



**PROJECT NUMBER**    **HEARING DATE**  
PRJ2022-001520-(5)    March 26, 2024  
**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2022008844

## PROJECT SUMMARY

---

**OWNER / APPLICANT**

Terrace Group/Ariel Gutierrez

**MAP/EXHIBIT DATE**

February 8, 2024

---

**PROJECT OVERVIEW**

The applicant, Ariel Gutierrez, is requesting a Conditional Use Permit (“CUP”) to authorize the sale of beer and wine for off-site consumption at a 7-Eleven store in the M-1 (Light Manufacturing) Zone. The existing 7-Eleven store will be relocated from 27680 Lake Hughes Road to the existing adjacent commercial building at 31754 Castaic Road.

---

**LOCATION**

31754 Castaic Road, Castaic

**ACCESS**

Castaic Road, Lake Hughes Road

---

**ASSESSORS PARCEL NUMBER(S)**

2865-003-028 & 2865-008-037

**SITE AREA**

0.85 Acres (Gross); 0.78 Acres (Net)

---

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Castaic Canyon

---

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1 (Light Manufacturing)

---

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Castaic Area

---

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

---

**KEY ISSUES**

- Consistency with the General Plan & Santa Clarita Valley Area Plan
- Satisfaction of the following Chapters and Section(s) of Title 22 of the County Code:
  - Section 22.20.030 C (Land Use Regulations for Industrial Zones)
  - Section 22.158.050.B (CUP Findings requirements)
  - Section 22.140.030 (Alcoholic Beverage Sales)
  - Chapter 22.312 (Castaic Area Community Standards District)

---

**CASE PLANNER:**

Richard Claghorn

**PHONE NUMBER:**

(213) 893 - 7015

**E-MAIL ADDRESS:**

rclaghorn@planning.lacounty.gov