

REPORT TO THE HEARING OFFICER

DATE ISSUED: July 3, 2025

HEARING DATE: July 15, 2025 AGENDA ITEM: #3

PROJECT NUMBER: PRJ2018-003321-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2018005165

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 40340 170th Street East, Lake Los Angeles

OWNER: Espita Family Trust

APPLICANT: Oso Meat Market

PUBLIC MEETINGS HELD: N/A

CASE PLANNER: Christopher Keating, AICP, Planner
ckeating@planning.lacounty.gov

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 Project Number PRJ2018-003321-(5), Conditional Use Permit ("CUP") No. RPPL2018005165, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2018005165 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing market (Oso Meat Market) in the C-RU (Rural Commercial) Zone in the Lake Los Angeles Community Standards District (“CSD”) pursuant to Los Angeles County (“County”) Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.030 (Alcohol Beverage Sales).

B. Project

Oso Meat Market (“applicant”) requests a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing market known as Oso Meat Market (“Project”), located at 40340 170th Street East (“Project Site”) within the C-RU Zone in the Lake Los Angeles CSD. The applicant is requesting hours of alcoholic beverage sales from 8:00 a.m. to 8:00 p.m. Monday through Sunday, the existing hours of alcoholic beverage sales.

The Project Site is located in the unincorporated community of Lake Los Angeles near the intersection of 170th Street East and East Avenue O, which is a commercial hub for the community. The Project Site is comprised of one Assessor’s Parcel Number (“APN”), 3072-013-032. The Project Site is approximately 1.51 acres in size and has flat terrain, with the entrance to the market in the front of the building. The off-street parking is located in the frontage of the Project Site along 170th and 171st Street East. The Project Site is accessible via 170th Street East. 170th Street East is designated as a Major Highway on the County Master Plan of Highways with 100 feet of right-of-way (“ROW”) width and is improved with 64 feet of paving.

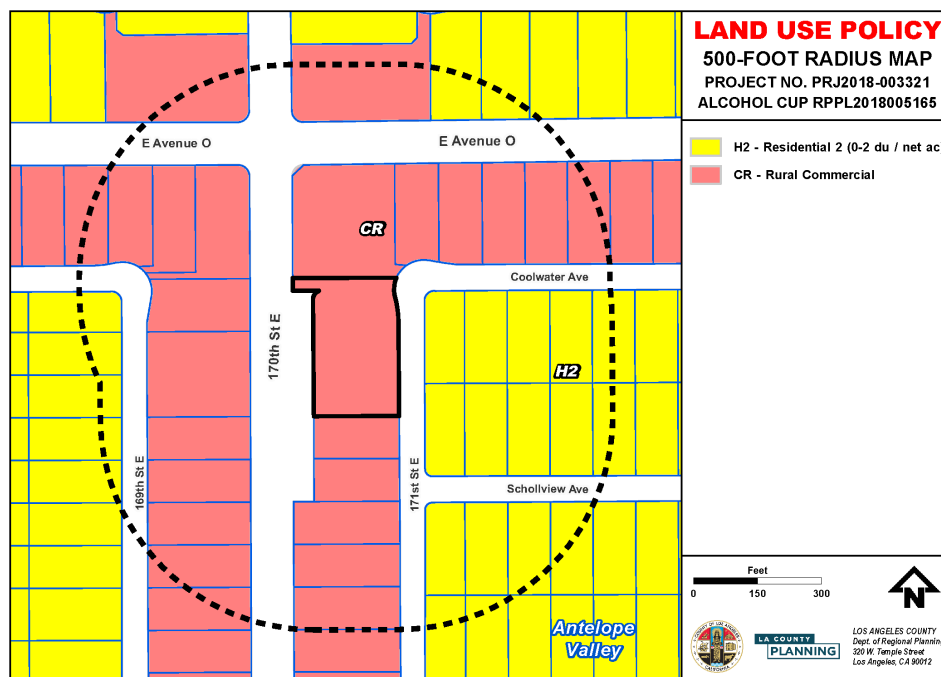
The site plan shows the existing commercial complex building which includes a total of seven tenant spaces, the paved parking lot improved with 53 parking spaces, the proposed floor and shelf plans, and the calculations for the percentage of shelf space dedicated to the sale of alcoholic beverages of beer and wine for off-site consumption. On the proposed shelf plan, 4.39% of the shelf space at the market is dedicated to alcoholic beverage sales of beer and wine for off-site consumption, with a maximum of 5% allowed.

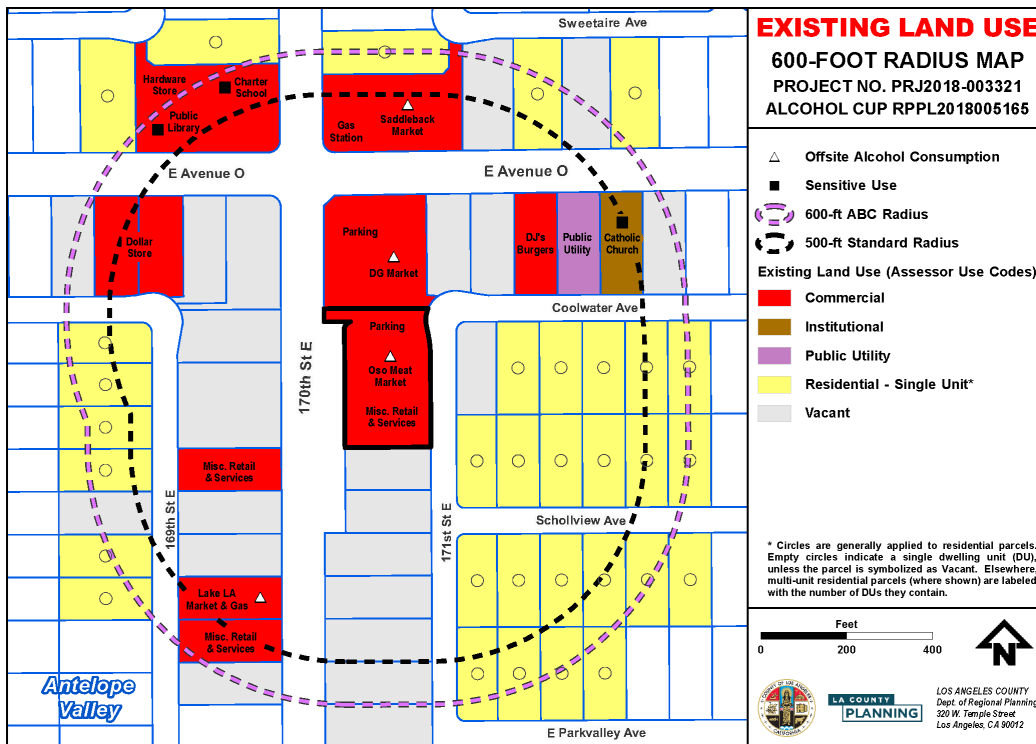
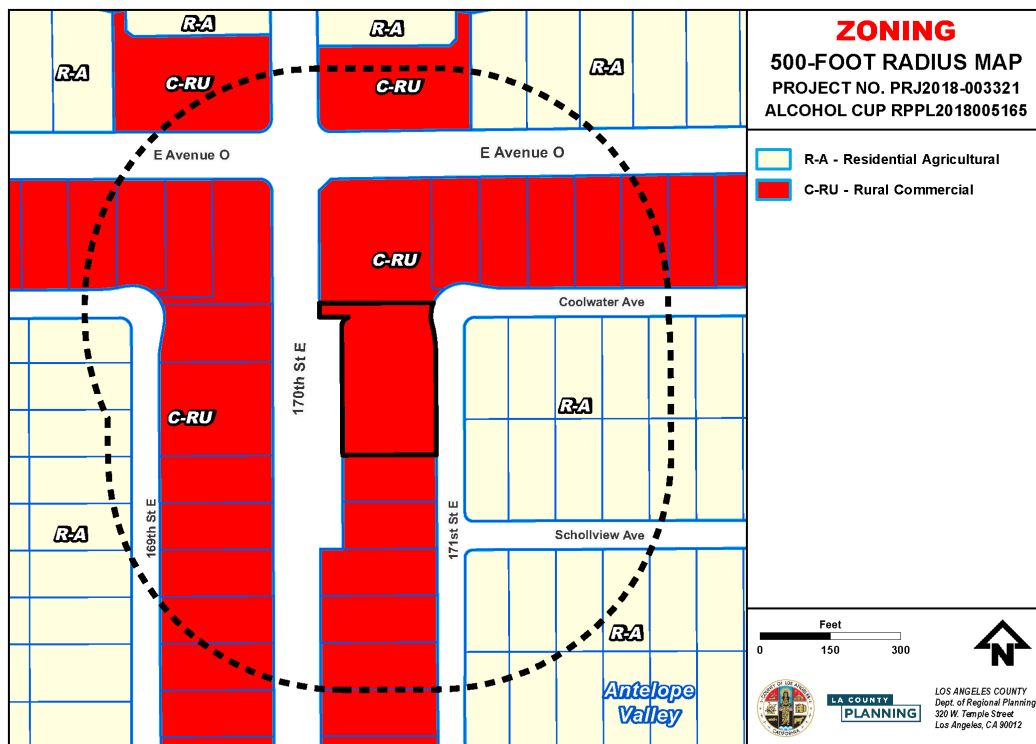
The subject market requires 18 parking spaces based on 4,310 square feet of market space; this is in addition to the 26 parking spaces required by the six other tenants located in the commercial complex. The Project Site provides 53 existing paved parking spaces, as shown on the Exhibit “A.” The Project proposes no modifications to the existing market tenant space or the commercial complex; thus, there are no changes to the required parking for the commercial complex. The commercial complex provides seven more parking spaces than required pursuant to County Code Section 22.112.070 (Required Parking Spaces).

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CR (Rural Commercial)	C-RU	Restaurant, Market, Retail
NORTH	CR, H2 (Residential 2 – Two Dwelling Units per Acre)	C-RU, R-A (Residential Agricultural)	Retail, Market, Gas Station, Library, School, Single- Family Housing ("SFH"), Vacant Land
EAST	CR, H2	C-RU, R-A	Retail, Restaurant, Church, Public Utility, SFH, Vacant Land
SOUTH	CR, H2	C-RU, R-A	Retail, Market, SFH, Vacant Land
WEST	CR, H2	C-RU, R-A	Retail, SFH, Vacant Land





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7093	M-3 (Unclassified)	January 2, 1957
7450	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	December 16, 1958
7490	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	March 17, 1959
9350	R-A-20,000 (Residential Agricultural – 20,000 Square Feet Minimum Required Lot Area)	May 23, 1967
9413	C-2 (Neighborhood Commercial)	September 5, 1967
20150021	C-RU	July 16, 2015

B. Previous Relevant Cases for APN 3072-013-032

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review (“SPR”) No. RPPL2023004984	Authorize an accessory recycling center, accessory to an existing market (Oso Meat Market)	Withdrawn on May 30, 2024
Zoning Conformance Review (“ZCR”) No. RPPL2017006535	Authorize a commercial tenant improvement for a cigarette shop	Approved on January 2, 2019
SPR No. RPPL2018001085	Authorize new signage	Approved on March 13, 2018
ZCR No. RPPL2017005632	Authorize a commercial tenant improvement for a barbershop and salon	Approved on January 23, 2017
SPR No. RPPL2016002051	Authorize a commercial tenant improvement for a coffee shop	Approved on August 3, 2016
Plot Plan (“PP”) No. 200601253	Authorized the 556 square-foot addition to the existing commercial complex	Approved on August 23, 2006
CUP No. 94-051	Authorize alcoholic beverage sales of beer and wine for off-site consumption at Oso Meat Market	Approved on August 10, 1994; expired on August 10, 2004
PP No. 29622-907-41343	Authorize a new restaurant at the commercial complex	Approved on August 12, 1992

PP No. 29622-907-41342	Authorize the construction of a parking lot	Approved on October 17, 1991
PP No. 29622-907-41341	Authorize new signage	Approved on December 12, 1990
PP No. 29622-907-41340	Authorize the addition of 18,480 square feet to the commercial complex	Approved on December 11, 1989
PP No. 29622-907-41339	Authorize the construction of the commercial complex	Approved on October 11, 1989

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Enforcement Case (“ZEC”) No. RPCE2016002276	Violations for illegal dumping and unpermitted donation collection bins on the property within provided parking spaces	Opened on September 29, 2016; closed on March 11, 2019
ZEC No. RPZPE2018001782	Violation for alcoholic beverage sales for off-site consumption with an expired CUP at Oso Meat Market (subject market); this entitlement would abate the violation	Opened on April 5, 2018
ZEC No. RPCE2019001199	Violations for not providing the required number of parking spaces, unpermitted recycling collection accessory to a market, and not complying with previous Exhibit “A”s	Opened on March 11, 2019; closed on January 25, 2021.

