



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2014-02452-(4)

HEARING DATE
 January 6, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201400117

PROJECT SUMMARY

OWNER / APPLICANT

PK II Bixby Hacienda Plaza LP / Tawa Inc.

MAP/EXHIBIT DATE

3-31-14

PROJECT OVERVIEW

The applicant, Tawa Inc., is requesting a conditional use permit (CUP) for a Type-21 alcohol license for full-line alcohol for off-site consumption at a new 44,128 sq. ft. market (168 Market) located within an existing shopping center (Bixby Hacienda Shopping Plaza) in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Sections 22.28.160 and 22.56.195.

LOCATION

17120 Colima Rd., Hacienda Heights

ACCESS

via Colima Rd. and Azusa Ave.

ASSESSORS PARCEL NUMBER(S)

8295-012-159, -158

SITE AREA

6.9 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights ZD

LAND USE DESIGNATION

CG – General Commercial

ZONE

C-2 (Neighborhood Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Hacienda Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov