

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	April 3, 2025	
HEARING DATE:	April 15, 2025	AGENDA ITEM:
PROJECT NUMBER:	PRJ2022-000643-(5)	
PERMIT NUMBER(S):	Minor Conditional Use Permit	RPPL2022004401
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	Southeast Corner of the Intersection of State Route ("SR") 14 Freeway and West Avenue D, Lancaster	
OWNER:	Love's Travel Stop & Country Store	
APPLICANT:	Betty Torstenson	
CASE PLANNER:	Soyeon Choi, Senior Regional Planner schoi@planning.lacounty.gov	

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### 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 the requested one-year time extension for Project Number PRJ2022-000643-(5), Minor Conditional Use Permit Number RPPL2022004401.

Staff recommends the following motion:

I, THE HEARING OFFICER, APPROVE THE TIME EXTENSION FOR MINOR CUP NUMBER RPPL2022004401.
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### PROJECT DESCRIPTION

#### A. Entitlement(s) Requested

The permittee, Love's Travel Stop & Country Store ("Permittee") is requesting a time extension for approved Minor Conditional Use Permit ("MCUP") No. RPPL2022004401 to authorize the construction and maintenance of a new 60-foot-high freestanding sign

("Project"), which exceeds the height limit of 42 feet for the Project Site without the requested modification, on a property located on the southeast of the intersection of Antelope Valley Freeway and West Avenue D in the unincorporated community of Lancaster ("Project Site") in the M-1 (Light Manufacturing) zone pursuant to Los Angeles County Code ("County Code") Sections 22.114.120 (Roof and Freestanding Business Signs) and 22.114.200 (Fuel Pricing Signs, Special-Purpose Signs). MCUP No. RPPL2022004401 was approved on March 21, 2023.

A single one-year time extension is being requested pursuant to Condition No. 7 of the MCUP and Section 2.222.270.B (Expiration and Extension for Unused Permits and Reviews). Condition No. 7 states that the grant shall expire unless used within two (2) years from the date of final approval. The "date of final approval" is defined as the date the County's action becomes effective pursuant to Section 22.222.230 (Effective Date of Decision and Appeals) of the Los Angeles County ("County") Code. Section 22.222.230 of the County Code stated that the effective date is on the 15<sup>th</sup> calendar day following the decision, unless an appeal is filed (County Code Chapter 22.240 (Appeals)). As there were no appeals for the approval, the effective date for MCUP No. RPPL2022004401 was April 4, 2023. The grant would need to have been used by April 4, 2025 to remain effective.

The requested extension is needed as the Project is still undergoing the plan check process with the County Department of Public Works Building and Safety Division and the permittee needs additional time to respond to plan corrections.

The requested time extension would extend the expiration date to use the MCUP from April 4, 2025 to April 4, 2026.

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Report

Reviewed By:

  
Samuel Dea, Supervising Regional Planner

Report

Approved By:

Susan Tae, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	MCUP Approval Package
EXHIBIT B	Time Extension Request Letter

March 21, 2023

Betty Torstenson  
1027 5th Avenue NW  
Watertown, SD 57201

PROJECT NO. PRJ2022-000643-(5)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2022004401  
APNs 3116-008-040 and 3116-008-072

Dear Ms. Torstenson:

Hearing Officer Alejandro Garcia, by his action of **March 21, 2023**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **April 4, 2023**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Ms. Torstenson  
March 21, 2023  
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For questions or for additional information, please contact Soyeon Choi of the North County Development Services Section at (213) 974-6443, or [schoi@planning.lacounty.gov](mailto:schoi@planning.lacounty.gov).

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

A handwritten signature in black ink, appearing to read "Samuel Dea".

Samuel Dea, Supervising Regional Planner  
North County Development Services Section

SD:SC

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)  
Zoning Enforcement

CP\_03212023\_FINAL LETTER

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2022-000643-(5)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2022004401

