

Regional Planning Commission Transmittal Checklist

Hearing Date
August 2, 2016
Agenda Item No.

4

Project Number: 00-36
Case: Conditional Use Permit Case No. 20110020
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Burden of Proof Statement
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By: _____





Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

00-36

HEARING DATE

August 2, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100020

PROJECT SUMMARY

OWNER / APPLICANT

Valencia Marketplace / Wood Ranch BBQ & Grill

MAP/EXHIBIT DATE

NA

PROJECT OVERVIEW

The applicant requests a conditional use permit (CUP) to authorize the continued sale of alcoholic beverages (ABC License Type 47 – Beer, Wine, and Distilled Spirits) for on-site consumption at an existing restaurant (Wood Ranch BBQ & Grill) in the Valencia Marketplace shopping center.

The sale of alcoholic beverages was originally authorized by CUP No. 00-36 on September 19, 2000. That permit expired on September 19, 2010.

LOCATION

25580 The Old Road, Stevenson Ranch (Valencia Marketplace)

ACCESS

The Old Road, Pico Canyon Road, Stevenson Ranch Parkway.

ASSESSORS PARCEL NUMBER

2826-096-007

SITE AREA

30,719-square-foot parcel (Part of larger Valencia Marketplace)

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan: One Valley One Vision (2012)

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

CM (Major Commercial)

ZONE

C-3-DP (General Commercial – Development Program)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the County General and Santa Clarita Valley Area Plans
- Satisfaction of the following Section(s) of Title 22 of the County Code:
 - 22.56.040 (CUP Burden of Proof Requirements)
 - 22.56.195 (Alcohol CUP Burden of Proof Requirements)
 - 22.28.210 (C-3 Uses Subject to Permits)

CASE PLANNER:

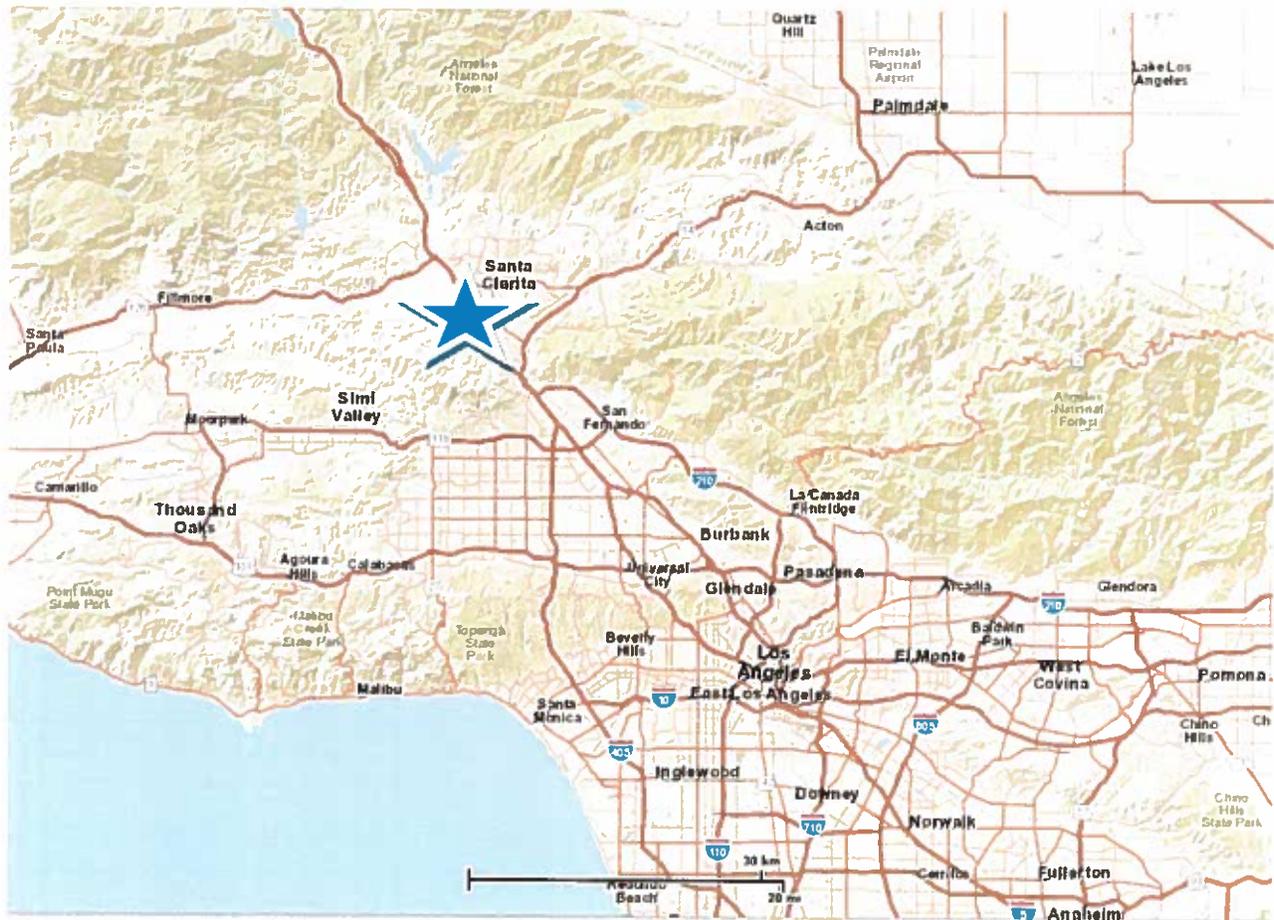
Anthony Curzi

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ENTITLEMENTS REQUESTED

- The applicant, Wood Ranch BBQ and Grill, is requesting a Conditional Use Permit (CUP) to reauthorize the sale of alcoholic beverages (ABC Type 47 License: beer, wine, and distilled spirits) for on-site consumption in the C-3-DP (General Commercial – Development Program) Zone pursuant to the Los Angeles County (“County”) Code Section 22.28.210.

PROJECT DESCRIPTION

The applicant is requesting a CUP to authorize the continued sale and serving of beer, wine, and distilled spirits (ABC Type 47 License) for on-site consumption in a 5,901-square-foot restaurant (Wood Ranch BBQ and Grill) located in a commercial center (Valencia Marketplace) with other restaurant and retail uses on a property measuring approximately 83.7 acres. The use was previously established through CUP 00-36 on September 19, 2000. That permit expired on September 19, 2010.

SITE PLAN DESCRIPTION

The site plan depicts the subject restaurant toward the center of the Valencia Marketplace shopping center. Large big-box retailers (Walmart, Bed Bath & Beyond, Ross, Marshalls, etc.) are located along eastern side of the center, while smaller retailers and restaurants are developed along the western side near The Old Road. The subject site is located on a separate 30,719-square-foot parcel, at the corner of The Old Road and a driveway to the shopping center. A floor plan of the restaurant depicts the dining room, kitchen, employee areas, and restrooms of the establishment.

EXISTING ZONING

The subject property is zoned C-3-DP in the Newhall Zoned District.

Surrounding properties are zoned as follows:

North: O-S (Open Space), R-1 (Single-Family Residence)

South: C-3 (General Commercial)

East: City of Santa Clarita

West: RPD-5,000-26U (Residential Planned Development – 5,000 Square Foot Minimum Required Lot Area – 26 Units per Acre)

EXISTING LAND USES

The subject property is developed with the existing restaurant in a large regional commercial center.

Surrounding properties are developed as follows:

North: Vacant land

South: Recreational vehicle sales (Camping World), second-hand store and donation center (Goodwill), restaurant (Coco’s).

East: College (California Institute of the Arts), golf course, single-family residences, Golden State (I-5) Freeway

West: Single-family residences, senior housing (272 units), credit union, beauty salons, restaurants, Fed Ex

PREVIOUS CASES/ZONING HISTORY

- Ordinance No. 7486 established the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zone on March 3, 1959.
- Ordinance No. 940066Z established the C-3-DP Zone on the subject property on August 23, 1994.
- CUP 92-075-(5) established the subject shopping center, with approximately 829,000 square feet of retail and restaurant space, (Valencia Marketplace) on the subject site on August 23, 1994.
- CUP 00-36 established alcohol sales at the subject site on September 19, 2000. That permit expired on September 19, 2010.

