



PROJECT NUMBER	HEARING DATE
PRJ2024-001757-(1)	April 15, 2025
REQUESTED ENTITLEMENT(S)	
Conditional Use Permit No. RPPL2024002614	

PROJECT SUMMARY

OWNER / APPLICANT

Mar LLC / Alicia Fan

MAP/EXHIBIT DATE

2/16/2023

PROJECT OVERVIEW

The applicant, Alicia Fan, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Spicy Home") 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

15842A E. Gale Avenue, Hacienda Heights

ACCESS

via Gale Avenue

ASSESSORS PARCEL NUMBER(S)

8245-013-002

SITE AREA

8.1 Acres

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Hacienda Heights

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2 (Neighborhood Business)

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 East San Gabriel Valley Area 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 (Commercial Zone Development Standards)
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CASE PLANNER:

Steve Mar

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