

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

**ZA-2020-2766** - CWB

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

**Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

**1. PROJECT LOCATION**Street Address<sup>1</sup> 3300 W. Slauson Avenue (3240-3314 W. Slauson Avenue) Unit/Space NumberLegal Description<sup>2</sup> (Lot, Block, Tract) Lot: B; Tract: P M 5862Assessor Parcel Number 4005-005-032 Total Lot Area 136,873.3 sq. ft.**2. PROJECT DESCRIPTION**Present Use Grocery StoreProposed Use Grocery StoreProject Name (if applicable) Ralphs (Crenshaw)Describe in detail the characteristics, scope and/or operation of the proposed project Pursuant to section 12.24-W.1 of the LAMC, a Conditional Use Permit to allow the continued off-site sale of a full-line alcoholic beverages in conjunction with an existing46,295-square-foot grocery store known as Ralphs, located in the C2-2D-SP zone. Hours of operation 6 a.m. - 12 a.m., daily.Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

**Existing Site Conditions**☐ Site is undeveloped or unimproved (i.e. vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ Site has special designation (e.g. National Historic Register, Survey LA)<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: \_\_\_\_\_ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

**Public Right-of-Way Information**Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NOAuthorizing Code Section 12.24-W.1

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: Pursuant to Section 12.24-W.1 of the LAMC, a Conditional Use Permit to allow the continued off-site sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing grocery store in the C2-2D-SP zone.

Authorizing Code Section \_\_\_\_\_

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached ☐ YES ☐ NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department



**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s) CPC 84-560(ZA)(CU); ZA-2000-1915(CUB)(CU)(ZV)(CLQ);

ZA 2000-1915(CUB)(PA1)

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form \_\_\_\_\_

b. Geographic Project Planning Referral South Los Angeles Alcohol Sales; Crenshaw Corridor (Subarea H)

c. Citywide Design Guidelines Compliance Review Form \_\_\_\_\_

d. Affordable Housing Referral Form \_\_\_\_\_

e. Mello Form \_\_\_\_\_

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_

g. HPOZ Authorization Form \_\_\_\_\_

h. Management Team Authorization \_\_\_\_\_

i. Expedite Fee Agreement \_\_\_\_\_

j. Department of Transportation (DOT) Referral Form \_\_\_\_\_

k. Preliminary Zoning Assessment Referral Form \_\_\_\_\_

l. SB330 Preliminary Application \_\_\_\_\_

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

n. Order to Comply \_\_\_\_\_

o. Building Permits and Certificates of Occupancy \_\_\_\_\_

p. Hillside Referral Form (BOE) \_\_\_\_\_

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_

r. SB330 Determination Letter from Housing and Community Investment Department \_\_\_\_\_

s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Steven J Prough

**Company/Firm** Ralphs Grocery Company

**Address:** 1100 West Artesia Blvd. **Unit/Space Number** \_\_\_\_\_

**City** Compton **State** CA **Zip Code:** 90220

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

**Property Owner of Record** ☐ Same as applicant ☒ Different from applicant

**Name (if different from applicant)** Crenshaw Plaza I, LLC; Crenshaw Plaza II, LLC

**Address** 145 W. Magnolia Blvd. **Unit/Space Number** \_\_\_\_\_

**City** Burbank **State** CA **Zip Code:** 91502

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Representative name** Maria Impala

**Company/Firm** Art Rodriguez Associates

**Address:** 444 E. Huntington Dr. **Unit/Space Number** 208

**City** Arcadia **State** CA **Zip:** 91006

**Telephone** (626) 683-9777 **E-mail:** janet@aralicens.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

**Name** \_\_\_\_\_

**Company/Firm** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information**  
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).



PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature \_\_\_\_\_

Date 4-2-2020

Print Name KEVIN WISNE, MANAGER

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On APRIL 2, 2020 before me, JENNIFER REAL SALES, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

personally appeared - KEVIN WISER -, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

[Signature]  
Signature

(Seal)





**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT-  
ALCOHOLIC BEVERAGE SERVICE**

**APPLICANT: RALPHS GROCERY STORES, LLC  
3330 WEST SLAUSON AVENUE, LOS ANGELES, CA 90043**

**AGENT: MARIA IMPALA, ART RODRIGUEZ ASSOCIATES  
444 E. HUNTINGTON DRIVE, SUITE 208, ARCADIA, CA 91006**

**REFERENCE: PER LAMC 12.24, W-1, A CONDITIONAL USE PERMIT TO ALLOW  
THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR  
OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING  
42,295-SQUARE-FOOT GROCERY STORE IN THE C2-2D-SP ZONE,  
WITH HOURS OF OPERATION FROM 6:00 AM TO 12:00 AM, DAILY.**

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**PROJECT BACKGROUND**

Pursuant to Section 12.24-W.1 of the LAMC, Ralphs is requesting to allow the continued sale of a full-line of alcoholic beverages for off-site consumption (Previously granted under case no. ZA-2000-1915-CUB-PA1) in conjunction with an existing 46,295 square-foot grocery store in the C2-2D-SP zone, with proposed hours of operation from 6:00 AM to 12:00 AM, daily. The applicant will obtain an instructional tasting license, ancillary to the off-site license, to allow for on-site consumption of alcohol in conjunction with the grocery store.

The property is a level, irregular-shaped corner lot with approximately 136,873.3-square-feet within a 353,657.7-square-foot shopping center. The property is developed as a portion of a commercial center that contains various retail establishments and associated surface parking lot, known as Crenshaw Plaza. The project site is located at the southeastern corner of Slauson Avenue and Crenshaw Boulevard within the West Adams - Baldwin Hills - Leimert Community Plan Area, the South Los Angeles Alcohol Sales and Crenshaw Corridor Specific Plan Areas. The application is not proposing any changes to the physical conditions of the site including the size, façade or parking spaces. Operational characteristics will remain the same with the exception of decreased hours of operation from 24 hours, daily to 6:00 AM - 12:00 AM, daily.

**GENERAL FINDINGS**

**a. General Conditional Use**

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

Founded in 1873, Ralphs is an American supermarket chain offering the highest quality of produce, meats and everyday staples throughout the southern California region. Ralphs enhances the built environment in the surrounding neighborhood and provides a service that is essential and beneficial to the community, city, and region functioning as a full-service grocery store offering fresh fruits and vegetables, organic and fresh meats and seafood as well as sundry goods. The sale of alcohol is ancillary to the grocery



store's primary operation and other amenities, such as a deli and hot foods counter, bakery, and floral department.

The grocery store has been operating with the sale of alcoholic beverages since 1984 and is requesting a conditional use permit as their previous grant, ZA-2000-1915-CUB-PA1, is expired. The continued availability of alcoholic beverages for off-site consumption will continue to provide a beneficial service to patrons and community by providing an amenity as is expected in grocery stores of this nature. Patrons will be able to continue purchasing alcoholic beverages along with daily grocery and household goods.

Ralphs grocery store is committed to providing quality products in the Hyde Park community and will continue to responsibly sell alcoholic beverages for off-site consumption. Neither the structure nor the space will be altered or changed in any way as a result of this conditional use permit. Thus, the request will not affect the built environment of the surrounding neighborhood and will only serve to continue providing an essential service to the community.

**ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

Ralphs operates within an established commercial center on Crenshaw Blvd. and Slauson Ave.—a major intersection connecting Hyde Park, Windsor Hills, and South Los Angeles communities. The physical components of the building, including but not limited to its size, height and operations, blend with the commercial nature of the area and will remain the same. As such, the grocery store will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood or the public health, welfare, and safety. Operating for over 35 years, Ralphs understands their responsibilities as an established market providing a full line of grocery items, specialty and unique goods in addition to a full line of alcoholic beverages. The grocery store is up to the task of continuing to ensure that their operations continue to act as a service that benefits the community without detrimentally affecting the neighborhood. Should this application be granted, Ralphs will continue to operate in a professional manner and coexist with the other uses in the vicinity and will not adversely affect or degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of nearby residents.

**iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

Ralphs is in the C2 Commercial Zone and 2D Height District in the West Adams - Baldwin Hills - Leimert Community Plan Area of Council District 8. The West Adams - Baldwin Hills - Leimert Community Plan Area is indicated in the General Plan Framework as a "Community Center." The proposed project, located within the Community Commercial land use designation, is consistent with the guidelines laid forth in the General Plan and the Zoning Code where a grocery stores is allowed by-right.

#### West Adams - Baldwin Hills - Leimert Community Plan

As this commercial use project is located in a "C" Zone, it addresses the following objectives and policies of the West Adams - Baldwin Hills - Leimert Community Plan:

- **Goal LU16:** A competitive commercial sector that is strengthened to best serve the needs of the community while preserving and conserving the enduring, often historic and cultural character of distinct commercial areas.
- *Policy LU16-1 Protect Commercial Land.* Protect commercially planned and zoned land from excessive encroachment by low-intensity residential only development. (P65)
- **Goal LU18:** A community where a diversity of uses which contribute to safe, pedestrian-friendly commercial environments are encouraged, and which enhance the health and welfare of the community by limiting certain uses and expanding opportunities for others.
- *Policy LU18-1 Attract Full Service Grocery Stores.* Incentivize the attraction of larger full-service grocery stores as well as the provision of fresh produce and other healthy foods in local markets. (P35)
- **Goal LU21:** A community where safe, convenient opportunities to purchase fresh fruits and vegetables are available by ensuring that sources of healthy foods are accessible in all neighborhoods
- *Policy LU21-7 Prioritize Full-Service Grocery Store Sites.* Promote efforts to prioritize adequately sized vacant and blighted parcels as appropriate sites for the development of full-service grocery stores along commercial and mixed-use boulevards, community and regional centers. (P35)

#### General Plan

Ralphs will continue to be in harmony with various elements and objectives of the General Plan as the Community Center designation encourages the development of professional offices, hotels, cultural and entertainment facilities, in addition to the neighborhood-oriented uses. Ralphs not only serves as a neighborhood-oriented use but is also activates the surrounding commercial and retail establishments. The grocery store creates activity within the center for the benefit of the surrounding groups of residential neighborhoods as well as the commuter workforce passing through this major thoroughfare. The proposed project is consistent with the zoning designation of the subject property and is within the bounds of the various elements and objectives of the General Plan.

#### Specific Plans

The project is located within the South Los Angeles Alcohol Sales Specific Plan and the Crenshaw Corridor Specific Plan (Subarea H, Hyde Park Transit Oriented Development), and fully complies with the set of regulations that fulfill the definition of a full-service grocery store. Ralphs provides its patrons with a wide-range of products including, but not limited to: meats, fresh produce, dairy products, paper goods, organic products, dry goods, frozen



foods, sundries and other similar items.

The South Los Angeles Alcohols Sales Specific Plan requests additional findings be provided, as such the findings are provided in section b, additional findings. Furthermore, Ralphs is also in compliance with the Crenshaw Corridor Specific Plan by contributing to the specific plans' subarea H goals:

- To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.
- To promote a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods.
- To promote a high-level of pedestrian activity in areas identified as Pedestrian-Oriented Areas and TOD Areas by promoting services benefiting neighboring residents, which encourage pedestrian activity and reduced traffic congestion.

The goals referenced above will be upheld by offering residents greater access to food sources; thereby reducing traffic, improving walkability and providing healthier food options in the area.

#### ZI-2452 Transit Priority Area in the City of Los Angeles

A "Transit priority area" is an area within one-half mile of a major transit stop that is existing or planned. Ralphs is located near the future "Hyde Park" metro stop of the Crenshaw/LAX light rail transit and as such its proximity to the metro stop will only add to the first and last mile experience of transit users facilitating their access to grocery stores. The store's aesthetic character, shade and shadow, light and glare, and parking will remain the same and will not be considered a significant impact on the surrounding environment.

