

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 3, 2025	
HEARING DATE:	July 16, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2022-003456-(1)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2022010575	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	301 S. Atlantic Boulevard, East Los Angeles	
OWNER:	A and O Properties, LLC	
APPLICANT:	Atlantic Petroleum	
CASE PLANNER:	Pauline Monroy, Senior Planner pmonroy@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends taking Project Number PRJ2022-003456-(1), CUP Number RPPL2022010575, off calendar without opening the public hearing because it needs to be re-noticed and scheduled for a future public hearing date before the Regional Planning Commission ("Commission"). Therefore, Staff will not make a presentation to the Commission on July 16, 2025.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION TAKE PROJECT NUMBER PRJ2022-003456, CONDITIONAL USE PERMIT NUMBER RPPL2022010575, OFF CALENDAR WITHOUT OPENING THE PUBLIC HEARING.

PROJECT DESCRIPTION

Item No. 7 is a CUP to authorize the sale of beer and wine for off-site consumption with a Type 20 California Department of Alcoholic Beverage Control License at an existing convenience store and gas station located at 301 S. Atlantic Boulevard ("Project Site") in the TOD (3rd Street) Transect Zone of the East Los Angeles Third Street Form-Based Code Specific Plan pursuant to Los Angeles County Code ("County Code") Section 22.410.110 (Transect Zone Standards) and 22.140.030 (Alcoholic Beverage Sales).

PUBLIC NOTICING

Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (East L.A. Tribune). On June 4, 2025, a total of 76 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including 12 notices to those on the courtesy mailing list for the East Side Unit No. 2 Zoned District and to any additional interested parties.

However, the applicant did not post the required hearing notice on the Project Site in accordance with County Code Section 22.222.170 (Sign Posting) because they were considering withdrawing the application. Staff subsequently communicated with the applicant, and they were unsure if they wanted to withdraw the application or proceed with a public hearing before the Commission at a later date. The applicant requested additional time to decide, and Staff asked them to decide by June 30, 2025.

PROJECT UPDATE

On July 1, 2025, following an email and phone call by Staff requesting their decision, the applicant responded via email and stated that they decided to request a future public hearing date before the Commission. Therefore, Staff is recommending that this item be taken off calendar without opening the public hearing because it needs to be re-noticed and scheduled for a future public hearing date before the Commission.

Report

Reviewed By:

Elsa M. Rodriguez

Elsa M. Rodriguez, Acting Supervising Regional Planner

Report

Approved By:

Rob Glaser

for Mitch Glaser
Mitch Glaser, Assistant Deputy Director
