



Art Rodriguez Associates
444 E Huntington Dr., Suite 208
Arcadia, CA 91006

Smart & Final #456

North Area Neighborhood Development Council
January 24, 2023
3607 S Vermont Ave., Los Angeles, CA 90007
Conditional Use Permit (CUB)



Project Request: SP22-023

The applicant is requesting a Conditional Use Permit for Alcoholic Beverages (CUB), to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption and on-site instructional tastings, in conjunction with a full service grocery store (Smart & Final).

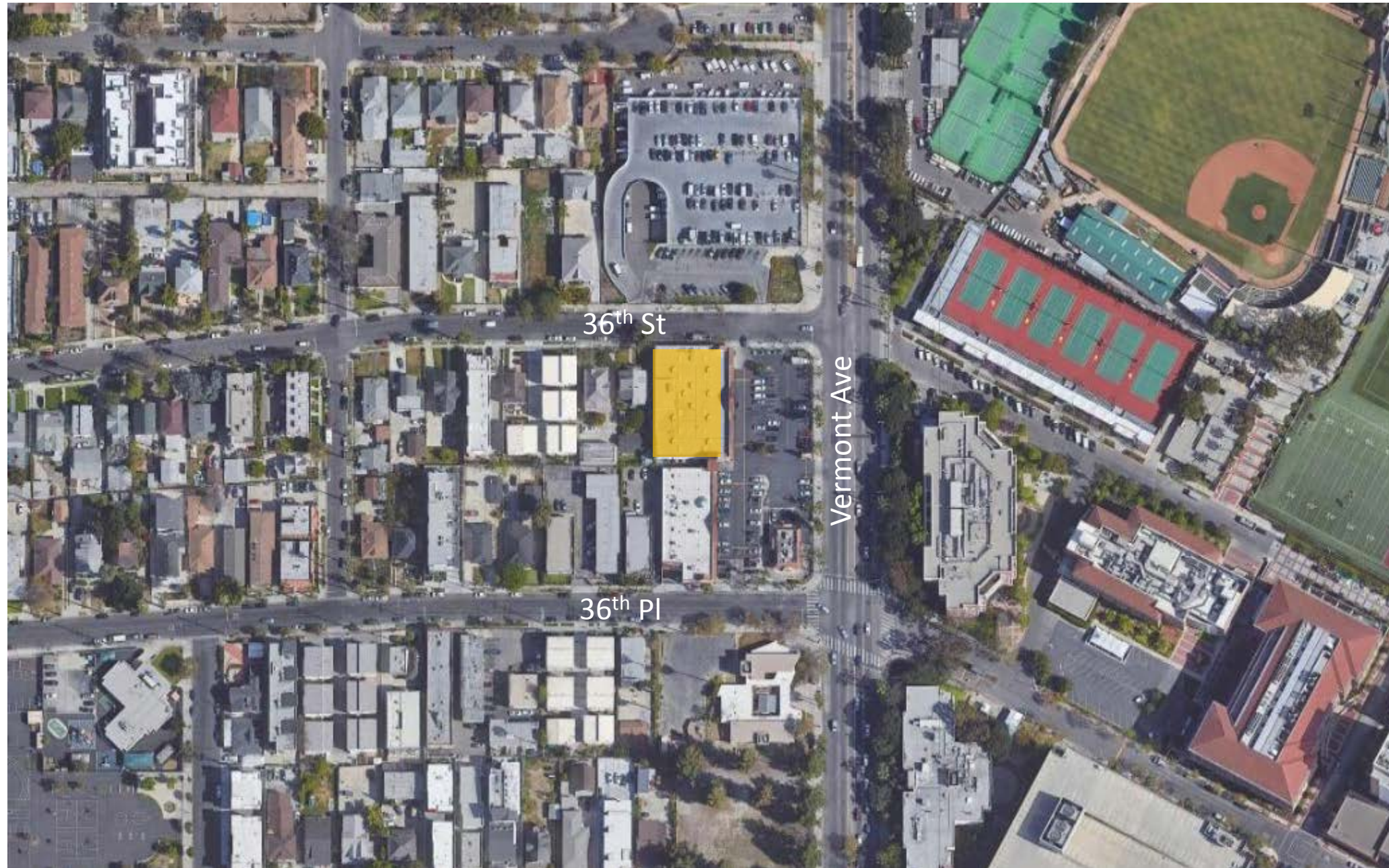


BACKGROUND

- 14,800 sq.ft
- 130 sq.ft of alcohol sales area (1.1%)
- Type-21 Off-Sale General License
- Hours of Operation: 6:00 AM – 10:00PM
- No exterior changes proposed
- 20+ years of alcohol sales with no violations

