



PROJECT NUMBER **HEARING DATE**
 PRJ2023-003290-(1) September 24, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023004831

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Master K Investment / Stanley Szeto	

PROJECT OVERVIEW
 The applicant, Stanley Szeto, is requesting a conditional use permit (“CUP”) to authorize the sale of on-site full-line alcohol at an existing restaurant (“Wonde Harbor”) located in a commercial shopping center in the C-2-BE (Neighborhood Business – Billboard Exclusion) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

LOCATION	ACCESS
1655 S. Azusa Avenue, Suite C-D, Hacienda Heights	via Azusa Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8209-020-023	0.6 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT
Hacienda Heights Community Plan	Hacienda Heights

LAND USE DESIGNATION	ZONE
CG (General Commercial)	C-2-BE

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	N/A

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

- KEY ISSUES**
- Consistency with the Hacienda Heights Community Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - 22.20.040 (Development Standards for Commercial Zones)
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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