



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 30, 2011

TO: Librarian
Castaic Library
27971 Sloan Canyon Road
Castaic, CA. 91384

FROM: Jeff Lemieux
Principal Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, CA. 90012

SUBJECT: CONDITIONAL USE PERMIT NO. 200900154
49713 Gorman Post Road, Gorman CA. 93243

The subject property is scheduled for a public hearing before the Hearing Officer of Los Angeles County on May 3, 2011.

Please have these materials available to the public through May 5, 2011.

If you have any questions regarding this matter, please contact Jeff Lemieux from the Special Projects Section of the Department of Regional Planning at (213) 974-4854.

Thank you.

Attachments:

1. Copy of site plan
2. Notice of Public Hearing
3. Draft Factual
4. Draft Environmental Document
5. Conditional Use Permit Burden of Proof



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

LOS ANGELES COUNTY LETTERGRAM

TO	Sam Dea	FROM	Jeff Lemieux
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Subject: Environmental Determination for RCUP 200900154 **Date:** March 30, 2011

PROJECT DESCRIPTION: The proposed project is a request for the on-site sale of alcohol (beer and wine) at an existing restaurant (Ranch House Restaurant) along with room service for the existing adjoining hotel in the C-3 zone (unlimited commercial zone).

As such, this project qualifies for Class 1 Categorical Exemption –Existing Facilities- that consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.

The staff of the Special Projects Section has reviewed the above-mentioned project to determine the appropriate environmental document. It is our opinion that the project qualifies for a Categorical Exemption since it meets the criteria set forth in Class 1 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 1 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Jeff Lemieux of the Special Projects Section at (213) 974-4854.

NOTICE TO LEAD SECTION: A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

COMMENTS: _____



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4854
PROJECT NUMBER R2009-02070
RCUP 200900154

PUBLIC HEARING DATE 5/11/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Alejo Banelos	OWNER DBN Gorman Investments LLC	REPRESENTATIVE Valerie Sacks
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PROJECT DESCRIPTION
 The applicant, Ranch House Restaurant, is requesting a Conditional Use Permit for the sale of alcohol (beer and wine) for on-site consumption at an existing restaurant including room service to an attached hotel. The property is located at 49713 Gorman Post Road at the intersection of Gorman Post Road and Gorman School Road in the unincorporated community of Gorman.

REQUIRED ENTITLEMENTS
 The applicant is requesting the approval of a Conditional Use Permit to authorize the sale of alcohol (beer and wine) at an existing restaurant (Ranch House Restaurant) for on-site consumption and provide room service with beer and wine sale for an adjoining hotel. A Conditional Use Permit is needed for the sale of alcohol in the C-3 zone pursuant to Section 22.28.210 of the County Code.

LOCATION/ADDRESS
 49713 Gorman Post Road, Gorman, CA. 93243

SITE DESCRIPTION
 The site plan depicts the existing 6,000 square foot Ranch House Restaurant with attached hotel and take out restaurant (El Grullense). The site plan also shows 135 parking spaces with 9 handicapped spaces, approximately 12,500 square feet of landscaping and pool area.

ACCESS Access is taken from Gorman Post Road via four (4) driveways.	ZONED DISTRICT Castaic Canyon
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ASSESSORS PARCEL NUMBER 3251-013-056, 3251-013-035, 3251-013-036	COMMUNITY Antelope Valley
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SIZE 2.52 Acres	COMMUNITY STANDARDS DISTRICT None
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Sit down restaurant (Ranch House), Hotel, Take out restaurant (El Grullense)	C-3 (Unlimited Commercial Zone)
North	Strip mall, single-family residence, auto repair	C-3 (Unlimited Commercial Zone) and A-2-5 (Heavy Agricultural Zone - 5 acre minimum lot size)
East	Fast food restaurant	C-3 (Unlimited Commercial Zone)
South	Golden State Freeway - 5 freeway	
West	Gas Station	C-3 (Unlimited Commercial Zone)

GENERAL PLAN/COMMUNITY PLAN "C" - Major Commercial	LAND USE DESIGNATION Major regional employment center - business districts, offices complexes, shopping malls.	MAXIMUM DENSITY
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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: Jeff Lemieux		
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

SAMPLE

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, May 11, 2011 at 9:00 a.m.
Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012
Permit(s): R2009-02070, RCUP 200900154
Project Location: 49713 Goman Post Road, Goman, CA. 93243 Antelope Valley
Description: The applicant is requesting a Conditional Use Permit to authorize the sale of alcohol (beer and wine) at an existing restaurant (Ranch House Restaurant) along with serving beer and wine with room service from the attached hotel. A Conditional Use Permit is needed for the sale of alcohol in the C-3 zone pursuant to 22.28.210 of the County Code..
Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at Castaic Library 27971 Sloan Canyon Rd. Castaic CA 91384
Contact: Jeff Lemieux, Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-4854 Fax: 213-626-0434 E-mail: jlemieux@planning.lacounty.gov

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.

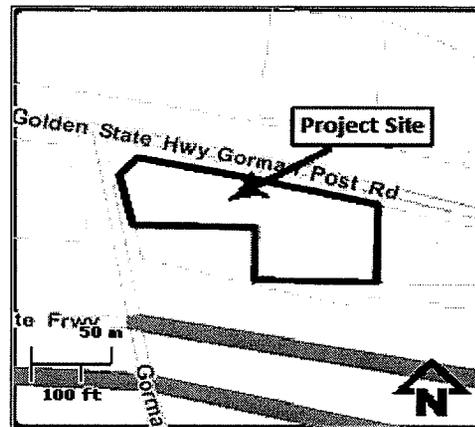
Si necesita más información por favor llame al 213-974-6466.



Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles CA 90012

SAMPLE

NOTICE OF PUBLIC HEARING



CASTAIC UNION SCHOOL DIST
28131 LIVINGSTON AVENUE
VALENCIA CA 91355



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Please see Attachment B.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Please see Attachment B.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

please see attachment b.

ATTACHMENT B
Conditional Use Permit Burden of Proof

Proposed CUB for Beer and Wine – Ranch House Restaurant
49713 Gorman Post Road, Gorman CA 92343
(Los Angeles County Unincorporated Area)

- A. That the requested use at the location will not
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

The requested use at the proposed location will not have any of the stated negative impacts. On the contrary, granting of the requested Conditional Use Permit will have a positive effect on the surrounding area.

Ranch House Restaurant is the only sit-down restaurant within miles. A former Sizzler, the Ranch House Restaurant serves a wide variety of fresh, healthy American-style food to travelers along I-5, area residents and workers, and guests of the adjacent Econolodge. This clientele would appreciate the ability to enjoy a glass of wine or beer as they relax over a hot, freshly prepared dinner. The Ranch House Restaurant also serves room service to guests of the attached Econolodge pursuant to a concierge agreement between the two entities, and would like to be able to serve beer and wine along with these room service orders.

In terms of the health, peace, comfort or welfare of persons residing or working in the surrounding area, the requested Conditional Use Permit to sell beer and wine at this location will have a positive impact on those persons. The Applicant is an experienced restaurateur who seeks to sell beer and wine with meals at his sit-down restaurant in a manner which is consistent with responsible and professional restaurant management practices. Such uses are not typically considered to have the negative impacts that may be associated with different types of alcohol sales or unprofessional management practices. The Applicant's ability to provide this amenity to the Restaurant's customers will help it be viable economically, which will have a positive impact on the area as a whole. The residents of the area have virtually no alternatives if they want to go out to eat with friends or family at a full-service restaurant which serves beer and wine. If the Ranch House Restaurant is not permitted to serve these items, residents will have only one option anywhere in the area—a Flying J located over three miles away. The Flying J provides a full array of services for truckers and does not provide the same kind of ambiance as the Ranch House Restaurant can provide. It is not conducive to the health, peace, comfort, and welfare of persons residing or working in the area to have no place anywhere nearby where they can meet with others to socialize and have a relaxing meal accompanied by beer or wine, which is customarily regarded as an important accompaniment to this kind of activity.

Nor will the requested use at the location be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Rather, the requested use at the proposed location will have a positive effect on the community.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features required. The request is for an existing restaurant that is fully operational to be able to serve beer and wine with meal service and to sell beer and wine with room service at the attached Econolodge pursuant to a concierge agreement. No physical changes are anticipated or requested.

Regardless, the Site has ample parking for the restaurant, the Econolodge, and the other uses on the Site, which include a few fast food restaurants and a service station.

- C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The requested use is immediately off of the "Gorman" exit of Interstate 5, about mid-way up the "grapevine" portion of the highway. The access roads on and off the freeway and to the Site are wide and in good condition. In any case, the Restaurant's customers are either local residents and workers or travelers along the interstate who pull off the highway for a break on their journey. Therefore, the Applicant believes that his Restaurant has a negligible impact on traffic.

