

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 2, 2026

HEARING DATE: April 15, 2026 AGENDA ITEM: #12

PROJECT NUMBER: PRJ2024-002598

PERMIT NUMBER(S): Conditional Use Permit RPPL2024003894

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 40360 170th Street East Palmdale, CA 93591

OWNER: Arthur Kaiser and Loretta Kaiser

APPLICANT: Dollar General

PUBLIC MEETINGS HELD: 2 OF 2

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it does not propose housing.

CASE PLANNER: Michelle Fleishman, Regional Planner
mfleishman@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-002598, Conditional Use Permit (“CUP”) Number RPPL2024003894, based on the Findings (Exhibit C – Findings) contained within this report.

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024003894 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

A Conditional Use Permit (“CUP”) to authorize the sale of beer and wine (previously approved for a full-line) for off-site consumption (California Department of Alcoholic Beverage Control [“ABC”] Type 20 License, Off-Sale Beer and Wine) in the C-RU (Rural Commercial) Zone pursuant to County Code Sections 22.24.030 (Land Use Regulations for Rural Zones) and 22.140.030 (Alcoholic Beverage Sales).

B. Project

The applicant, Dollar General (“applicant”), requests a CUP to authorize the sale of beer and wine (previously approved for a full-line) for off-site consumption at an existing commercial retail and grocery store (“general purpose retailer”) known as Dollar General (“Project”), located at 40360 170th Street East (“E”) and consisting of one legal parcel, also known as Assessor’s Parcel Number 3072-013-034 (“Project Site”), within the C-RU Zone in the Antelope Valley East Zoned District. The requested hours of alcoholic beverage sales are from 7:00 a.m. to 10:00 p.m. daily.

The Project Site is currently developed with the Dollar General store, consisting of a 12,382 square foot commercial building and associated parking lot. The Project Site has mostly flat topography. The Project Site is accessible via 170th Street E located to the west of the Project Site, which runs north to south, and E Avenue O located to the north of the Project Site, which runs east to west. E Avenue O is classified as a Major Highway beginning west of 170th Street E, and is also classified as a Secondary Highway, beginning east of 170th Street E, on the County Master Plan of Highways. Also on the County Master Plan of Highways is 170th Street E, which is classified as a Major Highway; both streets have a right-of-way width of approximately 100 feet.

The site plan shows the existing 12,382 square foot commercial building on the east side of the parcel with the associated parking lot and landscaping areas on the remaining portion of the property. There is an entrance/exit to the parking lot to the north along E Avenue O and another entrance/exit to the west along 170th Street E. The floor plan depicts the interior layout of the existing store, with a shelf-stable and refrigerated produce section, various dry goods, everyday and personal items, and a frozen and refrigerated section, including the location of beer in coolers toward the front of the store. Wine is displayed next to the beer coolers near the entrance. Beer and wine storage is located within the employee only storage room at the rear of the store. Currently, there is a total of 60 linear feet of shelf space within the store, devoted to alcohol display. This is out of a total of 5,840 linear feet of shelf space within the store as a whole. As such, only 1.03% of the shelf space within the store is devoted to alcohol display.

The subject Dollar General requires 50 parking spaces based on the total commercial building area of 12,382 square feet based on a parking ratio for commercial uses of one

parking space per 250 square feet of building area. The Project Site provides the required 50 parking spaces, including two (2) accessible spaces. The Project also provides six (6) bicycle parking spaces, including three (3) short-term spaces and three (3) long-term spaces.

The subject general purpose retail store was previously authorized to sell beer, wine, and distilled spirits (i.e., full line of alcoholic beverages) for off-site consumption under RCUP-201400040, approved August 11, 2015 and expired on June 9, 2025. With approval of the prior CUP, the sale of alcoholic beverages was permitted between the hours of 6:00 a.m. to 11:00 p.m., daily.

Further, Code Case number RPZPE2018000028 was opened on January 2, 2018, due to the following condition violations: the Exhibit “A” on file with LA County Planning did not reflect the current alcohol storage on-site and landscaping near the front door was not in compliance with the approved Exhibit “A,” the conditions of the CUP were not retained on the premises and available during the inspection, there were no signs visible prohibiting loitering on the premises, and LEAD certificates were not available on-site. A Notice of Violation (“NOV”) was issued on January 11, 2018 for violations of the CUP conditions. The case was closed on October 2, 2025, only when the CUP expired, but a new case (RPZPE2025006985) was opened due to the expired CUP. In following site inspections, it was noted that the landscaping had been maintained, trash and debris was removed, and graffiti was cleaned. The Code Case will remain “Active/Monitoring” until the CUP for the sale of alcohol is approved.

Staff Recommendation

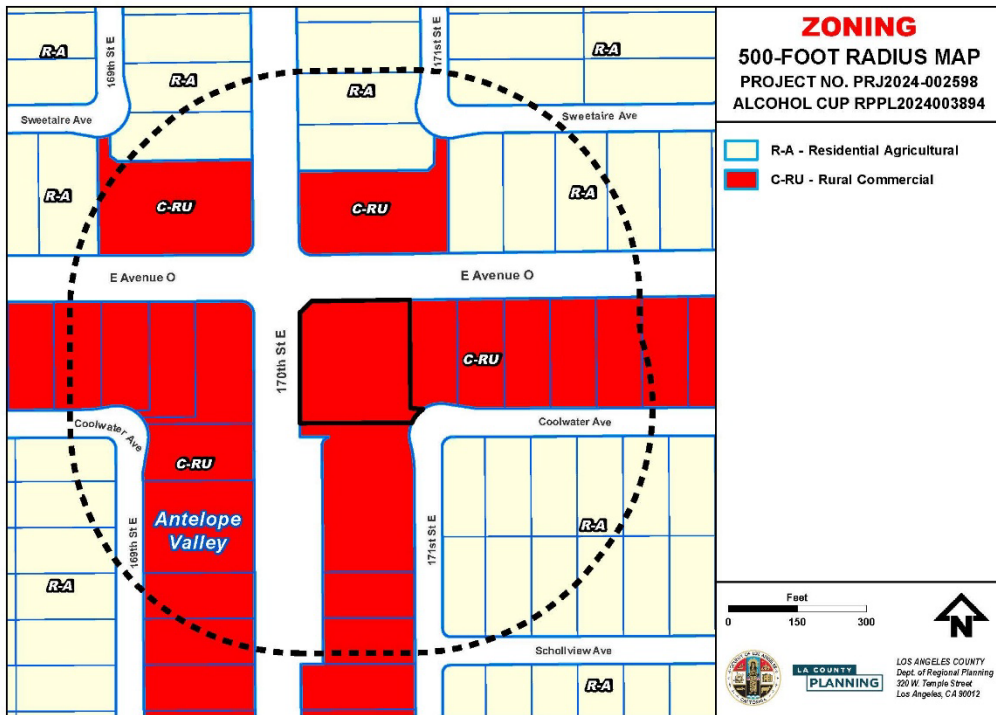
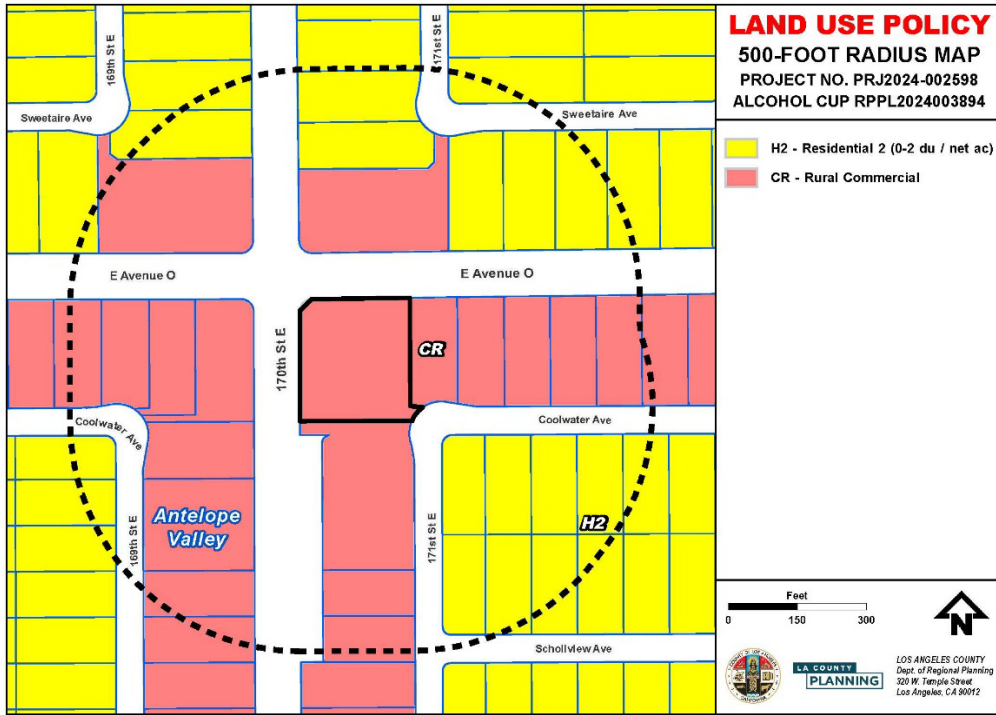
Staff recommends the following conditions to ensure that the request is compatible with surrounding uses: require a security guard to stand by during the hours of operation; maintain active and functional surveillance recording equipment, which may be available upon request by the Sheriff, LA County Planning Staff, or any law enforcement; shelf space devoted to alcohol shall be limited to one (1) percent of total shelf space within the store; and the hours of alcohol sales shall be limited from 10:00 a.m. to 10:00 p.m..

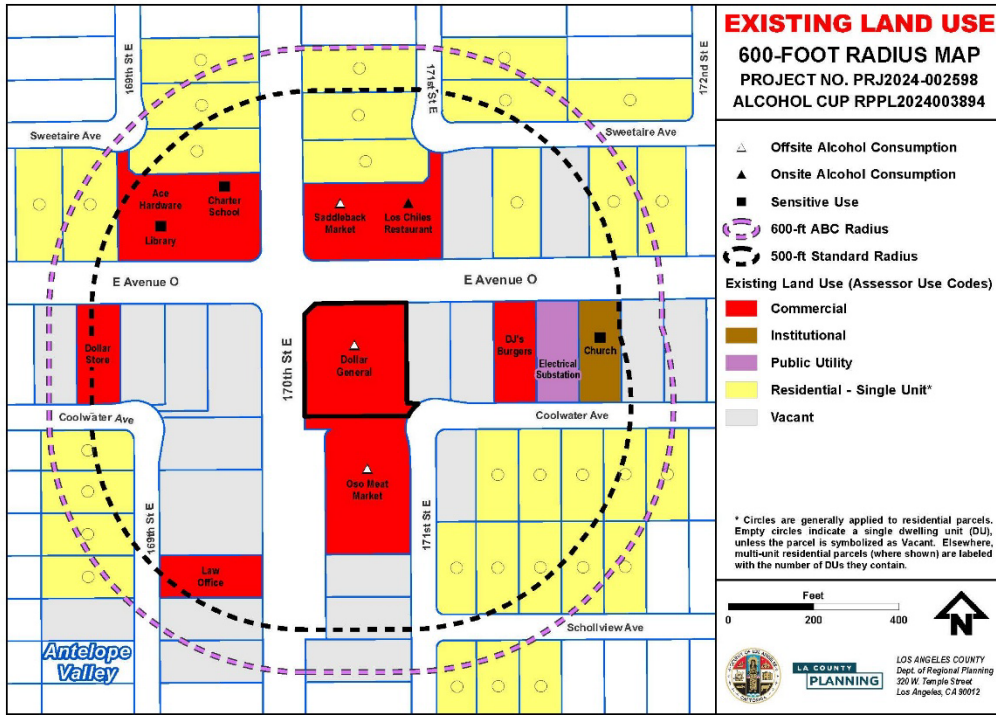
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CR (Rural Commercial)	C-RU	Commercial Retail and Grocery Store (Dollar General)

NORTH	CR, H2 (Residential 2 - Maximum Density of Two Dwelling Units Per Acre)	C-RU, R-A (Residential Agricultural)	Multi-tenant commercial shopping center, library, market, charter school, single-family residences ("SFRs"), vacant land
EAST	CR	C-RU	Vacant land, restaurant, electrical substation, church
SOUTH	CR, H2	C-RU, R-A	Multi-tenant commercial shopping center, law office, vacant land, SFRs
WEST	CR	C-RU	Vacant land, retail store





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7093	M-3 (Unclassified)	1/2/1957
7450	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	12/16/1958
7490	A-1-2	3/17/1959
9350	R-A-20,000 (Residential Agricultural – 20,000 Square Feet Minimum Required Lot Area)	5/23/1967
9413	C-2 (Neighborhood Commercial)	9/5/1967
20150021Z	C-RU	6/16/2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPP-201201053	Site Plan Review (“SPR”) to approve a 12,382 square foot commercial building.	Approved 11/19/2013

RPP-201400201	SPR to approve signage for a new commercial retail and grocery store (Dollar General).	Approved 3/14/2014
RCUP-201400040	CUP to authorize the sale of a full-line of alcohol (Type 21 License) for off-site consumption at a Dollar General location.	Approved by RPC on 10/15/2014 Appeal to BOS on 3/24/2015 (appeal was denied) Expired 6/9/2025
RPPL2023000603	SPR for updated sign for Dollar General store.	Approved 3/3/2023

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2018000028	Subject property not maintained in substantial conformance with Exhibit “A” on file, copy of conditions not kept on-site, lack of “no loitering” signs on premises, LEAD certificates not retained on premises.	Opened 1/3/2018 Closed 10/02/2025 (CUP expired and conditions no longer enforceable)
RPZPE2025006985	Expired CUP	Opened 10/02/2025 Code case will remain “Active/Monitoring” until CUP is approved for the sale of alcohol.

