

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: October 2, 2025

HEARING DATE: October 15, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2022-001925-(1)

PERMIT NUMBER: Conditional Use Permit ("CUP") No. RPPL2022005832

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 4501 Whittier Boulevard, Unit C, East Los Angeles

OWNER: Chang Family Trust

APPLICANT: Wil Nieves

CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

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 PRJ2022-001925-(1), CUP Number RPPL2022005832, 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 RPPL2022005832 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 meat market (“Project”) in the C-3 (General 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, Wil Nieves on behalf of La Talpa Meat Market (“Applicant”), requests a CUP to authorize the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption at an existing meat market (“Talpa Meat Market”) located at 4501 Whittier Boulevard, Unit C, in the unincorporated East Los Angeles community (“Project Site”). The tenant space, located in a multi-tenant commercial shopping center, is approximately 3,972 square feet in size and consists of a food preparation area, a baking area, a butcher area, a walk-in cooler and storage spaces, in addition to the primary retail space.

CUP No. 201400089 previously approved the sale of alcoholic beverages (beer and wine) for off-site consumption with a Type 20 ABC License, on February 10, 2016, with a 15-year grant term ending on February 10, 2031. 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 East Los Angeles community.

In a report dated February 4, 2025, 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. Despite this fact, no 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 February 2, 2025, the County Sheriff’s Department, East Los Angeles Station (“Sheriff”), did not report any concerns about the establishment and did not object to approval of the CUP. A total of 10 calls for service were reported in the five-year look back period. Both the ABC report and letter from the Sheriff (Exhibit H – Agency Correspondence) are contained within this report.

The alcohol sales hours are currently from 7:00 a.m. to 9:00 p.m. daily, pursuant to Condition No. 26 of CUP No. 201400089, which are currently the same operating hours as the meat market. Staff recommends that the alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily if this CUP is approved. The total shelf space for alcoholic beverage

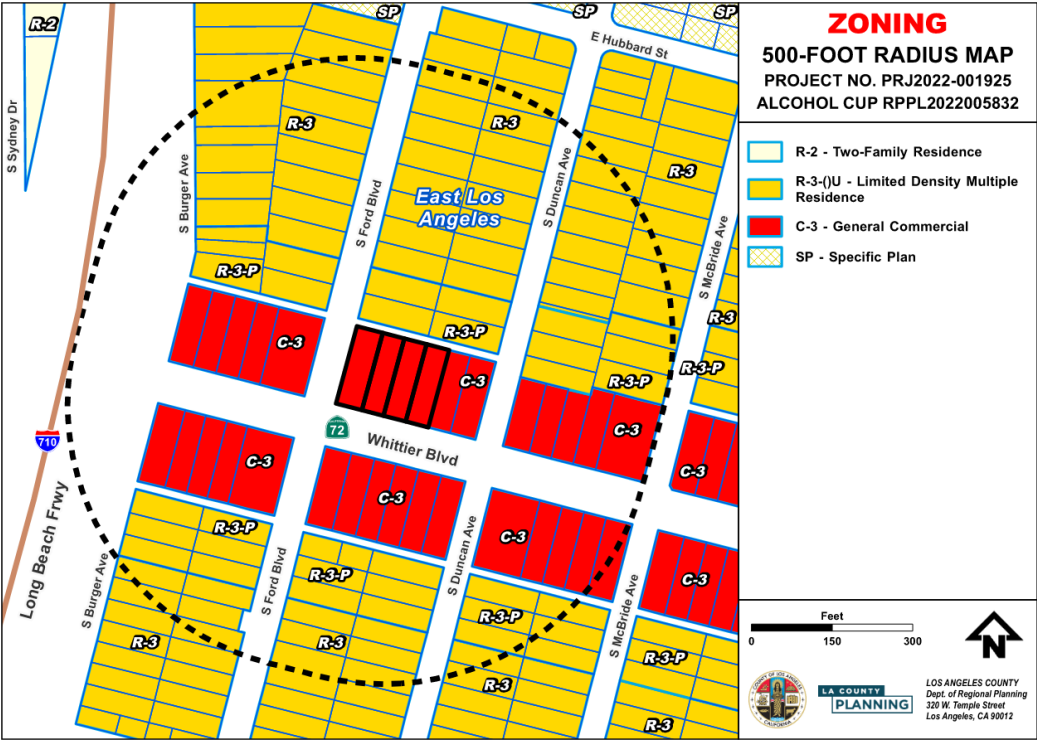
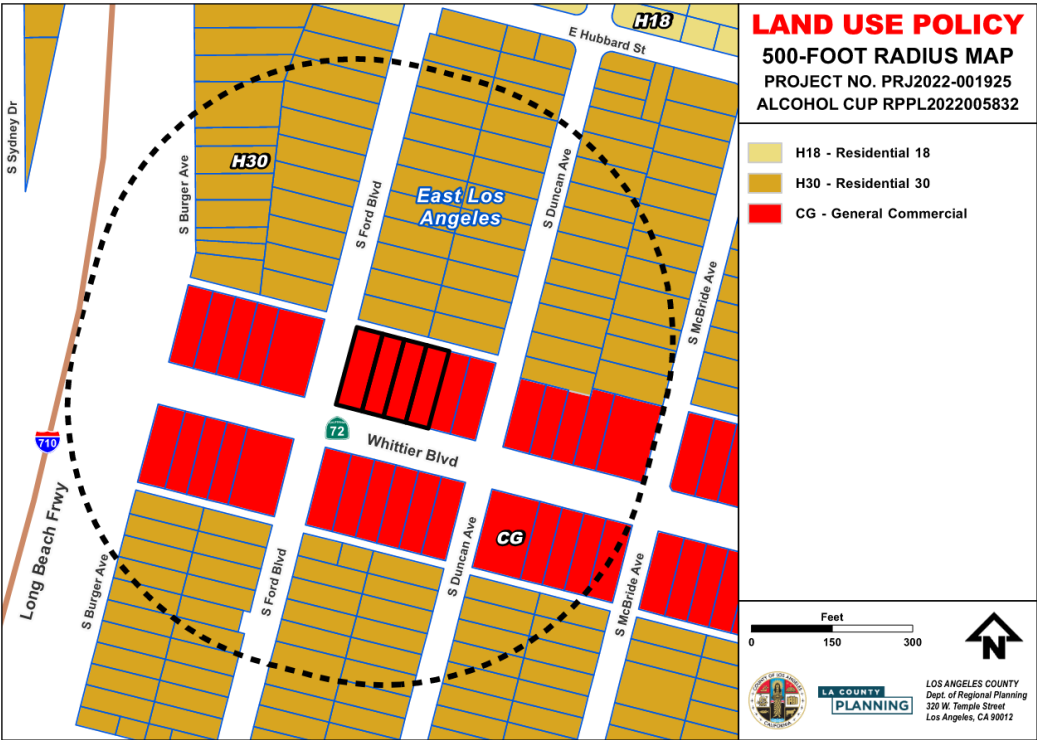
display was previously approved at five percent (5%) of the total shelf space of the meat market, to which no increase is proposed.

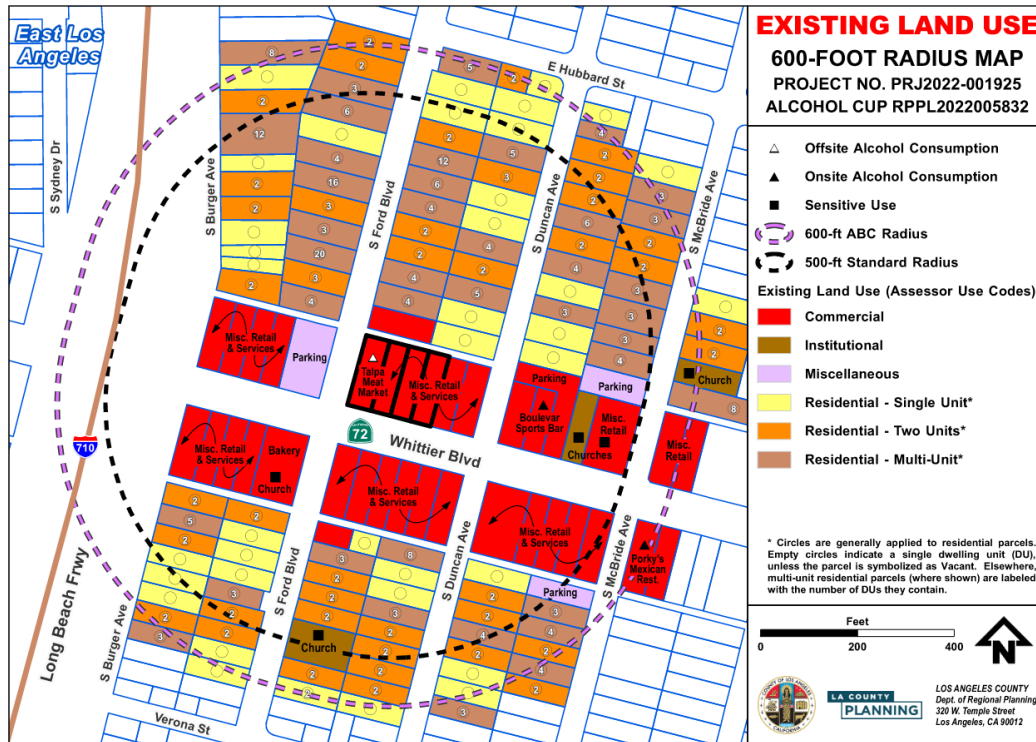
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	METRO AREA PLAN LAND USE POLICY*	ZONING*	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Retail, business and professional offices, parking
NORTH	H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)	Ice supplier, multifamily residences (MFRs), single-family residences (SFRs)
EAST	CG, H30	C-3, R-3-P	Retail, personal services, parking, sports bar, religious, SFRs, MFRs
SOUTH	CG, H30	C-3, R-3-P, R-3	Retail, personal services, parking, SFRs, MFRs
WEST	CG, H30	C-3, R-3-P	Vacant land, retail, parking, MFRs, interstate 710 freeway

* Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the project applicant chose to have the complete CUP application be subject to the land use policies and zoning regulations in effect at the time it was submitted on May 25, 2022. The zoning designation for the Project Site remained unchanged in conjunction with the Metro Area Plan (“MAP”), adopted on May 20, 2024, now a component of the General Plan. The Project Site was in the MC (Major Commercial) land use category of the East Los Angeles Community Plan, which was rescinded and superseded by the MAP Land Use Policy Map.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
880153z	C-3 (General Commercial)	September 13, 1985
1690	M-1 (Factory)	June 24, 1929

B. Previous Cases*

CASE NO.	REQUEST	DATE OF ACTION
Conditional Use Permit ("CUP") No. 201400089	Establish the sale of alcoholic beverages (beer and wine) for off-site consumption as an accessory use in the existing meat market.	Approved on February 10, 2016.
Plot Plan ("PP") No. 201301251	Business signage for Talpa Meat Market	Approved on December 12, 2013.
PP No. 200700571	Operate a supermarket accessory recycling center	Denied due to inactivity on April 14, 2011.

