

Regional Planning Commission Transmittal Checklist

Hearing Date
May 11, 2011
Agenda Item No.
7

Project Number: R2009-02070-(5)
Case(s): CUP 200900154
Planner: Jeff Lemieux

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Vicinity Map
- _____
- _____
- _____

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4854
PROJECT NUMBER R2009-02070-(5)
RCUP 200900154

PUBLIC HEARING DATE
5/11/2011

AGENDA ITEM
7

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Alejo Banuelos

OWNER

DBN Gorman Investments LLC

REPRESENTATIVE

Valerie Sacks

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. 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. 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

ASSESSORS PARCEL NUMBER

3251-013-056, 3251-013-035, 3251-013-036

COMMUNITY

Antelope Valley

SIZE

2.52 Acres

COMMUNITY STANDARDS DISTRICT

None

EXISTING LAND USE

EXISTING ZONING

Project Site	Sit down restaurant (Ranch House), Hotel (Econo Lodge), 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 (Carl's Jr)	C-3 (Unlimited Commercial Zone)
South	Golden State Freeway - 5 freeway	Transit Corridor
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

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

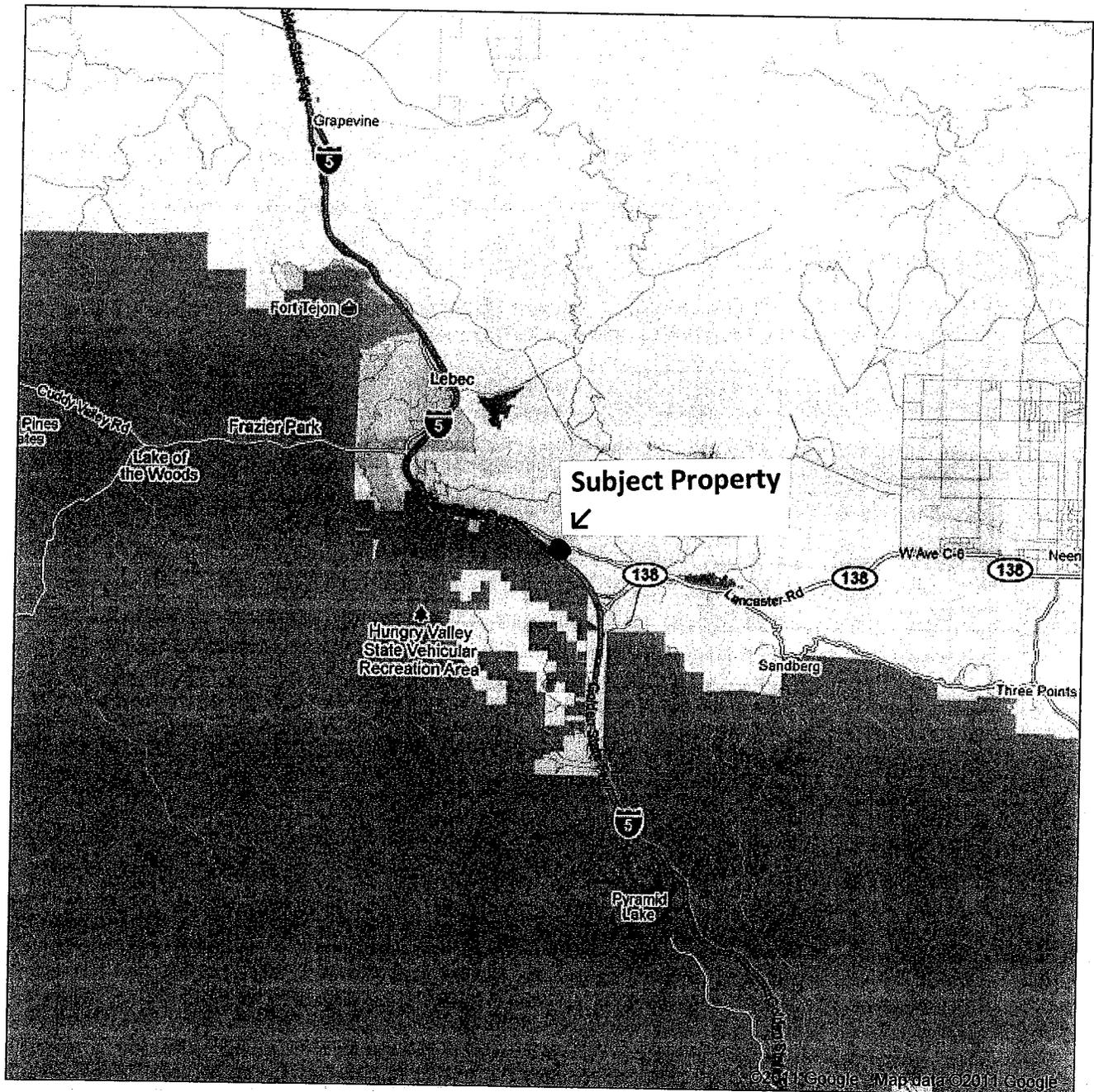
TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: 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

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STAFF ANALYSIS
PROJECT NO. R2007-02317-(5)
CONDITIONAL USE PERMIT NO. 200700161

PROJECT DESCRIPTION

The applicant, Ranch House Restaurant, is requesting approval for a Conditional Use Permit ("CUP") to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in connection with the operation of an existing restaurant. The subject restaurant is approximately 6,000 square feet in size and is located at 49713 Gorman Post Road in the unincorporated community of Gorman.

LOCATION

49713 Gorman Post Road, Gorman, CA. 93243

SITE PLAN DESCRIPTION

The site plan depicts a 24,500 square foot building consisting of a 6,000 square foot restaurant, an attached 15,500 square foot motel (Econo Lodge) and a 3,000 square foot Mexican restaurant located on an improved property approximately 3.26-acre in size. The subject restaurant is called Ranch House Restaurant and it is located at the intersection of Gorman Post Road and Gorman School Road. The subject property takes access from Gorman Post Road via four (4) driveways. Two of the driveways measure 30 feet across, one measures 34 feet 10 inches across and one measures 37 feet 4 inches across. The floor plan for the restaurant depicts the interior of the restaurant with 14 tables, beverage counter, restrooms, food preparation and storage areas and an office. Also depicted is an attached lounge with 3 tables and bar with six (6) seats. Parking for the project is provided by 135 on-site parking spaces and nine (9) handicapped spaces.

