



AGENDA ITEM: 2
DATE: 5/19/2025

STAFF REPORT

REVOCATION OF CONDITIONAL USE PERMIT NO. 23-005 AND THE DEEMED APPROVED STATUS OF ALCOHOLIC BEVERAGE ESTABLISHMENT, THE KING BAR

DATE: May 19, 2025

TO: Lancaster Planning Commission

FROM: Hai Nguyen, Planning Manager
Community Development Department

APPLICANT: Abdou Abdullah Maida (The King Bar)

LOCATION: 2822 East Avenue I (Assessor's Parcel Numbers (APN): 3150-017-017 & 3150-017-023)

REQUEST: Revocation of (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status of the alcoholic beverage establishment, The King Bar.

RECOMMENDATION: Adopt Resolution No. 25-06 to revoke (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status for the sale of the alcoholic beverages at the establishment located at 2822 East Avenue I (APNs: 3150-017-023 and 3150-017-023) and to find the action is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15321.

BACKGROUND

The subject site is a privately-owned commercial building that was constructed in 1956 according to the Los Angeles County Assessor's Office. The site was previously occupied by The Trap Bar operating as a bar between approximately 1997 and 2019, and prior to that, was occupied by other similar uses.

The current bar owner, Abdou Abdullah Maida, began operation at the location in November 2020 as The King Bar, continuing the existing legal nonconforming bar operations. The current business license (No. 07719681) was issued on November 1, 2024 and expires on October 31, 2025. The Lancaster Municipal Code (LMC) Section 17.42.100 states that any establishment lawfully existing prior to the effective date of this chapter and licensed by the state for the retail sale of alcoholic beverages for on-sale or off-sale

consumption shall be considered to have a "deemed approved" status.

In September 2021, the City of Lancaster Community Preservation Division received complaints about loud music, unpermitted live events, and unpermitted construction on site. As required to abate the violation, a Conditional Use Permit (CUP), pursuant to Chapter 17.32 of the LMC was required to allow for live indoor and outdoor events and to legalize the associated unpermitted structures.

On August 1, 2023, the applicant and current bar owner, Abdou Abdullah Maida or The King Bar, submitted a Conditional Use Permit application (CUP23-005) to legalize the indoor and outdoor live entertainment and bring bar operations into compliance with the LMC.

On June 17, 2024, a duly noticed public hearing was held by the Planning Commission. Six comment letters in opposition of the project were received on the item. There were eight speakers for the item, with four speakers in support and four in opposition, who stated concerns about noise and safety. The Planning Commission adopted Resolution No. 24-14, approving CUP23-005 with Conditions of Approval (Attachments B and C). The applicant submitted a signed Acceptance of Conditions of Approval form, dated July 11, 2024 (Attachment D).

On September 16, 2024, the applicant submitted a Building Permit application (PMT24-06022) to legalize the unpermitted structures onsite and for the construction of a new block wall. The City's Permitting Division reviewed the plans and provided comments/corrections and is awaiting a resubmittal from the applicant.

On April 21, 2025, the Planning Commission voted to initiate revocation proceedings concerning (a) CUP23-005 and (b) the deemed approved status of alcoholic beverage establishment and adopted Resolution No. 25-03 (Attachment E).

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APNS	3150-017-017 & 3150-017-023
LOCATION	2822 East Avenue I
ZONING AND LAND USE	Commercial (CPD)
SURROUNDING LAND USES AND ZONING	North: Vacant (CPD) South: Lido Mobile Home Park (MHP) East: Vacant (CPD) West: Tupak's Liquor Store (CPD)

CURRENT DEVELOPMENT	Existing commercial building with a bar use.
ENVIRONMENTAL REVIEW	The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project is exempt from further environmental review under CEQA Section 15321 (Class 21 – Enforcement Actions by Regulatory Agencies). Class 21 exempts “actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use,” including the adoption of an administrative decision or order revoking the entitlement.

