



**HEARING PACKAGE  
PROJECT NUMBER 98111-(5)  
CONDITIONAL USE PERMIT NUMBER 201100047**

**HEARING DATE**  
April 17, 2012  
**ITEM**  
7  
**CONTINUED TO**

**HEARING OFFICER:** Mitch Glaser

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**REVIEWED BY:**

A handwritten signature in blue ink, appearing to read 'Susan Tae'.

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Susan Tae, AICP, Supervising Regional Planner  
Zoning Permits North Section

**STAFF REPORT**  
**PROJECT NUMBER 98111-(5)**  
**CONDITIONAL USE PERMIT NUMBER 201100047**

**REQUEST**

The **applicant, Pilot Travel Centers LLC**, is requesting a conditional use permit to allow the continued sales of beer and wine, for off-site consumption, from an existing truck-stop/gas-station in the **M-1 (Light Manufacturing) zone** and **Castaic Area (Trucking District) Community Standards District** ("CSD").

**Representative:** Kristi Snyder

**Owner:** GTS Property LLC

**PROJECT DESCRIPTION**

No improvements are proposed. The facility is existing and operates 24 hours a day, 365 days a year.

**LOCATION**

The subject property is located at **31642 Castaic Road** in the unincorporated area of **Santa Clarita Valley** and **Castaic Canyon Zoned District**.

**Assessor's Parcel Number(s):** 2865-009-020

**Santa Clarita Valley Area Plan Land Use Designation:** Commercial

**SITE DESCRIPTION**

The **2.97 acre** property is developed with a truck stop, gas station, convenience store and restaurant with a drive-through located on the north side of the property. All buildings are single-story. Auto fueling islands are located on the west side of the property and truck fueling islands are located on the east side of the property. Auto parking spaces are provided on the west and east sides of the property. A truck parking lot is located on the south side of the property. The site is minimally landscaped. Access to the property is off Castaic Road to the west and Fantastic Lane to the north.

1.10 percent of shelf space is devoted to beer and wine sales. The display is located in a refrigerator, approximately 45 feet from the register.

**ENVIRONMENTAL DETERMINATION**

The proposed project is eligible for a **Class 1 categorical exemption** from the California Environmental Quality Act because the facility is existing and no expansion or change in use is requested.

**PREVIOUS CASE/ZONING HISTORY**

Plot Plan Number 45434 authorizing the construction of a travel center was approved on September 9, 1998.

Plot Plan Number 200500339 to expand a restaurant was approved on March 10, 2005.

Plot Plan Number 200800477 to replace a drive-through restaurant sign was approved on April 28, 2008.

Conditional Use Permit Number 98111 authorizing the sale of beer and wine for offsite consumption was approved by the Los Angeles County ("County") Board of Supervisors ("BOS")

on September 25, 2000. The grant terminated on May 1, 2010. BOS conditions are included in the draft conditions for pending Conditional Use Permit Number 201100047.

A Notice of Violation was issued on August 16, 2010 for the expiration of Conditional Use Permit 98111.

Plot Plan Number 201100391 for tenant improvements to a travel center was approved on April 28, 2011.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The County Sheriff's Department submitted an attached letter, dated May 25, 2011, stating that there were 227 calls for service and 69 crime reports taken at the subject property between January 1, 2006 and April 30, 2011. Six of the crime reports were for narcotics and/or alcohol. The Sheriff's Department did not provide a recommendation.

The California Department of Alcoholic Beverage Control ("ABC") submitted a B&P Worksheet dated June 30, 2011 that states that the establishment is not located in a high crime reporting district. ABC also determined that there is an undue concentration of establishments selling alcohol in the area because two licenses are allowed in the census tract but eight licenses exist. Therefore, a letter of public convenience or necessity is required. ABC also provided information that shows that the establishment's Type 20 (Off-Sale Beer and Wine) ABC license expired on March 31, 2012. A new ABC license is required for the continued sales of beer and wine at the establishment. Presumably, the applicant will have to renew their ABC license to continue selling alcohol at the subject property.

### **PUBLIC COMMENTS**

The Castaic Area Town Council submitted a letter (attached) dated June 22, 2011 that states the applicant does not need to present their project before the Council.

### **ANALYSIS**

#### **General Plan Consistency**

The project site is designated Commercial in the Santa Clarita Valley Area Plan which permits a wide variety of local and regional serving commercial uses. The project is consistent the provisions of this category.

#### **Zoning Ordinance and Development Standards Compliance**

Pursuant to the Castaic Area CSD Section 22.44.137.F.1.d of the Los Angeles County ("County") Code, two parking spaces for trucks are required. Seventy five truck spaces are provided. The establishment has sufficient truck parking spaces.

Pursuant to Section 22.52.1110 of the County Code, one parking space is required for every three persons based on the occupant load, which the County Department of Public Works has determined to be 104 people. Therefore, 35 parking spaces are required to serve the restaurant. Pursuant to Section 22.52.1100 of the County Code, one parking space is required per 250 square feet of floor area for the convenience store. The submitted parking matrix states 7,291 square feet of retail space is provided. Therefore, 30 parking spaces are required for the retail use. A total of 65 parking spaces are required but only 60 auto parking spaces are provided. However, with truck and recreational vehicle parking spaces (122 total spaces) there is sufficient parking at the establishment.

Pursuant to Section 22.52.1082 of the County Code, not more than 40 percent of the required parking spaces may be for compact automobiles. All auto parking spaces are full-size or larger.

The American Disability Act requires three handicap accessible parking spaces for the 60 provided parking spaces (Subdivisions and Zoning Interpretations and Procedures Manual – page 76). Two of the provided spaces are handicap accessible spaces but three are required. Condition number 29 requires that the applicant submit revised plans depicting three handicap accessible parking spaces. With one additional required handicap accessible spaces, sufficient parking will be provided.