ANALYSIS

A. Land Use Compatibility

The approximately 1.46-acre Project Site is developed with the Dollar General store within the CR land use category of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. The CR designation is intended for limited, low-intensity commercial uses that are compatible with rural and agricultural activities including restaurants, personal and professional offices, and retail uses, such as the subject Dollar General. Specific allowable uses and development standards are determined by the underlying C-RU zoning designation. The C-RU Zone allows for a mix of commercial uses that are compatible with rural, agricultural, or low-density residential uses, including alcoholic

beverage sales for off-site consumption with a CUP, pursuant to County Code Section 22.24.030.B (Principal Use Regulations for Rural Zones).

While this request is for the sale of alcohol, with adequate buffers and operational controls, a general purpose retail store, such as the subject Dollar General, could be compatible with the residential uses in the vicinity as it can provide convenient access to household and food items commonly associated with residential uses. However, the inclusion of beer and wine sales for off-site consumption at the site has had adverse impacts on the surrounding residential neighborhoods due to the location of the store along a major and secondary highway within a rural area, which has previously been subject to a high volume of calls for service (see County Sheriff's ["Sheriff"] response below and Exhibit I). A follow up letter cited a total of 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem". The Sheriff subsequently recommended approval of the Project.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of alcoholic beverages for off-site consumption at the existing Dollar General is deemed appropriate at this location, as it is not likely to result in a nuisance situation given that sales will be required to comply with the recommended conditions of Project approval. The sale of alcoholic beverages for off-site consumption can be found as a public convenience or necessity for the surrounding community at this location.

The Dollar General has been in operation since 2014 and is located within a large commercial building near other commercial rural uses that serve the nearby residences. The Project is not proposing any changes to the floor area. The Dollar General provides food and merchandise items consisting of bread, milk, eggs, soup, cereal, coffee, sodas, laundry detergent, paper towels, soap, shampoo, socks, and underwear. Other established Dollar General stores located within the unincorporated County do not provide the convenience of alcohol sales along with their food and merchandise goods.

There are currently two nearby businesses that sell alcohol for off-site consumption (Oso Market and Saddleback Market) and one nearby use that sells alcohol for on-site consumption (Los Chiles) within 500 feet of the Project Site.

- Oso Market is located on the parcel immediately to the south of the Project Site and sells beer and wine for off-site consumption.
- Saddleback Market (original license issued on July 22, 1987) is located on the parcel to the north of the Project Site, across East Avenue O, and sells beer, wine, and distilled spirits (i.e, full line) for off-site consumption.

- Los Chiles (original license issued on October 26, 1992) is also located to the north of the Project Site within the same multi-tenant commercial center as Saddleback Market and sells beer and wine for on-site consumption associated with an existing restaurant.

Furthermore, according to the ABC records, there are six (6) businesses, including Dollar General, within the census tract containing the Project Site (9001.04) that have active licenses to sell alcohol for on- and off-site consumption, of which five (5) are for off-site consumption. Los Chiles Restaurant and Saddleback Market are in a different census tract, so they are not included in this count.

- Lake LA Liquor store (no active CUP, is considered deemed approved since original license issued on June 24, 1991, commercial center store is located within was approved on September 21, 1990) is located south of the Project Site and sells a full line of alcohol for off-site consumption.
- Lake LA Dairy is located south of the Project Site and sells beer and wine for off-site consumption.
- Luxor Market (CUP RPPL2016002499) is located south of the Project Site and sells a full-line of alcohol for off-site consumption.
- M&G Burgers (CUP RPPL2016001150) is located south of the Project Site and sells beer and wine for on-site consumption in conjunction with an existing restaurant.
- Oso Market (described above within 500 feet of the Project Site), has an active Type 20 ABC license and was approved on July 15, 2025 to sell beer and wine under CUP RPPL2018005165 with a 15-year grant term.
- Dollar General is also included in the count of existing licenses for off-site consumption in the census tract.

ABC allows a maximum of four (4) licenses for off-sale alcoholic beverage sales and five (5) licenses for off-sale alcoholic beverage sales are active in Census Tract 9001.04. Based on the five (5) existing businesses licensed for off-sale alcoholic beverage sales within this census tract, there is an overconcentration of off-sale licenses. Alcoholic beverages will be consumed off-site, most likely by residents of the neighboring communities. The nearby residences are buffered by E Avenue O to the north, 170th Street E to the west, vacant land to the west and east, and commercial uses to the north and south. The sale of alcoholic beverages at the Dollar General is not likely to adversely impact the surrounding neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project. ^{1,2,3}

The Project Site is located in Crime Reporting District No. 1197 and, in a report dated October 28, 2025, ABC determined it is within a High Crime Reporting District. The report is attached as Exhibit I. ABC's criteria for a high crime reporting district requires a 20 percent greater number of reported crimes than the average number of reported crimes as determined within the reporting district. The report stated that 20 percent above of the average number of reported offenses in the district totaled 80.6, the minimum threshold to be classified as a high crime reporting district, and the total number of reported offenses within the reporting district was 530, which means the Project Site is located within a High Crime Reporting District. The Project Site consists of one parcel and includes only the subject commercial retail building and associated parking lot with landscaping, which serves the nearby residents as well as customers traveling via E Avenue O and 170th Street E. This location is buffered by mainly adjacent well-traveled streets, low density commercial uses, and vacant lots. The Sheriff, in a letter dated October 23, 2024, stated that a total of 108 calls for service had been received at the Project Site in the past five years. However, a follow up letter cited a total of 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem". The Sheriff subsequently recommended approval of the Project. The letters are attached as Exhibit I.

There are three sensitive uses within 600-feet of the property line of the Project Site; Learn4Life Lake LA Charter High School, the Lake Los Angeles Public Library, and St. John Paul II Catholic Mission.

Pursuant to County Code Section 22.140.030.F.2.a (Alcoholic Beverage Sales-Public Convenience or Necessity), the Regional Planning Commission must make a finding of public convenience or necessity when a requested use is located in an area of undue concentration, when a use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, or within a high crime reporting district. As noted above, the Project location is within 500-feet of two (2) other uses selling alcohol for off-site consumption (Saddleback Market and Oso Market). The Project is also located within a census tract that currently has more than the allowable number of licenses for off-site consumption. The census tract includes five (5) businesses that currently have licenses for alcohol sales for off-site consumption, but only four (4) such businesses are allowed based on ABC's criteria. ABC also determined that the subject commercial retail use is located in a High Crime Reporting District.

Furthermore, County Code Section 22.140.030.F.2.b.ix (Alcoholic Beverage Sales-Public Convenience or Necessity) allows the finding of public convenience or necessity to consider the extent to which the requested use, location, and/or operator has a history of law enforcement problems. In consideration of this permit renewal, the Sheriff originally

did not recommend the Project for approval due to the “excessive number of calls for service coupled with ... the numerous establishments in the surrounding area that sell alcohol”. The subject commercial retail use itself has been an issue for the local Sheriff over the past five years, according to records of reported calls related to the Project Site. However, due to the new calls for service record over the past two years, the Sheriff specified that the calls were not due to alcohol-related issues and that the Project Site had not been a problem for local law enforcement. The Sheriff subsequently recommended the Project for approval (Exhibit I).

Since the Project Site is in an area of undue concentration and in a High Crime Reporting District as defined by ABC, and Staff has determined that the required findings of Public Convenience or Necessity pursuant to County Code Section 22.140.030.F.2.b (Alcoholic Beverage Sales-Public Convenience or Necessity) have been met by the Project, LA County Planning Staff recommends approval of the Project, subject to the following conditions to ensure that the request is compatible with surrounding uses: require a security guard to stand by during the hours of operation; maintain active and functional surveillance recording equipment, which may be available upon request by the Sheriff, LA County Planning Staff, or any law enforcement; shelf space devoted to alcohol shall be limited to one (1) percent of total shelf space within the store; and the hours of alcohol sales shall be limited from 10:00 a.m. to 10:00 p.m..

Recommended Hours of Alcohol Sales

As noted above, the applicant is requesting alcoholic beverage sales from 7:00 a.m. to 10:00 p.m. Monday through Sunday. The previous CUP (2014-00893) allowed the sale of alcohol from 6:00 a.m. through 11:00 p.m. Staff is recommending hours of alcohol sales from 10:00 a.m. to 10:00 p.m., which would reduce the potential for alcohol consumption during the early morning and late evening hours of the day. Additionally, by regulating the hours of alcohol sales as recommended, this will ensure that the use is compatible with its surroundings and will not become a nuisance to local residents or Sheriff’s Office^{1,2,3}.

C. Design Compatibility

The building containing the subject store was built pursuant to SPR RPP-201201053, which was approved on November 19, 2013 to develop one 12,382 square foot commercial retail building and associated parking lot containing a total of 50 parking spaces. Prior to 2024, the Lake Los Angeles community did not have a Community Standards District (“CSD”) with which to require specific development standards for new uses. On October 19, 2022, the Regional Planning Commission held a public hearing and voted unanimously to recommend approval of the proposed Ordinance, which applied to any application for development, expansion, or change of use requiring Department approval that was filed after January 18, 2024. There are no standards within the CSD that pertain to the sale of alcohol. Further, the exterior appearance of the structure will not change and is compatible with other commercial buildings in the surrounding area.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project does comply with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050.B (Conditional Use Permit, Findings and Decision) and 22.140.030.F (Alcoholic Beverage Sales, Additional Findings) of the County Code. The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines because the Project proposes the sale of beer and wine (previously approved for a full-line) for off-site consumption at an existing general purpose retailer. The Project Site is not located within or near a historical resource, an active or known hazardous waste site, or a scenic highway. The underlying use of the Project Site, an existing general purpose retail store, will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff (Lancaster Station) in a letter dated October 23, 2024, did not recommend approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the Project Site address during the past five years. The report showed that the Sheriff has responded to 32 business disturbance calls, 21 audible burglary alarms, 1 grand theft report call, 1 assault with a deadly weapon call, among others. Due to the "excessive number of calls for service coupled with ... the numerous establishments in the surrounding area that sell alcohol", the Sheriff did not recommend the Project for approval. A copy of the letter is attached for reference (Exhibit I). A follow-up letter provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem" (Exhibit I). With that information, the Sheriff recommended approval of the Project.

B. Other Agency Comments and Recommendations

ABC, in a letter dated October 28, 2025, indicated that there are five (5) licenses for off-site consumption currently active in this census tract (9001.04), while up to four (4) such licenses are allowed. This means that there is an over-concentration of alcoholic beverage sales for off-site consumption in the area, as determined by ABC. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC. A copy of the letter is attached for reference (Exhibit I).

C. Public Comments

The applicant presented to the Lake Los Angeles Town Council (“Town Council”) at their meeting on January 19, 2026. The Town Council and constituents in attendance did not have any comments on the Project and did not object to the approval of the Project.

