



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

**PROJECT NUMBER**

R2013-00817-(5)

**HEARING DATE**

January 3, 2017

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201300038  
 Environmental Assessment No. 201300074

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Sweetwater Ventures, LLC / Big Mouth Pizza Company  
 Agua Dulce, LLC

**MAP/EXHIBIT DATE**

October 23, 2016

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit to continue selling beer and wine for on-site consumption within an existing restaurant (Type 41). No changes are proposed to the existing site or to the current operations of the restaurant.

The sale of beer and wine for on-site consumption was previously authorized by Conditional Use Permit No. 01-238 which expired on February 30, 2012.

**LOCATION**

33323 Agua Dulce Canyon Road, Agua Dulce

**ACCESS**

Agua Dulce Canyon Road

**ASSESSORS PARCEL NUMBER(S)**

3212-015-076

**SITE AREA**

4.3 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Soledad

**LAND USE DESIGNATION**

CG – General Commercial

**ZONE**

C-3 (General Commercial)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Agua Dulce

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.195 (Alcoholic Beverage Sales Burden of Proof Requirements)

**CASE PLANNER:**

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