REQUIRED ENTITLEMENTS

This grant will authorize the sale of alcoholic beverages (beer and wine) for on-site consumption at an existing restaurant located in the C-3 (Unlimited Commercial) zone.

EXISTING ZONING

Subject Property: The subject property is zoned C-3 (Unlimited Commercial zone).

Surrounding Zoning:

North: C-3 (Unlimited Commercial Zone) and A-2-5 (Heavy Agriculture Zone with 5 acres minimum lot size)
East: C-3 (Unlimited Commercial Zone)
South: Transit Corridor (5 freeway)
West: C-3 (Unlimited Commercial Zone)

EXISTING LAND USE

Subject Property: The subject property's existing land use is a full service restaurant (Ranch House), a take-out restaurant (El Grullense) and an attached motel (Econo Lodge).

Surrounding Properties:

North: Strip mall, single-family residence, auto repair
East: Fast Food Restaurant (Carl's Jr.)
South: Golden State (5) Freeway
West: Gas Station

PREVIOUS CASES/ZONING HISTORY

On November 9, 1965, Plot Plan 14818 approved the Caravan Motel with attached restaurant and 58 parking spaces; On January 6, 1983, Conditional Use Permit No. 1947 and Variance No. 763 were approved by the Regional Planning Commission to expand the existing motel, restaurant and cocktail lounge by the addition of 38 rooms, create an additional off-street parking area. The Variance was to permit modification of the parking development standards and to permit smaller parking stalls for compact cars. Note to file states that as of December 7, 1984 the motel expansion was not built and an extension was requested and granted to January 9, 1985. The expansion was never built. On May 30, 1996, a revised Plot Plan was approved for a sign program for the Sizzler Restaurant.

STAFF EVALUATION

General Plan Consistency

The Countywide General Plan Land Use Policy designation for the subject property is "C – Major Commercial." Major Commercial areas are designated for central business districts, regional offices and large shopping centers as well as community and neighborhood-serving commercial uses. The existing restaurant is consistent with the General Plan since the restaurant would be considered a neighborhood-serving commercial use and the proposed project to allow the sale of alcoholic beverages (beer and wine) in connection with the operation of the existing restaurant is consistent with the restaurant use.

Zoning Ordinance and Development Standards Compliance

The subject property is zoned C-3 (Unlimited Commercial). Section 22.28.210 of Title 22 requires that a Conditional Use Permit to authorize the sale of alcoholic beverages for on-site consumption. No modifications to the existing restaurant will occur.

Neighborhood Impact/Land Use Compatibility

A Sheriff's report for the time period of January 1, 2005 to March 14, 2011 indicated that there were 23 calls for service in which only 5 crime reports were taken. The remainder of the calls for service were for traffic or to assist the Fire Department.

This restaurant has been operating since 1965. The prior restaurant owner (Sizzler Restaurant) did sell beer and wine from 1996 to 2008 without any major violations or incidents. The sale of beer and wine at this restaurant could be considered a public convenience as this would be the only location within the immediate vicinity offering alcohol sales (beer and wine) in connection with full service dining. No undue concentration exists in the area either according to Los Angeles County ("County") Zoning Code standards or the California Department of Alcoholic Beverage Control. In fact, there are no other licenses in the applicable census tract for the sale of alcoholic beverages (beer and wine) for on-site consumption. Further, the area is not within a high crime reporting district.

There are no sensitive uses within a 600 foot radius from the restaurant.

There are two businesses that also sell alcohol for off-site consumption within a 600 foot radius of the restaurant, however there are no other businesses that serve alcohol for on-site consumption within a 600 foot radius. The two businesses that sell alcohol for off-site consumption are a gas station and mini-mart (Gorman 76 Station) and a liquor store (Market Liquor). The gas station mini-mart sells beer and wine only while the market liquor store has a full-service license. The restaurant would be the only business in the vicinity with an on-site alcohol (beer and wine) license.

The sale of alcoholic beverages (beer and wine) for on-site consumption is customary to the operation of the existing restaurant and would not adversely affect the economic welfare or safety of the nearby neighborhood if appropriately conditioned. The applicant is proposing to sell alcoholic beverages (beer and wine) between the hours of 6:00 a.m. and 10:00 p.m., seven (7) days a week.

Burden of Proof Statements

The applicant is required to substantiate the burdens of proof identified by Section 22.56.040 of the Zoning Code for CUPs in general and Section 22.56.195 for the sale of alcoholic beverages in particular. The two Burden of Proof statements relating to the CUP and Alcoholic Beverage Sales, with the applicant's responses, are attached (**Attachment B**). Staff is of the opinion that the applicant has met both Burdens of Proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Sheriff's Report

The calls for service and crime reports at the subject property during the time period of January 1, 2005 through March 14, 2011 (6 years), showed 23 calls for service in which only five (5) crime reports taken. Most of the calls were for traffic or to assist the Fire Department. (**Attachment A**).

Alcoholic Beverage Control (ABC)

Staff contacted the Van Nuys District Office of the Department of Alcoholic Beverage Control regarding the subject property. The subject property is not located within an area where there is an over-concentration of alcoholic beverage licenses and is not in a high crime reporting district according to the ABC report. The report provided by ABC states that two (2) on-sale licenses are allowed in the area and currently there are no on-sale licenses in the area although there are two (2) off-sale licenses within a 600 foot radius (**Attachment C**).

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the Antelope Valley Press and La Opinion, on April 1, 2011 and April 2, 2011 respectively. A total of 46 public hearing notices regarding the subject application were mailed out to the property owners located within a 1,000-foot radius of the subject property and local community groups and residents in the Castaic Canyon District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual Sheet, Site Plan and environmental documentation were forwarded to the Castaic County Library at 27971 Sloan Canyon Road, Castaic, CA. 91384 on April 3, 2011. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant shall post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on April 1, 2011.

