

RESOLUTION NO. 16-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LANCASTER, CALIFORNIA, APPROVING CONDITIONAL
USE PERMIT NO. 16-04

WHEREAS, a conditional use permit has been requested by David Shamsian, to establish a new Chevron Extra Mile mini-mart with an Alcohol Beverage Control Type 20 license (off-sale beer and wine) and gas station into an existing building located at 42015 North 10th Street West in an existing commercial center in the Commercial Planned Development (CPD) Zone; and

WHEREAS, an application for the above-described conditional use permit has been filed pursuant to the regulations contained in Article I of Chapter 17.32 and Chapter 17.42, of the Lancaster Municipal Code; and

WHEREAS, a notice of intention to consider the granting of a Conditional Use Permit has been given as required in Article V of Chapter 17.32 of the Lancaster Municipal Code, and in Section 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, review of the proposed project has disclosed no significant environmental impacts and no potential impacts that would require mitigation. Based on this information, staff has determined that a Negative Declaration is warranted; and

WHEREAS, public notice was provided as required by law and a public hearing was held on September 19, 2016, by the Planning Commission, which failed to approve the request by a 3-3 vote, constituting a denial of Conditional Use Permit No. 16-04; and

WHEREAS, the applicant filed an appeal of the Planning Commission's action on September 20, 2016, in accordance with Chapter 2.44 of the Lancaster Municipal Code; and

WHEREAS, public notice was provided as required by law and public hearing was held by the City Council on the appeal on October 25, 2016; and

WHEREAS, this Council hereby adopts the following findings in support of approval of this application:

1. The proposed use of a mini-mart and gas station with off-sale beer and wine (ABC License Type 20) is in conformance with the General Plan land use designation of Commercial (C).

2. The requested alcohol use and gas station at the location proposed will not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, because the area consists of commercial and industrial development primarily active during daytime hours.
 - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because activity at the property is unlikely to change substantially.
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because the business will primarily serve users that find the location more convenient than the similar business directly to the south.

3. The request for a waiver from the distance requirements may be granted because:
 - a. The proposed project will serve a community need by providing greater convenience and capacity for area motorists.
 - b. The proposed project is not a destination use likely to attract new, unwelcome activity, but rather will provide goods and services to those who already frequent the area.

4. The proposed site is adequately served:
 - a. By 10th Street West and Avenue M which are of sufficient width and improvement to carry the anticipated daily vehicle trips such use would generate; and
 - b. By other public or private service facilities, including sewer, water, fire, and police services as required.

5. The proposed use will not result in a significant effect on the environment, because all potential impacts have been found to not be significant as noted in the initial study prepared for this project.

6. The proposed use serves the public convenience and necessity.

7. The proposed use will serve a specific community need by offering an alternative and additional fuel service station and mini-mart in the immediate area, relieving potential congestion of customers, and providing a convenient service to the users of the shopping center.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER:

1. This Council hereby approves the Negative Declaration prepared for this project with the finding that the proposed Conditional Use Permit will not have a significant effect on the environment.

2. This Council hereby approves Conditional Use Permit No. 16-04, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 25th day of October, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 16-51, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

ATTACHMENT TO CITY COUNCIL RESOLUTION NO. 16-51
CONDITIONAL USE PERMIT NO. 16-04
CONDITIONS LIST
October 25, 2016

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 15-29 for Conditional Use Permits shall apply except for Conditions Nos. 21, 24 (no spirits sales permitted), 26, and 27.

ADDITIONAL CONDITIONS

2. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
3. The City reserves the right to periodically review the operation for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, lewd and/or disorderly conduct, and disturbing the peace result from the proposed land use, etc., the conditional use permit may be subject to review and revocation by the City of Lancaster.
4. The existing clarifier detailed in the submitted plans shall be cleaned annually in the summer or fall before winter rains.
5. This approval does not include signage, which will require separate approval.

10th St W

**CUP
16-04**

Avenue M

N



PLANNING COMMISSION ACTION:

AGENDA ITEM: 2.

