Hearing Officer Transmittal Checklist

Hearing Date
9/20/2011
Agenda Item No.
5

Project Number: R2009-00872-(5)
Case(s): Conditional Use Permit No. 201100060
Planner: Phillip Estes, AICP

- ☒ 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
- ☒ GIS-Net Map
- ☒ Aerial Image(s)
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan, Floor Plan, Elevation Plan
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: _____

REVISED

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6435 **PROJECT NO. R2009-00872-(5)** **CONDITIONAL USE PERMIT 201100060**	PUBLIC HEARING DATE 9/20/11	AGENDA ITEM
	RPC CONSENT DATE	CONTINUE TO

APPLICANT	OWNER	REPRESENTATIVE
Game Day Enterprise, LLC	Marquis Valley View, LLC	Gaines & Stacey, LLP

PROJECT DESCRIPTION
To authorize the sale of alcoholic beverages for on-site consumption (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 ("Game Day") located in the C-3-U/C (Unlimited Commercial – Unilateral Contract) zone, Newhall Zoned District.

REQUIRED ENTITLEMENTS
A conditional use permit to authorize the sale of alcoholic beverages and nightclub with live entertainment (having an occupant load of more than 200 persons) located in the C-3-U/C zone, pursuant to Sec. 22.28.210.

LOCATION
27430 The Old Road, Valencia, CA 91335

SITE DESCRIPTION
The site plan shows an existing one-story 7,387 square feet commercial building. There are 107 surface parking spaces indicated and landscaping. The floor plan shows a new restaurant with an occupant load of 311 persons. The plans include a bar, lounge, dining areas, and 20 outdoor dining seats.

ACCESS Magic Mountain Parkway and The Old Road	**ZONED DISTRICT** Newhall
ASSESSORS PARCEL NUMBER 2826-037-006	**COMMUNITY** Valencia
SIZE 2.26 acres	**COMMUNITY STANDARDS DISTRICT** N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Commercial building, parking	C-3-U/C
North	Restaurants, gas station, parking	C-3 (Unlimited Commercial)
East	I-5 (Golden State Freeway), Restaurant, hotel, golf course	I-5 (Golden State Freeway) City of Santa Clarita
South	Golf course	RPD-5,000-12.5U
West	Golf course, vacant land	C-3

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Santa Clarita Valley Area Plan	C (Commercial)	N/A

ENVIRONMENTAL DETERMINATION
Class 3 Categorical Exemption (New Construction or Conversion of Small Structures)

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: Phillip Estes (pestes@planning.lacounty.gov)

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)

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

Google maps

Address **27430 The Old Rd**
Valencia, CA 91381

Notes R2009-00872
CUP 201100060

STAFF ANALYSIS
PROJECT NO. R2009-000872-(5)
CONDITIONAL USE PERMIT NO. 201100060

PROJECT DESCRIPTION

The project is a request by the applicant, Game Day Enterprise, Inc., to authorize a conditional use permit ("CUP") for 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 new restaurant and bar in an existing commercial building, located in the C-3-U/C (Unlimited Commercial – Unilateral Contract) zone ("Project").

REQUIRED ENTITLEMENTS

The Project requires an authorized CUP to allow the sale of alcoholic beverages and live entertainment (having an occupant load of more than 200 persons) in the C-3-U/C zone, pursuant to Section 22.28.210 of the Los Angeles County ("County") Code.

The county code defines a nightclub as "any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided and an occupant load of at least 200 people is established." An authorized CUP is required for a nightclub, bar or restaurant with live entertainment having an occupant load of 200 or more persons.

LOCATION

27430 The Old Road, Valencia, CA 91335. The property is identified by Assessor's Parcel No. 2826-037-006.

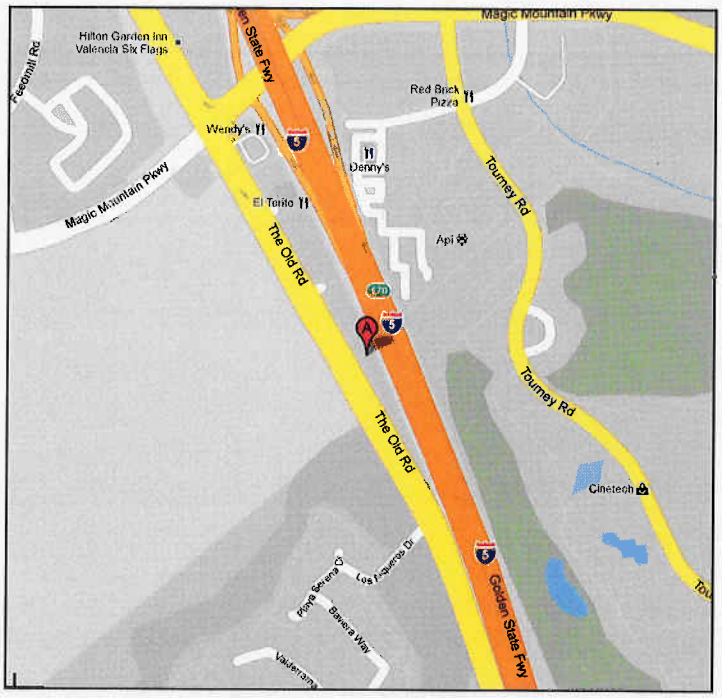

Figure 1 - Vicinity Map

SITE PLAN DESCRIPTION

The site plan shows the existing 7,387 square feet, one-story commercial building with 107 surface parking spaces, and landscaping on 2.26 acres. The floor plan shows a new restaurant with a certified occupant load of 311 persons. The plans include a bar, lounge, dining areas,