ENVIRONMENTAL DETERMINATION

This project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. No physical changes are proposed to the restaurant, and there are no physical effects from the continued sale of alcoholic beverages. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the CM (Major Commercial) land use category of the Santa Clarita Valley Area Plan ("Area Plan"). This commercial designation is intended for large-scale and regionally serving uses that draw from a large market area. The project is a restaurant in a multi-tenant commercial center. Alcoholic beverages, as part of the dining experience, will contribute to the viability of the restaurant and help activate the shopping center by attracting visitors seeking a full-service dining experience throughout the day, including evening hours when the retail establishments are closed. In addition, the commercial center houses various other existing restaurants that sell alcoholic beverages. Therefore, the proposed project is consistent with the uses intended in the underlying land use category.

The following policies of the Area Plan are applicable to the proposed project:

- *Policy No. LU-4.12: "Promote creation of village commercial centers throughout the Santa Clarita Valley to meet the local and convenience needs of residents."*

The restaurant provides a convenient place for residents of the surrounding neighborhoods to enjoy alcoholic beverages with their meals.

- *Policy No. LU-4.14: "Promote economic opportunity for all segments of the community, including small businesses and new businesses."*

The existing restaurant helps provide economic opportunity for various members of the community, by, among other things, providing employment opportunities. The sale of alcoholic beverages will attract more customers to have the full dining experience.

The following policy of the General Plan is applicable to the proposed project:

- *General Plan Land Use Element Policy 5.2: "Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

The Valencia Marketplace has a large variety of retail and restaurant uses, and allowing the subject restaurant to continue selling alcoholic beverages for on-site consumption will allow it to successfully operate according to its business model.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.140 of the County Code, establishments in the C-3-DP zone are subject to the following applicable development standards:

- Parking shall be provided as required by the County Code.
- Signs shall comply with the requirements of the County Code.

Both parking and sign requirements are met by the proposed project as they were previously approved through previous reviews.

Site Visit

Staff conducted a site visit on June 29, 2016. Staff observed that the restaurant was clean and well maintained.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.090 of the County Code. The Burdens of Proof with applicant's responses is attached. Staff believes that the applicant has met the Burdens of Proof.

The proposed use is consistent with the adopted plan for the area as the proposed continued sale of alcoholic beverages for on-site consumption will occur in a commercial center. Alcohol sales are appropriate in restaurants in commercial areas for patrons seeking a full dining experience.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

The subject restaurant is well buffered from surrounding residential areas to the west and all immediately surrounding land uses are commercial or public-serving facilities. The proposed use is for the continued sale and serving of alcoholic beverages in an existing restaurant—as is currently operating—that is well-maintained and professionally managed. Alcohol sales for on-site consumption are appropriate for restaurants offering a full dining experience in commercial areas.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons

located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The Wood Ranch BBQ and Grill restaurant is located in an approximately 829,000-square-foot commercial center with over 3,000 parking spaces. The subject parcel is 30,719 square feet. The commercial center was legally established and met all development features at the time of approval.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject restaurant is in a commercial center accessible from The Old Road a 100-foot-wide Major Highway as designated on the County Master Plan of Highways. The Old Road is proposed to have Class II Bike Lanes as part of the 2011 County Bicycle Master Plan. Sidewalks are along The Old Road.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

There are some places used exclusively for religious worship, schools, parks, playgrounds or any similar use within a 600-foot radius of the subject site. These include a private school, a library, a karate studio, and a County library. These uses are also within the Valencia Marketplace, but are well-buffered from the Wood Ranch BBQ and Grill restaurant. The alcohol use being requested is for on-site consumption as an accessory to meals, so patrons will not be removing alcoholic beverages from the premises, and therefore, are less likely to be disruptive to these sensitive uses. Furthermore, project conditions will require training for alcohol servers which includes guidance on avoiding serving intoxicated individual and selling alcoholic beverages to minors.

Therefore, the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The proposed use is for the continued sale of alcoholic beverages (beer, wine, and distilled spirits) for on-site consumption only. There are nine establishments that sell alcoholic beverages for on-site consumption and three establishments that sell alcoholic beverages for off-site consumption within 600 feet. Allowing the continued sale of alcoholic beverages at the subject site will provide a convenience to the community by making available another location where diners can consume such beverages with meals.

Therefore, the requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find

that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

The requested use has been in operation and has been selling and serving alcoholic beverages for a number of years without incident and without adverse economic affects. The sale of alcoholic beverages for on-site consumption to accompany meals is appropriate for the area as it is well buffered from residential areas. Alcoholic beverage sales at the subject location contribute to the economic well-being of the restaurant permit individuals to experience a full dining experience.

Therefore, the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

The exterior appearance of the subject restaurant is well-maintained and attractive and is consistent with the appearance of nearby structures. The building complies with design standards, has ample fenestration, and maintains a professional appearance.

Therefore, the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

Neighborhood Impact/Land Use Compatibility

The proposed project is for the continued sale of beer, wine, and distilled spirits in an existing restaurant for on-site consumption. Alcohol sales have existed at the subject site since 2000. The restaurant is located in a commercial center with other restaurant and retail uses and contains adequate parking for all uses on-site. The restaurant is well buffered from surrounding residential areas by The Old Road, other structures and abundant landscaping. As such, the presence of the restaurant and the sale and serving of alcohol with meals within it does not negatively impact the surrounding neighborhood.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

A report from the County Sheriff's Department ("Sheriff's Department") dated January 5, 2016 was received. The report stated that the Sheriff's Department has responded to routine service calls at the subject location 17 times in the past five years: four were reports for burglary, such as break-ins to parked cars and patrons leaving without paying for their meals. There were three incidents of intoxicated individuals. However, the Sheriff's Department has stated that such calls are routine in nature and that the establishment has not been a problem. The Sheriff's Department recommends approval of the CUP.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

A report from ABC was received. The report stated that the subject location is in a high crime reporting district, is in an area with an undue concentration, and that a letter of public convenience or necessity is required.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

The applicant attempted to reach the West Ranch Town Council but did not receive responses from them.

PUBLIC COMMENTS

No comments from the public were received at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number 00-36, CUP Number 201100020, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201100020 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North Section
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning, Permits North Section.

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

PM:AMC
July 21, 2016

**DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 00-36
CONDITIONAL USE PERMIT NO. 201100020**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201100020 ("CUP") on August 2, 2016.
2. The permittee, Wood Ranch BBQ & Grill ("permittee"), requests the CUP to authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) (ABC Type 47 License) for on-site consumption ("Project") on a property located at 25580 The Old Road in the unincorporated community of Valencia ("Project Site") in the C-3-DP (General Commercial – Development Program) Zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project Site is 30,719 square feet in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with the subject restaurant, which is located in a large multi-tenant shopping center, the Valencia Marketplace.
4. The Project Site is located in the Newhall Zoned District and is currently zoned C-3-DP.
5. The Project Site is located within the "CM" (Major Commercial) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

Surrounding properties are zoned as follows:
North: O-S (Open Space), R-1 (Single-Family Residence)
South: C-3 (General Commercial)
East: City of Santa Clarita
West: RPD-5,000-26U (Residential Planned Development – 5,000 Square Foot Minimum Required Lot Area – 26 Units per Acre)
7. Surrounding land uses within a 500-foot radius include:

North: Vacant land
South: Recreational vehicle sales (Camping World), second-hand store and donation center (Goodwill), restaurant (Coco's).
East: College (California Institute of the Arts), golf course, single-family residences, Golden State (I-5) Freeway
West: Single-family residences, senior housing (272 units), credit union, beauty salons, restaurants, Fed Ex
8. Ordinance No. 7486 established the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zone on March 3, 1959. Ordinance No. 940066Z established the

C-3-DP Zone on the subject property on August 23, 1994. CUP 92-075-(5) established the subject shopping center, with approximately 829,000 square feet of retail and restaurant space, (Valencia Marketplace) on the subject site on August 23, 1994. CUP 00-36 established alcohol sales at the subject site on September 19, 2000. That permit expired on September 19, 2010.