VOTE (3-3-0-0) (NOES: Coronado, Hall, Vose)

DATE: 09-19-16

Motion failed to approve

STAFF REPORT

CONDITIONAL USE PERMIT NO. 16-04

DATE: September 19, 2016

TO: Lancaster Planning Commission

FROM: Planning Section, Community Development Division *BL*
Development Services Department

APPLICANT: Westside Plaza LLC (David Shamsian)

LOCATION: 42015 10th St West (South portion of Westside Plaza)

REQUEST: Operation of a Chevron Extra Mile mini-mart with an Alcohol Beverage Control Type 20 license (off-sale beer and wine) in an existing building and construction of a gas station with waiver from distance requirements in an existing shopping center in the Commercial Planned Development (CPD) Zone

RECOMMENDATION: Adopt Resolution No. 16-05 approving Conditional Use Permit No. 16-04.

BACKGROUND: This case was continued by the Commission from the regular meeting of August 15, 2016.

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE: The subject location is designated Commercial (C) by the General Plan and is zoned Commercial Planned Development (CPD), and is developed as retail commercial. The General Plan designation, zoning, and land use of the surrounding properties are as follows:

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>EXISTING USE</u>
NORTH	Commercial (C)	Commercial (C)	Commercial development
SOUTH	City of Palmdale	Light Industrial (M-1)	mini-mart & gas station/vacant
EAST	Light Industrial (LI)	Light Industrial (LI)	Southern California Edison facility
WEST	Light Industrial (LI)	Light Industrial (LI)	White Fence Farms Mutual Water Co. facility

PUBLIC IMPROVEMENTS: The existing shopping center is bounded by Avenue L-14 to the north, Avenue M to the south, and 10th Street West on the east. The borders of the shopping center are fully improved. The intersection of 10th Street West and Avenue M is fully improved on the northwest, northeast, and southwest corners. All utilities are currently serving the site.

ENVIRONMENTAL REVIEW: Review of the pertinent environmental documents has disclosed no significant environmental impacts from the proposed project and no potential impacts that would require mitigation. Based on this information, staff has determined that a Negative Declaration is warranted.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The applicant is requesting to establish a mini-mart with an off-sale beer and wine Type 20 alcohol license into an existing shopping center, and an accompanying fuel service station with six fuel islands and canopy. A Conditional Use Permit is required for a mini-mart in the Commercial or Commercial Planned Development zones, with or without alcohol sales, per Lancaster Municipal Code Section (LMC) 17.12.080.D.11. A Conditional Use Permit is required to obtain an Alcohol Beverage Control Type 20 license (off-sale beer and wine) per LMC 17.42.030. A mini-mart with alcohol sales is classified as a Primary Alcoholic Beverage Establishment by LMC Section 17.42.020 which triggers certain distance requirements, from which the applicant is seeking a waiver.

The project site is fully improved and the majority of the existing 28,728± square-foot shopping center is occupied. The mini-mart will be approximately 1,320 square feet, located in the southern end of the south building. This section is currently without a permanent tenant. The fuel service station will occupy an empty pad in the southeast corner of the complex. The mini-mart will be a Chevron “ExtraMile” facility. It’s regular open hours will be from 4:30 am to 10:30 pm. Between 10:30pm and 4:30 am the mini-mart doors will be locked, though an attendant will be on site (available through a transaction window), and the gas station will be operable.

Separation Distance Requirements. The City’s alcohol ordinance Section 17.42.040 establishes separation distance requirements between certain types of alcohol sellers and uses identified as “sensitive uses,” and from other alcohol sellers. This provision in the ordinance goes to the core reason that the City has enacted regulations for alcohol sales, which is to deal with the potential for negative external effects on adjacent areas that certain alcohol establishments can create. These effects can include noise, loitering, trash and debris, or increased need for police services, for example, but are not intended to include more social concerns (whether the consumption of alcohol in the community is good or bad, for example). No sensitive uses are nearby the project site; the nearest residential development is approximately one-half (½) mile to the west and is divided by the 14 freeway. However, another Primary Alcohol Beverage Establishment is located within the minimum 500 foot separation requirement of the LMC, therefore, approval of the Conditional Use Permit will require a waiver from this requirement.

Request for Waiver. LMC 17.42.040.C contains a provision to allow for a waiver from the normal distance requirements of the alcohol ordinance. This provision allows discretion to be applied when

an application of the requirements would not follow the intent of the ordinance. The waiver requires that two findings are made, first, that the alcoholic beverage establishment will serve a specific community need; and second, that the distance waiver approved for the alcoholic beverage establishment is not expected to result in an adverse effect on adjacent property, uses or residents. The nearby Primary Alcoholic Beverage Establishment is a Mobil mini-mart and gas station that sells beer and wine, located directly south of the project site, at the corner of Avenue M and 10th Street West in the city of Palmdale. This mini mart has a Type 20 ABC license and is prohibited from selling single-serving containers per a Palmdale ordinance.

Staff has reviewed the proposed site plan for the gas station for compliance with all development regulations, including circulation, parking, landscaping, and other pertinent details. Staff believes the Planning Commission could make a favorable determination in support of the proposal under these considerations:

1. A mini-mart and gas station at this location is not a use expected to attract patrons from far outside the immediate area. The activity at the shopping center and nearby is unlikely to change significantly with the inclusion of the proposed use.
2. The intent of the distance requirements between Primary Alcoholic Beverage Establishments is to avoid negative externalities associated with a concentration of alcohol providers. Because the proposed project is not near any residential zones, and Lancaster Planning Commission Resolution 15-29 will prohibit the mini-mart from selling single-serving containers, it is unlikely alcohol sales will result in any unwelcome behavior on or near the premises.
3. The location of the gas station on the northwest corner of 10th Street West and Avenue M will provide easier access for services to motorists utilizing the shopping center, or those traveling south on 10th Street West, or west on Avenue M.
4. The Lancaster Sheriff's Station has indicated to the Planning Section that the Los Angeles Sheriff's Department does not oppose the applicant's request for a Type 20 ABC license.

Staff is recommending approval of the mini-mart with Type 20 license because no adverse effects are anticipated from its establishment, given the recommended conditions of approval. The proposed project meets the requirements of the zone; meets a community need; and will not adversely affect nearby businesses or residences.

Respectfully submitted,



Tim Rosenstein, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 16-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-04

WHEREAS, a conditional use permit has been requested by David Shamsian, to establish a new Chevron Extra Mile mini-mart with an Alcohol Beverage Control Type 20 license (off-sale beer and wine) and gas station into an existing building in an existing shopping center in the Commercial Planned Development (CPD) Zone; and

WHEREAS, an application for the above-described conditional use permit has been filed pursuant to the regulations contained in Article I of Chapter 17.32 and Chapter 17.42, of the Lancaster Municipal Code; and

WHEREAS, a notice of intention to consider the granting of a Conditional Use Permit has been given as required in Article V of Chapter 17.32 of the Lancaster Municipal Code, and in Section 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on September 19, 2016; and

WHEREAS, review of the proposed project has disclosed no significant environmental impacts and no potential impacts that would require mitigation. Based on this information, staff has determined that a Negative Declaration is warranted; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this application:

1. The proposed use of a mini-mart and gas station with off-sale beer and wine (ABC License Type 20) is in conformance with the General Plan land use designation of Commercial (C).
2. The requested alcohol use and gas station at the location proposed will not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, because the area consists of commercial and industrial development primarily active during daytime hours.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because activity at the property is unlikely to change substantially.
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because the business will primarily serve users that find the location more convenient than the similar business directly to the south.
 3. The request for a waiver from the distance requirements may be granted because:
 - a. The proposed project will serve a community need by providing greater convenience and capacity for area motorists.
 - b. The proposed project is not a destination use likely to attract new, unwelcome activity, but rather will provide goods and services to those who already frequent the area.
 4. The proposed site is adequately served:
 - a. By 10th Street West and Avenue M which are of sufficient width and improvement to carry the anticipated daily vehicle trips such use would generate; and
 - b. By other public or private service facilities, including sewer, water, fire, and police services as required.
 5. The proposed use will not result in a significant effect on the environment, because all potential impacts have been found to not be significant as noted in the initial study prepared for this project.
 6. The proposed use serves the public convenience and necessity.
 7. The proposed use will serve a specific community need by offering an alternative and additional fuel service station and mini-mart in the immediate area, relieving potential congestion of customers, and providing a convenient service to the users of the shopping center.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Conditional Use Permit No. 16-04, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 19th day of September 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster

10th St W

CUP
16-04

Avenue M

N

This is an aerial photograph of a city block. The image is oriented vertically on the page. At the top, a horizontal road is labeled '10th St W'. Below this road, a large rectangular lot is outlined in black and contains the text 'CUP' and '16-04'. To the right of this lot, a vertical road is labeled 'Avenue M'. At the bottom of the image, a horizontal road is labeled 'N'. The photograph shows various buildings, parking lots, and green spaces within the block.