and 20 outdoor dining seats. Primary access is via The Old Road. The existing building elevation is 31.5 feet.

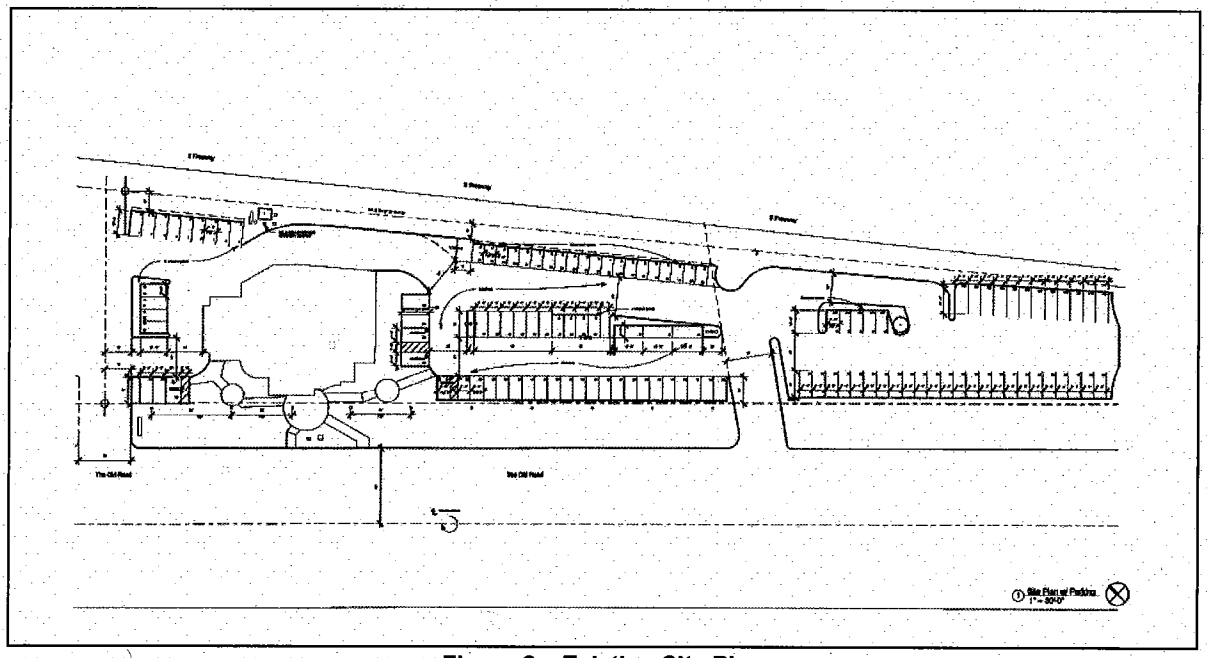

Figure 2 – Existing Site Plan

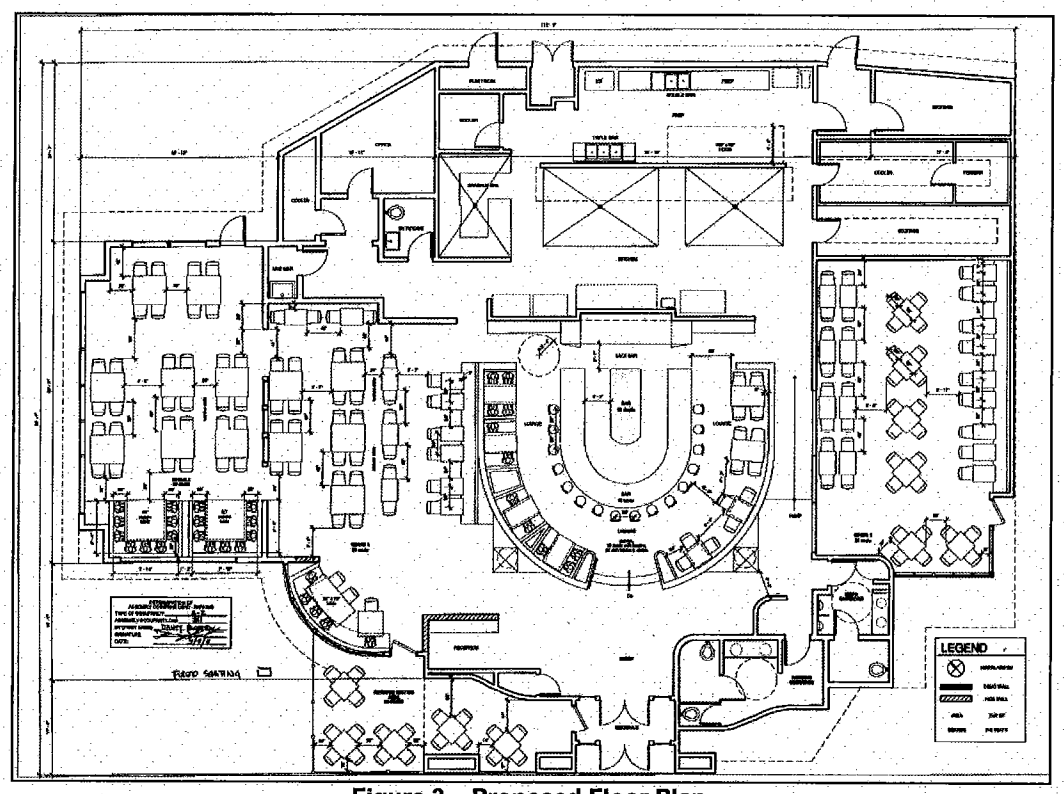

Figure 3 – Proposed Floor Plan

ZONING

The following indicates the existing zoning within 500 feet of the subject property:

Subject:	C-3-U/C
North:	C-3 (Unlimited Commercial)
South:	I-5 (Golden State Freeway) and City of Santa Clarita
