



PROJECT NUMBER **HEARING DATE**
 PRJ2018-003321-(5) July 15, 2025
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit “CUP” No. RPPL2018005165

PROJECT SUMMARY

OWNER / APPLICANT

Espita Family Trust / Oso Meat Market

MAP/EXHIBIT DATE

June 21, 2021

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing market (Oso Meat Market), on a property located at 40340 170th Street E in the unincorporated community of Lake Los Angeles in the C-RU (Rural Commercial) Zone.

LOCATION

40340 170th Street E, Lake Los Angeles

ACCESS

170th Street E

ASSESSORS PARCEL NUMBER

3072-013-032

SITE AREA

1.51 Acres

AREA PLAN

Antelope Valley

ZONED DISTRICT

Antelope Valley East

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

CR (Rural Commercial)

ZONE

C-RU

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT (“CSD”)

Lake Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – 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)
 - 22.360.070 (Lake Los Angeles CSD, Zone-Specific Development Standards)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.030 (Alcoholic Beverage Sales)

CASE PLANNER:

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