The submitted plans include a existing freestanding business sign located on the northwest side of the property. Section 22.52.890.B.1.ii of the County Code states, "In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1 1/2, and M-2 1/2, 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet." The aforementioned sign area is approximately 25 square feet. Pursuant to Section 22.52.890.C.2.a.i of the County Code, no freestanding business sign shall exceed a maximum height of 30 feet plus one additional foot in height for each additional 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet, measured vertically from ground level at the base of the sign. The maximum height of the existing sign is 13 feet, nine inches. The sign complies with County Code requirements for area and height.

Section 22.56.245 of the County Code requires the following conditions for establishments that sell beer and wine in conjunction with the sale of motor vehicle fuel:

- A. *No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.*

Condition Number 23.

- B. *No advertisement of alcoholic beverages shall be displayed at motor fuel islands.*

Condition Number 24 prohibits the advertising of alcoholic beverages on the property.

- C. *No sale of alcoholic beverages shall be made from a drive-in window.*

Condition Number 19.

- D. *No display or sale of beer or wine shall be made from an ice tub.*

Condition Number 21.

- E. *No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.*

Condition Number 24 prohibits the advertising of alcoholic beverages on the property.

- F. *If the sale of alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. is granted as a part of the conditional use permit, employees on duty shall be at least 21 years of age in order to sell beer or wine.*

Conditions Number 25 limits the sale of alcohol to the hours of 9:00 AM to 9:00 PM and Condition Number 26 requires that employees on duty that sell alcohol between the aforementioned hours be at least 21 years old.

A proliferation of illegal signs were discovered during Staff's December 19, 2011 site inspection. Subsequently, the applicant submitted photographic evidence of removal of the signs. To discourage future illegal signs, Staff is recommending annual inspections by Department of Regional Planning's Zoning Enforcement.

**Neighborhood Impact/Land Use Compatibility**

The subject property is surrounded by the following adjacent land uses:

North: Restaurant and Storage Yard

East: Storage Yard and Multi-family Residences

South: Bar and Pallet Yard

West: Single and Multi-family Residences

The incidental sale of beer and wine from a convenience store is compatible with the surrounding land uses.

**Burden of Proof**

The applicant is also required to substantiate all facts identified by Section 22.56.040 of County Code. The Conditional Use Permit Burden of Proof with applicant's responses is attached.

- A. *That the requested use at the location will not:*
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; and*

It is unlikely that the continuation of incidental sale of beer and wine from a convenience store would adversely affect the surrounding area and existing uses. Only six of 69 (nine percent) of crime incidents from the Sheriff's report were narcotic or alcohol related.

- 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; and*

The site is adequate in size and shape to accommodate all the existing development features and two additional handicap accessible parking spaces that are required by Condition Number 32. The development is existing and complies with all required development standards with the additional handicap accessible parking spaces.

- C. *That the proposed site is adequately served:*
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.*

The establishment is existing. All improvements for circulation and service facilities were considered under previous entitlements and continue to be sufficient for the sale of beer and wine at this location.

The applicant is also required to substantiate all facts identified by Section 22.56.195 of the County Code. The Alcoholic Beverage Sales Burden of Proof with applicant's responses is attached.

- 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; and*

No sensitive uses are located within 600 feet of the subject property.

- 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; and*

The residences to the west are buffered by 85 foot wide Castaic Road. The residences to the east are buffered by the Violin Canyon Channel. The restaurant located to the north and the bar located to the south, do not require buffering.

- 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.*

There are five establishments (three restaurants, one bar and one market) that sell alcohol within 500 feet of the subject property. ABC determined that there is an undue concentration of establishments selling alcohol in the area because two licenses are allowed in the census tract but eight licenses exist. Therefore, a finding of public convenience or necessity is required. Pursuant to Section 22.56.195.B.3 of the County Code, shelf space devoted to alcoholic beverages must be limited to not more than five percent of the total shelf space in the establishments if there is overconcentration of alcohol selling establishments in the area. According to the submitted shelf plan, 1.10% of total shelf space is devoted to alcohol and therefore the facility complies with Section 22.56.195.B.3 of the County Code.

- D. *The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and*

The incidental sales of beer and wine from the existing establishment will not likely have a negative effect on the economic welfare of the community. This is an existing use and no expansion or change in use is proposed.

*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.*

No improvements to the exterior of the existing structures are proposed. The establishment is well maintained and free of blight or deterioration that could impair property values within the neighborhood.

Staff has determined that the burden of proof for a Conditional Use Permit for alcohol sales has been met.

### **RECOMMENDATION**

Staff recommends **approval** of Conditional Use Permit 201100047 with a grant term of 15 years and annual inspections because:

- The Sheriff Department did not recommend denial.
- The Castaic Area Town Council does not object to the continued use.
- It is unlikely that the incidental sales of beer and wine will have an adverse affect on the community.
- The burdens of proof have been met.
- With additional handicap accessible parking spaces, the establishment will be consistent with Title 22 of the County Code.

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER**  
**COUNTY OF LOS ANGELES**  
**PROJECT NUMBER 98111-(5)**  
**CONDITIONAL USE PERMIT NUMBER 201100047**

**REQUEST**

The applicant, Pilot Travel Centers LLC, is requesting a conditional use permit to allow the continued sales of beer and wine, for off-site consumption, from an existing truck-stop/gas-station in the M-1 (Light Manufacturing) zone and Castaic Area (Trucking District) Community Standards District ("CSD").

