

# Hearing Officer Transmittal Checklist

**Hearing Date**

12/15/2009

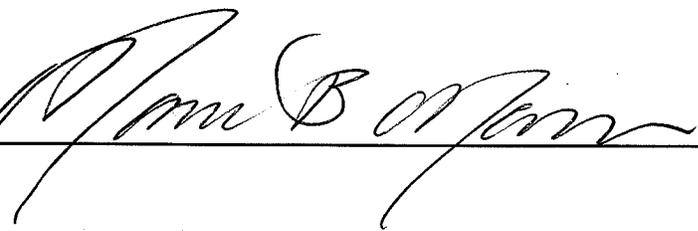
**Agenda Item Number**

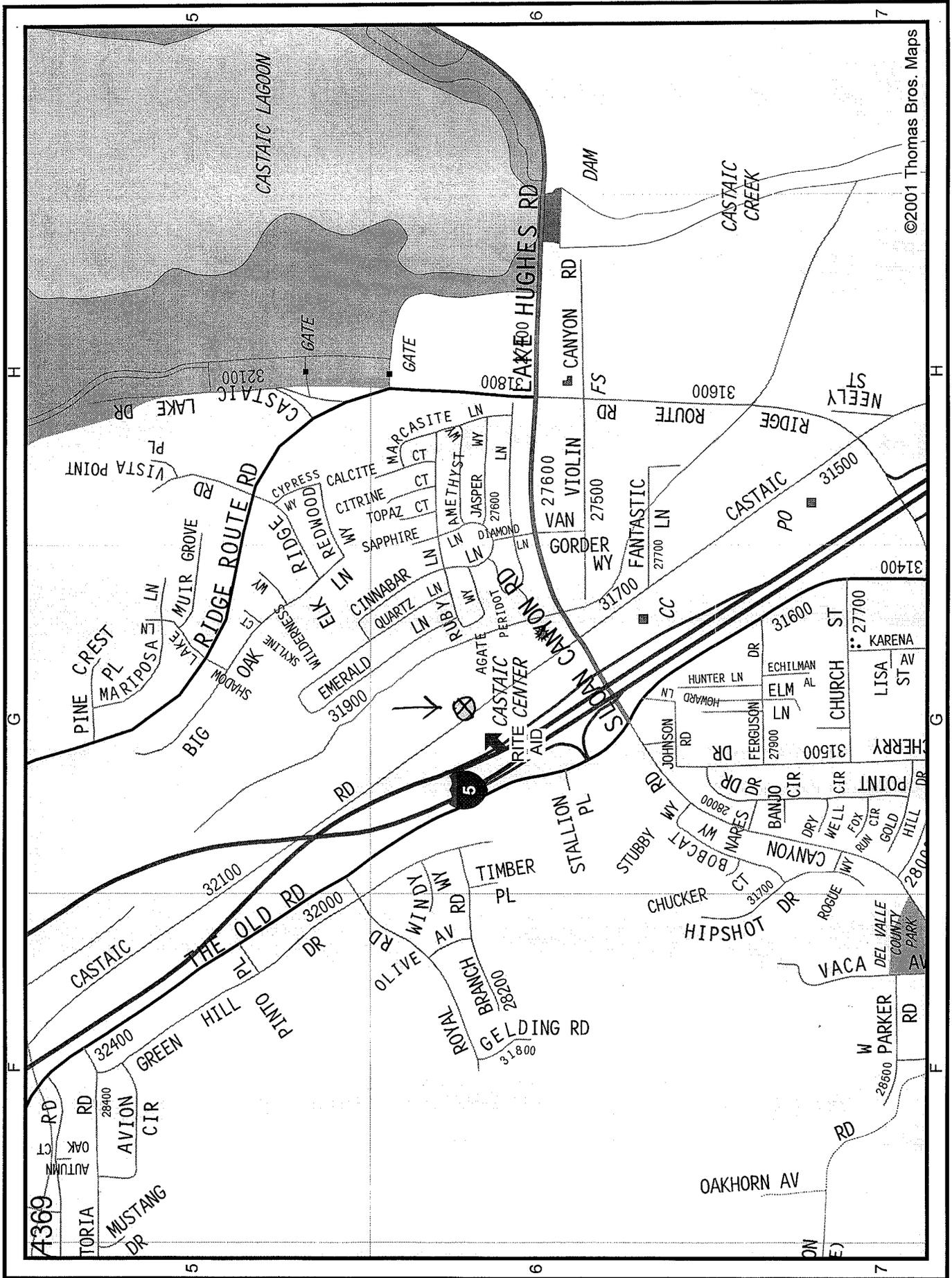
8.

