



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2012-02837-(5)

HEARING DATE

5/7/2013

REQUESTED ENTITLEMENT

Conditional Use Permit No. 201200161

PROJECT SUMMARY

OWNER / APPLICANT

Marie Callender's Pie Shops, LLC

MAP/EXHIBIT DATE

3/14/2012

PROJECT OVERVIEW

The applicant requests a conditional use permit ("CUP") to operate live entertainment in an existing Marie Callender's restaurant. Because the restaurant has an occupancy load of more than 200 persons, the provision of live entertainment in the C-3 (Unlimited Commercial) Zone requires a CUP. The existing restaurant has a maximum occupancy load of 374 persons. The live entertainment, in the form of a comedy club, would generally operate Friday and Saturday nights from 8:00 p.m. to 11:00 p.m., with occasional operation up to 10 additional nights per year. Entertainment would be confined to the existing bar area.

The applicant also requests a minor parking deviation ("MPD") to provide less than the required amount of parking for the proposed use. The site currently provides a total of 110 on-site parking spaces, rather than the 125 spaces required by the County Code for the proposed use—a reduction of 12 percent. Approximately 12 parking spaces were eliminated from the project site in 2009 due to the widening of Magic Mountain Parkway and The Old Road.

LOCATION

27630 The Old Road, Valencia

ASSESSORS PARCEL NUMBER(S)

2826-037-029

SITE AREA

1.5 acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

Major Commercial

ZONE

C-3 (UNLIMITED COMMERCIAL)

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (CUP permit burden of proof requirements)
 - 22.56.1762 (Minor Parking Deviation requirements)
 - 22.28.220 (C-3 Zone development standards)

CASE PLANNER:

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