

# Planning Commission

February 18, 2021



*CITY of* CALABASAS

Request for a Conditional Use Permit to allow for the sale and off-site consumption of beer and wine via a Type 20 liquor license from the State Department of Alcoholic Beverage Control for the existing gas station located at 24115 Calabasas Road (APN:2069-007-908) within the Commercial Retail (CR) zoning district, Commercial Auto Retailer (CAR) Overlay Zone, and the Scenic Corridor (SC) Overlay Zone.

# Aerial Map



**File No CUP-2020-001**  
**24115 Calabasas Rd**

Request for a Conditional Use Permit to allow off-site consumption of beer and wine via a Type 20 liquor license from the State Department of Alcoholic Beverage Control in conjunction with the operation of an existing convenience store.

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# Project Description

- The proposal includes a request for a Conditional Use Permit to allow off-site consumption of beer and wine via a Type 20 liquor license at an existing convenience store/gas station.
- Calabasas Municipal Code (CMC) Section 17.62.060 requires Conditional Use Permit requests to be reviewed by the Planning Commission.





# Site Photograph

(as viewed from Calabasas Rd)



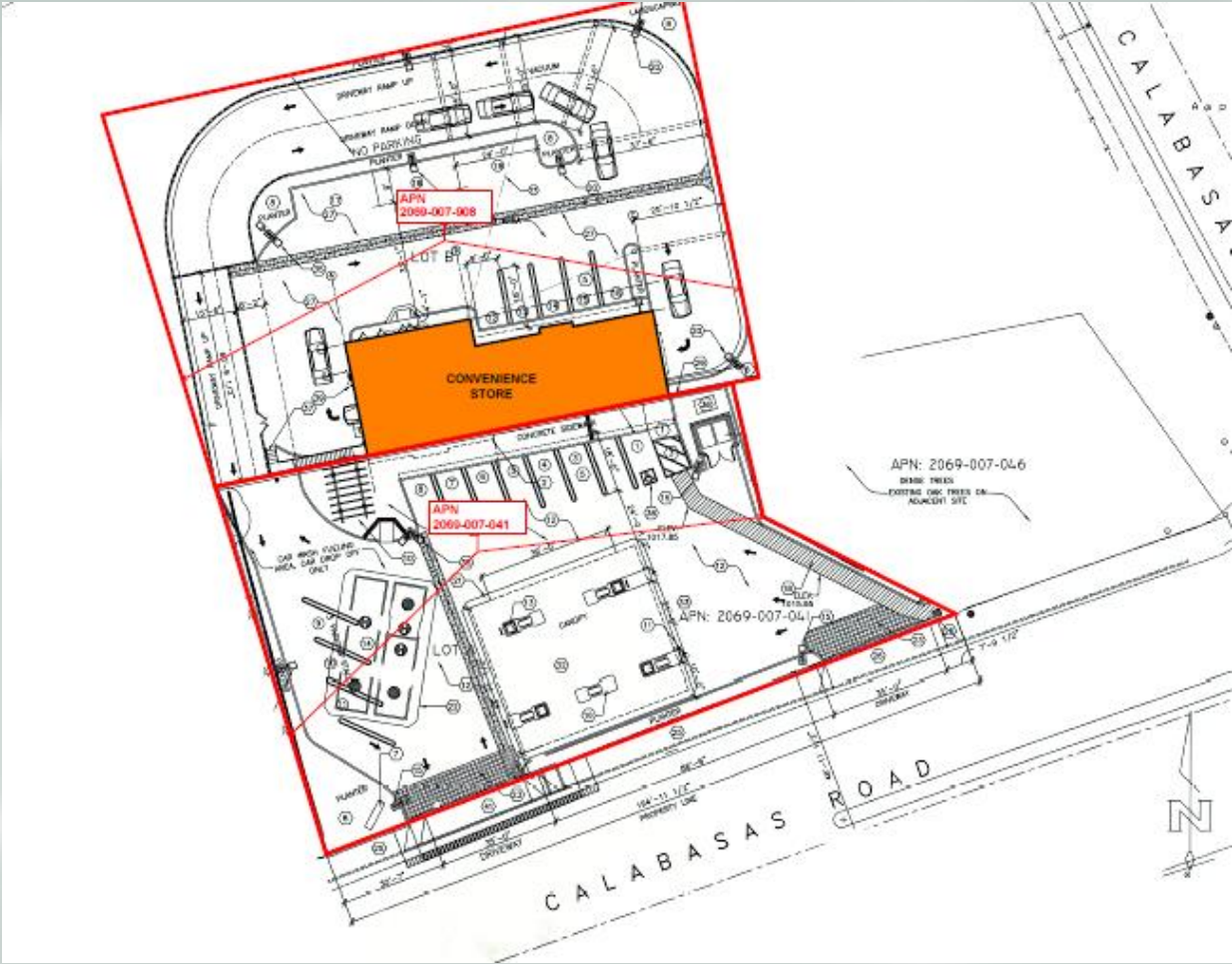
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# Site Plan



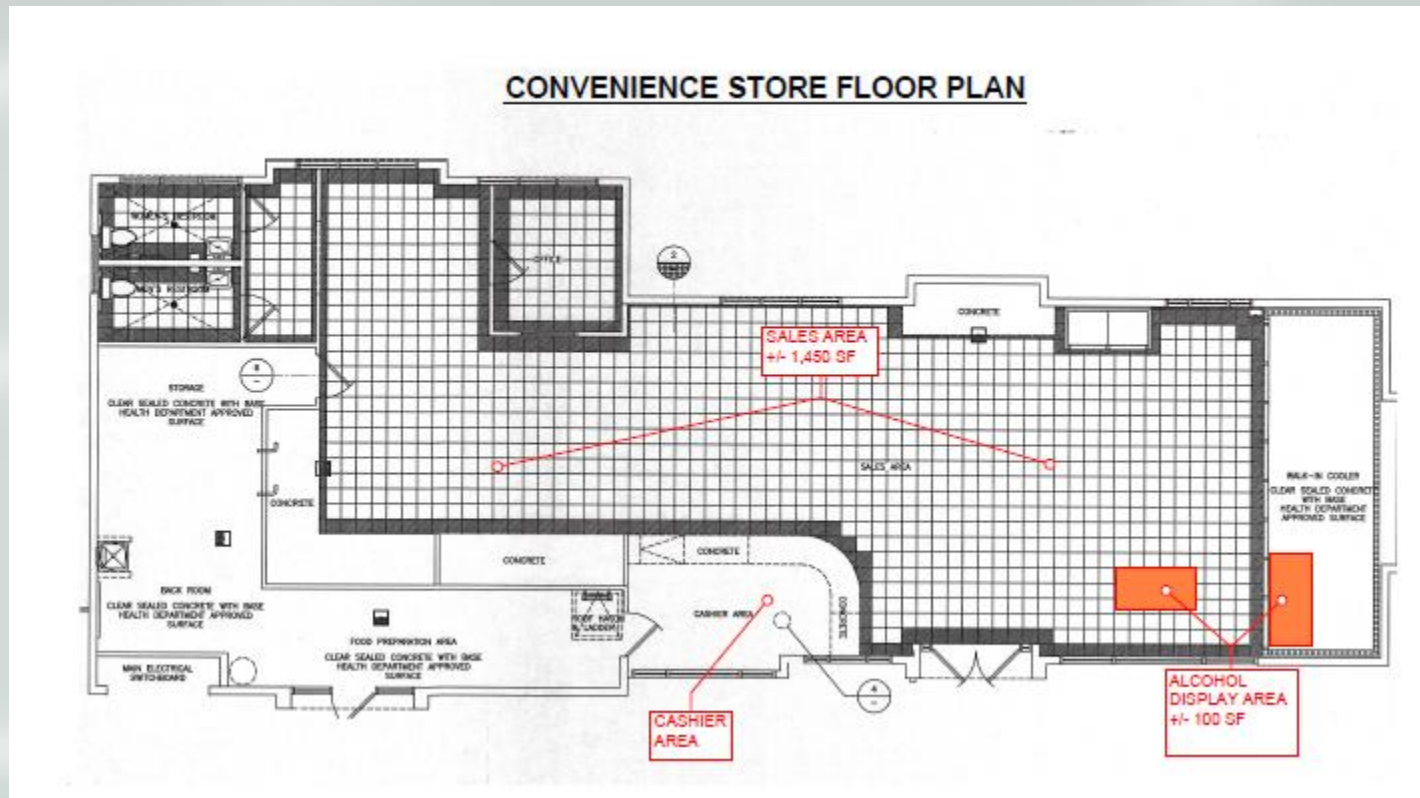
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# Proposed Floor Plan