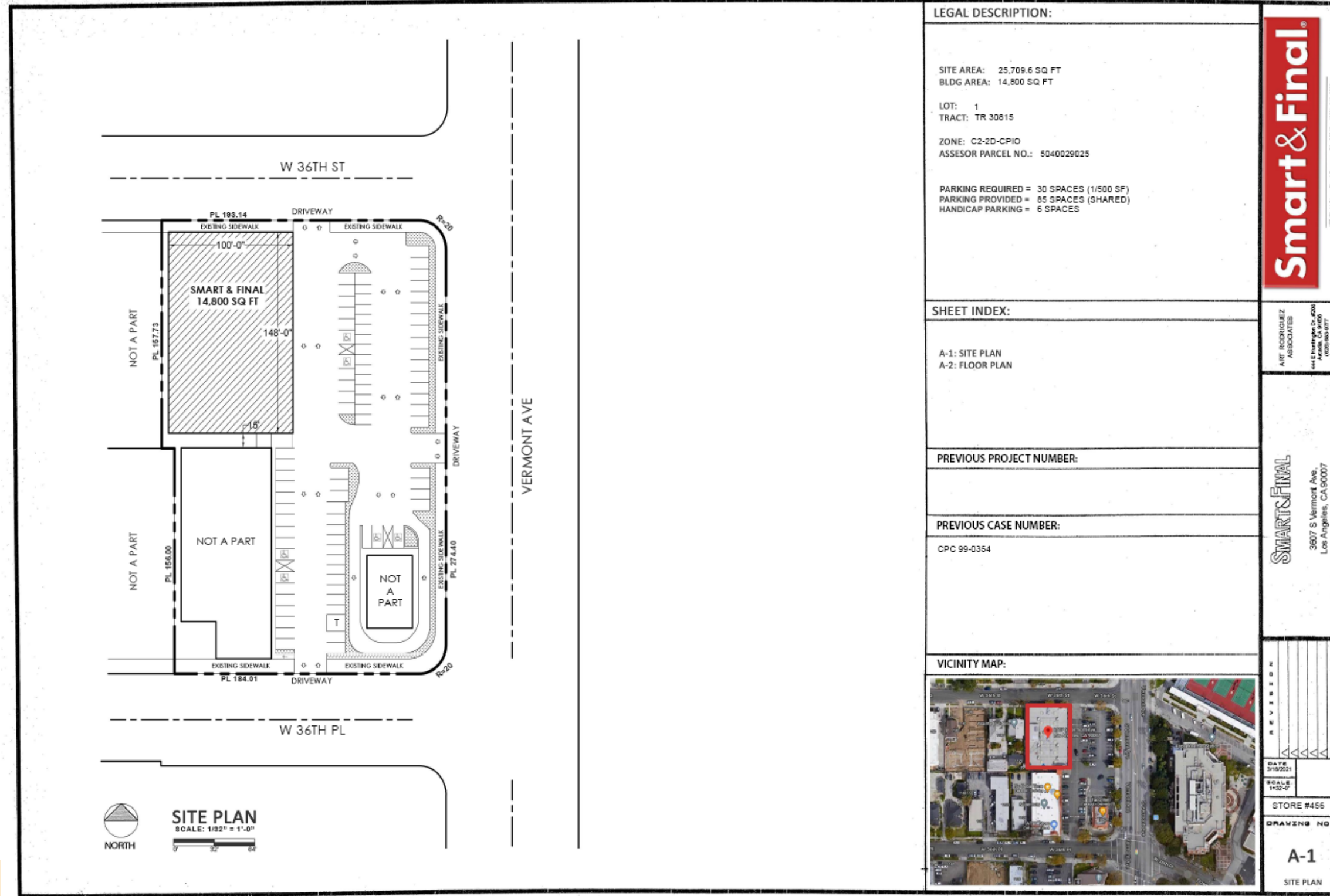


Project Location



- North: C2-2D-CPIO (Commercial)
- South: C2-2D-CPIO (Commercial)
- West: RD1 (Residential)
- East: PF-1-SN (Public Facilities Zone)

SITE PLAN



LEGAL DESCRIPTION:

SITE AREA: 25,709.6 SQ FT
 BLDG AREA: 14,800 SQ FT

LOT: 1
 TRACT: TR 30815

ZONE: C2-2D-CPIO
 ASSESSOR PARCEL NO.: 5040029025

PARKING REQUIRED = 30 SPACES (1/500 SF)
 PARKING PROVIDED = 85 SPACES (SHARED)
 HANDICAP PARKING = 6 SPACES

SHEET INDEX:

A-1: SITE PLAN
 A-2: FLOOR PLAN

PREVIOUS PROJECT NUMBER:

PREVIOUS CASE NUMBER:

CPC 99-0354



Smart & Final

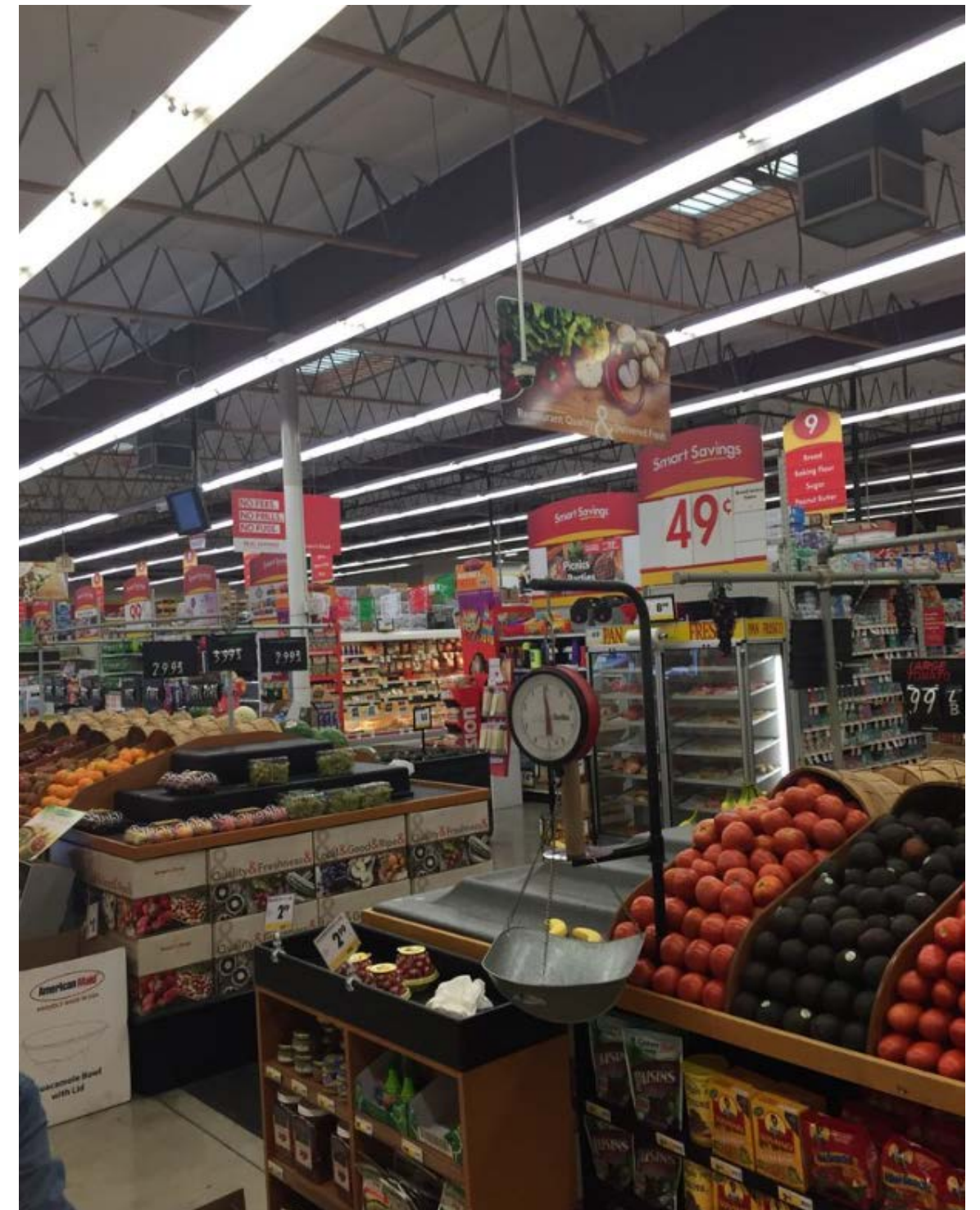
ART RODRIGUEZ ASSOCIATES
 4442 INVERWOOD DR., SUITE 200
 FARMERS, CA 91706
 (909) 963-8877

SMART & FINAL
 3607 S Vermont Ave
 Los Angeles, CA 90007

DATE	3/18/2021
SCALE	1/32" = 1'-0"
STORE #	456
DRAWING NO.	A-1
	SITE PLAN

Entitlement History

- **2000 – {CPC-99-0354-CUB}:**
Original CUB to allow the sale and dispensing of beer and wine for off-site consumption.
- **2006 – {ZA-2012-0069-CUB}:**
CUB application for a full-line of alcoholic beverages. Application was denied by Zoning Administrator. Appealed later in 2007 and denied by Area Planning Commission.
- **2023 – {ZA-2021-9311-CUB}**
Current



