



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 20, 2010

TO: Librarian
Valencia County Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355

FROM: Robert Glaser 
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: CONDITIONAL USE PERMIT NO. 200900139

Conditional Use Permit No. 200900139 is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on October 27, 2010.

Please have the materials listed below available to the public through November 10, 2010.

If you have any questions regarding this matter, please contact **Robert Glaser** of the Department of Regional Planning at (213) 974-4971.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Burden of Proof
4. Site Plan
5. Land Use Map

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

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

Date and Time: Wednesday, October 27, 2010 at 9:00 a.m.

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

Permit(s): R2009-03130 - (5), CUP 200900139

Project Location: 26101 Magic Mountain Parkway Santa Clarita Valley

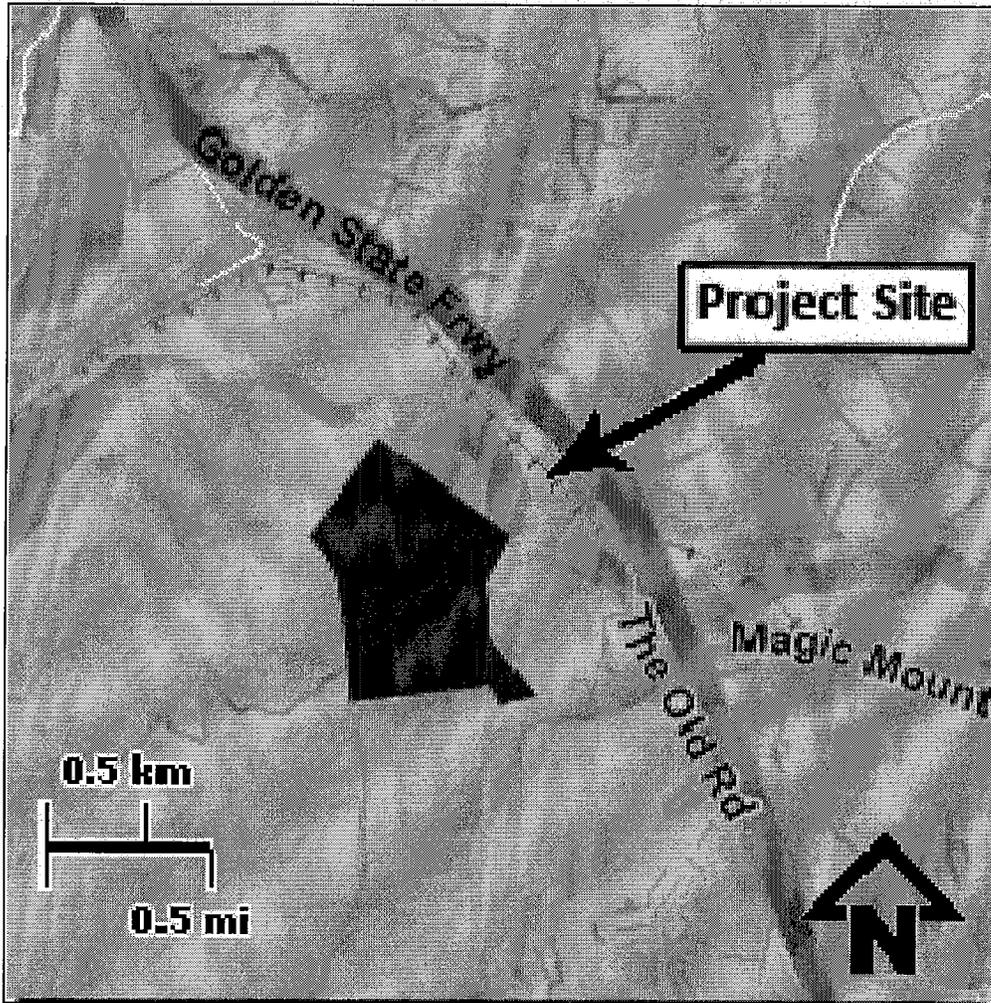
Description: The applicant, Magic Mountain LLC, is requesting a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages (ABC Type 47 beer, wine and spirits) for on-site consumption in the C-R (Commercial Recreation) zone. The sale of alcoholic beverages in zone CR requires a CUP pursuant to 22.28.320 of the Los Angeles County Code.

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Valencia Library
23743 W. Valencia Blvd.
Santa Clarita CA 91355
(661) 259-8942

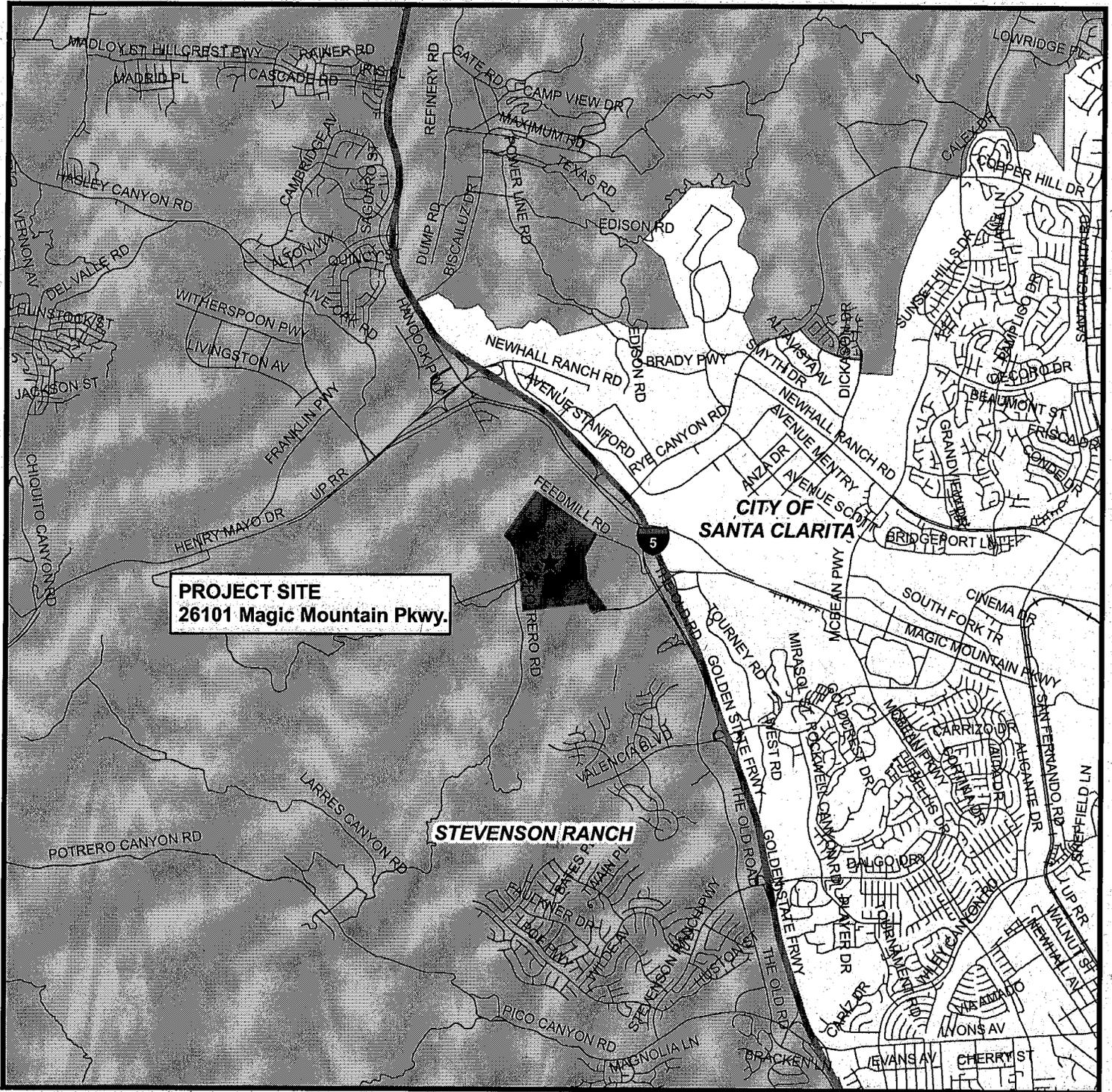
Contact: Rob Glaser
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-4971 Fax: 213-626-0434
E-mail: Rglaser@planning.lacounty.gov

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.



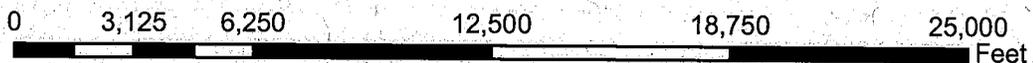
VICINITY MAP



Legend

- Freeways
- TB Streets
- Six Flags Magic Mountain Site
- Unincorporated Area

PROJECT NUMBER R2009-03130
CONDITIONAL USE PERMIT NO. 200900139



1 inch = 5,000 feet



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4971
PROJECT NUMBER R2009-03130 - (5)
CONDITIONAL USE PERMIT NO. 200900139

PUBLIC HEARING DATE
10-27-10

AGENDA ITEM
TBD

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT Magic Mountain LLC	OWNER Magic Mountain LLC	REPRESENTATIVE Tim Burkhart
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PROJECT DESCRIPTION
 Magic Mountain LLC is requesting a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages (ABC Type 47 beer, wine and spirits) for on-site consumption at 11 different dining facilities throughout an existing theme park. The sale of alcoholic beverages is incidental to the operation of the theme park. A meal will not be required to purchase an alcoholic beverage. The Six Flags Magic Mountain facility consists of a main theme park (rides, games and restaurants) and a water park (swimming, refreshments, and restaurants) called Hurricane Harbor. The facilities acquiring the authorization to sell alcoholic beverages in the main theme park will include eight existing restaurants and one existing "special event" catering area. The facilities in the water park acquiring the authorization to sell alcoholic beverages will include one existing restaurant and one existing "special event" catering area. Each facility with outdoor dining will properly secure and monitor the consumption of alcoholic beverages in designated areas. Outdoor designated drinking areas, indoor sit-down restaurants and catering areas will be the only places patrons are permitted to consume alcoholic beverages. Each facility obtaining permission to sell alcoholic beverages is operated and maintained by Magic Mountain LLC (theme park operator) and all outside vendors within the facility will be prohibited to sell alcoholic beverages.

REQUIRED ENTITLEMENTS
 The applicant, Magic Mountain LLC, is requesting a CUP to authorize the sale of alcoholic beverages (ABC Type 47 beer, wine and spirits) for on-site consumption in the C-R (Commercial Recreation) zone. The sale of alcoholic beverages in zone CR requires a CUP pursuant to 22.28.320 of the Los Angeles County Code.

LOCATION/ADDRESS
 26101 Magic Mountain Parkway, Valencia 91355

SITE DESCRIPTION
 The site plan depicts 11 different locations within the Magic Mountain Theme Park for the sale of alcoholic beverages (ABC Type 47 beer, wine and spirits) for on-site consumption. These locations include Johnny Rockets, Johnny Rockets Shakes & Fries, Laughing Dragon Restaurant, Mooseburger Lodge, Katy's Kettle, Food Ect., Red Eye's Kitchen, Waterfront, Eduardo's Grill, Magic Mountain Catering and Hurricane Harbor Catering. The two catering (Magic Mountain Catering & Hurricane Harbor Catering) establishments are completely fenced and segregated from both theme parks. Magic Mountain Catering will serve beverages from a stand alone cart based on requirements of catering client and Hurricane Harbor Catering will serve beverages from inside the catering building. The two indoor full service restaurants (Mooseburger Lodge & Laughing Dragon) will offer beer selection displayed on menus. Alcoholic beverages (beer) will be permitted inside the restaurants and the enclosed outdoor patio only. The remaining seven outdoor restaurants will serve and allow the consumption of alcoholic beverages (beer) in designated areas, which will be fenced and monitored by park personnel.

ACCESS via Magic Mountain Parkway	ZONED DISTRICT Newhall
ASSESSORS PARCEL NUMBER 2826-007-016	COMMUNITY Santa Clarita Valley
SIZE 202.4 Acres	COMMUNITY STANDARDS DISTRICT None

	EXISTING LAND USE	EXISTING ZONING
Project Site	Existing amusement theme park	CR (Commercial Recreation)
North	Vacant land	A-2-5 (Heavy Agricultural - five acre minimum lot size) and P-R (Parking Restricted) zones
East	Vacant land	A-2-5 and C-3-DP (Unlimited Commercial - Development Program) zones
South	Vacant land	A-2-5
West	Vacant land	SP (Specific Plan) zone

GENERAL PLAN/COMMUNITY PLAN Santa Clarita Valley Area Plan	LAND USE DESIGNATION Resort Recreation (RR)	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption- Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

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



June 15, 2010

26101 Magic Mountain Parkway

Valencia, CA 91355

Phone: (661) 255-4100

www.sixflags.com

Robert Glaser
Principal Planner, Special Projects
Los Angeles County Regional Planning
320 West Temple St.
Los Angeles Ca. 90012

Dear Mr. Glaser:

Please find enclosed the additional information that you requested in your letter of March 17, 2010 regarding the burden of proof for the issuance of a CUP for the sale of alcohol at Six Flags Magic Mountain, Project No. R2009-3130-(5), Conditional Use Permit No. 20090139.

Description of Conditional Use Permit Requests:

Per LACC 22.28.210 – to authorize the sale of alcoholic beverages for on-site consumption at the proposed on site restaurants, including outdoor dining areas.

Required findings for the Project Conditional Use Permit:

- A. That the requested use at the location will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area.**
 - a. Patron's on site consumption of alcoholic beverages is an ordinary incident of dining at restaurants at every theme-park in Southern California, and is necessary to maintain a competitive product offering in the marketplace. The numerous conditions of approval imposed by the County per the CUP for alcohol service and those imposed by the State as part of the ABC license will work in concert to insure that potential adverse impacts to the public welfare, health comfort and/or safety are properly mitigated.

- B. Be materially detrimental to the use, enjoyment, or valuation of property or other persons located in the vicinity of the site.**
 - a. The service of alcoholic beverages for on-site consumption will be purely incidental to the operation of the theme park. Because the service of alcoholic beverages for on-site consumption will be so heavily regulated through the numerous conditions of the County and the State permits regulating same, this activity at the location proposed will not adversely affect the economic welfare of the community or otherwise be materially detrimental to the use, enjoyment or valuation of the property or persons either working or residing in the vicinity of the project site. Further, alcoholic beverage service will only be provided to patrons of the theme park, who are subject to an admission fee to enter the grounds. The serving

restaurants are distributed throughout the 260 acre property. The park is currently buffered by vacant land well in excess of 600 feet in any direction, with no sensitive uses for several miles from the location.

- C. Jeopardize endanger or otherwise constitute a menace to the public health, safety or general welfare.**
- a. As noted, the sale of alcoholic beverages for onsite consumption is a customary incident of theme park restaurant operations in Southern California. The service of alcoholic beverages has come to be expected as a normal and desirable complement to food service operations, and has been frequently requested by our visitors. The numerous County and State conditions of approval regulating the sale of alcoholic beverages at the establishments will work to insure that the service of alcoholic beverages will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or welfare. As noted, on site consumption of alcoholic beverages will only be available to park visitors that have paid and admission fee to enter the facility. In addition to the Security staffing provided by the theme park, the facility is home to a Los Angeles County Sheriff Department Sub- Station that provides on duty law enforcement personnel at all times that the park is open.
- D. 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.**
- a. The proposed sale of alcoholic beverages for on-site consumption at the 260 acre theme park will not involve any new construction, changes in attendance, parking requirements or operating hours of the facility. The existing facility has been in operation for 39 years and has always been found to be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22.
- E. That the proposed site is adequately served:**
- a. **By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate.**
 - i. The proposed sale of alcoholic beverages for on-site consumption at the existing 260 acre theme park will be completely incidental to the operation of existing restaurants in the facility. The proposed use will not generate any additional attendance or traffic to the facility, nor will it change any of the operating hours. The existing facility has been in operation for 39 years and has always been served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic that the use has generated.

b. By other public or private service facilities as are required.

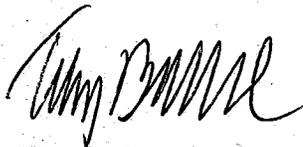
- i. The proposed sale of alcoholic beverages for on-site consumption at the existing 260 acre theme park will be completely incidental to the operation of existing restaurants in the facility. The proposed use will not generate any additional attendance or traffic to the facility, nor will it change any of the operating hours. The existing facility has been in operation for 39 years and has always been adequately served by public and private service facilities as required. The proposed project will have no impact on the public or private services

Addendum Burden of Proof for Alcoholic Beverage Sales Conditional Use Permit (22.56.195):

1. **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 other similar within a 600 foot radius.**
 - a. As indicated on the maps accompanying this application, the theme park is surrounded by vacant land well beyond the 600 foot radius indicated. As such, there will be no adverse impact incurred.
2. **That the requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area.**
 - a. As indicated on the maps accompanying this application, the theme park is surrounded by vacant land well beyond a 1000 foot radius indicated. The nearest residential housing unit is over one mile away. As such, the project is more than adequately buffered.
3. **That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for offsite consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on site or off site consumption, in which case the self space devoted to alcoholic beverages shall be limited to not more than 5 percent of the shelf space in the establishment.**
 - a. The requested sale of alcoholic beverages for onsite consumption will not result in an undue concentration of similar preemies, because no such other establishments sell alcoholic beverages for on-site or off-site consumption within a 1,000 foot radius of the property.

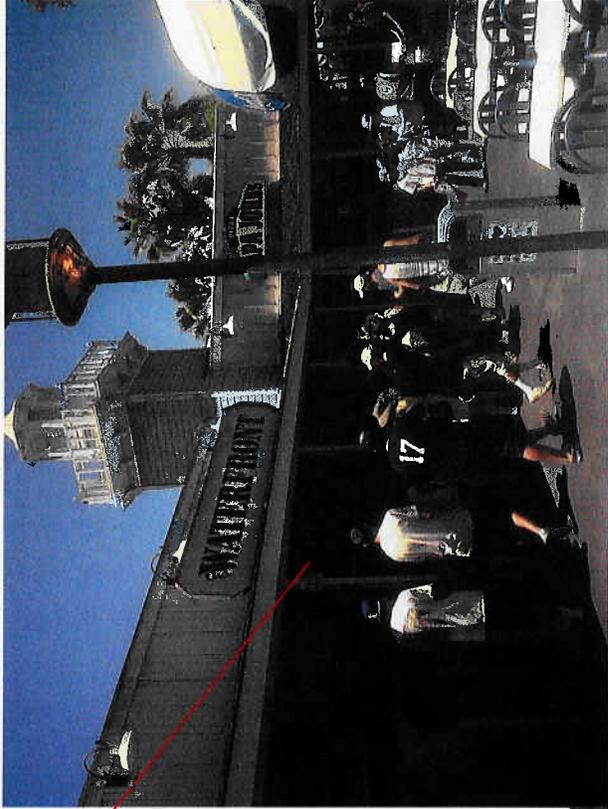
4. **That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community**
 - a. The alcohol service will be incidental to the operation of existing restaurants located within a theme park. Approval of this use will not adversely affect the economic welfare of the community; to the contrary, by keeping the operation of the theme park competitive with other Southern California theme parks that currently serve alcoholic beverage, the continued operation of the park and the tremendous economic benefit it provides to the surrounding community will be enhanced.
5. **That the appearance of the structure will not be inconsistent with the exterior appearance of other 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.**
 - a. No new construction is planned for this project. The theme park is surrounded by vacant land and is not visible to street traffic or passersby, therefor no negative visual impacts to the immediate neighborhood is possible.

