWNER: Smart & Final Stores LLC

APPLICANT: Smart & Final Stores LLC

CASE PLANNER: Sean Donnelly, Planner
Sdonnelly@planning.lacounty.gov

Item No. 5 is an application for a CUP to allow the continued off-site sale of a full line of alcoholic beverages with a Type 21 (Off-Sale General) California State Department of Alcoholic Beverage Control ("ABC") License in an existing grocery store in the C-1 (Restricted Business) Zone ("Project"). This Project is located at 1125 East El Segundo Boulevard in the West Rancho Dominguez community.

Updated Floor Plan

An updated floor plan dated January 17, 2023 was submitted by the applicant to reflect changes intended to occur within the grocery store. These changes consist of adjusting the layout of aisles and moving the prefab office from the south wall near the entrance to the southwest corner of the grocery store. The changes to the aisles will shift the location of some shelving allocated to alcoholic beverages. However, the total shelf space allocated to alcoholic beverages remains limited to 2.37%, which will comply with the condition of Project approval that limits shelf space allocated to alcoholic beverages to five percent of the grocery store's total shelf space. These changes are minor tenant improvements and do not alter Staff's recommendation regarding the Project.

Hearing Officer's Memo

Staff received the Hearing Officer's memo dated March 1, 2023. The first question asks for the dimensions of the shelving marked "12' Locking Glass". This shelving has been altered by the updated floor plan. The dimensions of the shelving allocated to alcoholic beverages are provided on the updated plans. The areas marked "48' deep pallet racks" will not be used for the display of alcoholic beverages. All areas that will be used for the display of alcoholic beverages are marked in red.

Plot Plan No. 34429 authorized the construction of the subject grocery store in 1989 with its current amount of 33 parking spaces. The sale of alcoholic beverages was first authorized at the Project Site by CUP No. 99058 in 1999. At the time the grocery store was constructed, commercial uses required one parking space per 250 square feet of floor area, which is consistent with the current County Code requirement. The grocery store is 12,400 square feet in size and thus requires 50 parking spaces. The parking lot located on the Project Site contains 33 parking spaces. Although the grocery store does not provide the required number of parking spaces, it was approved with that amount of parking in 1989 and Staff is not aware of any issues related to the parking that have occurred since that time.

Report
Reviewed By:

Carmen Sainz

Carmen Sainz, Supervising Regional Planner

Report
Approved By:

M. Glaser

Mitch Glaser, Assistant Administrator

Attached: Site Plan dated January 17, 2023.

