



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6435  
**PROJECT NUMBER R2009-00873**  
**RCUP 200900064**

PUBLIC HEARING DATE 3/16/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

<b>APPLICANT</b> Enrique Ramos, Jr.	<b>OWNER</b> Rosario and Josefina Sandoval	<b>REPRESENTATIVE</b> Harvey Holloway
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**PROJECT DESCRIPTION**  
 The applicant proposes to sell beer, wine, and distilled spirits for on-site consumption at an existing restaurant, El Corral. The restaurant would include a dining room, lounge, outdoor dining patio, and indoor live entertainment and would operate from 6:00 a.m. to midnight, seven days a week.

**REQUIRED ENTITLEMENTS**  
**To authorize the sale of beer, wine, and distilled spirits at an existing restaurant**

**LOCATION/ADDRESS**  
 16943 East Avenue P, Lake Los Angeles,

**SITE DESCRIPTION**  
 The site plan depicts the existing restaurant, El Corral, which includes a 6,774-square-foot, single-story building and 117-space parking lot. The restaurant contains a 1,476-square-foot dining room, a 1,297-square-foot bar and lounge (with stage), a 589-square-foot meeting room, a 221-square-foot lobby, and a 2,065-square-foot outdoor dining patio. The restaurant would have indoor live entertainment and a total occupancy load of 340 persons. The parking lot would be accessed via two driveways to Avenue P (south) and 170th Street East (east), respectively. The restaurant structure has minimum setbacks of 64'-7", 59'-4", 53', and 75'-10" to the north, south, east, and west, respectively.

<b>ACCESS</b> Avenue P to the south and 170th Street East to the east	<b>ZONED DISTRICT</b> Antelope Valley East
<b>ASSESSORS PARCEL NUMBER</b> 3073001006	<b>COMMUNITY</b> Antelope Valley
<b>SIZE</b> 1.4 Acres	<b>COMMUNITY STANDARDS DISTRICT</b>

	EXISTING LAND USE	EXISTING ZONING
Project Site	Restaurant	C-2 (Neighborhood Business)
North	Vacant land	C-2-DP (Neighborhood Business--Development Program)
East	Single-family residences, vacant land	R-3-20U (Limited Multiple Residence--20 dwelling units/acre max.)
South	Shopping center, vacant land	C-2 (Neighborhood Business)
West	Single-family residences, vacant land	R-3-20U (Limited Multiple Residence--20 dwelling units/acre max.)

<b>GENERAL PLAN/COMMUNITY PLAN</b> C (Commercial)	<b>LAND USE DESIGNATION</b>	<b>MAXIMUM DENSITY</b> N/A
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**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: Tyler Montgomery		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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