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Conditional Use Permit (“MCUP”) No. 2022004401 on March 21, 2023.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Love’s Travel Stop & Country Store (“permittee”), requests the MCUP to authorize the construction of a 60-foot-high freestanding sign with a total of 853-square-foot sign area associated with an approved travel stop (“Project”) on a property located at the southeast corner of the intersection of State Route (“SR”) 14 (Antelope Valley Freeway) and West Avenue D, also known as Assessor’s Parcel Numbers 3116-008-040 and 3116-008-072, in the unincorporated community of Lancaster (“Project Site”) in the M-1 (Light Manufacturing) zone pursuant to Los Angeles County Code (“County Code”) Sections 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), 22.114.120.H.4 (Roof and Freestanding Business Signs – Exceptions), and 22.114.200 (Special-Purpose Signs).
3. **PREVIOUS ENTITLEMENT(S).** Certificate of Compliance No. 6343 was recorded in 1985 combining two parcels into one. Site Plan Review No. RPPL2020004642 authorized the construction of a new travel stop that consists of a convenience store and a fast-food restaurant with drive-through in December 2021. Other business signs and another freestanding sign for the travel stop was authorized through Site Plan Review No. RPPL2022001732 in September 2022.
4. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
5. **ZONING.** The Project Site is located in the Lancaster Zoned District and is currently zoned M-1. Pursuant to County Code Section 22.114.120.H.4 (Roof and Freestanding Business Signs - Exceptions), a MCUP is required for a freestanding sign to a maximum height of 60 feet on a property that is located within 660 feet of the edge of the right-of-way of a freeway and within a radius of 1,500 feet of a freeway exit.
6. **SURROUNDING LAND USES AND ZONING**

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
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NORTH	P (Public and Semi-Public)	A-2-2 (Heavy Agricultural – Two-Acre Minimum Required Lot Area)	Government (County Sanitation District)
EAST	IL	M-1	Vacant
SOUTH	IL	M-1	Vacant
WEST	IL	M-1	Vacant

**7. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 36.6 acres in size and consists of two parcels, Assessor's Parcel Numbers ("APNs") 3116-008-040 and 3116-008-072. The Project Site is irregular in shape with gentle-sloping topography and is currently vacant. The Project Site is approved for a new travel stop that consists of a convenience store, gas station, and a fast-food restaurant with a drive-through, which the proposed signage is associated with.

**B. Site Access**

The Project Site has frontage on both West Avenue D, a Major Highway on the County Master Plan of Highways, and 20<sup>th</sup> Street West, a 100-foot-wide public street to the east. The approved travel stop is accessible only via northern portion of 20<sup>th</sup> Street West.

**C. Site Plan**

The site plan depicts the Project Site with the previously-approved travel stop development, including a building with an 8,845-square-foot convenience store and a 3,011-square-foot fast food restaurant, an automobile fueling station, a truck fueling station, and other appurtenant services such as propane sales and RV dump station. The site plan also depicts a truck scale area, parking spaces for vehicles and trucks, landscaping, driveways, and business signs.

The proposed 60-foot-high freestanding sign is located at the northwestern corner of the approved travel stop, adjacent to a gas station. The proposed freestanding, double-faced sign consists of 366.5-square-foot business sign for the approved travel stop and a fast-food restaurant, and a 60-square-foot gas pricing sign, for a total sign area of 853 square feet. The proposed business signage for Love's and Arby's are mounted side-by-side at approximately 45.2 feet, as measured from bottom of the sign to grade. The gas pricing sign is mounted below the business sign, at approximately 34.5 feet as measured from the bottom of the sign to grade. The business sign's dimensions are approximately 17 feet by 14 feet and 14 feet by 13 feet for each tenant, and the gas pricing sign is approximately 6.7 feet by 9 feet.

**D. Parking**

A total of 69 parking spaces are required for the approved travel stop, and 139 parking spaces are provided, including 10 RV parking spaces and 80 truck parking spaces, as approved by Site Plan Review No. RPPL2020004642.

8. **PUBLIC COMMENTS.** No correspondence was received from the public regarding the Project.
9. **AGENCY RECOMMENDATIONS.** The request to allow a 60-foot-high freestanding sign does not require any agency consultation, and no agency recommendations were requested or received.

10. **CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures and Class 5, Minor Alterations In Land Use Limitations, categorical exemptions 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 County, because the Project involves the construction of a freestanding sign associated with an approved travel stop that exceeds 42 feet height limit at the Project Site.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not adjacent to a designated Scenic Drive in the Area Plan or a Significant Ridgeline, and no significant aesthetic impacts are anticipated. The Project Site is not located within or near historical resource, a hazardous waste site, or a Significant Ecological Area. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption and staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

11. **LEGAL NOTIFICATION.** Pursuant to Section 22.228.040 (Public Hearing, Type II Review – Discretionary) of the County Code, the community was properly notified of the public hearing by mail and newspaper [Antelope Valley Press]. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On February 9, 2023, a total of 42 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 300-foot radius from the Project Site, as well as 15 notices to those on the courtesy mailing list for the Lancaster Zoned District and to any additional interested parties.
12. **HEARING PROCEEDINGS.** A duly-noticed public hearing was held on March 21, 2023 before the Hearing Officer, Alejandro Garcia. During the hearing, staff gave presentation. The hearing officer confirmed with staff that there is another freestanding sign for the travel stop and it meets sign requirements including height. The applicants, Rick Shuffield and Betty Torstenson, testified in support of the project. There being no other public comments, the Hearing Officer closed the public hearing, found that the Project is categorically exempt from CEQA, and approved the Project.