East:	RPD-5,000-12.5U (Residential Planned Development)
West:	C-3

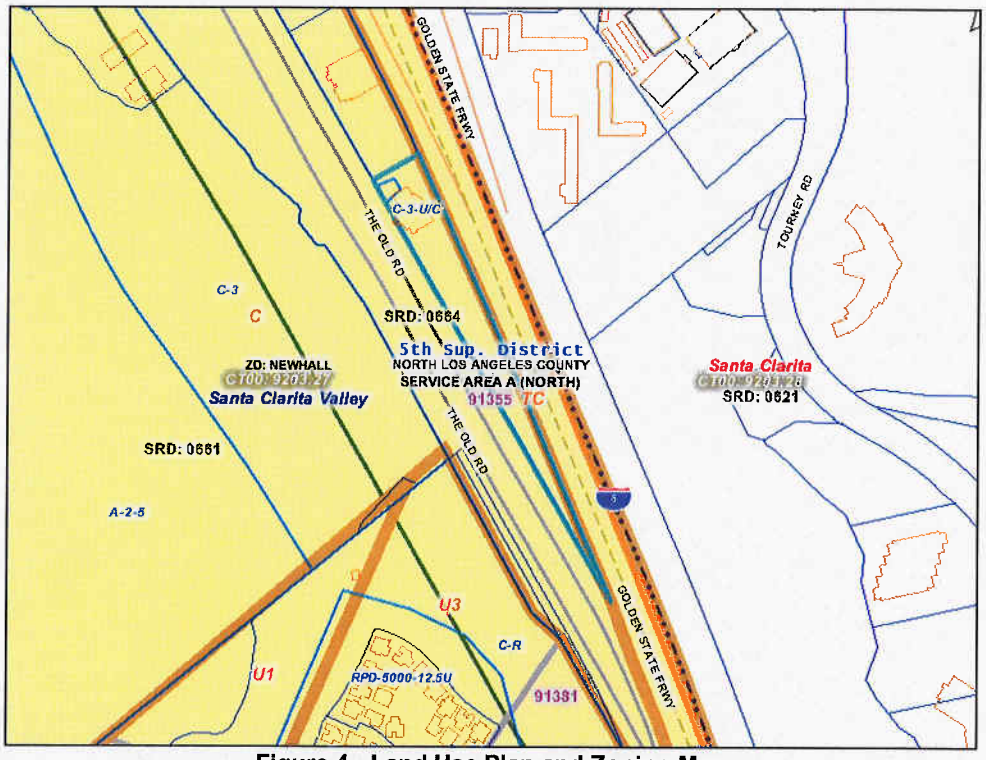

Figure 4 - Land Use Plan and Zoning Map

LAND USE

The following indicates the existing land uses within 500 feet of the subject property, as indicated on the applicant's land use map:

Subject:	Commercial building, parking
North:	Restaurants, gas station, parking
South:	I-5 (Golden State Freeway), Restaurant, hotel, golf course
East:	Golf course
West:	Golf course, vacant land

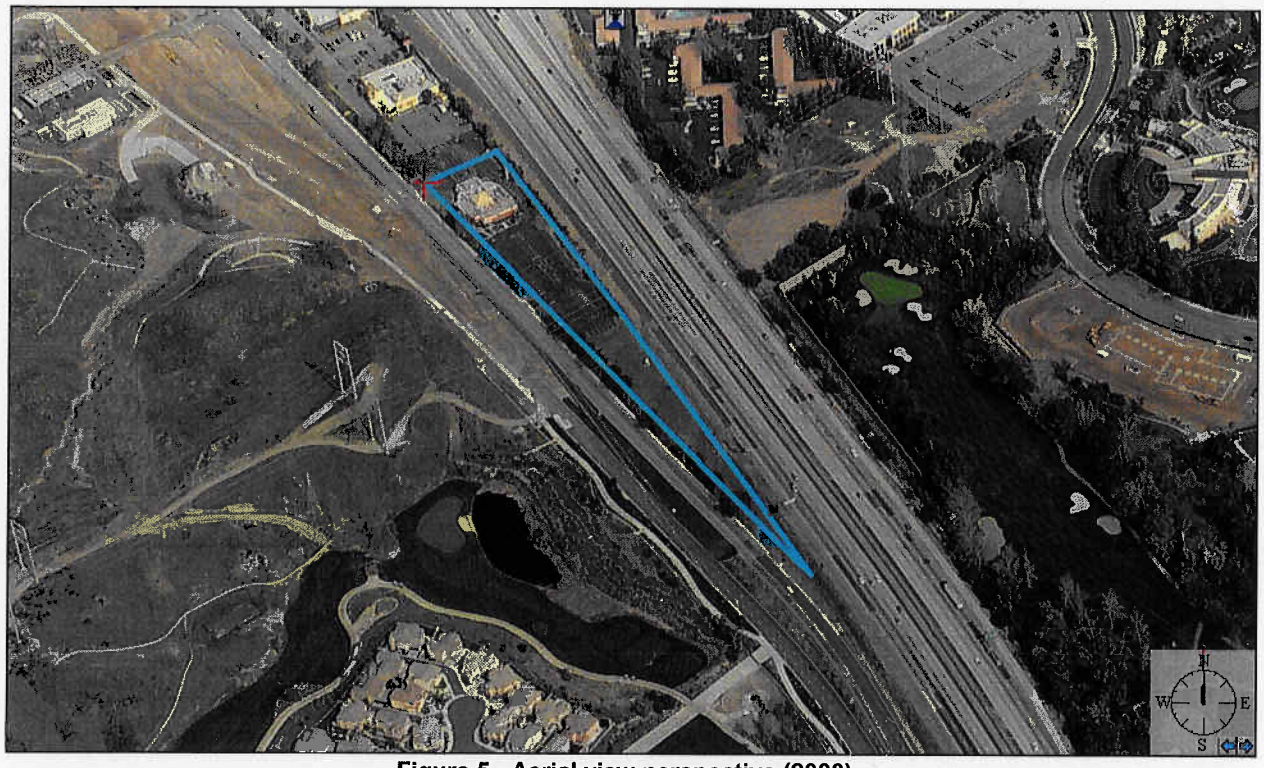

Figure 5 - Aerial view perspective (2008).

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 3 – New Construction or Conversion of Small Structures, pursuant to the California Environmental Quality Act (CEQA) reporting requirements.

PREVIOUS ZONING PERMIT CASES

Plot Plan No. 37762 authorized the existing commercial building, parking, and landscaping for use as a restaurant on January 31, 1989. A plot plan amendment on October 6, 1992 authorized an addition to the existing building.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to Sec. 22.60.174 and 22.60.175 of the County Code, the community was adequately notified of the public hearing by mail, a legal newspaper advertisement, posting of a hearing notice sign, library package distribution, and case-related materials were published on the County Department of Regional Planning website.

STAFF EVALUATION

Santa Clarita Valley Area Plan

The subject property is located in the Commercial land use category as designated in the Santa Clarita Valley Area ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The Commercial category encourages a variety of community-serving commercial uses, including restaurants. The proposed Project consists of a restaurant and bar with live entertainment. Given the commercial nature of surrounding properties, the close proximity to Interstate Highway 5 and distance from residential uses, this location is suitable for the Project and compatible with the surrounding area.

Zoning Ordinance Development Standards
The subject property is located in the C-3-U/C zone, which allows the sale of alcoholic beverages and live entertainment (with an occupant load of more than 200 persons) with an approved CUP. A restaurant is permitted with an administrative site plan review. The zoning ordinance defines a nightclub as "any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided and an occupant load of at least 200 people is established." The certified occupant load is 311 persons. Therefore, a CUP is required for a nightclub, restaurant, or bar that offers live entertainment, with an occupant load of 200 or more persons.

The applicant has indicated that musical entertainment will consist of no more than three performers. Entertainment will be offered no more than 12 times per month between the hours of 2:00 p.m. and 12:00 a.m. Outdoor dining is proposed, as indicated on the Exhibit A. Staff recommends that food service always be offered when alcohol is served in the outdoor dining area.

The minimum number of required parking spaces is 104. The existing site provides 107 surface parking spaces. The site plan provides more than the 10 percent minimum landscaping. Therefore, the Project satisfied the minimum C-3 development standards.

The site is located on The Old Road, a fully improved highway of varied widths, and is sufficient to accommodate vehicular traffic associated with the Project. Public Works has indicated, in a letter dated August 11, 2011, that no roadway improvements are required. Therefore, the Project is not expected to unduly increase vehicular traffic or cause congestion.