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# Alcohol Sales

- The existing store is in operation 24 hours a day, but the sale of alcohol will be limited to hours allowable under state law (currently prohibited between 2am-6am).
- There are two proposed alcohol display areas (7% of the sales floor).
- There are no proposed changes to the exterior of the building to accommodate the sale of alcohol, and the only proposed change to the interior is the two display areas.





# Table of off-sale liquor licenses in Calabasas

License No.	License Type	Orig. Iss. Date	Primary Owner	Premises Addr.	Business Name
154079	20	4/12/1984	BARKHORDAR, JOHN R	24025 CALABASAS RD,CALABASAS, CA 91302	CALABASAS MOBIL
211382	20	2/3/1988	GHIYAM, NASSER	4830 LAS VIRGENES RD,CALABASAS, CA 91302	LAS VIRGENES MOBIL
312803	21	12/13/1995	GELSONS MARKETS	22277 MULHOLLAND HWY,CALABASAS, CA 91302-0256	GELSONS MARKET
347366	21	12/7/1998	THRIFTY PAYLESS, INC.	4710 COMMONS WY,CALABASAS, CA 91302	RITE AID 6327
410539	20	4/14/2004	GOURMET THYME INC	4774 PARK GRANADA, STE 4,CALABASAS, CA	GOURMET THYME
501650	20	10/4/2010	ESC WINE GROUP LLC	22423 FOUNDERS DR,CALABASAS, CA 91302-5710	ESC WINE GROUP
515880	21	12/8/2011	DORGALLI, DAVID	5657 LAS VIRGENES RD,CALABASAS, CA 91302	CALABASAS LIQUOR & MARKET
531233	21	11/2/2013	ALBERTSONS LLC	26521 AGOURA RD,CALABASAS, CA 91302-1958	ALBERTSONS 1335
538940	20	2/21/2014	NOWHERE CALABASAS INCORP	26767 AGOURA RD,CALABASAS, CA 91302	EREHWON MARKET
540387	20	2/11/2014	CALABASAS OIL CORPORATION	24101 VENTURA BLVD,CALABASAS, CA 91302	CHEVRON STATION
541711	20	4/10/2014	7 ELEVEN INC	4919 LAS VIRGENES RD,CALABASAS, CA 91302	7 ELEVEN STORE / GAS STATION
589943	21	9/19/2018	TRADER JONES COMPANY	23741 CALABASAS RD, STE C,CALABASAS, CA 91302	TRADER JONES 254
602864	20	3/18/2019	APRO LLC	4807 LAS VIRGENES RD,CALABASAS, CA 91302-1911	CHEVRON STATION
602868	20	3/18/2019	APRO LLC	4831 LAS VIRGENES RD,CALABASAS, CA 91302-1911	SHELL STATION
604319	21	8/20/2019	RALPHS GROCERY COMPANY	4754 COMMONS WAY,CALABASAS, CA 91302-3363	RALPHS 205
606922	21	12/3/2019	MALIBU LIQUOR & CIGAR CO IN	4937 LAS VIRGENES RD,CALABASAS, CA 91302-2949	MALIBU LIQUOR



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# Findings

## Conditional Use Permit

- The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;
- The proposed use is consistent with the General Plan and any applicable specific plan or master plan;
- The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and
- The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.



# Staff Conclusions

- The proposed project will not alter the existing convenience store/gas station use of the subject site, which is an allowed use in the CR zoning district.
- The project is exempt from CEQA review.
- The proposed project meets all required findings for a Conditional Use Permit.



# Recommended Action

That the Commission adopt Resolution No. 2021-708, approving File No. CUP-2020-001.