CUP COMPLIANCE REVIEW

A compliance review was conducted by staff per Condition No. 12, which states:

“A review of this CUP, including but not limited to a physical inspection of the facility and/or review by the Planning Commission shall occur, at a minimum a minimum of every six months, for the first 24 months following the date of this approval.”

The following is a summary of incidents/conditions at or concerning The King Bar that form the basis for this revocation hearing:

Calls for Service

The Lancaster Police Department has provided the call log for service between May 2024 and May 2025. Within a one-year span, there have been a total of eight calls related to the subject site, as described:

1. June 17, 2024: Harassment of employee.
2. June 22, 2024: A bar fight with injury sustained by employee/manager.
3. June 28, 2024: A fatal traffic collision video footage retrieval; unrelated to bar operations.
4. July 25, 2024: A stolen vehicle present on site.
5. July 26, 2024: A van parked on site for multiple days.
6. September 16, 2024: Follow up call to a previous incident.
7. February 18, 2025: Accidental 9-1-1 call.
8. March 1, 2025: Assault with a deadly weapon, as described in the below section.

Shooting Incidents

On Saturday, March 1, 2025, an incident occurred on site at around 1:30 A.M. According to the police report, the County of Los Angeles Sheriff’s Department deputies responded to a call for service at The

King Bar concerning an assault with a deadly weapon victim call. An argument between patrons of the bar began inside the bar and proceeded outside into the parking lot. The argument resulted in a physical altercation and multiple gunshots. There were at least three victims, and the suspects are in custody. The video surveillance footage was obtained by the deputies.

Previous to the above incident, on December 25, 2023 at 1 A.M., a similar incident occurred in the bar's parking lot. The incident involved an assault with a deadly weapon with two victims. Two suspects fled the scene. The incident is under investigation.

CUP Conditions

Upon the compliance review of the CUP, staff has found that the permittee is in violation of three Conditions of Approval: Condition Nos. 15, 19, 21, stated as follows:

Condition No. 15: The applicant shall ensure a nuisance-free operation of the proposed use. Bar staff shall be trained to handle any potential issues which may arise on the property.

Condition No. 19: This Conditional Use Permit and associated business licenses shall be subject to immediate revocation by the Planning Commission in the event that any illegal and/or public nuisance activities are identified at the premises.

Condition No. 21: The management of the establishment shall take necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises, and to assure timely response to concerns of neighbors and local officials about problems related to service at the establishment.

Business License

Business License No. 07719681 for a bar use was issued on November 1, 2024 and expires on October 31, 2025 for the business name/owners, The King at Ave I, located on the subject site. Pursuant to LMC Chapter 5.04, the City may revoke the license if it is in the best interest of the public health, safety, or welfare to do so and if grounds for such revocation exist. LMC Section 5.04.070 establishes grounds for revocation. The applicable grounds is stated as follows: "The applicant or licensee has operated the current or any previous business in a manner determined to constitute a threat or hazard to public health, safety, or welfare." The process and decision for a suspension or revocation of a business license is through the City Manager.

ANALYSIS:

Section 17.32.890 of the LMC establishes grounds for revocation. Section 17.42.110 of the LMC establishes performance standards for alcohol establishments. Sections 17.32.910 to 17.32.920 and 17.42.130.B of the LMC authorizes the Planning Commission to set a public hearing to consider revocation of a conditional use permit pursuant to the provisions of the ordinance on any one or more of the grounds contained in Section 17.32.890 and revocation of a deemed approved status of an alcoholic beverage establishment for noncompliance with performance standards contained in Section 17.42.110.