Report
Reviewed By: Samuel Z. Dea
Samuel Dea, Supervising Regional Planner

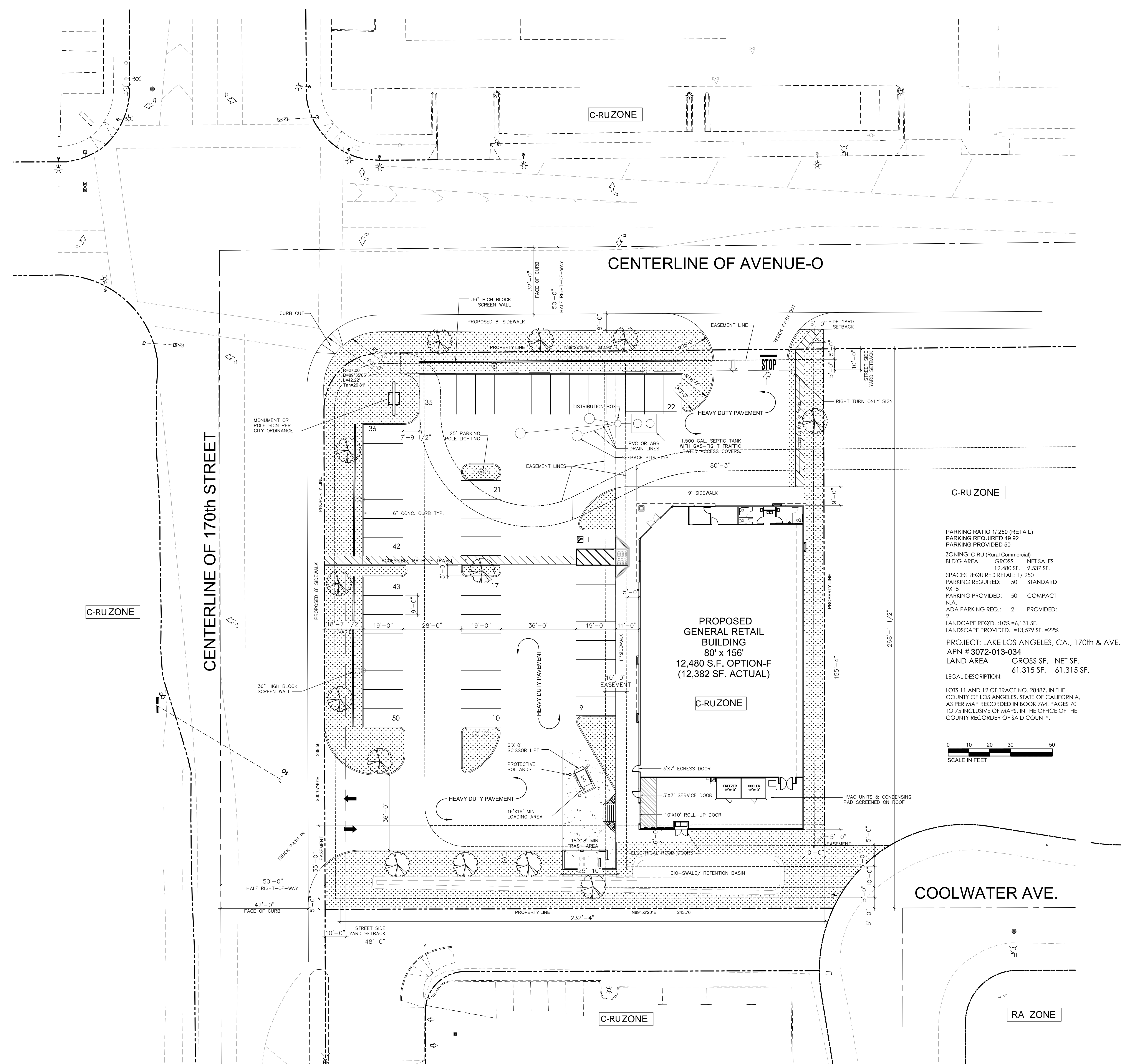
Report
Approved By: Susan Tae
Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

1. Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms”. US National Library of Medicine National Institutes of Health. 2010. <https://www.ncbi.nlm.nih.gov/pubmed/21084080>

- | |
|---|
| 2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health.
https://www.ncbi.nlm.nih.gov/pubmed/24588859 |
| 3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013
(https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage) |
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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION.



PARKING RATIO 1/250 (RETAIL)
 PARKING REQUIRED 49.92
 PARKING PROVIDED 50

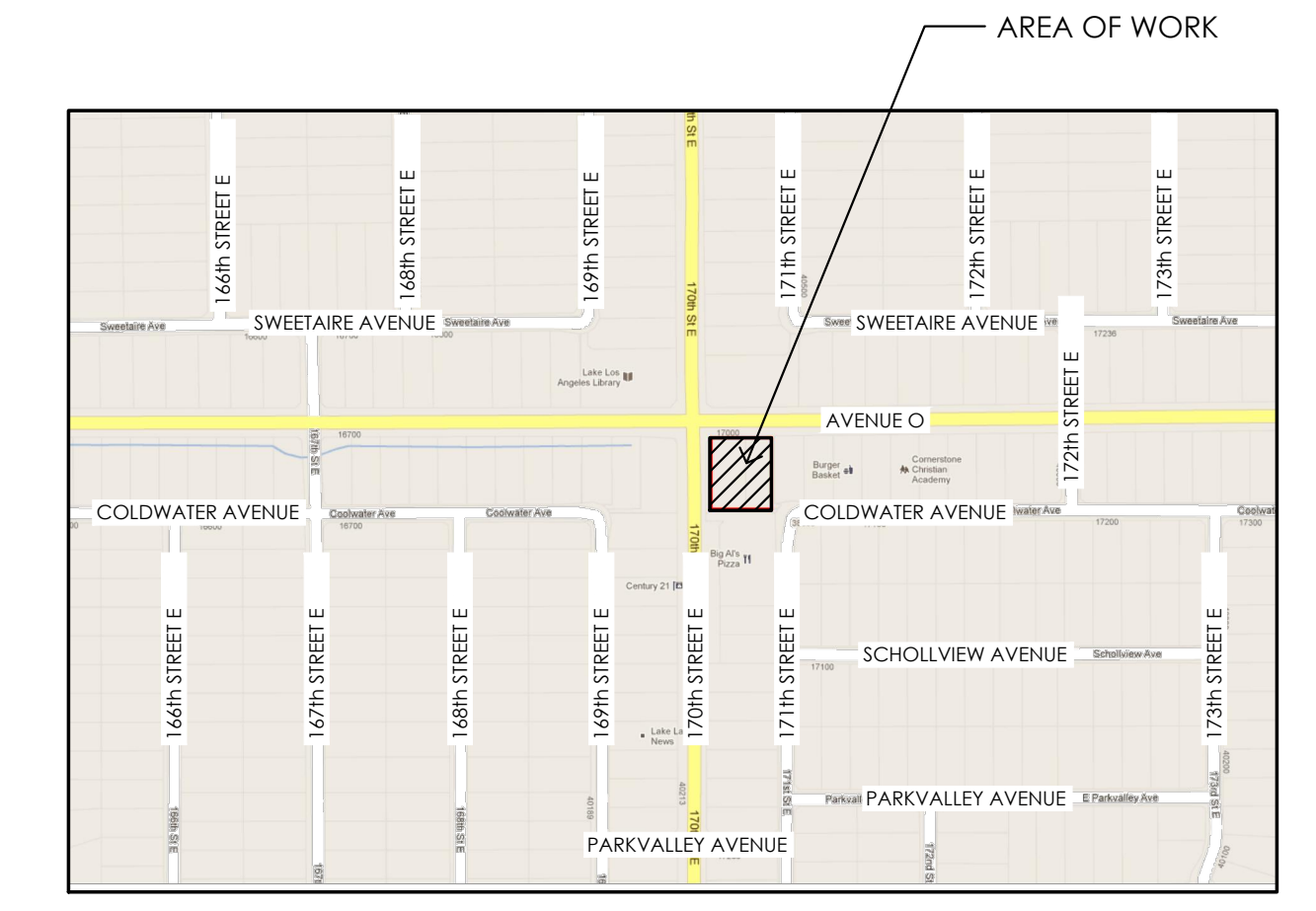
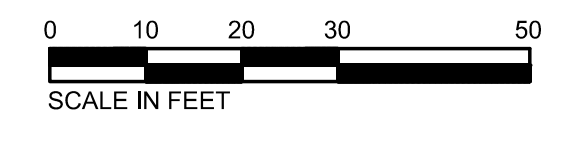
ZONING: C-RU (Rural Commercial)
 BLD'G AREA GROSS NET SALES
 12,480 SF. 9,537 SF.

SPACES REQUIRED RETAIL: 1/250
 PARKING REQUIRED: 50 STANDARD
 9X18
 PARKING PROVIDED: 50 COMPACT
 N/A
 ADA PARKING REQ.: 2 PROVIDED:
 2

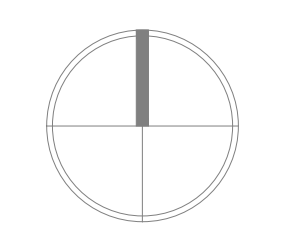
LANDSCAPE REQ'D: 10% = 6,131 SF.
 LANDSCAPE PROVIDED: = 13,579 SF. = 22%

PROJECT: LAKE LOS ANGELES, CA., 170th & AVE. O
 APN # 3072-013-034
 LAND AREA GROSS SF. NET SF.
 LEGAL DESCRIPTION: 61,315 SF. 61,315 SF.

LOTS 11 AND 12 OF TRACT NO. 28487, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 144, PAGES 70 TO 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP



SITE PLAN

SCALE
 1" = 20'-0"

A

Project: Dollar General

170th Street & Ave. O
 Lake Los Angeles, CA

Drawings

Revisions

Sheet Title
 Site Plan

Drawn by: [blank]
 Scale: [blank]
 Date: 3/4/26
 Permit No: [blank]
 Rev: [blank]

Sheet No. A1.0

Exhibit A

Dollar General Store #: 14002

Address: 40360 170TH STREET EAST, Lake Los Angeles, CA

Alcohol Display Shelves

Cabinet Key Number	Length in Inches	Total # of Shelves	Number of Shelves Devoted to Alcohol	Total Linear inches of shelves devoted to alcohol
1	30	4	4	120
2	30	4	4	120
3	30	4	4	120
4	30	4	4	120
5	48	5	5	240
Total	168	21	21	720

Total Linear Inches of Shelves in Entire Store	70,080
Total Linear Inches of Shelves for Alcohol Display	720
% of Alcohol Devoted to Alcohol Display	1.03%

**PROJECT NUMBER**

PRJ2024-002598

HEARING DATE

April 15, 2026

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024003894

PROJECT SUMMARY

OWNER / APPLICANT

Arthur Kaiser and Loretta Kaiser / Dollar General

MAP/EXHIBIT DATE

3/4/2026

PROJECT OVERVIEW

The applicant requests a Conditional Use Permit (“CUP”) to authorize the sale of beer and wine (previously approved for a full-line) for off-site consumption (California Department of Alcohol Beverage Control, or “ABC”, Type 20 License) at an existing general purpose retail store, Dollar General in the C-RU (Rural Commercial) Zone in the Antelope Valley East Zoned District. Requested hours of alcohol sales are from 7:00 a.m. to 10:00 p.m. daily. Staff recommends hours of alcohol sales between 10:00 a.m. and 10:00 p.m.

LOCATION

40360 170th Street E, Palmdale, CA 93591

ACCESS170th Street East / East Avenue O**ASSESSORS PARCEL NUMBER(S)**

3072-013-034

SITE AREA

1.46 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Antelope Valley East

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

CR (Rural Commercial)

ZONE

C-RU (Rural Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

0-5 dwelling units / acre

COMMUNITY STANDARDS DISTRICT

Lake Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemption – Class 1 (Existing Facilities)

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.140.030 (Alcoholic Beverage Sales)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision)
 - Section 22.24.030 (Land Use Regulations for Rural Zones)

CASE PLANNER:

Michelle Fleishman

PHONE NUMBER:

(213) 893-7018

E-MAIL ADDRESS:

mfleishman@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-002598-(5)
CONDITIONAL USE PERMIT NO. RPPL2024003894

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing, on February 18, 2026 and April 15, 2026, in the matter of Conditional Use Permit (“CUP”) No. RPPL2024003894. The matter was originally scheduled for February 18, 2026, but was continued without opening the public hearing to April 15, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Dollar General (“Permittee”), requests the CUP to authorize the sale of beer and wine (previously approved for a full-line) for off-site consumption (California Department of Alcoholic Beverage Control [“ABC”] Type 20 License, Off-Sale Beer and Wine) (“Project”) at an existing general purpose retail store (Dollar General) on a property located at 40360 170th Street E Palmdale, CA 93591 in the unincorporated community of Lake Los Angeles (“Project Site”) in the C-RU (Rural Commercial) zone pursuant to Los Angeles County (“County”) Code Sections 22.24.030 (Land Use Regulations for Rural Zones) and 22.140.030 (Alcoholic Beverage Sales).
4. **LOCATION.** The Project is located at 40360 170th Street E within the Antelope Valley East Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** CUP No. 201400040 authorized the sale of beer, wine and distilled spirits for off-site consumption (ABC Type 21 License). That CUP was approved by the Commission on October 15, 2014. However, opponents to the project appealed that decision to the County Board of Supervisors (“Board”), stating that there were other uses in the vicinity that sold alcohol and approval of that use might increase crime in the area. A subsequent public hearing was noticed and conducted by the Board on March 24, 2015 following the appeal. At that hearing, the Board agreed with the Commission that the applicant had met the burden of proof, and the Project Site was compatible with current zoning code requirements and the land use designation. Also, the Board determined that the proposed sale of alcoholic beverages would result in a convenience and necessity for the public. The CUP was approved by the Board on June 9, 2015 with an expiration date of June 9, 2025 (10-year grant term limit).

