



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461
PROJECT NUMBER 97149 – (5)
CONDITIONAL USE PERMIT NO. 201000029

PUBLIC HEARING DATE
05/17/2011

AGENDA ITEM
TBD

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT

A&J Jr. Mart, Inc.

OWNER

A&J Jr. Mart, Inc.

REPRESENTATIVE

Danny Bazeli

PROJECT DESCRIPTION

A&J Jr. Mart, Inc. is requesting a Conditional Use Permit (CUP) to authorize the continued sale of alcoholic beverages (ABC Type 20 beer and wine) for off-site consumption at a convenience market incidental to the operation of a previously authorized mobilehome park. Hours of operation for the convenience market are from 6:00 a.m. to 8:00 p.m. daily and proposed alcohol sales will be coterminous with the store hours.

REQUIRED ENTITLEMENTS

A conditional use permit (CUP) to authorize the sale of alcoholic beverages (ABC Type 20 for beer and wine) for off-site consumption at a convenience market incidental to the operation of an existing and previously authorized mobilehome park.

LOCATION/ADDRESS

18348 West Avenue D, Lancaster, CA 93536

SITE DESCRIPTION

The site plan depicts the property—333 feet wide by 1,319 feet deep—with four main uses: (1) convenience market, (2) mobile home park, (3) storage areas, and (4) Recreational Vehicle (RV) parking. The northern end of the property contains eight standard parking spaces and two disabled spaces. Located immediately south of these spaces are 31 mobile home pads. Located between pad #s 8 and 9 is a water storage tank. South of the mobile home pads is the storage area, and south of that is the RV parking. The RV parking area is enclosed by a 5-foot-tall wall or fence. The floor plan of the convenience market is also depicted with (clockwise from the northeast corner) a kitchen, a freezer, men's and women's restrooms, refrigerators for beer, wine, and soft drinks, a hallway, storage rooms, racks, freezers, tables, and shelves. In the center of the sales floor are six racks.

ACCESS

via Avenue D

ZONED DISTRICT

Antelope Valley West

ASSESSORS PARCEL NUMBER

3238-005-029

COMMUNITY

Fairmont

SIZE

32.48 acres

COMMUNITY STANDARDS DISTRICT

None

EXISTING LAND USE

EXISTING ZONING

| | EXISTING LAND USE | EXISTING ZONING |
|--------------|--|--|
| Project Site | Existing mobilehome park with a convenience market | A-2-5 (Heavy Agriculture – five-acre minimum lot size) |
| North | Vacant land | A-2-5 |
| East | Vacant land | A-2-5 |
| South | Vacant land | A-2-5 |
| West | Vacant land | A-2-5 |

GENERAL PLAN/COMMUNITY PLAN

Antelope Valley Area Plan

LAND USE DESIGNATION

N1 (Non-Urban 1)

MAXIMUM DENSITY

0.5 dwelling units per acre

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption- Existing Facilities

RPC LAST MEETING ACTION SUMMARY

| LAST RPC MEETING DATE | RPC ACTION | NEEDED FOR NEXT MEETING |
|-----------------------|-------------------|---------------------------|
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

| STAFF CONTACT PERSON: | | |
|--|----------------------|--------------------|
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): | | |
| SPEAKERS* (O) (F) | PETITIONS (O) (F) | LETTERS (O) (F) |

*(O) = Opponents (F) = In Favor