**GENERAL PLAN CONSISTENCY FINDINGS**

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the Light Industrial (IL) designation is intended for light industrial uses such as light manufacturing, assembly, warehousing and distribution, categories into which this Project falls in conjunction with the approved travel stop. The Project is also located within the Central Economic Opportunity Area (“EOA”) designated in the Area Plan, including defined clusters of land with significant potential for economic growth and development in the vicinity of existing large-scale industrial facilities such as airfield or landfill and located along existing or planned major infrastructure in the Antelope Valley. The Project and associated development of a travel stop will promote businesses and services that support the needs of various motorists and travelers traveling in this area, including large-scale truck drivers and long-distance drivers along a major travel route.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the following policies of the Area Plan are applicable to the Project.

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

*Area Plan Policy LU 4.1: Direct the majority of the unincorporated Antelope Valley’s future growth to the economic opportunity areas and areas that are served by existing or planned infrastructure, public facilities, and public water systems, as indicated in the Land Use designations shown on the Land Use Policy Map (Map 2.1) of this Area Plan.*

*Area Plan Policy M 5.4: Add rest stops along designated truck routes to provide stopping locations away from residential uses.*

The proposed Project is associated with a recently approved new travel stop that consists of related services including a fast-food restaurant and a gas station. The approved development is located immediately adjacent to SR-14, which is an important part of the State and National transportation network for goods movement and travelers. However, land uses within the vicinity of the Project Site consist of vacant lands and the nearest development other than an isolated mobile home park is approximately four (4) miles to the south. The approved travel stop will not only provide a location with services for truck and passenger traffic away from residential uses but also offer comprehensive services including food service and retail services necessary for motorists and travelers. There are other ancillary services such as a truck scaling and a truck fueling station targeted at large-profile truck drivers, who are considered as prospective customers of the travel stop. The proposed 60-foot-high freestanding sign including business signage for two businesses and a gas pricing sign is necessary to ensure that the sign is visible from a distance for motorists to safely navigate to this location, particularly traveling on a freeway such as SR-14 and encourage use of the available services if needed.



**ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as a freestanding sign is permitted on lots for each street frontage having a continuous distance of 100 feet or more pursuant to County Code Section 22.114.120.A (Frontage, Roof and Freestanding Business Signs). The Project Site has a 1,990-foot frontage along SR-14 and may be allowed for one freestanding sign on this freeway frontage. The sign is also associated with an approved travel stop that consists of a convenient store, a fast-food restaurant, and a gas station, which are permitted in the M-1 zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).
16. **FREESTANDING BUSINESS SIGNS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.114.120 (Roof and Freestanding Business Signs) and its subsections, including area, height, and location as further stated below.

**AREA.** Freestanding business signs located in the M-1 zone may have a maximum sign area of 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet pursuant to County Code Section 22.114.120.B (Area Permitted, Roof and Freestanding Business Signs). If a sign has two faces, the maximum total sign area permitted is twice the sign area permitted. Pursuant to Section 22.114.120.H.2 (Exceptions, Roof and Freestanding Business Sign), the entire westerly street frontage of both parcels is considered a street frontage for the purpose of determining the allowed sign area. Based on the street frontage of approximately 1,990 feet, a maximum of 1,567.2-square-foot sign area is permitted per side for a freestanding sign at the proposed location within the Project Site. The proposed sign area is 733 square feet for business signages and 120 square feet for fuel pricing sign, at a total sign area of 853 square feet. The proposed sign is consistent with this area standard.

