



AGENDA ITEM: 2.

DATE: 4/21/2025

STAFF REPORT

REVOCATION OF CONDITIONAL USE PERMIT NO. 23-005

DATE: April 21, 2025

TO: Lancaster Planning Commission

FROM: Kendall Brekke, Senior Planner
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: Initiate revocation proceedings concerning (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status of alcoholic beverage establishment located at 2822 East Avenue I (APNs: 3150-017-023 and 3150-017-023).

RECOMMENDATION: Adopt Resolution No. 25-03 initiating revocation proceedings concerning (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status of alcoholic beverage establishment located at 2822 East Avenue I (APNs: 3150-017-023 and 3150-017-023).

BACKGROUND

The project 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 operations 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.

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 Lancaster Municipal Code (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).

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	The subject property is zoned Commercial (CPD).
SURROUNDING LAND USES AND ZONING	North: Vacant (CPD) South: Lido Mobile Home Park (MHP) East: Vacant (CPD) West: Tupack's Liquor Store (CPD)
CURRENT DEVELOPMENT	Existing commercial building. Previous uses include a bar (The Trap).
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 15301, Class 1 "Existing Facilities".

CUP COMPLIANCE REVIEW

A condition compliance review was conducted by staff in early 2025 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.”

This condition compliance review identified the following facts and incidents since the CUP was granted, as follows

1. The City’s Community Preservation Division has received zero new formal complaints on the subject site.
2. 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.
3. The Lancaster Police Department has provided the calls for service between June 17, 2024, and January 20, 2025. There have been a total of seven 9-1-1 calls related to the subject site, including the incident below.
4. On March 1, 2025, an incident occurred on site. According to the police report, on Saturday, March 1, 2025, at around 1:30 A.M., the deputies were called regarding an assault with a deadly weapon. The altercation began inside the building and proceeded outside into the parking lot. There were at least three victims, and the suspects are in custody. The video surveillance footage was obtained by the deputies.
5. Upon the compliance review of the CUP, staff has found that the permittee may be in violation of the following Conditions of Approval: Condition Nos. 13, 15, 16, 21, 28, 30.

Additionally, Condition No. 19 states:

“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.”

ANALYSIS

LMC Section 17.42.130 authorizes the Planning Commission to set a public hearing to consider revocation of an alcoholic beverage establishment’s “deemed approved” status, and LMC Section 17.32.910 authorizes the Planning Commission to set a public hearing to consider revocation of a CUP. Based upon the facts and incidents above, these are grounds to initiate revocation proceedings concerning CUP23-005 and the deemed approved status of the alcohol beverage establishment.

RECOMMENDATION

Adopt Resolution No. 25-03 initiating revocation proceedings concerning (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status of alcoholic beverage establishment located at 2822 East Avenue I (Assessor’s Parcel Numbers (APN) 3150-017-023 and 3150-017-017).

PC Staff Report
Revocation of Conditional Use Permit No. 23-005
April 21, 2025
Page 4

Attachments:

Attachment A: Resolution No. 25-03

Attachment B: CUP23-005 Resolution No. 24-14

Attachment C: CUP23-005 Conditions of Approval

Attachment D: CUP23-005 Acceptance of Conditions of Approval, July 11, 2024