9. The site plan depicts the subject restaurant toward the center of the Valencia Marketplace shopping center. Large big-box retailers (Walmart, Bed Bath & Beyond, Ross, Marshalls, etc.) are located along eastern side of the center, while smaller retailers and restaurants are developed along the western side near The Old Road. The subject site is located on a separate 30,719-square-foot parcel, at the corner of The Old Road and a driveway to the shopping center. A floor plan of the restaurant depicts the dining room, kitchen, employee areas, and restrooms of the establishment.
10. The Project Site is accessible via The Old Road to the west and Stevenson Ranch Parkway to the north. Primary access to the Project Site will be via an entrance/exit on The Old Road. Secondary access to the Project Site will be via an entrance/exit on Stevenson Ranch Parkway.
11. The Project will provide a total of 98 parking spaces. The Valencia Marketplace has over 3,000 total parking spaces.
12. A report from the County Sheriff's Department ("Sheriff's Department") dated January 5, 2016 was received. The report stated that the Sheriff's Department has responded to routine service calls at the subject location 17 times in the past five years: four were reports for burglary, such as break-ins to parked cars and patrons leaving without paying for their meals. There were three incidents of intoxicated individuals. However, the Sheriff's Department has stated that such calls are routine in nature and that the establishment has not been a problem. The Sheriff's Department recommends approval of the CUP.
13. The State Department of Alcoholic Beverage Control (ABC) submitted a report regarding the project. The report stated that the subject location is in a high crime reporting district, is in an area with an undue concentration, and that a letter of public convenience or necessity is required.
14. *To be inserted after public hearing.*
15. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued sale of alcoholic beverages in an existing restaurant.
16. The Hearing Officer finds that the Project is compatible with the C-3-DP Zoning as alcohol sales are permitted in that zone with approval of a CUP.

17. The Hearing Officer finds that the project site is compatible within the "CM" (Major Commercial) land use category of the Area Plan. This commercial designation is intended for large-scale and regionally serving uses that draw from a large market area. The project is for the continued sale of alcoholic beverages for on-site consumption in a restaurant in a multi-tenant commercial center. Alcoholic beverages, as part of the dining experience, will contribute to the viability of the restaurant and help activate the shopping center by attracting visitors seeking a full-service dining experience throughout the day, including evening hours when the retail establishments are closed. In addition, the commercial center houses various other existing restaurants that sell alcoholic beverages.
18. The Hearing Officer finds that the proposed sale of alcoholic beverages will result in a public convenience and necessity as it will continue to provide another location for residents and others to purchase alcoholic beverages for on-site consumption to enhance the dining experience.
19. The Hearing Officer finds that Project meets all zoning code as the subject building was previously approved with a plot plan, and meets all setbacks, height requirements, parking requirements, and other development standards.
20. The Hearing Officer finds that the proposed use is consistent with the adopted plan for the area as the proposed sale of alcoholic beverages for off-site will occur in a commercial structure in an area designated as commercial on the local community land use plan. Alcohol sales are appropriate in restaurants in commercial areas to provide a full dining experience.
21. The Hearing Officer finds that the proposed use will not adversely affect the health, peace, comfort or welfare of others in the surrounding area or be materially detrimental to the surrounding community or jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare because the use The subject restaurant is well buffered from surrounding residential areas to the west and all immediately surrounding land uses are commercial or public-serving facilities. The proposed use is for the continued sale and serving of alcoholic beverages in an existing restaurant—as is currently operating—that is well-maintained and professionally managed. Alcohol sales for on-site consumption are appropriate in restaurants in commercial areas.
22. The Hearing Officer finds that the subject site is adequate in size to accommodate the development standards for the C-3-DP zone.
23. The Hearing Officer finds that the subject site is adequately served by highways, driveways, and parking lots necessary to accommodate the quantity and type of traffic generated by the project. The project site is located at the intersection of The Old Road and Stevenson Ranch Parkway. The Old Road is a 100-foot-wide Highway at the Project site. Driveways off of The Old Road and Stevenson Ranch Parkway provide access to the subject property.

24. The Hearing Officer finds that requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius because those uses are adequately buffered from the establishment by roads, landscaping, and other buildings. The Old Road, itself, provides a 100-foot separation from the nearest residential use. Servers will be required to attend official trainings that give guidance on proper alcoholic beverage service such as refusing such beverages to intoxicated individuals and minors.
25. The Hearing Officer finds that the requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment as there are no other establishments within 500 feet that sell alcoholic beverages for either on-site or off-site consumption.
26. The Hearing Officer finds that requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area as the operation has been selling and serving alcoholic beverages for a number of years without incident and without adverse economic affects. The sale of alcoholic beverages for on-site consumption to accompany meals is appropriate for the area as it is well buffered from residential areas. Alcoholic beverage sales at the subject location allow individuals to enjoy a full dining experience.
27. The Hearing Officer finds that requested use at the proposed location will not adversely affect the economic welfare of the surrounding community because the sale of alcohol will occur as the requested use has been in operation and has been selling and serving alcoholic beverages for a number of years without incident and without adverse economic affects. The sale of alcoholic beverages for on-site consumption to accompany meals is appropriate for the area as it is well buffered from residential areas and helps activate the center, especially in the evening hours.
28. The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood because the proposed use would occur in a contemporary and attractively designed building. The building contains ample fenestration and articulations in its façade, and its design is appropriate and compatible with the surrounding area.
29. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to fifteen (15) years.

30. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Valencia community. On June 22, 2016, a total of 60 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.
31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in

which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

- G. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201100020, subject to the attached conditions.

ACTION DATE: August 2, 2016

RG: AMC
July 21, 2016

c: Zoning Enforcement, Building and Safety, ABC

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 00-36
CONDITIONAL USE PERMIT NO. 201100020**

PROJECT DESCRIPTION

The project is authorize the continued sale of alcoholic beverages (ABC License Type 47 – Beer, Wine, and Distilled Spirits) for on-site consumption at an existing restaurant (Wood Ranch BBQ & Grill) in the Valencia Marketplace shopping center subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning’s cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on August 2, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty- (30-) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the continued sale of alcoholic beverages for on-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these

conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by October 2, 2016.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
20. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
21. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program by ABC. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
23. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public

service area. Such telephone numbers shall be visible by and available to the general public.

24. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
25. There shall be no music or other noise audible beyond the restaurant premises.
26. No promotional floor displays of alcoholic beverages are permitted in the subject restaurant.

PROJECT SITE-SPECIFIC CONDITIONS

27. This grant shall authorize the continued sale of a full line (beer, wine, and distilled spirits) of alcoholic beverages (ABC Type 47 License) for on-site consumption in association with an existing restaurant.
28. The sale of alcoholic beverages shall be permitted between the hours of 12:00 p.m. to 10:00 p.m. Sundays through Thursdays, and 12:00 p.m. to 11:00 p.m. on Fridays and Saturdays.
29. There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the restaurant.



Los Angeles County
 Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<p>The restaurant is located in an existing commercial development within the C-3-DP zone.</p>
<p>A full service restaurant is a permitted use in this location, and the sale and service of alcoholic beverages has been in effect at this location through the approval of a Conditional Use Permit. The restaurant will be operated per the requirements placed upon its operation by this CUP and will continue to conform to the area's standards for acceptable business practices. The operator is experienced and responsible in serving alcoholic beverages.</p>
<p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The restaurant is located within an established shopping center and has been in operation at this location since 2000. It has functioned with no particular issues due to size and shape, walls, fences, parking, or landscaping. Applicant assumes that all construction on the property was completed to the satisfaction of any applicable standards required at the time of construction. This existing restaurant has all necessary permits to allow its operation.</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
<p>The restaurant is located within a well-established commercial center. It sits on The Old Rd adjacent to the Golden State (I-5) Freeway and lies between the McBean Parkway and Pico Cyn Rd exits. These roads are sufficient in size and design to accommodate traffic from this restaurant and neighboring residential and commercial uses. Deliveries are made via these major roadways. The commercial center is also adequately served by the existing utilities and services located there.</p>

00-36

7



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type No(s): 47 (e.g. Type 20, Type 41)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
The proposed restaurant is located within 600 feet of three sensitive uses including a child care facility, Chuck E Cheese's restaurant, and college (CA Inst. of the Arts). The restaurant has a sufficient buffer zone from these uses as it is located within a large retail complex.
B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
The commercial center that houses the restaurant has residential uses to the northwest. However, the entrances to these residences are located off of adjacent local streets, and all residences are buffered from commercial uses by walls and roads. This restaurant has operated within the vicinity of these residences for quite some time without any issue.
C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
The restaurant is located within a large retail center. These centers often have a large concentration of commercial, retail, and professional uses. An area such as this was designed to support a high number of uses, including the service of alcoholic beverages.
D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
The restaurant has been in operation since 2000 and has served as a major restaurant tenant for the shopping center as well as the surrounding area. At a time of economic hardship for many retailers, the presence of this restaurant can only help to bring increased patronage. The service of alcohol allows a complete menu where food and drink complement one another.
E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.
The restaurant has been in operation since 2000 and will not be modified as a result of this application. This application is renewing the conditional use permit to sell alcoholic beverages on-site and will not result in any change in the general operations of the restaurant.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



(661) 255-1121

January 5, 2016

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: 00-36
CUP Permit No.: 201100020
Establishment: Wood Ranch Bar & Grill
Location: 25580 The Old Road (The Valencia Marketplace)
Description: CUP for the continued sale of alcoholic beverages for onsite consumption at an existing restaurant.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to seventeen (17) incidents at 25580 The Old Rd in the past five years;

- 4 were for reports (burglary to parked vehicles, leave without paying for meal)
- 11 were business disputes or disturbances (3 of those for drunk persons)
- 1 was for a burglary alarm activation
- 1 was for a traffic hazard

(2) Comments/recommended conditions:

All calls for service have been routine in nature. This establishment has not been a problem.