ANALYSIS

A. Land Use Compatibility

The Project Site is a 1.51-acre parcel with the subject market and the other commercial tenants in the shopping center as well as the shared parking lot. The parcel is located in the CR land use category of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. The CR land use designation is intended for low intensity commercial uses that are compatible with rural and agricultural activities – such as retail, restaurants, and offices. The Project is consistent with the intended uses of this land use category since it is a request for the continued accessory alcoholic beverage sales of beer and wine for off-site consumption at an existing market located within a Rural Town Center as described in the Area Plan. Specific allowable uses and development standards are determined by the underlying C-RU zoning designation. The C-RU Zone allows food markets with a Site Plan Review and alcoholic beverage sales of beer and wine for off-site

consumption with a CUP, pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations).

B. Neighborhood Impact (Need/Convenience Assessment)

The continued sale of alcoholic beverages of beer and wine for off-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The market has been operating with an alcoholic beverage license for off-site consumption since 1994.

There are three businesses with alcoholic beverage licenses for off-site consumption within a 600-foot radius of the Project Site. These businesses – Saddleback Market, Lake LA Market & Gas, and DG Market – are all markets. There are no businesses with an alcoholic beverage license for on-site consumption within a 600-foot radius of the Project Site. Multiple sensitive uses – a public library, charter school, and church – are located within a 600-foot radius of the Project Site. The sensitive uses are sufficiently buffered by adjacent commercial uses and are separated by the street East Avenue O. There are no parks or playgrounds within a 600-foot radius. Alcoholic beverages will not be consumed within the market's premises. The continued sale of alcoholic beverages of beer and wine at the market is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

The Project Site is located in Crime Reporting District No. 2664 and, in a report dated October 26, 2020, the California Department of Alcoholic Beverage Control ("ABC") determined it is a high crime reporting district and within an over-concentrated census tract for alcoholic beverage licenses for off-site consumption. The letter is attached as Exhibit J. In census tract 9001.04, up to three off-site alcohol licenses are allowed; however, five licenses exist within the census tract, including for this market. Since the Project is for the continuation of alcohol beverage sales of beer and wine, the approval of this CUP would not increase the number of off-site alcohol licenses in the census tract. The Project Site is located in the main commercial intersection for Lake Los Angeles, 170th Street East and East Avenue O, which has a concentration of retail, restaurant, and market establishments as well as a destination for nearby residents and regional visitors. Additionally, the market is located within Rural Town Center, as described in the Area Plan. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 2664 compared to the average crime reporting district. Furthermore, the County Sheriff ("Sheriff") recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in an area with an over-concentration of alcoholic beverages

sales for off-site consumption and/or a high crime reporting district. As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes and the Sheriff recommends approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit L). Because of these documented adverse effects, Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of alcoholic beverages for off-site consumption is limited to 8:00 a.m. to 8:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day; additionally, these hours are the existing hours of alcoholic beverage sales of beer and wine at the existing market. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption from 8:00 a.m. to 8:00 p.m. Monday through Sunday.

C. Design Compatibility

While the request is for the continued alcoholic beverage sales of beer and wine for off-site consumption which is accessory to the existing market, Oso Meat Market, the commercial complex building was constructed in 1980, with a subsequent remodel and addition authorized by various plot plan approvals between 1989 and 1991. The exterior appearance of the structure will not change as a result of the Project and is compatible with the land uses along the commercial corridor. Furthermore, the design is consistent with other buildings adjacent to the Project Site and conforms to the rural character and design development pattern of Lake Los Angeles. The building exterior is well-maintained and clean.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permits, Findings and Decision, Findings) and 22.140.030.F (Alcohol Beverage Sales, Findings) of the County Code. The Burden of Proof form with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings, provided that the sale of alcoholic beverages of beer and wine for off-site consumption is conducted in compliance with the recommended conditions of Project approval, including the condition that will limit sales from 8:00 a.m. to 8:00 p.m. Monday through Sunday.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the

County environmental guidelines because the Project involves the continued sale of alcoholic beverages at an existing market without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable 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.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Sheriff, in a letter dated January 2, 2023, recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended the CUP for approval without comment. A copy of the letter is attached for reference (Exhibit I).

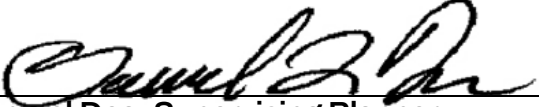
B. Other Agency Comments and Recommendations

ABC, in a report dated October 26, 2020, indicated that there are five off-site alcohol licenses in this census tract (9001.04), while up to three such licenses are allowed. There is an over-concentration of alcoholic beverage sales for off-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an existing alcoholic beverage license for off-site consumption that was originally issued in 1994 by CUP No. 94-051. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC. A copy of the letter is attached for reference (Exhibit J).

C. Public Comments

The applicant presented the proposed Project to the Lake Los Angeles Rural Town Council at a public meeting. There were no comments nor any opposition to the proposed Project. Communication with the Lake Los Angeles Rural Town Council is attached for reference (Exhibit K – Public Correspondence).

Report
Reviewed By:

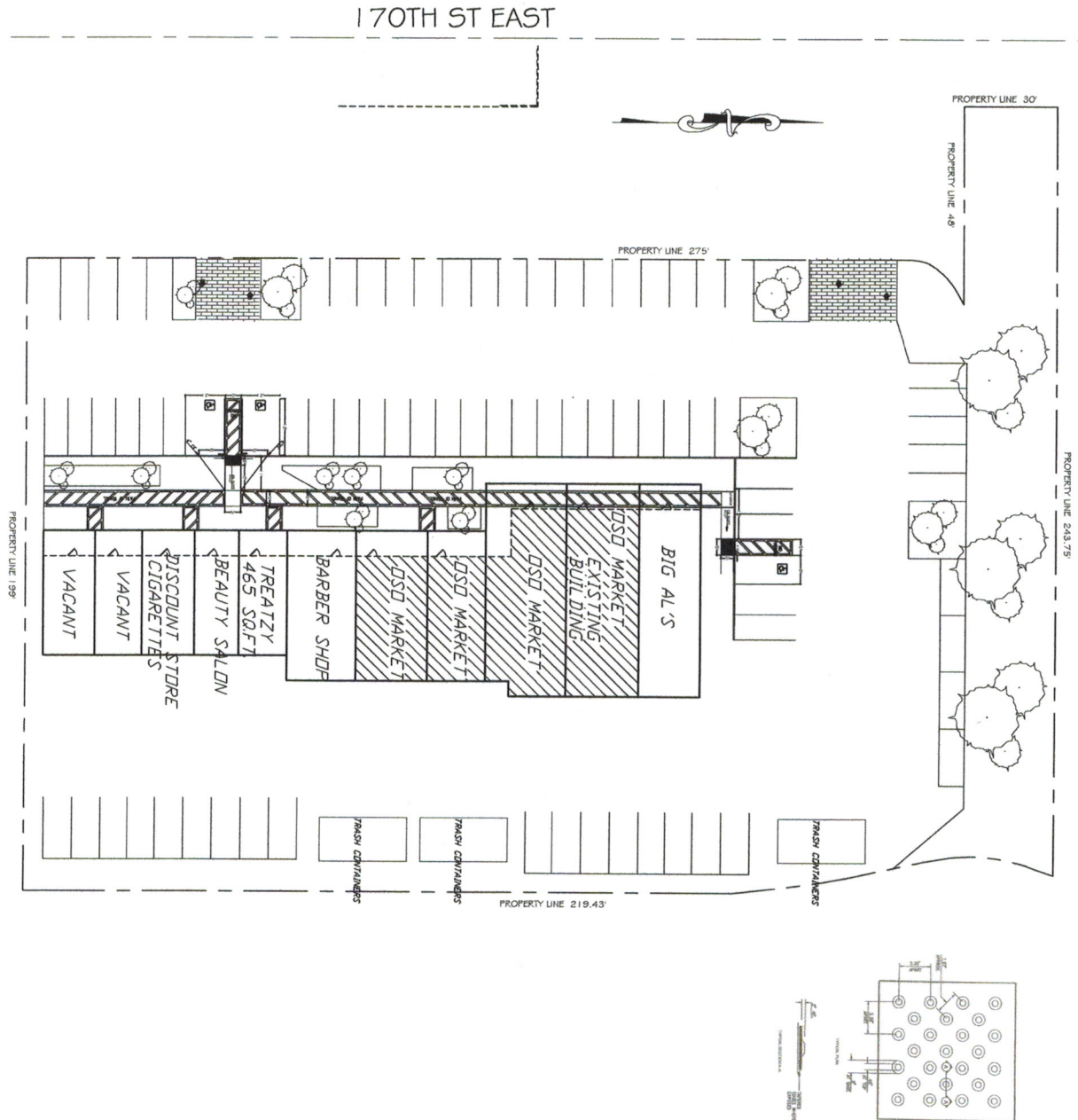

Samuel Dea, Supervising Planner

Report
Approved By:


Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Sheriff Letter
EXHIBIT J	ABC Report
EXHIBIT K	Public Correspondence
EXHIBIT L	Reference Documents
<ol style="list-style-type: none">1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage)	

EXHIBIT A - SITE PLAN



50 MEAT MARKET
40340 170ST EAST
LAKE LOS ANGELES 93591

5		9	4	MEAT MARKET
		3		

6A	6B	6C	6D	7	8
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34	33	32	31	72	30	37	75
					36	35	

42	43
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40	39	38
	41	

44	73	
45	46	47

50	49	48
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51	52	53
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56	55	54
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10	11
15A	15B
12	13

