



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443  
**PROJECT NUMBER 97-183-(5)**  
**RCUP 201000023**

<b>PUBLIC HEARING DATE</b> August 17, 2010	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Barcelona Tapas Lounge	<b>OWNER</b> Valencia Marketplace II, LLC	<b>REPRESENTATIVE</b> None
--	--	-------------------------------

**PROJECT DESCRIPTION**  
 The applicant proposes the sale of beer and wine for onsite consumption with live entertainment at a 2875 square foot restaurant in the Valencia Marketplace. Hours of operation would be 11 a.m. to 1 a.m. daily and live entertainment would consist of a single pianist from 7 p.m. to 8 p.m. Thursday, Friday, and Saturday.

**REQUIRED ENTITLEMENTS**  
**The applicant requests a conditional use permit to authorize the sale of beer and wine for on-site consumption, and live entertainment.**

**LOCATION/ADDRESS**  
 25910 The Old Road, Suite B-1, Valencia, CA 91381

**SITE DESCRIPTION**  
 The site plan depicts the proposed 2875 square foot restaurant with an additional 1730 square feet of outdoor dining. Adjacent uses are two adjacent commercial establishments. The occupant load was determined by the County Engineer to be 179 fixed seats, and the applicant is proposing 113 indoor dining seats and 60 patio seats. The site plan depicts 128 parking spaces, including four handicap accessible parking spaces.

<b>ACCESS</b> The Old Road, Stevenson Ranch Parkway	<b>ZONED DISTRICT</b> Newhall
--	----------------------------------

<b>ASSESSORS PARCEL NUMBER</b> 2826-095-003	<b>COMMUNITY</b> Santa Clarita Valley
--	--

<b>SIZE</b> 4605 square feet	<b>COMMUNITY STANDARDS DISTRICT</b> N/A
---------------------------------	--

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Restaurant	C-3-DP (Unlimited Commercial, Development Program)
North	vacant, undeveloped land	A-2-5 (Heavy Agriculture)
East	Golden State Freeway	N/A
South	commercial	C-3-DP (Unlimited Commercial, Development Program)
West	commercial	C-3-DP (Unlimited Commercial, Development Program)

<b>GENERAL PLAN/COMMUNITY PLAN</b> Santa Clarita Valley Area Plan	<b>LAND USE DESIGNATION</b>	<b>MAXIMUM DENSITY</b> N/A
--	-----------------------------	-------------------------------

**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

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

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

STAFF CONTACT PERSON: Adam Thurtell

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)
-----------------------------	-----------------------------	---------------------------

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