

## REPORT TO THE REGIONAL PLANNING COMMISSION

---

DATE ISSUED:	October 2, 2025	
HEARING DATE:	October 15, 2025	AGENDA ITEM: 9
PROJECT NUMBER:	PRJ2022-003456-(1)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2022010575	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	301 S. Atlantic Boulevard, East Los Angeles	
OWNER:	A and O Properties, LLC	
APPLICANT:	Atlantic Petroleum	
CASE PLANNER:	Pauline Monroy, Senior Planner pmonroy@planning.lacounty.gov	

---

### RECOMMENDATION

No action is required because the CUP application was withdrawn on September 8, 2025. LA County Planning staff ("Staff") will not make a presentation to the Commission on October 15, 2025.

### PROJECT DESCRIPTION

Item No. 9 is a CUP to authorize the sale of beer and wine for off-site consumption with a Type 20 California Department of Alcoholic Beverage Control License at an existing convenience store and gas station located at 301 S. Atlantic Boulevard ("Project Site") in the TOD (3rd Street) Transect Zone of the East Los Angeles Third Street Form-Based Code Specific Plan pursuant to County Code Section 22.410.110 (Transect Zone Standards) and 22.140.030 (Alcoholic Beverage Sales).

### PUBLIC NOTICING

Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (Daily Journal). On August 27, 2025, a total of 78 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, including 12 notices to those on the courtesy mailing list for the East Side Unit No. 2 Zoned District and to any additional interested parties.

However, the applicant did not post the required hearing notice on the Project Site in accordance with County Code Section 22.222.170 (Sign Posting) because they decided to withdraw the application.

**APPLICATION WITHDRAWAL**

On September 8, 2025, in response to an email from Staff requesting the applicant to provide proof of the hearing notice sign posting, the applicant responded via email and stated that they decided to withdraw the application. Staff subsequently responded to the applicant via email, acknowledging the applicant's written decision to withdraw the application (see Exhibit A).

---

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

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

---

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Application Withdrawal Request and Staff Acknowledgement

## Pauline Monroy

---

**From:** Pauline Monroy  
**Sent:** Monday, September 8, 2025 5:22 PM  
**To:** Arnold Mooradian  
**Cc:** Sherrie Olson; Elsa Rodriguez  
**Subject:** RE: Posting Instructions for PRJ-2022-003456 response to withdrawal

Hi Arnold,

Thank you for your email and letting us know. I am acknowledging receipt of your written request to withdraw the application.

Best,

**PAULINE MONROY** (she/her)  
**SENIOR PLANNER, Metro Development Services**  
Office: (213) 974-6411 • Direct: (213) 204-9935  
Email: [pmonroy@planning.lacounty.gov](mailto:pmonroy@planning.lacounty.gov)

---

**From:** Arnold Mooradian <[arnoldmooradian@sbcglobal.net](mailto:arnoldmooradian@sbcglobal.net)>  
**Sent:** Monday, September 8, 2025 2:35 PM  
**To:** Pauline Monroy <[pmonroy@planning.lacounty.gov](mailto:pmonroy@planning.lacounty.gov)>  
**Cc:** Sherrie Olson <[sherrieolson2@gmail.com](mailto:sherrieolson2@gmail.com)>  
**Subject:** Re: Posting Instructions for PRJ-2022-003456

**CAUTION: External Email. Proceed Responsibly.**

Hi Pauline,

Unfortunately we will be out of the country for several weeks on and around the date for the hearing. After careful consideration and in light of the latest developments that you will not be coming out in support of this application, we very regretfully have decided to withdraw this application. I appreciate the help you and Elsa have given us. Thanks.

Arnold Mooradian  
Sent from my iPhone

On Sep 8, 2025, at 12:22 PM, Pauline Monroy <[pmonroy@planning.lacounty.gov](mailto:pmonroy@planning.lacounty.gov)> wrote:

Good afternoon Arnold and Sherrie,

Would you please send me proof of the hearing notice sign posting? I know you still have to mail it, but if you have photos you can send today that would be appreciated.

