



PROJECT NUMBER	HEARING DATE
PRJ2023-001736-(1)	August 19, 2025
REQUESTED ENTITLEMENT(S)	
Conditional Use Permit (“CUP”) No. RPPL2023002511	

PROJECT SUMMARY

OWNER / APPLICANT

39 43 East Valley LLC C/O Chug Shun Yu, Owner
Raul Luis, Applicant

MAP/EXHIBIT DATE

PROJECT OVERVIEW

The Project is a request for a CUP to authorize the continued sale of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control License at an existing restaurant (Chalio Restaurant) in the C-3 (General Commercial)* Zone. A total of 17 parking spaces are provided. The sale of beer and wine for on-site consumption at the existing restaurant was previously authorized by CUP No. RCUP-200700191.

LOCATION

760 S Atlantic Boulevard, East Los Angeles

ACCESS

South Atlantic Boulevard

ASSESSORS PARCEL NUMBERS

6341-040-033 & 6341-040-003

SITE AREA

0.12 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

East Side Unit No. 2

PLANNING AREA

Metro

East Los Angeles Community Plan*

LAND USE DESIGNATION

MC (Major Commercial) *

ZONE

C-3 (General Commercial)*

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East Los Angeles 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)
 - Chapter 22.316 (East Los Angeles CSD requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.140.030 (Alcoholic Beverage Sales)

CASE PLANNER:

Pauline Monroy

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* Note: The zoning was changed from C-3 to MXD (Mixed Use Development) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on April 12, 2023. The application for the Project was deemed complete prior to the adoption of the Metro Area Plan.