**Project Number:** 95163-(5)  
**Case(s):** 200700103  
**Contact Person:** Andrew Svitek

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

**Reviewed By** \_\_\_\_\_





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➤ RITE AID: 31910 Castaic Rd, Castaic, CA 91384, 4369 G6



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6435

**PROJECT NUMBER 95-163-(5)**  
**CONDITIONAL USE PERMIT NO. 200700103**

<b>PUBLIC HEARING DATE</b> 12/15/09	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Rite Aid Corporation	<b>OWNER</b> Castaic Village, LLC (Castaic Village Center)	<b>REPRESENTATIVE</b> Art Rodriguez & Associates
<b>ENTITLEMENT REQUEST</b> Conditional Use Permit to authorize the continued sale of alcoholic beverages in the C-3 Zone, conditionally permitted by Section 22.28.110(A) with satisfaction of Section 22.56.195 at an established Rite Aid drugstore with a Type 20 ABC license (full line of beverages for off-site consumption).		
<b>PROJECT DESCRIPTION</b> Applicant is requesting a Conditional Use Permit to continue to allow the off-site sale of a full-line of alcoholic beverages. No changes in the hours of operation or in the type of alcohol beverage sale license. All structures are existing, no new construction is being proposed.		
<b>LOCATION/ADDRESS</b> 31910 Castaic Rd, Castaic, CA 91350 in unincorporated Los Angeles County		
<b>SITE DESCRIPTION</b> The site plan shows an irregular rectangular parcel measuring 12.3 acres. The Rite Aid drugstore portion of the building is (27,985 sq ft) and of the 21,071 sq ft sales floor, 2,156 sq ft (10%) is used for alcoholic beverage display. The Rite Aid drugstore is adjoined by additional stores (49,270 sq ft) on the north and south. The site has 3 additional freestanding buildings (3,600/3,600/2,500 sq ft). A Ralphs Supermarket (48,000 sq ft) is on a separate parcel to the north. The site contains 600 parking spaces.		
<b>ACCESS</b> West - Castaic Road	<b>ZONED DISTRICT</b> Castaic Canyon ZD	
<b>ASSESSORS PARCEL NUMBER</b> 2865-036-046	<b>COMMUNITY</b> Castaic	
<b>SIZE</b> 12.3 acres-total land area, 27,985 sq ft- building area	<b>COMMUNITY STANDARDS DISTRICT</b> Castaic Area CSD-Trucking Area (Area 1)	
	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Regional commercial shopping center	C-3-(DP) (Unlimited Commercial-Development Program)
North	Castaic Lake Senior Village	C-3-(DP) (Unlimited Commercial-Development Program)
East	Single-family residences	R-R (Resort Recreation)
South	Burger King Restaurant, 7-11 Convenience Store	C-3-(DP) (Unlimited Commercial-Development Program) and M-1 (Light Manufacturing)
West	Truck parking lot, McDonald's Restaurant	C-3-(DP) (Unlimited Commercial-Development Program) and M-1 (Light Manufacturing)
<b>GENERAL PLAN</b> Santa Clarita Valley Area Plan	<b>DESIGNATION</b> "C" - Commercial	<b>MAXIMUM DENSITY</b> n/a
<b>ENVIRONMENTAL DETERMINATION</b> Class 1 Categorical Exemption-Existing Facilities		

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b>		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)

\*(O) = Opponents (F) = In Favor

**STAFF ANALYSIS**  
**PROJECT NUMBER 95-163-(5)**  
**CONDITIONAL USE PERMIT 200700103**

**ENTITLEMENT REQUEST**

The applicant, Rite Aid Corporation, is requesting a conditional use permit to authorize the continued sales of a full line of alcohol for off-site consumption in conjunction with an existing drugstore.

**PROJECT DESCRIPTION**

The application is for a Conditional Use Permit to authorize the continued use of the premises for the sale of a full line of alcohol for off-site consumption in conjunction with an existing pharmacy. No new construction is proposed.

**LOCATION**

The proposed project is located at 31910 Castaic Road in the Castaic Canyon Zoned District within the unincorporated community of Castaic.

**SITE PLAN DESCRIPTION**

The site plan shows an irregular rectangular parcel measuring 12.3 acres. The Rite Aid drugstore portion of the building is (27,985 sq ft) and of the 21,071 sq ft sales floor, 2,156 sq ft is used for alcoholic beverage display. The Rite Aid drugstore is adjoined by additional stores (49,270 sq ft) on the north and south. The site has 3 additional freestanding buildings (3,600/3,600/2,500 sq ft). A Ralphs Supermarket (48,000 sq ft) is on a separate parcel to the north. The site contains 600 parking spaces.