Best,

**PAULINE MONROY** (she/her)  
**SENIOR PLANNER, Metro Development Services**  
Office: (213) 974-6411 • Direct: (213) 204-9935  
Email: pmonroy@planning.lacounty.gov

---

**From:** Elizabeth Chaidez <[EChaidez@planning.lacounty.gov](mailto:EChaidez@planning.lacounty.gov)>  
**Sent:** Wednesday, August 27, 2025 8:52 AM  
**To:** [arnoldmooradian@sbcglobal.net](mailto:arnoldmooradian@sbcglobal.net); [sherrieolson2@gmail.com](mailto:sherrieolson2@gmail.com)  
**Cc:** Pauline Monroy <[pmonroy@planning.lacounty.gov](mailto:pmonroy@planning.lacounty.gov)>  
**Subject:** Posting Instructions for PRJ-2022-003456

Dear Applicant

A public hearing has been scheduled for the above-referenced project. Please see attached documents for the date and time.

**Please post the attached notice of public hearing not less than THIRTY (30) DAYS PRIOR to the public hearing in conformance with the specifications below. Failure to post the notice of public hearing as specified will cause the public hearing to be continued or rescheduled to a subsequent date, and a rehearing fee may be assessed pursuant to County Code Section 22.250.010.**

#### **Hearing Notice Sign Posting Checklist**

1. **Sign:** A poster for the hearing notice sign can be downloaded at [https://planning.lacounty.gov/wp-content/uploads/2023/05/hearing\\_notice\\_poster.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/05/hearing_notice_poster.pdf) (**enlarge to comply with the required size**). If the online poster template is not used, please ensure the sign complies with the following specifications:
  1. Size: Dimension of sign(s) shall be two feet (2') in width by three feet (3') in length.
  2. Height: Sign(s) shall be placed not less than four feet (4') or higher than six feet (6') above ground level.
  3. Colors: Black letters on white background.
  4. Content and Lettering: Major block style letters three inches (3") in height shall state: "NOTICE OF HEARING." Minor letters one and one-half inches (1½") in height shall specify the case number and "**FOR INFORMATION CALL (213) 974-6411**". A copy of the enclosed notice of hearing and vicinity map shall be securely affixed to the sign.
  5. Materials: Signs(s) shall be cardboard. Sign(s) shall have plywood backing and be affixed to a wooded stake(s), except for sign(s) located within structures (such as in a storefront window).
2. **Location:** One sign shall be located on each public road frontage adjoining the proposed project, legible and accessible by foot from said public road(s). If the subject property is not visible from an existing public road, this requirement may be modified by the Director of LA County Planning.
3. **Verification:** Upon completing posting, mail us (a) photograph(s) of the sign(s) and an affidavit stating that the sign(s) have been placed on the subject property in conformity with these requirements. The postmark will be evidence of timely compliance. The affidavit form is located at: [https://planning.lacounty.gov/wp-content/uploads/2023/05/cert\\_of\\_posting.pdf](https://planning.lacounty.gov/wp-content/uploads/2023/05/cert_of_posting.pdf)

**4. Removal of Sign(s):** The sign(s) shall be removed within one week following the last public hearing.

The agenda and hearing package, including the staff report, will be posted on the LA County Planning website at <https://lacrdrp.legistar.com/Calendar.aspx>. two weeks prior to the hearing date. Enter the project number in the search bar at the top right of the webpage to view the case documents.

You should be present or be represented at the hearing. Failure to do so may be construed as a waiver of your right to present further evidence. You will have fifteen (15) minutes to present testimony in support of the application, with an additional ten (10) minutes for responses to issues raised by other speakers. Proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer or Regional Planning Commission will not be included in these time limitations. The Hearing Officer or Regional Planning Commission may impose different time limits depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

If you have any questions regarding this matter, please contact the case planner who is copied on this email.

**ELIZABETH CHAIDEZ** (She/her/hers)

**CASHIER, Operations & Major Projects (OMP)**

Email: [echaidez@planning.lacounty.gov](mailto:echaidez@planning.lacounty.gov)

Office: (213) 974-6411 Direct : (213) 893-7469

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012

<image001.png>

*Our field offices are currently open to the public. Please visit [planning.lacounty.gov](http://planning.lacounty.gov) for information about available services, public meeting schedules, and planning projects.*

<Hearing Notice.pdf>

<vicinity map.jpg>

<Poster Template.pdf>