

**PROJECT NUMBER**

PRJ2024-002598

HEARING DATE

February 18, 2026

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024003894

PROJECT SUMMARY

OWNER / APPLICANT

Arthur Kaiser and Loretta Kaiser / Dollar General

MAP/EXHIBIT DATE

11/29/2012

PROJECT OVERVIEW

The applicant requests a CUP to authorize the sale of alcoholic beverages (beer and wine) for off-site consumption (California Department of Alcohol Beverage Control, or “ABC”, Type 20 License) at an existing grocery store (Dollar General), located within the C-RU (Rural Commercial) Zone in the Antelope Valley East Zoned District. No floor area expansion or exterior alteration is proposed by the applicant at this time.

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

Residential: 0-5 dwelling units (du) / acre

COMMUNITY STANDARDS DISTRICT

Lake Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Statutory Exemption Section 15270 – Projects Which Are Disapproved

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