**HEARING DATE:** April 17, 2012

**FINDINGS**

1. The subject property is located at 31642 Castaic Road in the unincorporated area of Santa Clarita Valley and Castaic Canyon Zoned District.
2. The 2.97 acre property is developed with a truck stop, gas station, convenience store and restaurant with a drive-through located on the north side of the property. All buildings are single-story. Auto fueling islands are located on the west side of the property and truck fueling islands are located on the east side of the property. Auto parking spaces are provided on the west and east sides of the property. A truck parking lot is located on the south side of the property. The site is minimally landscaped. Access to the property is off Castaic Road to the west and Fantastic Lane to the north.
3. Plot Plan Number 45434 authorizing the construction of a travel center was approved on September 9, 1998.
4. Plot Plan Number 200500339 to expand a restaurant was approved on March 10, 2005.
5. Plot Plan Number 200800477 to replace a drive-through restaurant sign was approved on April 28, 2008.
6. Conditional Use Permit Number 98111 authorizing the sale of beer and wine for offsite consumption was approved by the Los Angeles County ("County") Board of Supervisors on September 25, 2000. The grant terminated on May 1, 2010.
7. A Notice of Violation was issued on August 16, 2010 for the expiration of Conditional Use Permit 98111.
8. Plot Plan Number 201100391 for tenant improvements to a travel center was approved on April 28, 2011.
9. The project site is designated Commercial in the Santa Clarita Valley Area Plan which permits a wide variety of local and regional serving commercial uses. The project is consistent the provisions of this category.
10. The County Sheriff's Department submitted a letter dated May 25, 2011, stating that there were 227 calls for service and 69 crime reports taken at the subject property between January 1, 2006 and April 30, 2011. Six of the crime reports were for narcotics and/or alcohol. The Sheriff's Department did not provide a recommendation.

11. The California Department of Alcoholic Beverage Control (ABC) submitted a B&P Worksheet dated June 30, 2011 that states that the establishment is not located in a high crime reporting district.
12. One hundred and twenty-two parking spaces are provided which is sufficient to accommodate trucks, recreational vehicles and automobiles.
13. The American Disability Act requires three handicap accessible parking spaces for the facility but only two are provided. With one additional handicap accessible space to be depicted on the required revised site plan, sufficient parking will be provided.
14. The existing freestanding business sign located on the northwest side of the property complies with County Code requirements for area and height.
15. A proliferation of illegal signs were discovered during Staff's December 19, 2011 site inspection. Subsequently, the applicant submitted photographic evidence of removal of the signs. To discourage future illegal signs, annual inspections by County Department of Regional Planning's Zoning Enforcement are required.
16. The subject property is surrounded by the following adjacent land uses:
  - North: Restaurant and Storage Yard
  - East: Storage Yard and Multi-family Residences
  - South: Bar and Pallet Yard
  - West: Single and Multi-family Residences

The incidental sale of beer and wine from a convenience store is compatible with the surrounding land uses.
17. It is unlikely that the continuation of incidental sale of beer and wine from a convenience store would adversely affect the surrounding area and existing uses.
18. The site is adequate in size and shape to accommodate all the existing development features and the two additional required handicap accessible parking spaces.
19. No sensitive uses are located within 600 feet of the subject property.
20. The residences to the west are buffered by 85 foot wide Castaic Road. The residences to the east are buffered by the Violin Canyon Channel. The restaurant located to the north and the bar located to the south, do not require buffering.
21. There are five establishments (three restaurants, one bar and one market) that sell alcohol within 500 feet of the subject property. ABC determined that there is an undue concentration of establishments selling alcohol in the area because two licenses are allowed in the census tract but eight licenses exist. Public convenience for this establishment to continue to sell beer and wine for off-site consumption outweighs the fact that it is located within a 500-foot radius of any other establishment selling alcoholic beverages for either on-site or off-site consumption.
22. One and one tenth (1.10) percent of total shelf space is devoted to alcohol.

23. The incidental sales of beer and wine from the existing establishment will not likely have a negative effect on the economic welfare of the community.
24. The establishment is well maintained and free of blight or deterioration that could impair property values within the neighborhood.
25. The Castaic Area Town Council submitted a letter dated June 22, 2011 that states the applicant does not need to present their project before the Council.
26. The Board of Supervisors previously required that the establishment provide adequate security by using a video monitoring system in the trucker's lounge area. This requirement has been included in the current conditions.
27. 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 and property posting.
28. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
29. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

**CONCLUSION:**

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location 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; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That 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; and
- 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; and
- 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; and

- G. 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; and
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- I. 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.
- J. Public convenience for this establishment to continue to sell beer and wine for off-site consumption outweighs the fact that it is located within a 500-foot radius of any other establishment selling alcoholic beverages for either on-site or off-site consumption.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit for alcohol sales as set forth in Sections 22.56.040 and 22.56.195 of the Los Angeles County Code.

**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.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit is **approved**, subject to the attached conditions.

**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NUMBER 98111-(5)  
CONDITIONAL USE PERMIT NUMBER 201100047**

**REQUEST**

The applicant, Pilot Travel Centers LLC, requested a conditional use permit to allow the continued sales of beer and wine, for off-site consumption, from an existing truck-stop/gas-station in the M-1 (Light Manufacturing) zone and Castaic Area (Trucking District) Community Standards District ("CSD").

**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 7 and until all required monies have been paid pursuant to Condition 10. Notwithstanding the foregoing, this Conditions 2, 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 fully 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 fully 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 April 17, 2027.** 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 sales of beer and wine for off-site consumption and satisfaction of Conditions 2 and 32 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 **\$3,000.00**. 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 **15 annual** 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.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
15. 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.
16. 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 notification 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 compliance with the plans marked Exhibit "A."

#### **PERMIT SPECIFIC CONDITIONS**

18. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
19. No sale of alcoholic beverages shall be made from a drive-in window.
20. There shall be no beer sold in containers under one quart or in less than six-pack quantities.
21. No display of alcoholic beverages shall be made from an ice tub.
22. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises.
23. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless the beverages are in a permanently affixed cooler.
24. The advertising of alcoholic beverages is prohibited on the property.
25. The sale of alcoholic beverages shall be limited to 9:00 AM to 9:00 PM.

