



PROJECT NUMBER PRJ2024-000056-(1) **HEARING DATE** September 24, 2024

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2024000558

PROJECT SUMMARY

OWNER / APPLICANT

Edward Liu / Stanley Szeto

MAP/EXHIBIT DATE

PROJECT OVERVIEW

The applicant, Stanley Szeto, is requesting a conditional use permit (“CUP”) to authorize the sale of on-site beer and wine at an existing restaurant (“Grab a Crab”) located in a commercial shopping center in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

LOCATION

2020 S. Hacienda Blvd., Suite F, Hacienda Heights

ACCESS

via Hacienda Boulevard

ASSESSORS PARCEL NUMBER(S)

8204-001-017

SITE AREA

3.26 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

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)
 - Section 22.20.040 (Commercial Zone Development Standards)

CASE PLANNER:

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