

**PROJECT NUMBER**

PRJ2022-003456-(1)

HEARING DATE

October 15, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No. RPPL2022010575

PROJECT SUMMARY

OWNER / APPLICANT

A & O Properties, LLC / Atlantic Petroleum

MAP/EXHIBIT DATE

February 18, 2020

PROJECT OVERVIEW

The Project is a request for a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption (Type 20 Alcoholic Beverage License) at an existing mini market in the 3rd Street (TOD) Transect Zone. On July 25, 2017, Substantial Conformance Review ("SCR") No. RSCR-201500010 authorized the continued operation of the gas station, the construction of an automatic car wash, the demolition of the existing mini market and construction of a new mini market, the relocation of gas pumps, and the establishment of a master sign program for new signage.

LOCATION

301 S Atlantic Boulevard, East Los Angeles

ACCESS

South Atlantic Boulevard and East Beverly Boulevard

ASSESSORS PARCEL NUMBER(S)

5248-004-034 and 5248-004-040

SITE AREA

0.67 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Third Street Form-Based Code Specific Plan ("ELA SP")

ZONED DISTRICT

East Side Unit No. 2

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (General Commercial)

ZONE

SP (Specific Plan) - TOD (3rd Street) Transect Zone

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Statutory Exemption (Projects Which Are Disapproved) pursuant to CEQA Guidelines section 15270

KEY ISSUES

- Consistency with the East Los Angeles Third Street Form-Based Code Specific Plan and Los Angeles County General Plan 2035
- 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)
 - Section 22.410.110 (Transect Zone Standards)

CASE PLANNER:

Pauline Monroy

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* Note: The land use designation was changed to CG (General Commercial) on May 21, 2024, in conjunction with the adoption of the Metro Area Plan. Pursuant to Chapter 2 (Applicability) of the County General Plan and 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 land use policies, zoning and regulations in effect at the time it was submitted on September 20, 2022.