



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-1522

PROJECT NUMBER R2009-01100
CONDITIONAL USE PERMIT NUMBER 200900076

PUBLIC HEARING DATE
 January 13, 2010

AGENDA ITEM
 TBD

RPC CONSENT DATE

CONTINUE TO

APPLICANT Flying W. INC.	OWNER Lang Ranch Properties, INC.	REPRESENTATIVE Pittman Group Architects
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PROJECT DESCRIPTION
 The applicant is requesting authorization to expand an existing restaurant that currently sells a full line of alcoholic beverage for on-site consumption. The existing restaurant has 1,850 square feet and has been operating and selling alcoholic beverages since 1989 (type 47 license). The restaurant recently expanded its area to 2,575 square feet (40 percent increase). The applicant is also requesting approval to allow live entertainment.

REQUIRED ENTITLEMENTS
 Conditional Use Permit to authorize the expansion of an existing restaurant that sells a full line of alcoholic beverage for on-site consumption and live entertainment.

LOCATION/ADDRESS
 33310 Agua Dulce Canyon Rd, Agua Dulce, CA 91390

SITE DESCRIPTION
 The approximately 2.63-acre rectangular subject property (APN No. 3212-010-038) is partially developed with a 7,500 square foot commercial building, six accessory storage buildings, two water towers and 23 paved parking spaces. The southern portion of the property is vacant. The existing commercial building consists of three suites with the following tenants: 2,605 square foot hardware store, 1,512 square foot gift shop, and a 2,575 square foot restaurant. The height of the building varies from one to two stories. The hardware store is located in the two-story portion of the building. The accessory structures are located at the rear of the commercial building and are used exclusively for storage related to the commercial tenants. Access to the site is provided from Agua Dulce Canyon Road.

ACCESS Agua Dulce Canyon Road	ZONED DISTRICT Soledad
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ASSESSORS PARCEL NUMBER 3212-010-038	COMMUNITY Agua Dulce
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SIZE 2.63 Acres	COMMUNITY STANDARDS DISTRICT Agua Dulce
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Commercial	C-1 (Restricted Business), R-3 (Limited Multiple Residence), A-1-10,000 (Light Agricultural – 10,000 min. lot size)
North	Commercial, Residential	C-3 (Unlimited Commercial), A-1-10000 (Light Agricultural – 10,000 minimum lot size)
East	Residential	A-1-10000 (Light Agricultural – 10,000 min. lot size)
South	Residential	R-3 (Limited Multiple Residence), A-1-10000 (Light Agricultural – 10,000 min. lot size)
West	Commercial, Residential, Agricultural	C-3 (Unlimited Commercial, A-1-2-P (Light Agricultural – 2 acre min. lot size – Parking), A-1-10,000 (Light Agricultural – 10,000 min. lot size)

GENERAL PLAN/COMMUNITY PLAN Santa Clarita Valley Area Plan	LAND USE DESIGNATION N1 – Non-Urban 1	MAXIMUM DENSITY 0.5 dwelling units per acre
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ENVIRONMENTAL DETERMINATION
 Categorical Exempt Class 3 (New Construction or Conversion of Small Structures)

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:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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