(3) Overall recommendation:

- Sheriff does not oppose approval of this CUP.
- Sheriff does NOT recommend approval of this CUP.

Sincerely,

JIM McDONNELL, SHERIFF

Roosevelt Johnson, Captain
Santa Clarita Valley Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

SECTION 23958.4 B & P WORK SHEET

APPLICANT: Wood Ranch Valencia LLC

PREMISES ADDRESS: 25580 The Old Rd

LICENSE TYPE: Stemont Ranch, CA 91381

Santa Anita

CRIME REPORTING DISTRICT

Jurisdiction is able to provide statistical data for the year 2009

Reporting District: 604 (Unincorporated) ana

Total number of reporting districts: 374

Total number of offenses: 56753

Average Number of offenses per district: 151

120% of average number of offenses: 182

Total offenses in district: 273

Location is within a high crime reporting district: YES NO

CENSUS TRACT / UNDUE CONCENTRATION - Year 2011

Census Tract: 9203.26

Population: 3666 County Ratio: ON SALE: 1:1035 OFF SALE 1:1524

Number of licenses allowed: 4

Number of existing licenses: 16

Undue concentration exists: yes

Letter of Public Convenience or Necessity Required (PCN): applicant

Three times publication required: 3x / publication

VR
Completed by:

4/5/12
Date



**California Department of
 Alcoholic Beverage Control
 License Query System Summary
 as of 4/4/2012**

License Information	
License Number: 371063	
Primary Owner: WOOD RANCH VALENCIA LLC	
ABC Office of Application: 05 - VAN NUYS	
Business Name	
Doing Business As: WOOD RANCH BBQ & GRILL	
Business Address	
Address: 25580 THE OLD RD Census Tract: 9203.26	
City: STEVENSON RANCH County: LOS ANGELES	
State: CA Zip Code: 91381 - 1705	
Licensee Information	
Licensee: WOOD RANCH VALENCIA LLC	
<i>Company Information</i>	
Officer: ANDERS, ERIC MARK (MANAGING MEMBER)	
Officer: SHEMTOV, OFER KADURI (MANAGING MEMBER)	
Stock Holder: ANDERS, ERIC MARK	
Stock Holder: SHEMTOV, OFER KADURI	
License Types	
1) License Type: 47 - ON-SALE GENERAL EATING PLACE	
License Type Status: ACTIVE	
Status Date: 05-DEC-2000	Term: 12 Month(s)
Original Issue Date: 05-DEC-2000	Expiration Date: 30-NOV-2012
Master: Y	Duplicate: 0 Fee Code: P0
License Type was Transferred On: 05-DEC-2000 FROM: 47-325060	
2) License Type: 58 - CATERER PERMIT	
License Type Status: ACTIVE	
Status Date: 05-DEC-2000	Term: 12 Month(s)
Original Issue Date: 05-DEC-2000	Expiration Date: 30-

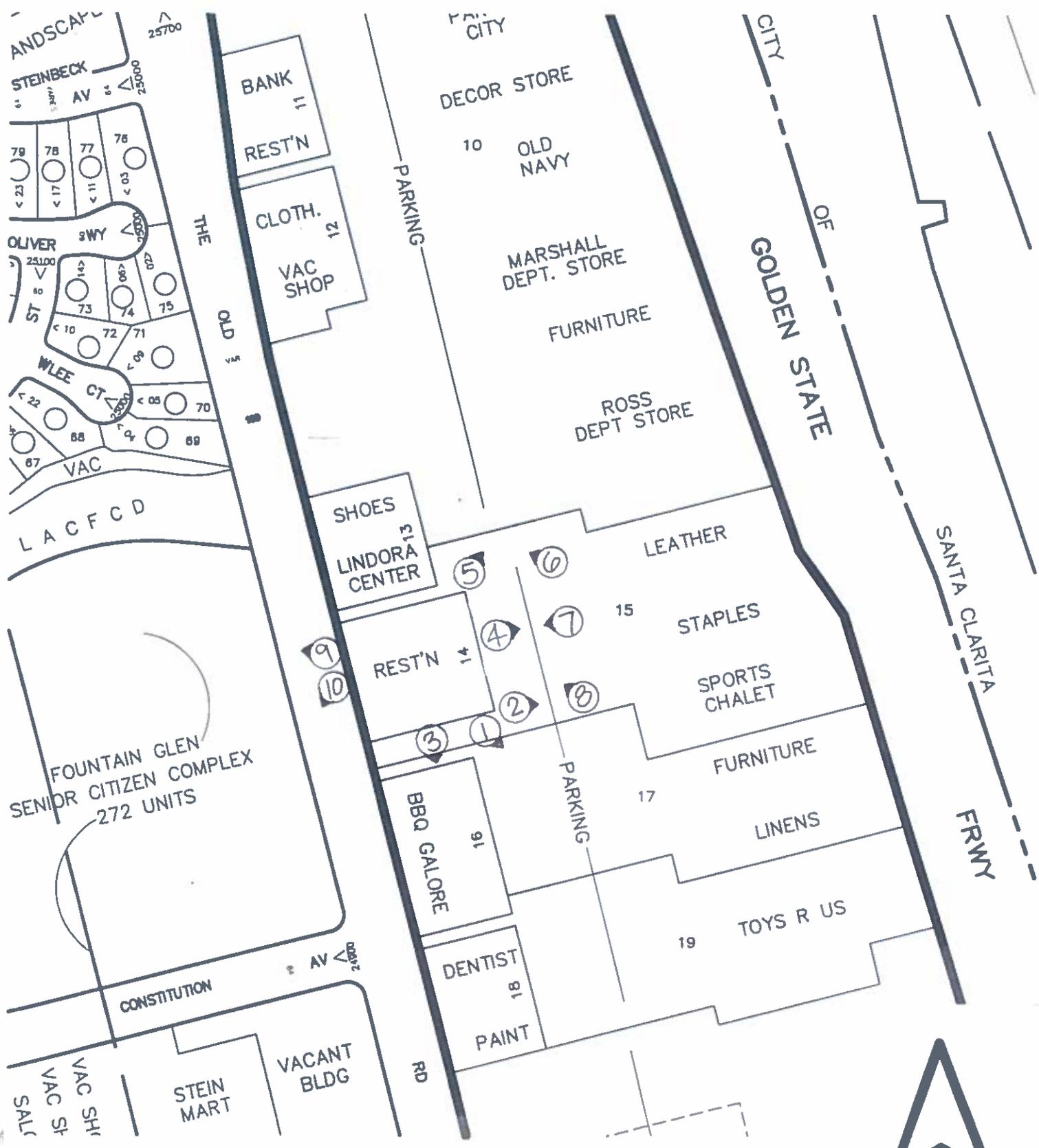


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 TEL/FAX (323) 221-4555
radiusmapsetc@sbcglobal.net

SITE LOCATION:
 WOOD RANCH
 25580 THE OLD ROAD
 VALENCIA, CA 91381

CASE NO.:

DATE: 12 - 28 - 2010
 SCALE: 1" = 200'
 T.B. PAGE: 4550 GRID: D
 APN: 2826-096-007

7.