Burden of Proof Analysis
Staff concludes that live entertainment and the sale of alcoholic beverages for on-site consumption will not be detrimental to the health, peace, comfort and welfare of persons in the surrounding area and will not negatively affect property values. The size of the property is sufficient to accommodate the proposed use and will not will it unduly burden existing traffic flows, water or sewer services. With the exception of interior tenant improvements, there is no construction proposed.

The Project is not located within 600 feet of a religious facility, school, park, playground or other similar sensitive land use, as indicated by the applicant. Staff concludes that the Project will not adversely affect any sensitive land use.

There are six establishments that currently sell alcoholic beverages within 500 feet of the subject property, as indicated by the applicant. The subject property has sufficient landscaping and distance from residential uses located in the vicinity. Staff concludes there would be no adverse impact to residential uses in the area.

There are no open zoning violation cases. The Project and the property are consistent with the surrounding commercially developed area. Staff concludes that the Project will not have an adverse affect on the economic welfare of the nearby community.

The Project is located in a commercially zoned district. The building and landscaping are compatible with and typical of the surrounding commercial area. Staff concludes that the Project will not cause blight, deterioration, or substantially diminish or impair property values in the area.

Upon reviewing the merits of this request and the criteria for granting the request, staff concludes that the applicant has satisfied the required Burden of Proof.

BURDEN OF PROOF
The applicant is required to substantiate all facts identified by Sec. 22.56.040 and Sec. 22.56.195 of the County Code. The county code identifies criteria and standards which must be met in order for a CUP to be granted. The applicant's Burden of Proof statements are attached.

Conditional Use Permit Burden of Proof

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

2. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

3. That the proposed site is adequately served:
    a. By highways or streets of sufficient width, and improved as necessary to carry the kind of quantity of traffic such use would generate, and
    b. By other public or private service 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

PUBLIC COMMENTS
To date, staff has received no comments or objections from the public.

COUNTY DEPARTMENT COMMENTS
The Public Health Department has cleared the project in a letter dated August 9, 2011. The Public Works Department has cleared the Project in a letter dated August 11, 2011. The Fire Department has cleared the project in a letter dated September 8, 2011. The Sheriff provided a call report in a letter dated June 17, 2011.

FEES / DEPOSITS
If approved, fees identified in the attached conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony or documentary evidence presented at the public hearing.

Staff concludes that the applicant has satisfied the burden of proof and, therefore, recommends **APPROVAL** of Conditional Use Permit No. 201100060, for a fifteen (15) year term, subject to the attached conditions.

Prepared by: Phillip Estes, AICP, Principal Regional Planner
Reviewed by: Susan Tae, AICP, Supervising Regional Planner

SMT:PE
9/8/11

09-00872

27430 The Old Road - CUP Application

The subject property is located in the C3 zone and is developed with a restaurant. The applicant, Game Day Enterprises, LLC is seeking a Type 47 Liquor License in conjunction with a full-service restaurant and sports bar.

Historic restaurant and alcohol uses for the site, in chronological order, include:

Yin Yang
ABC License No. Unknown

Hamburger Hamlet
Type 47, ABC License No. 269569
Type 47, ABC License No. 331238

Rio Rio
Type 47, ABC Licence No. 412282

Bella Cucina
Type 47, ABC License No. 470079

Game Day Enterprises
Type 47, ABC License No. 508080 (Pending)

Attached hereto as **"Exhibit A"** are copies of the ABC liquor license summaries for the previous restaurant uses.

SITE: 27430 The Old Road, Valencia CA 91355

ALCOHOLIC BEVERAGE OUTLETS BETWEEN 0'-500' RADIUS

HILTON GARDEN INN VALENCIA SIX FLAGS 27710 THE OLD ROAD M-F 6:00am-10:00am/5:30pm-9:30pm Sat & Sun 7:00am-11:00am/530pm-9:30pm	(47)	FULL LIQUOR ON-SALE
EL TORITO 27510 THE OLD ROAD M-Th 11:30am-10:00pm F-Sat 11:00am-11:00pm Sun 9:00am-10:00pm	(47)	FULL LIQUOR ON-SALE
RED LOBSTER #511 27524 THE OLD ROAD Sun-Th 11:00am-10:00pm F & Sat 11:00am-11:00pm	(47)	FULL LIQUOR ON-SALE
MARIE CALLENDERS #97 27630 THE OLD ROAD M-Th 7:00am-10:00pm F-Sat 7:00am-11:00pm Sun 9:00am-11:00pm	(47)	FULL LIQUOR ON-SALE
CHEVRON USA 27549 THE OLD ROAD 24 Hours	(20)	BEER & WINE OFF-SALE
VALENCIA COUNTRY CLUB 27330 TOURNEY ROAD F-Sun 7:00am-11:00am Tu-Sun 11:00am-4:30pm W-Sat 4:30pm-9:00pm	(47)	FULL LIQUOR ON-SALE