6. **LAND USE DESIGNATION.** The Project Site is located within the CR (Rural Commercial) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Antelope Valley East Zoned District and is currently zoned C-RU (Rural Commercial). Pursuant to County Code Section 22.24.030 (Land Use Regulations for Rural Zones), a CUP is required for the sale of alcohol for off-site consumption in the C-RU zone.

8. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CR, H2 (Residential 2 - Maximum Density of Two Dwelling Units Per Acre)	C-RU, R-A (Residential Agricultural)	Multi-tenant commercial shopping center, library, market, charter school, single-family residences (“SFRs”), vacant land
EAST	CR	C-RU	Vacant land, restaurant, electrical substation, church
SOUTH	CR, H2	C-RU, R-A	Multi-tenant commercial shopping center, law office, vacant land, SFRs
WEST	CR	C-RU	Vacant land, retail store

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.46 acres in size and consists of one legal lot with an existing commercial building and associated parking lot. The commercial building contains a general purpose retail store (Dollar General), with approximately 12,382 square feet of floor area, and a surface parking lot. The subject Dollar General is located along the eastern side of the parcel (Assessor’s Parcel Number 3072-013-034). The parking lot occupies the remainder of the parcel. The Project Site is rectangular in shape with flat topography.

B. Site Access

The Project Site is accessible via E Avenue O to the north and 170th Street E to the west. Primary access to the Project Site will be via an entrance/exit on 170th Street

E. Secondary access to the Project Site will be via an entrance/exit on E Avenue O. E Avenue O is designated as a Secondary Highway on the County Master Plan of Highways and 170th Street E is classified as a Major Highway on the County Master Plan of Highways. Both streets have a right-of-way (“ROW”) of approximately 100 feet.

C. Site Plan

The site plan depicts the Project Site developed with the Dollar General, a 12,382 square foot commercial building and associated parking lot. The Project Site is depicted with one one-story commercial building. Parking is depicted to the north and west of the building. A total of 13,579 square feet of landscaping is provided on-site.

D. Parking

Dollar General requires 50 parking spaces based on the ratio of one parking space per 250 square feet of commercial floor area. Based on previous records for the store, a total of 50 parking spaces are provided on-site including two (2) accessible spaces. The Project also provides six (6) bicycle parking spaces, including three (3) short-term spaces and three (3) long-term spaces.

E. Floor Plan/Shelf Plan

The floor plan shows the layout of the store, including display shelves throughout the store and refrigerators along the north and west walls. Beer and wine display areas are depicted near the front of the store (northeast corner) within one refrigerator and adjacent shelves. Immediately west of the beer and wine storage is a section for refrigerated produce along the wall as well as shelf-stable produce. A stockroom with employee-access only, is located at the west end of the store, which includes storage area for beer and wine. The main entrance and exit is on the east side of the store. Restrooms, an office, checkout area, and break room are also located on the east side of the store. Areas for bread and baked goods (including whole grain items) and produce are depicted in the northeast part of the adjacent to the checkout area. The proposed shelf plan for the store indicates that a total of 1.03% of the shelf space within the store will be dedicated to alcohol.

10. CEQA DETERMINATION.

Prior to the public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualified for a Categorical Exemption (Class 1 – Existing Facilities) from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists only of the sale of alcohol, and no expansion of the structure or other physical changes to the Project Site are proposed. Therefore, there is no exception to the exemption, and the Project is exempt from CEQA.

11. PUBLIC COMMENTS.

The Permittee presented to the Lake Los Angeles Town Council (“Town Council”) at their meeting on January 15, 2026. The Town Council and constituents in attendance did not have any comments on the Project and did not object to the approval of the Project.

12. AGENCY RECOMMENDATIONS.

A. County Sheriff's Department ("Sheriff"): Recommended denial in a letter dated October 23, 2024. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The report showed that the Sheriff's Department has responded to 32 business disturbance calls, 21 audible burglary alarms, 1 grand theft report call, 1 assault with a deadly weapon call, among others. Due to the "excessive number of calls for service coupled with ... the numerous establishments in the surrounding area that sell alcohol", the Sheriff did not recommend the Project for approval. A follow-up letter provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem" (Exhibit H). With that information, the Sheriff recommended approval of the Project.

B. California Department of Alcoholic Beverage Control (“ABC”): Submitted a report dated October 28, 2025, stating that the location is within a census tract in a High Crime Reporting District, and is within an area with an undue concentration of alcoholic beverage licenses. The report indicated that there are five (5) licenses for off-site consumption currently active in this census tract (9001.04), while up to four (4) such licenses are allowed.

13. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper [The Antelope Valley Press], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 20, 2025, a total of 129 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 notices to those on the courtesy mailing list for the Antelope Valley East Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. While the CUP is a request for the sale of beer and wine for off-site consumption, the Commission finds that the existing general purpose retail store is consistent with the goals and policies of the Area Plan because the CR (Rural Commercial) land use designation is intended for limited, low-intensity commercial uses that are compatible with rural and agricultural activities including retail, restaurants, and personal and professional offices, categories into which this store falls. There is technically an overconcentration of businesses which sell alcohol and

the operator of the subject Dollar General has continuously encountered issues with keeping the establishment consistent with conditions, as evidence of the notice of violation that has been on file since 2018 and the report from the Sheriff's Office. However, Staff recommends approval of the Project, subject to the following conditions to ensure that the request is compatible with surrounding uses: require a security guard to stand by during the hours of operation; maintain active and functional surveillance recording equipment, which may be available upon request by the Sheriff, LA County Planning Staff, or any law enforcement; shelf space devoted to alcohol shall be limited to one (1) percent of total shelf space within the store; and the hours of alcohol sales shall be limited from 10:00 a.m. to 10:00 p.m.. The Commission further finds that the Project serves the daily needs of residents and provides local employment opportunities.

15. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following applicable goals and policies.

- *General Plan Land Use Policy LU 5.2: "Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

The Project Site is located within an area described as a rural town center in the Area Plan that has other businesses that support local and regional residents. The subject Dollar General provides food and merchandise items along with the request for sale of beer and wine for off-site consumption. There are a total of two other businesses within 500-feet of the Project Site that also sell alcoholic beverages. Oso Market is located within the parcel immediately to the south of the Project Site and sells beer and wine for off-site consumption within an existing grocery store and meat market.

The Project would serve the local area as well as surrounding areas beyond the immediate vicinity as a general-purpose retail store providing goods to those passing through along 170th Street E, a Major Highway as designated by the County Master Plan of Highways. There is a similar store just to the west of the Project Site (Dollar Tree/Family Dollar) which provides some of the same retail items as the subject Dollar General; however, that store does not have a license to sell alcohol. The sale of beer and wine to the existing Dollar General store would maintain the diversity of commercial and retail options to meet community needs.

- *General Plan Land Use Policy LU 6.1: "Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards."*

There are two nearby businesses that currently sell alcohol for off-site consumption (Oso Market and Saddleback Market) and one nearby use that sells alcohol for on-site consumption (Los Chiles) within 500-feet of the Project Site. There is also another general-purpose retailer within 500-feet of the Project Site (Dollar Tree/Family Dollar), which provides similar products to the community without the

sale of alcohol. The subject general-purpose retail store and its proposed sale of alcohol would not conflict with the current development within the rural community. The existing store provides local residents and motorists with provisions such as food, personal items, and other necessities for daily life. The option for beer and wine at this location would not be incompatible with the existing use and would complement the sale of other goods sold at the store. Therefore, the Project would be consistent with other types of development within the vicinity.

- *Area Plan Land Use Policy LU 1.4: Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.*

The subject general purpose retail store is located within a one-story building located within the eastern portion of the Project Site. Surrounding the Project Site are other retail stores and restaurants. The Project supports the community by continuing to serve the retail needs of residents in the immediate area as well as regional travelers along 170th Street E. The existing Dollar General offers retail merchandise as well as grocery items to its customers. The sale of alcoholic beverages for off-site consumption at this store is appropriate based on the Project Site's location relative to local and regional customers. The of beer and wine sales at this location would meet the requirements to constitute a necessity for the community, since there is only one other market in the area with similar items for sale, but does not include alcohol.

- *Area Plan Land Use Goal PS 4: Protection of public safety through law enforcement and crime prevention strategies.*

The Project site as it exists, has previously been an issue for the local Sheriff's Office due to the high number of calls from this location as well as calls from the surrounding businesses that also sell alcohol. However, a follow-up letter was provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem". In order to prevent future issues on the Project Site, Staff recommends the following: requiring a security guard to stand by during the hours of operation; maintaining active and functional surveillance recording equipment, which may be available upon request by the Sheriff, LA County Planning Staff, or any law enforcement; limiting shelf space devoted to alcohol to one (1) percent of total shelf space within the store; and limiting the hours of alcohol sales to 10:00 a.m. to 10:00 p.m.. The recommended grant term is also five years, to ensure consistency with these required conditions.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-RU zoning classification as the sale of beer and wine for off-site is permitted in such zone with a CUP pursuant to County Code Section 22.24.030 (Land Use Regulations for Rural Zones).
17. **REQUIRED YARDS.** While the Project is a request for the sale of beer and wine for off-site consumption, the Commission finds that the Project is consistent with the standards identified in County Code Section 22.24.040 (Development Standards for Rural Zones) as the subject building was constructed according to RPP-201201053.
18. **HEIGHT.** While the Project is a request for the sale of beer and wine for off-site consumption, the Commission finds that the Project is consistent with the standard identified in County Code Section 22.24.040 (Development Standards for Rural Zones) as the subject building was built according to RPPL2021005606. The C-RU zone limits the height of all buildings to 35 feet as stated in Section 22.24.040 (Development Standards for Rural Zones).
19. **PARKING.** While the Project is a request for the sale of beer and wine for off-site consumption, the Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The existing subject commercial retail and grocery store requires 50 parking spaces based on the total commercial building area of 12,382 square feet based on a parking ratio for commercial uses of one parking space per 250 square feet of building area. The Project Site provides the required 50 parking spaces, including two (2) accessible spaces. The Project also provides six (6) bicycle parking spaces, including three (3) short-term spaces and three (3) long-term spaces.
20. **SIGNS.** While the Project is a request for the sale of beer and wine for off-site consumption, the Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.090 (Business Signs—In Agricultural and Special Purpose Zones) and Section 22.114.110 (Wall Business Signs). The signage for Dollar General was approved by Zoning Conformance Review No. RPP-201400201, which included approval of two (2) wall business signs and one (1) freestanding sign.
21. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030.F (Alcoholic Beverage Sales, Findings for Uses Subject to CUP) which are further discussed below, under “Supplemental Findings – Alcoholic Beverage Sales” section.

Further, the Project is consistent with applicable standards in County Code Section 22.140.030.E (Operating Regulations for Uses Subject to CUP), as the Project Site is within 500 feet of another use permitted to sell alcoholic beverages for off-site consumption and will provide less than five (5) percent of its shelf space for the display of alcoholic beverages. The existing use is also a general purpose retail store, which includes food provisions and it will meet the requirement of offering a minimum of three

varieties of fresh produce and a minimum of two whole grain items for sale on a continuous basis. The Project will also be required to mandate any employees handling the sale of alcoholic beverages to participate in the License Education on Alcohol and Drugs Program provided by ABC or a similar program.

22. **RURAL OUTDOOR LIGHTING DISTRICT.** While the Project is a request for the sale of beer and wine for off-site consumption, the Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District [ROLD]). The Project Site is located within ROLD and is subject to the applicable lighting standards. Existing lighting was approved with the development under RPP-201201053 and is consistent with the ROLD. Any additional or replacement lighting established at this location in the future would also be required to comply with these standards.

23. **LANDSCAPING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.024.040.D (Development Standards for Rural Zones, Landscaping). A minimum of 10 percent of the net lot area for lots devoted to commercial use, including parking and other accessory uses, shall be landscaped with drought-tolerant landscaping, which shall be continuously maintained in good condition. A landscape plan was approved under RPP-201201053 which showed 13,579 square feet of landscaping provided, which is consistent with the required amount and type of landscaping.

