

**PROJECT NUMBER**

PRJ2024-004321-(5)

HEARING DATE

August 26, 2025

REQUESTED ENTITLEMENT(S)

Nonconforming Review No. RPPL2024006206

PROJECT SUMMARY

OWNER / APPLICANT

Saji and Maisam Hannoun Trust / Super Store #6

MAP/EXHIBIT DATE

December 24, 2024

PROJECT OVERVIEW

The applicant requests a Nonconforming Review (“NCR”) to authorize the continued sale of distilled spirits, beer, and wine for off-site consumption (Type 21) at an existing automobile service station convenience store (Super Store #6). Alcoholic beverage sales for off-site consumption is allowed in the C-RU (Rural Commercial) Zone with a Conditional Use Permit; however, the existing use is nonconforming and requires an NCR due to the sale of distilled spirits which is prohibited at automobile service stations.

LOCATION

37902 90th Street East, Littlerock

ACCESS

170th Street East

ASSESSORS PARCEL NUMBER

3042-019-010

SITE AREA

0.92 Acres

AREA PLAN

Antelope Valley

ZONED DISTRICT

Littlerock

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

CR (Rural Commercial)

ZONE

C-RU

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT (“CSD”)

Southeast Antelope Valley

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)
 - 22.340.070 (Southeast Antelope Valley CSD, Zone-Specific Development Standards)
 - 22.172.060.C (Nonconforming Uses, Findings and Decision)
 - 22.140.030 (Alcoholic Beverage Sales)

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