#### ZI-2374 Los Angeles State Enterprise Zone

The site is located in a Los Angeles State Enterprise Zone. The Enterprise Zone designation specifically is intended to stimulate development through "increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small." The efforts of this designation are to improve development opportunities in the commercial node. However, this project does not involve any new construction, therefore they remain consistent with current parking standards.

This request for a Conditional Use Permit for the full-service grocery store and ancillary alcohol sales is in line with the various plan overlays. Ralphs' has and will continue to conform to the purpose, intent, and provisions of the General Plan as a commercial use following the C2-2D-SP Zone.

### **b. Additional Findings**

#### **i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

Continuing to operate Ralphs' grocery store, including the ancillary off-site sale of alcoholic beverages, will not adversely affect the welfare of the pertinent community as the store has and will continue to operate responsibly. Ralphs is not proposing any

physical nor operational changes as a part of this request. Furthermore, Ralphs will maintain the utmost discipline with regards to storing and selling alcoholic beverages to customers 21 and older. Security protocols will also be in place to ensure the health, welfare, and safety of patrons and the surrounding neighborhood. The proposed establishment will continue to contribute to the economic vitality of the area by contributing additional tax dollars in addition to creating local jobs. In operation for over 35 years, Ralphs will continue to remain in harmony with the surrounding local businesses and will serve to only impact the community in a positive manner.

**ii. That the granting of such application will not result in an undue concentration in the Area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of such establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the Area; and**

Ralphs has been operating with an alcoholic beverage license at this location since 1984. Approval of this Conditional Use Permit will not increase or change the license saturation of such establishments for this Census Tract.

According to the State Department of Alcoholic Beverage Control (ABC), four (4) on-sale and two (2) off-sale licenses are allocated for authorization in Census Tract No. 2347.00. There is currently a total of five (5) active licenses within the census tract. Of the active alcohol licenses, four (4) are off-sale and one (1) is on-sale. Over-concentration is not undue when the addition of a license does not negatively impact a neighborhood, but rather such a license benefits the public welfare and convenience of the area.

The following is a list of alcohol establishments within 1000-feet:

- Rite Aid, 3230 W. Slauson Ave - Type 21 Off-Sale General
- G & W Liquor, 3504 W. Slauson Ave -Type 21 Off-Sale General
- 8th Liquor Mart Beer, Wine & Spirits, 6007 8th St - Type 21 Off-Sale General

**iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

Ralphs operates within a commercially zoned property and along a major commercial corridor. The neighborhood is substantially urban in character containing mostly commercial surrounding uses and some multi-family and single-family land uses subject to the C2-2D-SP, R1-1, R2-1 Zones. The area is fully improved with streets, sidewalks, utility poles, storm drains, sewers and other infrastructure. The location is appropriate for the sale of alcohol within a grocery store. Ralphs has been operating as a full-service grocery store for over 35 years, providing groceries and other household products to nearby residents, workers and commuters. The store is a recognizable, respected commercial institution in the neighborhood, reliably meeting the needs of area residents since it has been in operation. The continued sale of alcoholic beverages for off-



site consumption will not adversely affect nearby residences, as the sales will continue to be supplementary to the store's other retail uses. Ralphs is also sufficiently buffered from residential uses. Although the property abuts 59<sup>th</sup> Street, a residential street, the grocery store faces away from residences and is only accessible off of Crenshaw Boulevard and Slauson Avenue. Ralphs is fully aware of its responsibilities of the off-site sale of alcohol and will continue to operate in a responsible manner to maintain the integrity of nearby residential zones or uses.

The following residential uses are within a 600-foot radius of the subject site:

- Single Family – 154
- Multifamily – 64
- Condominium – 0

#### **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

**a. What is the total square footage of the building or center the establishment is located in?**

The establishment is within a building of approximately 46,295 square feet.

**b. What is the total square footage of the space the establishment will occupy?**

The space will occupy approximately 42,295 square feet.