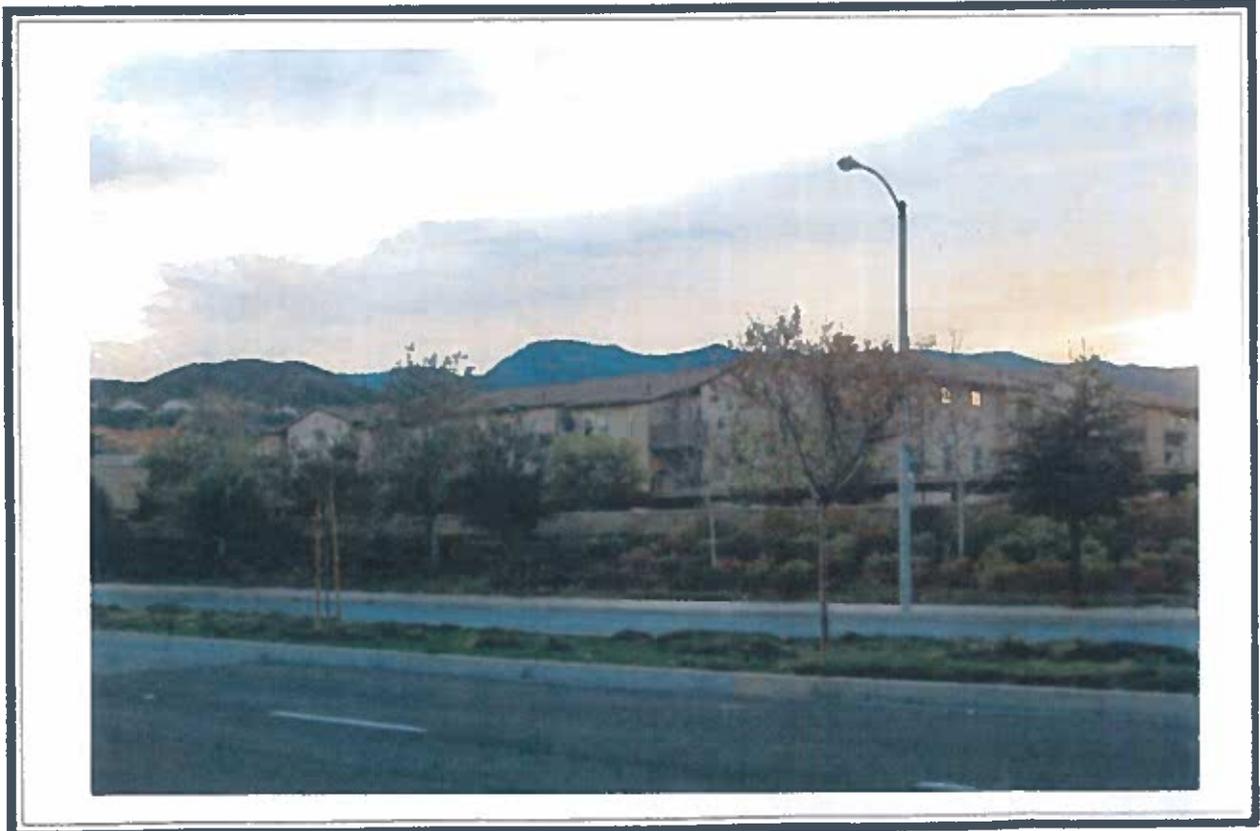
8.



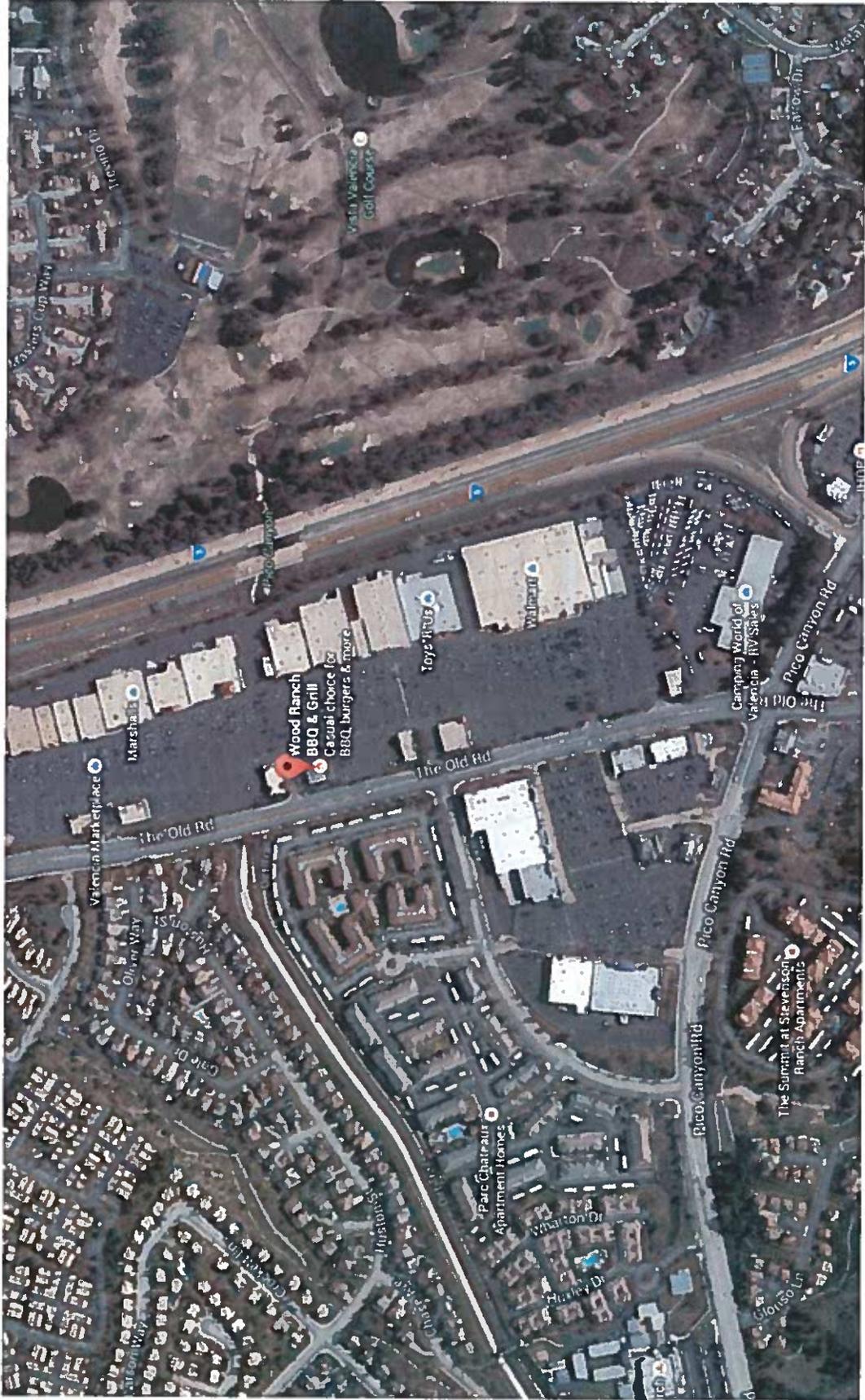
9.



10.



AERIAL IMAGE



500 FT. ALCOHOL BEVERAGE LIST

Site Address: 25580 THE OLD ROAD
VALENCIA, CA 91381

SPUMONI ITALIAN CAFÉ & PIZZERIA RESTAURANT

24917 PICO CANYON ROAD
STEVENSON RANCH

TYPE - 41 ON-SALE BEER & WINE EATING PLACE

HOURS: MON - THURS 5:00 P.M. - 9:00 P.M.
FRI - SAT 5:00 P.M. - 9:30 P.M.
SUNDAY 5:00 P.M. - 9:00 P.M.

COCO'S BAKERY RESTAURANT

24930 PICO CANYON ROAD
STEVENSON RANCH

TYPE - 41 ON-SALE BEER & WINE EATING PLACE

HOURS: MON - THURS 6:30 A.M. - 9:30 P.M.
FRIDAY 6:30 A.M. - 10:00 P.M.
SATURDAY 7:00 A.M. - 10:00 P.M.
SUNDAY 7:00 A.M. - 9:30 P.M.

YAMATO JAPANESE RESTAURANT

24947 PICO CANYON ROAD
STEVENSON RANCH

TYPE - 47 ON-SALE GENERAL EATING PLACE

HOURS: MON - THURS 11:30 A.M. - 10:00 P.M.
FRIDAY 11:30 A.M. - 10:30 P.M.
SATURDAY 11:30 A.M. - 10:30 P.M.
SUNDAY 11:30 A.M. - 9:30 P.M.

WALMART

25450 THE OLD ROAD
STEVENSON RANCH

TYPE - 21 OFF-SALE GENERAL
TYPE - 86 INSTRUCTIONAL TASTING LICENSE

HOURS: MON - SUN 7:00 A.M. - 12:00 A.M.