**HEIGHT.** Freestanding business signs located in the M-1 zone have a maximum height of 42 feet pursuant to County Code Section 22.114.120.A (Height Permitted, Roof and Freestanding Signs). However, pursuant to County Code Section 22.114.120.H.4.a (Exceptions, Roof and Freestanding Business Sign), up to 60 feet in height may be granted for a freestanding sign that is located within 660 feet of the edge of the right-of-way of a freeway, and within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained. The Project Site meets the criteria specified in this Code section because the westerly boundary of the Project Site is within approximately 500 feet from the edge of SR-14 and within a radius of 1,500 feet from the freeway exit onto West Avenue D, which provides access to the Project Site. Additionally, based on the photo simulations provided by the permittee, a 42-foot-high freestanding sign would not be clearly visible at distance of 3,520 feet for motorists traveling southbound. In order to provide sufficient time and distance for drivers to view the sign and safely navigate off the freeway, the proposed 60-foot-high freestanding

sign is necessary in ensuring the safety of motorists. Therefore, it meets the findings for a request to modify the permitted height up to 60 feet.

**LOCATION.** Pursuant to County Code Section 22.114.120.D (Location of Signs, Roof and Freestanding Signs), freestanding business signs located in the M-1 zone must be located 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet from any property line, other than the property line adjoining the street. Since the proposed freestanding business sign is located at a corner adjacent to SR 14 and West Avenue D, this requirement does not apply to the proposed sign.

17. **FUEL PRICING SIGNS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.114.200.D (Fuel Pricing Signs, Special-Purpose Signs) as specified below.

**AREA.** The business and the proposed freestanding sign are located on a corner, and up to 60-square-foot sign area or 120-square-foot total sign area may be permitted. A 60-square-foot fuel pricing sign is proposed, with a total of 120-square-foot sign area for both faces. When combined with the proposed freestanding business sign areas, it does not exceed the sum of the permitted sign areas per sign face.

**HEIGHT.** Since the proposed fuel pricing sign is combined with a proposed freestanding business sign, the height may be permitted to the maximum permitted height of a freestanding business sign, which is requested for modification through this permit.

**LOCATION.** No separate freestanding sign may be located nearer to an existing freestanding sign or to a lot line, other than the one adjoining a street or highway, than 25 feet. There is no other freestanding sign in proximity to this proposed freestanding sign where the fuel pricing sign is mounted. There is a freestanding sign approved at the Project Site along 20<sup>th</sup> Street West, which is more than 500 feet away from the proposed freestanding sign.

18. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.80.050 (General Development Standards, Rural Outdoor Lighting District) and 22.80.080 (Additional Standards for Signage, Rural Outdoor Lighting District). The County Code Sections apply to outdoor lighting fixtures for buildings, premises, or signage. However, the Project involves installation of a freestanding sign and no outdoor lighting associated with the proposed freestanding sign is proposed. Outdoor lighting intended to illuminate outdoor areas have been already approved by Site Plan Review No. RPPL2022001732. Therefore, the County Code Sections are not applicable to the Project and were verified as part of the previous approval.

#### **MINOR CONDITIONAL USE PERMIT FINDINGS**

19. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The proposed freestanding sign is associated with a new travel stop that consists of a gas station, fast-food restaurant, and other

appurtenant businesses that will provide services for various travelers in the area. These uses are consistent with the IL land use designation and goals of the EOA. The IL land use designation is intended for light industrial uses, such as light manufacturing, warehousing, and distribution. EOAs are clusters of land located nearby existing large-scale industrial facilities and major infrastructure where a strong economic development and growth is anticipated. The proposed uses are considered comparable to or less intensive than light industrial uses and will provide services and goods for motorists and travelers in the area, which would foster economic activities in a remote rural area.

20. **The Hearing Officer finds that the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The proposed freestanding sign consists of internally illuminated cabinet signage features for two on-site businesses and an electronic LED sign for a gas pricing sign, without any associated or additional lighting. The sign will not adversely affect those that residing in the surrounding area as the nearby properties are mostly vacant land and the nearest residential area is located approximately 5,000 feet to the south. The proposed height of 60 feet is necessary to ensure the sign's visibility for drivers along SR-14 to have sufficient reaction time at a reasonable distance, and therefore support safety and welfare of the motorists in the area.
21. **The Hearing Officer 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project requires an MCUP to construct a 60-foot-high freestanding sign, which exceeds 42 feet maximum height otherwise permitted. The Project Site is 36.6 acres in size and has approximately 1,599-foot street frontage on SR-14 where the proposed sign is located. The sign will abide to all other freestanding sign specifications as prescribed under Title 22 of the County Code, including sign area and location. The businesses associated with the proposed signs and other business signs have been approved through Site Plan Review No. RPPL2020004642 and RPPL2022001732, respectively, in compliance with all requirements in Title 22 of the County Code.
22. **The Hearing Officer 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 approved for a new travel stop that includes a fast-food restaurant and a gas station, and will be adequately served by SR-14, a major transportation route, to the west, and West Avenue D to the north. West Avenue D is a designated Expressway on the County Master Plan of Highways that connects to SR-14. The approved Site Plan RPPL2020004642 also includes 20<sup>th</sup> Street West to the east to be paved up to 100 feet in width for accessibility onto the Project Site.