PUBLIC COMMENTS

At the time of this report one public comment has been received. A local resident who lives on Gorman Post Road phoned to say that she cannot attend the public hearing and she is opposed to the restaurant providing room service to the motel but she is not opposed to the restaurant serving beer and wine. According to the resident there is a problem with "partying" in general at the motel. It should be noted that this comment was taken prior to the restaurant withdrawing the request to provide room service with alcohol to the attached motel and the applicant is no longer proposing to provide room service with alcohol as part of this project.

FEES/DEPOSITS

If approved as recommended by staff, the following fees will apply:

Zoning Enforcement

- Inspection fees of \$2,000.00 to cover the costs of 10 annual zoning enforcement inspections.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 Categorical Exemption- Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is located in an existing commercial building and will not require addition or significant alteration to the structure.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. Staff recommends **approval** of Conditional Use Permit No. 200900154, subject to the attached draft conditions.

SUGGESTED APPROVAL MOTIONS

"I MOVE THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 1 CATEGORICAL EXEMPTION AND THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT CASE NO. 200900154 WITH THE ATTACHED FINDINGS AND CONDITIONS."

Prepared by Jeff Lemieux, Principal Regional Planning Assistant
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects

Attachments:
Draft Findings and Conditions of Approval
Applicant's Burden of Proof statements
Site Photographs
Site Plan
Land Use Map

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2009-02070-(5)
CONDITIONAL USE PERMIT NUMBER 200900154

REQUEST

The applicant is requesting approval of a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in connection with the operation of an existing restaurant (Ranch House Restaurant) located at 49713 Gorman Post Road in the unincorporated community of Gorman.

REGIONAL PLANNING COMMISSION HEARING DATE: May 11, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

Insert proceedings text after hearing.

FINDINGS

1. The Ranch House Restaurant is located at 49713 Gorman Post Road, Gorman, CA. 93243.
2. The project site is an approximately 3.26-acre site with a 6,000 square foot sit down, full service dining restaurant (Ranch House Restaurant), a 15,500 square foot attached motel (Econo Lodge) and a 3,000 square foot take-out restaurant.
3. The Countywide General Plan Land Use designation for the subject property is "C" – Major Commercial. Major Commercial typical use patterns include central business districts, major shopping malls and centers and a range of mixed commercial retail and service activities. The project is consistent with the Countywide General Plan as the existing restaurant is providing a commercial service to the local residents and to travelers on the Golden State Freeway and allowing the sale of alcoholic beverages (beer and wine) in connection with the operation of the restaurant is consistent with the restaurant use.
4. The subject property is zoned C-3 (Unlimited Commercial). The surrounding properties are zoned as follow:
 - North: C-3 (Unlimited Commercial)
 - East: C-3 (Unlimited Commercial)
 - South: Transit Corridor – Golden State Freeway
 - West: C-3 (Unlimited Commercial)
5. The existing land use for the subject property is developed as a motel with an attached sit-down restaurant and a take-out restaurant. The existing land uses for the surrounding properties are as follows:
 - North: Strip mall, single-family residence, auto repair

East: Fast food restaurant
South: Golden State Freeway
West: Gas station

6. The project will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, and it will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. A restaurant has been operating at this location since 1965, and from approximately 1996 to 2008, the restaurant (then a Sizzler) served beer and wine in conjunction with full service dining. The restaurant is located within the C-3 (Unlimited Commercial) zone and is compatible with development in the area. The restaurant has been operating in the area without incident and is proposing to continue a use that is customarily associated with full service dining. Additionally, the project would provide the only location in the vicinity that offers the sale of alcoholic beverages (beer and wine) for on-site consumption in connection with full service dining and therefore would provide the community with a public convenience.
7. The project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare because the project is not located within a high crime reporting district, and according to reports from the Los Angeles County Sheriff, within a period of 6 years, there were only 23 calls for service at this location, and of those, only 5 calls for service resulted in crime reports being taken.
8. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other required development features. The site is currently developed with existing uses that comply with all applicable development standards, and the project is not proposing any construction or alteration to the existing structures.
9. The proposed site is adequately served by highways or streets of sufficient width given that the site is accessed by Gorman Post Road which is a fully improved arterial street.
10. The project will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or similar use within a 600 foot radius because there are no sensitive uses within a 600 foot radius of the project site.
11. The requested use in the current location is sufficiently buffered in relation to any residential area within the immediate vicinity given that the project site is bordered on the north, east and west by commercial uses and on the south by the I-5 Golden State Freeway. The nearest residential uses are approximately 300 feet from the project site.
12. The project will not result in an undue concentration of similar premises under either Los Angeles County ("County") Zoning Code standards or the California

Department of Alcoholic Beverage Control. The project allows for the sale of alcoholic beverages (beer and wine) for on-site consumption only, and there are no other licenses in the applicable census tract for the sale of alcoholic beverages (beer and wine) for on-site consumption. Additionally, the project is not located within a high crime reporting district. Nevertheless, the project would provide a public convenience as it the only location in the vicinity offering the sale of alcoholic beverages (beer and wine) in connection with full service dining.

13. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community. The proposed project is not located within a high crime reporting district and a restaurant has been operating at the location since 1965 without any adverse affect to the nearby community.
14. The exterior appearance of the structure is consistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood and will not cause blight, deterioration, or substantially diminish or impair property values in the neighborhood because the project is not proposing any changes to the existing structures on site.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of this grant to 10 years.
17. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed used will be consistent with the adopted General Plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of person residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;

- C. 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 Title 22 of the County Code or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required;
- E. 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 similar use within a 600 foot radius;
- F. That the requested use in the current location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect the same area;
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community;
- H. That the requested use at the proposed location will not result in an undue concentration of similar premises and the proposal fulfills a public convenience or necessity for the facility selling alcoholic beverages for on-site consumption outweighs the fact that it is located within 600 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption; and
- I. 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 in the neighborhood.