PP No. 31789	Operate a fast food take-out restaurant	Approved on November 19, 1982.
--------------	---	--------------------------------

C. Violations*

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2021016165	Copy of approved CUP not available upon request, lack of “no loitering” sign, sale of alcoholic beverages by employees lacking proper certification, lack of sign to prohibit the on-site consumption of alcoholic beverages, sale of malt-based alcoholic beverages with an alcohol by volume level exceeding five percent, sale of beer in containers under one-quart in size being sold in three-pack quantities.	Closed: December 1, 2022; Opened: December 22, 2021.
07-0005444	Unpermitted recycling center maintained on the Project Site.	Closed: November 29, 2007; Opened: March 6, 2007.
06-0013845	Banners and pennants displayed on the Project Site.	Closed: July 18, 2006; Opened: May 30, 2006.

* LA County Planning entitlement and violation histories, listed in the tables above, are limited to those on Assessor Parcel Nos. 5247-012-013 and 5247-012-014 where the Project is located.

ANALYSIS

A. Land Use Compatibility

The Project Site is a multi-tenant commercial shopping center located on the northeast corner of Whittier Boulevard and South Ford Boulevard. The Project Site is surrounded by other commercial uses to its west and east along Whittier Boulevard, as well as multifamily and single-family residential uses to its north. The Project Site is buffered from residential uses by South Ford Boulevard to the west, a 15-foot-wide alley and a commercial ice business to the north, other commercial uses and Whittier Boulevard to the east and south. With the existing development of land as described above, and the continued establishment of adequate operational controls including recommended conditions of approval for the updated hours of alcoholic beverage sales, the proposed accessory sale of alcoholic beverages for off-site consumption as an accessory use in the existing meat market is compatible with all these surrounding uses in the area.

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 meat 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 alcoholic beverages sold by the meat market will give customers the option to purchase from a full line of alcoholic beverages together with their other grocery items.

There are currently no other businesses with ABC licenses for the sale of alcoholic beverages for off-site consumption within a 500-foot radius of the Project Site, although there are two (2) businesses with ABC Licenses for the sale of alcoholic beverages for on-site consumption within this radius. There are five (5) sensitive uses, all religious institutions, within a 600-foot radius of the Project Site. Pursuant to the recommended conditions of approval, alcoholic beverages will not be permitted to be consumed within the premises of the Project Site. While the properties fronting Whittier Boulevard have been developed with commercial uses, properties to the north and south of that corridor are predominantly multifamily and single-family residential uses. These residential neighborhoods are sufficiently buffered from the Project Site by existing structures, parking lots, and a 15-foot-wide alleyway. The Project Site has been selling alcoholic beverages for nearly ten years without major issues and has worked to abate prior violations upon receipt of a notice of violation. These prior violations were discovered during routine inspection by LA County Planning. The sale of alcoholic beverages at the meat 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. 293 and, in a report dated February 4, 2025, ABC determined it is a High Crime Reporting District. In a letter dated February 2, 2025, the Sheriff did not report any concerns about the establishment and requests that the Applicant maintain active and functional surveillance recording equipment and retain recordings for a minimum of thirty (30) days to assist law enforcement. The Sheriff also requested that any graffiti be removed immediately upon discovery. The Project averaged about two (2) calls for service per year during the five-year look back period, and these calls were routine in nature. 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, Talpa Meat Market has been selling alcoholic beverages for nearly 10 years without major issues or complaints from the community. The Sheriff did not report any notable concerns about the establishment. The public convenience of allowing the patrons of the subject meat market to purchase from a full line of alcoholic beverages together with their other items outweighs the fact that the Project Site is in 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 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 close proximity of residential and sensitive uses. This precludes the sale of alcoholic beverages at the Project Site either too early or too late in the day. 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 7:00 a.m. to 9:00 p.m. daily, pursuant to Condition No. 26 of CUP No. 201400089, which are the same operating hours as Talpa Meat Market. Staff recommends these updated hours due to the close proximity of residential and sensitive uses, potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit I), as well as record of prior violations of the conditions of approval. As noted in this report, these violations have since been abated, and there is currently no open zoning violation case on the Project Site.

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-3 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 East Los Angeles Community Standards District ("CSD"). However, pursuant to County Code Section 22.316.040 (Applicability), no relevant CSD regulations apply to this Project.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Community 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 the 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 the 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 the expanded sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use in an existing meat market located within an existing multi-tenant commercial shopping center. 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 February 2, 2025, indicated that they do not object to approval of the CUP.

B. Other Agency Comments and Recommendations

ABC, in a report dated February 4, 2025, indicated that the Project Site is:

- Located in a Census Tract that is 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

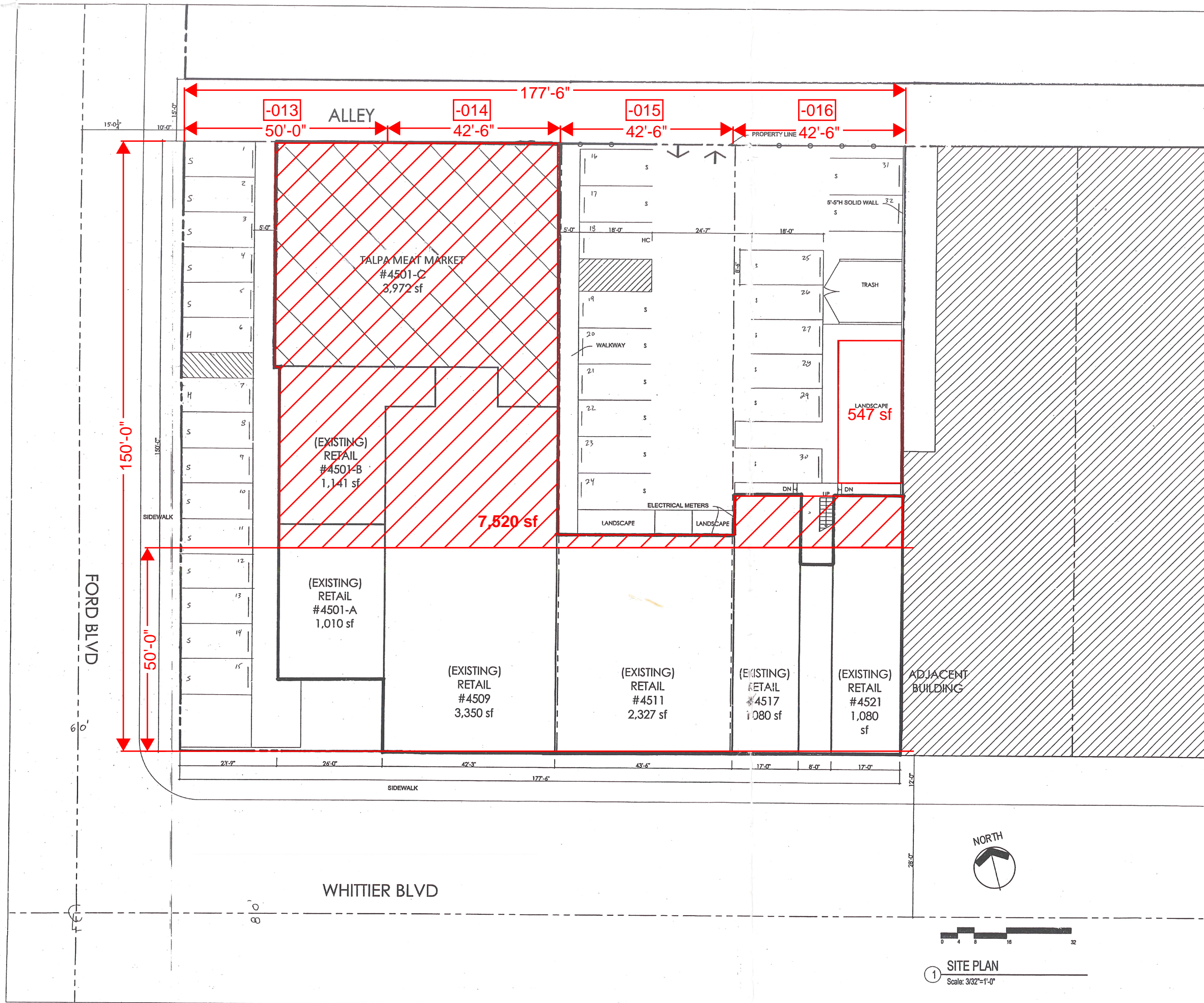
Staff has not received any comments from the public at the time of report preparation.

Report
Reviewed By: Elsa M. Rodriguez
Elsa M. Rodriguez, Acting Supervising Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

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">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. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. May 2014. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation. August 2013. https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage	

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">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. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. May 2014. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation. August 2013. https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage	



SITE DATA:

ASSESSOR'S PARCEL NO:
5247-012-013
5247-012-014
5247-012-015

ZONING:
COMMERCIAL / INDUSTRIAL

LOT SIZE:
±26,625 SQFT

EXISTING 1ST FL RETAIL AREA:
13,960 SQFT
EXISTING 2ND FL RETAIL AREA:
2,504 SQFT
TOTAL BUILDING AREA:
16,464 SQFT

LOT COVERAGE:
52.4%

SET BACK:
FRONT: NONE REAR: NONE
WEST SIDE: 22'-6"
EAST SIDE: NONE

COLONIAL PLAZA
4501~4521 WHITTIER BLVD, LOS ANGELES,
CA 90022

OWNER:

ARCHITECT:

REVISIONS

DATE: APRIL 9, 2013

DRAWN BY:

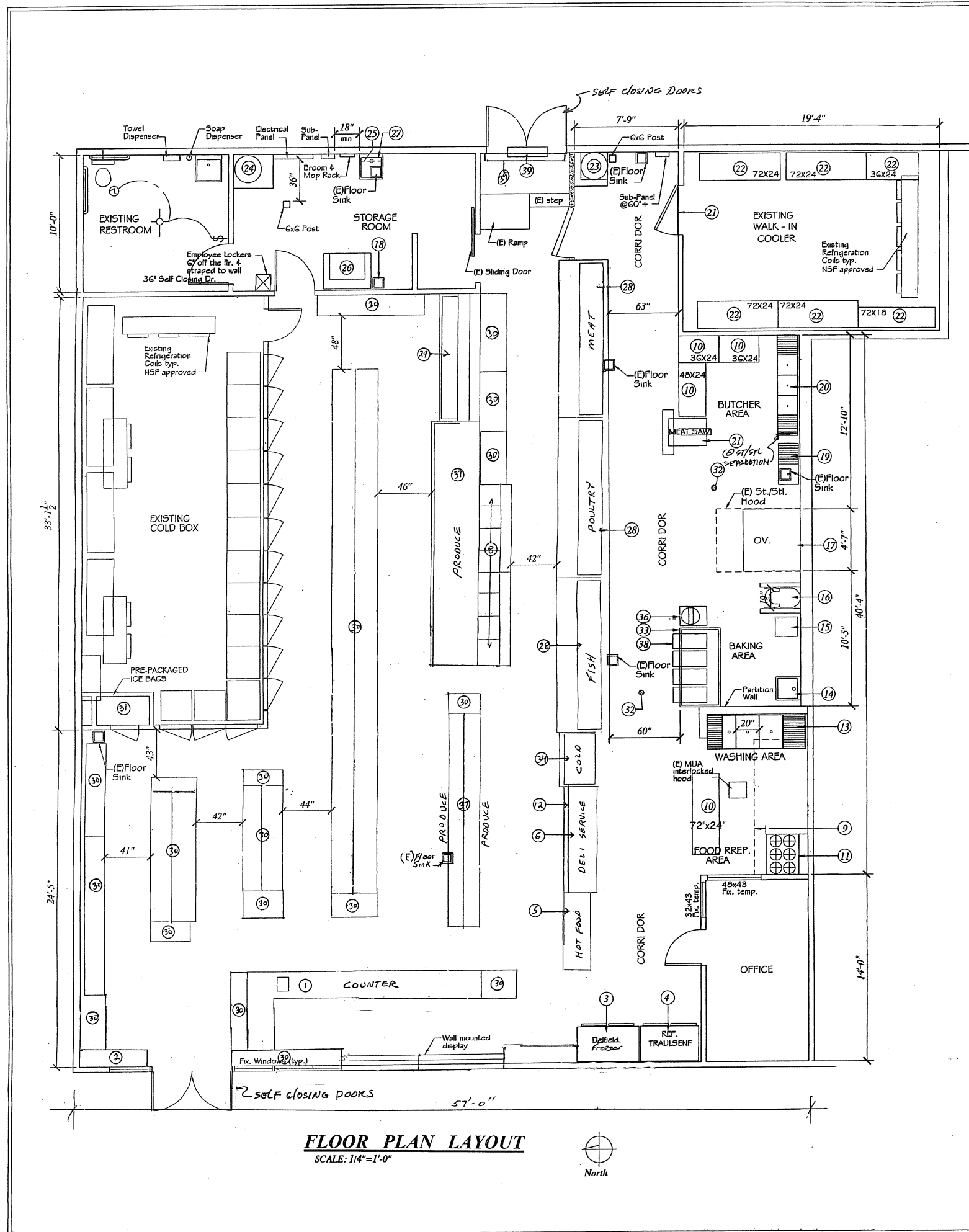
REVIEWED BY:

SHEET TITLE:

SITE PLAN

SHEET NO.