Sincerely,



Timothy Burkhart
Vice President/General Manager
Magic Mountain, LLC

Location of menu boards

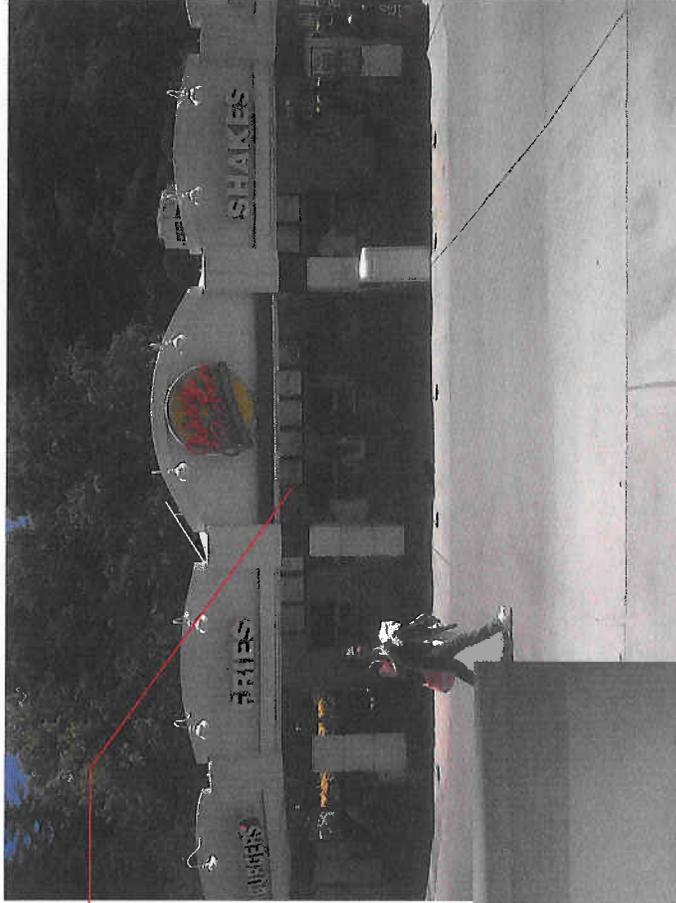


Beer selection and price displayed on existing menu boards at walk up windows.
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Waterfront
June 6, 2010



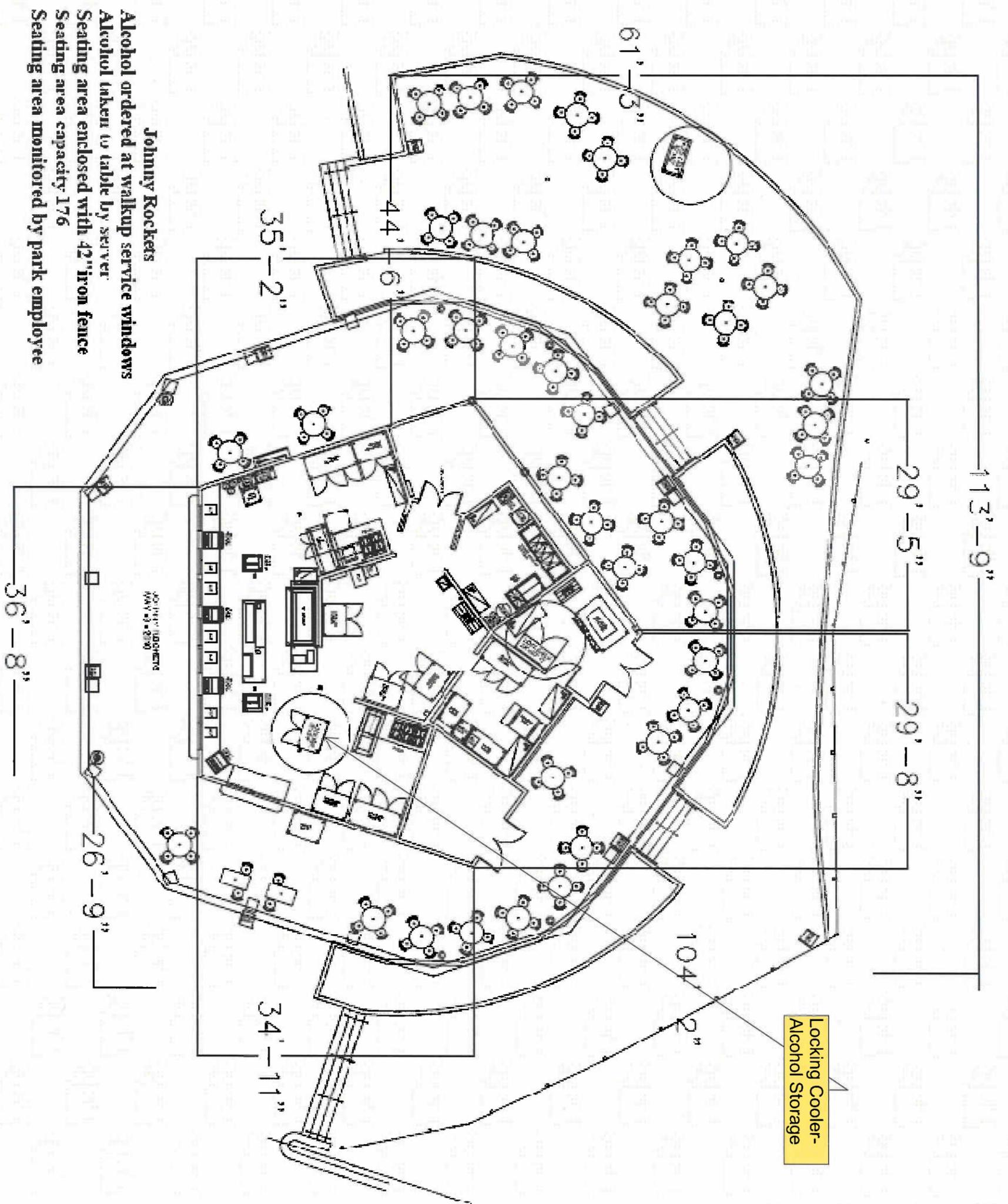
Location of menu boards



Beer selection and price displayed on existing menu boards at walk up windows.
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Johnny Rockets
June 6, 2010