REGIONAL PLANNING COMMISSION ACTION

1. The Regional Planning Commission finds that this project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Class 1 Categorical Exemption.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200900154 is **APPROVED** subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SD:JL:jl
April 18, 2011

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2007-02317-(5)
CONDITIONAL USE PERMIT PERMIT NO. 200700161**

This grant authorizes the sale of alcoholic beverages (beer and wine) for on-site consumption incidental to the operation of an existing restaurant in the C-3 (Unlimited Commercial) Zone. This approval is subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Recorder ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 11, 2021.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for five (5) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance or otherwise determined by County Code Section 22.60.350.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
18. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
19. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program (or other equivalent program) provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate

or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

20. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
21. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
22. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
23. This grant authorizes the sale of alcoholic beverages (beer and wine) from 6 a.m. to 10 p.m. Sunday through Monday (7 days a week).
24. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
25. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). Prior to the effective date of this grant, the permittee shall submit the program to the Director of Planning for review and approval prior to the approval. A printed card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
26. All servers of alcoholic beverages must be at least 18 years of age.
27. There shall be no music or other noise audible beyond the restaurant premises.
28. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
29. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
30. The sale and serving of alcoholic beverages for consumption outside the restaurant is prohibited (including patios, sidewalks, porches, etc).
31. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
32. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
33. Food service shall be continuously provided during operating hours.

34. Payphones shall be prohibited on the premises of the restaurant.
35. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare.

SD:JL:jl



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.

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 choose to drive to the next closest venue several miles away in order to enjoy this amenity at a truck stop, or more than a few miles away to Kern County, if it is not available at the Applicant's Restaurant.

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. Approval of the requested Conditional Use Permit will help the Ranch House Restaurant remain economically viable. If the Conditional Use Permit is not granted and the loss of business contributes to the Restaurant failing, it will have a negative impact on these other businesses. Those who might stop at the Gorman exit for a nice meal might choose to take their rest from their drive at a different location altogether. Thus, denial of the requested Conditional Use Permit would mean loss of business not only to the Applicant, but also to the 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.

In terms of valuation of the property, the Ranch House Restaurant is in an existing building formerly operating as a Sizzler. 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. Thus, approval of the requested Conditional Use Permit will have a positive effect on the property values in the vicinity.

Finally, the requested use at the location will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The Restaurant is professionally managed by an experienced and reputable restaurateur. It is located on a Site containing a cluster of uses midway up the "Grapevine" portion of Interstate 5. The Restaurant is part of a collection of amenities at this exit, which includes a motel, automobile service stations, fast food restaurants, a market, and some small retail uses. The ability of the Restaurant to be a truly a full-service restaurant – which would include freshly prepared meals, a full menu, table service, and the ability to enjoy beer and wine with one's meal pursuant to this Conditional Use request – will help it remain viable over the long run. 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. The ability to serve beer and wine with food will help the Restaurant fully complement these other uses, and in so doing support the public health, safety, and general welfare of this area.

For the reasons set forth above, 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 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.



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: _____

Department of Alcoholic Beverage Control
Van Nuys District Office
6150 Van Nuys Blvd, Room 220
Van Nuys, CA 91401
Phone: 818-901-5017
Fax: 818-785-6731

State of California



FAX TRANSMISSION

Total Number of Pages 2 (Including this cover sheet)

Original: To follow by regular mail Will not follow

To: Jeff Lemieux

Firm/Office: _____

Fax: 213/6260434 Date: 7/20/10 Time: 8:40AM

cc('s): _____

From: ABC - Van Nuys Phone: _____

Subject: State Request

Comments:
49713 Gorman Post Rd
Gorman, CA 93243

NOTICE

This communication is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address.



"Be Energy Efficient"

23958.4 B & P APPLICATION WORK SHEET

APPLICANT: 49713 Gorman Post Rd
 PREMISES ADDRESS: Gorman, CA 93243
 LICENSE TYPE: On Sale License

1. CRIME REPORTING DISTRICT

Santa Clara

Jurisdiction is able to provide statistical data for the year 2008 ²⁰⁰⁹

Reporting District: 681
 Total number of reporting districts: 374
 Total number of offenses: 56,753
 Average number of offenses per district: 151
 120% of average number of offenses: 182
 Total offenses in district: 12
 Location is within a high crime reporting district: NO ✓

2. CENSUS TRACT / UNDUE CONCENTRATION: 2008

Census Tract: <u>9012-03</u>	<u>ON-SALE</u>	<u>OFF-SALE</u>
Population: <u>1482</u> County Ratio	<u>1: 1159</u>	<u>1: 1618</u>
Number of licenses allowed:	<u>2</u>	_____
Number of existing licenses:	<u>0</u> ✓	_____
Undue concentration exists:	<u>NO</u> ✓	_____
Letter of public convenience or necessity required:	<u>N/A</u> ✓	_____
Three time publication required:	<u>1X / publication</u>	_____

Person Preparing Data

7/19/10
Date NR

Supervising Investigator



Los Angeles County
Dept. of Regional Planning
320 W. Temple St., #1346
Los Angeles, CA 90012



COMMENTS REQUESTED WITHIN 45 DAYS OF 1/7/10

DATE: January 5, 2010

TO: SANTA CLARITA SHERIFF STATION
ATTN: OPERATIONS LIEUTENANT

FAX: 661-253-0124

FROM: Phillip Estes, Principal Regional Planner *pe*
Los Angeles County Department of Regional Planning
Phone: (213) 974-6435 Fax: (213) 626-0434
Email: pestes@planning.lacounty.gov

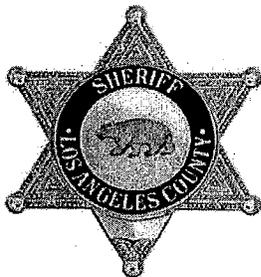
SUBJECT: Conditional Use Permit Application for the Sale of Alcoholic Beverages
Project: R2009-02070
Case: CUP 200900154 (NEW)
Establishment: RANCH HOUSE RESTAURANT
Location: 49713 GORMAN POST RD., UNINCORPORATED GORMAN
Request: ABC Type 41 – Off-SITE / beer, wine.

Regional Planning is considering a request for the sale of alcoholic beverages. Please indicate if the Sheriff's Dept. has objections to authorizing this request.

Crime Analyst: Please provide a service call and crime history report for the project site over the last five years.