**ENVIRONMENTAL DETERMINATION**

Department of Regional Planning has determined that a Categorical Exemption for Class 1 Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

**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.

**PREVIOUS CASES/ZONING HISTORY**

- Conditional Use Permit 95163 previously authorized alcohol sales on the property and was approved on May 14, 1996.
- Conditional Use Permit 87290 authorized the shopping center.
- Parcel Map PM 18904 created the parcels.

## **STAFF EVALUATION**

### **General Plan Consistency**

The Santa Clarita Valley Area Plan land use designation for the subject property is C (Commercial). The Commercial land use designation has two classifications, Community Commercial and Regional Commercial. Community Commercial serves several adjoining neighborhoods and includes supermarkets. Regional Commercial serves a market area of many square miles and serves a population of 150,000 to 250,000 persons. Such commercial centers would typically include department stores, clothing stores, other retail stores, an automobile center and a hotel or motel. It is Staff's opinion that the proposed use is consistent with The Santa Clarita Valley Area Plan's goals and policies.

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

The subject property is zoned C-3-DP (Unlimited Commercial-Development Program). Grocery stores are a permitted use in the C-3 zone. The development standards of the C-3 zone regulate lot coverage, parking and outside. The subject property is located in the boundaries of the Castaic Community Standards District and complies with the area-specific development standards. There are no open zoning violations on the subject property. The existing facility is in compliance with these standards as approved by Conditional Use Permit No. 87290

### **Neighborhood Impact/Land Use Compatibility**

The subject site is located in the Trucking District Area of the Castaic Community Standards District. The subject property is surrounded by a single-family residential neighborhood on the east (buffered by a drainage ditch), by senior multi-family housing to the north (buffered by parking), fast-food restaurant and a convenience market to the south (buffered by parking and street), and truck parking lot and fast-food to the west (buffered by street).

There are three other establishments that sell alcohol within a 600-foot radius of the subject property (Ralphs has an offsite full-line; 7/11 has a beer and wine offsite sales license; Casa Lupe Mexican Restaurant has an on-site beer and wine license).

The Stonegate Recreational Center is the only sensitive use within 600 feet. A hearing notice was mailed to the Stonegate Recreational Center and no comments were received. The alcohol sales have existed at this location for 14 years without any issues experienced by the recreational center.

The requested use at the proposed location will result in an undue concentration of similar premises but public convenience outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages. Conditions, such as limiting shelf space for alcohol (five percent shelf space) have been proposed by Staff to reduce the impact that the establishment might have on the surrounding neighborhood.

There were 27 crime reports taken at this location between January 1, 2002 and March 31, 2008.

It is staff's opinion that the proposed use should be compatible with neighborhood if properly conditioned.

#### **Burden of Proof**

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.195 of the Los Angeles County Code. The Burden of Proofs with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

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

Comments were received by some of the following County and State agencies:

- **County of Los Angeles, Sheriff's Department** – Letter received from the Crime Analyst at the Santa Clarita Valley Station dated April 2, 2008 providing a summary of calls for service and crime reports at this location for the previous 5 years. No objection to the renewal of the permit is stated in the letter.
- **County of Los Angeles, Department of Public Works** – No comments requested as no new construction is being proposed.
- **County of Los Angeles, Fire Department** – No comments requested as no new construction is being proposed.
- **County of Los Angeles, Department of Public Health** - No comments requested as no new construction is being proposed.

#### **OTHER AGENCY COMMENTS**

- **California Department of Alcohol Beverage Control** – Information prepared showing the crimes in the crime reporting district and the undue concentration of off-sale licenses in the census tract (2 allowed, 8 existing).

#### **PUBLIC COMMENTS**

No comments from the public have been received.

#### **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 Conditional Use Permit 200700103, subject to the attached conditions.

**PROJECT NUMBER 95-163-(5)  
CONDITIONAL USE PERMIT 200700103**

**STAFF ANALYSIS  
PAGE 4 OF 4**

Prepared by Andrew Svitek, Regional Planning Assistant II  
Reviewed by Maria Masis, Supervising Regional Planner

**Attachments:**

Draft Findings

Draft Conditions of Approval

Applicant's Burden of Proof Statement

Site Photographs

Site Plan

Land Use Map

**[DRAFT] FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES**

**PROJECT NUMBER 95-163-(5)  
CONDITIONAL USE PERMIT 200700103**

**HEARING DATE: December 15, 2009**

**SYNOPSIS:**

Conditional use permit to authorize the continued sales of a full line of alcohol for off-site consumption in conjunction with an existing pharmacy located at 31910 Castaic Road in the Castaic Canyon Zoned District in the unincorporated community of Castaic.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

[Summary of proceedings to be inserted after public hearing.]