JPL-6777

CASE NO: 09-00872

SITE: 27430 The Old Road, Valencia CA 91355

SENSITIVE USES WITHIN 600 FEET OF SUBJECT PREMISES

NO SENSITIVE USES WERE FOUND

JPL - 6777

CASE NO: 09-00872

23[illegible]8.4 B & P APPLICATION WORK[illegible]EET

APPLICANT: 27430 The Old Road

PREMISES ADDRESS: Valencia, CA 91355

LICENSE TYPE: On Sale Licente

CRIME REPORTING DISTRICT

LASO Jurisdiction is able to provide statistical data for the year **2009**

Reporting District:	664
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:	273

Location is within a high crime reporting district: (YES) NO

CENSUS TRACT / UNDUE CONCENTRATION - *Year 2010*

Census Tract: 9203.27

Population: 6414 County Ratio: **ON SALE: 1:1147** **OFF SALE: 1: 1635**

Number of licenses allowed:	6	1
Number of existing licenses:	10	
Undue concentration exists:	yes	
Letter of public convenience or necessity required:	Yes	
Three time publication required:	3X/Pub	

Person Preparing Data — Date: 5/25/11 — Supervisor

04/07/11vvr

VR

Over

09-00872

#6

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

June 17, 2011

Los Angeles County Department of Regional Planning
ATTN: Dean Edwards

Project: R2009-00872 Game Day Sports Bar

This letter is in response to your request for calls for service and crime reports at the location of 27430 The Old Road, Valencia. The time frame is January 1, 2006 thru June 17, 2011. There were a total of 21calls for service and 22 incident reports at this location. The results are the following:

Incident Reports

- 1 Robbery
- 1 Assault
- 11 Theft
- 2 Narcotic
- 4 Traffic
- 3 Miscellaneous

The calls for service were for reports of theft. There were 6 false alarm calls, traffic and several miscellaneous incidents-no report taken.

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

Thank you,

Yvette McClain
Crime Analyst

09-00872

DRAFT 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 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
To be completed after the proceedings.

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 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 spaced 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 for off-site consumption, 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 the 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. 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.

28. The location of the documents and other materials constituting the record of proceedings upon which the decision is based is located at the 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, 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
9/8/11

DRAFT 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 of alcoholic beverages every day, during operating hours from 11:00 a.m. to 2:00 a.m.

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 premises.

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
9/8/11

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

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Mark Ridley-Thomas
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Third District

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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.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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: for 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
P:\ldpub\SUBMGT\CUP\Project No R2009-00872 CUP 201100060 27430 The Old Road.docx

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*

09-00872

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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.

The applicant proposes the sale of beer, wine and liquor for on site consumption with accessory live entertainment at a 7,387 square foot full-service restaurant and sports bar. Hours of operation will be 11am to 2am daily, with the exception of NFL season when the hours of operation will be 11am to 2am Monday through Friday and 9am to 2am on Saturday and Sunday. "Happy Hour" and occasional evening live entertainment consisting of a one or two person musical act to occur during non-major league sports seasons. This has been an existing full-service restaurant with alcohol sales for approximately 20 years, and no new construction is proposed (with the exception of tenant improvements). The alcohol use on site predated the County's CUP ordinance, and the applicant simply wishes to lawfully continue that use.

The requested use at this location is consistent with the C-3 zoning and unlimited commercial land use designation. A new tenant taking possession of the site will benefit the community by putting the property to its highest use and avoiding the potential for vacancy and blight. The alcohol use with accessory live entertainment is appropriate for this location as the property is not near any sensitive receptors nor is it adjacent to any residential uses.

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 building is existing and a full-service restaurant with alcohol sales for on-site consumption has existed on site for approximately 20 years. The site is appropriate for the continued use of a full-service restaurant / bar, as it has operated without complaint. The property is zoned for unlimited commercial uses and is bounded by roadways on three sides. There are no nearby sensitive receptors and the use is already well integrated into the surrouding area.

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 use will not generate any additional traffic as the structure and use have existed at this site for decades. The site is bounded to the East by I-5 and The Old Road to the West and South. The site is adequately served by existing infrastructure.

09-00872

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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.)

ABC License Type No(s).: 47 (e.g. Type 20, Type 41)

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 request is to permit beer, wine, and liquor sales for on-site consumption with accessory live entertainment at a full-service restaurant / bar. Restuarant uses have existed on site for approximately 20 years and all have served liquor with valid Type 47 liquor licenses (the use predated the County's CUP requirement) and without community complaint. There are no sensitive uses within a 600-foot radius as indicated on the radius map materials submitted with the subject application. (Liquor licensing history for the site is included with the application materials.)

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 request at this location is appropriate. Sales for on-site consumption of alcohol have existing at this site for approximately 20 years. The restuarant is buffered by roadways on three sides (I-5 to the East and The Old Road to the West and South). Similar commercial uses exist to the North. There are no adjacent residential uses. The applicant simply seeks to continue the same use that has existed on the site for years.

