



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 20, 2011

Certified Mail – Return Receipt Requested

Mr. Fred Gaines, Esq.
Gaines & Stacey, LLP
1663 Ventura Blvd., #1220
Encino, CA 91436

**Project No. R2009-00872-(5), Conditional Use Permit 201100060
27430 The Old Road, Valencia, CA 91355**

Dear Mr. Gaines:

The Hearing Officer **APPROVED** the above-described project and entitlement(s). The enclosed documents contain the Hearing Officer's findings and conditions of approval. Please review each condition. Condition No. 2 requires that the permittee file an Affidavit of Acceptance before the grant is effective.

The appeal period ends at 5:00 p.m. on October 4, 2011. The applicant or any other interested person may appeal the Commission's decision to the Regional Planning Commission. If an appeal is not received during the appeal period, the Commission's action is final. For instructions and fees, contact the Commission Secretary, Room 1350, 300 West Temple Street, Los Angeles, CA 90012, (213) 974-6409. Appeals must be delivered in person.

After the appeal period ends, **hand deliver** a notarized Affidavit of Acceptance form with a certified copy of the recorded findings and conditions of approval, and other applicable fees or materials to the case planner (see enclosed). To ensure timely processing, **please schedule an appointment**. If the required documents and fees are not received within 60 days of this letter's date, the permit is not effective and may be referred to Zoning Enforcement for possible action.

For additional information, please contact Phillip Estes at (213) 974-6435 or pestes@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan M. Tae, AICP
Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings and Conditions, Affidavits (Permittee's Completion)
cc: DPW (Building and Safety), Zoning Enforcement, California Department of Alcoholic Beverage Control

SMT:PE

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES**

PROJECT NO.: R2009-00872-(5)

CONDITIONAL USE PERMIT NO.: 201100060

REQUEST: A conditional uses permit (CUP) to authorize the sale of alcoholic beverages (beer, wine, distilled spirits) for on-site consumption and nightclub with live entertainment (having an occupant load of more than 200 persons) in association with a restaurant and bar located in the C-3-U/C (Unlimited Commercial – Unilateral Contract) zone in the Newhall Zoned District.

HEARING DATE: September 20, 2011

PROCEEDINGS BEFORE THE HEARING OFFICER:

September 20, 2011 Public Hearing

A duly noticed public hearing was held on September 20, 2011 and was conducted by Hearing Officer Gina Natoli.

Phillip Estes, Principal Regional Planner, gave a brief presentation of the proposed project and applicant's request. Mr. Estes recommended a change to draft Condition No. 26, to delete to specific hours for alcohol sales, so that alcohol sales will coincide with the establishment's regular and seasonal operating hours, or future changes in operating hours. Staff's analysis concluded that the applicant had satisfied the required burden of proof.

The applicant and the applicant's representative testified in favor of the proposed project. The applicant's representative stated that he had discussed the proposal with the Fifth Supervisorial District staff, the City of Santa Clarita, and the Newhall Land Co. According to the applicant, all had indicated support of the proposal. He added that the applicant anticipates hiring at least 90 employees and begin operating the business in October, 2011.

The Hearing Officer asked the applicant to discuss their security plan. The applicant indicated that they will use a recorded video surveillance system on the interior and exterior of the building. The Hearing Officer discussed that the property is located within a high crime reporting district and that the district has an overconcentration of establishments that currently sell alcoholic beverages. However, the Hearing Officer concluded that these statistics were not directly related to the subject location or the proposed alcohol sales and live entertainment.

The Hearing Officer read aloud the recommended change to draft Condition No. 26, "This grant authorizes the sale and service of alcoholic beverages every day, during operating hours, except that the sale of alcoholic beverages shall cease at least 30 minutes prior to the closing time of the establishment." The Hearing Officer requested that staff clarify "premises" (as indicated in draft Condition No. 30) to be property boundaries or property lines.

The applicant agreed to the proposed changes. Hearing no further testimony, the Hearing Officer closed the public hearing and approved Conditional Use Permit 201100060, subject to the conditions presented by staff and as agreed to by the applicant. Staff advised that the appeal period will end on October 4, 2011.

