



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 14, 2011

**TO:** Gina Natoli, AICP  
Hearing Officer

**FROM:** Phillip Estes, AICP *pe*  
Principal Regional Planner

**SUBJECT:** Additional Materials  
Project Number R2009-00872-(5)  
Conditional Use Permit No. 201100060  
Hearing Date: September 20, 2011  
Agenda Item: 5

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Please see the attached letter from the applicant's agent dated September 13, 2011. The applicant has requested a modification to Condition No. 26 pertaining the hours for the sale of alcoholic beverage. The applicant proposes to extend the hours in order to coincide with seasonal sporting events.

In order to reconcile the establishment's regular and seasonal operating hours with the sale of alcoholic beverages, staff recommends the following revised draft Condition No. 26:

26. This grant authorizes the sale and service of alcoholic beverages every day, during operating hours from 11:00 a.m. to 2:00 a.m., except that the sale of alcoholic beverages shall cease at least 30 minutes prior to the closing time of the establishment.

If you have any questions, please feel free to contact me at 213-974-6435 or by e-mail at [pestes@planning.lacounty.gov](mailto:pestes@planning.lacounty.gov).

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September 13, 2011

**ORIGINAL VIA U.S. MAIL**

**Via E-mail: pestes@planning.lacounty.gov**

Phillip Estes  
Principal Planner  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Re: 27430 The Old Road, Valencia, CA 91355  
Permit(s): R2009-00872-(5), CUP 201100060  
Hearing Date: September 20, 2011

Dear Mr. Estes:

This law office represents the applicant, Game Day Enterprise, LLC ("Game Day" or "applicant"), with regard to the above-referenced Conditional Use Permit ("CUP") application for the on-site sale and consumption of alcohol and live entertainment in conjunction with a full-service restaurant and bar. The purpose of this letter is to provide you with a brief project summary in anticipation of the Hearing Officer public hearing scheduled for Tuesday, September 20, 2011 and to respectfully request that the Hearing Officer adopt the staff's recommendation for project approval in its entirety, with the exception of a minor modification to Draft Condition of Approval No. 26.

**A.) PROJECT SUMMARY.**

The applicant seeks a CUP to permit the on-site sale and consumption of beer, wine and liquor with accessory live entertainment at a 7,387 square foot full-service restaurant and sports bar<sup>1</sup> with 107 parking spaces, located in unincorporated County of Los Angeles within the Santa Clarita Valley Area Plan. The property is zoned C3 "Unlimited Commercial" and is designated in the Santa Clarita Valley Area Plan for commercial uses. The site is situated immediately west of the City of Santa Clarita and is bounded by commercial uses (restaurants and parking) to the north, by Interstate 5 to

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<sup>1</sup> The premises has an occupant load of more than 200 persons.

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the east and south, and by a golf course and vacant land to the west. There are no neighboring sensitive uses.

A variety of restaurants occupied this very site for more than 20 years and each of those restaurants served liquor with valid Type 47 liquor licenses. The alcohol sales at this site pre-dated the County's requirement for a CUP and, until now, no CUP was required. A tenancy change and lapse in occupancy and liquor sales, however, now necessitates Game Day's pending application to continue the use. Not only is the requested use consistent with the prior uses at this site, but it is also consistent with the C-3 "Unlimited Commercial" zoning.

**B.) GAME DAY REQUESTS THAT DRAFT CONDITION OF APPROVAL NO. 26 BE MODIFIED.**

Game Day agrees with staff's recommendation and all but one of the Draft Conditions of Approval. Game Day requests that Draft Condition of Approval No. 26 be modified as follows:

26. This grant authorizes the sale of alcoholic beverages every day, during operating hours, from 11:00 a.m. to 2:00 a.m., and from 9:00 a.m. to 2:00 a.m. on Saturdays and Sundays between August 1<sup>st</sup> and February 15<sup>th</sup>.

This modification is required as a result of Game Day's anticipated 9:00 a.m. Saturday and Sunday opening during the National Football League season.

**C.) THERE ARE NO OBJECTIONS TO THE CUP APPLICATION.**

Representatives for Game Day have met with the Office of the Fifth Supervisorial District of the County of Los Angeles to discuss the pending CUP application. The Fifth Supervisorial District is supportive of continuing this use at this site. Furthermore, all applicable County departments recommend approval of the CUP and staff has stated that there have been no objections to the application from the public.

**D.) CONCLUSION.**

Game Day has reviewed the proposed conditions of approval and accepts those conditions. **As a result, Game Day urges the Hearing Office to adopt the staff recommendation for project approval in its entirety, with the exception of the modification to Draft Condition of Approval No. 26 as requested herein.**

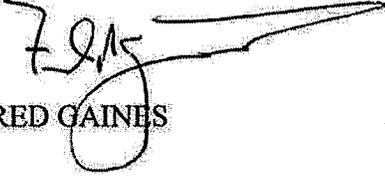
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Thank you for your consideration and attention to this matter. As always, please do not hesitate to contact me at any time with any questions or comments you may have.

Sincerely,

GAINES & STACEY LLP

By

  
FRED GAINES

cc: Edel Vizcarra, Planning Deputy, County of Los Angeles Fifth Supervisorial District  
Rosalind Wayman, Field Deputy, County of Los Angeles Fifth Supervisorial District