A1.0



FLOOR PLAN LAYOUT
SCALE: 1/4"=1'-0"



FINISH SCHEDULE				
Project Name: Los Angeles Meat Market		Address: 4501 Whittier Blvd., East Los Angles, Ca 90222		
Room	Floor	Base	Wall	Ceiling
FOOD PREP. AREA	6"X6" Quarry tile color: Terra cata	6" ht. Quarry Tile Cove Base (3/8" Rad.) color: Terra cata	Stainless Steel Smooth Finish over drywall	Suspended Ceiling Tiles Smooth Finish color: White
BAKING AREA	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	6" ht. ceramic tile Top Set Base (3/8" Rad.) (B&W tile S3619T) color: White	FRP Paneling Smooth Finish over drywall color: Cream	Suspended Ceiling Tiles Smooth Finish color: White
BUTCHER AREA	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	6" ht. ceramic tile Top Set Base (3/8" Rad.) (B&W tile S3619T) color: White	FRP Paneling Smooth Finish over drywall color: Cream	Suspended Ceiling Tiles Smooth Finish color: White
DRY FOOD STORAGE AREA	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	6" ht. ceramic tile Top Set Base (3/8" Rad.) (B&W tile S3619T) color: White	Washable Paint Smooth Finish over drywall color: Cream	Washable Paint Smooth Finish over drywall color: Cream
RESTROOM	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	6" ht. ceramic tile Top Set Base (3/8" Rad.) (B&W tile S3619T) color: White	Washable Paint Smooth Finish over drywall color: Cream	Washable Paint Smooth Finish over drywall color: Cream
WALK-IN COOLER	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	(E) Stainless Steel Top Set Base (3/8" Rad.)	Metal Paneling Smooth Finish color: Cream	Metal Paneling Smooth Finish color: Galv.
COLD BOX	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	(E) Stainless Steel Top Set Base (3/8" Rad.)	Metal Paneling Smooth Finish color: Galv.	Metal Paneling Smooth Finish color: Galv.
CORRIDOR	Conc. Sealed with Epoxy Smooth finish Amerlock 2 VOC color: Beige	6" ht. ceramic tile Top Set Base (3/8" Rad.) (B&W tile S3619T) color: White	Washable Paint Smooth Finish over drywall color: Cream	Suspended Ceiling Tiles Smooth Finish color: White

EQUIPMENT SCHEDULE									
Equipment		Manufacturer	Model No. or Size	NSF	Plumbing				Comment
					hw	cw	dir	fs	
1	Cash Register over Counter								
2	(N) Show Case Freezer	Chest	SD-405	✓					Self Contain
3	(N) Freezer two door	Delfield	56"x32"	✓					Self Contain
4	(N) Refrigerator two door	Traulsen	52"x32"	✓					Self Contain
5	(N) St./Stil. Work Table		48"x24"	✓					
6	(N) Steam Table	Alpine	AST-7	✓				✓	
7	(N) Tortilla Display (wood cabinet)		48"x23"X84"						formica fin.
8	(N) Dry Storage Display (dry chiles)		60" & 80"x29"						for Dry Chiles ect.
9	(E) St./Stil. Hood type I		120"X48"	UL-Liste		✓			
10	(N) St./Stil. Work Table		See plan	✓					36"x24", 48"x24"
11	(E) Stove & Oven 6 burner	Imperial	U36-6R	✓					
12	(N) SNEEZE GUARD		60" H	✓					
13	(E) St./Stil. 3-Compartment Sink		90"x24"	✓	✓	✓	✓		
14	(E) St. /Stil. Hand Sink		14"x14"	✓	✓	✓	✓		
15	(N) Pan Rack		23"x28"	✓					
16	(N) Baking Mixer	Hobart	35"x27"56"	UL-listed					Bowl size: 19"Øx14"ht. Bowl cap. 3.0 qtz.
17	(E) Baking Oven with Hood	Hobart		UL-listed					
18	(E) Floor Sink		10"x10"	✓			✓		
19	(E) St./Stil. Food Prep Sink			✓	✓	✓		✓	
20	(E) St./Stil. 3-Compartment Sink		90"x24"	✓	✓	✓	✓		
21	(N) Meat Saw	Butcher Boy	B16-F	UL-listed					
22	(N) St./Stil. Shelf		See plan	✓					Green Coated
23	(E) Water Heater(Smart type) Gas, 50gal	General Elect.	GG50T6XA	UL-listed					50,000 BTU/HR.
24	(E) Water Heater type: Gas, 40gal	Reliance	40NORT6CF	UL-listed					36,000 BTU/HR.
25	(N) St./Stil. Shelf		24"x8"	✓					Wall-mounted chemical storage shelf
26	(E) Ice Machine	Crystal Tips	600-CAE-161	UL-listed		✓		✓	
27	(N) St./Stil. Mop Sink		24"x24"	✓	✓	✓	✓		Backflow prevention device at faucet
28	(E) Meat Case (refrigerated)	Husmann	144"x53"	UL-listed		✓		✓	
29	(E) Produce Coolers	Pinnacle	117"x36"	UL-listed		✓		✓	
30	(E) Gondolas Metal Shelving		See plan	✓					
31	(E) Prepackagge Ice Freezer		48"x28"	UL-listed				✓	
32	(E) Floor Drain		10"x10"	✓			✓		
33	(N) Baker's Table Top	Boos	72"x36"						Maple top
34	(E) Curve Glass Refrigerated Deli Case	True	48"x48"	UL-listed					Self Contain
35	(E) M-Series Strip Door	Curtron	CUR-M106PR4080						
36	(N) Bun Divider	Oliver	17"x20"x41"						
37	(E) Produce cooler	Husmann	16'-6"x43"		✓			✓	
38	(N) St./Stil. Dry Storage Bin		14"x32"	✓					for Rice & Beans
39	(N) Commercial Air Curtain	Mars	MARS-36N						1600 cfm min.

TITLE

FLOOR PLAN LAYOUT

DATE REV.

NOTES:

JOB # DATE

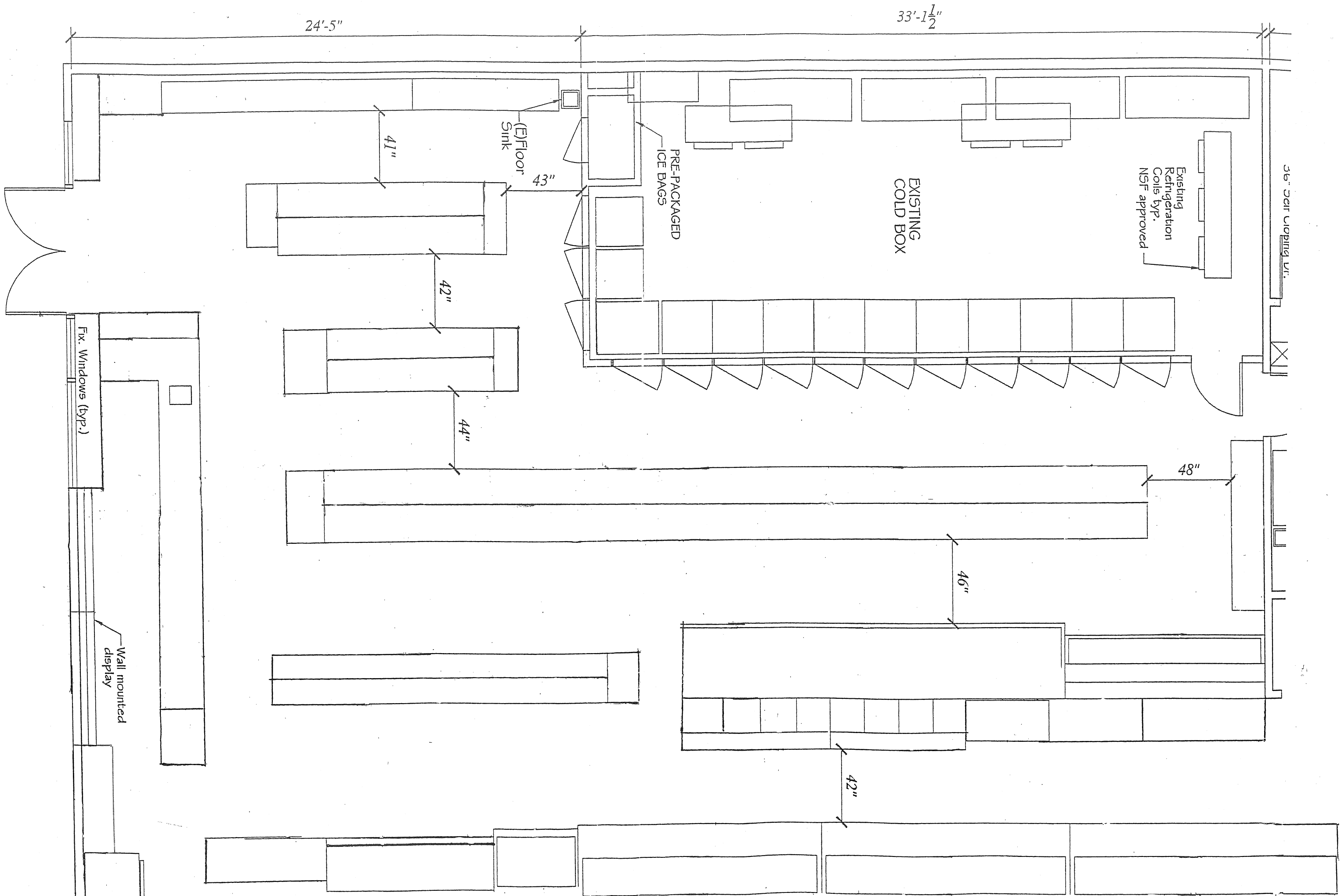
06-12-14

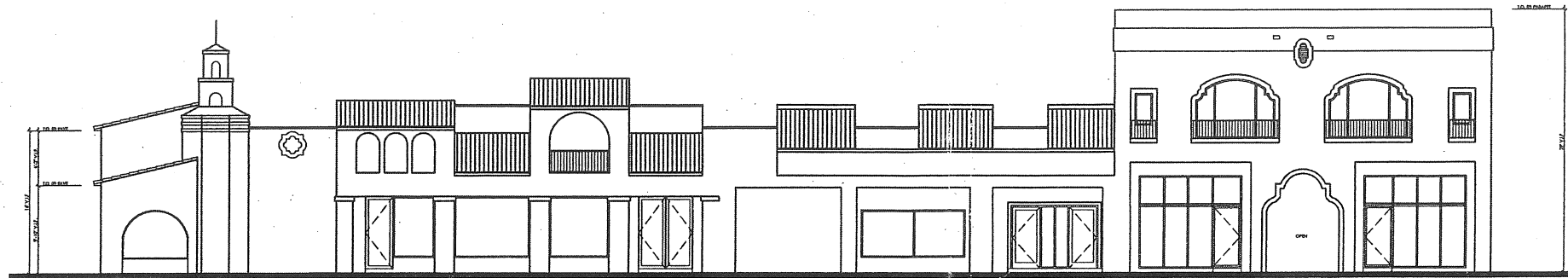
PROJECT

Talpa Meat Market
4501 Whittier Blvd.
Los Angeles, Ca. 90022

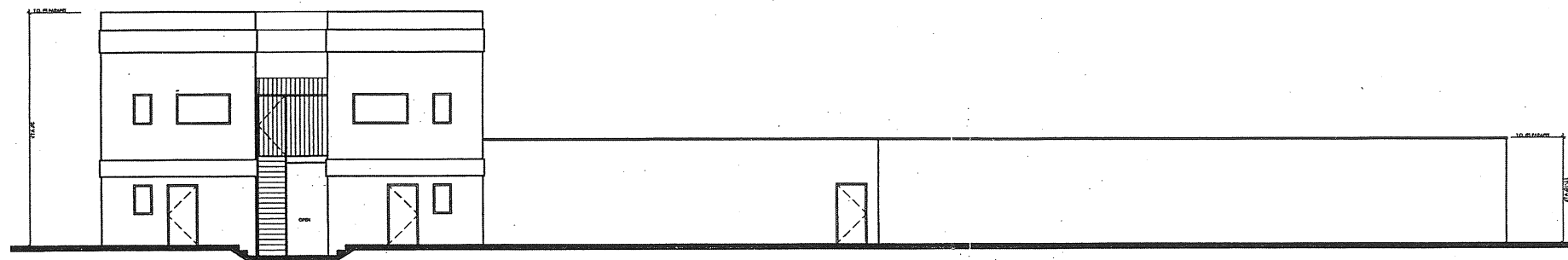
SCALE: 1/4"=1'-0"

DRAWN SHEET #

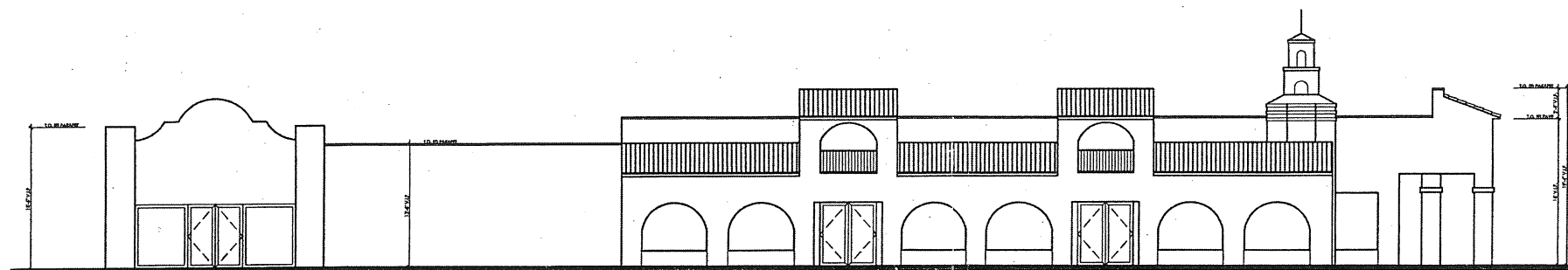




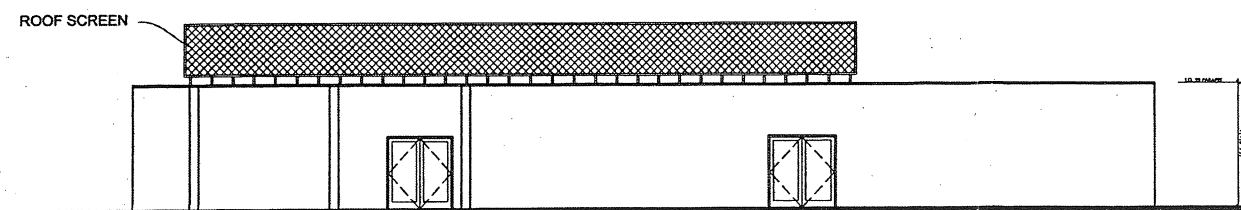
4 SOUTH ELEVATION
Scale: 1/8"=1'-0"



3 NORTH ELEVATION
Scale: 1/8"=1'-0"



2 WEST ELEVATION
Scale: 1/8"=1'-0"



1 PARTIAL EAST ELEVATION
Scale: 1/8"=1'-0"

COLONIAL PLAZA
4501~4521 WHITTIER BLVD, LOS ANGELES,
CA 90022

OWNER:

ARCHITECT:

REVISIONS

DATE: 11/17/2008

DRAWN BY:

REVIEWED BY:

SHEET TITLE:

ELEVATIONS

SHEET NO.

A3.0

Talpa Meat Market Alcoholic Beverage Shelf Space Calculation Table:

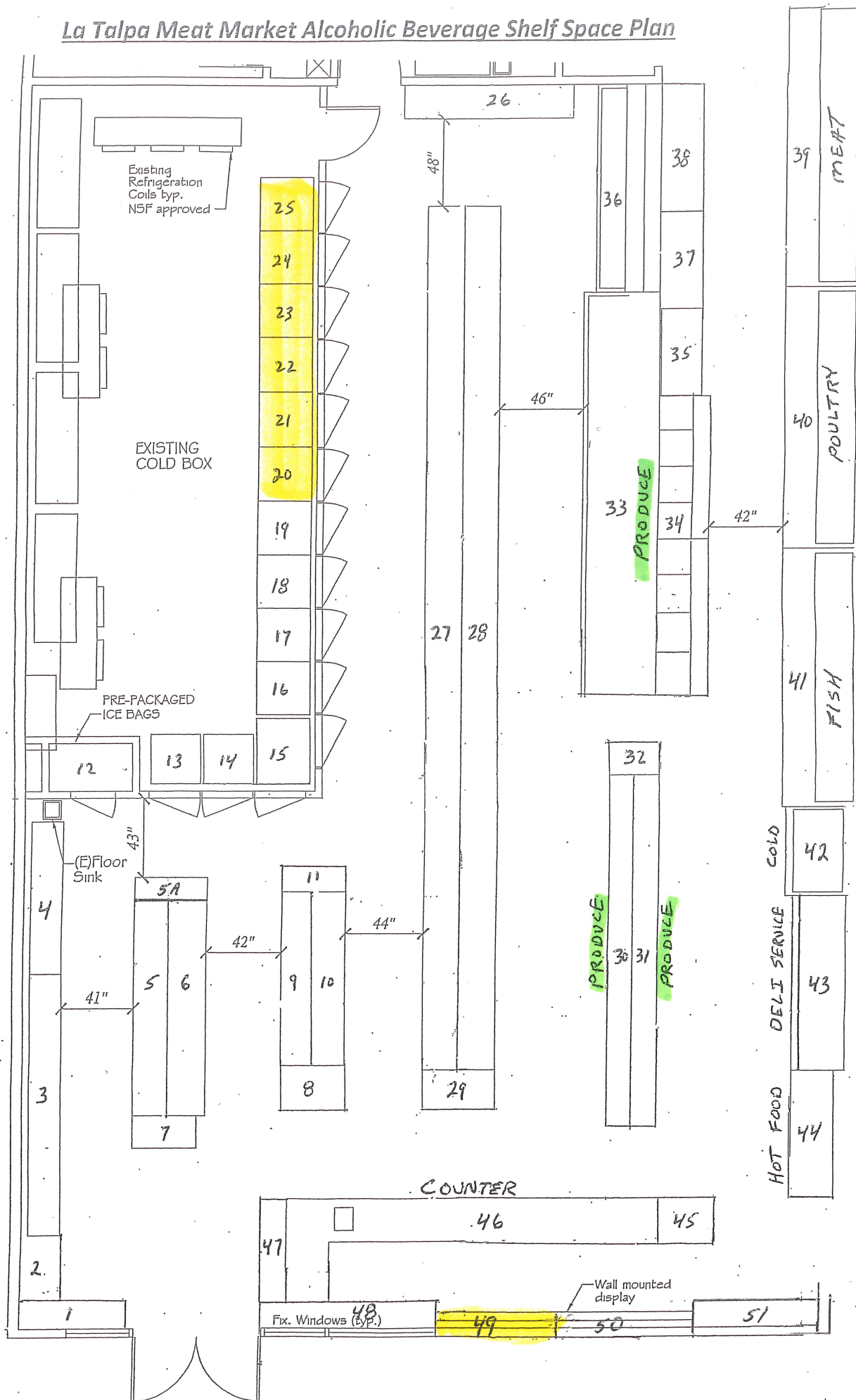
Cabinet key number	Length (L) - inches	Total number of shelves	Number of shelves devoted to alcoholic beverages	Total linear inches of shelves*	Total linear inches of shelves devoted to alcoholic beverages**	Percentage of shelf space devoted to alcoholic beverages***
1	60	3	0	180	0	0
2	36	6	0	216	0	0
3	144	8	0	1,152	0	0
4	84	6	0	504	0	0
5	132	6	0	792	0	0
5A	36	6	0	216	0	0
6	132	6	0	792	0	0
7	36	8	0	288	0	0
8	36	5	0	180	0	0
9	72	7	0	504	0	0
10	72	6	0	432	0	0
11	36	6	0	216	0	0
12	48	6	0	288	0	0
13	30	6	0	180	0	0
14	30	8	0	240	0	0
15	36	6	0	216	0	0
16	30	6	0	180	0	0
17	30	6	0	180	0	0
18	30	6	0	180	0	0
19	30	6	0	180	0	0
20	30	6	6	180	180	.007
21	30	6	6	180	180	.007
22	30	6	6	180	180	.007
23	30	6	6	180	180	.007
24	30	6	6	180	180	.007
25	30	6	6	180	180	.007
26	96	10	0	960	0	0
27	480	6	0	2,880	0	0
28	480	7	0	3,360	0	0
29	36	7	0	252	0	0
30	192	5	0	960	0	0
31	192	5	0	960	0	0
32	36	5	0	180	0	0
33	216	5	0	1,080	0	0
34	168	5	0	840	0	0
35	48	10	0	480	0	0
36	120	6	0	720	0	0
37	60	10	0	600	0	0
38	72	11	0	792	0	0
39	144	3	0	432	0	0
40	144	3	0	432	0	0
41	144	3	0	432	0	0
42	48	4	0	192	0	0
43	96	2	0	192	0	0
44	72	2	0	144	0	0
45	36	5	0	180	0	0
46	228	4	0	912	0	0
47	60	6	0	360	0	0
48	96	7	0	672	0	0
49	144	6	6	576	320	.020
50	96	7	0	432	0	0
51	144	7	0	672	0	0
TOTAL	4,992	309	47	27,888	1,400	5%

* Total linear inches of shelves = (L) x (Total number of shelves)

** Total linear inches of shelves devoted to alcoholic beverages = (L) x (Number of shelves devoted to alcoholic beverages)

*** Percentage of shelf space devoted to alcoholic beverages = (Total linear inches of shelves devoted to alcohol)/(Total linear inches of shelves)

La Talpa Meat Market Alcoholic Beverage Shelf Space Plan



**PROJECT NUMBER**

PRJ2022-001925-(1)

HEARING DATE

October 15, 2025

REQUESTED ENTITLEMENTConditional Use Permit ("CUP") No.
RPPL2022005832

PROJECT SUMMARY

OWNER / APPLICANT

Wil Nieves

EXHIBIT DATE

April 9, 2013

PROJECT OVERVIEW

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 meat market ("Talpa Meat Market"). The tenant space, located in a multi-tenant commercial shopping center, is approximately 3,972 square feet in size and consists of a food preparation area, baking area, butcher area, walk-in cooler and storage spaces, in addition to grocery items and fresh produce.

