



<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2025-000192-(1)	8/26/2025
<b>REQUESTED ENTITLEMENT(S)</b>	
Conditional Use Permit No. RPPL2025000254	

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Michael Pauls Associates

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**MAP/EXHIBIT DATE**

1/10/2025

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**PROJECT OVERVIEW**

Conditional Use Permit (“CUP”) for the continued sale of beer and wine for off-site consumption at an existing convenience store in conjunction with an existing gasoline station. Use was first authorized by CUP 200500179, which expires on March 29, 2026.

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**LOCATION**

1160 S 7th Avenue, Hacienda Heights CA 91745

**ACCESS**

S 7<sup>th</sup> Avenue

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**ASSESSORS PARCEL NUMBER(S)**

8220-022-061

**SITE AREA**

0.62 Acres

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**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Hacienda Heights

**PLANNING AREA**

East San Gabriel Valley

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**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**

CPD (Commercial Planned Development)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and East San Gabriel Valley Area 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 22.140.030 (Alcoholic Beverage Sales Requirements)
    - Section 22.20.040 (Development Standards for Commercial Zones)
    - Section 22.20.090 (Development Standards and Regulations for Zone CPD)
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**CASE PLANNER:**

Carl Nadela

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