Findings

1. The subject property is located at 31910 Castaic Road in the Castaic Canyon Zoned District and the unincorporated community of Castaic.
2. The proposed project consists of the continued sales of a full line of alcohol for off-site consumption in conjunction with an existing pharmacy. No new construction is proposed.
3. The Santa Clarita Valley Area Plan land use designation for the subject property is C (Commercial). The Commercial land use designation has two classifications, Community Commercial and Regional Commercial. Community Commercial serves several adjoining neighborhoods and includes supermarkets. Regional Commercial serves a market area of many square miles and serves a population of 150,000 to 250,000 persons. Such commercial centers would typically include department stores, clothing stores, other retail stores, an automobile center and a hotel or motel. The proposed use is consistent with The Santa Clarita Valley Area Plan's goals and policies.
4. The subject property is zoned C-3-DP (Unlimited Commercial). Grocery stores are a permitted use in the C-3 zone. The development standards of the C-3 zone regulate lot coverage, parking and outside. The existing facility is in compliance with the applicable zoning permits and zoning code development standards, including the Castaic Community Standards District.
5. The subject property is surrounded by a single-family residential neighborhood on the east (buffered by a drainage ditch), by senior multi-family housing to the north (buffered by parking), fast-food restaurant and a convenience market to the south (buffered by parking and street), and truck parking lot and fast-food to the west (buffered by street).

6. There are three other establishments that sell alcohol within a 600-foot radius of the subject property (Ralphs has an offsite full-line; 7/11 has an beer and wine offsite sales license; Case Lupe Mexican Restaurant has an on-site beer and wine license). The requested use at the proposed location will result in an undue concentration of similar premises as defined by Alcoholic Beverage Control.
7. There were 149 calls for service with 27 crime reports taken at this location during the period of January 1, 2002 through March 31, 2008.
8. The Stonegate Recreational Center is the only sensitive use within 600 feet. A hearing notice was mailed to the Stonegate Recreational Center and no comments were received. The alcohol sales have existed at this location for 14 years without any issues to experienced by the recreational center.
9. 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.
10. 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. There is a drainage ditch that runs north south between the rear of the shopping center and the residential area.
11. The requested use at the proposed location will result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; the public convenience 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;
12. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community;
13. 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.
14. 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.

15. 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 20 years.
16. 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 II Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the proposed use is consistent with the adopted general plan for the area;
- 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;
- 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;
- 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, 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 as set forth in Sections 22.56.040 and 22.56.195 of the Los Angeles County Code.

**HEARING OFFICER ACTION:**

I 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.

In view of the findings of fact and conclusions presented above, **Conditional Use Permit 200700103** is **APPROVED** subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement

This grant authorizes the continued sales of a full line of alcohol for off-site consumption in conjunction with an existing pharmacy subject to the following conditions of approval;

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. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
3. This grant shall not be effective for any purpose and cannot be used 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 2, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition (No. 3), and Condition Nos. 4, 5 and 6 shall be effective immediately upon final approval of this grant by the County.
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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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 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.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. 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.
8. **This grant will terminate on December 15, 2029.** Entitlement to use of the property 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 at that time.
9. 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 **\$3,000.00**. The deposit 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 deposit provides for **twenty (20) annual (once per 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. 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.

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. The grant shall expire in the event that the operation of the pharmacy is discontinued for more than six (6) months.
13. The operation of the facility is further subject to all of the following conditions:
  - a. Temporary signs or banners advertising alcoholic beverage "specials" or any similar promotions shall not be displayed on the exterior walls or fascia of the building;
  - b. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject building or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the exterior of buildings or windows;
  - c. In the event of 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 graffiti 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;
  - d. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
  - e. Off-site signs are prohibited, unless approved by the Department of Regional Planning. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited;
  - f. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage;
  - g. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
  - h. The permittee shall abide by all regulations, requirements, licensing or

otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;

- i. Sales of alcoholic beverages between the hours of 12:00 midnight and 6:00 AM are prohibited;
- j. Telephone numbers of local law enforcement shall be posted adjacent to the cashier's area;
- k. The shelf space devoted to alcoholic beverage sales shall not exceed five percent (5%) of the total shelf space within the subject market;
- l. Signage shall be posted at or near the entrance of the market notifying patrons that it is a violation of the California State Vehicle Code to transport open containers of alcoholic beverages within the passenger compartment of a motor vehicle;
- m. There shall be no alcoholic beverages consumed in open areas adjacent to the subject market under control of the permittee;
- n. The permittee shall post signage in the market prohibiting the consumption of alcoholic beverages on site;
- o. The permittee shall maintain 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;
- p. The permittee shall instruct all employees in the regulations regarding no loitering and no consumption of beer and wine on site. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;
- q. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
- r. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Enforcement Inspector or ABC investigator. The market manager and all employees of the market shall be knowledgeable of the conditions herein.



