



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

July 16, 2009

TO: Mitch Glaser
Hearing Officer

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: **PROJECT NO. 97089-(5)**
CONDITIONAL USE PERMIT CASE NO. 200800173
July 21, 2009 Public Hearing
Agenda Item No. 5

Staff would like to supplement the Hearing Packet dated July 9, 2009 with the following information:

- 1) A letter from the Quartz Hill Town Council, signed by President Doug Burgis dated July 9, 2009.
- 2) Restaurant menu for The Office Sports Bar and Grill, provided by the applicant.

The letter from the Quartz Hill Town Council states that "when the community standards for Quartz Hill [are] completed, that [the applicants] at some reasonable time conform to the general building color scheme." The applicant presented the project to the Town Council at the June meeting. The Town Council raised concerns that the existing bold color scheme is out of character for the downtown business district. The majority of the Town Council expressed interest in implementing design standards for the commercial areas through the zoning code by enacting a Community Standards District. One aspect of the design standards for the downtown area would be to require an "earth tone" color scheme for commercial buildings in the downtown area. The applicant has stated that the exterior could be painted a different color scheme in the future, but has an extended time frame as the building was painted recently (May 2009). It appears that all parties are in agreement that the time frame be set at 3 years from the date of the hearing.

Staff recommends that the applicant prepare revised elevation plans showing a color scheme for the exterior of the building that reflect "earth-tone" colors and that meet

with the satisfaction of the Town Council. The applicant should submit the revised elevation plans for final approval to Department of Regional Planning within 60 days of the public hearing. A condition will be added to the Conditions of Approval that will state:

Within 60 days of the date of the public hearing, the applicant will prepare and submit a revised set of elevation plans showing a proposed color scheme incorporating "earth tone colors" for the exterior of the building. The applicant agrees to paint the exterior of the building in substantial conformance with the submitted elevation plans by July 21, 2012.

QUARTZ HILL TOWN COUNCIL
42263 50Th Street West, suite 726
Quartz Hill, Ca. 93536

July 9,2009

Los Angeles County Planning Commission
320 West Temple Street
Los Angeles, Ca. 90012

Subject: Project Number 97089-(5)
Conditional Use Permit Number 200800173-(5)

Dear Commissioners,

The Quartz Hill Town Council at a public meeting on June 16,2009 received a detailed presentation by Veronica Cacho (representing the owner) on the the project at 42142 50th Street West, Quartz Hill, known as The Office Sports bar and Grill, the old Don Juan Restaurant building. The project was presented as a sports bar with bona fide restaurant with hours of 11:00am to 10:00pm Monday through Thursday, and 11:00pm to 11:00pm Friday and Saturday and 10:00am to 10:00pm Sunday. The presenter stated that they did not intend to have entertainment or karaoke. The town council requested that when the community standards for Quartz Hill was completed, that they at some reasonable time conform to the general building color scheme and the response was an absolute yes. The only concern that was expressed was that of the possibility of noise of vehicle's exiting the location at closing time. The town council posted the meeting in the local Antelope Valley press, and posted agenda's. T he public in attendance were in full support of said project.

The Town Council respectfully request's that a condition be placed that the applicant honor the C.S.D. request.

Four members of the Quartz Hill Town Council' were in full support, with one nay. If we can be of any further assistance please do not hesitate to contact us.

661-943-9726

ghtcouncil@gmail.com

doug_b_93536@yahoo.com

Sincerely,

Doug Burgis, President



Kick Off Your Day With Our Appetizers



Grilled Chicken Sticks

Grilled Steak Sticks

Grilled Shrimp Sticks

Combo Sticks

2 Chicken, 2 Steak, 2 Shrimp

Nachos - Regular

Crisp corn tortilla topped with jack and cheddar cheeses, diced tomatoes, green onions, sliced olives, and sour cream.

Nachos - Regular (Steak or Chicken)

Nachos - Giant (Steak or Chicken)

Santa Fe Rolls

Crispy spring rolls filled with tender chicken, black beans, sweet corn, roasted peppers, and jack cheese. Served with Santa Fe Dressing.