In terms of public or private service facilities, again, the Restaurant is already fully operational and is only requesting the within Conditional Use Permit in order to be able to serve beer and wine with meals. Therefore, granting of the request will not have any impact on public or private service facilities beyond that which the Restaurant currently requires.

Because the proposed use is likely to have only positive impacts and is unlikely to evoke controversy, the Applicant would like to request that the public hearing for this Application be waived.

ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

Please see Attachment A.

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

Please see Attachment A.

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

Please see Attachment A.

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

Please see Attachment A.

E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

Please see Attachment A.

ATTACHMENT A

Alcoholic Beverage Sales Burden of Proof

Proposed CUB for Beer and Wine – Ranch House Restaurant
49713 Gorman Post Road, Gorman CA 92343
(Los Angeles County Unincorporated Area)

- A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The requested Conditional Use Permit to sell beer and wine at an existing restaurant at the proposed location will not adversely affect any of the identified uses or any similar use within a 600 foot radius. The Restaurant is not located anywhere near parks, schools, churches, or any similar facilities but is located in a remote location off the "Grapevine" portion of Interstate 5.

A variety of basic services and amenities are located immediately off of this exit. These include the Ranch House Restaurant and an Econolodge. The other services and amenities off this exit include a gas/service station, a small market, several fast food restaurants, an antiques store, a jewelry store, an office building, and several auto repair facilities. This cluster of uses serves travelers on "the Grapevine" portion of Interstate 5 as well as the residents in the outlying areas, which consists of ranches and undeveloped open space.

In fact, the Ranch House Restaurant is the only sit-down restaurant within miles. A former Sizzler, the Ranch House Restaurant serves a wide variety of fresh, healthy American-style food items to travelers along I-5, area residents and workers, and guests of the adjacent Econolodge. This clientele would appreciate the ability to enjoy a glass of wine or beer as they relax over a hot, freshly prepared dinner at the Restaurant. The Ranch House Restaurant also serves room service to guests of the attached Econolodge pursuant to a concierge agreement between the two entities, and would like to be able to serve beer and wine along with these room service orders.

Thus, the requested Conditional Use Permit to sell beer and wine at this location will not adversely affect any of the listed or similar uses for several reasons: First, there are no such uses anywhere near the Site. Second, the Applicant is an experienced restaurateur who seeks to sell beer and wine with meals at his sit-down restaurant in a manner which is consistent with responsible and professional restaurant management practices. In fact, the Applicant is the operator of two similar restaurants in Kern County, both of which are positive uses in their communities. Beer and wine sales with restaurant meals is not a use typically considered to have the negative impacts that may be associated with different types of alcohol sales or unprofessional management practices.

Moreover, the Restaurant was originally built in the 1960s and served a full line of alcoholic beverages for years. According to information available for this location on the ABC website (please see attached), subsequent operators have served a full line of alcoholic beverages at this location from at least 1992 to 2004. From 2004 until last May, 2009, a Sizzler has served beer and wine at this location. Thus, prior operators served a variety of alcoholic beverages at this location for years without incident. There is no

reason to suggest that the approval of this Conditional Use request will result in a use incompatible with the area.

The Restaurant links up directly with the Econolodge Motel via a wide corridor that goes directly from the Restaurant into the lobby area of the Econolodge. The Applicant would like to be able to serve beer and wine at the restaurant because his customers would like the opportunity to rest and relax when they take a break on their journeys. The Applicant would also like to be able to sell beer and wine to guests of the Econolodge who order "room service" meals from the Restaurant pursuant to the concierge agreement in place between those two entities. The Applicant believes that his ability to offer beer and wine for his patrons while they dine at his sit-down restaurant with table service will provide an important and much-appreciated amenity for this clientele.

For all of the above reasons, the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. Because the proposed use is likely to have only positive impacts and is unlikely to evoke controversy, the Applicant would like to request that the public hearing for this Application be waived.

- B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The requested use at the proposed location is well buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

First, there are few residences anywhere near the Restaurant, which is located in a remote location off the "Grapevine" portion of Interstate 5.

Second, the Restaurant is well buffered from those few residences that are located in the area. The Restaurant is located in a small commercial complex that is comprised of the Ranch House Restaurant, an Econolodge, several fast food restaurants, and a large parking lot. Immediately to the west of the Restaurant is Interstate 5. Just east of the Restaurant is the Econolodge, which is directly connected to the Restaurant by a wide passageway. Additional parking and the fast food restaurants are located southerly of the Restaurant.