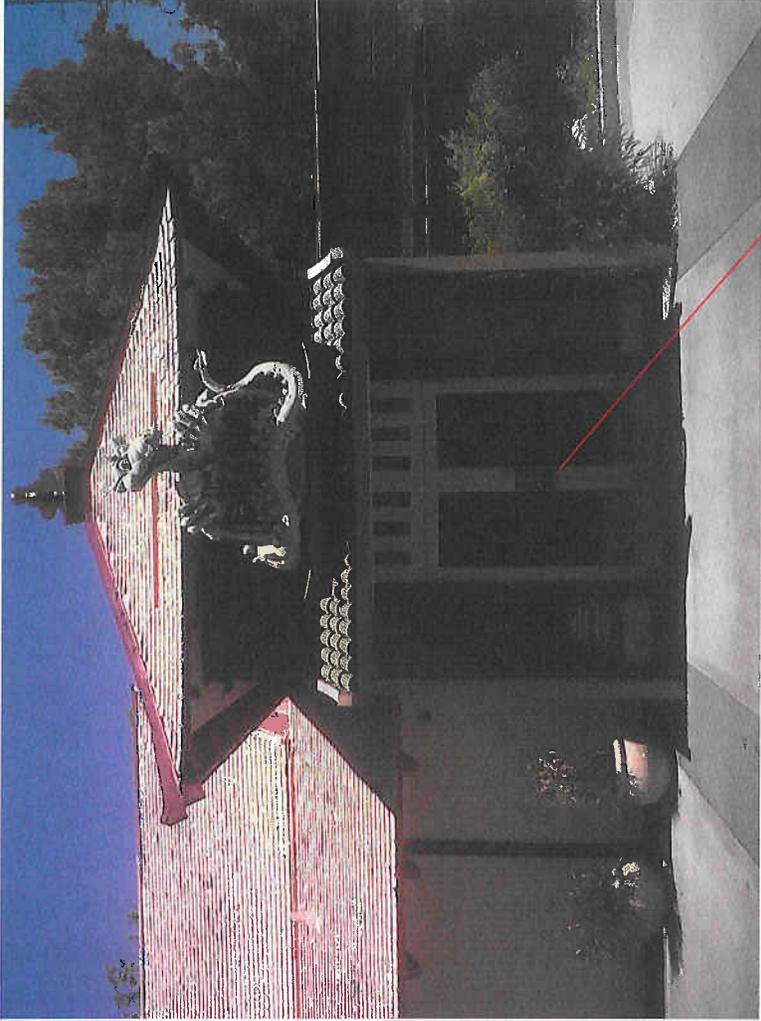


Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

Johnny Rockets
 June 6, 2010

SixFlags
 MAGIC MOUNTAIN

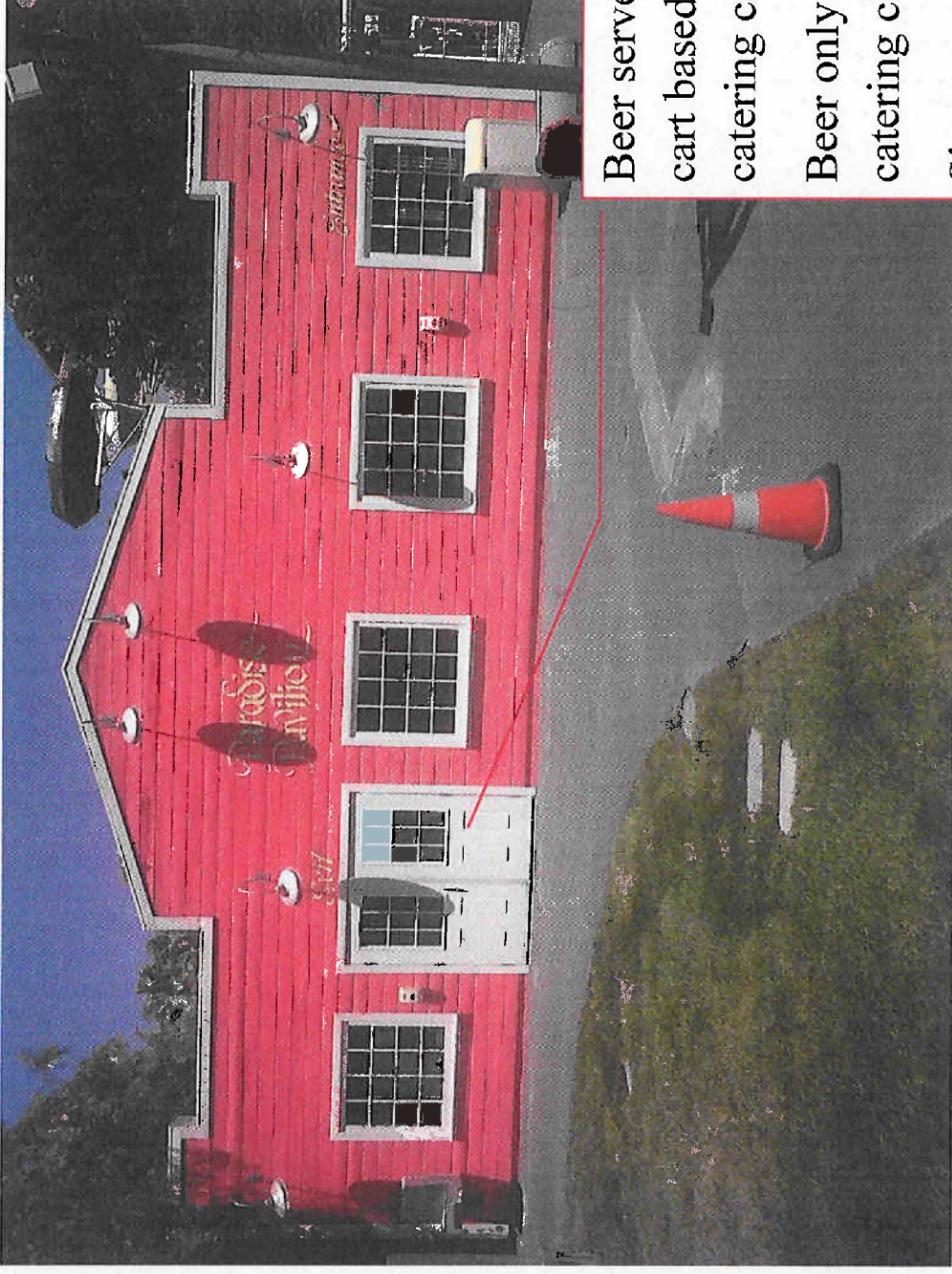




Beer selection displayed on menus in full service restaurants
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Laughing Dragon





Beer served from a stand alone cart based on requirements of catering client.

Beer only offered as requested by catering client.

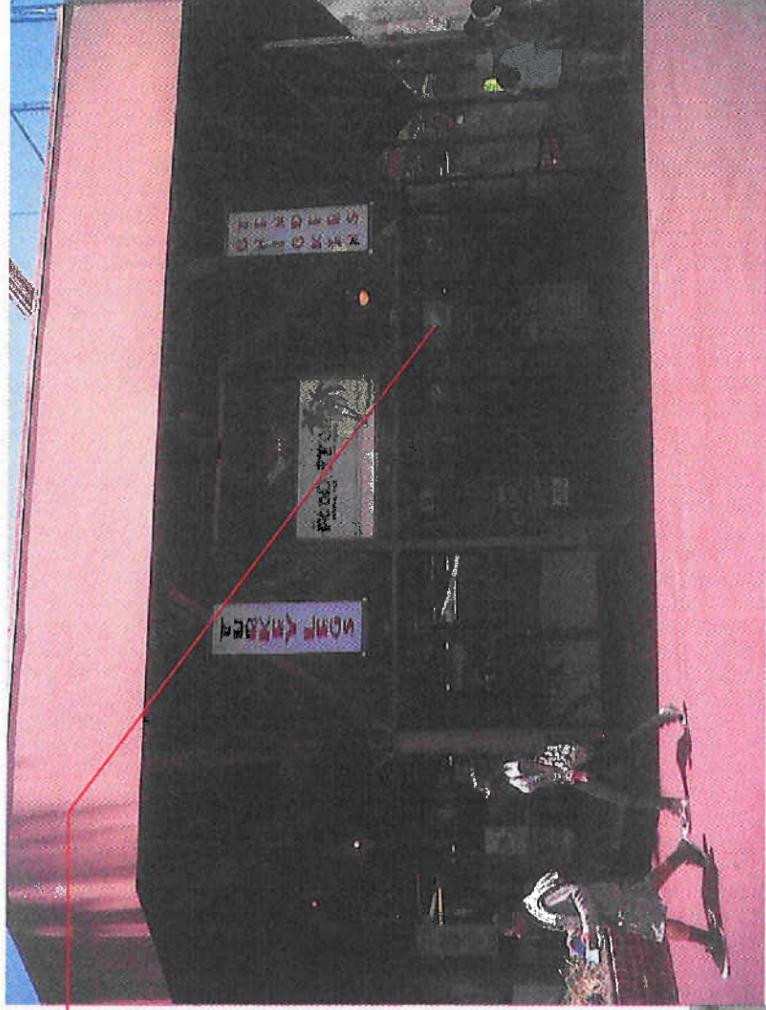
Signage on cart specific to client requests regarding age, wristbands, tickets, ect.

Required Prop 65 signs posted on cart.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Harbor Catering Area
June 6, 2010



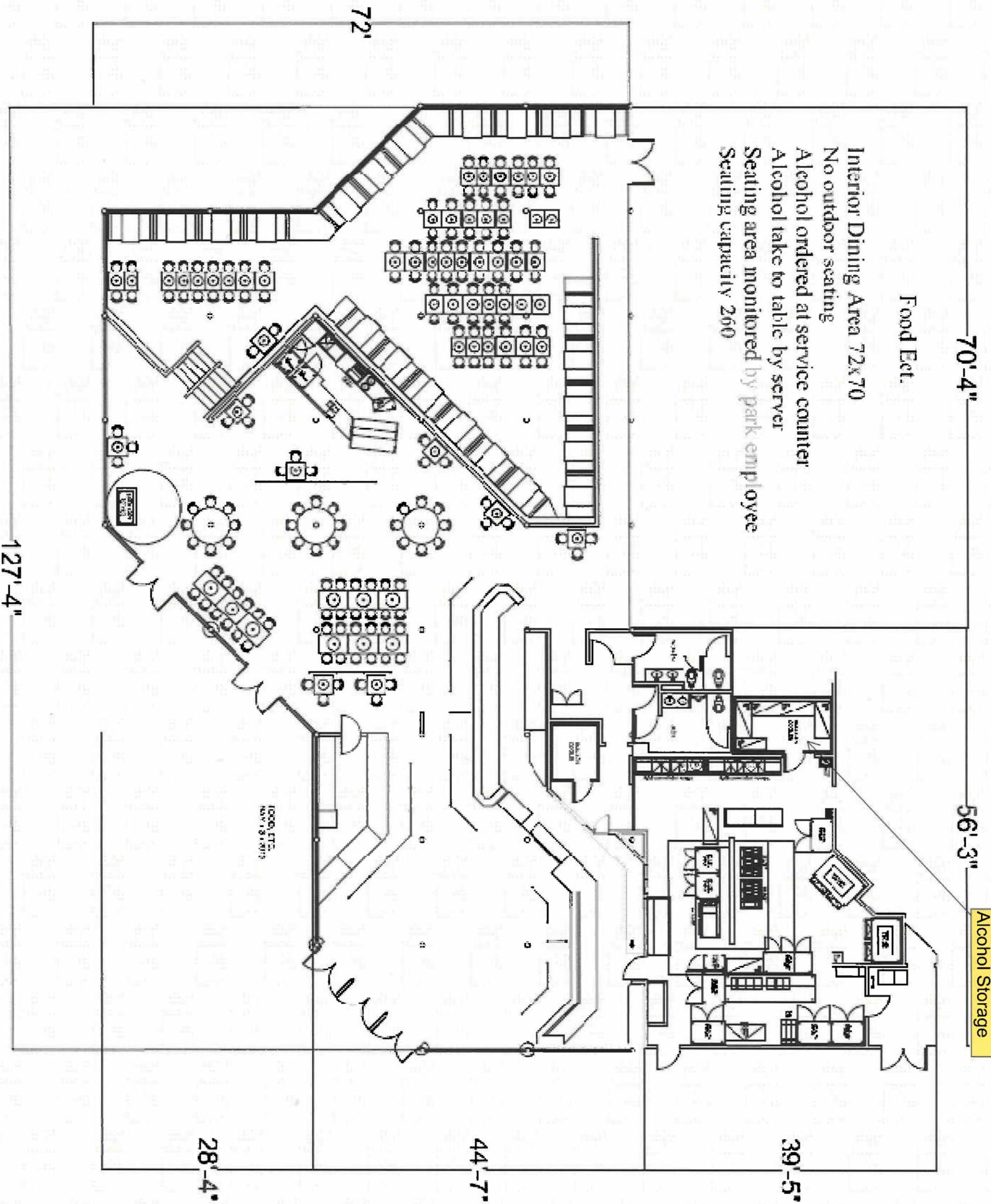
Location of menu boards



Beer selection and price displayed on existing menu boards at walk up windows. Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Food Ect.
June 6, 2010





Food Ect.

