

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: August 14, 2025  
HEARING DATE: August 26, 2025 AGENDA ITEM: 9  
PROJECT NUMBER: PRJ2025-000807-(1)  
PERMIT NUMBER(S): Conditional Use Permit RPPL2025001059  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 2060 S Hacienda Boulevard, Hacienda Heights CA 91745  
OWNER: Megdal Jamacha LLC  
APPLICANT: Sprouts Farmers Market  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **CONTINUANCE** of Project Number PRJ2025-000807-(1), Conditional Use Permit ("CUP") Number RPPL2025001059.

Staff recommends the following motion:

### **CONTINUANCE:**

**I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2025001059 TO SEPTEMBER 16, 2025 WITHOUT OPENING THE PUBLIC HEARING.**

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

Conditional Use Permit (“CUP”) to authorize the sale of a full line of alcohol for off-site consumption within a new Sprouts Farmers Market within an existing commercial building in the C-2 (Neighborhood Business) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

**B. Project**

The Project is a request to authorize the sale of a full line of alcohol for off-site consumption at a new Sprouts Farmers Market within an existing commercial building. Site Plan Review (SPR) RPPL2024005247 was approved on December 10, 2024 to authorize the tenant improvement to convert an existing Rite Aid store into a Sprouts Farmers Market. The applicant intends to transfer Rite Aid’s existing Type 21 ABC License (off-sale general license) that authorized the sale of beer, wine, and distilled spirits for off-site consumption at the Project Site. The Rite Aid store had a deemed approved alcohol sales use but had ceased selling alcoholic beverages for more than three consecutive months, thus necessitating this CUP for any future sales of alcohol at the Project Site.

**C. Project Updates**

The Public Hearing Notices sent out and posted at the Project Site in July 2025 contained the incorrect Project Description. Updated Public Hearing Notices are being sent out and posted at the Project Site. To allow for the required 30-day noticing period, Staff recommends that the item be continued to September 16, 2025, without opening the public hearing.

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Report  
Reviewed By: *Maria Masis*  
Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By: *Michele R. Bush* for Susan Tae  
Susan Tae, AICP, Assistant Administrator

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