

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	September 25, 2025	
HEARING DATE:	October 8, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2022-001925-(1)	
PERMIT NUMBER(S):	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	

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### 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 **CONTINUANCE** of Project Number PRJ2022-001925-(1), CUP Number RPPL2022005832, to October 15, 2025, without opening the public hearing.

Staff recommends the following motion:

### CONTINUANCE:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2022005832, WITHOUT OPENING THE PUBLIC HEARING, TO OCTOBER 15, 2025.

**PROJECT BACKGROUND**

Item No. 7 is a CUP to authorize the expanded 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") located at 4501 Whittier Boulevard, Unit C, in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).

**PROJECT UPDATE**

Due to scheduling considerations, Staff recommends this item be continued, without opening the public hearing, to October 15, 2025. The Report to the Regional Planning Commission will be posted next week.

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

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

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