Alcoholic Beverage Area Calculation

Refridgerated Cases

=

0 sf

Dry Shelving

=

282 sf

Total Alcohol Sales Area

=

282 sf

Sales Area

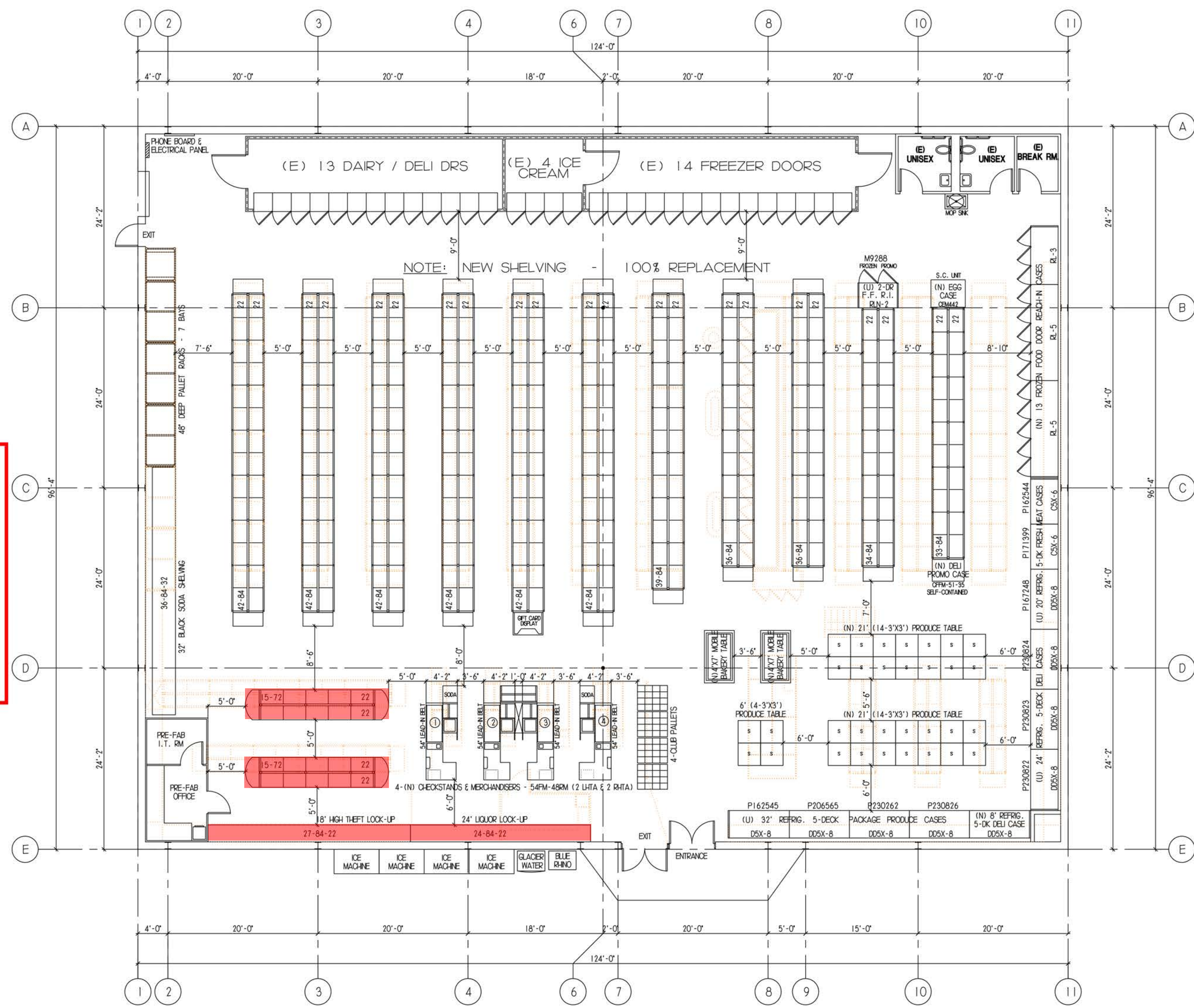
=

11904 sf

Total Alcohol Sales Area sf / Sales area sf

282 sf / 11,904

= 0.02369 = 2.37%



NEW PROJECT DATA	
GROSS BLDG	11,904 S.F.
SALES AREA	10,638 S.F.
STORAGE AREA	160 S.F.
COOLER / FREEZER	818 S.F.
MISC AREA	288 S.F.
GONDOLA	983 L.F.
LIQUOR / WINE	24 L.F.
PALLETS INLINE (7)	28 L.F.
TOTAL	1,035 L.F.
PROMO PALLETS	4
FROZEN FOOD	
(WALK-IN BOXES & CASES = DR COUNT)	
FROZEN WALK-IN BOX	18
COFFINS	0
REACH-IN DOOR CASES	13
TOTAL	31
PROMO FROZEN FOOD	2
PRODUCE	
PRODUCE WET RACK M/D	0 L.F.
PRODUCE PACKAGE M/D	32 L.F.
TOTAL L.F.	32 L.F.
PRODUCE DRY TABLES	
18'x6' (0)	0 L.F.
21'x6' (2)	42 L.F.
TOTAL L.F.	42 L.F.
FRESH MEAT	
FRESH MEAT M/D	20 L.F.
FRESH MEAT ISLAND	0 L.F.
TOTAL L.F.	20 L.F.
DAIRY	
(WALK-IN BOXES = DR COUNT)	10
DELI	
(WALK-IN BOXES = DR COUNT)	3
DELI M/D (32 L.F.)	8
TOTAL DAIRY/DELI DRS	21
EGG CASE	6 L.F.
CHEESE ISLAND	0 L.F.
PROMO DELI M/D	6 L.F.
REFRIGERATED BEER/WINE	0 L.F.
EXISTING PROJECT DATA	
GROSS BLDG	11,904 S.F.
SALES AREA	10,638 S.F.
STORAGE AREA	160 S.F.
COOLER / FREEZER	818 S.F.
MISC AREA	288 S.F.
GONDOLA	1,101 L.F.
LIQUOR / WINE	21 L.F.
PALLETS INLINE (11)	44 L.F.
TOTAL	1,166 L.F.
PROMO PALLETS	0
FROZEN FOOD	
(WALK-IN BOXES & CASES = DR COUNT)	
FROZEN WALK-IN BOX	18
COFFINS	0
REACH-IN DOOR CASES	13
TOTAL	31
PROMO FROZEN FOOD	2
PRODUCE	
PRODUCE WET RACK M/D	0 L.F.
PRODUCE PACKAGE M/D	8 L.F.
TOTAL L.F.	8 L.F.
PRODUCE DRY TABLES	
11'x6' (0)	0 L.F.
16'x6' (2)	0 L.F.
TOTAL L.F.	0 L.F.
FRESH MEAT	
FRESH MEAT M/D	12 L.F.
FRESH MEAT ISLAND	0 L.F.
TOTAL L.F.	12 L.F.
DAIRY	
(WALK-IN BOXES = DR COUNT)	10
DELI	
(WALK-IN BOXES = DR COUNT)	3
DELI M/D (16 L.F.)	4
TOTAL DAIRY/DELI DRS	17
EGG CASE	6 L.F.
CHEESE ISLAND	0 L.F.
PROMO DELI M/D	6 L.F.
REFRIGERATED BEER/WINE	0 L.F.

Smart & Final®

1125 E. EL SEGUNDO BLVD.
LOS ANGELES, CA. 90059
2023 REMODEL PROJECT

FIXTURE FLOOR PLAN

CORE

REVISION

DATE

SCALE

JOB NO

DRAWN BY

STORE #341

DRAWING NO.

FFP

34FFP (COMPTON)