

**PROJECT NUMBER**

PRJ2022-001925-(1)

**HEARING DATE**

October 8, 2025

**REQUESTED ENTITLEMENT**

Conditional Use Permit (“CUP”) No. RPPL2022005832

## PROJECT SUMMARY

**OWNER / APPLICANT**

Wil Nieves

**EXHIBIT DATE**

April 9, 2013

**PROJECT OVERVIEW**

To authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with an upgrade from a Type 20 California Department of Alcohol Beverage Control (“ABC”) License to a Type 21 ABC License, at an existing meat market currently doing business as Talpa Meat Market. The tenant space, located in a multi-tenant commercial shopping center, is approximately 3,972 square feet in size and consists of a food preparation area, baking area, butcher area, walk-in cooler and storage spaces, in addition to the primary retail space.

CUP No. 201400089 approved the sale of alcoholic beverages (beer and wine) for off-site consumption with a Type 20 ABC License. This CUP request would add distilled spirits to the existing offerings by upgrading the ABC License classification. The alcohol sales hours are currently from 7:00 a.m. to 9:00 p.m. daily, pursuant to Condition No. 26 of CUP No. 201400089, which are the same operating hours as the meat market. Staff recommends alcohol sales hours be from 10:00 a.m. to 10:00 p.m. daily. The market currently operates from 7:00 a.m. to 9:00 p.m. daily.

**LOCATION**

4501 Whittier Boulevard, Unit C, East Los Angeles

**ACCESS**

South Ford Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5247-012-013, -014, -015, -016

**SITE AREA**

0.61 Acres

**GENERAL PLAN / LOCAL PLAN\***

East Los Angeles Community Plan

**ZONED DISTRICT**

East Side Unit No. 1

**PLANNING AREA**

Metro

**LAND USE DESIGNATION\***

MC (Major Commercial)

**ZONE**

C-3 (General Commercial)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

31 units maximum density

**APPLICABLE STANDARDS DISTRICT\***

East Los Angeles Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and East Los Angeles Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.140.030 (Alcoholic Beverage Sales Requirements)
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)

**CASE PLANNER:**

Evan Sahagun

**PHONE NUMBER:**

(213) 204 - 9939

**E-MAIL ADDRESS:**

ESahagun@planning.lacounty.gov

\* Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the project applicant chose to have the complete CUP application be subject to the General Plan and zoning regulations in effect at the time it was submitted on May 25, 2022. The zoning designation for the Project Site remained unchanged in conjunction with the Metro Area Plan (“MAP”), adopted on May 20, 2024, now a component of the General Plan. The Project Site was in the MC (Major Commercial) land use category of the East Los Angeles Community Plan, which was rescinded and superseded by the MAP Land Use Policy Map.