CUP No. 201400089 approved the sale of alcoholic beverages (beer and wine) for off-site consumption with a Type 20 ABC License, which authorizes alcohol sales hours from 7:00 a.m. to 9:00 p.m. daily, the same operating hours as the meat market. This CUP would add distilled spirits to the existing offerings by upgrading the ABC License classification. Staff recommends alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily.

LOCATION

4501 Whittier Boulevard, Unit C, East Los Angeles

ACCESS

South Ford Boulevard

ASSESSORS PARCEL NUMBER(S)

5247-012-013, -014, -015, -016

SITE AREA

0.61 Acres

GENERAL PLAN / LOCAL PLAN*

East Los Angeles Community Plan

ZONED DISTRICT

East Side Unit No. 1

PLANNING AREA

Metro

LAND USE DESIGNATION*

MC (Major Commercial)

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

31 units maximum density

APPLICABLE STANDARDS DISTRICT*

East Los Angeles Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and East Los Angeles Community 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

* Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the project applicant chose to have the complete CUP application be subject to the land use policies, and zoning regulations in effect at the time it was submitted on May 25, 2022. The zoning designation for the Project Site remained unchanged in conjunction with the Metro Area Plan ("MAP"), adopted on May 20, 2024, now a component of the General Plan. The Project Site was in the MC (Major Commercial) land use category of the East Los Angeles Community Plan, which was rescinded and superseded by the MAP Land Use Policy Map.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-001925-(1)
CONDITIONAL USE PERMIT NO. RPPL2022005832

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. **RPPL2022005832** on October 15, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Wil Nieves on behalf of La Talpa Meat Market ("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 meat market ("Project") located in a multi-tenant commercial shopping center at 4501 Whittier Boulevard, Unit C ("Project Site"), in the unincorporated community of East Los Angeles in the C-3 (General Commercial) zone pursuant to 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-3 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 4501 Whittier Boulevard, Unit C, within the East Side Unit No. 1 Zoned District and Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS***

CASE NO.	REQUEST	DATE OF ACTION
Conditional Use Permit ("CUP") No. 201400089	Establish the sale of alcoholic beverages (beer and wine) for off-site consumption as an accessory use in the existing meat market.	Approved on February 10, 2016.
Plot Plan ("PP") No. 201301251	Business signage for Talpa Meat Market	Approved on December 12, 2013.

PP No. 200700571	Operate a supermarket accessory recycling center	Denied due to inactivity on April 14, 2011.
PP No. 31789	Operate a fast food take-out restaurant	Approved on November 19, 1982.

* LA County Planning entitlement history, listed in the table above, is limited to those on Assessor Parcel Nos. 5247-012-013 and 5247-012-014 where the Project is located.

7. **LAND USE DESIGNATION.** The Project Site is located within the MC (Major Commercial) land use category of the Community Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the East Side Unit No. 1 Zoned District and is currently zoned C-3. 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	METRO AREA PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	R-3-P (Limited Density Multiple Residence – Parking), R-3 (Limited Density Multiple Residence)	Ice supplier, multifamily residences (MFRs), single-family residences (SFRs)
EAST	CG (General Commercial), H30	C-3 (General Commercial), R-3-P	Retail, personal services, parking, sports bar, religious, SFRs, MFRs
SOUTH	CG, H30	C-3, R-3-P, R-3	Retail, personal services, parking, SFRs, MFRs
WEST	CG, H30	C-3, R-3-P	Vacant land, retail, parking, MFRs, interstate 710 freeway

* Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the project applicant chose to have the complete CUP application be subject to the land use policies and zoning regulations in effect at the time it was submitted on May 25, 2022. The zoning designation for the Project Site remained unchanged in conjunction with the Metro Area Plan (“MAP”), adopted on May 20, 2024, now a component of the General Plan. The

Project Site was in the MC (Major Commercial) land use category of the East Los Angeles Community Plan, which was rescinded and superseded by the MAP Land Use Policy Map.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.61 acres in size and consists of four legal lots. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant commercial building and two uncovered parking lots.

B. Site Access

The Project Site is accessible via Whittier Boulevard and South Ford Boulevard to the south and west, respectively. Primary access to the Project Site will be via an entrance/exit facing South Ford Boulevard. Secondary access to additional parking will be via the adjacent 15-foot-wide alley.

C. Site Plan

The existing site plan depicts the Project Site developed with a commercial building with eight tenant spaces fronting Whittier Boulevard to its south and South Ford Boulevard to its west. Uncovered parking is available along South Ford Boulevard and in the rear, accessible via the adjacent 15-foot-wide alley. A trash enclosure and landscaping is also located in the rear.

D. Parking

The Project Site includes a total of 32 existing parking spaces, including three accessible for persons with disabilities in accordance with the Americans with Disabilities Act ("ADA"). 15 parking spaces are directly accessible via, and perpendicular to, South Ford Boulevard along the building frontage. The remaining 17 parking spaces are located in the rear of the Project Site, accessible via the 15-foot-wide alley.

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 involves the expanded sale of alcoholic beverages for off-site consumption at an existing meat market located in a multi-tenant commercial shopping center, with no physical expansion of a structure nor intensification of a use beyond that which is currently existing or in operation. 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 February 2024, the Permittee conducted outreach to the surrounding residential area. Outreach was done via door-

to-door outreach, as well as by posting a petition at the Project Site for customers. The Permittee submitted 20 letters of support from neighboring residents, indicating support of the CUP request. The Permittee submitted a petition with 80 signatures indicating support of the CUP request. Outreach was conducted primarily in Spanish, which is the most prevalent language in the community.

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, East Los Angeles Station ("Sheriff"): Recommended clearance to public hearing with conditions in a letter dated February 2, 2025.
- B. ABC: in a report dated February 4, 2025, 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 six 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, newspaper (Daily Journal) and property posting. On August 11, 2025, a "Notice of Public Hearing" sign was posted on the Project Site, plainly visible from the public right-of-way on South Ford Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 31, 2025, a total of 116 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 13 notices to those on the courtesy mailing list for the East Side Unit No. 1 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 Community Plan because the MC land use designation is intended for mixture of small and large businesses, oriented toward the greater East Los Angeles area, such as a neighborhood meat market with the accessory sale of alcoholic beverages. The Commission further finds that the Project promotes any additional supporting information that is consistent with what is allowed by the LU designation.
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.

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 meat market will continue to provide grocery items, including fresh produce and whole grains, which would be maintained with approval of the CUP, and complements other nearby commercial uses. The Project serves a local need by allowing for a full line of alcoholic beverage sales so that local patrons may complete their grocery shopping in their community rather than traveling to other locations with these offerings.

- **Goal LU 7:** Compatible land uses that complement neighborhood character and the natural environment.
- **Policy LU 7.1:** Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.

The Project Site is compatible with surrounding uses and complements neighborhood character because it is sufficiently buffered from adjacent residential neighborhoods with existing commercial developments and a 15-foot-wide alley. The use operates within an existing commercial tenant space, and no modifications to the Project Site are proposed. 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 – COMMUNITY PLAN.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan, including the following:

LAND USE POLICIES

- Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development.
- Allow the intensification of land uses only if it does not adversely impact existing uses, neighborhoods, and the existing character and density of the East Los Angeles Community.

ECONOMIC DEVELOPMENT POLICIES

- Promote coordination and development of existing businesses and encourage upgrading to improve their economic status.

The Project would expand the offerings within the existing meat market located on Whittier Boulevard, which is a heavily traveled commercial corridor. The meat market will continue to provide grocery items, including 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. This will mitigate the potential for the proposed expanded alcoholic beverage sales to adversely impact the surrounding residential neighborhood.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification because the accessory sale of alcoholic beverages for off-site consumption is permitted in such zone with a CUP, while the primary uses of a multi-tenant commercial center and meat market are permitted in such zone with a ministerial Site Plan Review, pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones), 22.140.030 (Alcoholic Beverage Sales), and 22.316.080.A.4.a (Permitted Uses).
20. **REQUIRED YARDS.** The Commission finds no yards are required for nonresidential uses in the C-3 Zone.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.316.070.G (East Los Angeles Community Standards District - Zone Specific Standards). The existing building is 15 feet and six inches tall, within the maximum allowable building height of 40 feet.
22. **PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.112.070 (Required Parking Spaces) and 22.316.080.A.3.a (East Los Angeles Community Standards District – Area Specific Standards), which requires one parking space for every 400 square feet of floor area of commercial floor area, except that no parking is required for uses in the first 50-foot depth of any lot fronting Whittier Boulevard. Approximately 7,520 square feet of commercial area is developed beyond the 50-foot portion of the Project Site fronting Whittier Boulevard, which requires a minimum of 19 parking spaces. The Project Site has 32 existing parking spaces, exceeding the minimum requirement.
23. **SIGNS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs) and Section 22.316.060.C (East Los Angeles Community Standards District - Signage in Nonresidential Zones). A maximum of three-square feet of wall signage is allowed per linear foot of building frontage, provided that the total sign area does not exceed 10 percent of the building

face or 240 square feet, whichever is less. The building wall facing South Ford Avenue is 25 feet and five inches wide and 15 feet and six inches tall, which allows a maximum of 240 square feet for wall signage. A 60-square-foot wall sign for the meat market exists on the Project Site.

24. **LANDSCAPING.** The Commission finds that the Project is not consistent with respect to the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which requires at least 10 percent of the 26,625-square-foot lot area, or approximately 2,663 square feet, be landscaped. There is approximately 547 square feet of existing landscaping on the Project Site. The Project Site was developed in 1948, prior to parking requirements in the C-3 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 1948, prior to tree planting requirements in the C-3 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). Alcoholic beverages will be restricted to a maximum of five percent of total shelf space that can be used for alcoholic beverage display. Other standards have been incorporated into the conditions of approval for the CUP, including but not limited to requiring the offering of fresh produce and the participation of employees in relevant training in alcoholic beverage sales.
27. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the standards identified in County Code Chapter 22.316 (East Los Angeles CSD) do not apply to the Project pursuant to County Code Section 22.316.040 (Applicability) because the Project does not include any new floor area or any changes of use.