WOOD RANCH BBQ GRILL RESTAURANT

25580 THE OLD ROAD
STEVENSON RANCH

TYPE - 47 ON-SALE GENERAL EATING PLACE
TYPE - 58 CATERER

HOURS: MON - THURS 11:00 P.M. - 10:00 P.M.
FRI - SAT 11:00 P.M. - 11:00 P.M.
SUN 11:00 P.M. - 10:00 P.M.

COST PLUS WORLD MARKET

25676 THE OLD ROAD
STEVENSON RANCH

TYPE - 20 OFF-SALE BEER/WINE

HOURS: MON - FRI 10:00 A.M. - 9:00 P.M.
SATURDAY 9:00 A.M. - 9:00 P.M.
SUNDAY 10:00 A.M. - 7:00 P.M.

CABO CABANA FRESH BAJA GRILL

25710 THE OLD ROAD
STEVENSON RANCH

TYPE - 41 ON-SALE BEER/WINE EATING PLACE

HOURS: MON - THURS 10:30 A.M. - 9:00 P.M.
FRI - SAT 10:30 A.M. - 9:30 P.M.
SUNDAY 10:30 A.M. - 9:00 P.M.

ROMANO'S MACARONI GRILL

25720 THE OLD ROAD
STEVENSON RANCH

TYPE - 47 ON-SALE GENERAL EATING PLACE

HOURS: MON - THURS 11:00 A.M. - 10:00 P.M.
FRI - SAT 11:00 A.M. - 11:00 P.M.
SUNDAY 11:00 A.M. - 10:00 P.M.

CHILI'S GRILL & BAR

25970 THE OLD ROAD
STEVENSON RANCH

TYPE - 47 ON-SALE GENERAL EATING PLACE

HOURS: MON - THURS 11:00 A.M. - 10:30 P.M.
FRI - SAT 11:00 A.M. - 11:30 P.M.
SUNDAY 11:00 A.M. - 10:00 P.M.

VISTA VALENCIA GOLF COURSE

24700 TREVINO DRIVE
SANTA CLARITA

TYPE - 47 ON-SALE GENERAL EATING PLACE

HOURS: MON - SUN 6:00 A.M. - 9:00 P.M.

CLAIM JUMPERS RESTAURANT

25740 THE OLD ROAD
STEVENSON RANCH

TYPE - 47 ON-SALE GENERAL EATING PLACE

HOURS: MON - THURS 11:00 A.M. - 9:30 P.M.
FRI - SAT 11:00 A.M. - 10:30 P.M.
SUNDAY 10:00 A.M. - 9:30 P.M.

VONS SUPERMARKET

25850 THE OLD ROAD
STEVENSON RANCH

TYPE - 21 OFF-SALE GENERAL

HOURS: 7 DAYS - 5:00 A.M. - 12:00 A.M.

MOD PIZZA

25910 THE OLD ROAD
STEVENSON RANCH

TYPE - 41 ON-SALE BEER/WINE EATING PLACE

HOURS: MON - THURS 10:30 A.M. - 10:00 P.M.
FRI - SAT 10:30 A.M. - 11:00 P.M.
SUN 10:30 A.M. - 10:00 P.M.

CHUCK E CHEESES

25955 THE OLD ROAD
STEVENSON RANCH

TYPE - 41 ON-SALE BEER/WINE EATING PLACE

HOURS: MON - THURS 11:00 A.M. - 9:00 P.M.
FRIDAY 11:00 A.M. - 10:00 P.M.
SATURDAY 10:00 A.M. - 10:00 P.M.
SUNDAY 11:00 A.M. - 9:00 P.M.

**600 FT. SCHOOLS, PARKS, CHURCHES,
PLAYGROUNDS, HOSPITALS AND YOUTH CENTERS**

Site Address: 25580 THE OLD ROAD
VALENCIA, CA 91381

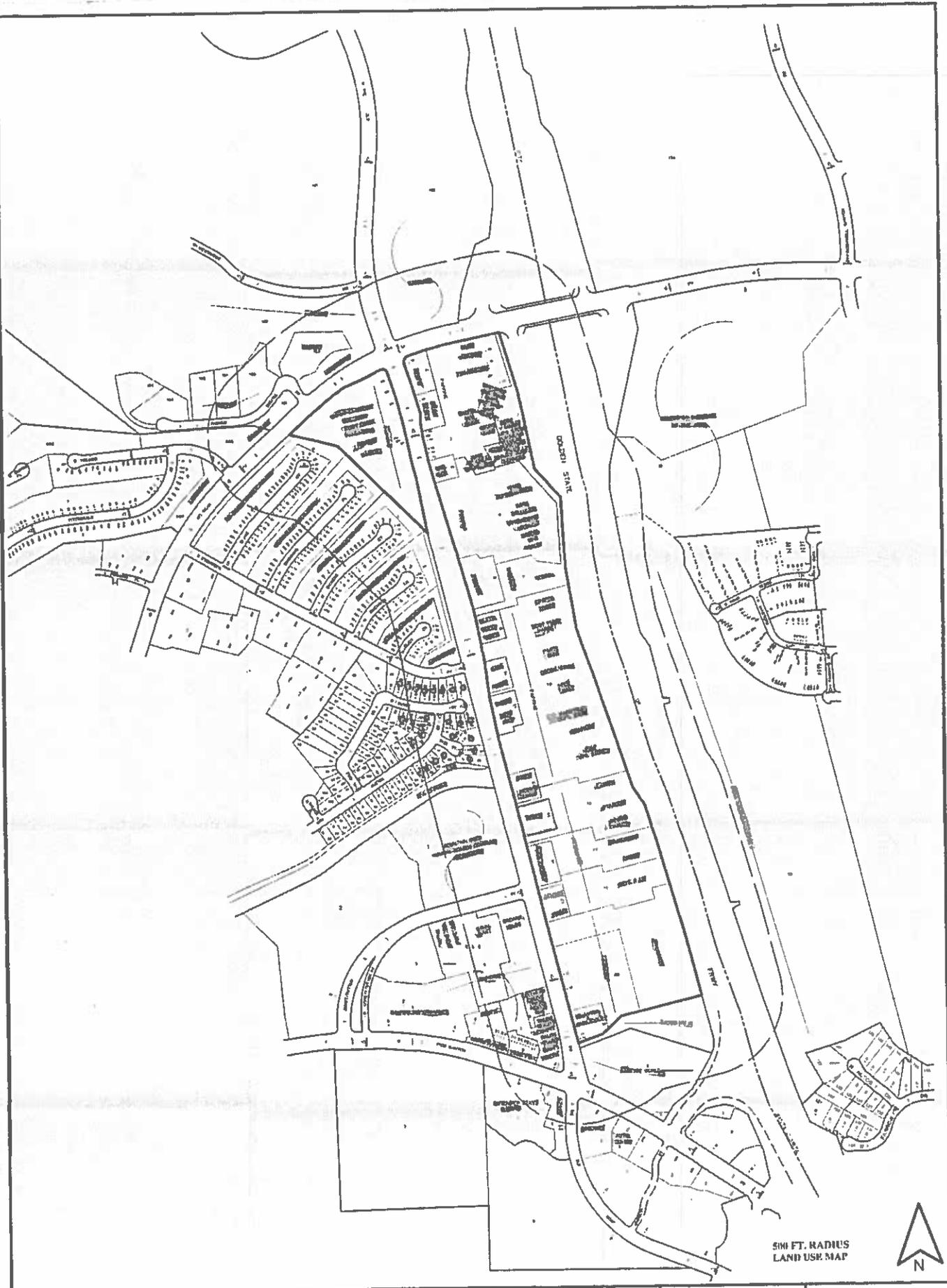
RISING SUN KARATE (KIDS CLASSES)
25935 THE OLD ROAD

**MONTESSORI OF STEVENSON RANCH
LEARNING CENTER**
25940 THE OLD ROAD

STEVENSON RANCH PUBLIC LIBRARY
25950 THE OLD ROAD

CHUCK E. CHEESE'S AMUSEMENT CENTER
25955 THE OLD ROAD

CALIFORNIA INSTITUTE OF THE ARTS
24700 MC BEAN PARKWAY



500 FT. RADIUS
LAND USE MAP



RADIUS MAPS ETC
3544 PORTOLA AVENUE
LOS ANGELES CA 90032
TEL/FAX: (323) 721-4555
radiusmaps@abcglobal.net