SAFETY AND SECURITY

- 28 Security Cameras
- Locked Metal Liquor Cabinet
- Security Guard 7:30am – 10:30pm
- Management office near alcohol
- STAR Training
- Age Identification device



OUTREACH



LAPD Southwest Vice Unit

- March 2022 initial outreach
- September 2022 Phone call
 - Discussion with Officer Moss
- October 2022– Non-opposition Letter

Thank you

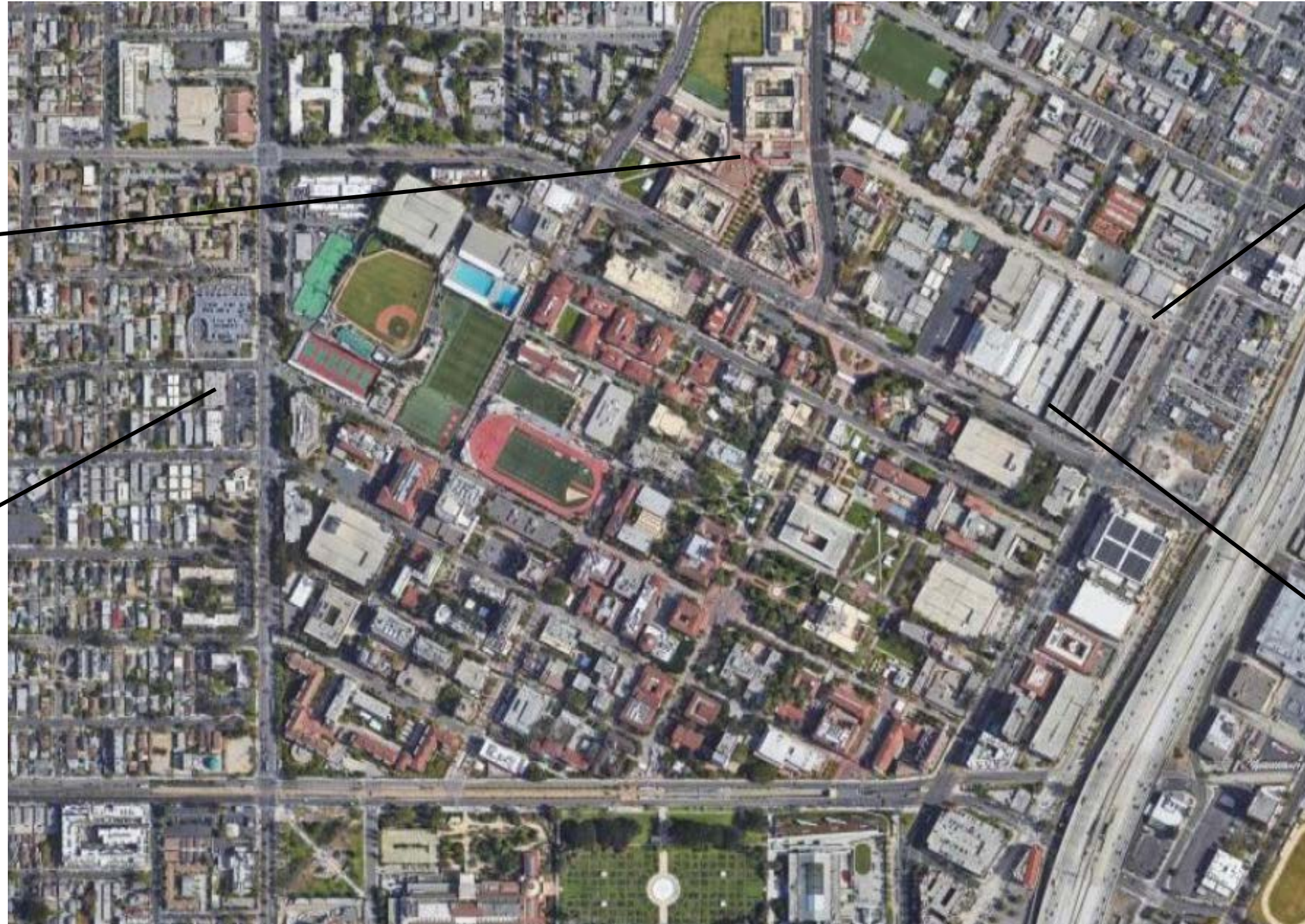


Smart&Final[®]

Surrounding Context

Trader Joes –
ZA-2015-2208-
CUB

Smart & Final



CVS – ZA-2010-
0918-CUB

Fresh & Easy –
ZA-2014-3132-
CUB

On-site Tasting Information



Beer

8oz of beer maximum per person per day



Wine

1oz of wine per sample with a maximum of 3 samples per person per day



Spirits

1/4oz of spirits per sample with a maximum of 3 samples per person per day