

## **Conditional Use Permit – Project No. CUP-2020-001**

### **Project Narrative**

#### **Project Site:**

The 0.9-acre project site is located northwest of the Calabasas Road and Parkway Calabasas intersection at 24115 Calabasas Road (APNs 2069-007-041 and 2069-007-908). The site is fully developed with a gas station, convenience store and car wash facility that was approved by City Council in 2003 per Resolution No. 2003-820.

The property's General Plan designation is Business Retail and the corresponding Zoning is Commercial-Retail with Commercial Auto Retail and Scenic Corridor Overlays.

The 101 Freeway abuts the project site to the North, vacant land and a gas station/convenience store is located to the east, the Mercedes auto dealership is located to the west and mixed-use office building/multi-residential buildings are located to the south/across the street.

#### **Conditional Use Permit Request**

The Conditional Use Permit (CUP) Application is requesting approval for a Type 20 Liquor License for the off-sale of beer and wine at an existing Gas Station/Convenience Store.

Sales will be occurring within the existing convenience store and there are no proposed improvements to the facility. The convenience store currently has 5 employees, and this is not expected to change based on the new CUP application.

The convenience store is open 24 hours/day, however, alcohol sales will be limited to state law requirements. Currently, state law prohibits retail alcohol sales between the hours of 2am and 6am (B & P Code 25631. Retail Hours of Sale).

Alcohol sales within gas station convenience stores is very common. Within the City of Calabasas there are 6 gas station convenience stores that have Type 20 liquor licenses, including the gas station located east of the subject property. The request to add an alcohol license to the existing convenience store is compatible with the surrounding uses.