**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**

04/02/08

Los Angeles County Department of Regional Planning  
ATTN: Mi Kim

Project: 95163

This letter is in response to your fax request for calls for service and crime reports at the location of 31910 Castaic Rd, Castaic. The time frame is Jan1, 2002 thru March 31, 2008. There were a total of 149 calls for service and 27 crime reports at this location. The results are the following:

Crime Reports

- 1 robbery
- 1 forgery
- 16 theft
- 2 counterfeiting reports
- 1 vandalism
- 1 narcotic related
- 5 miscellaneous reports

Of the 149 calls for service only 15 of the calls resulted in a crime report being taken. The remainder of the calls were for false alarm, suspicious person and/or patrol checks.

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

Thank you,

  
Yvette McClain  
Crime Analyst

23958.4 B & P APPLICATION WORK SHEET

APPLICANT: 31910 Castaic Rd

PREMISES ADDRESS: Castaic, CA 91350

LICENSE TYPE: Off Sale License

CRIME REPORTING DISTRICT

LA County  
LAPD Jurisdiction is able to provide statistical data for the year 2006.

Reporting District: 674

Total number of reporting districts: 338

Total number of offenses: 50,952

Average number of offenses per district: 150

120% of average number of offenses: 180

Total offenses in district: 116

Location is within a high crime reporting district: NO

3. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 9201.03

Population: 2861 County Ratio

Number of licenses allowed:

Number of existing licenses:

Undue concentration exists:

Letter of public convenience or necessity required:

Three time publication required:

	<u>ON SALE</u>	<u>OFF SALE</u>
	<u>1: 1175</u>	<u>1: 1620</u>
	<del>_____</del>	<u>2</u>
	<del>_____</del>	<u>8</u>
	<del>_____</del>	<u>yes</u>
	<del>_____</del>	<u>Governing Body</u>
	<del>_____</del>	<u>yes</u>

Person Preparing Data

3/20/08  
Date ✓

Supervisor

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed 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.

Requested use is for off-site sale of a full-line of alcoholic beverages in conjunction with the operation of an existing & operating pharmacy/retail store. There are no negative effects to health, peace, comfort or welfare to residents or workers of the area expected. The proposed use will not jeopardize, endanger or constitute a problem to the public health. Sale of a full-line of alcohol for off-site consumption is an accepted practice in a pharmacy/retail store, for it provides one-stop shopping.

- 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.

The proposed site is adequate in size and shape to accommodate yards, walls, fences and parking space that are already in place.

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- 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

Castaic Road is a service road, with several commercial buildings, fronting a state highway (Interstate 5). Public & private facilities are already existing.

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ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES Section 22.56.195

1. 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 requested use at the proposed location will not adversely affect the use of the Stonegate Recreation Center @ 31829 Sapphire Lane, Castaic, CA 91384

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2. 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 major streets surrounding the property (Castaic Rd & Lake Hughes Rd) sufficiently buffers any nearby residents so that the use will not adversely affect them.

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3. That 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 a 500 foot 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;

Although there are 2 other businesses with off-sale licenses (Ralphs Supermarket & a 7-11 convenience store), each business has a different type of operation. Rite Aid also provides a pharmacy, which is a necessity to nearby residential area. There is also 1 on-sale beer & wine license at a restaurant within 600 ft.

4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;

The proposed use will not adversely affect the economic welfare of the area, but will increase tax revenue to the County.

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5. 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;

Any site remodeling will be done accordingly to the County of Los Angeles standards for constructions and landscaping.

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NOTE: additional sheets may be attached to answer the above statements.

