

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Planning Commission will conduct a public hearing on the following project. The project is exempt from the California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

**Date and Time:** Wednesday, March 16, 2011 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Permit(s):** R2009-00873, RCUP 200900064

**Project Location:** 16943 East Avenue P, Lake Los Angeles, Antelope Valley

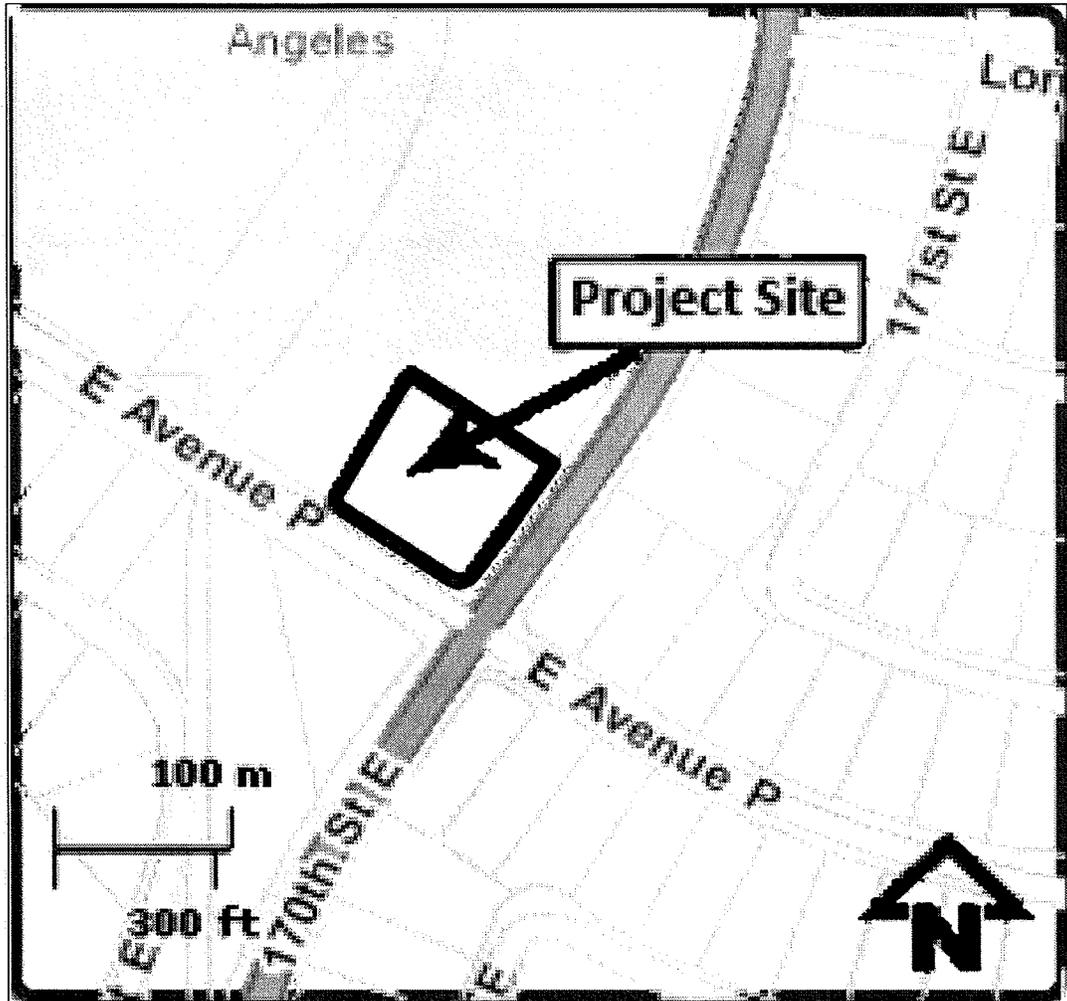
**Description:** To authorize the sale of beer, wine, and distilled spirits at an existing restaurant

**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at  
Lake Los Angeles Library  
16921 E. Ave. O #A  
Palmdale CA 93591  
(661) 264-0593

**Contact:** Tyler Montgomery  
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If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información por favor llame al 213-974-6466.**





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**

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

<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>

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
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**

<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> Tyler Montgomery		
<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) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

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