



PROJECT NUMBER
PRJ2022-003456-(1)

HEARING DATE
July 16, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No.
RPPL2022010575

PROJECT SUMMARY

OWNER / APPLICANT

A & O Properties, LLC / Atlantic Petroleum

MAP/EXHIBIT DATE

February 18, 2020

PROJECT OVERVIEW

The Project is a request for a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption (Type 20 Alcoholic Beverage License) at an existing mini market in the 3rd Street (TOD) Transect Zone. On July 25, 2017, Substantial Conformance Review ("SCR") No. RSCR-201500010 authorized the continued operation of the gas station, the construction of an automatic car wash, the demolition of the existing mini market and construction of a new mini market, the relocation of gas pumps, and the establishment of a master sign program for new signage.

LOCATION

301 S Atlantic Boulevard, East Los Angeles

ACCESS

South Atlantic Boulevard & East Beverly Boulevard

ASSESSORS PARCEL NUMBER(S)

5248-004-034 & 5248-004-040

SITE AREA

0.67 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035/East Los Angeles Third Street Form-Based Code Specific Plan ("ELA SP")

ZONED DISTRICT

East Side Unit No. 2

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (General Commercial)

ZONE

SP (Specific Plan) - TOD (3rd Street) Transect Zone

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Statutory Exemption (Projects Which Are Disapproved) pursuant to CEQA Guidelines section 15270

KEY ISSUES

- Consistency with the East Los Angeles Third Street Form-Based Code Specific Plan and Los Angeles County General Plan 2035
- 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 22.140.030 (Alcoholic Beverage Sales)
 - Section 22.410.110 (Transect Zone Standards)

CASE PLANNER:

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