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.

The requested use will not result in an undue concentration of similar premises. Since the use has existed for years, the proposed use does not add a "new" use. The applicant is required to apply for this CUP simply because of a lapse in the sale of alcohol of more than 3 months, which was the result of a tenant change.

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

The use will be beneficial to the economic welfare of the surrouding community. After housing popular restaurants for years, the site is presently vacant and awaiting new tenancy. A void in the community will be filled with a new tenant, bringing in the same alcohol use that has otherwise existed for years.

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 buidling is existing - only modest tenant improvements are proposed. Bringing in a new tenant to the vacant restaurant space will improve property values with the neighborhood.

R2009-00872

27430 THE OLD ROAD

PHOTOS

A) SOUTH PARKING LOT FACING NORTH WITH VIEW OF SOUTH SIDE OF BUILDING

B) SOUTH PARKING LOT FACING NORTHWEST (THE OLD ROAD) AND ENTRANCE TO BUILDING IS IN THE UPPER RIGHT HAND SIDE OF THE PHOTO.

C) EAST FACING WITH VIEW OF WEST SIDE OF THE FRONT OF THE BUILDING

D) WEST FACING WITH VIEW OF EAST SIDE OF THE BUILDING (REAR OF BUILDING)

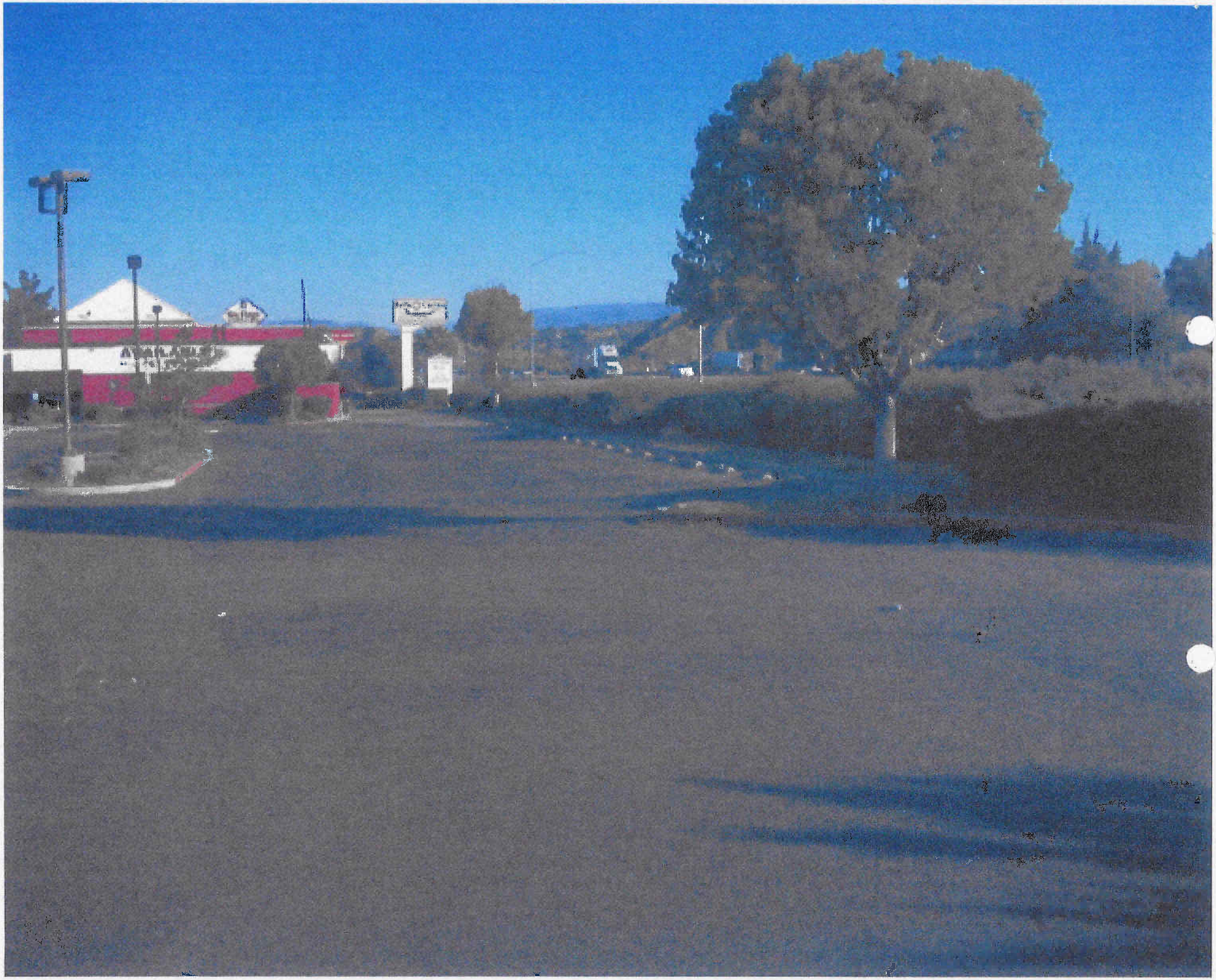
E) EAST FACING PANORAMIC VIEW OF BUILDING AND PARKING LOT

F) NORTH FACING EAST SIDE OF THE BUILDING

G) FARTHEST SOUTH PARKING LOT FACING NORTH WITH VIEW OF THE OLD ROAD AND SOUTH SIDE OF BUILDING

H) NORTH SIDE OF BUILDING FACING SOUTH; ENTRANCE FROM THE OLD ROAD AND SHOPPING CENTER (SIGNAL LIGHT)