Interior Dining Area 72x70
 No outdoor seating
 Alcohol ordered at service counter
 Alcohol take to table by server
 Seating area monitored by park employee
 Seating capacity 260

Walkin Cooler -
 Alcohol Storage

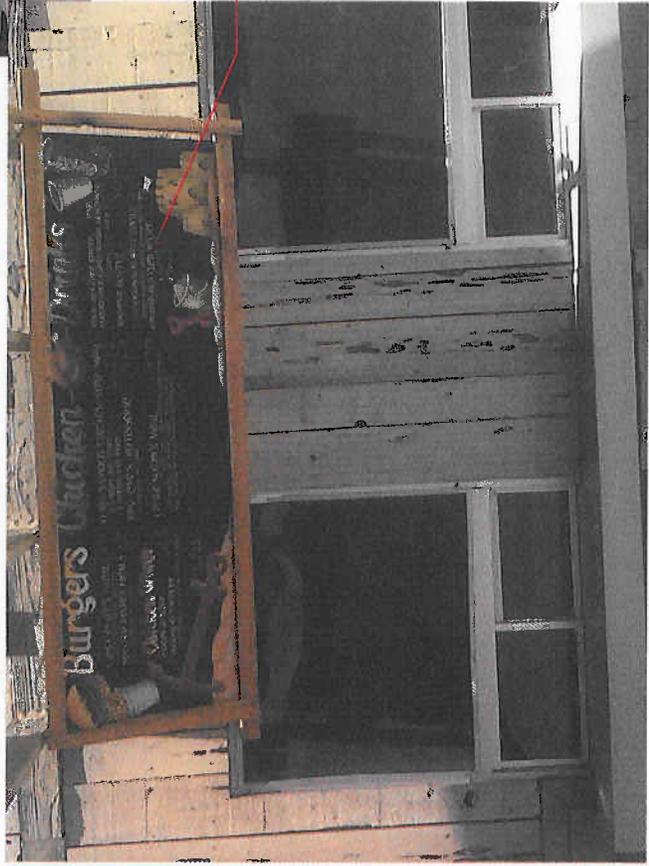
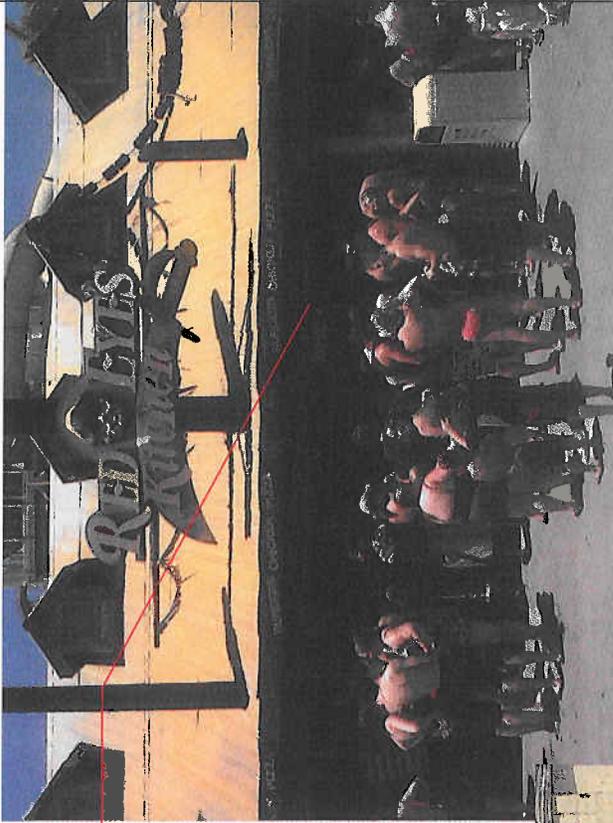
Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

Food Ect.
 June 6, 2010

SixFlags
 MAGIC MOUNTAIN



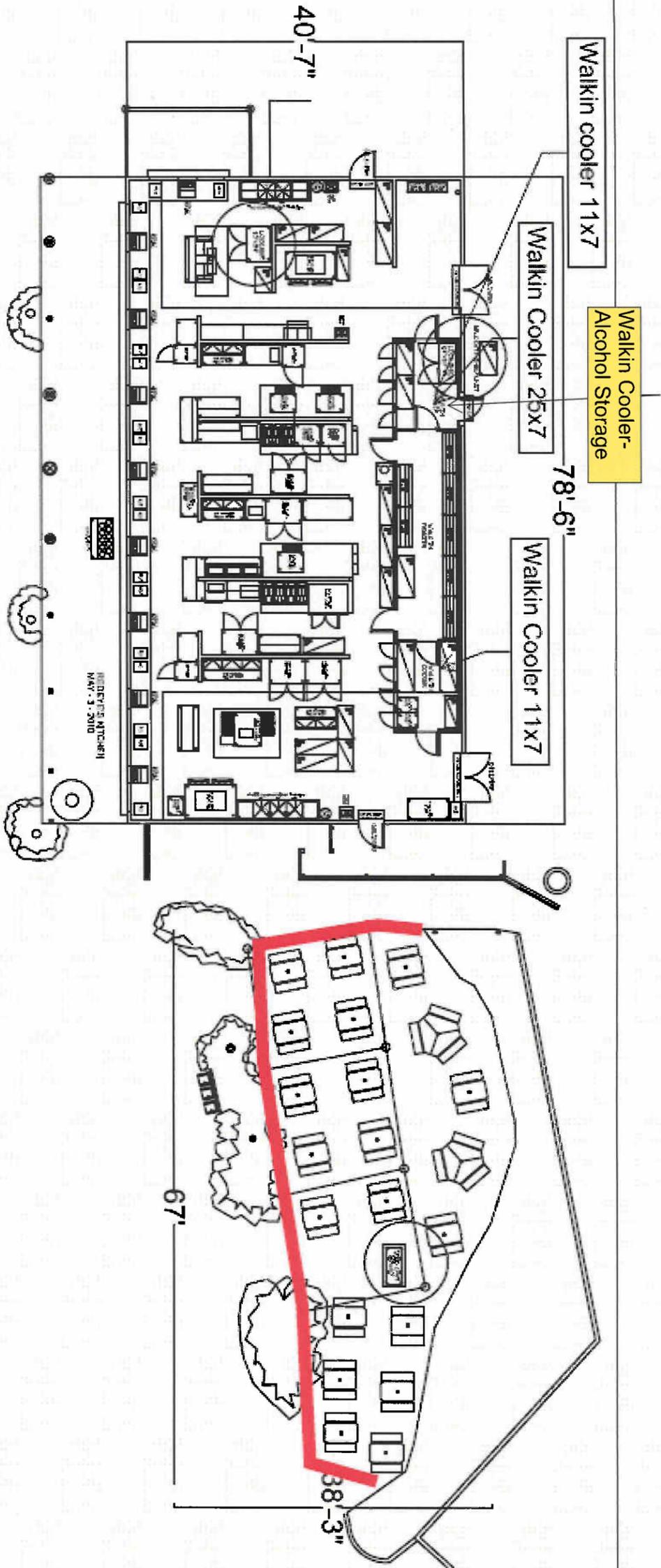
Location of menu boards



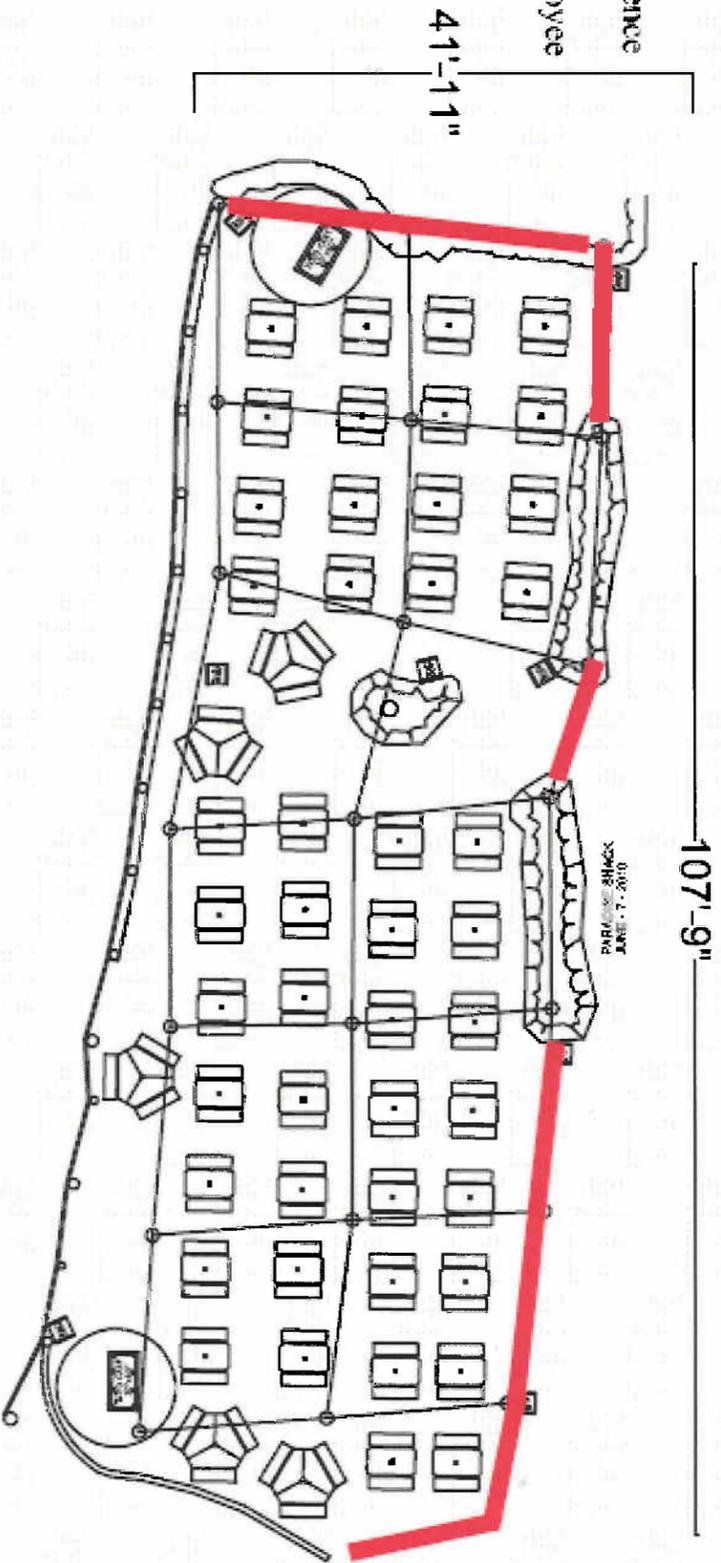
Beer selection and price displayed on existing menu boards at walk up windows.
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Red Eye’s Kitchen
June 6, 2010





