



PROJECT NUMBER PRJ2025-000560-(1) **HEARING DATE** April 21, 2026

REQUESTED ENTITLEMENT
Conditional Use Permit (“CUP”) No.
RPPL2025000783

PROJECT SUMMARY

OWNER / APPLICANT

Western Plaza LLC, Owner
Ruben Coronado-Garcia, Applicant

MAP/EXHIBIT DATE

May 8, 2025

PROJECT OVERVIEW

The Project is a request to authorize a massage establishment and spa (“Teotihuacan Spa”), located in an 850-square-foot commercial tenant space within an existing multi-tenant commercial building. The Project includes a waiting room with a reception counter, three massage rooms, and a restroom. 14 parking spaces are maintained on-site in a shared surface parking lot and 10 vehicle parking spaces are maintained off-site authorized by Parking Permit No. 201000006.

LOCATION

5340 Whittier Boulevard, East Los Angeles

ACCESS

Whittier Boulevard and South Hillview Avenue

ASSESSORS PARCEL NUMBERS

6340-003-004, 6340-003-029 and 6340-003-026

SITE AREA

0.34 Acres

GENERAL PLAN / LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

East Side Unit No. 1

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICTS

Metro Planning Area Standards District and 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
- 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 22.20.040 (Development Standards for Commercial Zones)
 - Chapter 22.364 (Metro Planning Area Standards District)
 - Section 22.364.080 (East Los Angeles Community Standards District)

CASE PLANNER:

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