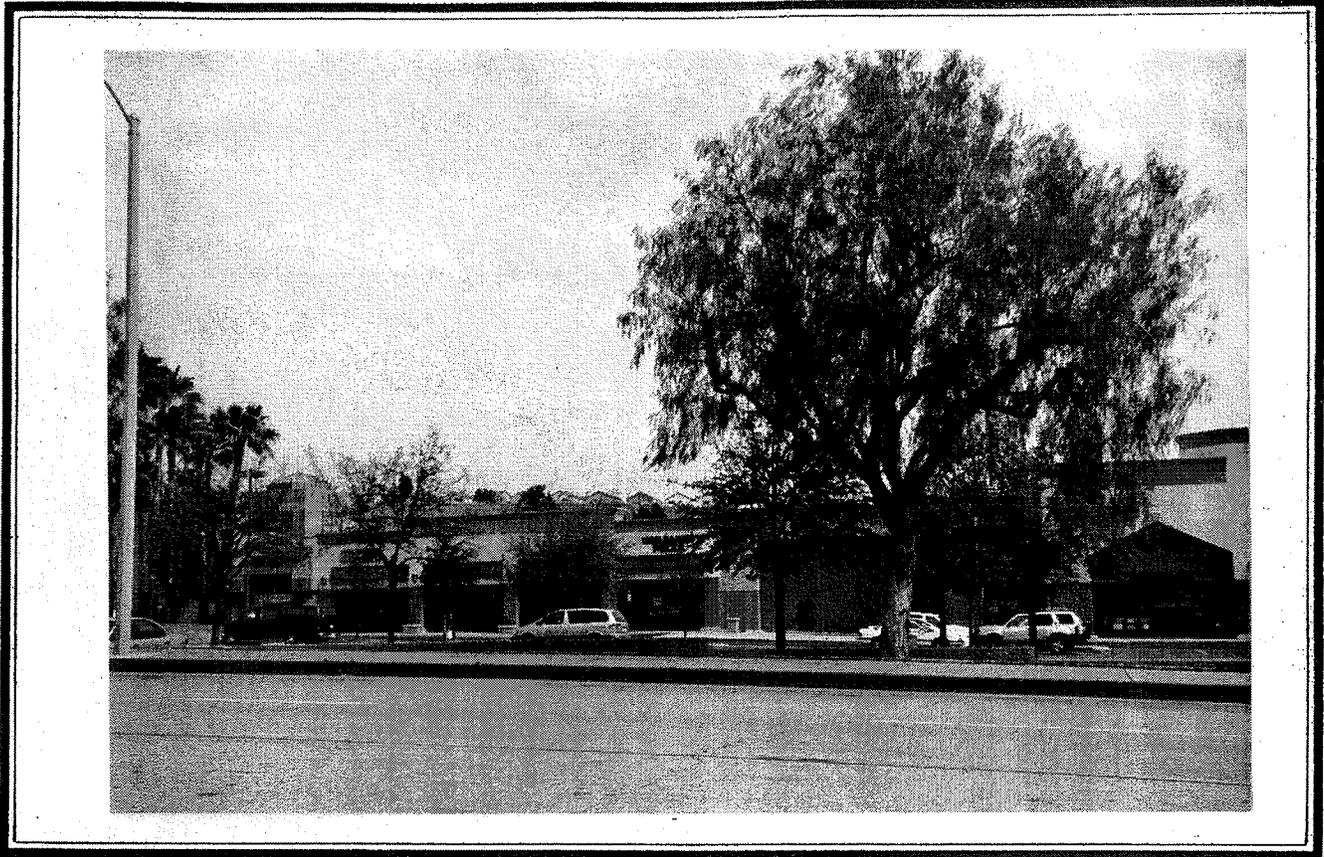
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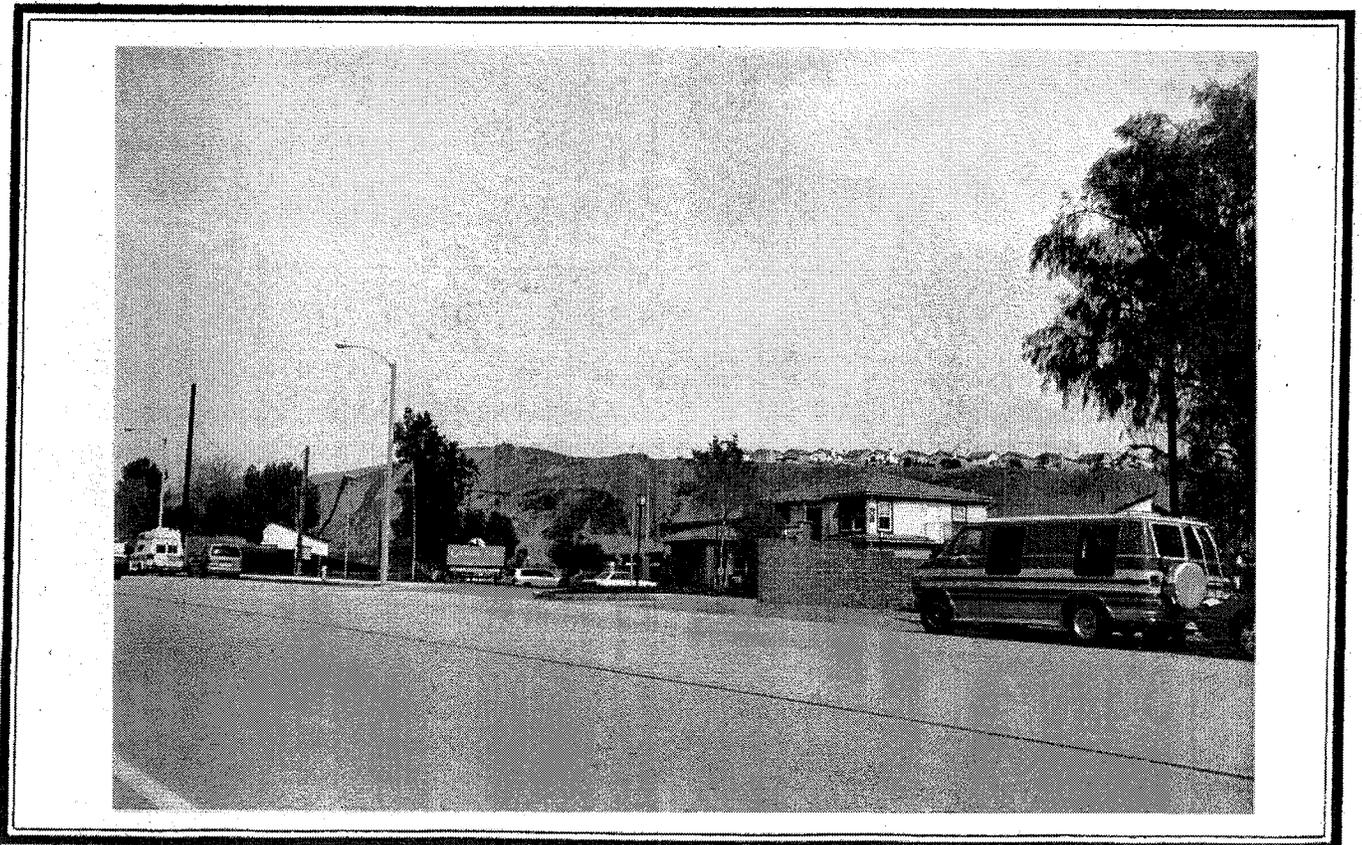
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