### **ENVIRONMENTAL FINDINGS**

23. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures categorical exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations). The Project involves the construction of a freestanding signage associated with an approved travel stop that exceeds 42 feet height limit at the Project Site. No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not adjacent to a designated Scenic Drive in the Area Plan or a Significant Ridgeline, and no significant aesthetic impacts are anticipated. The Project Site is not located within or near historical resources, a hazardous waste site, or a Significant Ecological Area. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, the Hearing Officer finds that there are no exceptions to the exemption and that the project is categorically exempt from CEQA.

### **ADMINISTRATIVE FINDINGS**

24. **HEARING PROCEEDINGS.** A duly-noticed public hearing was held on March 21, 2023 before the Hearing Officer, Alejandro Garcia. During the hearing, staff gave presentation. The hearing officer confirmed with staff that there is another freestanding sign proposed for the travel stop and it meets sign requirements including height. The applicant representatives, Rick Shuffield and Betty Torstenson, testified in support of the project. There being no other public comments, the Hearing Officer closed the public hearing, found that the Project is categorically exempt from CEQA, and approved the Project.

25. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.228.040 (Public Hearing, Type II Review – Discretionary) of the County Code, the community was properly notified of the public hearing by mail, and newspaper Antelope Valley Press. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On February 9, 2023, a total of 42 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 300-foot radius from the Project Site, as well as 15 notices to those on the courtesy mailing list for the Lancaster Zoned District and to any additional interested parties.

26. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The Hearing Officer finds that the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Hearing Officer 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Hearing Officer 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.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption) and 15305 (Class 5, Minor Alterations In Land Use Limitations); and
- 2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2022004401**, subject to the attached conditions.

**ACTION DATE: March 21, 2023**

SD:SC

March 21, 2023

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2022-000643-(5)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2022004401

**PROJECT DESCRIPTION**

The project is to authorize the construction and maintenance of a 60-foot-high freestanding sign that exceeds 42 feet height limit pursuant to Section 22.114.120.H.4 (Roof and Freestanding Business Signs), in association with an approved travel stop, located at the southeast corner of the intersection of State Route ("SR") 14 (Antelope Valley Freeway) and West Avenue D, also known as Assessor's Parcel Numbers ("APNs") 3116-008-040 and 3116-008-072 in Lancaster, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. 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. 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 until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective pursuant to Section 22.222.230 of the County Code.
3. 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.
4. 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.

5. 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.
6. 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.
7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. 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 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 **\$200.00**, 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 **one (1)** inspection. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. 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 Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 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. 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. 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. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. 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 of such notification, 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. 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, **one (1) digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **May 21, 2023**.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital 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.



**PROJECT SITE-SPECIFIC CONDITIONS**

17. This grant shall authorize the construction of a 60-foot-high freestanding sign as shown on the Exhibit "A".
18. The freestanding sign shall be in compliance with all requirements of Chapter 22.114 (Signs) except for the height requirement.
19. The freestanding sign shall be in compliance with all requirements of Section 22.80.080 (Rural Outdoor Lighting District).



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February 13, 2025

Los Angeles County  
Department of Regional Planning  
335A E. Ave. K-6  
Lancaster, CA 93535

**RE: Request for Extension**  
**Minor CUP RPPL2022004401**  
**Loves 60' Freeway Sign**  
**Lancaster, CA 93536**

To Whom It May Concern,

I am writing to formally request a time extension for the Minor Conditional Use Permit (CUP) RPPL2022004401 related to the Loves 60' Freeway Sign project in Lancaster, CA. Due to ongoing coordination efforts and the need to complete necessary requirements, we request an extension to ensure compliance with all applicable regulations.

Given the circumstances, I would appreciate an extension to allow for the appropriate steps to be taken to secure final approval on the signage plan. Please let us know the process, associated fees, and any documentation required on our end to facilitate this extension.

Please let us know if any further documentation or information is required to proceed. We appreciate your assistance and look forward to your confirmation of the next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Stewart'.

Alyse Stewart  
Principal Project Manager