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 many years, and nearly 10 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 commercial unit is adequate in size for the requested operation of a meat market with the sale of alcoholic beverages and is located within an existing building on Whittier 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, because the Project Site was developed in 1948. The 32 existing parking spaces are adequate for the needs of this business. The existing floor plan provides adequate space to carry out all administrative and business activities and in compliance with County regulations. The Project integrates well into the surrounding area due to its proximity to a variety of other local-serving commercial uses along Whittier 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 Whittier Boulevard, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. Whittier Boulevard is a high-quality transit corridor served by LA Metro (Los Angeles County Metropolitan Transit Authority) Bus Line 18, two El Sol (East Los Angeles Shuttle) circulator bus lines, and a shuttle bus line to California State University, Los Angeles. 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 five sensitive uses within a 600-foot radius around the Project Site, consisting of places used for religious worship. Two of these are located in the surrounding residential neighborhood, while the other three are located on Whittier Boulevard. These uses are sufficiently buffered from the Project Site by existing roadways and structures. Since the establishment of alcoholic beverage sales at the Project Site, there have been no reported zoning violations or complaints from the community. The Sheriff did not report

any concerns about the establishment. 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.

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 commercial tenant space is adequate in size for the requested operation of a meat market with the sale of alcoholic beverages and is located within an existing commercial building on Whittier Boulevard, a heavily traveled commercial corridor. The Project Site is located at the intersection of Whittier Boulevard and South Ford Boulevard and does not abut a residential use or zone. The Project Site is sufficiently buffered from the residential neighborhood to its north by an existing 15-foot-wide alley and adjacent commercial use located across the alley.
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 meat market will continue to provide grocery items, including 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 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 multi-tenant 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 February 4, 2025, six licenses for the sale of alcoholic beverages for off-site consumption are allowed in the Census Tract where the Project Site is located (5315.04), while six such licenses are currently active, including the license for the subject meat market. This indicates that there is an overconcentration of alcohol sales 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 nearly 10 years. The Project would allow its customers to purchase from a full line of alcoholic beverages, together with their other grocery items at the meat market, instead of traveling to other locations with these offerings.

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 involves an upgrade in privileges from the existing ABC license for an existing meat market to allow the sale of a full line of alcoholic beverages for off-site consumption. 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. RPPL2022005832**, subject to the attached conditions.

ACTION DATE: October 15, 2025

Reserved for Commission's voting block.

PROJECT NO. PRJ2022-001925-(1)
CONDITIONAL USE PERMIT NO. RPPL2022005832

EXHIBIT C
FINDINGS
PAGE 12 OF 12

MG:EMR:ERS

October 2, 2025

c: Each Commissioner, Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-001925-(1)
CONDITIONAL USE PERMIT NO. RPPL2022005832

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 within an existing meat 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, or 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 Games.** 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 meat market located in a multi-tenant commercial shopping center, 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 meat 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 meat 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 meat market, outside facing the parking lot fronting South Ford Boulevard, and outside facing the parking lot adjoining 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.

CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.50 (Findings and Conditions), the applicant shall substantiate the following:

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The instant request is for an upgrade in licensing privileges from an existing Type 20 off-sale beer and wine to a Type 21 full line alcohol license, as an accessory use, in conjunction with an existing meat market. The meat market is located on a heavily traveled retail commercial corridor oriented at the intersection of Whittier and Ford Boulevards. The requested use is sufficiently separated from nearby residential structures by an existing alley.

The proposed accessory use will not adversely affect the public health and convenience since the meat market has been in operation with off-sale beer and wine privileges at this location for many years without harm to the community. The site is located within a commercial zone and has operated with all required permits and licenses.

The proposed use is accessory in nature and will be incorporated within the existing meat market operation. The existing market will continue in its present configuration, no other changes are contemplated. The public convenience will be served since there are no other such local establishment serving the growing population of the area.

The meat market has been licensed for the sale and dispensing of a Type 20 beer and wine license for many years without harm or detriment to the area. Based on the aforementioned circumstances, the proposed use be consistent with the General Plan.

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 proposed accessory use will not adversely affect the public health and convenience since the meat market has been in operation at this location for many years without harm to the area and is an integral part of the community. The site is located within a commercial zone and has operated with all required permits and licenses. The proposed use is accessory in nature and will continue in its present configuration and operation.

The market has been licensed for the sale and dispensing of beer and wine for many years without detriment to the community. The instant request is for an upgrade to full line alcohol. The public convenience will be served since there are a limited number of meat markets within the surrounding area. The subject premises has been operating for many years as a family operated market for the enjoyment and convenience of the surrounding community.

The proposed use will not adversely affect persons residing or working in the area; be materially detrimental to the use, enjoyment or valuation of property or other persons located within the vicinity of the subject site nor constitute or contribute to being a menace to the public health, safety and welfare of the area.

B.3 The proposed site is adequate in size and shape to accommodate the yard, 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 site is 0.171 acres in size and accommodates walls, fences, parking, loading and other development features as prescribed by Code. There are sufficient on-site parking spaces to accommodate customer needs. See plans for details.

B.4 That the proposed use 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 market is located on a heavily traveled retail commercial street that is fully dedicated and improved. The subject site is oriented towards the intersection of Whittier and Ford Boulevards. All public and private service facilities and infrastructure are in place.

ALCOHOLIC BEVERAGE SALES FINDINGS

In addition to the CUP Findings required pursuant to Section 22.158.50 (Findings and Conditions), pursuant to Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

ABC License Type Requested(s): **UPGRADE FROM AN EXISTING TYPE 20 TO A TYPE 21 LICENSE**

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 proposed request is for the for an upgrade in licensing privileges from an existing Type 20 off-sale beer and wine license to a Type 21 full line alcohol license, as an accessory use, in conjunction with an existing meat market. The proposed use will be an integral part of the existing meat market operation. The market is located on a heavily traveled retail commercial corridor that is oriented at the intersection of Whittier and Ford Boulevards. The requested use is sufficiently separated from nearby residential structures. Based on the mode and character of the market the proposed use will not adversely affect any sensitive uses in the area.

F.2.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.

The market is located at the intersection of Whittier and Ford Boulevards. Whittier Boulevard is recognized business corridor serving the needs of the local community. The requested use is sufficiently separated from nearby residential structures by an existing alley and an adjacent commercial use. Primary ingress and egress to the property is on Ford Boulevard.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

The meat market has been in operation with beer and wine for many years. The location of the market with its accessory beer and wine license benefits the surrounding community by affording its neighbors the convenience of having a local market within walking distance who would otherwise have to drive or take public transportation to farther flung locales. The proposed accessory use will actually bring additional clientele into the area thereby patronizing nearby businesses. The approval of the accessory use will benefit the community through the generation of additional business dollars, as well as tax revenues for the County of Los Angeles.

The establishment of the market with full line alcohol 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. Given the historical use of a Type 20 beer and wine license on the site without any violations the proposed license upgrade should not adversely affect the economic welfare of the community.

The market has been licensed for the sale and dispensing of a beer and wine license for many years without harm or detriment to the area. The owner of the market has agreed to a number of operating conditions such as hours of operation, selling produce and meats; and in minimizing the amount of alcohol display shelf space. Based on the aforementioned circumstances, the proposed use will not adversely affect persons residing or working in the area; be materially detrimental to persons located within the vicinity of the subject site nor contribute in harming the public health, safety and welfare of the area.

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.

The site is located within a commercial zone and operates with all other required permits and licenses. The existing market with beer and wine has been in operation for many years. They are good neighbors and are an integral part of the community. Its proposed upgrade to a full line alcoholic beverages serve the needs of local residents in the area desirous of having a local market where they have the convenience of walking and finding their shopping needs within a short distance from their homes within a safe environment.

The existing market is aesthetically pleasing and enhances the surrounding area. The structure, built in 1948, is consistent in design with the surrounding developments and has a pleasing aesthetic appearance. The market has not deteriorated nor contributed to the diminishment of existing property values in the area.

ADDITIONAL QUESTIONS CONCERNING THE REQUESTED USE
AT THE PROPOSED LOCATION

- A] **What are the proposed hours of operation and which days of the week will the establishment be open?**
What are the proposed hours of alcohol sales ?
Hours of operation for the meat market are from 7:00AM until 9:00 PM daily. Hours of alcohol sales are the same as the hours of operation for the market.
- B] **Is parking available on the site ? (If so how many spaces ?) If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant ? Where ? How many off-site spaces ?**
Yes, there are thirty three (33) on-site parking spaces provided.
- C] **Is a full line of alcoholic beverages to be served or just beer and/or wine ?**
The requested use is for an upgrade to a Type 21 full line alcohol license.
- D] **Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises ?**
The request is for off-site sales. Containers will be sold in large pre-packaged quantities only.
- E] **Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days, and if so, for what reasons ?**
No. Licensees/Lessees have never been cited.
- F] **Will video game machines be available for use on the subject property and if so, how many such machines will be in use ?**
None proposed.
- G] **Will you have signs visible on the outside which advertise the availability of alcohol ?**
No.
- H] **Will beer and/or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml) ?**
Yes.
- I] **Will "fortified" wine (greater than 16% alcohol) be sold ?**
Yes.
- J] **Is there to be entertainment such as a piano bar, jukebox, dancing, live entertainment, movies, etc.?**
(Specify?) (On-site only)
N/A.
- K] **Will security guards be provided and if so, when and how many ?**
None provided.
- L] **Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant ?**
No. The instant request is for off-site sales only.
- M] **Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis ?**
No.
- N] **How many employees will you have on the site at any given time ?**
Up to six staff members will be on-site at any given time during the normal hours of operation.

O] What security measures will be taken including :

(1) Posting of Rules and Regulations on the premises.

Rules and regulations will be posted prominently on the walls adjacent to the entrances/exits.

(2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.

Management supervision. Staff/management will monitor and discourage the above activities. Any such activity will be addressed, documented and, if necessary, appropriate authorities will be contacted.

(3) Will security guards be provided and if so, how many ?

No.

(4) Other measures.

Management supervision. The applicant owner and on-site manager(s) will comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premise and any accessory parking areas over which they exercise control.

P] Will there be minimum age requirements for patrons ? If so, how will this be enforced ?

Yes, any patron wishing to purchase alcoholic beverages must be at least 21 years of age. This will be monitored by cashier staff who will check identification for proof/verification of age before the sale of any alcohol purchase.