CONDITIONAL USE PERMIT FINDINGS

24. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The amount of alcoholic beverages proposed to be stored and sold within the Dollar General will consist of less than five (5) percent of the store's total shelf space, due to other businesses within 500-feet which currently sell alcohol for off-site consumption. Currently, there is a total of 60 linear feet of shelf space within the store, devoted to alcohol display. This is out of a total of 5,840 linear feet of shelf space within the store as a whole. As such, only 1.03% of the shelf space within the store is devoted to alcohol display. The two nearby businesses that sell alcohol for off-site consumption include Oso Market and Saddleback Market and one nearby use that sells alcohol for on-site consumption (Los Chiles) within 500-feet of the Project Site. Furthermore, according to the ABC records, there are six (6) businesses, including Dollar General, within the census tract containing the Project Site (9001.04) that have current licenses to sell alcohol for on- and off-site consumption, of which five (5) are for off-site consumption.

ABC allows a maximum of four (4) licenses for off-site alcoholic beverage sales in Census Tract 9001.04. Based on the five (5) existing businesses licensed for off-site alcoholic beverage sales within this census tract, it has an overconcentration of off-sale

licenses. Alcoholic beverages will be consumed off-site, most likely by residents of the neighboring residences. The nearby residences are buffered by E Avenue O to the north, 170th Street E to the west, vacant land to the west and east, and commercial uses to the north and south. The amount of alcoholic beverages proposed to be displayed within the Dollar General will consist of less than five (5) percent of the store's total shelf space.

The Project Site consists of one parcel and includes only the subject general purpose retail store and associated parking lot with landscaping, which serves the nearby residents as well as customers via E Avenue O and 170th Street E. This location is buffered by mainly adjacent well-traveled streets, low density commercial uses, and vacant lots. The Sheriff, in a letter dated October 23, 2024, stated that a total of 108 calls for service had been received at the Project Site in the past five years. At the time, the Sheriff did not recommend approval of this use, as the reported crimes for the Project Site had been excessive and there are numerous establishments in the vicinity that sell alcohol. A follow-up letter provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem". With that information, the Sheriff revised their recommendation and recommended approval of the Project.

Additionally, the sale of alcohol at the Project Site would contribute to the diversity of commercial and retail needs of the community as there are few existing local markets which currently provide similar goods within 500-feet of the Project Site. The limited sale of alcohol at the Project Site would constitute a benefit for the surrounding community and would not interfere with the health, safety, and welfare of the surrounding community, provided the Project adheres to the attached conditions of approval.

25. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the Project is a request for the sale of beer and wine for off-site consumption, the building containing the subject general purpose retail store was approved by RPP-201201053, on November 19, 2013 to develop a 12,382 square foot commercial retail building and associated parking lot containing a total of 50 parking spaces. The Project Site has adequate room for the required parking and landscaping, and the existing facilities and will not be changed by the Project. The exterior appearance of the structure will not change as a result of this Project and the use is compatible with other buildings in the area.
26. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is accessible via 170th Street E to the west and E Avenue O to the north. E Avenue O is classified as a Major Highway to the west

of 170th Street E and as a Secondary Highway on the County Master Plan of Highways with a ROW width of approximately 100 feet along the north frontage of the Project Site. Further, 170th Street E is classified as a Major Highway on the County Master Plan of Highways with ROW width of approximately 100 feet along the west frontage of the Project Site. The sale of alcoholic beverage sales are unlikely to generate significant traffic to the existing store as this type of sale is accessory and only consists of less than five (5) percent of the total shelf space.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

27. The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. There are three sensitive uses within 600 feet of the property line of the Project Site; Learn4Life Lake LA Charter High School, the Lake Los Angeles Public Library, and St. John Paul II Catholic Mission. Alcoholic beverages for off-site consumption is proposed as accessory to an existing general purpose retail store. The amount of alcoholic beverages sold on-site will consist of less than five (5) percent of the store’s total shelf space.

The continuation of beer and wine sales at the Project Site has had some adverse impact on the surrounding community due to the location of the store along a major and secondary highway within a rural area, which has been subject to a high volume of calls for service (see the Sheriff’s response below and Exhibit H). However, a follow-up letter provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that “all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem” (Exhibit H). In order to prevent future issues on the Project Site, Staff has recommended the following conditions of approval be implemented: requiring a security guard to stand by during the hours of operation; maintaining active and functional surveillance recording equipment, which may be available upon request by the Sheriff, LA County Planning Staff, or any law enforcement; limiting shelf space devoted to alcohol to one (1) percent of total shelf space within the store; and limiting the hours of alcohol sales to 10:00 a.m. to 10:00 p.m. daily.

28. The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area. Residential uses within the vicinity of the Project Site exist on all sides, buffered by vacant land, commercial uses, E Avenue O, and 170th Street W. With adequate buffers and operational controls, a general-purpose retail store, such as the subject Dollar General, is compatible with the residential uses in the vicinity as it can provide convenient access to household items commonly associated with residential uses. The sale of alcoholic beverages at the Dollar General would not adversely impact the surrounding neighborhoods, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

29. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project Site has been in operation since 2014 and is located within a large commercial building, near other commercial rural uses that serve the nearby residences. The Project is not proposing any changes to the floor area. The Dollar General provides food and merchandise items consisting of bread, milk, eggs, soup, cereal, coffee, sodas, laundry detergent, paper towels, soap, shampoo, socks, and underwear. In addition, the sale of beer and wine at this location has been in effect since approval of RCUP-201400040 in 2015, constituting less than five (5) percent of the total store shelf space.

The Project Site has been operating with a valid license to sell alcohol for the past 10 years. There are currently two nearby businesses that sell alcohol for off-site consumption (Oso Market and Saddleback Market) within 500-feet of the Project Site. Further, there are six (6) businesses, including Dollar General, within the census tract containing the Project Site (9001.04) that have active licenses to sell alcohol for on- and off-site consumption, of which five (5) are for off-site consumption, whereas only four (4) licenses are allowed within the census tract.

Further, the Project Site is located within a High Crime Reporting District and the Sheriff's Office in a letter dated October 23, 2024, stated that a total of 108 calls for service had been received at the Project Site in the past five years. However, due to lower calls for service within the last two (2) years, the Sheriff does recommend approval of the Project. Since the Project is the only general-purpose retailer in the vicinity that also includes the sale of alcohol, this use is expected to continue to contribute to the diversity of existing uses and benefit the overall economic welfare of the community.

30. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The building containing the subject general purpose retail store was approved by RPP-201201053, on November 19, 2013 to develop one 12,382 square foot commercial retail building and associated parking lot containing a total of 50 parking spaces. On January 2, 2018, after the Project Site was inspected as required by the original alcohol CUP, Code Case number RPZPE2018000028 was opened on due to violations of approved CUP, including no signs visible prohibiting loitering on the premises, landscaping not being maintained in a neat and orderly fashion, minor trash/debris on the ground in various locations, and minor graffiti in the parking lot.

The case was closed on October 2, 2025, only when the CUP expired, but a new case (RPZPE2025006985) was opened due to the expired CUP. In following site inspections, it was noted that the landscaping had been maintained, trash and debris was removed, and graffiti was cleaned. The Code Case will remain "Active/Monitoring" until the CUP for the sale of alcohol is approved.

31. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** According to the letter provided by the ABC, the Project Site is within a census tract in a High Crime Reporting District, and is within an area with an undue concentration of alcoholic beverage licenses. The report indicated that there are five (5) licenses for off-site consumption currently active in this census tract (9001.04), while up to four (4) such licenses are allowed. Therefore, the Commission must make a finding of public convenience or necessity pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity). The Commission finds that the Project does contribute to the public convenience or necessity because the sale of alcohol at the Project Site would constitute a benefit for the surrounding community and would be in the best interest of the health, safety, and welfare of the surrounding community, pursuant to the following analysis.

The Project Site is located in Crime Reporting District No. 1197 and, in a report dated October 28, 2025, the ABC determined it is within a High Crime Reporting District. The letter is attached as Exhibit I. The ABC's criteria for a high crime reporting district requires a 20 percent greater number of reported crimes than the average number of reported crimes as determined within the reporting district. The report stated that 20 percent above of the average number of reported offenses in the district totaled 80.6, the minimum threshold to be classified as a high crime reporting district, and the total number of reported offenses within the reporting district was 530, which means the Project Site is located within a high crime reporting district. The Project Site consists of one parcel and includes only the subject commercial retail building and associated parking lot and landscaping, which serves the nearby residents as well as customers via E Avenue O and 170th Street E. This location is buffered by mainly adjacent well traveled streets, low density commercial uses, and vacant lots. The Sheriff, in a letter dated October 23, 2024, stated that a total of 108 calls for service had been received at the Project Site in the past five years and did not recommend the Project for approval. A follow-up letter provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem" (Exhibit I). With that information, the Sheriff revised their recommendation and recommended approval of the Project.

As noted above, the concentration of retail establishments in the area of a major highway, tend to lead to a higher number of reported crimes. Further, the Project Site is located within an area of undue concentration, and two nearby businesses that sell alcohol for off-site consumption (Oso Market and Saddleback Market) within 500-feet of the Project Site, with additional businesses that sell alcohol for off-site consumption to the south within the same census tract as the Project. However, there is a similar

store just to the west of the Project Site (Dollar Tree/Family Dollar) which provides some of the same retail items as the subject Dollar General. This store, however, does not have a license to sell alcohol. The addition of beer and wine sales to the existing Dollar General store would contribute to the diversity of commercial and retail needs of the community. Further, the sale of beer and wine at the subject Dollar General would enhance the economic viability of the area and other existing local businesses which can provide other services.

Further, County Code Section 22.140.030.F.2.a.i (Alcoholic Beverage Sales-Public Convenience or Necessity) allows the finding of public convenience or necessity to consider the extent to which the requested use, location, and/or operator has a history of law enforcement problems. The Project Site is currently the only Dollar General store within the unincorporated LA County jurisdiction which sells alcohol (there is one other location within the City of Palmdale that sells beer and wine). In consideration of their permit renewal, the Sheriff did not recommend the Project for approval due to the "excessive number of calls for service coupled with ... the numerous establishments in the surrounding area that sell alcohol".

The Project site as it exists, has previously been an issue for the local Sheriff's Office due to the high number of calls from this location, as well as calls from the surrounding businesses that also sell alcohol. However, a follow-up letter was provided by the Sheriff on February 9, 2026, citing 53 calls for service, capturing approximately two years of calls for service at the Project Site. This letter explained that "all calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem". In order to ensure that the sale of alcohol stays compatible with the surrounding community, the Commission included the following conditions: require a security guard to stand by during the hours of operation; maintain active and functional surveillance recording equipment, which may be available upon request by the Sheriff, LA County Planning Staff, or any law enforcement; shelf space devoted to alcohol shall be limited to one (1) percent of total shelf space within the store; and the hours of alcohol sales shall be limited to 10:00 a.m. to 10:00 p.m..

ENVIRONMENTAL FINDINGS

32. The Commission finds that the Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines because the Project proposes the sale of beer and wine (previously approved for a full-line) for off-site consumption at an existing general purpose retailer. The Project Site is not located within or near a historical resource, an active or known hazardous waste site, or a scenic highway. The underlying use of the Project Site, an existing general purpose retail store, will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate.

ADMINISTRATIVE FINDINGS

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcoholic beverages for off-site consumption at the subject property contributes to the public convenience or necessity and the Project does satisfy the criteria for public convenience or necessity, as described in

County Code Section 22.140.030.F.2, provided that the sales are conducted in compliance with the conditions of Project approval, including the condition that limits sales from 10 a.m. to 10 p.m. Monday through Sunday.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024003894**.

ACTION DATE: April 15, 2026

SD:MF

April 2, 2026

c: Duarte-White, Louie, O'Connor, Moon, Hastings, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002598 – (5)
CONDITIONAL USE PERMIT NO. RPPL2024003894

PROJECT DESCRIPTION

The project is a request to authorize the sale of beer and wine for off-site consumption (California Department of Alcoholic Beverage Control [“ABC”] Type 20 License, Off-Sale Beer and Wine) at an existing general purpose retail store (Dollar General), subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on April 15, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the existing general purpose retail store and sale of beer and wine for off-site consumption, and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be

a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,350.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **Exhibit "A."** The plans associated with this use, including the floor plan and layout of alcohol storage, shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
14. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by

LA County Planning. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. **Revisions to the Exhibit “A”.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, **an electronic copy of** a modified Exhibit “A” shall be submitted to LA County Planning by **June 15, 2026**.
16. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
17. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning, or State of California Department of Alcoholic Beverage Control (“ABC”) agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

18. **Loitering.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
19. **LEAD Program.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility’s training program by employees, the licensee, and all managers shall be provided to LA County Planning within 90 days of the effective date of this Conditional Use Permit,

and subsequently within 90 days of the hire date of all new employees and/or managers.