Chips & Salsa

Shrimp Cocktail (American Style) \$6.95

The Office Platter Make your own platter

Platter Includes 4 out of the 8 choices.

Jalapeño Pepper

Chicken Tenders

Onion Rings

Buffalo Wings

Zucchini Sticks

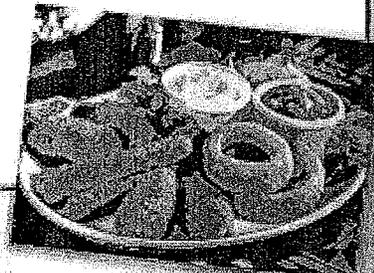
BBQ Wings

Crisp Potato Skins

Mozzarella Cheese Sticks



Fresh Oysters (Half of Shell)
1/2 Doz
1 Doz



1/2 Pounder Hamburgers

All Burgers are 1/2 Pound, Lettuce, Tomatoes, Grilled Onions, and Pickles.

Office Hamburger

Thousand Island Dressing, Tomato, Grilled Onions, Lettuce. Served w/ Wedge Fries. Cheese \$0.50 extra Avocado

\$6.95

Fried Chicken Burger

Lightly breaded tenderloins of chicken, fried to a crispy golden brown, served with fries. Choice of grilled onion and cheese.

Touch Down Burger

with Bacon, Cheese, Pickles, and Wedge Fries Avocado

Buffalo Chicken Burger

Tenderloins of chicken with buffalo sauce, lettuce, tomatoes and a side of wedge fries.

Grilled Chicken Burger

served with Lettuce, Tomato, and Grilled Onions.

Angus Beef Sliders

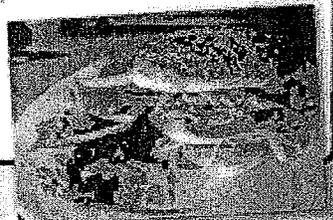
Small tender Angus beef patties served with grilled onions and ketchup on fluffy miniature buns. Accompanied by lettuce, tomatoes and pickles served with wedge fries. Add Bacon and cheddar

Hamburger Mushrooms

Swiss Cheese, Tomato, Grilled Onions, Lettuce. Served w/ French Fries.

Grand Slam Double Burger

One pound Angus burger served with cheese, lettuce, bacon, grilled onions, pickles, Thousand Island dressing and wedge fries. With Avocado



Sandwiches



Turkey Sandwich

Roasted turkey breast, tomatoes, lettuce swiss cheese and mayonnaise served on grilled sourdough bread and wedge fries.

Tuna Sandwich

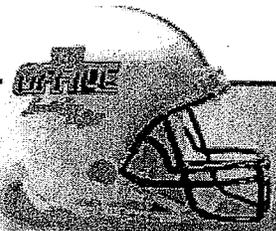
Served with mayonnaise and celery

Club Sandwich

Portions of roasted turkey breast and ham smoke bacon in a grilled sourdough bread with tomatoes, lettuce and mayonnaise.

NY Steak Sandwich

A juicy 10-ounce New York Steak, with tomatoes, lettuce, grilled onions, served with a french roll and Wedge Fries



Salads

Dinner Salad

Chopped Romaine and iceberg lettuce, tomatoes, Red Onions, Carrots and Choice of Dressing.

Chef Salad

Chopped romaine and iceberg lettuce, red onions, carrots, tomatoes, cheese, ham, turkey, hard-boiled eggs, and choice of dressing

Avocado Salad

Chopped romaine and iceberg lettuce, red onions, carrots, tomatoes, fresh avocado and choice of dressing

Steak Salad

Chopped romaine and iceberg lettuce, red onions, carrots, tomatoes, avocados, asparagus, and juicy steak

Grilled Chicken Salad

Chopped romaine and iceberg lettuce, red onions, carrots, tomatoes, avocados, asparagus and grilled chicken

