



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

PROJECT NUMBER

R2010-01829-(5)

HEARING DATE

March 6, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201000174

PROJECT SUMMARY

OWNER / APPLICANT

Yasser Mubarkeh (Lake LA Dairy) / Hanbali & Associates

MAP/EXHIBIT DATE

6/6/12

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages at a gas station and mini-market in the C-2 (Neighborhood Business) Zone. The project consists of the sale of beer and wine for off-site consumption; along with the demolition of the existing 1,300-square foot market and construction of a new 5,500-square foot market with office space, new gas station canopy, and the addition of two self-service gas pumps under separate plot plan approval.

LOCATION

40245 170th Street East, Palmdale, California 93591

ACCESS

Via 170th Street East

ASSESSORS PARCEL NUMBER(S)

3073-009-019

SITE AREA

27,286 square feet

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide Plan

ZONED DISTRICT

Antelope Valley East

LAND USE DESIGNATION

C (Commercial)

ZONE

C-2

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities; Class 2 Categorical Exception—Replacement or Reconstruction

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Antelope Valley Areawide Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.28.170 (C-2 Zone Development Standards)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Sale of Alcoholic Beverages)
 - 22.56.195 (Sale of Beer and Wine in Conjunction with Sale of Motor Vehicle Fuel)

STAFF RECOMMENDATION

Approval; subject to conditions.

CASE PLANNER:

Gretchen Siemers

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