Watch Captain: Please provide any comments on or recommendations for the proposed project. Please indicate if the Sheriff's Dept. has objections to authorizing this request.

Thank you for your valuable input.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
CRIME ANALYSIS UNIT
Santa Clarita Valley Station
23740 MAGIC MOUNTAIN PARKWAY
VALENCIA, CA 91355
661-255-1121 ext. 5157

January 20, 2010

Los Angeles County Department of Regional Planning
ATTN: Phillip Estes

Project: R2009-02070 Ranch House Restaurant

This letter is in response to your fax request for calls for service and crime reports at the location of 49713 Gorman Post Rd. The time frame is January 1, 2005 thru January 20, 2010. There were a total of 20 calls for service and 12 crime reports at this location. The results are the following:

Crime Reports

- 5 theft
- 4 traffic
- 1 drunk
- 2 miscellaneous

Of the 20 calls for service only 4 of the calls resulted in a crime report being taken. The remainder of the calls were for area check, traffic and/or assist fire department.

If you have any questions, you can contact me at 661-799-5157.

Thank you,

Yvette McClain
Crime Analyst



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
CRIME ANALYSIS UNIT
Santa Clarita Valley Station
23740 MAGIC MOUNTAIN PARKWAY
VALENCIA, CA 91355
661-255-1121 ext. 5157

March 15, 2011

Los Angeles County Department of Regional Planning
ATTN: Jeff Lemieux

Project: R2009-02070 Ranch House Restaurant

This letter is in response to your fax request for calls for service and crime reports at the location of 49713 Gorman Post Rd. The time frame is January 20, 2010 thru March 14, 2011. There were a total of 3 calls for service and 1 crime report at this location. The results are the following:

Crime Reports

- 1 Vandalism

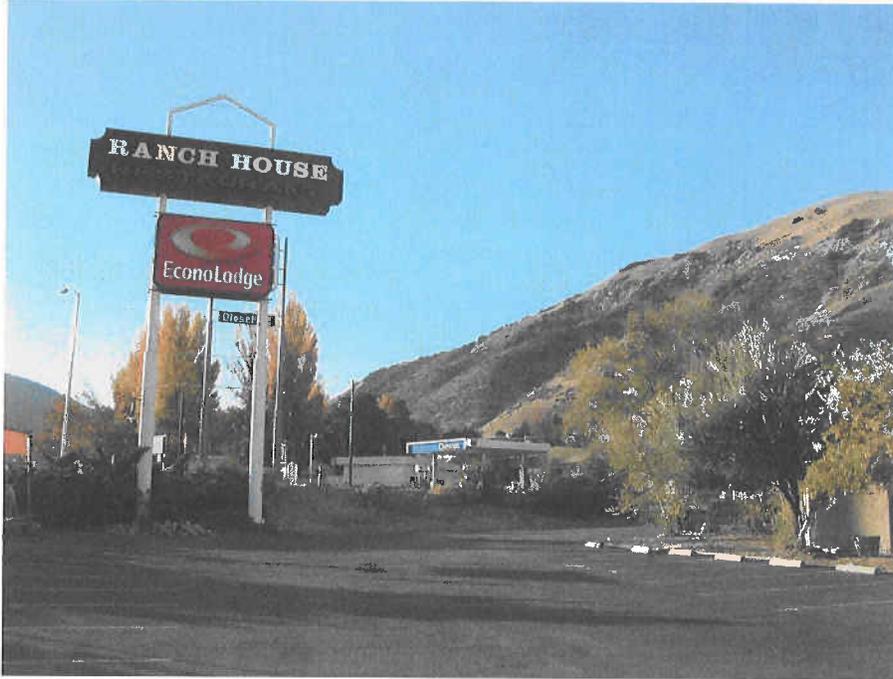
Of the 3 calls for service only 1 of the calls resulted in a crime report being taken. The remainder of the calls were for traffic and a miscellaneous call.

If you have any questions, you can contact me at 661-799-5157.