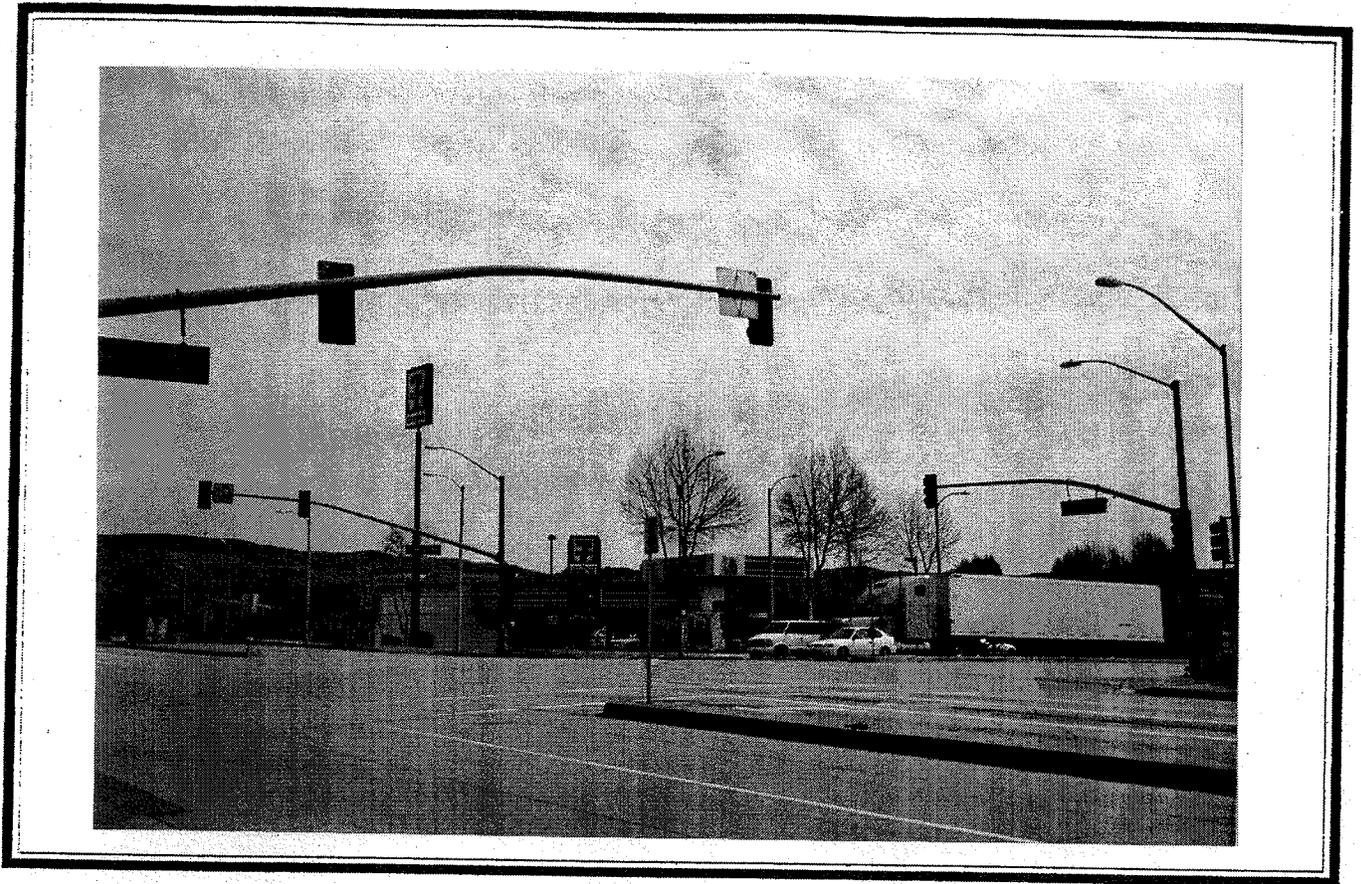
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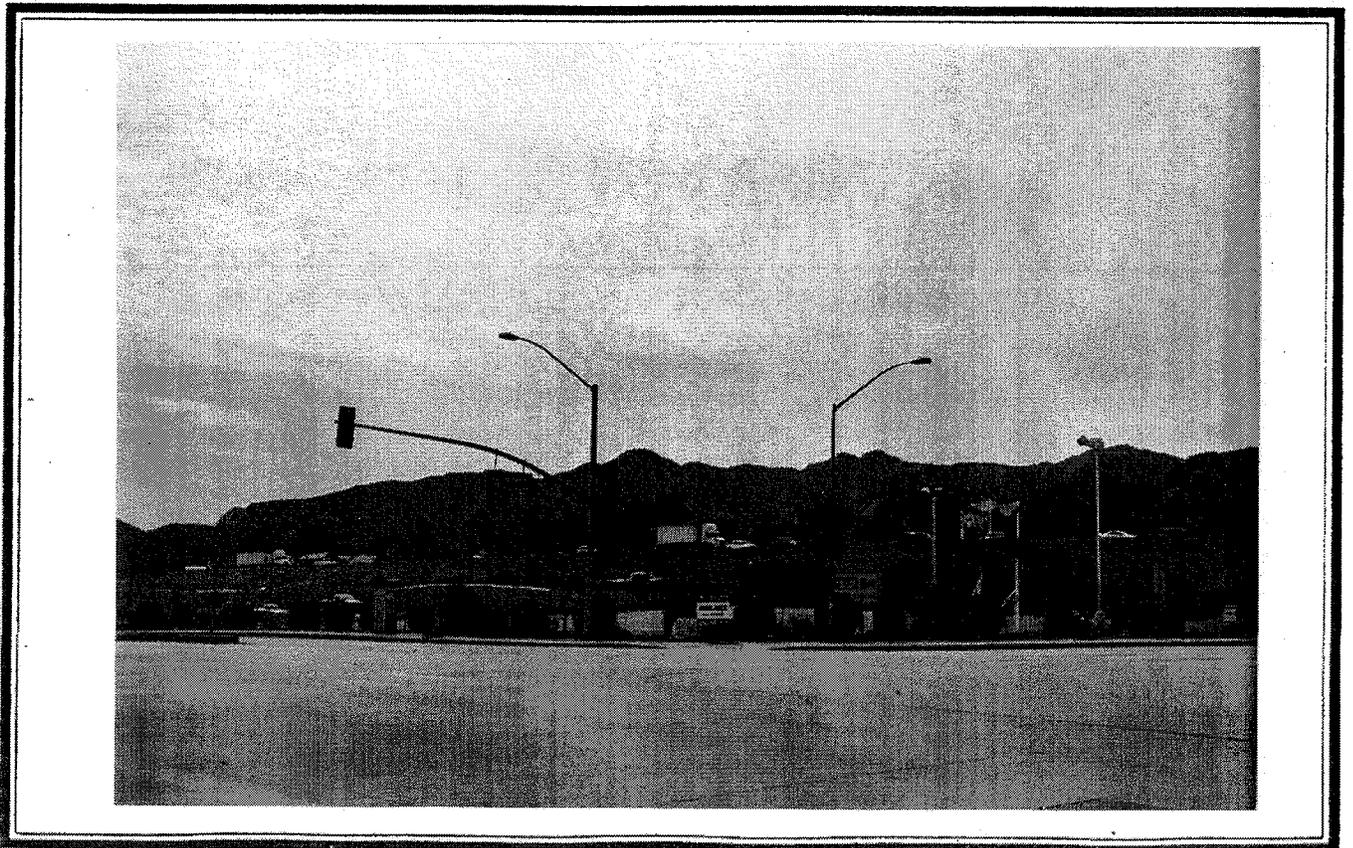
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13.



14.





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Eyealt 3108 ft

Streaming 100%

Pointer 34:29:55.69° N 118:37:24.52° W elev 1195 ft