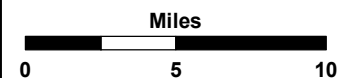
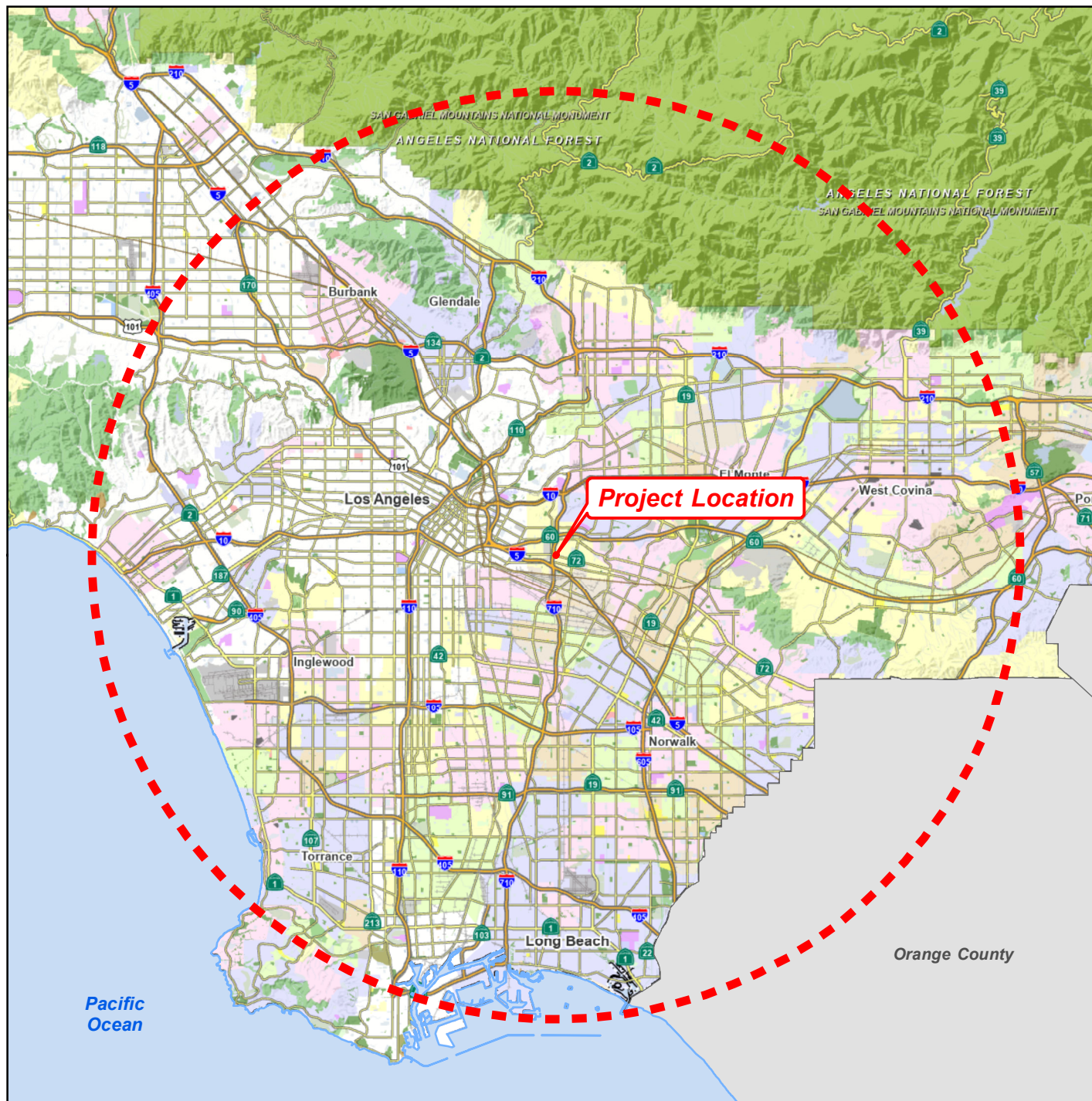
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 8, 2025
PROJECT NUMBER: PRJ2022-001925-(1)
PERMIT NUMBER: Conditional Use Permit ("CUP") No. RPPL2022005832
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 4501 Whittier Boulevard, Unit C, East Los Angeles
OWNER: Chang Family Trust
APPLICANT: Wil Nieves
CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

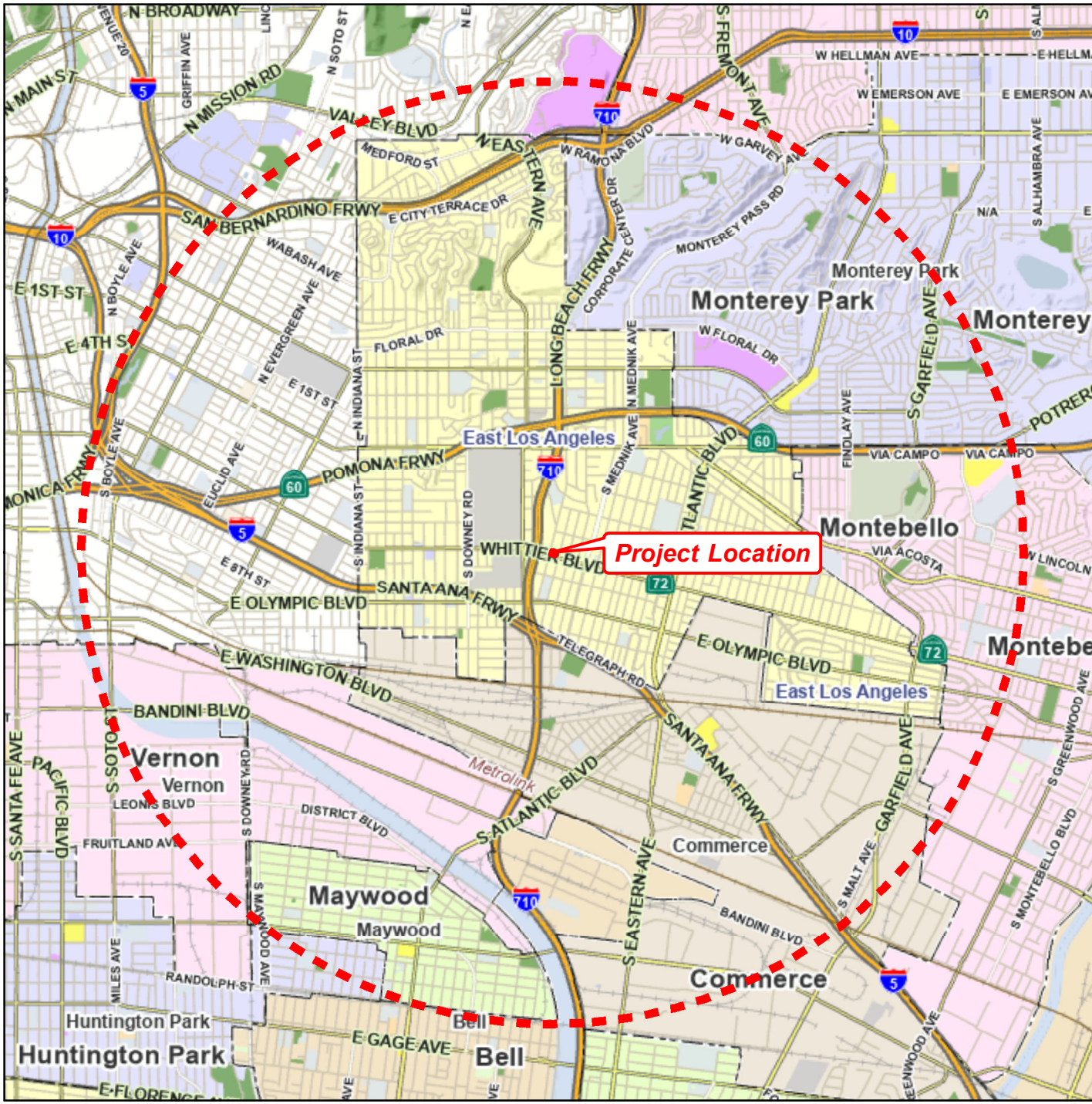
Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California 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 meat 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.

ALCOHOL CUP RPPL2022005832

LA COUNTY
PLANNING

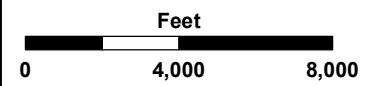
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS

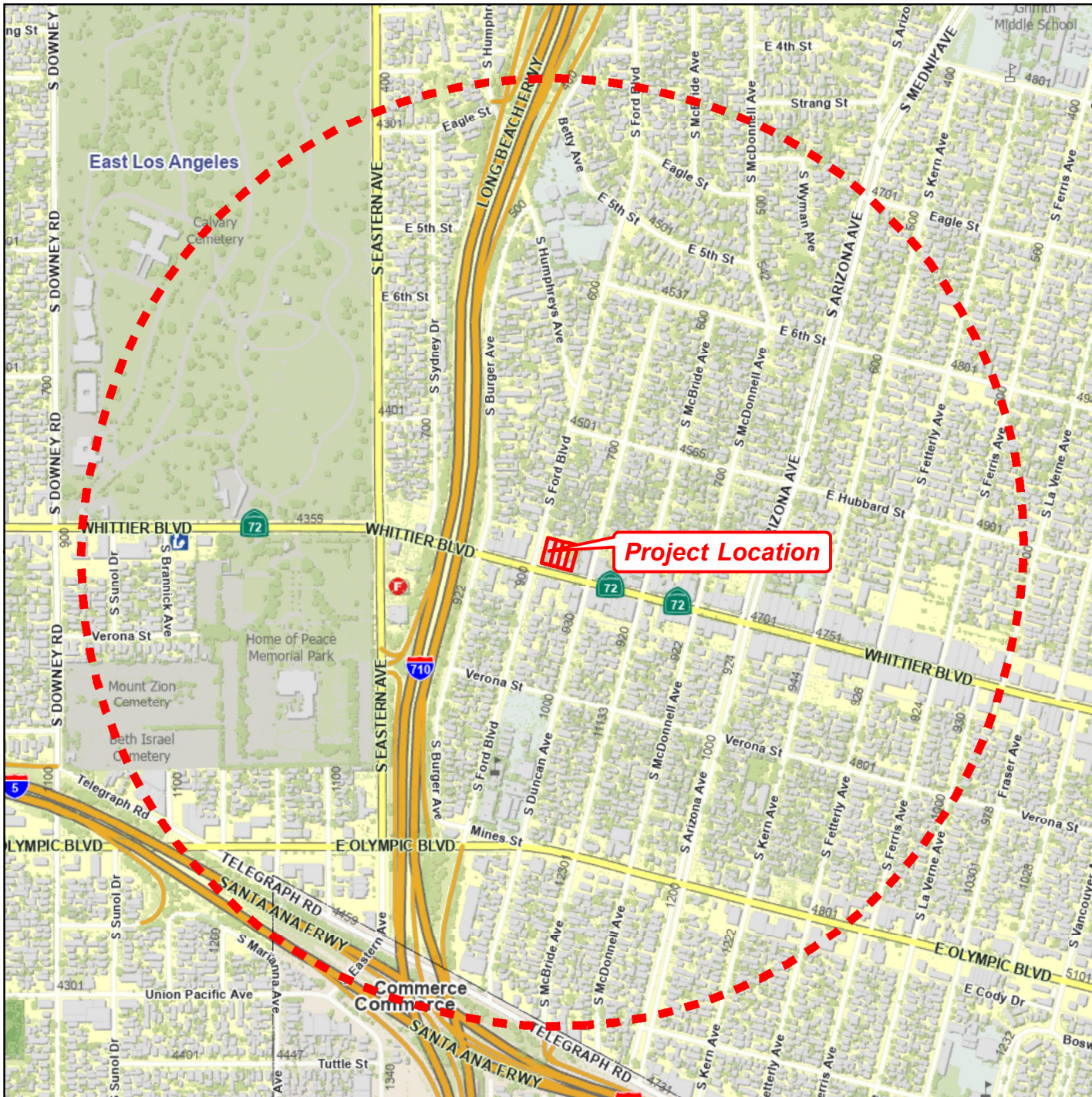
LOCATOR MAP

PROJECT NO. PRJ2022-001925
ALCOHOL CUP RPPL2022005832



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. PRJ2022-001925
ALCOHOL CUP RPPL2022005832