67	69
66	68

57	65	64	63	62	61
58	59	60			

70	71
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14

94	2
REGISTER	

23	22	21	20	19	18	17	16
24	25	26	27	28	29		

Shelf Plan for Oso Market

Shelves for alcohol

Name	Cabinet	Length in Feet	#Shelves	Shelves w/Alcohol	Shelves Linear Ft	Total Linear Ft denoted to alcohol beverages	Alcohol %
Medicine	1	8	8	0	64	0	
Candies	2	2	4	0	8	0	
salsas	3	6	3	0	18	0	
carniceria	4	24	1	0	24	0	
Ice cream cooler	5	4	1	0	4	0	
cooler	6A	10	7	0	70	0	0
cooler	6B	5	6	6	30	30	100
cooler	6C	10	5	6	50	50	100
cooler	6D	2.5	6	6	15	15	100
eggs	7	6	5.5	0	33	0	
mexican soda	8	2.5	5	0	12.5	0	
chicharon	9	3	6	0	18	0	
tortillas	10	3	4	0	12	0	
tortillas	11	7.5	6	0	45	0	
tortillas	12	2	3	0	6	0	
tortillas	13	2	3	0	6	0	
produce	14	24	2	0	48	0	
Spices	15A	5	7	0	35	0	
Spices	15B	5	11	0	55	0	
Ice cream	16	6.5	6	0	39	0	
Ice	17	7	1	0	7	0	
Coke	18	4.5	4	0	18	0	
Coke 2lt	19	4	5	0	20	0	
Pepsi	20	6	5	0	30	0	
7up	21	4	5	0	20	0	
Coke	22	4	5	0	20	0	
Taquis	23	2	8	0	16	0	
Taquis	24	2	6	0	12	0	
Bimbo	25	2	6	0	12	0	
Nito	26	3	6	0	18	0	
Doritos	27	4	6	0	24	0	
Doritos	28	4	6	0	24	0	
Cheetos	29	2	5	0	10	0	
monster	30	2	5	0	10	0	
Dog Food	31	2.4	4	0	9.6	0	
Gas Fluid	32	2	5	0	10	0	
Tampico	33	2	4	0	8	0	
Dairy	34	4	4	0	16	0	
Deodorant	35	4	6	0	24	0	
Toiletries	36	4	6	0	24	0	
Red Bull	37	2	4	0	8	0	
Candles	38	6	6	0	36	0	
Candles	39	6	6	0	36	0	
Detergent	40	6	5	0	30	0	
Grocery	41	20	6	0	120	0	
Tortillas	42	3	5	0	15	0	
Perla Beans	43	1.5	4	0	6	0	
Pasta	44	16	6	0	96	0	
Lays Chips	45	4	6	0	24	0	
chips	46	3	7	0	21	0	
Chips	47	1.5	6	0	9	0	
Koolaid	48	4	7	0	28	0	
Starbucks	49	4	6	0	24	0	
Juice	50	8	5	0	40	0	
Toilet Paper	51	4	4	0	16	0	
Paper goods	52	4	5	0	20	0	
Paper goods	53	4	6	0	24	0	
Goya	54	4	6	0	24	0	
Goya	55	4	5	0	20	0	
Goya	56	4	6	0	24	0	
tostadas	57	4	7	0	28	0	
Cookies	58	8	7	0	56	0	
Cereal	59	8	6	0	48	0	
Crackers	60	4	6	0	24	0	
Cakes	61	4	6	0	24	0	
Flour	62	4	7	0	28	0	
chocolate	63	4	6	0	24	0	
Coffee	64	4	6	0	24	0	
Oil	65	4	6	0	24	0	
condiments	66	16	6	0	96	0	
Oatmeal/Jam	67	16	6	0	96	0	
Bakery	68	6	4	0	24	0	
Soups	69	3	4	0	12	0	
produce	70	16	2	0	32	0	
Produce	71	16	2	0	32	0	
Snapple cooler	72	1	5	0	5	0	
Cat Food	73	2.5	10	0	25	0	
Ice cream cooler	74	4	1	0	4	0	
Sodas	75	1.8	6	0	10.8	0	
Total				18	2162.9	95	4.39%



PROJECT NUMBER
PRJ2018-003321-(5)

HEARING DATE
July 15, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2018005165

PROJECT SUMMARY

OWNER / APPLICANT

Espita Family Trust / Oso Meat Market

MAP/EXHIBIT DATE

June 21, 2021

PROJECT OVERVIEW

The applicant requests a Conditional Use Permit ("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 East 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 East

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:

Christopher Keating, AICP
Planner

PHONE NUMBER:

(213) 647 – 2467

E-MAIL ADDRESS:

ckeating@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2018-003321-(5)
CONDITIONAL USE PERMIT NO. RPPL2018005165

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2018005165** on July 15, 2025.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Oso Meat Market ("permittee"), requests the CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing market known as Oso Meat Market ("Project") on a property located at 40340 170th Street East ("Project Site") in the unincorporated community of Lake Los Angeles in the C-RU (Rural Commercial) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.030 (Alcohol Beverage Sales). The permittee requested hours of alcoholic beverage sales from 8:00 a.m. to 8:00 p.m. Monday through Sunday, the existing hours of alcoholic beverage sales.
4. **LOCATION.** The Project is located at 40340 170th Street East within the Antelope Valley East Zoned District and Antelope Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** The commercial complex was originally constructed in 1980, according to County Building Permit records. The commercial complex was remodeled and expanded through Plot Plan ("PP") No. 29622-907-41339 and PP No. 29622-907-41340 in 1989. Additionally, PP No. 29622-907-41342 authorized the paved off-street parking lot in 1991. Oso Meat Market's prior CUP for alcohol beverage sales of beer and wine for off-site consumption was originally authorized by CUP No. 94-051 on August 10, 1994 and expired on August 10, 2004. Zoning Enforcement Case RPZPE2018001782 was opened on April 5, 2018 for Oso Meat Market selling alcoholic beverages for off-site consumption with an expired CUP. The permittee submitted the application for reauthorizing alcohol beverage sales for beer and wine for off-site consumption to abate the violation (this entitlement, RPPL2018005165) on October 3, 2018.
6. **LAND USE DESIGNATION.** The Project Site is located within the CR (Rural Commercial) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Antelope Valley East Zoned District and is currently zoned C-RU. A CUP is required for alcoholic beverage sales for off-site

consumption in the C-RU Zone pursuant to County Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.030.F (Alcoholic Beverage Sales, Findings for Uses Subject to CUP).

8. **SURROUNDING LAND USES AND ZONING.** The following chart provides property data within a 500-foot radius:

9.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CR, H2 (Residential 2 – Two Dwelling Units per Acre)	C-RU, R-A (Residential Agricultural)	Retail, Market, Gas Station, Library, School, Single-Family Housing (“SFH”), Vacant Land
EAST	CR, H2	C-RU, R-A	Retail, Restaurant, Church, Public Utility, SFH, Vacant Land
SOUTH	CR, H2	C-RU, R-A	Retail, Market, SFH, Vacant Land
WEST	CR, H2	C-RU, R-A	Retail, SFH, Vacant Land

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is located in the unincorporated community of Lake Los Angeles near the intersection of 170th Street East and East Avenue O, which is a commercial hub for the community. The Project Site is comprised of one Assessor’s Parcel Number (“APN”), 3072-013-032. The Project Site is approximately 1.51 acres in size and has flat terrain, with the entrance to the market in the frontage of the building along 170th and 171st Street East. The off-street parking is located on the western portion of the Project Site.

B. Site Access

The Project Site is accessible via 170th Street East. 170th Street East is designated as a Major Highway on the County Master Plan of Highways with 100 feet of right-of-way (“ROW”) width and is improved with 64 feet of paving.

C. Site Plan

The site plan shows the existing commercial complex building which includes a total of seven tenant spaces, the paved parking lot improved with 53 parking spaces, the proposed floor and shelf plans, and the calculations for the percentage of shelf space dedicated to the sale of alcoholic beverages of beer and wine for off-site consumption. On the proposed shelf plan, 4.39% of the shelf space at the

market is dedicated to alcoholic beverage sales of beer and wine for off-site consumption, with a maximum of 5% allowed.

D. Parking

The subject market requires 18 parking spaces based on 4,310 square feet of market space; this is in addition to the 26 parking spaces required by the six other tenants located in the commercial complex. The Project Site provides 53 existing paved parking spaces, as shown on the Exhibit "A." The Project proposes no modifications to the existing market tenant space or the commercial complex; thus, there are no changes to the required parked for the commercial complex. The commercial complex provides seven more parking spaces than required pursuant to County Code Section 22.112.070 (Required Parking Spaces).

- 11. 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 qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the County environmental guidelines because the Project involves the continued sale of alcoholic beverages at an existing market without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

12. AGENCY RECOMMENDATIONS.

- A. County Sheriff ("Sheriff"), in a letter dated January 2, 2023, recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended the CUP for approval without comment.
- B. The California Department of Alcoholic Beverage Control ("ABC"), in a report dated October 26, 2020, indicated that there are five off-site alcohol licenses in this census tract (9001.04), while up to three such licenses are allowed. There is an over-concentration of alcoholic beverage sales for off-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an existing alcoholic beverage license for off-site consumption that was originally issued in 1994 by CUP No. 94-051. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC.

- 13. PUBLIC COMMENTS.** The permittee presented the proposed Project to the Lake Los Angeles Rural Town Council at a public meeting. There were no comments nor any opposition to the proposed Project

- 14. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Antelope Valley Times), and property posting. Additionally, the Project

was noticed, and case materials were available on LA County Planning's website. On May 29, 2025, a total of 136 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 notices to those on the courtesy mailing list for the Antelope Valley East Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CR land use designation is intended for low intensity commercial uses that are compatible with rural and agricultural activities – such as retail, restaurants, and offices. The Project is consistent with the intended uses of this land use category since it is a request for the continued sale of alcoholic beverages of wine and beer for off-site consumption at an existing market, which is consistent with the goals and policies of the Area Plan.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

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

The Project will serve the area beyond the immediate vicinity as a market offering a larger selection of products, including alcoholic beverage options, and maintaining the diversity in the available market options for both local residents and travelers along 170th Street East and East Avenue O. This would encourage a diversity of commercial services to succeed and meet the regional and local needs and further contribute to the economic activities of the local community of Lake Los Angeles. Additionally, the market is located within a Rural Town Center, as described in the Area Plan.

- b. *Area Plan Policy LU 1.4:* “Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.”

The Project is located at an existing market currently serving the local residents in Lake Los Angeles. This CUP would assist the existing market to succeed economically and continue providing commercial services to residents in the nearby area as well as sustain employment opportunities at the market.

ZONING CODE CONSISTENCY FINDINGS

17. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the C-RU zoning classification as the accessory sale of alcoholic beverages of beer and wine for off-site consumption is permitted in this zone with a CUP pursuant to

County Code Section 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations).

18. **REQUIRED YARDS.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the existing building is consistent with the required yard development standards in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). Since the Project Site is not located next to an adjoining lot along the same frontage (170th Street East) zoned Residential or Agricultural, the Project Site has no minimum required yard for the front, side, or rear property lines.
19. **LOT COVERAGE.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the existing building is consistent with the required lot coverage development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The Project Site has a maximum lot coverage of 50%. The existing lot coverage is 14.76%, which is consistent with the maximum lot coverage of 50% in the C-RU Zone.
20. **FLOOR AREA RATIO.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the existing building is consistent with the required floor area ratio ("FAR") development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The Project Site has a maximum FAR of 0.5. The existing FAR for the building on the Project Site is 0.15, which is consistent with the maximum FAR of 0.5 in the C-RU Zone.
21. **HEIGHT.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the Project is consistent with the 35-foot maximum height standard identified in County Code Section 22.24.040 (Development Standards for Rural Zones). The existing building is approximately 11 feet tall, which complies with the maximum height of 35 feet for buildings in the C-RU Zone.
22. **PARKING.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The subject market requires 18 parking spaces based on 4,310 square feet of market space, in addition to the 26 parking spaces required by the six other tenants located in the commercial complex. The Project Site provides 53 existing paved parking spaces, as shown on the Exhibit "A." The Project proposes no modifications to the existing market tenant space or the commercial complex; thus, there are no changes to the required parked for the commercial complex. The commercial complex provides seven more parking spaces than required pursuant to County Code Section 22.112.070 (Required Parking Spaces).
23. **SIGNS.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the Project is consistent

with the standard identified in County Code Section 22.114.020 (Signs) as the existing wall signs for the market meet the permitted area requirement of a maximum of three square feet of wall sign area for each one linear foot of building frontage (84 feet), totaling 252 square feet of wall sign area allowed, pursuant to County Code Section 22.114.110.A.1.a (Wall Business Signs, Area Permitted).