The following findings are stated in support of the revocation of CUP23-005 and the deemed approved status of the alcoholic beverage establishment, The King Bar:

1. Condition No. 15 of CUP23-005: The applicant shall ensure a nuisance-free operation of the proposed use. Bar staff shall be trained to handle any potential issues which may arise on the property.
2. Condition No. 19: This Conditional Use Permit and associated business licenses shall be subject to immediate revocation by the Planning Commission in the event that any illegal and/or public nuisance activities are identified at the premises.
3. Condition No. 21 of CUP23-005: The management of the establishment shall take necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises, and to assure timely response to concerns of neighbors and local officials about problems related to service at the establishment.
4. LMC Section 17.32.890.C Grounds

C. Except in case of a dedicated cemetery that any person making use of or relying upon the permit, variance, or other approval, is violating or has violated any conditions of such permit, variance or other approval, or that the use for which the permit, variance, or other approval was granted is being, or recently has been exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.
5. LMC Section 17.32.890.D Grounds

D. Except in the case of a dedicated cemetery, that the use for which the approval was granted is so exercised as to be detrimental to the public health or safety, or so as to be a nuisance.
6. LMC Section 17.42.110.A.10 Performance Standards; Public Nuisance

10. The operator shall take all reasonable steps to ensure the conditions and activities on the property on which the alcoholic beverage establishment is located do not constitute a public nuisance. For purposes of this chapter, "reasonable steps" includes, without limitation, the following:
 - a. Requesting those persons engaging in conduct that constitutes a nuisance to cease that conduct, unless the operator has reasonable cause to believe such request may jeopardize his or her personal safety.
 - b. Calling the city's law enforcement and/or public safety personnel if the operator's attempts to abate the nuisance conduct have been unavailing or if the operator has reasonable cause to believe such attempts may jeopardize his or her personal safety.
 - c. Timely undertaking actions to address conditions that facilitate loitering and other nuisance activity on the premises, such as removing furniture from areas

adjacent to the entry of the establishment, prohibiting persons from using any portion of the premises for the installation and/or operation of a temporary business or other use, and/or other preventive actions.

The applicant is violation of Condition Nos. 15, 19, 21 of CUP23-005 based on the compliance review conducted by staff as required by Condition No. 12. Incidents involving harassment, violence, and deadly weapons, as reported through the call log and police reports, have led to both employees and patrons of the bar being harmed and victimized. The applicant has failed to ensure a nuisance-free operation of the establishment, The King Bar, which has resulted in a use that has become detrimental to the public health and safety of the community. These constitute grounds for revocation pursuant to Sections 17.32.890 and 17.42.110.

ENVIRONMENTAL REVIEW

Staff recommends that the Planning Commission find the revocation of CUP23-005 and the deemed approved status of the alcoholic beverage establishment located at 2822 East Avenue I is categorically exempt from the CEQA pursuant to CEQA Guidelines Section 15321 (Class 21 – Enforcement Actions by Regulatory Agencies).

Class 21 exempts “actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use,” including the adoption of an administrative decision or order revoking the entitlement. The proposed revocation is an enforcement action taken by the City in response to violations of the conditions of approval associated with CUP23-005, and the failure of the operator to comply with applicable nuisance and public safety performance standards under the LMC. The revocation does not involve approval of any new development or physical alteration to the environment.

A Notice of Exemption (NOE) will be filed with the County Recorder’s Office and submitted to the State Clearinghouse within five days of the Planning Commission action.

LEGAL NOTICE

All legal notice of this hearing was conducted pursuant to Sections 17.36.020 and 17.32.920 of the LMC. A notice of Public Hearing was mailed to all property owners and occupants within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in Antelope Valley Press on May 9, 2025.

The City’s Community Development Department has received two comment letters in support of the revocation, included as Attachment F.

RECOMMENDATION

Adopt Resolution No. 25-06 to revoke (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status for the sale of the alcoholic beverages at the establishment located at 2822 East Avenue I (APNs: 3150-017-023 and 3150-017-023) and to find the action is categorically exempt from CEQA pursuant to Section 15321.

Attachments:

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Attachment A: Resolution No. 25-06
Attachment B: Resolution No. 24-14, June 17, 2024
Attachment C: CUP23-005 Conditions of Approval
Attachment D: CUP23-005 Acceptance of Conditions of Approval, July 11, 2024
Attachment E: Resolution No. 25-03, April 21, 2025
Attachment F: Comment Letter