



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

**PROJECT NUMBER**

R2015-02779-(5)

**HEARING DATE**

May 17, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500115  
 Environmental Assessment No. 201500203

# PROJECT SUMMARY

**OWNER / APPLICANT**

Lorena Ayala

**MAP/EXHIBIT DATE**

September 1, 2015

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the sale of beer (Type 40 License) for on-site consumption at a proposed assembly hall within an existing industrial in the M-1 (Light Manufacturing) Zone pursuant to Los Angeles County Code Section 22.32.070. The 4,330 square foot assembly hall consists of a bar, game room, playroom, sitting area, dance floor, stage, employee lounge, and storage areas and is intended to host special events such as corporate parties and weddings. Business hours are proposed from 1:00pm to 1:00am.

**LOCATION**

38925 10<sup>th</sup> Street East

**ACCESS**

10<sup>th</sup> Street East

**ASSESSORS PARCEL NUMBER(S)**

3022-018-031

**SITE AREA**

2.31 Acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan

**ZONED DISTRICT**

North Palmdale

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1 (Light Manufacturing)

**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 Los Angeles County General Plan
- Consistency with the Antelope Valley Area 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)
  - 22.56.195 (Alcoholic Beverage Sales)
  - 22.32.080 (M-1 Development Standards)

**CASE PLANNER:**

Thuy Hua

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