24. ALCOHOLIC BEVERAGE SALES. The Hearing Officer finds that the Project is consistent with the findings identified in County Code Section 22.140.030.F.1 (Alcoholic Beverage Sales, Findings for Uses Subject to CUP, Additional Findings), which are further discussed below, under “Supplemental Findings – Alcoholic Beverage Sales.” There are no development standards in this County Code Section for sale of alcoholic beverages for off-site consumption.

25. RURAL OUTDOOR LIGHTING DISTRICT. The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). While the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption, the market is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site will be shielded and follow the maximum height requirements of 30 feet in the C-RU Zone, pursuant to County Code Section 22.80.050.D.1.c (Rural Outdoor Lighting District, General Development Standards, Maximum Height). Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE PERMIT FINDINGS

26. The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan. The proposed continuing sale of alcoholic beverages of beer and wine for off-site consumption at the existing market is consistent with the adopted General Plan. Pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations), alcoholic beverage sales for off-site consumption are allowed in the C-RU Zone with a CUP. The CR land use designation is intended for commercial businesses, such as markets, which serve local residents. The proposed sale of alcoholic beverages is consistent with the CR land use designation.

27. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. Multiple sensitive uses – a public library, charter school, and church – are located within a 600-foot radius of the Project Site. The sensitive uses are sufficiently buffered by adjacent commercial uses and are separated by the 100-foot-wide ROW, 170th Street East. There are no parks or playgrounds within a 600-foot radius. Alcoholic beverages will not be consumed within the market’s premises. The continued sale of alcoholic beverages of beer and wine at the market is not likely to adversely impact the neighborhood, provided that the sales are conducted in

compliance with the recommended conditions of Project approval. The continued sale of alcoholic beverages of beer and wine for off-site consumption will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area. Sheriff, in a letter dated January 2, 2023, recommended approval of the Project.

28. **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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the Project is a request for alcoholic beverage sales of beer and wine for off-site consumption, the building containing the subject market is consistent with the development standards for commercial buildings in the C-RU Zone such as yards, signage, height, lot coverage, FAR, and parking. The Project requires 18 parking spaces based on 4,310 square feet of market space, in addition to the 26 parking spaces required by the six other tenants located in the commercial complex. The Project provides 53 existing paved parking spaces, as shown on the Exhibit "A." The Project proposes no modifications to the existing market tenant space or the commercial complex; thus, there are no changes to the required parked for the commercial complex. The commercial complex provides seven more parking spaces than required pursuant to County Code Section 22.112.070 (Required Parking Spaces)
29. **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 proposed continuing sale of alcoholic beverages of beer and wine for off-site consumption is at an existing market with access provided by 170th Street East, a 100-foot-wide ROW and designated Major Highway on the County Master Plan of Highways. 170th Street East adequately serves the existing market, and the continuation of accessory alcoholic beverage sales is unlikely to generate significant traffic to the existing market.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

30. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are three businesses with alcoholic beverage licenses for off-site consumption within a 600-foot radius of the Project Site. These businesses – Saddleback Market, Lake LA Market & Gas, and DG Market – are all markets. There are no businesses with an alcoholic beverage license for on-site consumption within a 600-foot radius of the Project Site. Multiple sensitive uses – a public library, charter school, and church – are located within a 600-foot radius of the Project Site. The sensitive uses are sufficiently buffered by adjacent commercial uses and are separated by the 100-foot-wide ROW, 170th Street East. There are no parks or playgrounds within a 600-foot radius. Alcoholic beverages will not be consumed within the market's premises. The sale of alcoholic beverages of beer and wine at the market is not likely to adversely impact the neighborhood,

provided that the sales are conducted in compliance with the recommended conditions of Project approval.

31. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** There is a sufficient buffer in relation to the residential land uses within a 600-foot radius of the Project Site. The nearby sensitive uses is sufficiently buffered by the Project Site's parking lot; adjacent commercial uses; and 170th Street East, a Major Highway with a 100 foot-wide ROW.
32. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The sale of alcoholic beverages at the existing market located within a Rural Town Center, as described in the Area Plan, may contribute to sustaining the economic activity in the community as the commercial uses in the area attract customers from a wider geographic area.
33. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** While the request is for continued alcoholic beverage sales of beer and wine for off-site consumption, accessory to the existing market, Oso Meat Market, the commercial complex building was constructed in 1980, with a subsequent remodel and addition authorized by various Plot Plans between 1989 and 1991. The exterior appearance of the structure will not change as a result of the Project and is compatible with the land uses along the commercial corridor. Furthermore, the design is consistent with other buildings adjacent to the Project Site and conforms to the rural character and design development pattern of Lake Los Angeles. The building exterior is well maintained and clean. Its appearance and condition will not likely adversely impact property values of the neighborhood negatively. Having an operating market in this location will help with maintaining the property, and the continued sale of alcoholic beverages will help the tenant to remain economically viable. Without a tenant, the building may deteriorate over time, potentially leading to blight in the area.
34. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in Section 22.140.030.F2 of the County Code.** According to the report provided by ABC, the Project Site is located in a high crime reporting district and within an over-concentrated census tract for alcoholic beverage licenses for off-site consumption. In census tract 9001.04, up to three off-site alcohol licenses are allowed; however, five licenses exist within the census tract. Since the Project is a renewal of existing alcohol beverage sales of beer and wine, the approval of this CUP would not increase the number of off-site alcohol licenses in the census tract. The Project Site is located in the main

commercial intersection for Lake Los Angeles, 170th Street East and East Avenue O, which has a concentration of retail, restaurant, and market establishments and is a destination for nearby residents and regional visitors. Additionally, the market is located within Rural Town Center, as described in the Area Plan. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 2664 compared to the average crime reporting district. Furthermore, the Sheriff recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff. As such, the Hearing Officer must make a finding of public convenience or necessity pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity). The Hearing Officer finds that the Project contributes to the public convenience or necessity and a condition of Project approval limits the sale of alcoholic beverages beer and wine for off-site consumption from 8:00 a.m. to 8:00 p.m. Monday through Sunday, which precludes sales too early or too late in the day, pursuant to the following analysis; additionally, these hours are the existing hours of alcoholic beverage sales of beer and wine at the existing market.

As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes and the Sheriff recommended approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day. The Hearing Officer finds that the Project contributes to the public convenience or necessity only if the sale of alcoholic beverages of beer and wine for off-site consumption is limited to 8:00 a.m. to 8:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the conditions of Project approval limits the sale of alcoholic beverages of beer and wine for off-site consumption from 8:00 a.m. to 8:00 p.m. Monday through Sunday.

35. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP's grant term to 15 years.

ENVIRONMENTAL FINDINGS

36. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and the County environmental guidelines because the Project involves the sale of alcoholic beverages of beer and wine for off-site consumption at an existing market without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

37. 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 proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcoholic beverages for off-site consumption would occur at a site within a high crime reporting district and overconcentrated census tract, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcoholic beverages of beer and wine for off-site consumption at the subject property contributes to the public convenience or

necessity and the Project satisfies the criteria for public convenience or necessity, as described in County Code Section 22.140.030.F.2, provided that the sales are conducted in compliance with the conditions of Project approval, including the condition that limits sales from 8:00 a.m. to 8:00 p.m. Monday through Sunday.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2018005165**, subject to the attached conditions.

ACTION DATE: July 15, 2025

SD:CK

July 3, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2018-003321-(5)
CONDITIONAL USE PERMIT NO. RPPL2018005165

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing market (Oso Meat Market), in the C-RU (Rural Commercial) Zone (“Project”), located at 40340 170th Street East (“Project Site”), 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 that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
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. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, 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 terminate on July 15, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the market and satisfaction of Condition No. 2 shall be considered use of this grant.
9. 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 or 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 **\$3,648.00**

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 eight (8) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. 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.
11. 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.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. 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").
14. 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.
15. 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 facility 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.

16. 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 **September 13, 2025**.
17. 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.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (ALCOHOLIC BEVERAGE SALES)

18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the

licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
23. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
26. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
29. This grant authorizes the sale of alcoholic beverages of beer and wine for off-site consumption from 8:00 a.m. to 8:00 p.m. Monday through Sunday.

30. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
31. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
32. Malt beverages (e.g. beer, ale, stout, and malt liquors) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout, and malt liquors) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout, and malt liquors) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
33. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
34. Alcoholic beverages shall not be displayed in an ice tub.
35. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
36. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.
37. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
- a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.

These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A."

- a. Within ten feet of the front door;
- b. Within five feet of a cash register;

- c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;
- d. On an end cap of an aisle; or
- e. Within a display area dedicated to produce that is easily accessible to customers.

PROJECT SITE-SPECIFIC CONDITIONS

- 38. The sale of fortified wines shall be prohibited.
- 39. Deliveries shall be limited to non-peak hours, generally between 9:00 a.m. and 6:00 p.m.
- 40. All commercial delivery trucks shall use commercial streets, routes depicted on the adopted Highway Plan Map in the General Plan, and/or designated truck routes for deliveries.
- 41. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A."



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

All Alcohol sales will be off sale General
in packaged containers for off site
consumption, no on-site consumption.

B. 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.

Market is in existing previously approved
building shell that meets all zoning
Requirements.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

Existing site is adequately served
by paved Public Roads and Has existing
utilities.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



ALCOHOLIC BEVERAGE SALES FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to Section 22.158.050 (Findings and Conditions), pursuant to Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type Requested(s): 20 (e.g. Type 20, Type 41)

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The requested use at the proposed will not affect
As all alcohol sales will be off general sales and the
with packaged containers for off site consumption.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

All alcohols sales are performed inside market
where building is located.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

So meat market is needed in the community.
it is a necessity as its one of only two grocery
provider in the area.

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

No exterior improvements.
All improvements inside of existing shell.

Rev. 03/2019

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with Section 22.140.030.F.3.b, below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to Section 22.140.030.E.2, the applicant shall address the findings, in accordance with Section 22.140.030.F.3.b, below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

The requested use is not for a general purpose retailer and it is located in an area with sufficient access to fresh produce, meat and whole grains.

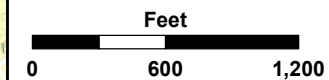
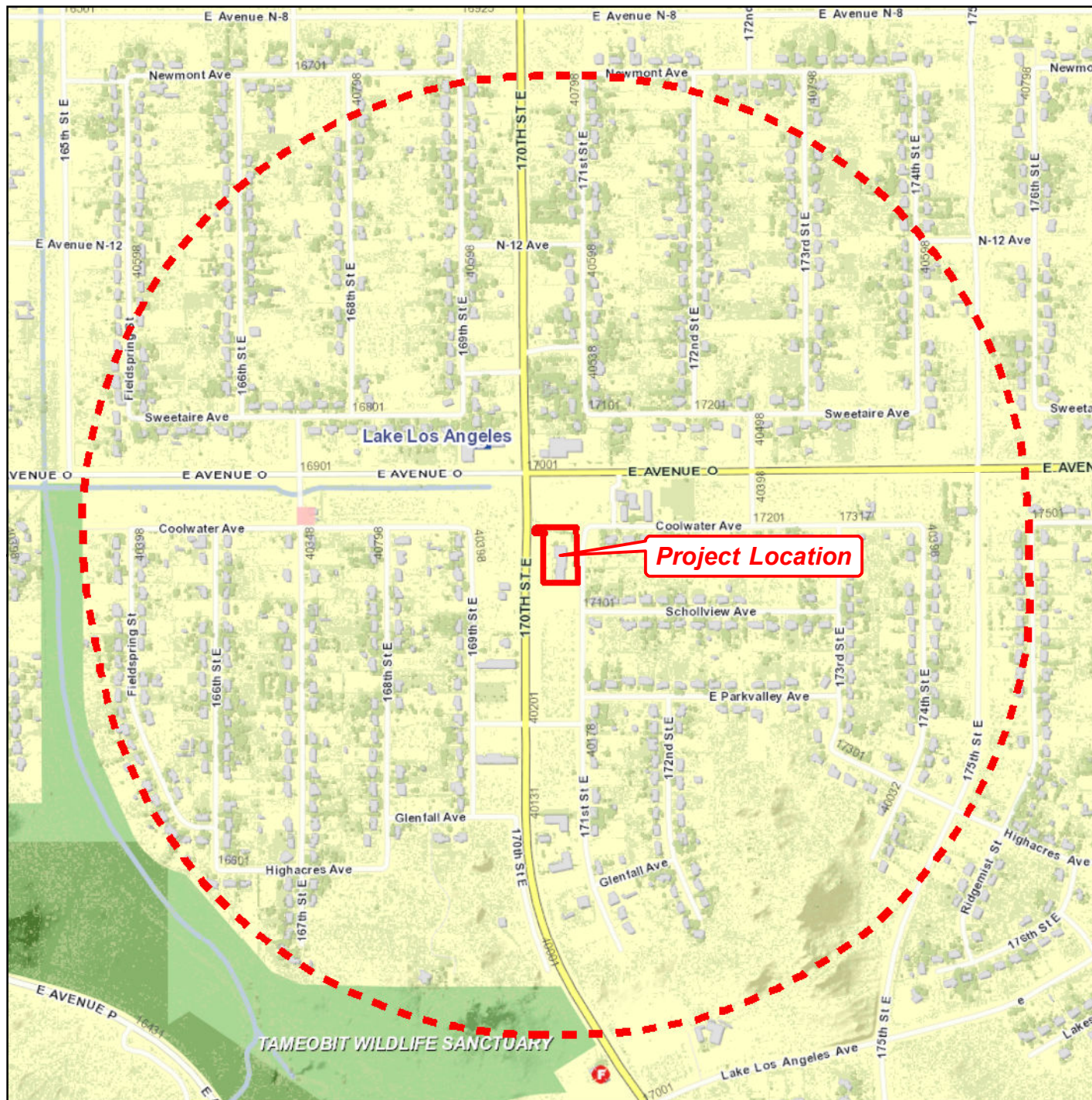
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	July 3, 2025
PROJECT NUMBER:	PRJ2018-003321-(5)
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2018005165
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	40340 170th Street East, Lake Los Angeles
OWNER:	Espita Family Trust
APPLICANT:	Oso Meat Market
CASE PLANNER:	Christopher Keating, AICP, Planner ckeating@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the project involves the continued sale of alcoholic beverages at an existing market without any modifications to the building, which will have no significant effect on the environment. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the project can be considered categorically exempt.

HALF-MILE RADIUS**LOCATOR MAP**

PROJECT NO. PRJ2018-003321
ALCOHOL CUP RPPL2018005165



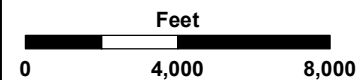
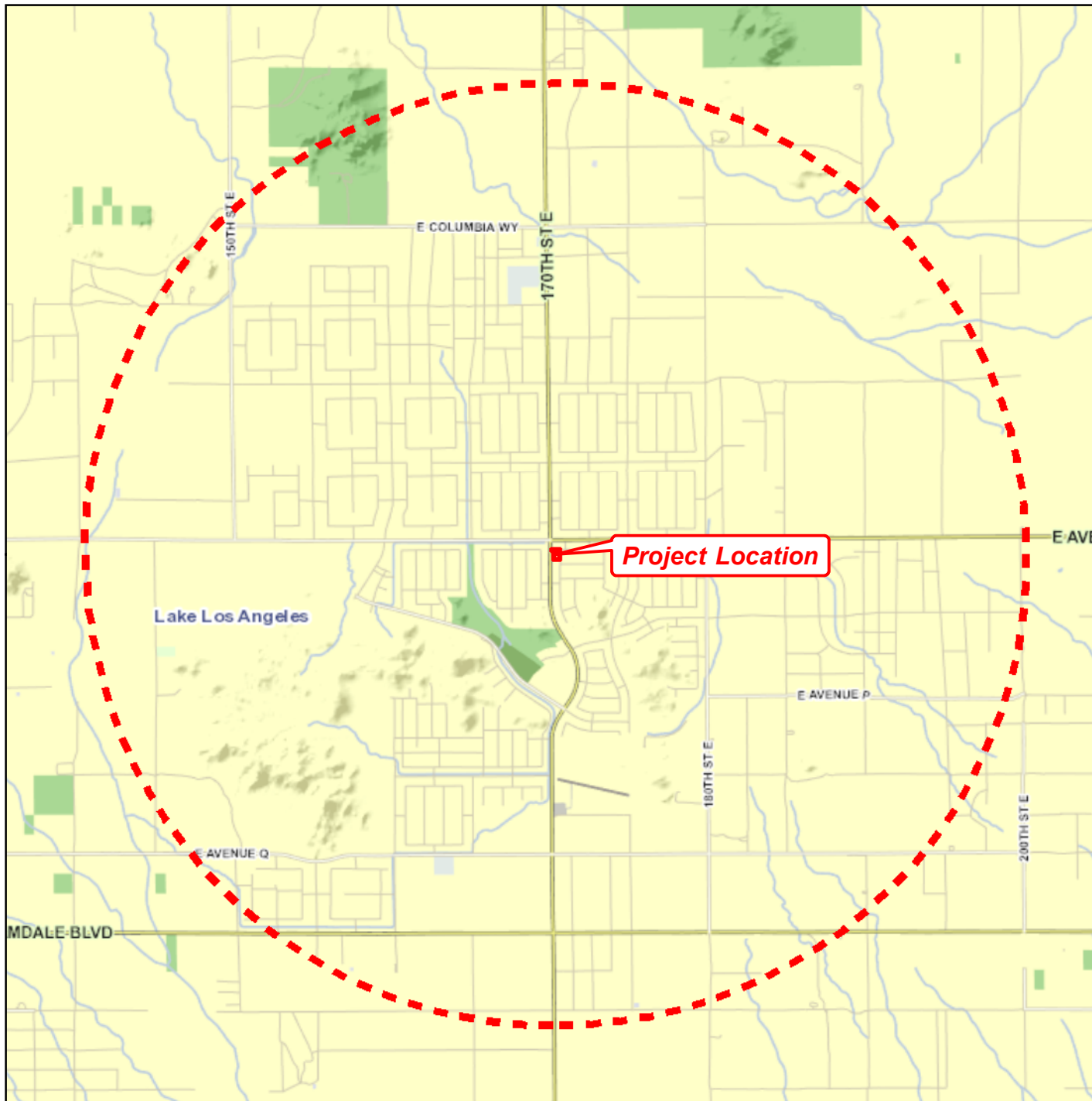
LA COUNTY
PLANNING

LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2018-003321
ALCOHOL CUP RPPL2018005165



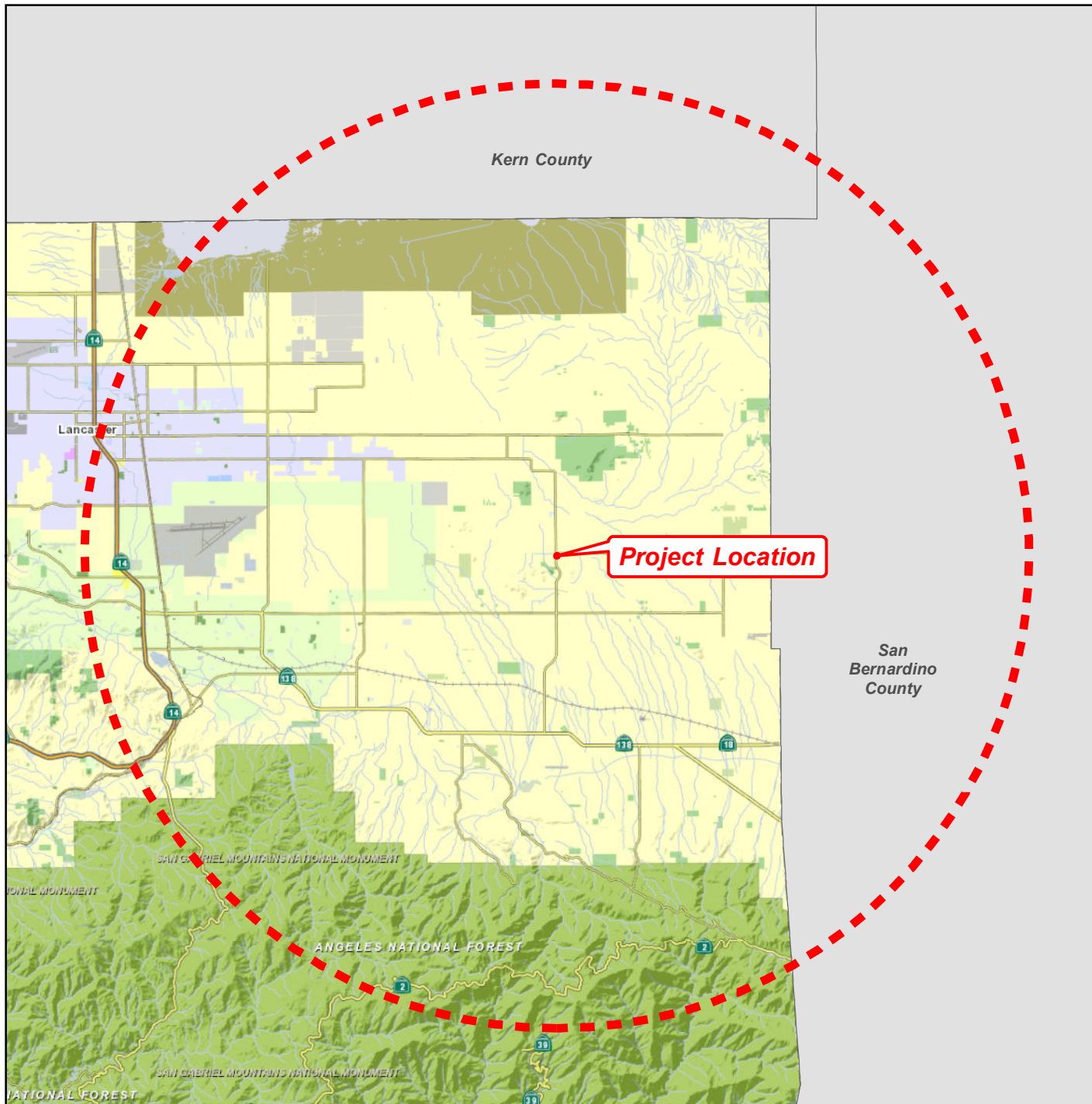
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2018-003321
ALCOHOL CUP RPPL2018005165



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AERIAL IMAGERY

SITE-SPECIFIC MAP

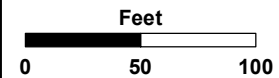
PROJECT NO. PRJ2018-003321
ALCOHOL CUP RPPL2018005165

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

170th St E

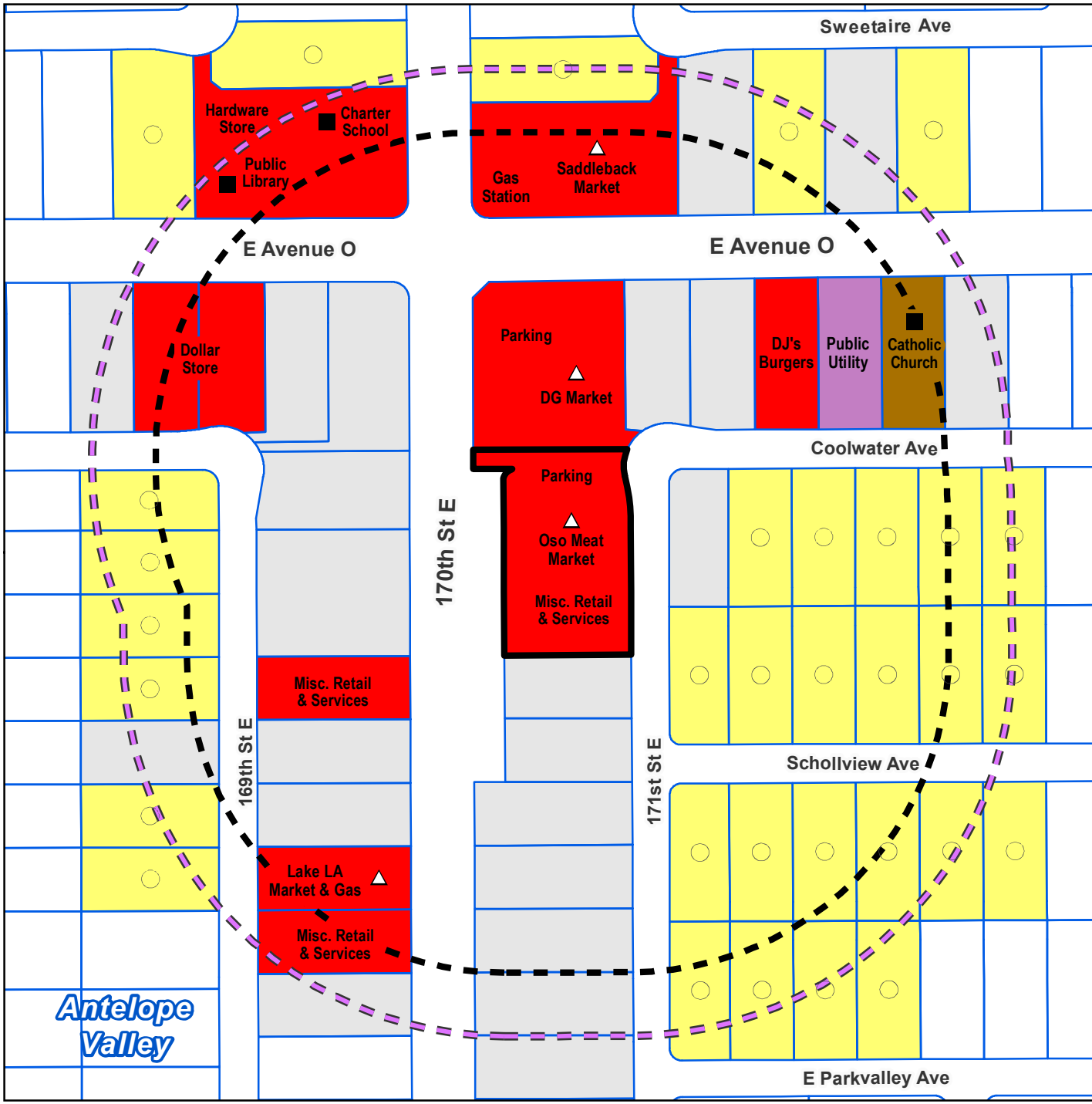
171st St E

Coolwater Ave



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Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2018-003321

ALCOHOL CUP RPPL2018005165

△ Offsite Alcohol Consumption

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

Commercial

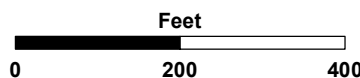
Institutional

Public Utility

Residential - Single Unit*

Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



LA COUNTY
PLANNING

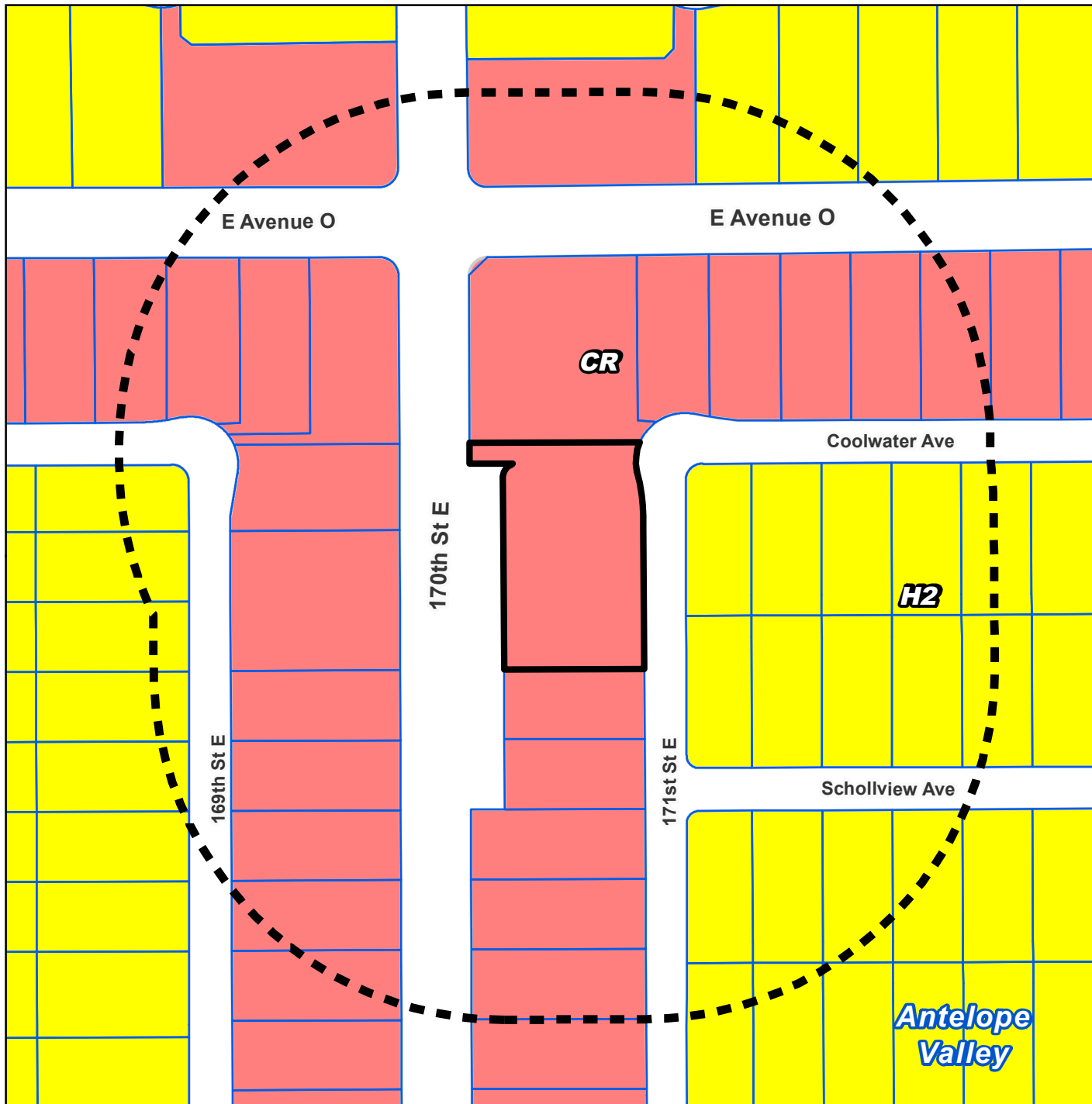
LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012



LAND USE POLICY

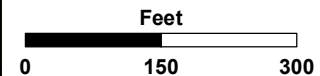
500-FOOT RADIUS MAP

PROJECT NO. PRJ2018-003321

ALCOHOL CUP RPPL2018005165

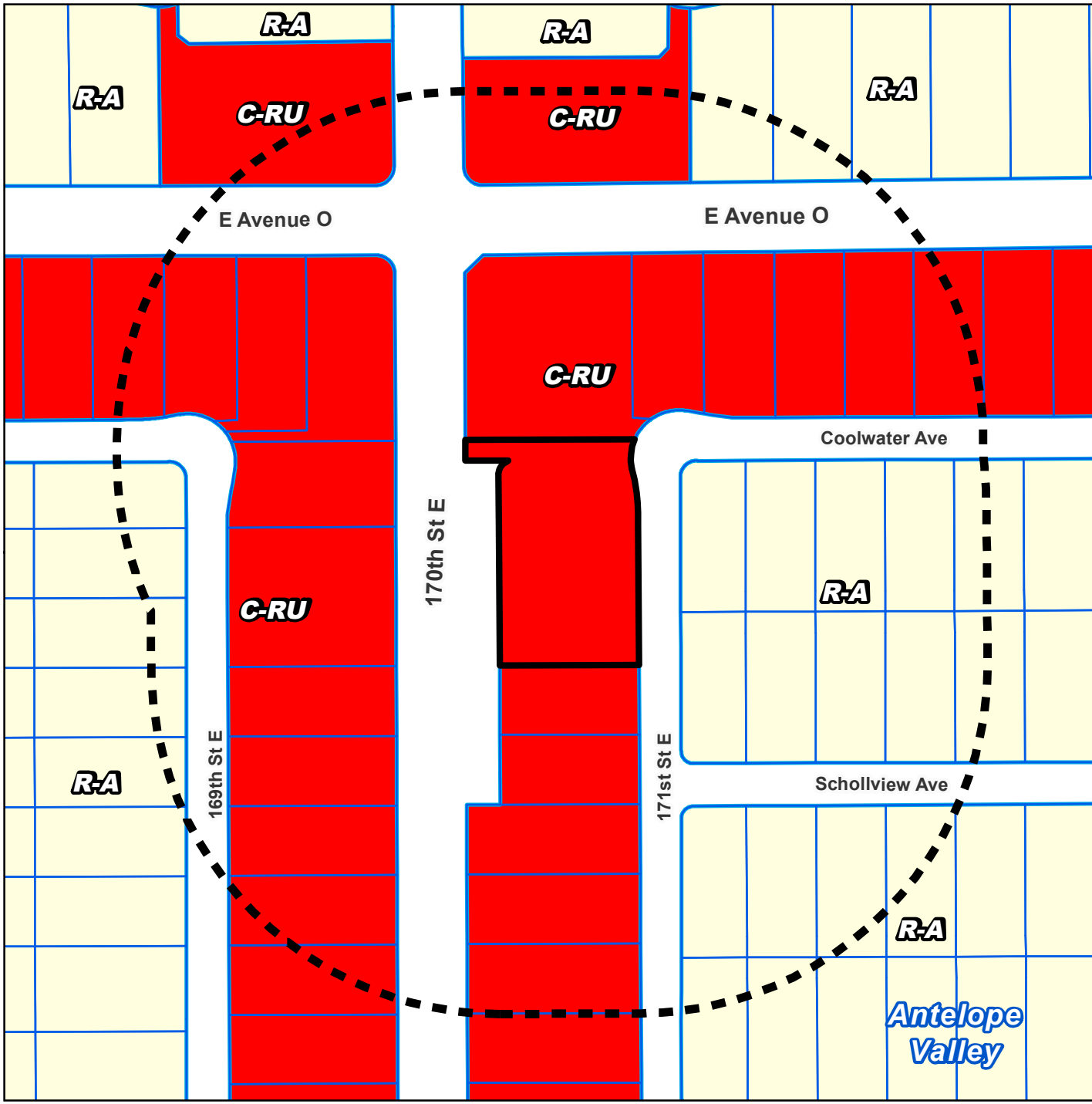


-  H2 - Residential 2 (0-2 du / net ac)
-  CR - Rural Commercial



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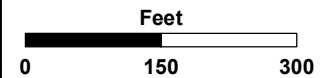
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2018-003321

ALCOHOL CUP RPPL2018005165

-  R-A - Residential Agricultural
-  C-RU - Rural Commercial



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Photo #1

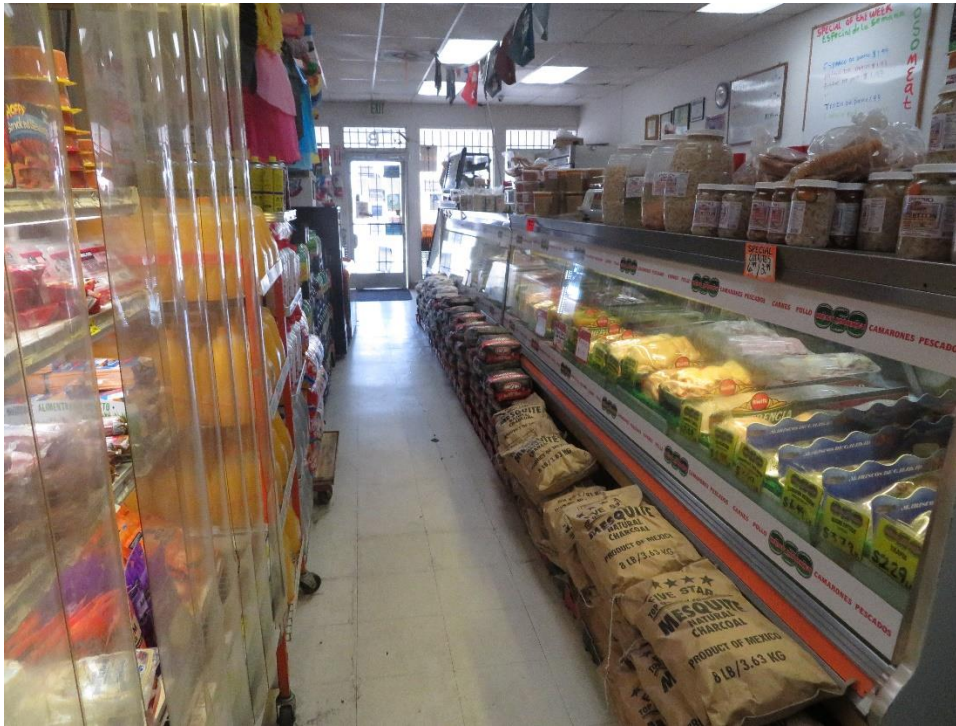


Photo #2

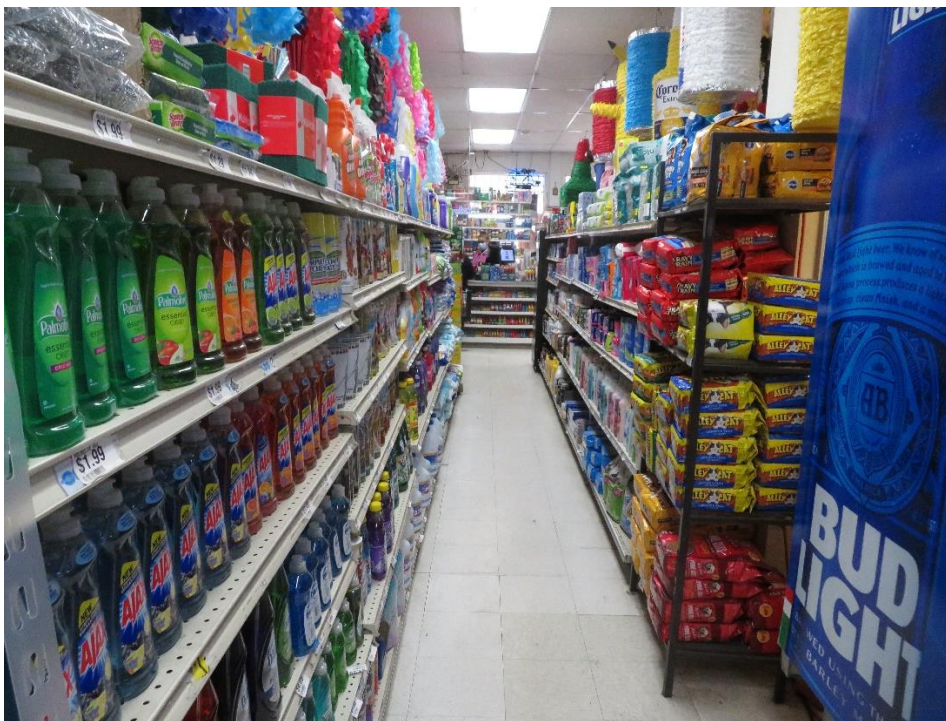


Photo #3

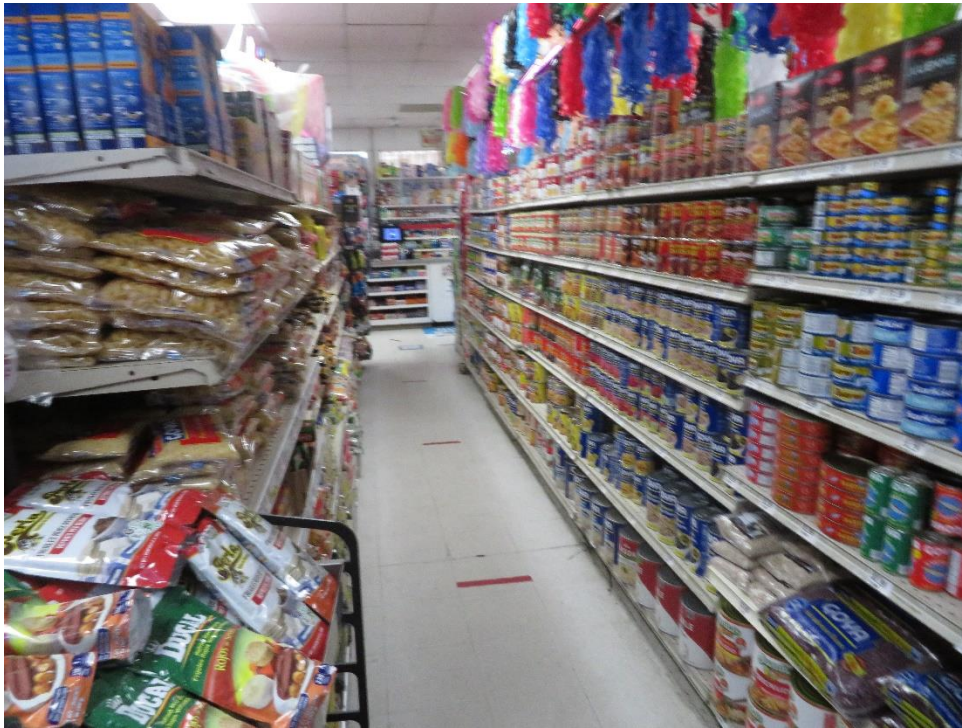


Photo #4

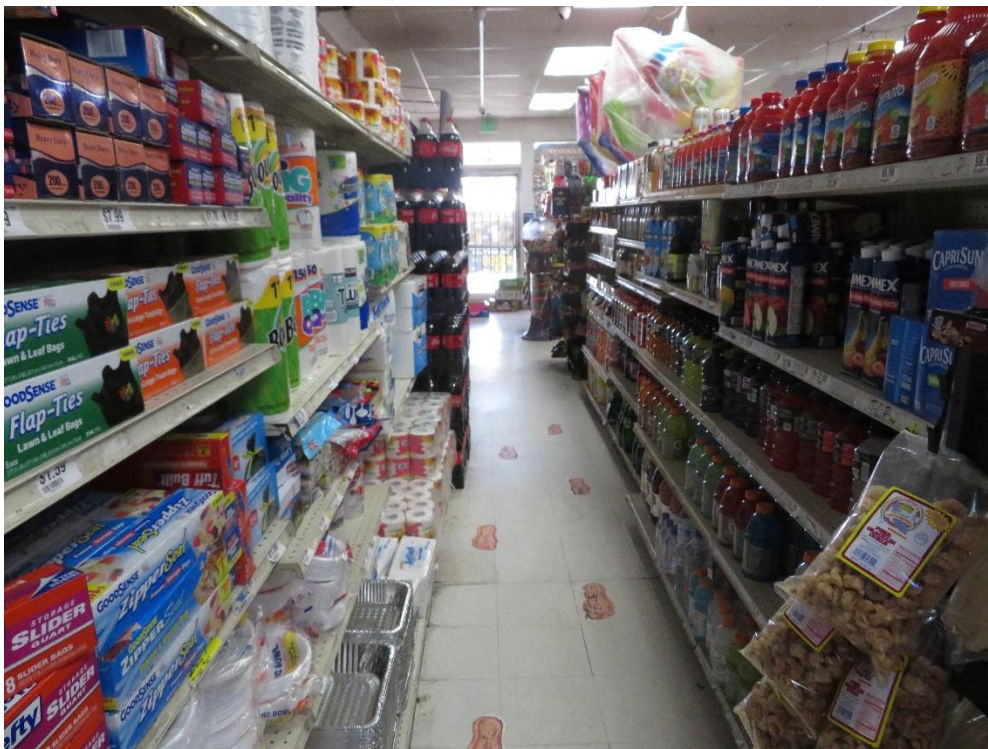


Photo #5

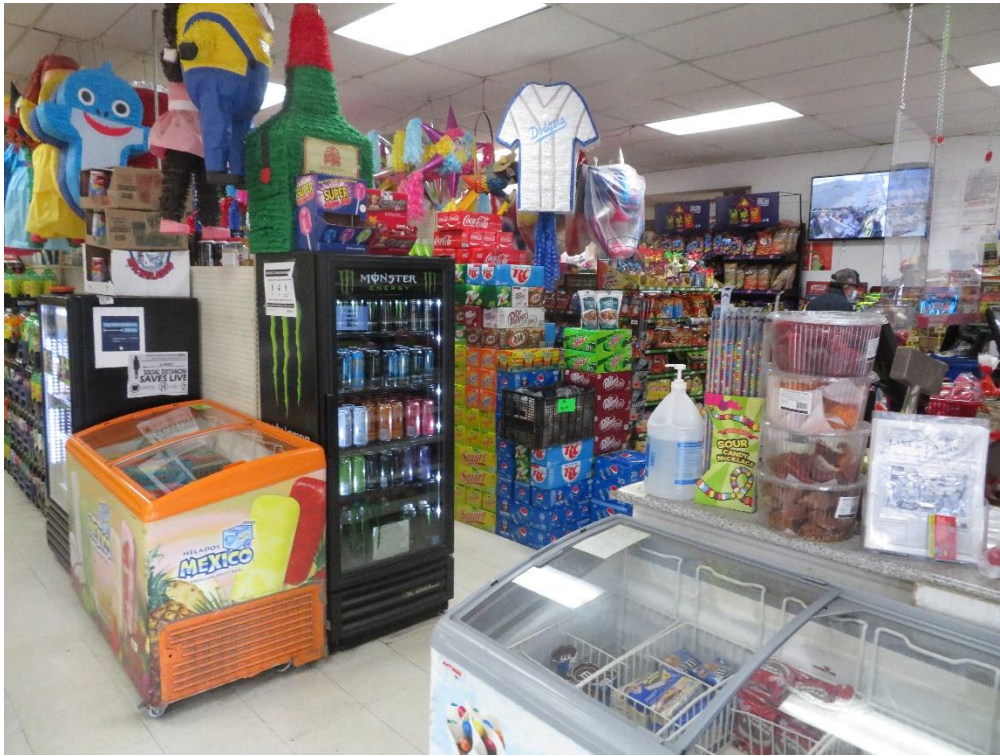
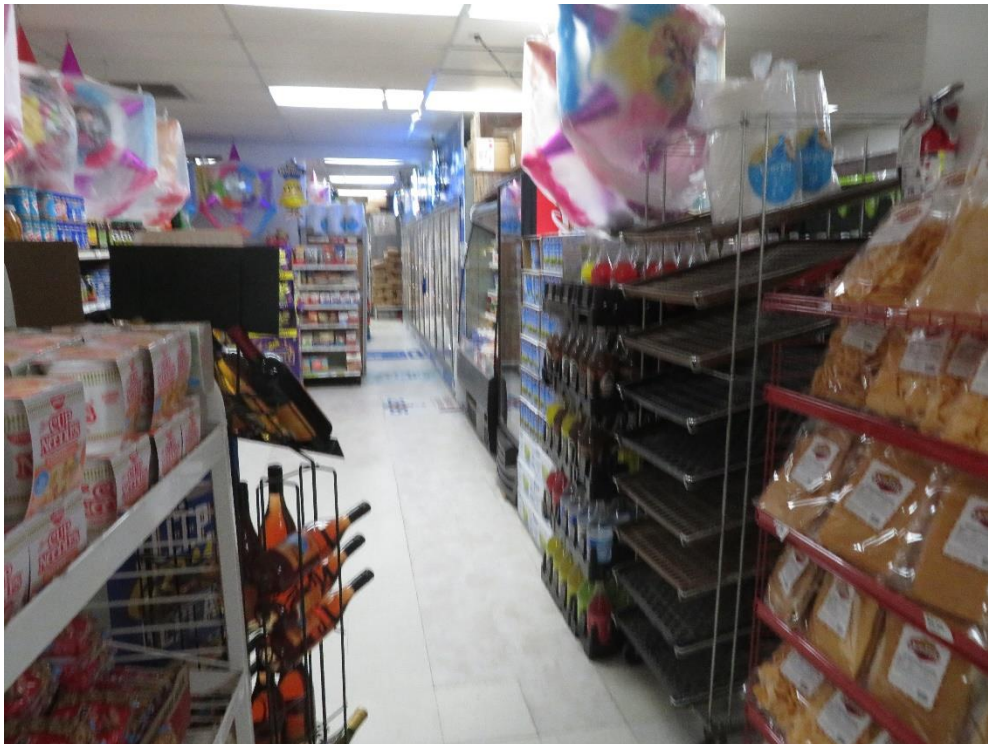


Photo #6





OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



January 2, 2023

Mr. Richard Claghorn
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012

Dear Mr. Claghorn:

We received your request for information regarding the referenced application.

Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: 2018-003321
CUP Permit No.: CUP RPPL2018005165
Oso Market, 40340 170th Street East, Lake Los Angeles, California 93591

We are pleased to provide the following information:

The Sheriff's Department has responded to fifteen calls for service at 40340 170th Street East, Lake Los Angeles, California, 93591, in the past five years: three calls for medial rescue, eleven calls regarding business disturbances (public intoxication/irate persons), and one assault with a deadly weapon call. Attached is the CFS report of those calls for your review.

All calls for service have been routine in nature. This establishment has not been a problem or a strain on department services. Many calls for service to the location are found to be not related to the permittee.

The Los Angeles County Sheriff's Department recommends approval of this Conditional Use Permit.

If you have any additional questions, please contact Deputy Lance Jordan at (661) 940-3831.

Sincerely,

ROBERT G. LUNA, SHERIFF

John J. Lecrivain, Captain
Lancaster Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

[Insert Sheriff Letterhead]

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: 2018-003321
Permit No.: CUP RPPL2018005165
Establishment: Oso Market
Location: 40340 170th Street East, Lake Los Angeles, CA 93591
Description: This CUP is for the continued sale of beer and wine for off-site consumption (Type 20) at an existing market.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to fifteen calls for service at 40340 170th St East, Lake Los Angeles in the past five years: Three calls for medical rescue, eleven calls regarding business disturbances (public intoxication/irate persons), and one assault with a deadly weapon call. Attached is the CFS report of those calls for your review.

(2) Comments/recommended conditions:

All calls for service have been routine in nature. This establishment has not been a problem. Many calls for service to the location are found to be not related to the permittee.

(3) Overall recommendation:

- ☐ Sheriff recommends approval of this CUP.
- ☐ Sheriff does **NOT** recommend approval of this CUP.

[Insert Sheriff Signature Block]

Incident History Inquiry - RAPS

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
LAN18028-0225	01/28/2018	114A/D/01/28/2018	1197	902R	C-CALL	40340	170TH ST,E,,CO,"OSO MARKET"
LAN18033-0338	02/02/2018	112A/P/02/02/2018	1197	415FT	C-CALL	40340	170TH ST,E,,CO,"OSO MARKET"
LAN18160-0212	06/09/2018	114A/D/06/09/2018	1197	927C	C-CALL	170	TH ST E/AV,P,,CO,"OSO MARKET"
LAN18239-0377	08/27/2018	112A/P/08/27/2018	1131	242JO	C-CALL	233	AV H-,,,LAN,KOSO INTERNATIONAL
LAN18255-0478	09/12/2018	114A/P/09/12/2018	1197	415B	C-CALL	40340	170TH ST,E,,CO,X O "OSO MARKET"
LAN18351-0244	12/17/2018	114A/D/12/17/2018	1197	902R	C-CALL	170	TH ST E/AV,O,,CO,"OSO MARKET"
LAN19080-0454	03/21/2019	114A/P/03/21/2019	1197	415B	C-CALL	170	TH ST E/AV,O,,CO,"OSO MARKET"
LAN19111-0333	04/21/2019	114/P/04/21/2019	1197	415B	C-CALL	40340	170TH ST,E,,CO,"OSO MEAT MARKET"
LAN19122-0317	05/02/2019	114A/D/05/02/2019	1197	415D	C-CALL	170	TH ST E/AV,O,,CO,"OSO MEAT MARKET"
LAN19165-0366	06/14/2019	114/P/06/14/2019	1197	911B	C-CALL	170	TH ST E/AV,O,,CO,"OSO MARKET"
LAN19213-0139	08/01/2019	114E/D/08/01/2019	1197	710	O-OBSERVATION	40340	170TH ST,E,,CO,OSO MARKET
LAN19216-0228	08/04/2019	114/P/08/04/2019	1197	927C	C-CALL	170	TH ST E/AV,O,,CO,"OSO MARKET"
LAN19235-0363	08/23/2019	114/P/08/23/2019	1197	905A	C-CALL	40340	170TH ST,E,,CO,X AV O "OSO MARKET"
LAN19307-0024	11/03/2019	114/E/11/03/2019	1197	904T	C-CALL	170	TH E/AV,O,,CO,"OSO"
LAN19307-0297	11/03/2019	114/P/11/03/2019	1197	451JO	C-CALL	40310	170TH ST,E,,CO,"OSO MARKET"
LAN19314-0195	11/10/2019	110D/P/11/10/2019	1100	902A	C-CALL	40744	VIA VALOR,,,CO,X PASEO HERMOSO

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
LAN19325-0379	11/21/2019	114E/D/11/21/2019	1197	755	O-OBSERVATION	40340	170TH ST,E,,CO,OSO MARKET
LAN19355-0290	12/21/2019	114A/P/12/21/2019	1197	927C	C-CALL	170	TH ST E/AV,O,,CO,"OSO MARKET"
LAN20008-0217	01/08/2020	114E/D/01/08/2020	1197	930	O-OBSERVATION	40340	170TH ST,E,,CO,OSO MARKET
LAN20032-0226	02/01/2020	114/P/02/01/2020	1197	927C	C-CALL	40340	170TH ST,E,,CO,"OSO MARKET"
LAN20120-0183	04/29/2020	114D/D/04/29/2020	1197	314N	C-CALL	40340	170TH ST,E,,CO,X O "OSO MARKET"
LAN21031-0268	01/31/2021	114/P/01/31/2021	1197	415B	C-CALL	40340	170TH ST,,,CO,"OSO MARKET"
LAN21226-0155	08/14/2021	110D/P/08/14/2021	1122	914C	C-CALL		170TH ST E/AV,O,,LAN,"OSO MARKET"
LAN21232-0262	08/20/2021	114/P/08/20/2021	1197	415B	C-CALL	40340	170TH ST,,,CO,X O "OSO MEAT MKT"
LAN22062-0225	03/03/2022	114E/D/03/03/2022	1197	710	O-OBSERVATION	40340	170TH ST,,,CO,"OSO MEAT MARKET"
LAN22069-0234	03/10/2022	112B/D/03/10/2022	1133	902R	C-CALL	229	AV,K-8,113,LAN,"DOSOTO"
LAN22107-0263	04/17/2022	114D/D/04/17/2022	1197	925	C-CALL		170TH ST E/AV,O,,CO,"OSO MARKET"
LAN22193-0349	07/12/2022	114A/P/07/12/2022	1197	902R	C-CALL		170TH ST E/AV,O,,CO,"OSO MEAT MARKET"
LAN22210-0054	07/29/2022	110D/D/07/29/2022	1100	211S	C-CALL		300TH ST W/AV,D,,CO,"OSO PUMPING PLANT"
LAN22285-0342	10/12/2022	114/P/10/12/2022	1197	245JO	C-CALL	40340	170TH ST,,,CO,X AV O "OSO MEAT MARKET"
LAN22328-0185	11/24/2022	114A/P/11/24/2022	1197	927C	C-CALL		170TH ST E/AV,O,,CO,"OSO MARKET BUS STOP"

Conditions

Station: LAN-LANCASTER

Occurrence Start Date: 01/01/2018

End Date: 01/01/2023

Tag:

First Radio Code:

Street #:

Street Direction:

Street Name:

Street Type:

Apt No:

City:

Business Name: oso

Business Type: B-Business

RD:

:

URN:

Unusual Occurrence:

Unit ID:

Unit Shift:

Shift Start Date:

Shift End Date:

Clearance Code:

Employee:

Source: Source All , Observation , Call , 911 , Wireless 911 , VOIP 911 , Text 911 , Detail Observation , Detail Call , Detail Wireless 911 , Detail VOIP 911

Call Priority: Call Priority All , Emergency , Priority , Routine

Sort Results By: Incident Number

Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

ELSA ESPITIA

2. PREMISES ADDRESS (Street number and name, city, zip code)

40340 170th ST E, PALMDALE, CA

3. LICENSE TYPE

#

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale ☐ Off-Sale ☐ 1:1620 On-Sale ☐ Off-Sale ☒

8. CENSUS TRACT NUMBER

9001.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

5

On-Sale ☐ Off-Sale ☒ On-Sale ☐ Off-Sale ☒

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- ☒ Yes, the number of existing licenses exceeds the number allowed
- ☐ No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☒ Yes (Go to Item #13)
- ☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

2664

14. TOTAL NUMBER OF REPORTING DISTRICTS

570

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

47,344

16. AVERAGE NO. OF OFFENSES PER DISTRICT

83.1

17. 120% OF AVERAGE NUMBER OF OFFENSES

99.7

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

132

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- ☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☐ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☒ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Vilma V. Rivera #360735 10/23/2020

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐ Yes

☐ No

☐ See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

360735

OSO Meat and Groceries, Lake Los Angeles

Stormy V. Hope <stormy435@gmail.com>

Thu 1/7/2021 8:38 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>; elsaespitia@msn.com <elsaespitia@msn.com>

CAUTION: External Email. Proceed Responsibly.

resent for Corrected Planning address
Shope.

On Jan 7, 2021, at 8:10 PM, Stormy V. Hope <stormy435@gmail.com> wrote:

Dear Mr. Claghorn.

Elsa Espitia has been in contact with the Lake Los Angeles Rural Town Council (LLARTC). She writes that she was asked to contact the LLARTC regarding her alcohol permit for the OSO Store in Lake Los Angeles. There appears to be some difficulty in communicating for what she is asking, but it appears she needs some acknowledgement that the LLARTC has no objection to her acquisition of the Liquor License.

LLARTC has no objection the OSO's liquor license.

Stormy Hope
Corresponding Secretary
Lake Los Angeles Rural Town Council
Stormy435@gmail.com
llartc2@gmail.com

CC Elizabeth Andrew, secretary LLARTC.