20. **Prohibited Sales.** The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
21. **Advertisement.** The Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
22. **Public Telephones.** No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
23. **Age Restriction.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
24. **Safety Lighting.** The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
25. **Condition of Premises.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
26. **Location of Consumption.** The consumption of alcoholic beverages shall be prohibited on the subject property. The Permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
27. **Malt Beverages.** Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The Permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale,

stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.

28. **Wine.** There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
29. **Ice Tub Display.** Alcoholic beverages shall not be displayed in an ice tub.
30. **Approved Display.** The Permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
31. **Coin Operated Machines.** The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.
32. **Minimum Required Food Display.** The Permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
 - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A":

- a. Within ten feet of the front door;
 - b. Within five feet of a cash register;
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.
33. **Fortified Wines.** The sale of fortified wines shall be prohibited.
 34. **Delivery Hours.** Deliveries shall be limited to non-peak hours, generally between 9:00 a.m. and 6:00 p.m..
 35. **Delivery Routes.** All commercial delivery trucks shall use commercial streets, routes depicted on the adopted Highway Plan Map in the General Plan, and/or designated truck routes for deliveries.

PROJECT SITE-SPECIFIC CONDITIONS

36. **Scope of Approval.** This grant shall authorize the sale of beer and wine for off-site consumption (ABC Type 20 License).
37. **Hours of Sale.** This grant authorizes the sale of beer and wine for off-site consumption from 10:00 a.m. to 10:00 p.m. daily.
38. **Maximum Shelf Space.** The shelf space devoted to alcoholic beverages shall be limited to one (1) percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit “A”.
39. **Security Guard.** A security guard shall be required to be hired by the operator to provide security throughout the operational hours of the store.
40. **Surveillance Recording.** The Permittee shall continuously maintain active and functional surveillance recording equipment which captures video recordings inside the store, outside facing parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced upon request by the Sheriff, LA County Planning Staff, or any law enforcement.

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

N/A

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

No modification of shelf space limitations is being requested.

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

Dollar General will carries a wide range of fresh produce and whole grains.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The use is consistent with the goals and policies of the General Plan because Policy LU 5.2 encourages a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs. Furthermore, Goal LU 4.4 encourages mixed use development along major commercial corridors in urban and suburban areas. Dollar General is a mid size grocery and consumer goods store that offers a very wide selection of products. This location has been selling beer and wine since 2015 and has proved consistent with the General Plan for the area.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

- a. Dollar General has implemented security measures as outlined in the project narrative that will prevent any nuisance to the surrounding area.
- b. The incidental sale of alcohol along with groceries and day to day consumer goods will not result in any detriment or quiet enjoyment of properties in the vicinity.
- c. The sale of alcohol is incidental to the typical customer shopping for their family and will not create any nuisance as there will be conditions in place to protect.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

This site has been selling beer and wine since 2015 and proved to be accommodating with the surrounding area.

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

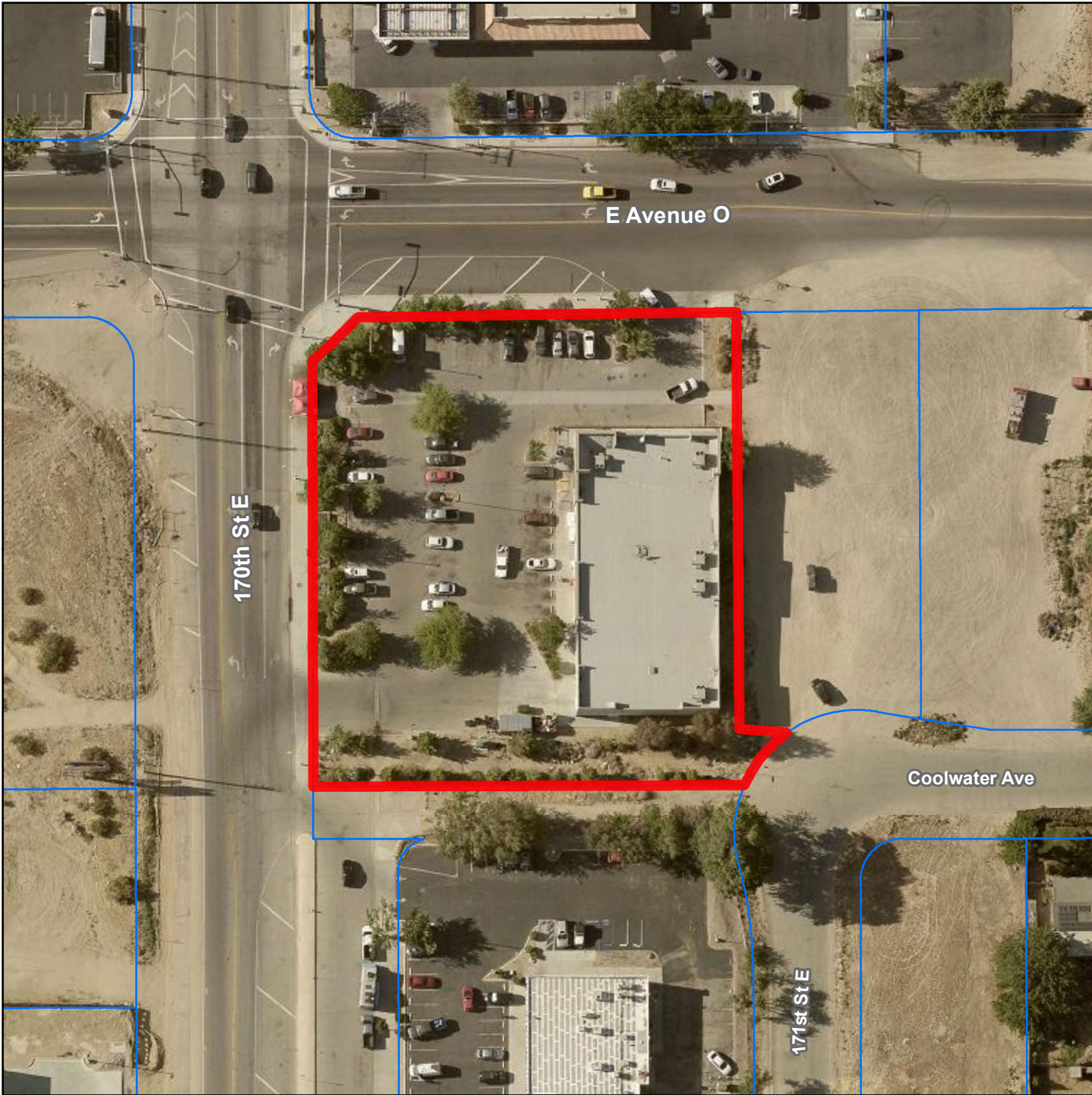
a. Dollar General has sold beer and wine from this location since 2015. Surrounding highways and streets have proved to be sufficient to serve the use. The site is served by 170th St E which has the size and capacity to handle customer traffic.

b. All public and private service facilities are adequately sized and approved for this project site.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: March 16, 2026
PROJECT NUMBER: PRJ2024-002598
PERMIT NUMBER(S): CUP RPPL2024003894
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 40360 170th Street E Palmdale, CA 93591
OWNER: Arthur Kaiser and Loretta Kaiser
APPLICANT: Dollar General
CASE PLANNER: Michelle Fleishman, Regional Planner
mfleishman@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the project involves the sale of beer and wine for off-site consumption (Type 20 License) at an existing commercial retail and grocery store (general purpose retailer) known as Dollar General and no exterior alterations are proposed. No operational changes are proposed, and the project will not have a significant effect on the environment. The project site is not located on a hazardous waste site, is not near a scenic highway, and does not contain any historical resources. The project is within an existing building on a developed property, and it is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. There are no exceptions to the exemption that apply to the Project and therefore the Project is exempt from CEQA.



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002598
ALCOHOL CUP RPPL2024003894

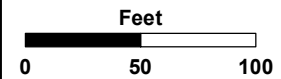
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024

170th St E

E Avenue O

Coolwater Ave

171st St E



LA COUNTY
PLANNING

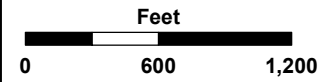
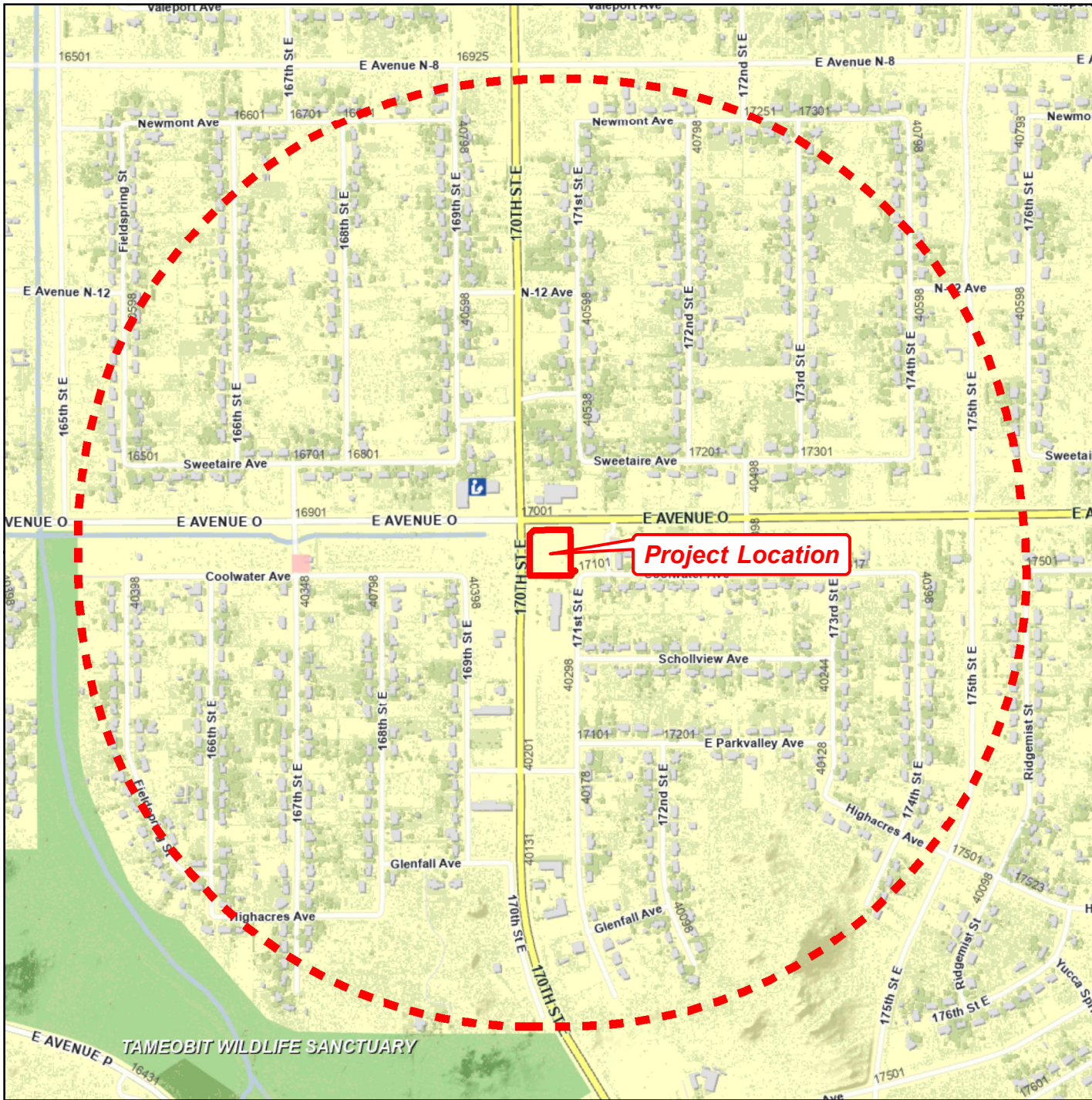
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Exhibit G

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002598
ALCOHOL CUP RPPL2024003894