**500' RADIUS
LAND USE MAP**

SITE LOCATION:
WOOD RANCH BBQ & GRILL RESTN
22680 THE OLD ROAD
VALENCIA, CA 91381

LEGEND:
 SINGLE FAMILY RESIDENCE
 ALL OTHER USES AS SHOWN

CASE NO.:
DATE: 12-28-2010
SCALE: 1" = 200'
T.B. PAGE: 4150 GRID D-7
APN: 2826 096-007



500' RADIUS ALCOHOL BEVERAGE & 600' RADIUS SENSITIVE USES MAP

500 FT. ALCOHOL & 600 FT. SENSITIVE MAP

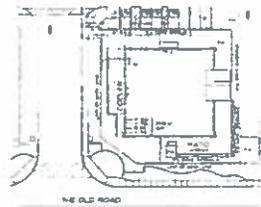
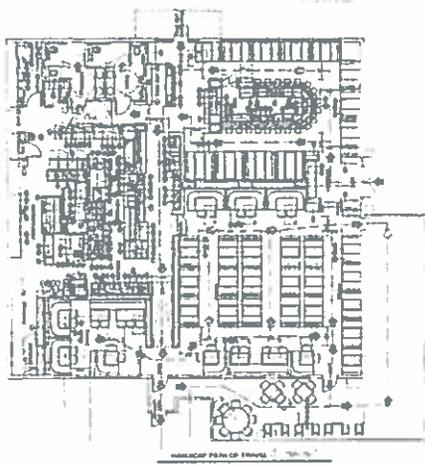


RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90012
 TEL/FAX: (323) 221-4955
 radiusmaps@sbcplobal.net

MAP LOCATION:
 WOOD RANCH BBQ & GRILL RESTAURANT
 2580 THE OLD ROAD
 VALENCIA, CA 91391

- LEGEND**
- ☐ ON-SALE CONSUMPTION OF FULL-LINE ALCOHOL BEVERAGES
 - ☐ ON-SALE CONSUMPTION OF BEER AND/OR WINE
 - △ OFF-SALE CONSUMPTION OF FULL-LINE ALCOHOL BEVERAGES
 - △ OFF-SALE CONSUMPTION OF BEER AND/OR WINE

CASE NO:
 DATE: 12-23-2016
 SCALE: 1" = 200'
 T.O. PAGE: 4550 GRID, D-7
 APN: 2628-005-007



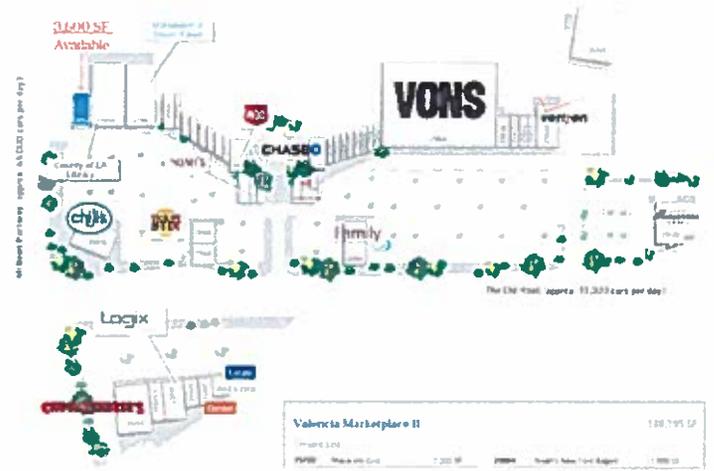
ORLAND ENGINEERING
 JAMES C. ORLAND / CIVIL ENGINEER
 1011 MANHATTAN BEACH BOULEVARD
 MANHATTAN BEACH, CA. 90205
 (310)545-8808 FAX:(310)545-8005



PROJECT:

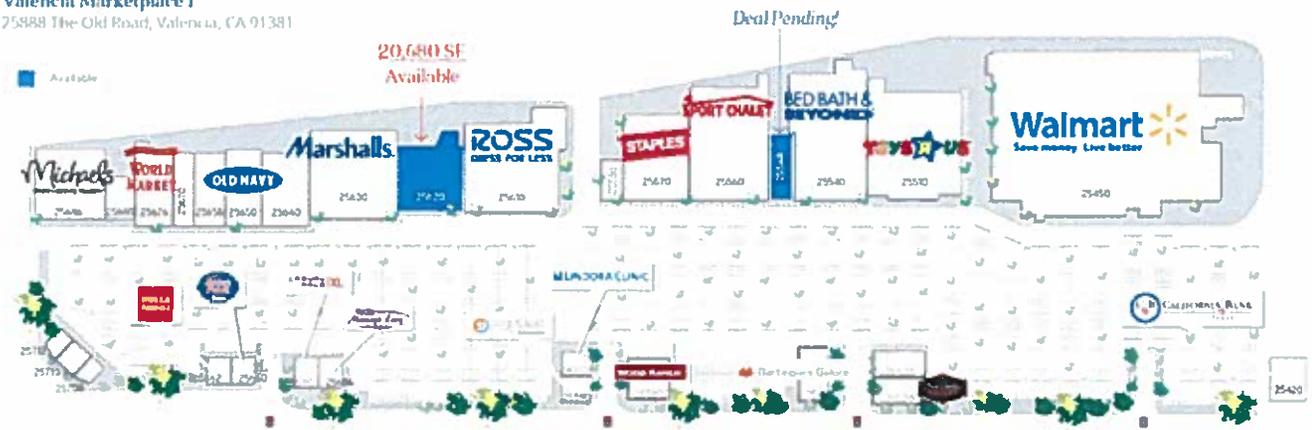
BBQ & GRILL
WOOD RANCH VALENCIA CA.
 25880 THE OLD ROAD
 VALENCIA, CA. 91381

SHEET INDEX MASTER PLAN / W/ INDICAP PATH OF TRAVEL



Valencia Marketplace II 120,795 SF
 PHASE 1, 2, 3
 PHASE 1: Phase 1A, 1B, 1C 7,200 SF PHASE 2: Phase 2A, 2B, 2C, 2D 1,800 SF

Valencia Marketplace I
 25888 The Old Road, Valencia, CA 91381



The Old Road (approx. 13,000 cars per day)

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize the sale of a full line of alcoholic beverages for on-site consumption at a proposed restaurant within an existing commercial shopping plaza.

FACTUAL SUMMARY:

September 19, 2000 Public Hearing

A duly noticed public hearing was held on September 19, 2000. Two people were sworn in, the owners of the proposed restaurant. The owners presented testimony in favor of the request.

There being no further testimony, the Hearing Officer closed the public hearing. The Hearing Officer indicated his intent to approve the request to sell a full line of alcoholic beverages for on-site consumption and instructed Staff to prepare findings and conditions for his approval.

Findings

1. The applicant has requested authorization to sell a full line of alcoholic beverages for on-site consumption at a proposed restaurant within an existing commercial shopping plaza.
2. Zoning on the subject property is C-3-DP (Unlimited Commercial, Development Program).
3. The location of the subject parcel is 25580 The Old Road, Stevenson Ranch, and in the Newhall Zoned District.
4. The subject property is a 5,000 square foot rectangular parcel. Access to the parcel is via The Old Road to the west.
5. Pursuant to Section 22.28.210, Title 22 of the County Code (Zoning Ordinance), the sale of alcoholic beverages for on-site consumption is permissible in the C-3-DP Zone, provided that a Conditional Use Permit has first been obtained.
6. Pursuant to Section 22.56.195, Title 22 of the County Code, a Conditional Use Permit is required to authorize the sale of alcoholic beverages at establishments that do not currently, but propose to sell alcoholic beverages, for on-site consumption.
7. The restaurant, Wood Ranch BBQ & Grill, is currently under construction on the subject property.

