



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

PROJECT NUMBER

R2014-00920-(5)

HEARING DATE

December 16, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400043
 Environmental Assessment No. 201400085

PROJECT SUMMARY

OWNER / APPLICANT

Jan-Peter Flack / Four Aces Movie Location

MAP/EXHIBIT DATE

October 22, 2014

PROJECT OVERVIEW

The applicant, Jan-Peter Flack, is requesting a Conditional Use Permit (“CUP”) to authorize a motion picture set within the A-2-1 (Heavy Agricultural, One Acre Minimum Required Lot Area) Zone and the Big Rock Wash Significant Ecological Area (“SEA”). A CUP is required in the A-2 Zone for motion picture sets, pursuant to Section 22.24.150, and within an SEA, pursuant to Section 22.56.215 of the Los Angeles County Code. The motion picture set, known as the Four Aces Movie Location, is an existing use without a previous permit, and is located in the Antelope Valley East Zoned District.

LOCATION

14499 E. Avenue Q, Palmdale, CA 93591

ACCESS

E. Avenue Q, 145th St. E.

ASSESSORS PARCEL NUMBER(S)

3029-010-009

SITE AREA

6.15 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Antelope Valley East

LAND USE DESIGNATION

Rural Land 20

ZONE

A-2-2 (Heavy Agricultural, Two Acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan & Antelope Valley Areawide General 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)
 - 22.56.215.F.2 (SEA Burden of Proof requirements)
 - 22.24.170 (A-2 Zone Development Standards)

CASE PLANNER:

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