26. Employees on duty between the hours of 9:00 AM to 9:00 PM who sell alcohol shall be at least 21 years old.
27. The beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited.
28. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type or fortified wine may be sold. Wine coolers shall not be sold in less than four-pack quantities.
29. Shelf space devoted to alcohol shall be limited to not more than five percent of the total shelf space in the establishment.
30. Clear and visible signage shall be provided which inform customers of applicable open container laws, display the phone number of the local County Sheriff's station and which prohibits loitering on the subject property.
31. To provide adequate security, a video monitoring system shall be used to monitor the trucker's lounge area.
32. Within 30 days of approval, three full size copies (folded to 8 ½ X 14 inches) of the site plan, revised to include the following corrections, shall be submitted to the Zoning Permits North Section of the Department of Regional Planning.
  - Depict three handicap accessible parking spaces.
  - Label percentage of the site that is landscaped (minimum 10 percent required by the Castaic Area CSD).



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

LLOYD W. PELLMAN  
County Counsel

September 25, 2000

TDD  
(213) 633-0901  
TELEPHONE  
(213) 974-1921  
TELECOPIER  
(213) 617-7182

Syn. No. 23  
1/25/00

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**CONDITIONAL USE PERMIT NO. 98-111(5)  
FIFTH SUPERVISORIAL DISTRICT / 3-VOTE MATTER**

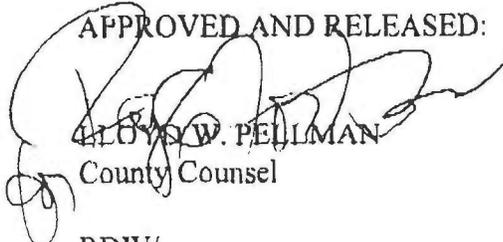
Your Board previously conducted an appeal hearing on the Planning Commission's denial of the above-referenced permit which seeks authorization for the sale of alcoholic beverages for off-site consumption at a proposed truck stop and convenience store in the Castaic Canyon Zoned District. At the conclusion of the hearing, your Board indicated an intent to approve the permit with revised conditions and instructed us to prepare the appropriate findings and conditions for your final approval. Enclosed are the necessary documents for your consideration and final approval.

Very truly yours,

LLOYD W. PELLMAN  
County Counsel

By   
RICHARD D. WEISS  
Principal Deputy County Counsel

APPROVED AND RELEASED:

  
LLOYD W. PELLMAN  
County Counsel

RDW/  
Enclosures  
A:\CUP98-111.ltr.wpd

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NUMBER 98-111(5)**

1. The subject structure is 9,108 square feet in area and is located on a 306,197 square foot irregularly shaped parcel located at 31642 Castaic Road in the community of Castaic.
2. The subject property is zoned M-1 (Light Manufacturing). Surrounding zoning consists of M-1 to the north, south, east, and west.
3. The project site is designated "Commercial" in the Santa Clarita Valley Area Plan which permits a wide variety of local and regional serving commercial uses. The project is consistent with the provisions of this category.
4. There is one previous case associated with the subject parcel: Plot Plan No. 45434, approved September 9, 1998, which authorized the construction of the truck stop plaza.
5. The applicant is currently constructing a truck stop on the subject property. Surrounding land uses consist of vacant property and commercial uses to the north and south, Violin Canyon Channel and manufacturing uses to the east, and Castaic Road and commercial uses to the west.
6. The applicant's site plan, labeled Exhibit "A" page 1 of 2, depicts a 306,197 square foot parcel of land with a 9,108 square foot structure which includes a convenience store, driver amenities area, space for a future fast food restaurant, and storage and service areas. The site plan shows auto fueling islands and diesel fueling stations for trucks. The site plan also shows 52 compact car spaces, 8 recreational vehicle spaces, and areas identified for truck parking. The plan shows access from Castaic Road to the west.
7. The applicant's floor plan, labeled Exhibit "A" page 2 of 2, depicts 2 entrances for customers (1 for automobile drivers, 1 for truck drivers), 5 service entrances, a cashier area, the convenience store layout, restrooms and showers, a video game area, and a truckers' lounge.
8. As other establishments selling alcoholic beverages are situated within 500 feet of the subject property, the applicant is prohibited from having more than 5 percent of its total display shelf space devoted to the display of alcoholic beverages. The convenience store floor plan depicts locations and linear footage of products to be sold. The store has a total of 1,409 linear feet available for display. Four cooler doors will be used for beer and

wine, which is equivalent to 70 linear feet. With 1,409 linear feet of display space in the entire store, 70 linear feet equals 4.96 percent of the display area to be used for beer and wine sales.

9. Pursuant to section 22.32.070 of the County Code, a conditional use permit is required to authorize the sale of alcoholic beverages for off-site consumption in an M-1 zone.
10. Pursuant to section 22.56.195 of the County Code, a conditional use permit is required to authorize the sale of alcoholic beverages at an establishment that does not currently sell alcoholic beverages.
11. There are no playgrounds, parks, places used exclusively for religious worship or any similar use within a 600-foot radius. There is a vacant parcel of land on the outskirts of the 600-foot radius that is the proposed site for a future elementary and junior high school.
12. There are no residential areas in the immediate vicinity of the project.
13. There are 6 establishments within 500 feet of the project site which sell alcoholic beverages either for on-site or off-site consumption: 1 restaurant which sells beer only, 1 restaurant which sells beer and wine, 2 bars which sell a full line of alcoholic beverages, and 2 markets which sell a full line of alcoholic beverages.
14. The other establishments within 500 feet of the project site which sell alcoholic beverages have the following hours of operation:

Castaic Sports Pub  
full-line, on-site  
alcoholic beverages  
10:00 a.m. - 1:00 a.m.  
(7) days a week

Country Girl Saloon  
full-line, on-site  
alcoholic beverages  
11:00 a.m. - 2:00 a.m.  
(7) days a week

Wok's Cookin'

beer/wine, on-site  
-11:00 a.m. - 10:00 p.m.  
Monday - Saturday  
- 4:00 p.m. - 10:00 p.m.  
Sunday

Casa Lupe

beer, on-site  
-8:00 a.m. - 10:00 p.m.  
Monday - Saturday  
-1:00 p.m. - 9:00 p.m.  
Sunday

Kwik Pick Liquor

full-line off-site  
alcoholic beverages  
-7:00 a.m. - 10:00 p.m.  
Monday - Thursday  
-7:00 a.m. - 11:00 p.m.  
Friday - Saturday

Interstate Freeway Market

full-line off-site  
alcoholic beverages  
-7:30 a.m. - 10:30 p.m.  
Sunday - Thursday  
-7:30 a.m. - 11:00 p.m.  
Friday - Saturday

15. In addition, there is a Seven-Eleven Market immediately outside the 500-foot radius which sells beer and wine for off-site consumption 6:00 a.m. - 2:00 a.m. (7) days a week. Also in the vicinity but outside the 500-foot radius is a Ralphs, Rite-Aid, 76 mini-mart, Arco mini-mart, and a small Mom and Pop convenience store, which all sell beer and wine for off-site consumption.
16. The sale of beer and wine for off-site consumption incidental to the operation of a truck stop convenience store would not appear to adversely affect the economic welfare of the nearby community and is supported by the Castaic Area Town Council and the Castaic Chamber of Commerce. Additionally, the Sheriff's Department has raised no objection to the applicant's present request for the sale of beer and wine for off-site consumption at the subject establishment.
17. The exterior appearance of the structure does not appear to be inconsistent with exterior appearances of commercial structures within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
18. Pursuant to section 22.56.245, Title 22 of the County Code, the following additional conditions must be complied with when selling beer and wine in conjunction with the sale of motor fuel:

- ✓ • No beer or wine shall be displayed within 5 feet of the cash register or the front door unless it is in a permanently affixed cooler;
- ✓ • No advertisement of alcoholic beverages shall be displayed at motor fuel islands;
- ✓ • No sale of alcoholic beverages shall be made from a drive-in window;
- ✓ • No display or sale of beer or wine shall be made from an ice tub;
- ✓ • No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows; and
- If the sale of alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. is granted as a part of the conditional use permit, employees on duty shall be at least 21 years of age in order to sell beer or wine.

Each of the above applicable restrictions shall be imposed as conditions of the grant of this permit.

- 19. The applicant initially requested authorization to sell beer and wine for off-site consumption from 6:00 a.m. to 11:00 p.m., 7 days a week. However, in order to promote compatibility of the proposal with the surrounding community, the Board of Supervisors has determined that the sale of alcoholic beverages shall be limited to between the hours of 9:00 a.m. and 9:00 p.m.
20. Other conditions which the Board of Supervisors has imposed on the proposed operation to ensure compatibility with the surrounding area and to minimize the potential for abuses related to the purchase of alcoholic beverages at the location include:
- • There shall be no sale of fortified wine or miniatures and wine coolers shall not be sold in less than 4-pack quantities;
  - ✓ • There shall be no sale of domestic beer in less than 6-pack quantities;
  - • Clear and visible signage must be provided which inform customers of applicable open container laws, display the phone number of the local County sheriff's station, and which prohibits loitering on the subject property;

- The advertising of alcoholic beverages will be prohibited on the property; and
  - To provide for adequate security monitoring, the applicant will be required to install a closed-circuit television monitoring system to monitor the truckers' lounge area.
21. The proposal is categorically exempt under the provisions of the California Environmental Quality Act pursuant to Class 1 (existing facilities) of the County's Environmental Document Reporting Procedures and Guidelines.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. The proposed use will be 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; 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, and 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 Title 22 of the County Code, 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 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 located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption in 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 other existing facilities selling alcoholic beverages, and the shelf space devoted to alcoholic beverages shall be limited to not more than 5 percent of the total shelf space in the establishment;
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- I. 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.

**THEREFORE, THE BOARD OF SUPERVISORS** finds that this proposal is categorically exempt under the provisions of the California Environmental Quality Act and approves this conditional use permit, subject to the attached conditions.

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT NUMBER 98-111(5)**

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.
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 10 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; and

- 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 May 1, 2010. Entitlement to the sale of beer and wine for off-site consumption thereafter shall be subject to the regulations then in effect.
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 with the above shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1,000. 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 Title 22 of the County Code (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 beer and wine for off-site consumption at a proposed truck stop and convenience store, subject to the following conditions:
  - a. The sale of alcoholic beverages shall be permitted between the hours of 9:00 a.m. to 9:00 p.m., 7 days per week;

- b. No beer or wine shall be displayed within 5 feet of the cash register or the front door unless it is in a permanently affixed cooler;
- c. No sale of alcoholic beverages shall be made from a drive-in window;
- d. No display or sale of beer or wine shall be made from an ice tub;
- e. No beer or wine advertising shall be located on motor fuel islands, and no self-illuminating advertising for beer or wine shall be located on buildings or windows;
- f. Telephone numbers of local law enforcement shall be posted adjacent to the cashier's area;
- g. The shelf space devoted to alcoholic beverage sales shall not exceed 5 percent of the total shelf space within the subject convenience store;
- h. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject convenience store or at any other location on the subject property, including at motor fuel islands;
- i. Signage shall be posted within the beer/wine section of the store and the truckers' lounge area notifying the public in both English and the predominant second language in the neighborhood that it is a violation of the California Vehicle Code to transport open containers of alcoholic beverages within the passenger compartment of a motor vehicle;
- j. The permittee shall not sell beer in containers under one quart in less than 6-pack quantities;
- k. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than 4-pack quantities;
- l. There shall be no fortified wines sold on the premises;

- m. The permittee shall install a closed-circuit television monitoring system in the truckers' lounge area so that adequate security monitoring of that area is provided;
- n. There shall be no alcoholic beverages consumed in open areas adjacent to the subject convenience store under the control of the permittee;
- o. There shall be no loitering permitted on the premises under the control of the permittee, except for truck drivers utilizing the trucker's lounge area. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;
- p. The permittee shall post signage in the store and in the trucker's lounge area prohibiting consumption of alcoholic beverages on site. The signage shall be in English and the predominant second language in the neighborhood;
- q. The permittee shall provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be arranged so as to prevent glare or direct illumination in adjoining residential properties;
- r. 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;
- s. The permittee shall instruct all employees in the regulations regarding no loitering and no on-site consumption of beer and wine. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
- t. The permittee shall maintain the property in a neat and orderly fashion;
- u. The permittee shall maintain all areas on the premises under which the permittee has control free of litter;
- v. The permittee shall not install or maintain more than 4 video games on site;

- w. The licensed premises shall have no other coin-operated amusements at any time, such as small carousel rides or similar riding machines, other than official State Lottery machines;
- x. No ice in quantities of less than 2 pounds shall be sold, furnished, or given away; and
- y. Public telephones on the site shall be for outgoing calls only.

A:\cup981111.con



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.)*

A. That the requested use at the location will not:

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.

THE BUSINESS IS ALREADY EXISTING AND  
THE CONDITIONAL USE PERMIT FOR BEER  
SALES IS A RENEWAL. THIS PERMIT WILL  
NOT ADVERSELY AFFECT ANYTHING.

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.

EXISTING SITE

C. That the proposed site is adequately served:

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.

THE EXISTING FACILITY IS ADEQUATELY  
SERVED WITH BOTH OF THESE ITEMS



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): 20-418996 (e.g. Type 20, Type 41)

<p>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.</p>
<p><i>SEE ATTACHED</i></p>
<p> </p>
<p>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.</p>
<p><i>SEE ATTACHED</i></p>
<p> </p>
<p> </p>
<p>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.</p>
<p><i>SEE ATTACHED</i></p>
<p> </p>
<p>D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.</p>
<p><i>SEE ATTACHED</i></p>
<p> </p>
<p> </p>
<p>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.</p>
<p><i>SEE ATTACHED</i></p>
<p> </p>
<p> </p>

## Alcoholic Beverage Sales Burden of Proof

A.

The proposed use is well-suited with the existing development in this neighborhood. The existing location is an established market and has served this community for many years problem-free

B.

The subject project and its location is adequately buffered to guard the nearby residential properties from any adverse impact

C.

The requested use at the proposed location will not result in an undue concentration of similar premises because this travel center/location currently has an ABC license

D.

The approval of this conditional use will only continue to add economic vitality to the local economy by drawing more customers to the area. Applicant employs majority of staff from the local communities. The applicant paid the following taxes in 2010. These tax dollars were contributed to the Los Angeles County community.

- |                  |              |
|------------------|--------------|
| 1) Property Tax: | \$66,965.57  |
| 2) Sales Tax:    | \$276,183.29 |

E.

The building and business are an existing operation (Please reference the exterior elevations attached)

Department of Alcoholic Beverage Control  
Van Nuys District Office  
8150 Van Nuys Blvd, Room 220  
Van Nuys, CA 91401  
Phone: 818-901-5017  
Fax: 818-785-6731

State of California



# FAX TRANSMISSION

Total Number of Pages 3 (Including this cover sheet)

Original:  To follow by regular mail  Will not follow

To: Dean Edwards

Firm/Office: Dept of Regional Planning Dept

Fax: 213/626-0434 Date: 6/30/11 Time: 10:25am

cc('s): \_\_\_\_\_

From: ABC Van Nuys Phone: 818/901-5017

Subject: State Request

Comments: 31042 Castaic Rd  
Castaic, CA 91384

ct # 9201.03

### NOTICE

This communication is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address.



"Be Energy Efficient"

23958.4 B & P APPLICATION WORK SHEET

APPLICANT: 31642 Castaic Rd  
 PREMISES ADDRESS: Castaic, CA 91384 - 3901  
 LICENSE TYPE: Off Sale License

CRIME REPORTING DISTRICT

Santa Clarita — unincorporated AMA  
 Jurisdiction is able to provide statistical data for the year 2009

Reporting District: 074  
 Total number of reporting districts: 374  
 Total number of offenses: 56,753  
 Average number of offenses per district: 157  
 120% of average number of offenses: 182  
 Total offenses in district: 125

Location is within a high crime reporting district: YES / NO  YES

CENSUS TRACT / UNDUE CONCENTRATION - Year 2010

Census Tract: 9201.03  
 Population: 2861 County Ratio: ON SALE: 1:1147 OFF SALE: 1: 1635  
 Number of licenses allowed: \_\_\_\_\_ 2  
 Number of existing licenses: \_\_\_\_\_ 8  
 Undue concentration exists: \_\_\_\_\_ yes  
 Letter of public convenience or necessity required: \_\_\_\_\_ yes  
 Three time publication required: \_\_\_\_\_ yes

Person Preparing Data: \_\_\_\_\_ Date: 6/30/11 Supervisor: \_\_\_\_\_  
 04/07/11vvr VR



## California Department of Alcoholic Beverage Control *License Query System Summary as of 6/29/2011*

<b>License Information</b>		
License Number: 418996		
Primary Owner: PILOT TRAVEL CENTERS LLC		
ABC Office of Application: 05 - VAN NUYS		
Business Name		
Doing Business As: PILOT TRAVEL CENTER 372		
Business Address		
Address: 31642 CASTAIC RD    Census Tract: 9201.03		
City: CASTAIC    County: LOS ANGELES		
State: CA    Zip Code: 91384		
<b>Licensee Information</b>		
Licensee: PILOT TRAVEL CENTERS LLC		
<b>Company Officer Information</b>		
Officer: PILOT CORPORATION (MEMBER)		
<b>License Types</b>		
1) License Type: 20 - OFF-SALE BEER AND WINE		
License Type Status: ACTIVE		
Status Date: 20-APR-2005		Term: 12 Month(s)
Original Issue Date: 20-APR-2005		Expiration Date: 31-MAR-2012
Master: Y	Duplicate: 0	Fee Code: P0
Condition: OPERATING RESTRICTIONS		
License Type was Transferred On: 20-APR-2005		FROM: 20-363048
2) License Type: 30 - TEMPORARY PERMIT		
License Type Status: EXPIRED		
Status Date: 29-SEP-2004		Term: 4 Month(s)
Original Issue Date: 29-SEP-2004		Expiration Date: 26-JAN-2005
Master:	Duplicate:	Fee Code:

*Check it  
 active license  
 at here  
 permitted*



**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT**  
**CRIME ANALYSIS UNIT**  
Santa Clarita Valley Station  
23740 MAGIC MOUNTAIN PARKWAY  
VALENCIA, CA 91355  
661-255-1121 ext. 5157

May 25, 2011

Los Angeles County Department of Regional Planning  
ATTN: Dean Edwards

Project: 98-111 / Pilot Travel Center

This letter is in response to your request for calls for service and crime reports at the location of **31642 Castaic Road, Castaic**. The time frame is from January 1, 2006 thru April 30, 2011. There were a total of 227 calls for service and 69 crime reports taken at this location. The results are the following:

Crime Reports

- 2 Robbery
- 4 Assault
- 15 Theft
- 28 Fraud
- 6 Narcotic/Alcohol
- 9 Miscellaneous
- 1 Vandalism
- 1 Prostitution
- 3 Impounded Vehicles

Calls for Service

- 55 Traffic/Patrol
- 38 Theft
- 60 Miscellaneous
- 25 Disturbing the peace
- 30 Transient
- 8 Assault
- 4 Grand Theft Auto
- 5 Narcotic Activity
- 2 Medical Needs

If you have any questions, you can contact me at 661-799-5157.

Thank you,

Yvette McClain  
Crime Analyst

# Castaic Area Town Council



June 22, 2011

County of Los Angeles  
Department of Regional Planning  
Attn: Mr. Dean Edwards  
320 West Temple Street  
Los Angeles, CA 90012

Re: RCUP 201100047 - Pilot Travel Center Castaic - CUP Renewal for Beer Sales

This letter is in response to your letter to the applicant (Pilot Travel Center, LLC) dated May 3<sup>rd</sup>, 2011. The Town Council will not require Pilot Travel Center to come before them and present for the normal renewal of their existing Conditional Permit. Should the applicant wish to change or modify their existing CUP at any time, we would like to be notified at that time. Thank you for your consideration and please contact me with any questions at [scottwardle@castaicreatowncouncil.org](mailto:scottwardle@castaicreatowncouncil.org) or (661) 205-9245.

Sincerely,

Scott A. Wardle  
President  
Castaic Area Town Council

Cc: Rosalind Wayman

**ON-SALE BEER AND WINE**

1. CASA LUPITA  
31732 CASTAIC RD  
CASTAIC CA 91384  
11:00 AM-10:00 PM, MON-SUN
2. HOWIE'S PUB  
31579½ CASTAIC RD  
CASTAIC CA 91384  
5:00 PM-2:00 AM, MON-SUN
3. WOKS COOKIN  
31565 CASTAIC RD  
CASTAIC CA 91384  
11:00 AM-10:00 PM, MON-SUN

**OFF-SALE BEER AND WINE**

1. PILOT TRAVEL CENTER  
31732 CASTAIC RD  
CASTAIC CA 91384  
24 HRS, 7 DAYS/WEEK

**SCHOOLS**

NONE

**CHURCHES**

NONE

**ON-SALE FULL LINE LIQUOR**

1. COUNTRY GIRL SALOON  
31602 CASTAIC RD  
CASTAIC CA 91384  
5:00 PM-2:00 AM, MON-SUN

**OFF-SALE FULL LINE LIQUOR**

1. TIO'S MARKET & DELI  
31595 CASTAIC RD  
CASTAIC CA 91384  
8:00 AM-10:00 PM, MON-SUN

**PARKS/PLAYGROUNDS**

NONE

**HOSPITALS**

NONE

PROJECT NUMBER 98111-(5)





Marlboro  
44.49

Wendy's  
lot

31842







31642



The Market



Gasoline Self-Serve

REGULAR UNLEADED 295 <sup>9</sup>/<sub>10</sub>

PLUS UNLEADED 307 <sup>9</sup>/<sub>10</sub>

SUPER UNLEADED 319 <sup>9</sup>/<sub>10</sub>

#2 DIESEL 297 <sup>9</sup>/<sub>10</sub>

Wendy's  
Pilot  
TRAVEL CENTERS

Diesel Credit 301 <sup>9</sup>/<sub>10</sub>

offee  
state! 3314  
Pilot

KN  
TRANSPORT



Pilot

Pilot

HILLSIDE  
APPLIANCE REPAIR  
661-250-3421





89¢ ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

Corona  
Corona  
Corona  
Extra  
Extra  
Extra

Corona  
Light  
Budweiser  
Budweiser

Budweiser  
Budweiser  
Budweiser  
Budweiser

BUD AND WINE SALES  
DO NOT BREAK FLOOR

Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser

BUD LIGHT  
Budweiser

BUD LIGHT  
Budweiser

**WARNING**  
This is a warning of the  
hazardous nature of the  
contents of this container.  
It is intended to be used  
as a beverage. It should  
not be used for any other  
purpose. It should be  
consumed in moderation.  
It should not be used  
for medicinal purposes.  
It should not be used  
for any other purpose.  
It should not be used  
for any other purpose.



