



**PROJECT NUMBER**      **HEARING DATE**  
 PRJ2024-003133-(1)      1/21/2025  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2024004655

## PROJECT SUMMARY

**OWNER / APPLICANT**

J&J Liquor / Paramjit Singh

**MAP/EXHIBIT DATE**

9/5/2024

**PROJECT OVERVIEW**

Transfer of an existing ABC license for the sale of a full line of alcoholic beverages for off-site consumption from an existing liquor store at 13916 Valley Blvd to a new location with a 2,460 sf Liquor/Convenience Store at 13900 Valley Blvd

**LOCATION**

13900 Valley Blvd., Avocado Heights, CA 91746

**ACCESS**

Valley Blvd

**ASSESSORS PARCEL NUMBER(S)**

8206-010-018

**SITE AREA**

0.71 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1-BE-IP-GZ (Light Industrial – Billboard Exclusion – Industrial Preservation – Green Zones)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Avocado Heights CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General 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 (Alcoholic Beverage Sales Findings and Decision Requirements)
  - Chapter 22.308 (Avocado Heights CSD requirements)
  - Section 22.22.070 (Development Standards for Zone M-1)

**CASE PLANNER:**

Carl Nadela

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