Findings

1. The applicant requested a conditional use permit to authorize the sale of alcoholic beverages (beer, wine, distilled spirits) for on-site consumption and a nightclub with live entertainment (having an occupant load of more than 200 persons), in association with a restaurant and bar ("Project").
2. The Project is located at 27430 The Old Road, Valencia, Newhall Zoned District.
3. The Assessor's parcel number is 2826-037-006.
4. The property is located in the C-3-U/C (Unlimited Commercial – Unilateral Contract) Zone.
5. The property is located in the C (Commercial) category of the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan.
6. Plot Plan No. 37762 approved the existing one-story commercial building, parking, and landscaping on January 31, 1989.
7. The existing one-story commercial building is 7,387 square feet. There are 107 parking spaces indicated on the Exhibit A.
8. The certified occupant load is 311, as determined by the Los Angeles County ("County") Department of Public Works on May 4, 2011.
9. There are no known zoning violation cases.
10. Surrounding properties are located in the following zones:
 - North: C-3 (Unlimited Commercial)
 - East: I-5 (Golden State Freeway) and City of Santa Clarita
 - South: RPD-5,000-12.5U (Residential Planned Development)
 - West: C-3
11. Surrounding land uses within 500 feet are:
 - North: Restaurants, gas station, parking
 - East: I-5 (Golden State Freeway), Restaurant, hotel, golf course
 - South: Golf course
 - West: Golf course, vacant land
12. There is no sensitive land use located within 600 feet of the subject property, as indicated in the application.
13. There are six establishments that sell alcoholic beverages located within 500 feet of the subject property, as indicated in application. These establishments are the Hilton Garden Inn, El Torito, Red Lobster, Marie Callenders, Chevron, and the Valencia Country Club.

14. The public convenience and necessity for an additional facility selling alcoholic beverages outweighs the fact that the subject property is located within 500 feet of other facilities that sell alcoholic beverages.
15. 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.
16. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
17. The site is consistent with the exterior appearance of existing commercial structures located within the adjacent area. For this reason, the project will not cause blight, deterioration, or substantially diminish or impair property values within the area.
18. The Project does not conflict with surrounding land uses, as the Project is located in a commercial zone, in a commercially developed area, and adjacent to Interstate Highway 5.
19. The Project on the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas because it is consistent with the surrounding commercial character of the immediate vicinity. There are existing commercial uses surrounding the subject property. Interstate Highway 5 is located adjacent to and east of the site.
20. The Project is not materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site because the Project is consistent with the commercial character of the neighborhood. There are restaurants located to the north, vacant land to the west, and Interstate Highway 5 (Golden State Freeway) adjacent to the east.
21. The Project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare because the Project is consistent with the commercial character of the neighborhood. There are restaurants located to the north, vacant land to the west, and Interstate Highway 5 adjacent to the east. The existing building is architecturally consistent with the area and suitable for the site.
22. The subject property is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features. Restaurants are permitted in the C-3 Zone. Live entertainment with an occupant load of more than 200 persons (nightclub) is permitted with an authorized CUP. The required number of parking spaces is 103, the site provides 107. Therefore, the Project is consistent with the development standards for the C-3 Zone.
23. The subject property is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic the project would generate and by other public or private facilities as are required. Access to the subject property is provided by The Old Road, a fully improved highway of varied widths. Adequate water, sewer, and electrical utilities are available to sufficiently to support the Project.

24. The Project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements. The Project is a tenant improvement for a restaurant with live entertainment in an existing commercial building located in a commercially zoned area. The previous use was as a restaurant. There is no proposed expansion in the building footprint. Therefore, the Project is categorically exempt from CEQA.
25. Pursuant to Sections 22.60.174 and 22.60.175 of County Code, the community was adequately notified of the public hearing by mail, newspaper advertisement, hearing notice sign, library package, and published on the Department of Regional Planning ("Regional Planning") website.
26. No comments or objections from the public were received.
27. Two persons testified in favor of the proposal.
28. There was no opposition testimony.
29. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determined that it is necessary to limit the term of the grant to fifteen (15) years with seven (7) periodic inspections.
30. The location of the documents and other materials constituting the record of proceedings upon which the decision is based is located at the Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

Conditional Use Permit Burden of Proof

1. The proposed use is consistent with the adopted general plan for the area;
2. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, and 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 and general welfare;
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features; and
4. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

Alcoholic Beverage Sales Burden of Proof

1. 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; and
2. 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; and
3. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
4. 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 the neighborhood.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.040 and 22.56.090, Title 22, of the County Code.

HEARING OFFICER ACTION:

1. I have considered the Categorical Exemption Class 3 for this project and certify that it is consistent with the finding by the State Secretary for Resources and local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100060 is **APPROVED** for a fifteen (15) year term, subject to the attached conditions.

cc: Zoning Enforcement, ABC

SMT:PE
9/20/11

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2009-00872-(5)
CONDITIONAL USE PERMIT NO. 201100060**

PROJECT DESCRIPTION

The project is a conditional use permit for sale of alcoholic beverages (beer, wine, distilled spirits) and nightclub with live entertainment (having an occupant load of more than 200 persons) in association with a restaurant and bar, subject to the following conditions of approval:

CONDITIONS

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, Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of 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 or any other applicable limitations period. 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 Regional Planning'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 Registrar-Recorder/County Clerk ("County 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 September 20, 2026.** Entitlement to use 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 **\$1,400.00**. 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 fund provides for **seven (7) inspections, one inspection every two years**. Inspections may 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 as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All requirements of Title 22 of the Los Angeles County Code ("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.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code and in compliance with the attached letter dated September 8, 2011.
14. All development pursuant to this grant shall conform to the requirements of County Department of Public Works ("Public Works") and in compliance with the attached letter dated August 11, 2011.
15. All development pursuant to this grant shall conform to the requirements of County Department of Public Health ("Public Health") and in compliance with the attached letter dated August 9, 2011.
16. 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.

