



PROJECT NUMBER
PRJ2022-001925-(1)

HEARING DATE
October 15, 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 a change from a Type 20 California Department of Alcohol Beverage Control (“ABC”) License to a Type 21 ABC License, as an accessory use in an existing meat market (“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 grocery items and fresh produce.

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

Evan Sahagun

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* 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 project applicant chose to have the complete CUP application be subject to the land use policies, 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.