Red Eye's Kitchen
 Alcohol ordered at walkup window
 Alcohol taken to table by server
 Seating area enclosed with 42" iron fence
 Seating capacity 262
 Seating area monitored by park employee



Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

Red Eye's Kitchen
 June 6, 2010

SixFlags
 MAGIC MOUNTAIN



Location of menu boards



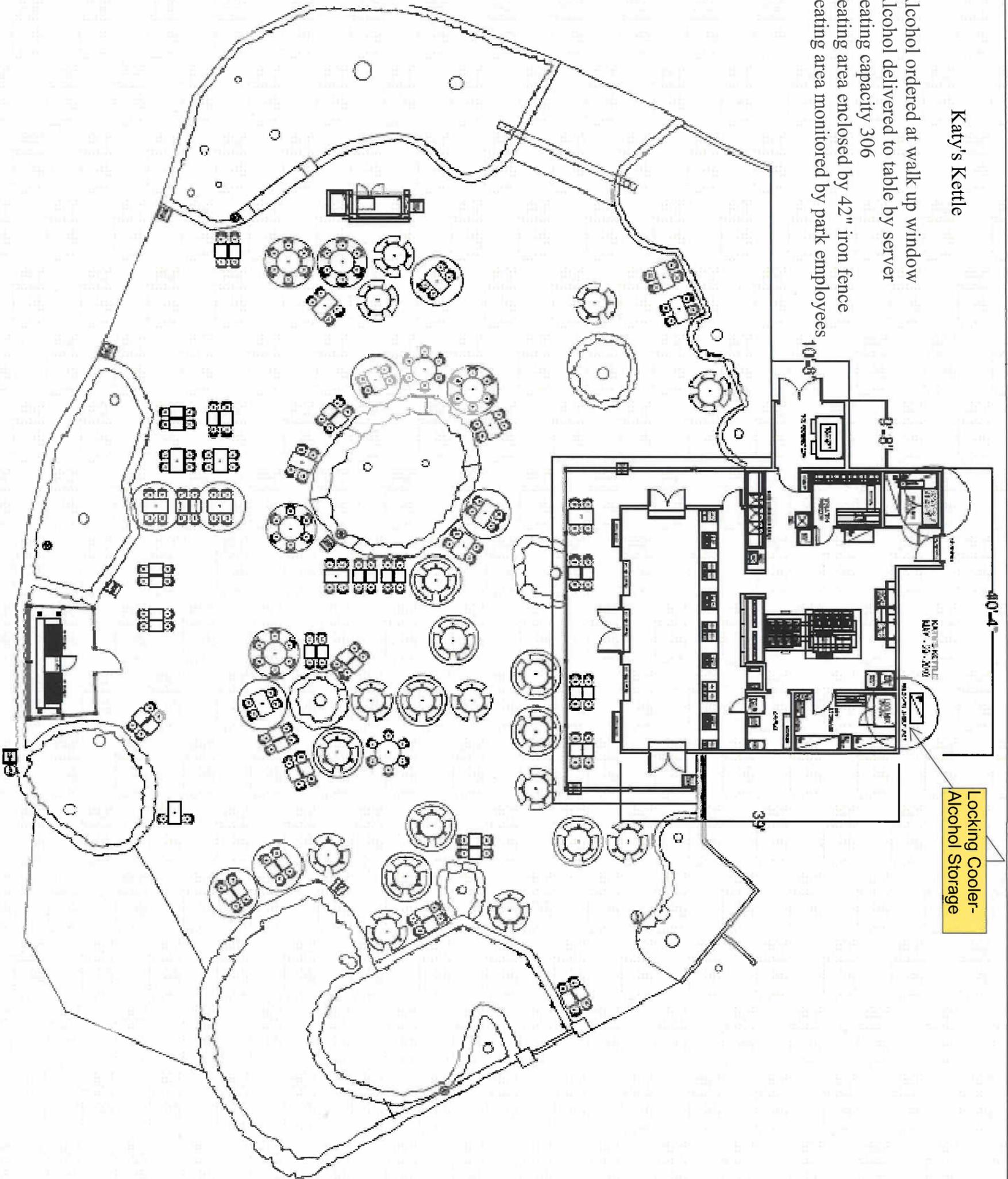
Beer selection and price displayed on existing menu boards at walk up windows.
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Katy's Kettle
June 6, 2010



Katy's Kettle

Alcohol ordered at walk up window
Alcohol delivered to table by server
Seating capacity 306
Seating area enclosed by 42" iron fence
Seating area monitored by park employees



Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning

Katy's Kettle Restaurant
June 6, 2010



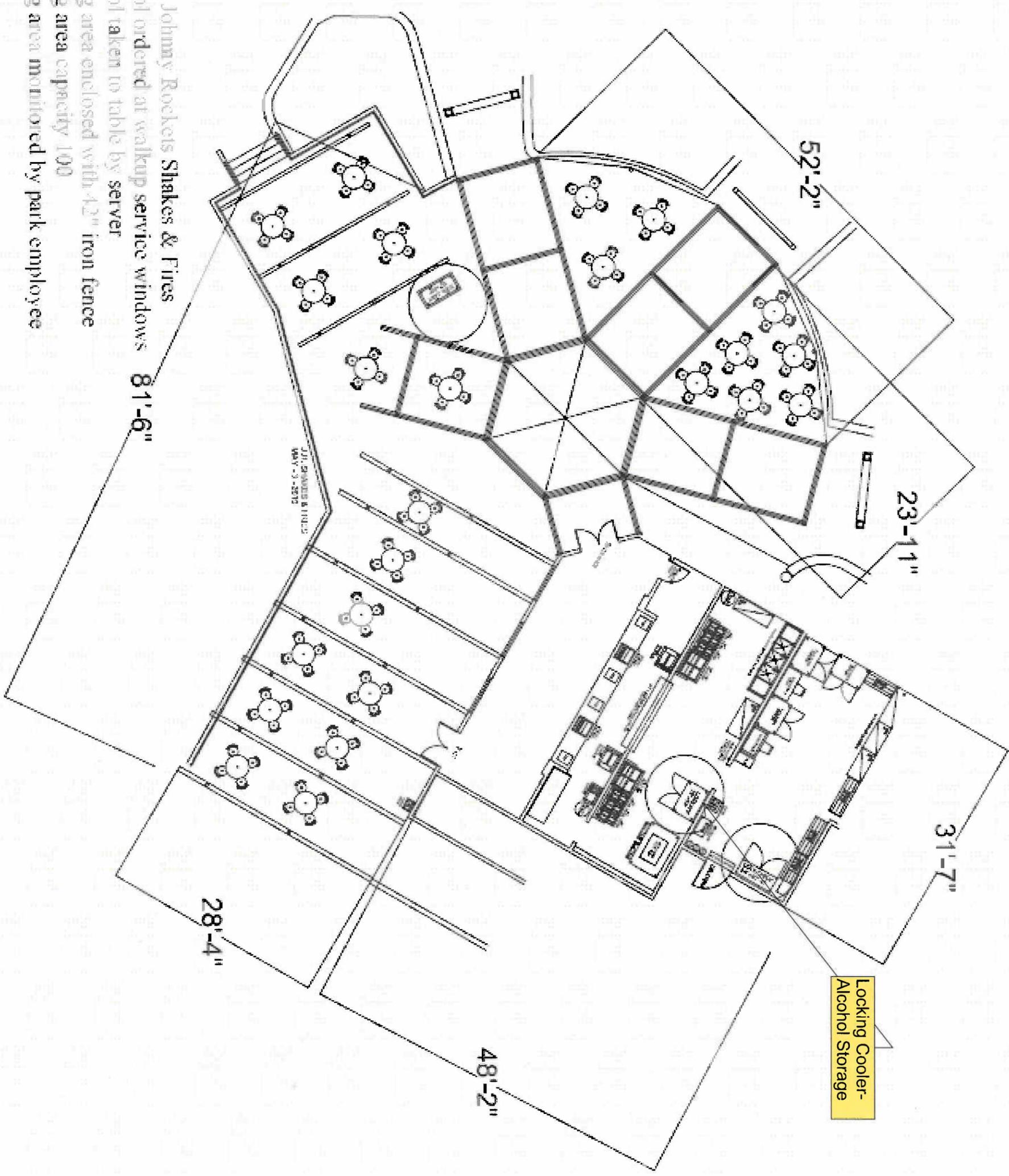
Location of menu boards



Beer selection and price displayed on existing menu boards at walk up windows.
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – JR Shakes & Fries
June 6, 2010





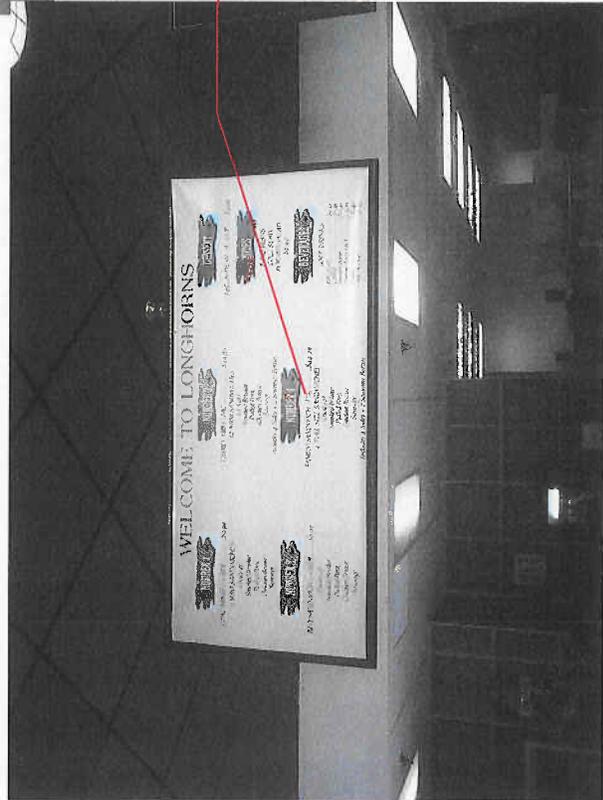
Johnny Rockets Shakes & Fries
 Alcohol ordered at walkup service windows
 Alcohol taken to table by server
 Seating area enclosed with 42" iron fence
 Seating area capacity 100
 Seating area monitored by park employee

Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

Johnny Rockets Shakes and Fries
 June 6, 2010



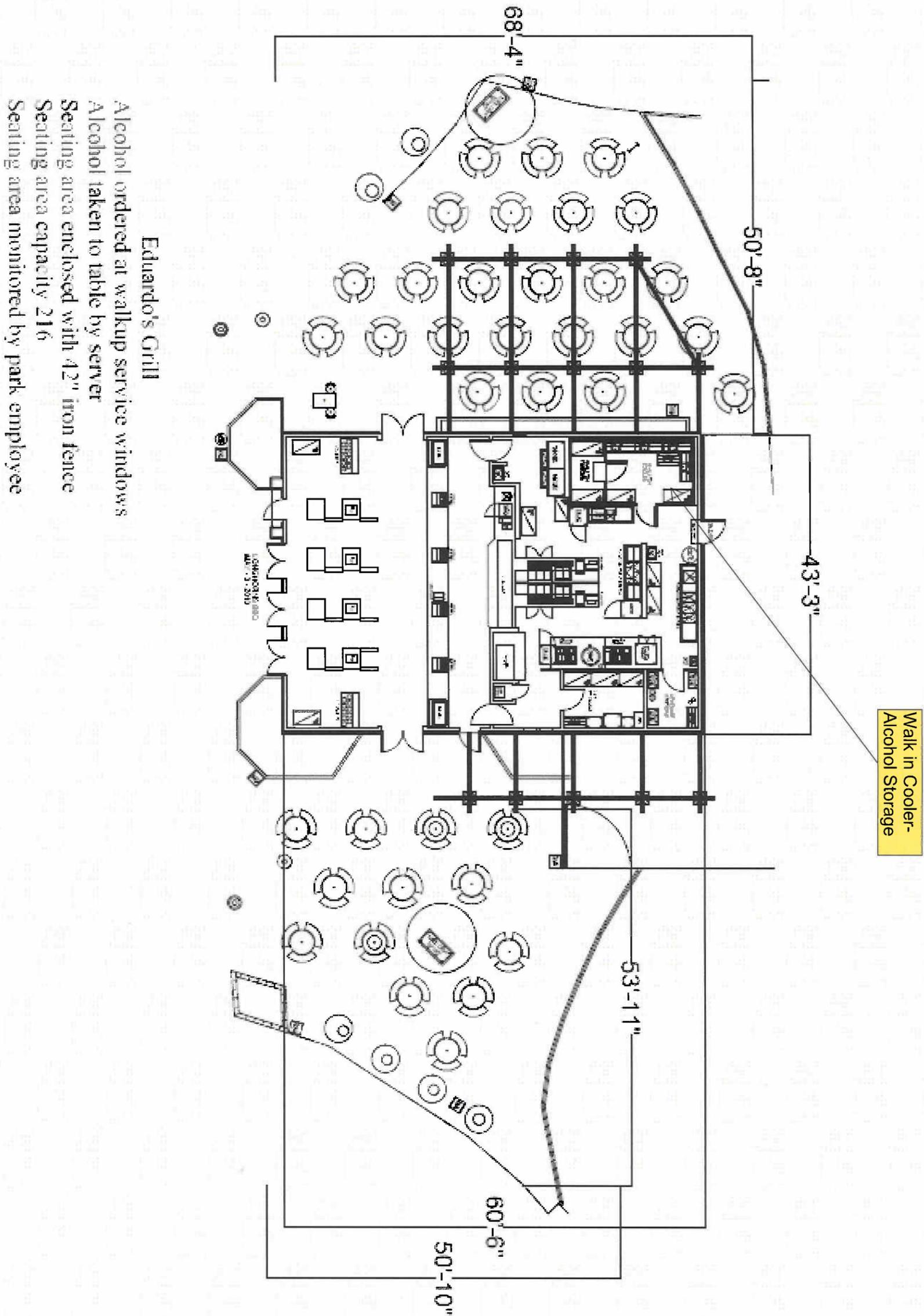
Location of menu boards



Beer selection and price displayed on existing menu boards at walk up windows.
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Eduardos' Grill
June 6, 2010





Eduardo's Grill

- Alcohol ordered at walkup service windows
- Alcohol taken to table by server
- Seating area enclosed with 42" iron fence
- Seating area capacity 216
- Seating area monitored by park employee

Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

Eduardo's Grill
 June 6, 2010





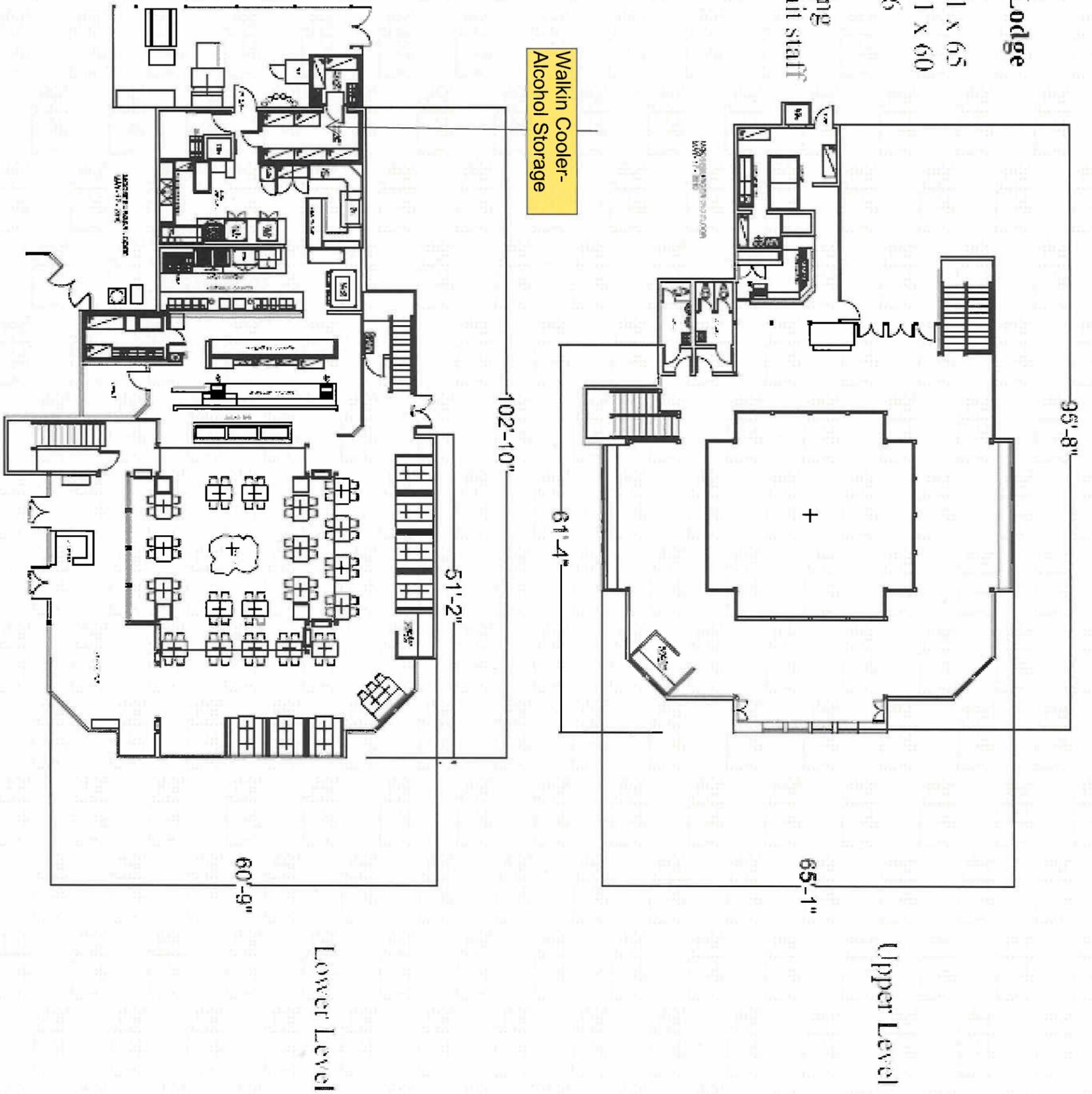
Beer selection displayed on menus in full service restaurants
Required Prop 65 signs displayed at each sales location.

Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Mooseburger Lodge
June 6, 2010



Mooseburger Lodge

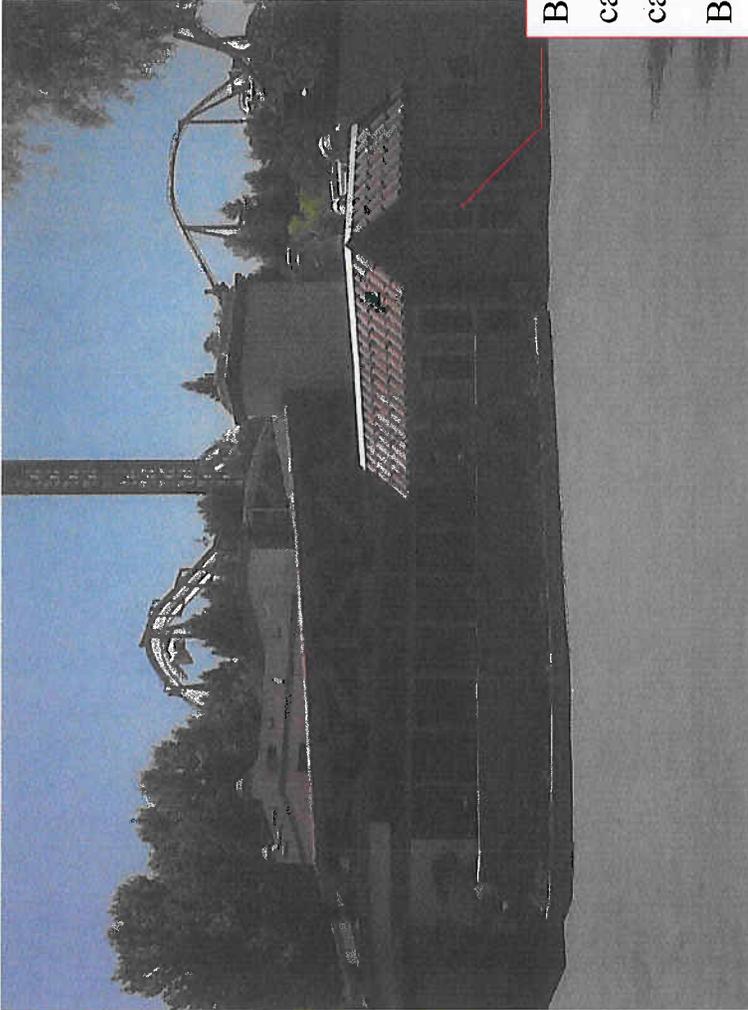
Upper Dining- 61 x 65
 Lower Dining- 51 x 60
 Total Seating 206
 Table Service
 No outdoor seating
 Monitored by wait staff



Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

 Mooseburger Lodge
 June 6, 2010





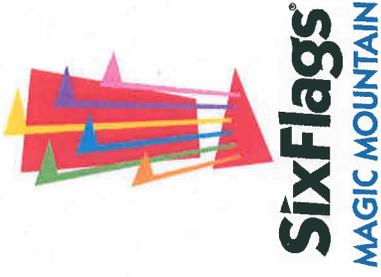
Beer served from a stand alone cart based on requirements of catering client.

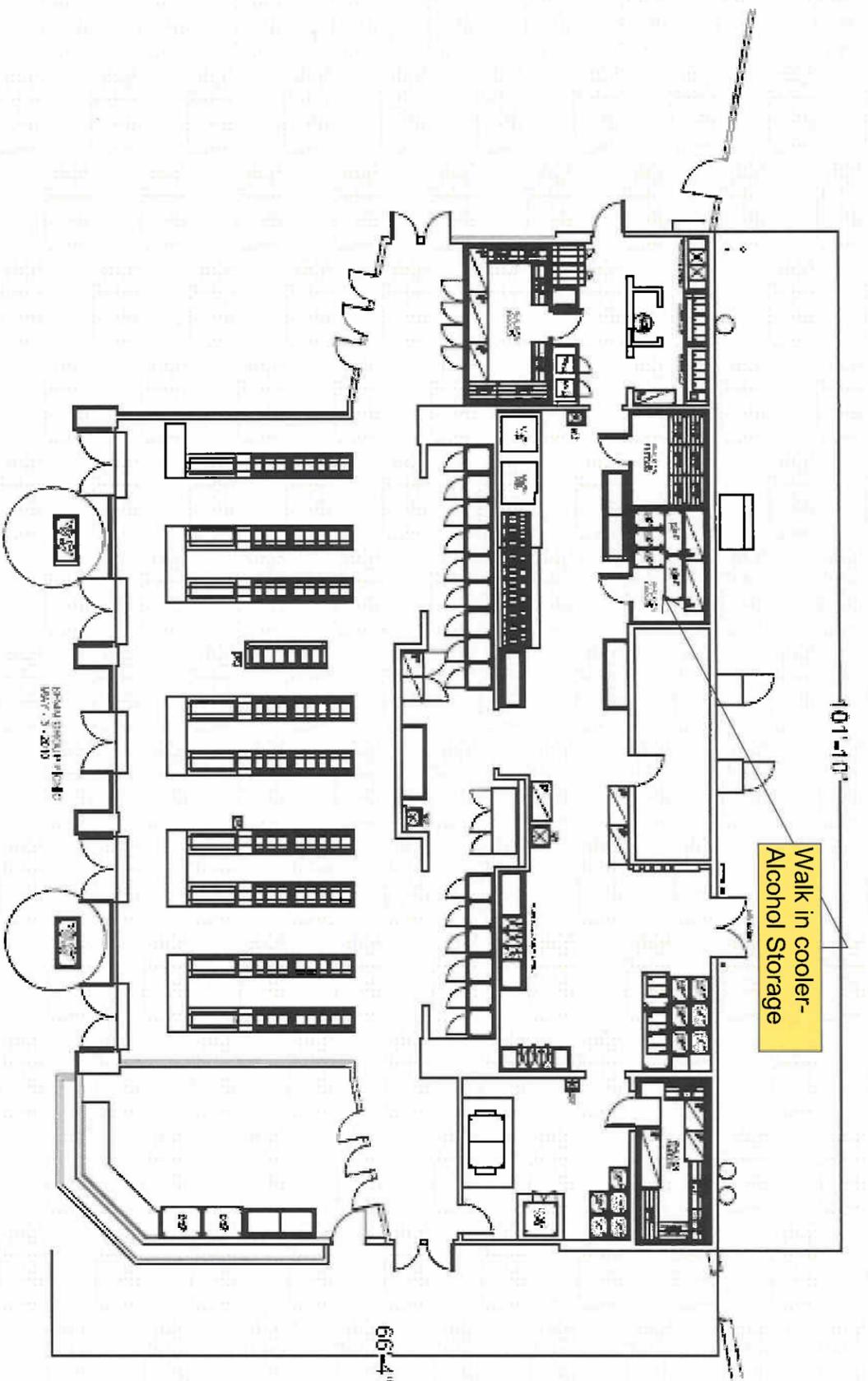
Beer only offered as requested by catering client.

Signage on cart specific to client requests regarding age, wristbands, tickets, ect.

Required Prop 65 signs posted on cart.

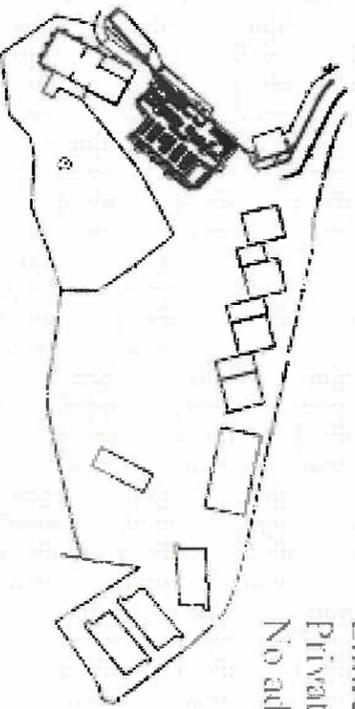
Six Flags Magic Mountain and Hurricane Harbor
Conditional Use Permit No. 200900139
Project No. R2009-03130-(5)
Los Angeles County Department of Regional Planning
Signage Location Plan – Magic Mountain Catering Area





Magic Mountain Catering

- Dining area 3.2 acres
- Seating capacity 1,780
- Alcohol served inside catering building
- Dining area monitored by park employees
- Entire 3.2 acres fenced and segregated from theme park
- Private catering bookings only
- No admission permitted by general park guests



Six Flags Magic Mountain and Hurricane Harbor
 Conditional Use Permit No. 200900139
 Project No. R2009-03130-(5)
 Los Angeles County Department of Regional Planning

Magic Mountain Catering Facility
 June 6, 2010

SixFlags
 MAGIC MOUNTAIN