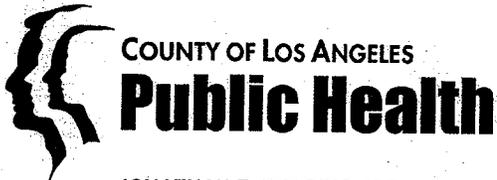
In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. 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, the required number modified Exhibit "A" plans shall be submitted to Regional Planning within ninety (90) days of the date of final approval.
18. All parking lot and other exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

19. 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 State of California ("State") Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
20. Loitering is prohibited on the subject property, including loitering by employees. Signage in compliance with Chapter 22.52 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.
21. 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 as provided by the 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.
22. 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;
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
24. 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.
25. There shall be no consumption of alcoholic beverages outside of designated eating or drinking areas or for off-site consumption. Alcohol consumption is permitted in the designated outdoor dining area and shall be in conjunction with food service. The permittee shall instruct all 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.
26. This grant authorizes the sale and service of alcoholic beverages every day, during operating hours, except that the sale of alcoholic beverages shall cease at least 30 minutes prior to the closing time of the establishment.
27. Alcoholic beverage servers shall be at least 18 years of age.
28. The sale or service of alcoholic beverages for off-site consumption is prohibited.
29. This grant authorizes live entertainment having an occupant load of more than 200 persons. Occupancy shall not exceed 311 persons, or as required by the County Fire Code.
30. Live entertainment shall be conducted entirely within the building. There shall be no music or other audible performance sounds beyond the property lines or off-site.

31. Live entertainment shall have no more than three performers during any performance.
32. This grant authorizes live entertainment between the hours of 2:00 p.m. and 12:00 a.m. on no more than 12 occasions per month.

Attachments: Public Health letter dated August 9, 2011, Public Works Letter dated August 11, 2011, Fire Department letter dated September 8, 2011.

SMT:PE
9/20/11



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

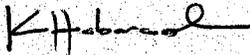
Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 9, 2011

TO: Phillip Estes, AICP
Principal Planner
Zoning Permits North Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Department of Public Health
Environmental Health Division

SUBJECT: PROJECT NO. R2009-00872 / CUP NO. 201100060
LOCATION: 27430 THE OLD ROAD, VALENCIA

- Environmental Health recommends approval of this CUP.
- Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding a CUP to authorize the sale of alcoholic beverages and live entertainment with a new restaurant and bar located in an existing building.

The Department recommends approval of this CUP with the following conditions:

1. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.
2. The project shall comply with all Public Health requirements relating to food establishments. Prior to issuance of a Public Health Permit from this Department, three sets of construction plans for the proposed establishment shall be submitted to the Department's Plan Check Program for review and approval. For questions regarding Plan Check requirements, please contact Emmanuel Egeonu at (626) 430-5560.

For all other questions, please feel free to contact me at (626) 430-5382.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

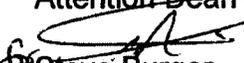
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 11, 2011

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Susan Tae
Zoning Permits I Section
Department of Regional Planning

Attention ~~Dean Edwards~~

FROM:  Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201100060
PROJECT NO. R2009-00872
27430 THE OLD ROAD
ASSESSOR'S MAP BOOK NO. 2826, PAGE 37, PARCEL NOS. 2, 6, 22, 23, AND 24
UNINCORPORATED COUNTY AREA OF CASTAIC**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201100060 in the unincorporated County area of Castaic, located at 27430 The Old Road. The CUP is to authorize the sale of beer, wine, and liquor for on-site consumption and live entertainment to an existing restaurant.

There are no additional right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicants will be required to obtain a permit from Public Works' Land Development Division, Permits Section. This permit will allow the Permits Section to perform a site visit and review the specific locations of above-ground facilities within public right of way.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

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**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: September 8, 2011
TO: Department of Regional Planning
Permits and Variances
PROJECT #: R2009-00872
LOCATION: 27430 The Old Road, Valencia

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** The proposed project is "Cleared" for public hearing.

If there are "tenant improvements", the plans shall be submitted to the Fire Department's Valencia Fire Prevention Office.

- Water:** _____
- Access:** _____
- Special Requirements:** Submit tenant improvement plans to the Fire Department's Valencia Fire Prevention Office, (661) 286-8821.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Wally Collins