

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	June 18, 2025	
HEARING DATE:	June 24, 2025	AGENDA ITEM: 13
PROJECT NUMBER:	PRJ2024-004046-(5)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2024005952	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	20858 E Arrow Highway, Covina CA 91724	
OWNER:	Anabi Real Estate Development LLC	
APPLICANT:	Solomon, Saltsman and Jamieson	
CASE PLANNER:	Carl Nadela, AICP, Principal Regional Planner cnadela@planning.lacounty.gov	

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### **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 **CONTINUANCE** of Project Number PRJ2024-004046-(5), Conditional Use Permit ("CUP") Number RPPL2024005952.

Staff recommends the following motion:

### **CONTINUANCE:**

**I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2024005952 WITHOUT OPENING THE PUBLIC HEARING TO OCTOBER 21, 2025.**

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

Conditional Use Permit ("CUP") to authorize the sale of beer and wine for off-site consumption (Type 20) at a convenience store associated with an existing Shell gas station and auto-repair shop in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030.B.3 (Mixed Use Development Zone – Land Use Regulations).

### **B. Project**

The project is a request to authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station and auto-repair shop. The auto-repair shop will be remodeled as an addition to the existing convenience store.

### **C. Project Updates**

The Project is scheduled for a public hearing on June 24, 2025. The applicant is requesting for a continuance of two to three months to allow them to finalize their remodeling and expansion plans at the Project Site. Please see attached email dated June 12, 2025. Staff has no objections to the request.

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Report  
Reviewed By: *Cristel Mendoza* for Michele Bush

Michele Bush, Supervising Regional Planner

Report  
Approved By: *Susan Tae*

Susan Tae, AICP, Assistant Administrator

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## Carl Nadela

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**From:** Jenna Spivey <jspivey@ssjlaw.com>  
**Sent:** Thursday, June 12, 2025 3:25 PM  
**To:** Carl Nadela  
**Cc:** Ryan Kroll  
**Subject:** Re: FW: CUP RPPL2024005952 (20858 E Arrow Highway Covina, CA 91724)

**CAUTION: External Email. Proceed Responsibly.**

Good afternoon, Carl!

I hope you are doing well!

We apologize for the delay in getting you this written request to postpone the CUP hearing. We just now received confirmation from the Applicant.

Therefore, please let this email serve as our official request to continue the hearing for 2-3 months, as discussed with you last week. We would appreciate it if we can reschedule the hearing until August or September of this year.

Please let us know if you have any questions and/or if there is anything else you need from us in order to request a continuance. Thank you very much and we look forward to hearing from you soon!

Sincerely,

Jenna Spivey  
Land Use Professional

On Thu, Jun 12, 2025 at 5:36 PM Carl Nadela <[cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov)> wrote:

Hi Jenna,

Please see link below:

[PRJ2024-004046-\(5\)](#)