LA COUNTY
PLANNING

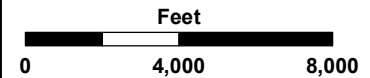
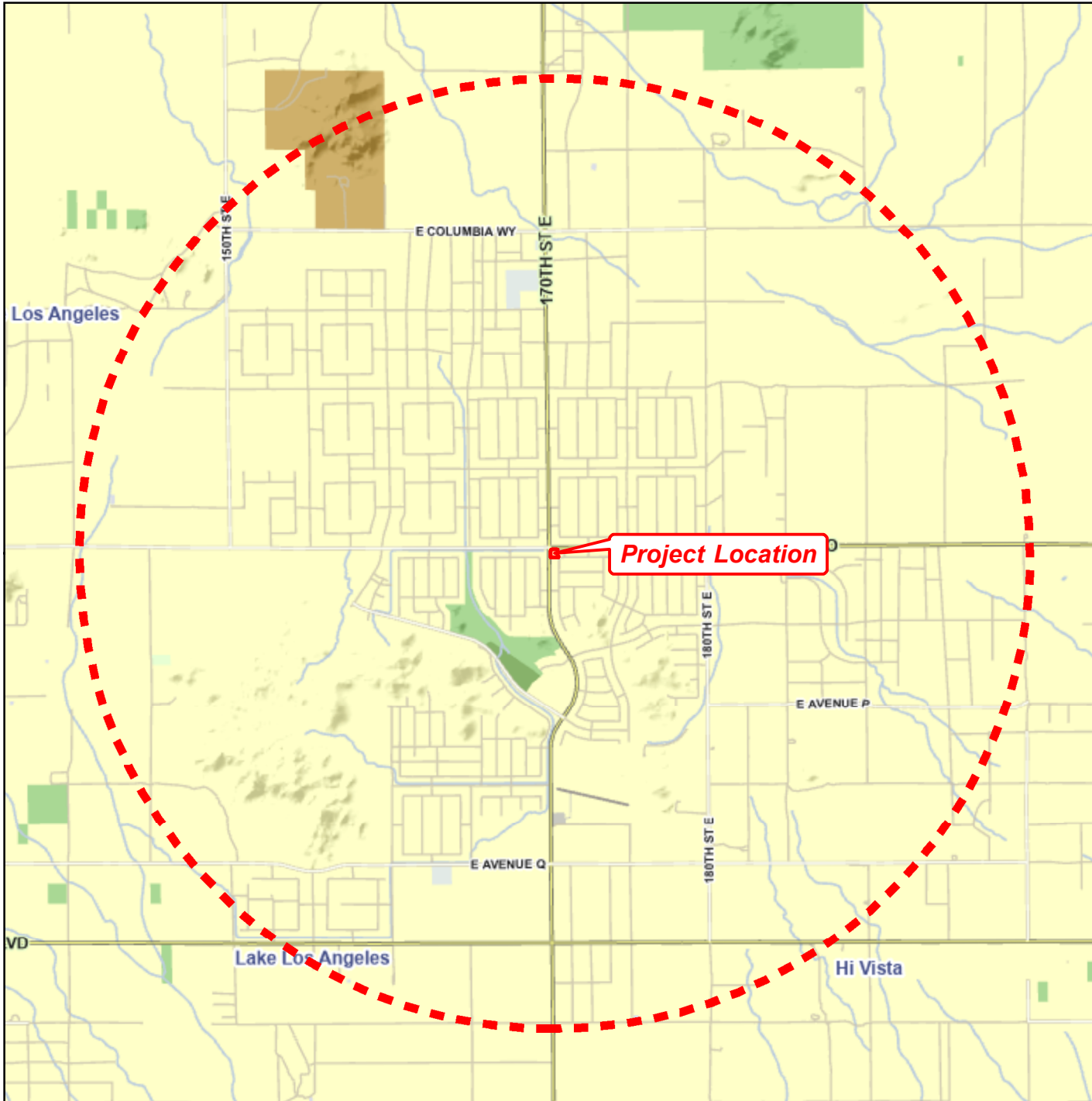
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Exhibit G

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002598
ALCOHOL CUP RPPL2024003894



LA COUNTY
PLANNING

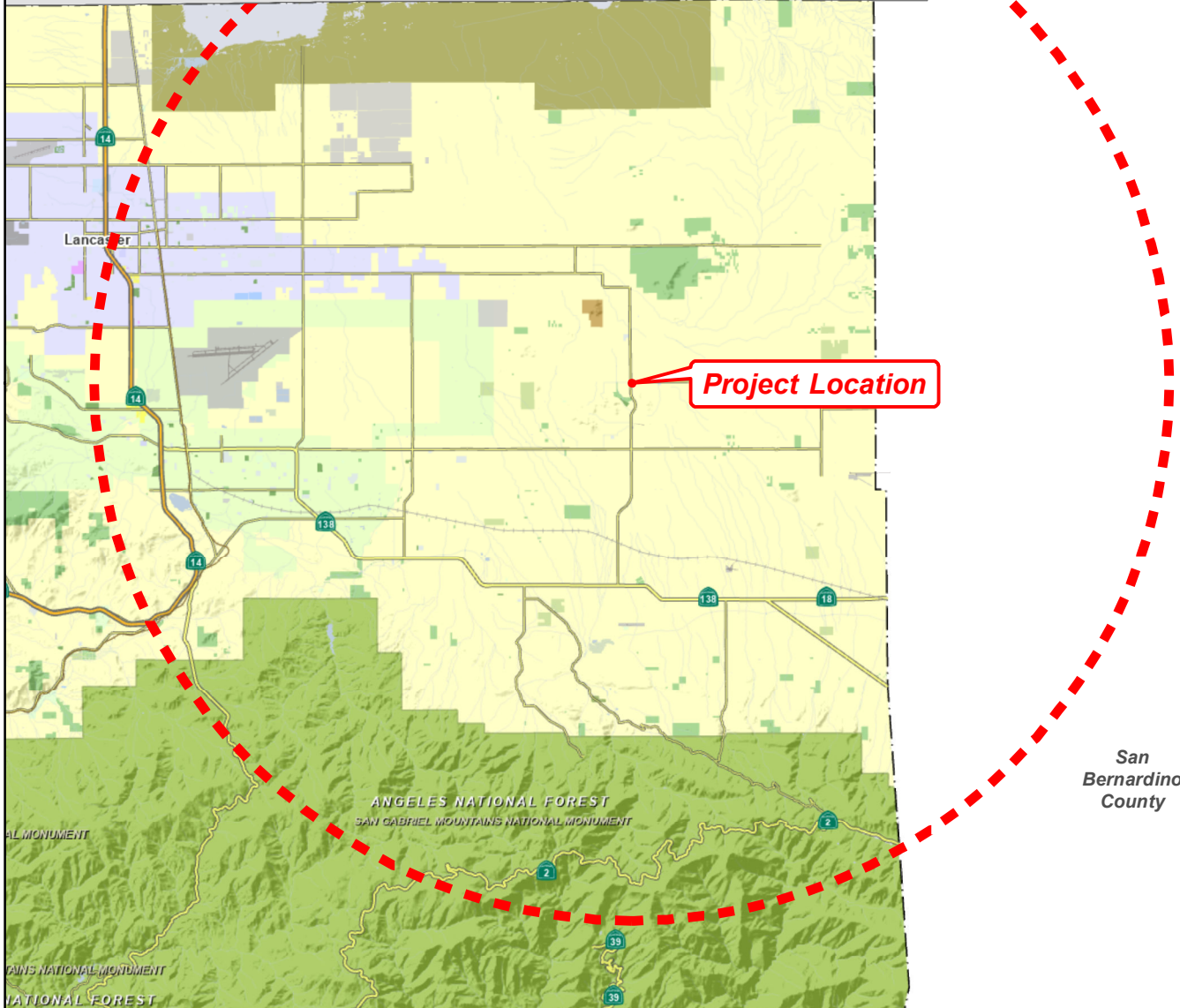
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Exhibit G

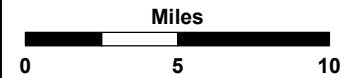
20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002598
ALCOHOL CUP RPPL2024003894



San Bernardino County



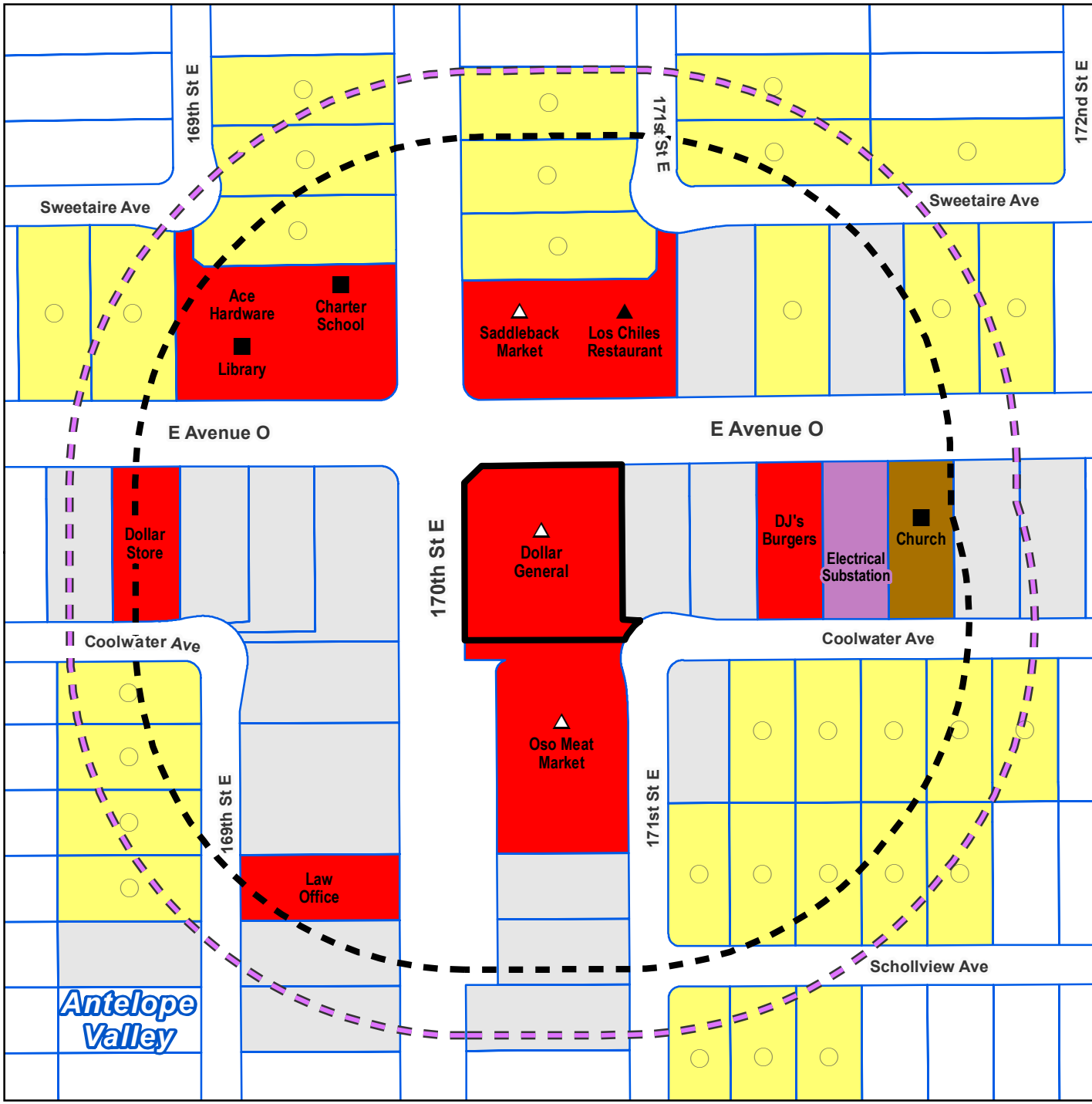
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Exhibit G

EXISTING LAND USE

600-FOOT RADIUS MAP
PROJECT NO. PRJ2024-002598
ALCOHOL CUP RPPL2024003894

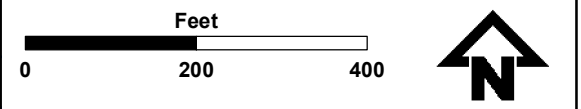


- ▲ Offsite Alcohol Consumption
- ▲ Onsite Alcohol Consumption
- Sensitive Use
- ⊖ 600-ft ABC Radius
- ⊖ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

- Commercial
- Institutional
- Public Utility
- Residential - Single Unit*
- Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.