Thank you,

Yvette McClain
Crime Analyst

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

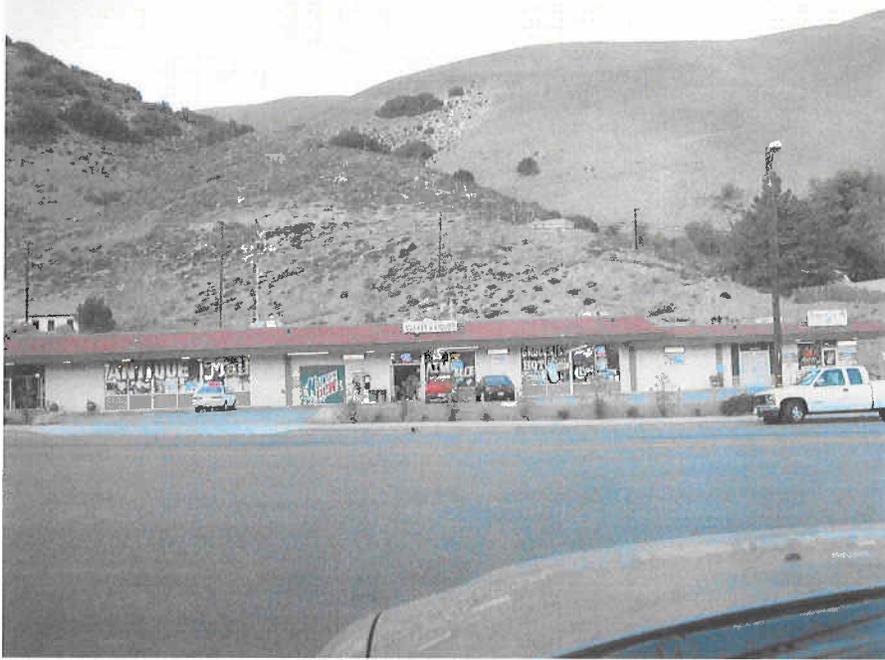


A. View from parking lot looking northerly

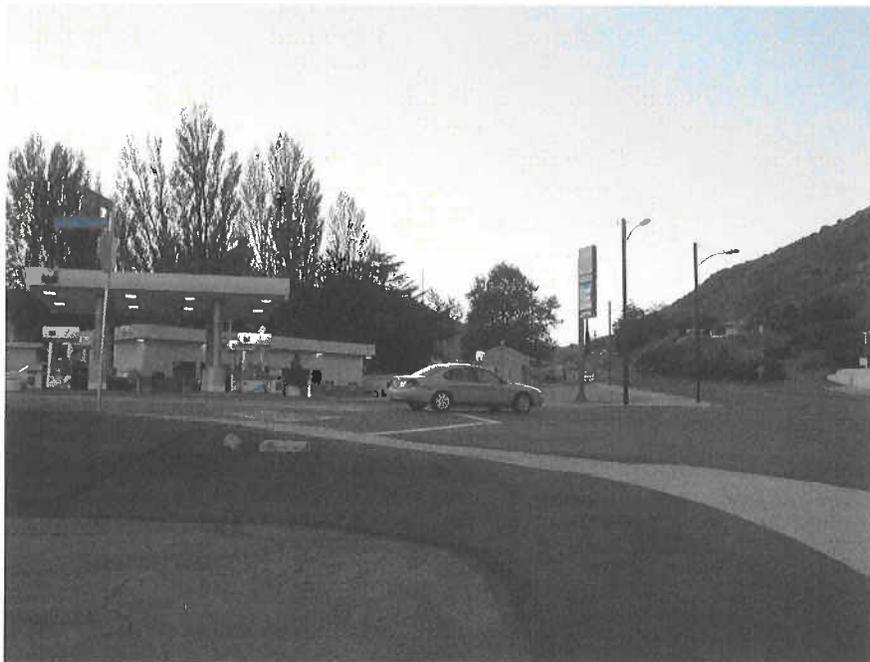


B. View from entrance to parking lot looking easterly

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



B. View from entrance to parking lot looking easterly toward commercial uses

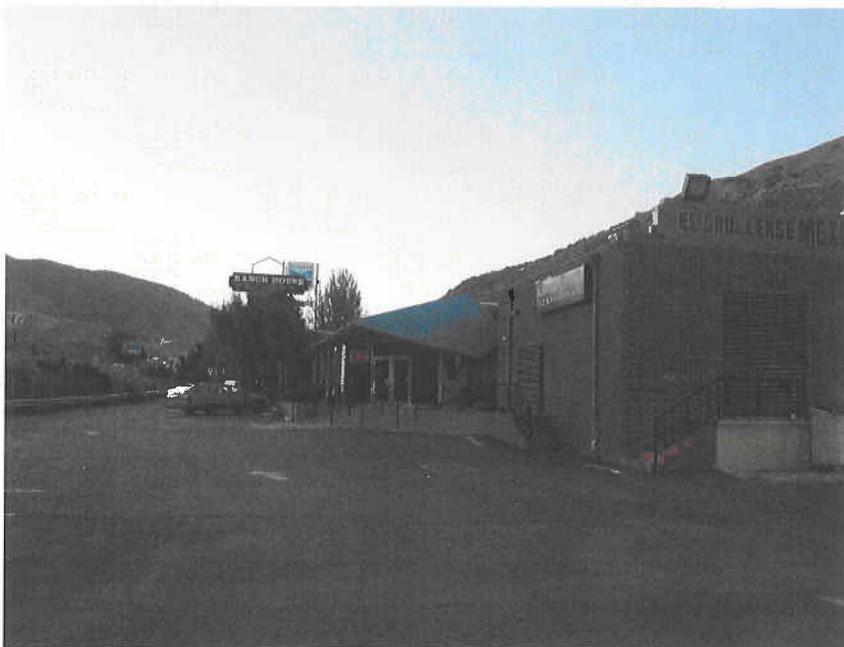


B. Looking northerly from Site toward gas station

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



C. From parking lot looking toward Mexican restaurant, rest of parking lot

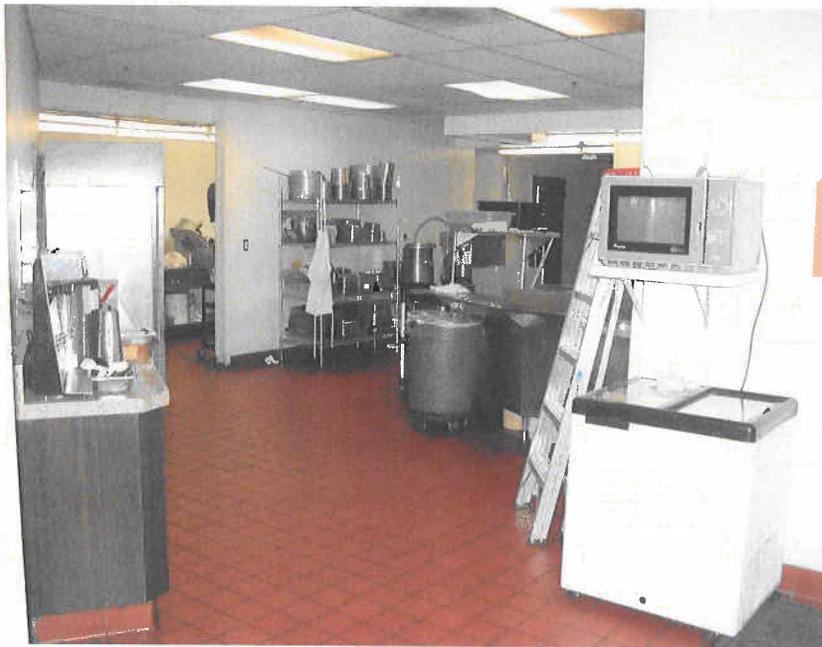


C. From southerly part of Site looking northerly toward Mexican Restaurant, Ranch House Restaurant

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



C. From parking lot looking southerly toward Carl's Junior



E. View of kitchen

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



D. View through gift shop area looking southerly toward entrance



F. View of banquet room

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



F. View of banquet room



F. View of banquet room

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

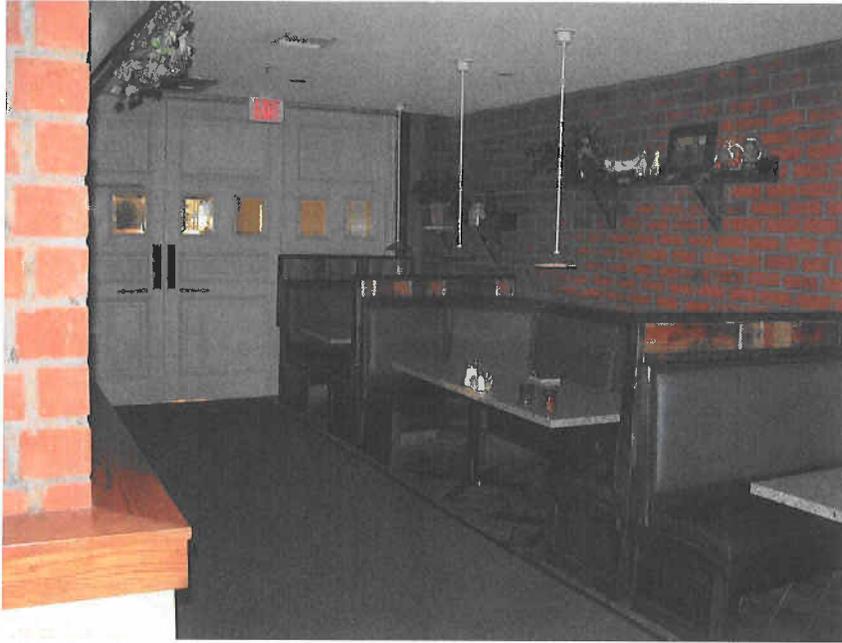


D. View of main dining room, from toward entrance



G. View of main dining room

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



