



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 9744808
PROJECT NUMBER R2008-00152-(5)
Conditional Use Permit 200800020-(5)

PUBLIC HEARING DATE 5/13/2009	AGENDA ITEM 7
RPC CONSENT DATE	CONTINUE TO

APPLICANT Mark Jenkins	OWNER Roxie Ramey	REPRESENTATIVE Mark Jenkins
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PROJECT DESCRIPTION
 The applicant, Mark Jenkins, is requesting a conditional use permit to authorize the sale of beer and wine for off-site consumption on existing convenience store and off-site consumption at an approved fast food restaurant with a proposed outdoor eating area; and the conversion of an office space to a caretaker residential unit.

REQUIRED ENTITLEMENTS
 Conditional use permit to authorize the sale of beer and wine for off-site consumption at an existing convenience store and on-site consumption at an approved restaurant with a proposed outdoor eating area; and the conversion of an office space to a caretaker residential unit in the C-2 (Neighborhood Business) zone.

LOCATION/ADDRESS
 22847 West Avenue D, West Lancaster, CA 93536

SITE DESCRIPTION
 The subject property is comprised of two rectangular parcels approximately 4.5 acres in size. The property is currently developed as an automotive fueling station, a convenience store, and retail/office spaces. The facilities are located on the southwestern corner of the property and are comprised of a 5,145 square feet "U" shaped one-story building and a paved area with fuel pumps. The remainder of the property is mainly covered with loose gravel.

ACCESS West Avenue D/SR138 and 230 th Street West	ZONED DISTRICT Antelope Valley West
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ASSESSORS PARCEL NUMBER 3278-025-006 / 3278-025-007	COMMUNITY Antelope Valley
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SIZE 4.5 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Commercial	C-2 (Neighborhood Business) A-1-2 (Light Agricultural – Two acres minimum lot size)
North	Single-Family Residences	A-1-2
East	Vacant Agricultural	A-1-2
South	Vacant Agricultural	A-1-2
West	Vacant Agricultural	A-2-5 (Heavy Agricultural – Five acres minimum lot size)

GENERAL PLAN/COMMUNITY PLAN Antelope Valley	LAND USE DESIGNATION Non-Urban 1 (N1)	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

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) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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