CUP
16-04

Avenue M

N

ATTACHMENT TO PC RESOLUTION NO. 16-05
CONDITIONAL USE PERMIT NO. 16-04
CONDITIONS LIST
September 19, 2016

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution Number 15-29 for Conditional Use Permits shall apply except for Conditions Nos. 21, 24 (no spirits sales permitted), 26, and 27.

ADDITIONAL CONDITIONS

2. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
3. The City reserves the right to periodically review the operation for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, lewd and/or disorderly conduct, and disturbing the peace result from the proposed land use, etc., the conditional use permit may be subject to review and revocation by the City of Lancaster.
4. The existing clarifier detailed in the submitted plans shall be cleaned annually in the summer or fall before winter rains.
5. This approval does not include signage, which will require separate approval.

RESOLUTION NO. 15-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING CERTAIN STANDARDIZED CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMITS FOR OFF-SITE SALE OF ALCOHOL

WHEREAS, the Development Services staff presented to the Planning Commission a list of twenty-seven (27) conditions which are applied to conditional use permits for off-site sale of alcohol sales when they are approved by said Commission; and

WHEREAS, the staff explained to the Commission that since these are standard conditions for almost all use permits for off-site sale of alcohol, it might be more appropriate to adopt them by resolution for reference purposes as it would save staff time in preparing the reports and Commission time in hearing said reports; and

WHEREAS, it was further explained by staff that adoption of these standard conditions and incorporating by reference would be a more efficient and consistent approach to applying said conditions to the use permits approved by the Commission; and

WHEREAS, after discussion, it was the consensus of the Commission that it would be in the best interest of all concerned that the above-mentioned conditions of approval be adopted by resolution and referred to by resolution number for all Conditional Use Permits for Off-Site Sale of Alcohol;

NOW, THEREFORE THE LANCASTER PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

The Planning Commission hereby establishes the following conditions of approval as standard conditions to be used by reference in conjunction with all Conditional Use Permit for Off-Site Sale of Alcohol and referred to by resolution number for all Conditional Use Permits for On-Site Sale of Alcohol for approvals.

1. Unless otherwise indicated herein, the use of the site shall be in substantial conformance with approved site plans on file in the Development Services Department.
2. The applicant shall comply with Chapter 17.42 and Section 17.42.080 (Conditions of Approval for Off-Sale Alcoholic Beverages Establishments) except where specifically modified by this conditional use permit.
3. This Conditional Use Permit must be used within two (2) years from the date of approval; the Conditional Use Permit will expire. The applicant may, not less than sixty (60) days prior to the expiration date, request a total of three one (1) year extensions in writing to the Director of Development Services. Modifications to the plan, including timing of on and off site improvements that do not raise significant new issues or extend the overall time frame beyond the approval period may be approved by the Director of Development Services.

NOTE: Issuance of building permits, installation of off-site improvements, and grading of the site do not constitute “use” of the Conditional Use Permit (CUP). Under the Zoning Ordinance, construction or other development authorized by the conditional use permit must have commenced. Generally, the City requires that the slab of a major building in the project be poured and inspected in order to consider the permit used, although the circumstances of each case may vary depending on the land use involved. In the case of existing premises, the City generally requires that a license has been issued by the State of California Alcoholic Beverage Control to constitute “use” of the conditional use permit.

4. All requirements of the Municipal Code and of the specific zoning of subject property must be complied with unless otherwise set forth in the permit or shown on the approved plot plan.
5. Three (3) copies of a signage plan shall be submitted for approval by the Director of Development Services at the time of building plan issuance to be in compliance with the Municipal Code and Design Guidelines. Such plan shall be comprehensive and shall include: location, height, square footage, method of attachment, construction materials, and colors of each sign proposed to be placed on the site.
6. All necessary permits shall be obtained from the City Engineering Division of the Development Services Department prior to any construction, remodeling, or replacement of buildings or other structures.
7. The applicant is hereby advised that the use of any signs, strings or pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior approval from the Development Services Department.
8. If any provision of this permit is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
9. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
10. Prior to occupancy of any buildings or structures, the permittee shall request, not less than forty-eight (48) hours in advance, that on-site inspection be made by the Development Services Department to verify that development of the property has occurred in consonance with conditions as enumerated in this permit.
11. The applicant shall be responsible for notifying the Director of Development Services in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within thirty (30) days of said change.
12. The Director of Development Services shall execute the necessary documents to ensure the recording of this permit with the County Recorder’s Office.