A



B

E

Photos
27430 The Old Road @ I-5 Golden State Fwy
Valencia, CA 91355

F

Double Sided Pylon Sign on I-5 Freeway

East side ↑ facing north

G

South side of Building facing North (5 Fwy on left)

H

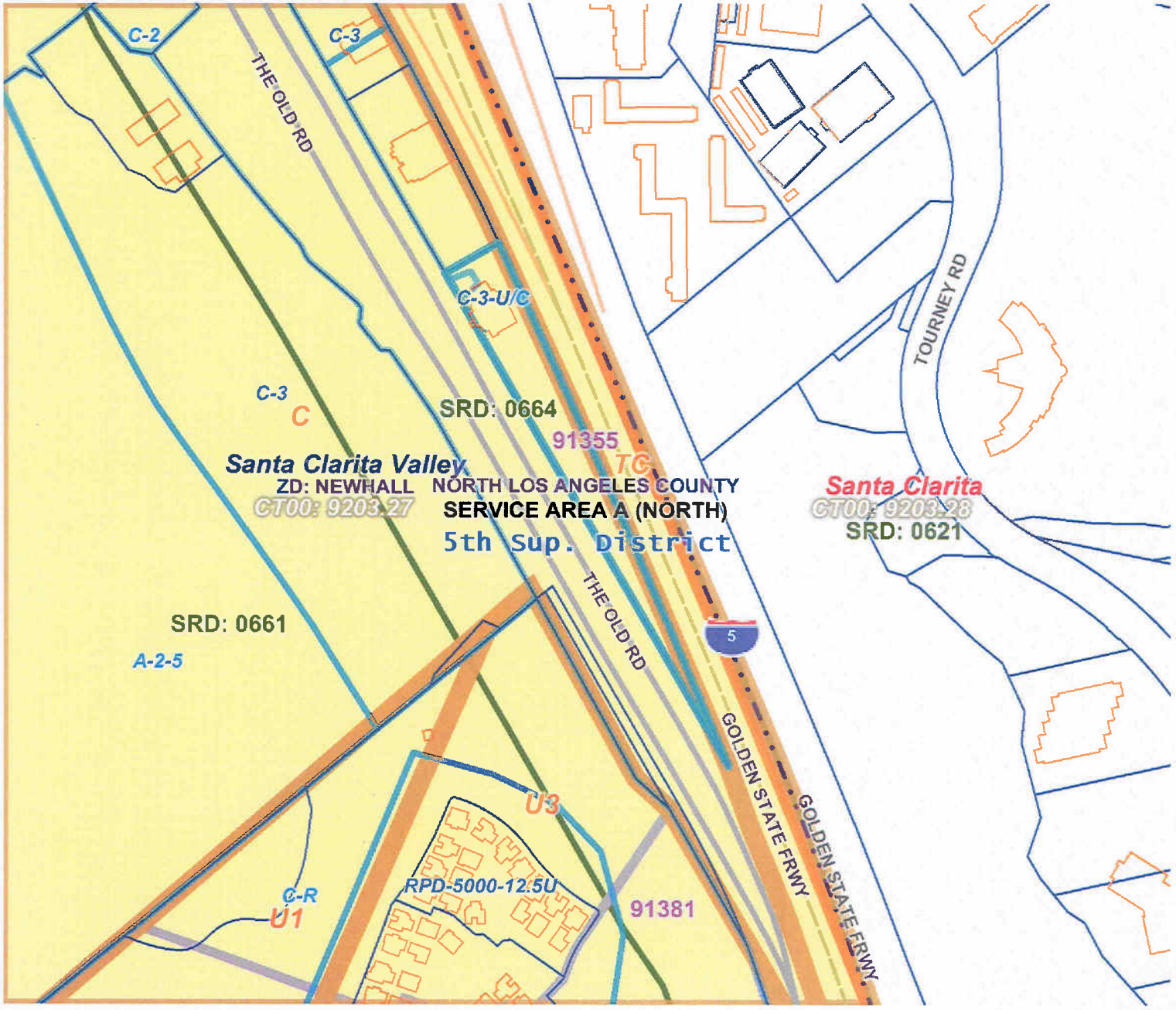
North Side of Building Facing South

Disclaimer: No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

gisNET department of regional planning

R2011-00872 CUP 201100060

Printed On: Sep 8, 2011



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
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity 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
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- 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 D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 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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