8. The project site is designated "Commercial" in the Countywide General Plan. This classification allows for a range of mixed commercial and retail uses. The project is consistent with the provisions of this land use category.
9. The project site is designated "C" Commercial in the Santa Clarita Valley Area Plan. The Santa Clarita Valley Area Plan identifies two types of commercial, Community Commercial and Regional Commercial. The Regional Commercial classification applies to the developed shopping plaza as it serves a market area of many square miles and a population of 150,000 to 250,000 persons. The proposed restaurant can be found consistent with the uses included in this classification.
10. The applicant's site plan depicts the proposed approximate 5,000 square foot restaurant. The restaurant would have an occupant load of 294 persons as determined by the County Engineer. The site plan depicts the restaurant located in the parking lot of a larger mixed use commercial plaza. The restaurant has the required 98 parking spaces, which are a portion of the 3,843 parking spaces provided for the entire plaza. Access to the site is via The Old Road to the west.
11. The applicant's restaurant floor plan depicts the dining areas, bar, kitchen and service areas, an office, and restrooms.
12. As depicted on the site plan submitted by the applicant, the development of the proposed restaurant complies with zoning requirements under Conditional Use Permit No. 92-075-(5) conditions of approval pertaining to parking. The site plan approved under CUP 92-075 shows the subject property designated as "fast food". However, due to the parking surplus provided for the shopping plaza, there are enough parking spaces to allow for the 98 parking spaces required by the restaurant as opposed to the 24 that were originally allocated for the fast food restaurant. The 98 parking spaces, as required by the County Engineer, are a portion of the 3,843 parking spaces provided for the plaza.
13. The applicant has provided a parking summary which includes the existing and proposed commercial uses (retail and restaurant) for the shopping plaza, divided into Area 1 and Area 2. Area 2, where the proposed restaurant is located, currently has a surplus of 344 parking spaces.
14. The shopping center development plan was authorized under Conditional Use Permit 92-075-(5). The commercial shopping plaza is divided into two development areas, Area 1 and Area 2. The subject property is located within Area 2.
15. Other Conditional Use Permits authorizing the sale of alcoholic beverages have been approved at the following establishments within the commercial shopping plaza:

CUP NO.	Name	Consumption	Distance From Proposed
95-140	Vons	Full line - Off-site	1,650'
95-184	Chill's	Full line - On-site	2,700'
95-185	Macaroni Grill	Full line - On-site	1,300'
96-040	Claim Jumper	Full line - On-site	1,550'
97-038	Chuck E. Cheese	Beer/Wine - On-site	2,650'
97-098	Caramba	Full line - On-site	1,100'
97-124	Cost Plus	Beer/Wine - Off-site	930'
97-183	Wild Thyme	Beer/Wine - On-site	2,400'
99-024	Kyoto Sushi	Beer/Wine - On-site	1,150'

16. A golf course clubhouse located on the east side of the Golden State Freeway, within the City of Santa Clarita is also authorized to sell alcoholic beverages for on-site consumption. The golf course property is within 500 feet of the shopping plaza.
17. The Department of Regional Planning has determined that a categorical exemption (Class 3) is the appropriate environmental documentation for this project as the sale of alcoholic beverages is accessory to the restaurant use. A Environmental Impact Report was prepared in conjunction with CUP 92-075 for the development of the entire commercial shopping plaza.
18. Staff did not receive any comments regarding this request.
19. Section 22.56.195 Findings for the Sale of Alcoholic Beverages
 - a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600 foot radius.
 - There are no places used exclusively for religious worship or schools within a 600 foot radius of the subject parcel. A small community park with a playground is located within a 600 foot radius of the commercial shopping plaza, but is approximately 1,120 feet northwest of the proposed restaurant site. Vehicular access between the restaurant and the playground is not provided and pedestrians would need to cross The Old Road, which is a divided highway where no crosswalk is provided.
 - b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
 - The nearest residences are located approximately 1,120 feet northwest of the proposed restaurant. The homes are separated from the proposed restaurant by an earthen berm and The Old Road. As such, there appears to be adequate buffering in place.

- c. The requested use at the proposed location will not result in an undue concentration of similar premises.
 - There are no other establishments selling alcoholic beverages within 500 feet of the subject property. There are seven existing establishments within the large commercial shopping plaza that currently sell alcoholic beverages for on-site consumption, three which sell beer and wine, four of which sell a full line of alcoholic beverages. Six of these seven establishments (the seventh is geared towards families with young children) are restaurants and can be considered similar type premises. However, the sale of alcoholic beverages in clusters of restaurants is not unusual and often expected by patrons. The community was planned to have a commercial core where many such establishments could exist. The number of establishments authorized to sell alcoholic beverages may be justified as the shopping center serves a large regional market.
 - d. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
 - The sale of alcoholic beverages would be incidental to the operation of the proposed restaurant. It does not appear that an additional establishment authorized to sell alcoholic beverages to restaurant patrons would adversely affect the economic welfare of the nearby community. In addition, it was expected that the Valencia Marketplace, in its approval stages, would contain many such establishments and a full public airing was made of this fact.
 - e. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
 - The proposed restaurant must be developed in accordance with Conditional Use Permit No. 92-075, in particular Condition No. 51 which dictates the architectural style and detailing.
20. According to Alcoholic Beverage Control statistics an undue concentration of alcoholic beverage licenses already exists in the tract where the subject property is located. The census tract where the subject property is located is allowed (2) licenses, (19) licenses already exist. However, the subject property is not located within a high crime district.
21. The applicant requests authorization to sell a full line of alcohol beverages for on-site consumption 4:00 p.m. to 10:00 p.m. Monday through Thursday, 4:00 p.m. to 11:00 p.m. on Fridays, 3:00 p.m. to 11:00 p.m. Saturdays, and 12:00 p.m. to 10:00 p.m. on Sundays.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600 foot radius;
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
- G. The requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than 5 percent of the total shelf space in the establishment.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

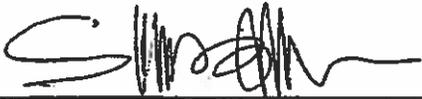
HEARING OFFICER ACTION:

1. I have considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

**CONDITIONAL USE PERMIT CASE NO. 00-36-(5)
STAFF ANALYSIS (CONTINUED)**

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2. In view of the findings of fact presented above, Conditional Use Permit Case No. 00-36-(5) is **APPROVED**, subject to the attached conditions.

BY:  DATE: Oct. 19, 2000
SORIN ALEXANIAN, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Wood Ranch BBQ & Grill, Valencia Marketplace II LLC, Each Commissioner,
Zoning Enforcement, Building and Safety

RH:FM:kms

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and the fees pursuant to Condition No. 8 have been remitted.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void

and the privileges granted hereunder shall lapse.

7. This grant will terminate September 19, 2010.

Entitlement to the sale of a full line of alcoholic beverages for on-site consumption thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant; whether including or not including modification to the use of that time.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of ~~\$1000.00~~. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 10 annual inspections.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A", pages 1 and 2. In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
16. This grant allows for the sale of a full line of alcoholic beverages for on-site consumption at a proposed restaurant within an existing commercial shopping plaza, subject to the following conditions:
 - a. The sale of alcoholic beverages shall be permitted between the hours of 4:00 p.m. to 10:00 p.m. Mondays through Thursdays, 4:00 p.m. to 11:00 p.m. on Fridays, 3:00 p.m. to 11:00 p.m. on Saturdays, and from 12:00 p.m. to 10:00 p.m. on Sundays;
 - b. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject restaurant or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the buildings or windows;
 - c. Telephone numbers of local law enforcement shall be posted adjacent to the cashier's areas within the bar and service area of the restaurant;
 - d. There shall be no alcoholic beverages consumed in open areas adjacent to the subject restaurant under the control of the permittee;
 - e. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;

- f. The permittee shall provide adequate lighting above the entrance of the premises. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises;
- g. The permittee shall instruct all employees in the regulations regarding no loitering and no consumption of alcoholic beverages outside the subject restaurant. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
- h. The permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the permittee has control;
- i. The permittee shall not install or maintain video games, pool tables, or similar game activities or equipment on site;
- j. The licensed premises shall have no other coin operated amusements at any time, other than official State Lottery machines, such as small carousel rides or similar riding machines;
- k. No dancing or dance floor is permitted;
- l. The total occupancy of the restaurant and bar shall not exceed 294 persons;
- m. The permittee shall make available not less than ninety-eight parking spaces for the restaurant;
- n. There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the restaurant;
- o. The restaurant shall not be used for private parties (booking of the entire restaurant by one party);
- p. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff or ABC investigator. The restaurant manager and all employees of the restaurant shall be knowledgeable of the conditions herein;
- q. All servers of alcoholic beverages must be at least 21 years old;
- r. The sale of alcoholic beverages for consumption off the premises is prohibited;

- s. The restaurant shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two sided card explaining this program shall be placed on all tables in the restaurant or an explanation explaining the program shall be printed on the menu;
- t. The permittee shall comply will all conditions of Conditional Use Permit No. 92-075-(5) as applicable.

FM:kms 10-19-00