Fried Chicken Salad

Chopped romaine and iceberg lettuce, red onions, carrots, tomatoes, avocados, asparagus and tenderloins of lightly breaded deep fried chicken

Grilled Shrimp Salad

Chopped romaine and iceberg lettuce, red onions, carrots, tomatoes, avocado, asparagus and flavorful shrimp

Santa Fe Salad

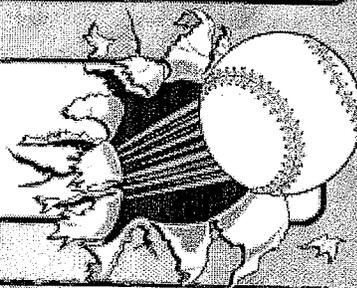
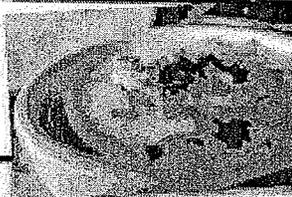
A colorful blend of crisp romaine lettuce red onions, and fire roasted red peppers, tossed with our Santa Fe dressing. Topped with jack and cheddar cheeses, sliced avocado, corn, diced tomatoes, and chicken breast.

Caesar Salad

Crisp chilled romaine lettuce tossed with croutons, fresh parmesan cheese and Caesar dressing

Soups

Chili Soup.....	\$6.95
Chicken Noodles.....	\$6.95
Clam Chowder.....	\$6.95



Combination Soup or Salad

Your Choice of:

Soup and Salad

Salad and 1/2 Sandwich

Soup and 1/2 Sandwich

Lettuce, Tomato, Mayo/aiise.
(Choice of Ham Or Turkey)

Lettuce, Tomato, Mayo/aiise.
(Choice of Ham Or Turkey)

Steaks

All Steaks served with Mashed Potatoes or Wedge Fries, Vegetables, and Choice of Soup & Salad. Cooked to perfection.

Sirloin Steak (10 oz).....	\$6.95
T-Bone Steak (14 oz).....	\$6.95
New York Steak (10 oz).....	\$6.95
Rib Eye Steak (12 oz).....	\$6.95



Pasta

Scampi Pasta.....\$13.95

Flavorful, succulent shrimp tossed with delicate angel hair pasta in a light blend of olive oil, butter, garlic, lemon juice and Roma tomatoes. Topped with Parmesan cheese, seasoned bread crumbs and parsley.

Blackened Chicken Pasta

A creamy tomato sauce with chicken breast, fire-roasted red peppers and red onions tossed with fettuccini noodles and topped with fresh Parmesan cheese and green onions.

Chardonnay Pasta

Shrimp, sautéed with garlic, basil, onions, roasted red peppers, and sun-dried tomatoes over Rotelle noodles in a creamy chardonnay sauce, topped with bacon and fresh parmesan cheese.

Grilled Shrimp

Grilled Chicken

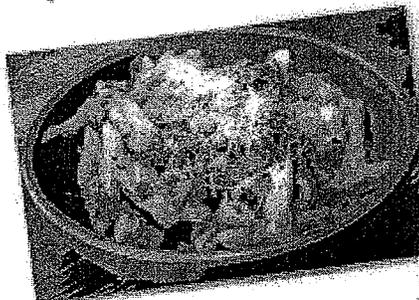


Chicken Fettuccini Alfredo

Fettuccini noodles in a rich and creamy Alfredo sauce topped with grilled chicken breast.

Broccoli Chicken Pasta

Rotelle noodles with creamy sauce and steamed broccoli with grilled chicken



Children's Menu

Little Octopus Winnies
Served with Wedge Fries

Chicken Tenders
Served with Wedge Fries

Hamburger
Served with Wedge Fries

Cheese Quesadilla
Served with Wedge Fries

Hot Dog
Served with Wedge Fries

Chili-Cheese Fries

Grilled Cheese Sandwich
Served with Wedge Fries



THE OFFICE
by Honey & Co.

★ 42142 50th St West, Quartz Hill, CA 93536 ★