Moreover, a full line of alcoholic beverages has been served at this location for years. More recently, from 2004 until last May, 2009, a Sizzler has served beer and wine at this location. Thus, prior operators served a variety of alcoholic beverages at this location for years without incident. There is no reason to suggest that the approval of this Conditional Use request will have adverse impacts if prior uses did not.

Therefore, the requested use at the proposed location is well buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. Because the proposed use is likely to have only positive impacts and is unlikely to evoke controversy, the Applicant would like to request that the public hearing for this Application be waived.

C. That the requested use at the proposed location will not result in an undue concentration of similar premises.

The requested Conditional Use Permit to sell beer and wine at an existing restaurant and to serve these items along with room service at the attached motel at this location will not result in an undue concentration of similar premises. In fact, there are currently only three ABC licenses in this zip code. Two are off-site uses – Gorman Plaza Market and Gorman Union 76. The third, an on-site beer and wine license like that requested by the Applicant, is for the Flying J, which is located over three miles away from the Ranch House Restaurant. (Please see attached printout from the ABC's website.) The Flying J provides a full array of services for truckers and does not provide the same kind of ambiance as the Ranch House Restaurant can provide. Finally, prior operators served a full line of alcoholic beverages for years at this location, and beer and wine has been served at this location until last Spring.

In any case, the concern about undue concentration usually pertains to off-site uses and not bona fide restaurants with full kitchens, such as the Ranch House Restaurant. For all these reasons, the requested use at the proposed location will not result in an undue concentration of similar premises. Because the proposed use is likely to have only positive impacts and is unlikely to evoke controversy, the Applicant would like to request that the public hearing for this Application be waived.

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community but rather will have a positive effect on it. Ranch House Restaurant is the only full-service, sit down restaurant in the area. The ability to serve beer and wine with meals to those patrons who want it will be an important amenity for the restaurant to offer its customers, and will help it attract regular customers who want to sit down, have table service, and enjoy leisurely high-quality meals along with beer and wine. Some of these patrons may have no choice but to drive to the next closest venue several miles away in order to enjoy this amenity at the Flying J truckers' complex or further north in Kern County. The Applicant believes he has already lost significant business because of his current inability to provide this amenity to potential customers.

In addition, there are other local businesses which may benefit from the Restaurant's patrons lingering in the immediate area. The jewelry store, antiques store, grocery store, motel, and service and gas stations may all benefit from the synergy of having a variety of compatible uses in the immediate vicinity. This cluster of goods and services may encourage travelers to stop at this location and linger. On the other hand, if the Ranch House Restaurant does not survive economically, it will have a negative impact on these other businesses. Those who might stop at the Gorman exit for a nice meal may choose to take their rest from their drive elsewhere.

Moreover, a full line of alcoholic beverages has been served at this location for years. More recently, from 2004 until last May, 2009, a Sizzler has served beer and wine at this location. Thus, prior operators served a variety of alcoholic beverages at this location for years without incident. There is no reason to suggest that the approval of this Conditional Use request will have adverse impacts if prior uses did not.

Thus, denial of the requested Conditional Use Permit could mean loss of business not only to the Applicant, but also potentially to the handful of other local businesses. Conversely, approval of the request will have a positive impact on the Restaurant specifically and the other uses in the vicinity as well. For these reasons, the requested use will not adversely affect the economic welfare of the surrounding community, but will have a positive impact on it. Because the proposed use is likely to have only positive impacts and is unlikely to evoke controversy, the Applicant would like to request that the public hearing for this Application be waived.

- E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood. The Ranch House Restaurant is in an existing building formerly used as a Sizzler. It is already in operation and the Applicant does not contemplate any physical changes to the building whatsoever. It is an attractive, well-maintained building. The Applicant believes that the requested Conditional Use Permit to serve beer and wine with the Restaurant will help ensure its economic viability over the long term, which in turn will contribute to the economic health of the other uses in the vicinity. The Restaurant and the Site as a whole are currently well-maintained. Obviously, a profitable restaurant will be better maintained over time than one that is not able to remain in business.

For all of the above reasons, the exterior appearance of the structure will be consistent with the appearance of commercial structures already constructed or under construction within the immediate neighborhood. The continued prosperity of the Restaurant, which will be aided by the requested Conditional Use Permit to sell beer and wine at a restaurant, will help ensure that the building remains well-maintained and does not cause blight, deterioration, or a diminishment or impairment of property values within the neighborhood.

Because the proposed use is likely to have only positive impacts and is unlikely to evoke controversy, the Applicant would like to request that the public hearing for this Application be waived.