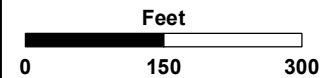
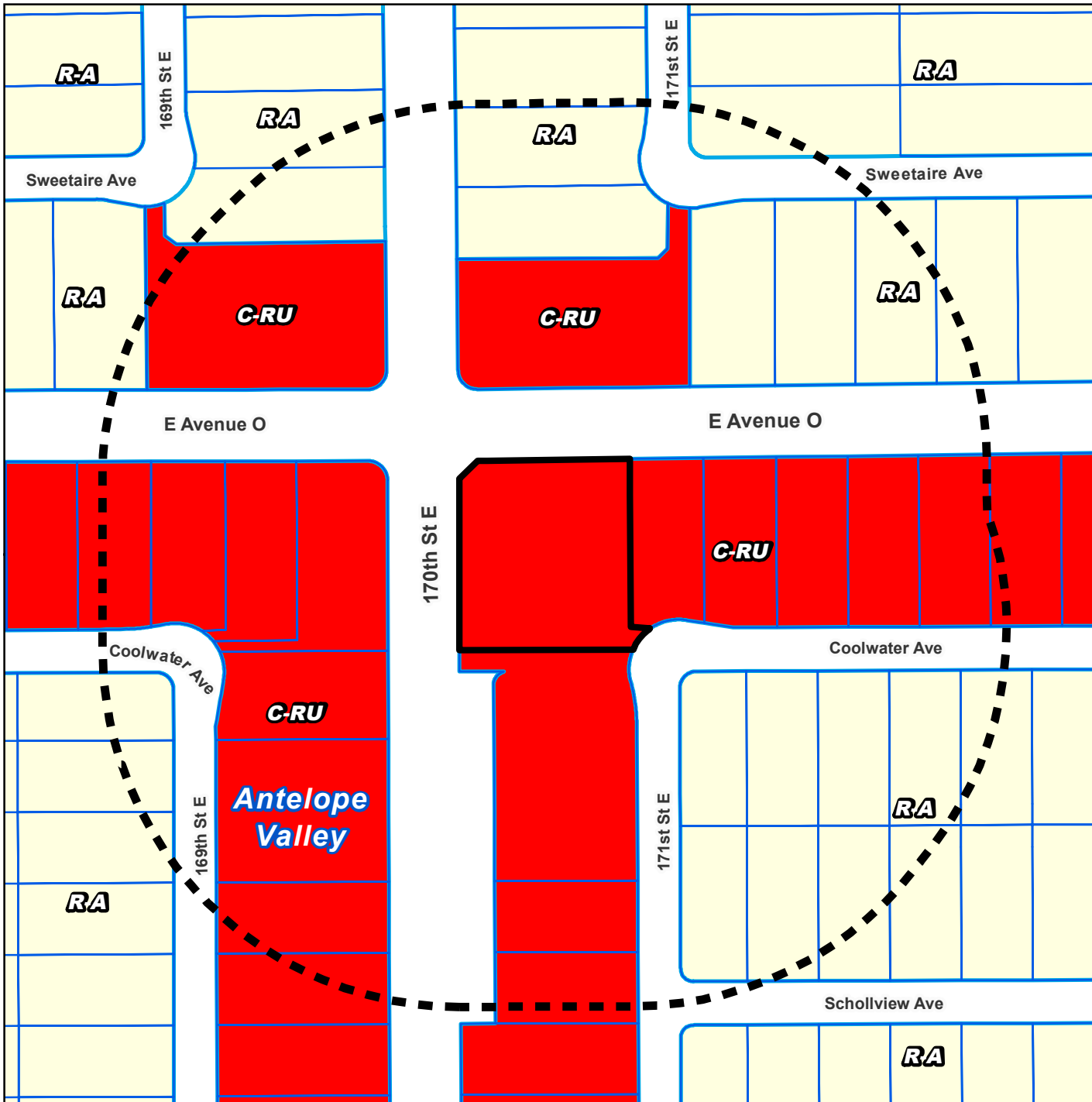
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ZONING

500-FOOT RADIUS MAP
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-  R-A - Residential Agricultural
-  C-RU - Rural Commercial



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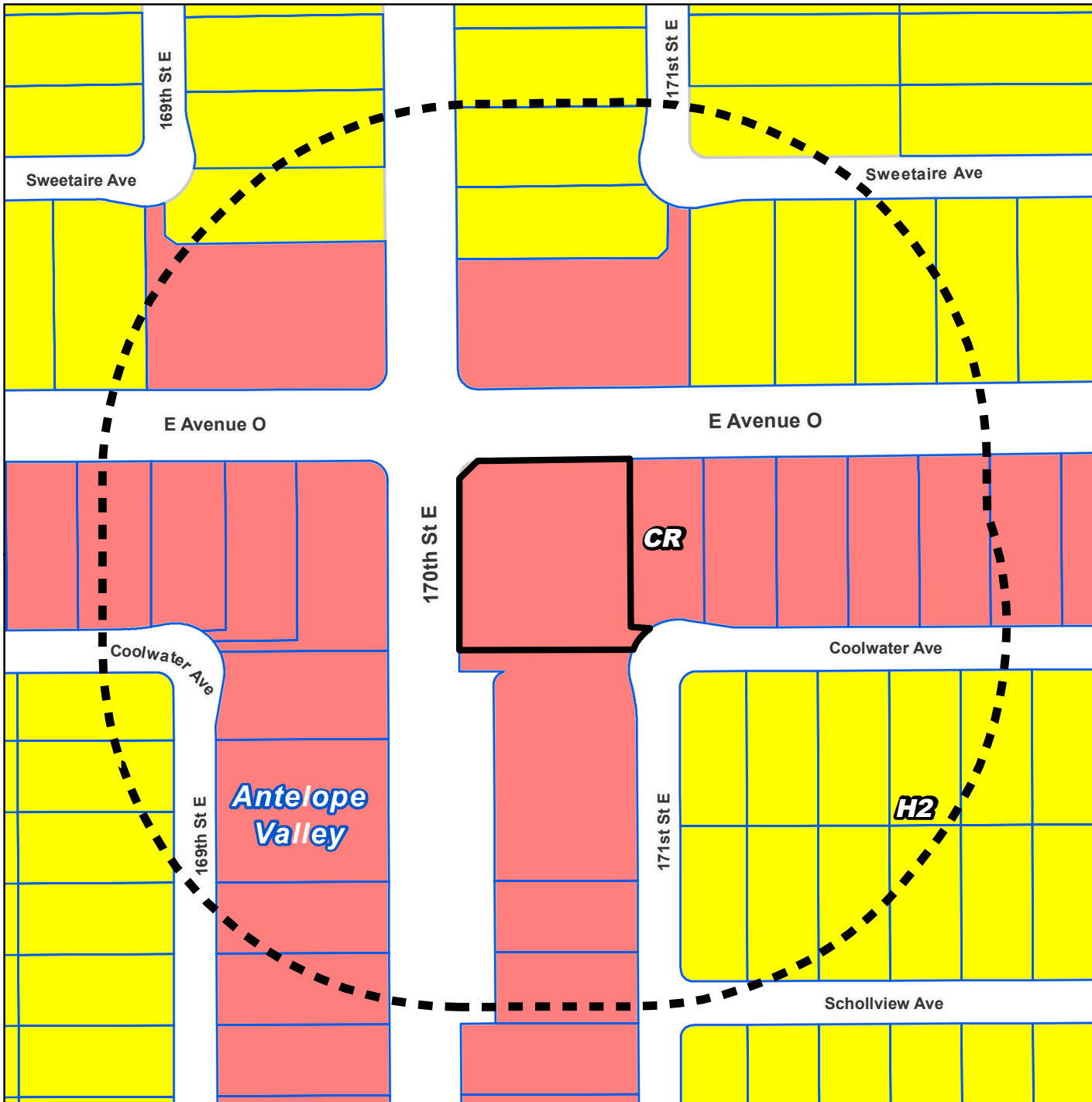
Exhibit G



LAND USE POLICY

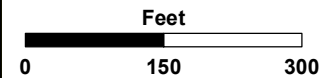
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002598

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-  H2 - Residential 2 (0-2 du / net ac)
-  CR - Rural Commercial



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Exhibit G



A nearby retail store (Family Dollar) facing west from the public right of way, adjacent to 170th St E and the Project Site.



Additional commercial businesses facing southwest from the public right of way, adjacent to 170th St E and the Project Site.



The intersection of E Avenue O and 170th St E, facing northwest from the public right of way adjacent to the Project Site.

The Lake Los Angeles Library and other retail/commercial businesses are located within the multi-tenant shopping center to the northwest.



A nearby gas station, mini-mart (Saddleback Market) and other businesses, facing north from the public right of way, adjacent to E Ave O and the Project Site.



HAVIK
NO LOITERING
IS ALLOWED ON
OR IN FRONT OF
THESE PREMISES

40360

DG

market

Handicapped parking sign: PARKING ONLY VAN ACCESSIBLE MINIMUM FINE \$250

The subject Dollar General storefront, facing east from the parking lot.

COLD DRINKS



Existing alcohol display within the subject Dollar General (wine storage and refrigerated beer storage) near the entrance to the store, facing south.

WAY TO **save**



Refrigerated alcohol storage (beer only) next to the produce section and other shelf stable foods section, facing southeast.

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-002598
Permit No.: CUP RPPL2024003894
Establishment: Dollar General
Location: 40360 170th Street E Palmdale, CA 93591
Description: CUP to allow the continued sales of beer and wine for off-site consumption (ABC Type 20 License) at an existing grocery and consumer goods store.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to 108 calls for service at 40360 170th Street East, Palmdale Ca, 93591 in the past 5 years. 32 Business Disturbance calls, 21 Audible Burglary alarms, 14 Check the vicinity calls, 4 Disturbance calls, 4 Petty Theft calls, 3 Patrol Check calls, 3 Vandalism report calls, 2 Persons fighting calls, 2 Abandoned vehicle calls, 2 See the woman calls, 1 traffic stop, 1 Follow up, 1 Vehicle burglary now call, 1 Forgery report call, 1 Assist station unit, 1 Misdemeanor Hit and run call, 1 Person with a gun call, 1 Grand Theft report call, 1 Trespassing call, 1 See the man call, 1 vehicle towed or stored, 1 Robbery Just Occurred Call, 1 Rescue responding call, 1 Domestic violence call, 1 Juvenile disturbance call, 1 Vehicle theft now call, 1 Assault with a deadly weapon just occurred call, 1 Speeding or racing call, 1 Drunk person call, 2 Petty theft calls.

Attached is the CFS report of those calls for your review.

(2) Comments/recommended conditions:

Based on the fact there have been an excessive number of calls for service (108) in the past five years, coupled with the fact that there are numerous establishments in the surrounding area that sell alcohol, it is not recommended that approval is granted at this site.

(3) Overall recommendation:

x Sheriff does **NOT** recommend approval of this CUP.

[Deputy Kit Gruppie]

[Lancaster Sheriff's Station

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-002598
Permit No.: CUP RPPL2024003894
Establishment: Dollar General
Location: 40360 170th Street E Palmdale, CA 93591
Description: CUP to allow the continued sales of beer and wine for off-site consumption (ABC Type 20 License) at an existing grocery and consumer goods store.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to 53 calls for service in a 2-year period, none of which appear to be caused by any off-site alcohol sales. There were 25 disturbance calls, 3 petty theft calls, 2 trespassing calls, 2 medical related calls, 2 burglary alarm calls, 2 check the vicinity calls, 1 throwing items call, 1 abandoned vehicle call, 1 person with a knife call, 1 disturbance call, 1 disturbance person intoxicated call (However not related to the alcohol sales at the business) 1 battery call, 1 non-injury traffic collision call, 1 keep the peace call, 1 contact the fire department call, 1 indecent exposure call, 1 criminal threats call, 1 vandalism call, 1 battery call, and 1 stolen vehicle report call.

(2) Comments/recommended conditions:

All calls for service did not appear to be caused by the business selling alcoholic beverages, nor does this establishment appear to be a problem. Based on the above information I recommend the approval for the sale of "Off-site" alcohol sales.

(3) Overall recommendation:

- Sheriff recommends approval of this CUP.
- Sheriff does **NOT** recommend approval of this CUP.

[Deputy Kit Gruppie]

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
 - Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

DOLGEN CALIFORNIA LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

40360 170TH STREET EAST , PALMDALE, CA 93591

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |
| <input checked="" type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

9876811

6. TOTAL NUMBER OF LICENSES IN COUNTY

6556

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1602

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

9001.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

4

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

5

On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

1197

14. TOTAL NUMBER OF REPORTING DISTRICTS

547

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

36734

16. AVERAGE NO. OF OFFENSES PER DISTRICT

67.2

17. 120% OF AVERAGE NUMBER OF OFFENSES

80.6

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

530

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: _____

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

D. Dietz