89¢ ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

**WARNING**  
It is a violation of the  
state health code to  
sell or consume  
any alcoholic beverage  
in a container that  
has been tampered with  
or is damaged in any  
manner.  
**BEER IS  
PERMITTED**  
to be sold and  
consumed in the  
state of California.  
No other alcoholic  
beverages are  
permitted.

**BEER AND WINE SALES  
ALLOWED IN CALIFORNIA  
NO OTHER ALCOHOLIC  
BEVERAGES PERMITTED**

**DO NOT BREAK PHOTOGRAPH**

Corona  
Corona  
Corona  
Extra  
Extra  
Extra

Corona  
Light  
Budweiser  
Budweiser

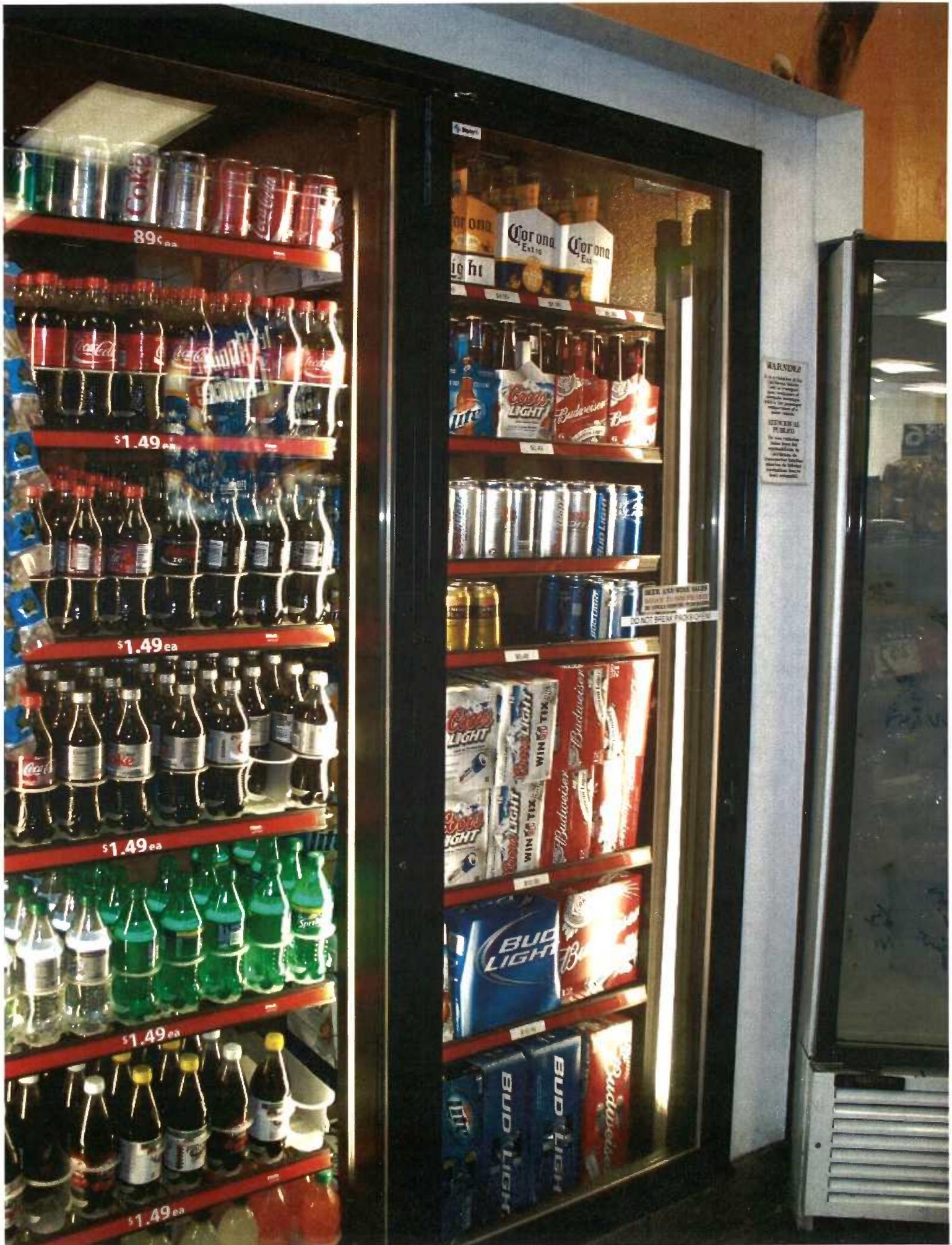
Budweiser  
Budweiser  
Budweiser

Budweiser  
Budweiser  
Budweiser

Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser  
Budweiser

Budweiser  
Budweiser  
Budweiser

Budweiser  
Budweiser  
Budweiser



89¢ ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

\$1.49 ea

**WARNING**  
It is a violation of the  
California Health  
and Safety Code to  
sell or transport  
any alcoholic beverage  
which has an average  
alcohol content of  
less than 24%.

**CONSUMER  
PROTECTION**  
The laws of California  
and other states may  
impose additional  
penalties for  
violation of the  
California Health  
and Safety Code.  
See your local  
health department.

BEER AND WINE SALES  
MAY BE RESTRICTED  
BY LOCAL ORDINANCES

DO NOT OPEN PHOTOGRAPH