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

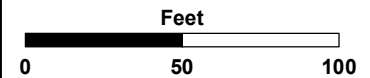


AERIAL IMAGERY

SITE-SPECIFIC MAP

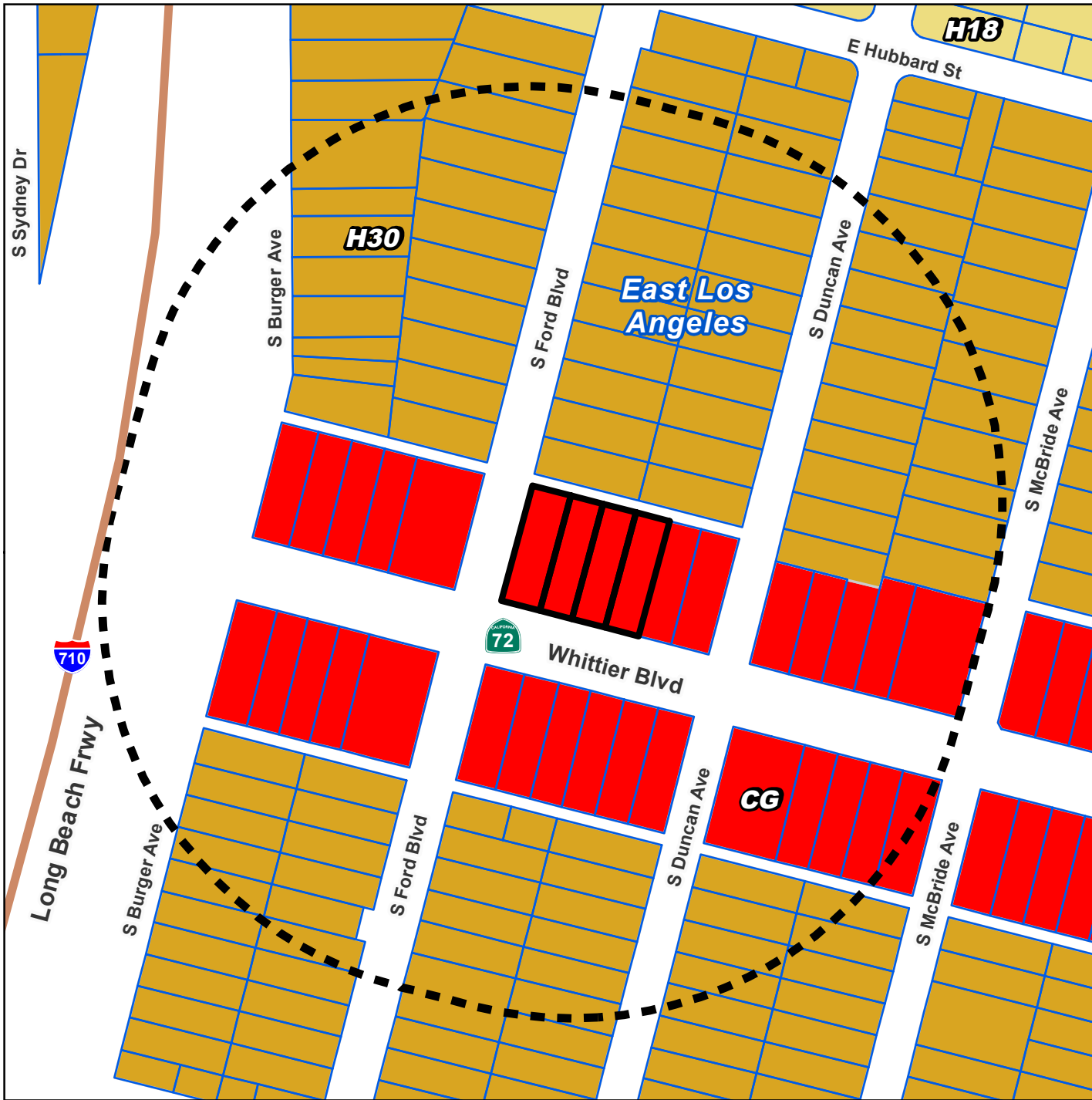
PROJECT NO. PRJ2022-001925
ALCOHOL CUP RPPL2022005832

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



LA COUNTY
PLANNING

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






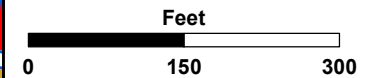
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001925

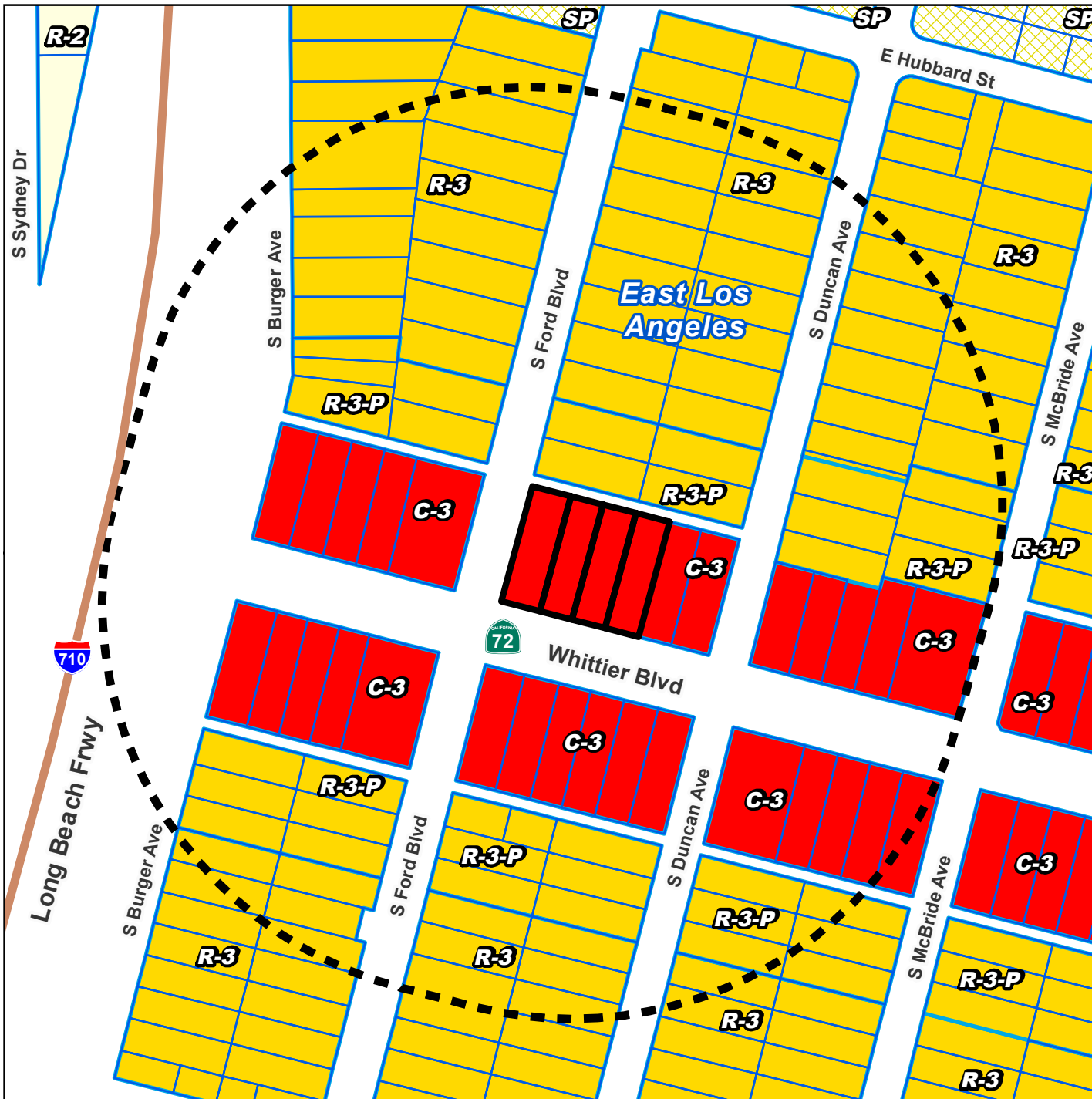
ALCOHOL CUP RPPL2022005832

-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial



LA COUNTY
PLANNING

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







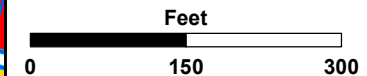
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001925

ALCOHOL CUP RPPL2022005832

-  R-2 - Two-Family Residence
-  R-3-()U - Limited Density Multiple Residence
-  C-3 - General Commercial
-  SP - Specific Plan



LA COUNTY
PLANNING

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

East Los Angeles



EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001925

ALCOHOL CUP RPPL2022005832

△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

Commercial

Institutional

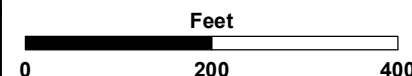
Miscellaneous

Residential - Single Unit*

Residential - Two Units*

Residential - Multi-Unit*

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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



February 2, 2025

ROBERT G. LUNA, SHERIFF

Evan Sahagun
Metro Development Services Section Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: CUP Permit No: RPPL2022-001925
Talpa Meat Market
4501 Whittier Boulevard
Los Angeles, California 90022

Dear Mr. Sahagun:

It is my understanding Talpa Meat Market located 4501 Whittier Boulevard Los Angeles, has requested a Conditional Use Permit for sales of alcohol for their business. While we are not advocating our support or opposition to their request, it is my responsibility to provide the necessary factual information for those who will make that decision.

A review of a five-year history of calls for service at the location was conducted and approximately ten calls were generated. A review revealed five (5) of the calls for service were for burglary alarms, two (2) were for petty theft reports, one (1) was for an illegal parking, one (1) for a vandalism report and one (1) was for a robbery alarm.

If the permit is granted, we request law enforcement be called by management and/or employees if problems arise, so they do not become more serious.

It would also be in the best interest for the business, and the employees, to have active and functional surveillance recording equipment with recordings retained for a minimum of thirty days to assist law enforcement. We would also request any graffiti be removed from the premises immediately upon discovery.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

If you have any questions or wish to discuss this matter further, you may contact me, Sergeant Jesus Sandoval at (323) 264-4151.

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to read 'Chris Kusayanagi', with a stylized, sweeping flourish at the end.

Chris Kusayanagi, Captain
East Los Angeles Station

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&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

PALOMERA, ISABEL & PALOMERA, SALVADOR

2. PREMISES ADDRESS (Street number and name, city, zip code)

4501 WHITTIER BLVD, LOS ANGELES CA 90022-2453

3. LICENSE TYPE

21

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☐ On-Sale☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1: 1,581

☐ On-Sale☒ Off-Sale

8. CENSUS TRACT NUMBER

5315.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

☐ On-Sale☒ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

6

☐ On-Sale☒ Off-Sale

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

293

14. TOTAL NUMBER OF REPORTING DISTRICTS

572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

103

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

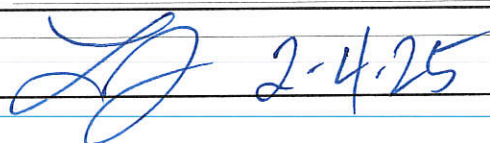
20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ 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 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.
- ☒ 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)



PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

30 DATE SIGNED

02/04/2025 02:37 PM

Over-Concentration (Summary)

County Name	Census Tract	On-Sale	On-Sale	Off-Sale	Off-Sale
		Allowed	Existing	Allowed	Existing
LOS ANGELES	5315.04	4	1	2	6