**c. What is the total occupancy load of the space as determined by the Fire Department?**

Applicant is uncertain of total occupancy load.

**d. What is the total number of seats that will be provided indoors? Outdoors?**

N/A.

**e. If there is an outdoor area, will there be an option to consume alcohol outdoors?**

N/A.

**f. If there is an outdoor area, is it on private property or the public right of way, or both?**

N/A.

**i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?**

N/A.

**g. Are you adding floor area?**

No additional floor area is being added.

**h. Parking**

**i. How many parking spaces are available on the site?**

457

ii. **Are they shared or designated for the subject use?**

Shared

iii. **If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

N/A, no floor area is being added.

iv. **Have any arrangements been made to provide parking off-site?**

No.

**1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?**

N/A

**2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.**

N/A

**3. Will valet service be available? Will the service be for a charge?**

No.

i. **Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?**

Churches:

- St Marks Baptist Church 5969 S Crenshaw Blvd
- Highway Ministry 3430 W Slauson Ave
- Divine Word Missionaries 6028 S Victoria Ave

Schools:

- View Park Preparatory
- Charter School 5701 S Crenshaw Blvd

Daycare Facilities:

- Flores Family Daycare 5834 8th Ave

Recreational Areas: None

Hospitals: None

j. **For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?**

N/A

**QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**



**a. What are the proposed hours of operation and which days of the week will the establishment be open?**

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am
Proposed Hours of Alcohol Sales	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am	6:00am-12:00am

**b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?**

N/A

**c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?**

There is no minimum age requirement to enter the premises. However, all patrons who purchase alcohol must be at least 21 years old. Any patrons who look under the age of 30 will be asked to show valid identification upon purchase of any alcoholic beverages.

**d. Will there be any accessory retail uses on the site?**

Yes, the establishment is a grocery store.

**e. Security**

**i. How many employees will you have on the site at any given time?**

There are about 35-40 total employees.

**ii. Will security guards be provided on-site?**

Yes, one guard is on-site during all hours of operation.

**iii. Has LAPD issued any citations or violations?**

No.

**f. Alcohol**

**i. Will there be beer & wine only, or a full-line of alcoholic beverages available?**

Full-line

**ii. Will "fortified" wine (greater than 16% alcohol) be sold?**

Yes.

**iii. Will alcohol be consumed on any adjacent property under the control of the applicant?**

No, alcohol will not be consumed on any adjacent property under the control of the applicant.

**iv. Will there be signs visible from the exterior -that advertise the availability of alcohol?**

Only if permitted by the Department of City Planning.

**v. Food**

**1. Will there be a kitchen on the site?**

No.

**2. Will alcohol be sold without a food order?**

Yes.

**3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?**

Under the proposed business plan the sale of alcohol will not exceed the sale of food items on a quarterly basis.

**4. Provide a copy of the menu if food is to be served.**

N/A

**vi. On-Site**

**1. Will a bar or cocktail lounge be maintained incidental to a restaurant?**

N/A

**2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?**

N/A

**3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?**

N/A

**vii. Off-Site**

**1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?**

No.



**2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?**

Yes.

**viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – <http://abc.ca.gov>**

**5. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)**

**a. Is this application a request for on-site or off-site sales of alcoholic beverages?**

This request is for off-site sale of alcoholic beverages.

**i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?**

No.

**1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:**

**a. Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or**

N/A.

**b. If issuance would result in, or add to an undue concentration of licenses.**

N/A.

**Plans Approved**

as required by

City of Los Angeles

Zoning Administrator

ZA-2020-2766-CUB

Case No.

