



PROJECT NUMBER PRJ2024-000901-(5)
HEARING DATE September 24, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit (“CUP”) No. RPPL2024001313

PROJECT SUMMARY

OWNER / APPLICANT
 TR ELIAS, INC./Peter Ellison

MAP/EXHIBIT DATE
 March 6, 2024

PROJECT OVERVIEW

Peter Ellison requests a CUP to authorize the sale of beer and wine for on-site consumption (Type 41) at an existing restaurant named Green Valley SmokeHouse, located at 15488 Spunky Canyon Road within the C-RU (Rural Commercial) Zone in the Bouquet Canyon Zoned District and Green Valley Community Standards District (“CSD”). The requested hours of alcohol beverage sales are from 9:00 a.m. to 8:30 p.m. Monday through Sunday.

LOCATION
 15488 Spunky Canyon Road

ACCESS
 Spunky Canyon Road

ASSESSORS PARCEL NUMBER(S)
 3228-006-005

SITE AREA
 0.91 Acre

AREA PLAN
 Antelope Valley

ZONED DISTRICT
 Bouquet Canyon

LAND USE DESIGNATION
 CR (Rural Commercial)

ZONE
 C-RU

PROPOSED UNITS NA
MAX DENSITY/UNITS NA

COMMUNITY STANDARDS DISTRICT
 Green Valley

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1, Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.24.040 (Development Standards for Rural Zones)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.030 (Alcoholic Beverage Sales)
 - 22.354.070 (Green Valley CSD, Zone-Specific Development Standards)

CASE PLANNER:
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 Regional Planner

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