13. This conditional use permit will not be effective until ten (10) working days after the date upon which it is granted by the Planning Commission and until the applicant has executed and returned to the Planning Department an authorized acceptance of the conditions of approval applicable to said permit.
14. Expansion or intensification of the use beyond the approval specified herein would require subsequent review and possible application for amendment. The Planning Director is authorized to approve modifications to the site plan provided such modifications do not substantially change the intent of the approved use, avoid issues raised at the public meeting, or raise new issues not previously addressed.
15. The applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City concerning this conditional use permit and the uses(s) and development permitted by its approval. The City shall promptly notify the applicant of any claim, action, or proceeding, and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the applicant or fails to cooperate fully in the defense.
16. A copy of the conditions of approval for the Conditional Use Permit must be kept on the premises of the establishment, and be presented to the City of Lancaster or Los Angeles County Sheriff's personnel upon request.
17. The City reserves the right to review the Conditional Use Permit one year from the date the Conditional Use Permit was first approved and at on-year intervals thereafter.
18. There shall be no sale or rental of any adult magazines, videos, tapes, disc, film or any other harmful matter as described in Penal Code Section 313.
19. Signs shall be posted with current language of the Penal code, Business and Professional Code, and Lancaster Municipal Code, regarding the prohibition of loitering, open containers, and consumption of alcoholic beverages at the premises.
20. All alcoholic and non-alcoholic beverages available for public purchase shall be displayed in separate locations.
21. Per Section 17.42.020 of the Lancaster Municipal Code, the applicant shall be allowed to devote a maximum of 5% of overall sales floor area for sale of alcoholic beverages.
22. No malt beverage products shall be sold, regardless of individual container size, in quantities of less than six per sale, except in manufacturer pre-packaged 4-packs.

23. No sales of any individual container cans or bottles of beer shall be allowed, except that the applicant may establish a system in which no less than 6 individual containers, not less than 12 ounces in size, may be combined for a single sales transaction.
24. Spirits shall not be sold in containers less than 350 milliliters.
25. Wine shall not be sold in containers less than 750 milliliters, and wine coolers must be sold in manufacturers pre-packaged multi-unit quantities.

CONVENIENCE MARKETS

26. Per Section 17.42.020 of the Lancaster Municipal Code, the applicant is required to devote a minimum of 15% of overall sales floor area to display and sale of fresh meat and produce.
27. Spirits shall not be stored, displayed, or sold on the premises per Section 17.42.020 of the Lancaster Municipal Code.

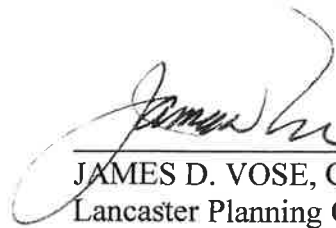
PASSED, APPROVED and ADOPTED this 21st day of September, 2015, by the following vote:

AYES: Commissioners Cook, Harvey, Malhi, Terracciano, Vice Chairman Hall, and Chairman Vose.

NOES: None.


ABSTAIN: None.

ABSENT: Commissioner Coronado.



JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director
City of Lancaster

44933 Fern Avenue
Lancaster, CA 93534



SEP20'16PM04:45:37-CLERK

APPEAL FORM

PLEASE PRINT OR TYPE:

NESTSIDE PLAZA LLC
 Name of Appellant Home Telephone Number

1752 W. AVE K Lancaster CA 93534 661-948-0700
 Home Address of Appellant City & State Zip Code Business Telephone Number

Send Correspondence and Notices to the following party:

dshamsian@gmail.com
 Email address

David Shamsian 1752 W. Ave K Lancaster CA 93534
 Name and Address

42015 10th ST West Lancaster
 Address and Description of Real Property Involved

Commission, Board, Official or Department whose action is being appealed

Date of action/decision from which appeal is taken: 9/19/16 Case Number: 1604

Specific Action or Decision being appealed: Sale of Beerwine in A ~~mini~~ Cherru
Extra mile (Convinied store with beer & wine license)

Grounds for Appeal: City staff Recommended Approval of the COP on
8/15/16 and 9/19/16 but ultimately was denied by the
Commission.

[Signature] 9/20/16
 Appellant Signature Date

If applicable, a duplicate set of mailing labels submitted for the original Planning Commission consideration shall be provided by the appellant at the time of the appeal filing.