*Matthew Campaña*

Signature

December 18, 2024

Date

- █ Eating Area
- █ Beer
- █ Wine
- █ Liquor Cabinet

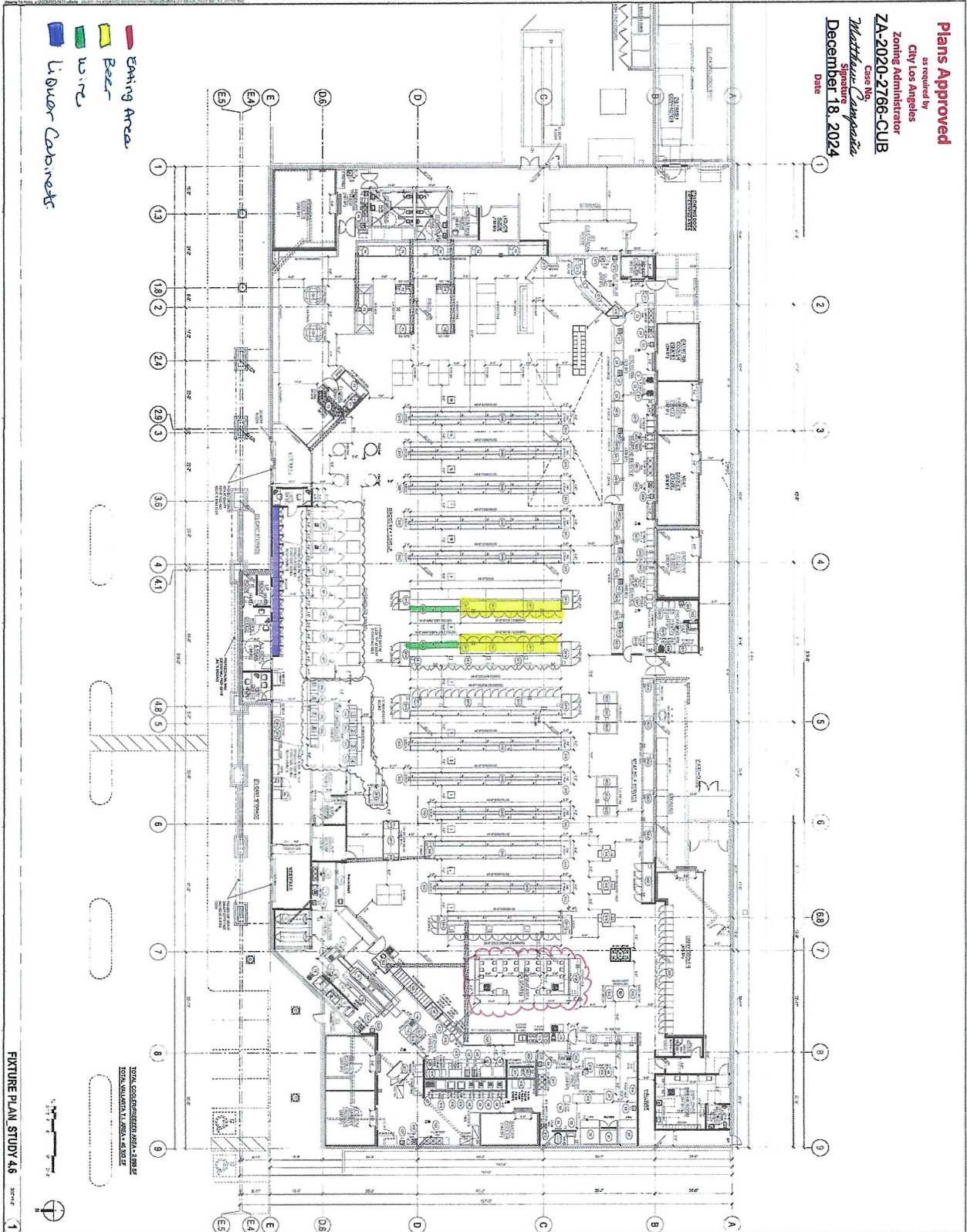


FIGURE PLAN STUDY 4.6

1

**F1.1**

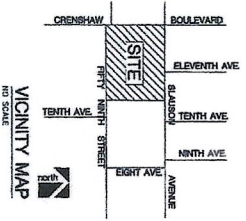
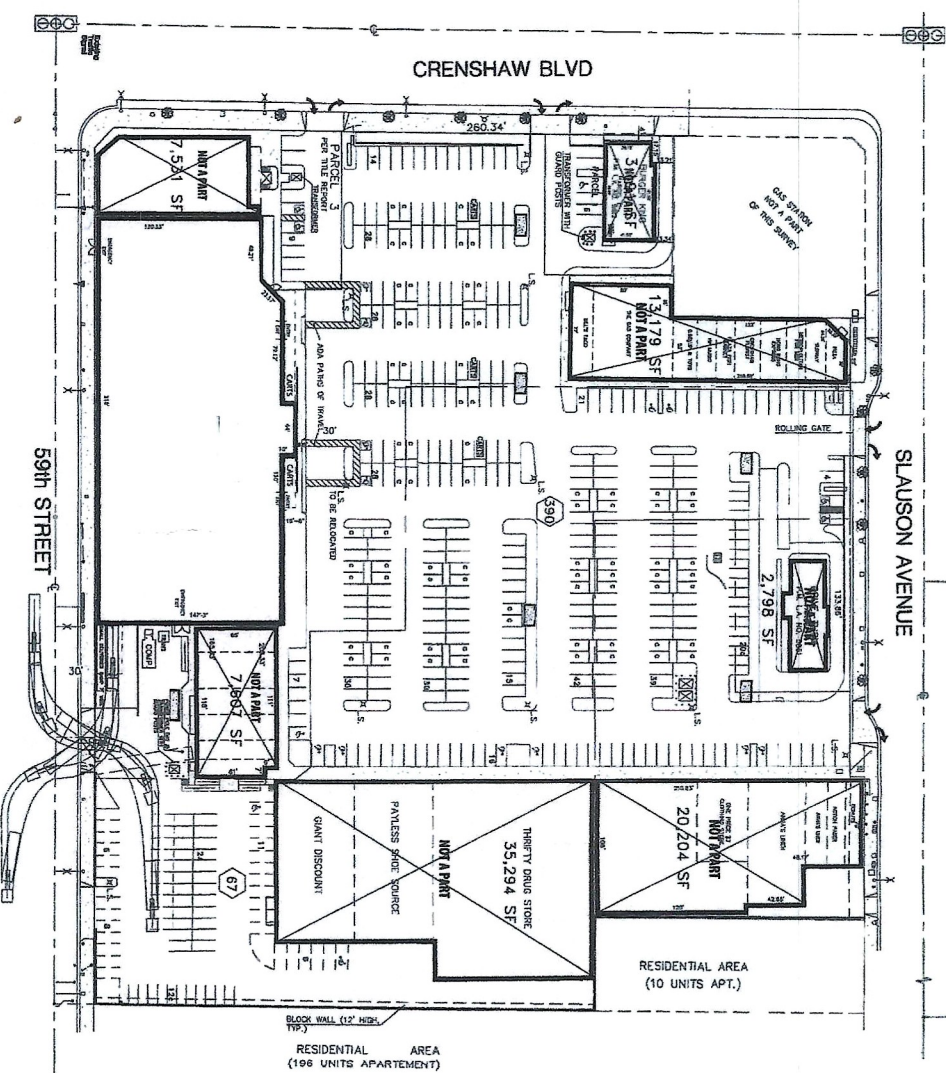
**VALLARTA SUPERMARKET**  
**STORE #64**  
**TENANT IMPROVEMENT**  
 3300 W. Slauson Ave., Los Angeles, CA 90043

**AO**  
 Architecture  
 Design  
 Relationships



# SITE PLAN

SCALE: 1"=50'-0"  
 0' 10' 20' 30' 40' 50'



**SUMMARY TABLE**

Site Area:	353,857.7 S.F.
Plot Area:	46,295 S.F.
Parking Summary:	
Parking Required:	70 spaces

RALPHS SEC OF CRENSHAW BLVD & & SLAUSON AV. LOS ANGELES, CA					
SHEET NO. <b>A-1</b> DATE: 10/10/00 DRAWN BY: [Signature] CHECKED BY: [Signature]					