H. View of main dining room, toward entrance to Econolodge



G. View of main dining room

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



G. View of main dining room

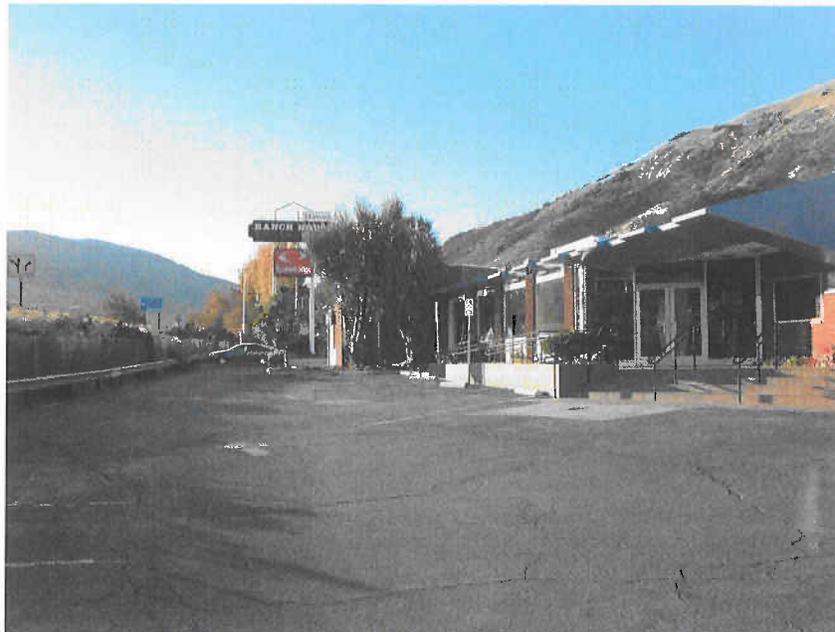


H. View of hotel lobby from corridor to Ranch House Restaurant

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

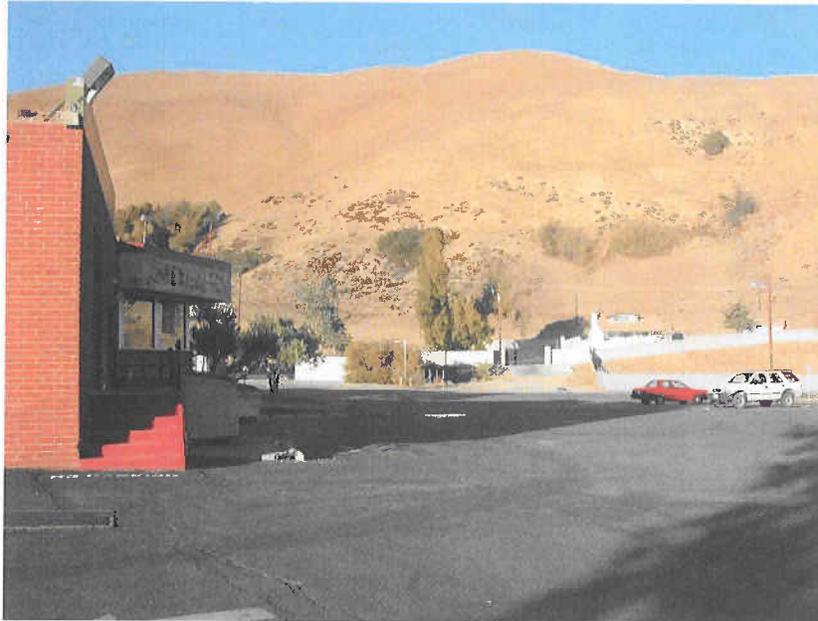


G. View from entrance to Ranch House Restaurant toward cashier

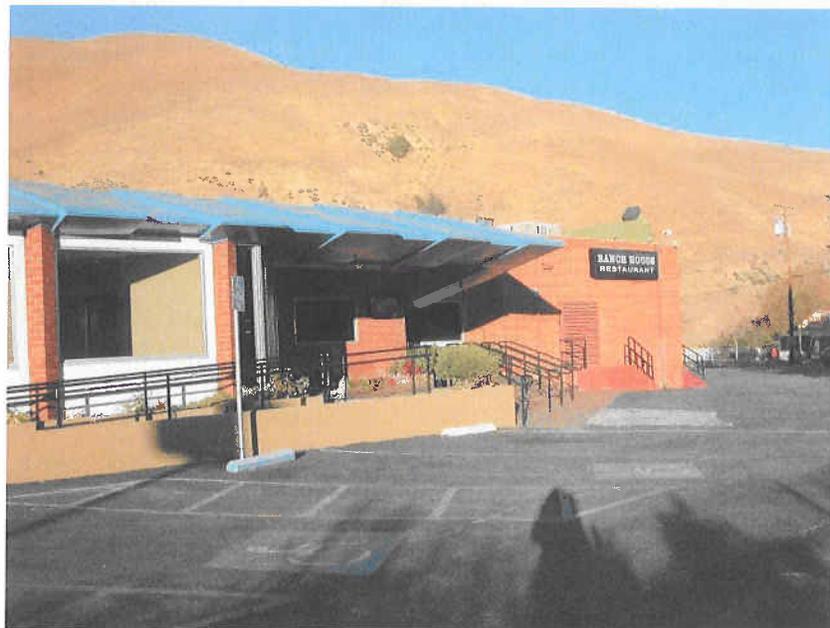


C. View from southerly part of parking lot looking northerly toward the restaurant building

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



C. View from southerly part of Site looking easterly toward hills



I. View from westerly part of parking lot looking easterly toward Ranch House Restaurant

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

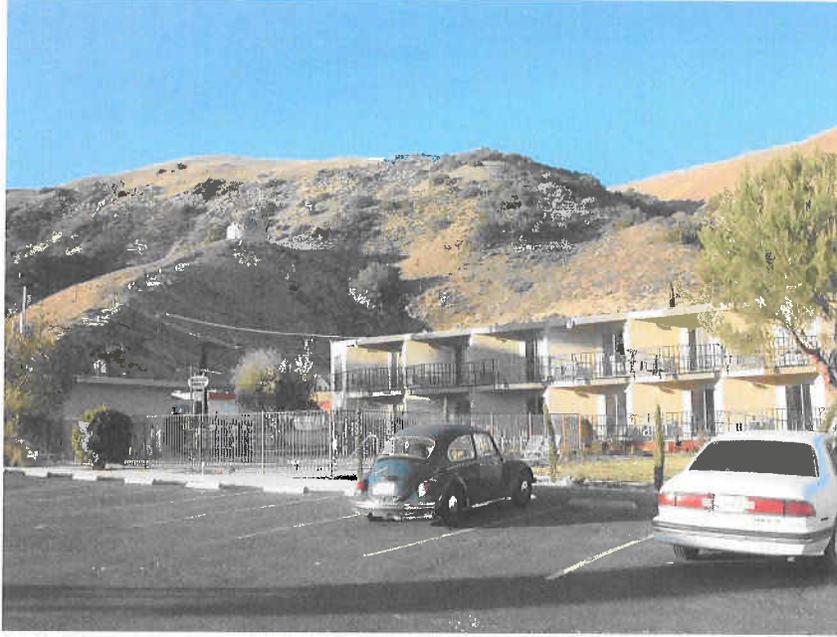


C. View from just southeast of building toward entrance to Restaurant



I. View from westerly part of Site looking southerly toward Carls Jr.

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

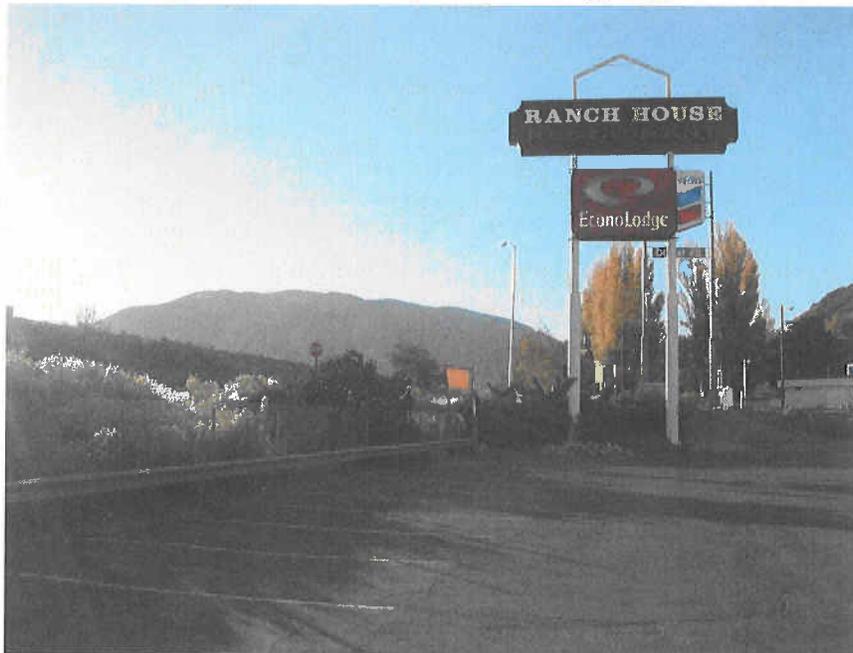


J. View from westerly part of Site toward Econolodge



J. View from westerly part of Site toward Econolodge

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



A. View from westerly part of Site looking northwesterly toward I-5



I. Looking easterly toward entrance to Ranch House Restaurant



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Parkway - (e)
 - Parkway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - (e)-Existing (p)-Proposed
- Railroad or Rapid Transit
 - Railroad
 - Rapid Transit
 - Underground Rapid Transit
- Significant Ridgelines
 - Castaic CSD Primary
 - Castaic CSD Secondary
 - SiMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Box
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Time District (TD)
- Supervisory District Boundary
- Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station
- Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone C-2
 - Zone IT
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone M-3
 - Zone MPD
 - Zone MXD
 - Zone C-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3-JU
 - Zone R-4-JU
 - Zone R-A
 - Zone RPD
 - Zone R
 - Zone SP
 - Zone SR-D
 - Zone W
- Landuse Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential (1 to 8 du/ac)
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential (22 or more du/ac)
 - C - Major Commercial
 - I - Major Industrial
 - O - Open Space
 - P - Public and Semi-Public Facilities
 - RC - Rural Communities
 - R - Non-Urban
 - TC - Transportation Corridor
- Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" tab on the top left side of screen.





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