

September 18, 2024

Orlando Gutierrez
25828 Arbor Lane
Stevenson Ranch, CA 91381

PROJECT NO. 2024-001743-(5)
CONDITIONAL USE PERMIT NO. RPPL2024002601
ASSESSOR'S PARCEL NUMBER 2826-063-033

Dear Orlando Gutierrez:

The Regional Planning Commission (Commission), by its action of **September 18, 2024**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **October 2, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Orlando Gutierrez
September 18, 2024
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For questions or for additional information, please contact Christopher Keating of the North County Development Services Section at (213) 647-2467 or CKeating@planning.lacounty.gov.

Sincerely,
AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read 'Samuel Dea', written in a cursive style.

Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:CK

Enclosures: Findings, Conditions of Approval

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-001743-(5)
CONDITIONAL USE PERMIT NO. RPPL2024002601

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2024002601** on September 18, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing on the CUP was held on September 18, 2024, before the Regional Planning Commission. Regional Planning staff ("staff") presented the Project. Additionally, the applicant, Ariana Cristal Covarrubias, presented the Project. Commissioner Louie asked staff if the Projected was located in an area that could be considered an "entertainment district." Staff responded saying that there is not established entertainment district in the Santa Clarita Valley, but that the Project is located in a highly-trafficked commercial area with restaurants, retail, food markets, and hotels. The Commission had no additional questions for staff or the applicant. The Commission unanimously approved the CUP without modifications to the Findings or Conditions.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Casa Canela ("permittee"), requests the CUP to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela ("Project") on a property located at 24930 Pico Canyon Road in the unincorporated community of Stevenson Ranch ("Project Site") the C-3 (General Commercial) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3-, C-M, C-MJ, and C-R, Use Regulations) and 22.140.030 (Alcohol Beverage Sales). The requested hours of alcoholic beverage sales are from 7:00 a.m. to 10:00 p.m. Monday through Sunday.
4. **LOCATION.** The Project is located at 24930 Pico Canyon Road within the Newhall Zoned District and Santa Clarita Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** CUP No. 98-113 was approved on June 2, 1999 to authorize the construction of a 104-room hotel and a 6,050 square-foot restaurant. Business License Referral No. RPPL2024002202 approved on April 24, 2024 authorized Casa Canela as the tenant in the restaurant. Zoning Conformance Review ("ZCR") No. RPPL2024003704 approved on July 30, 2024 authorized new business signage for Casa Canela.
6. **LAND USE DESIGNATION.** The Project Site is located within the CM (Major Commercial) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is located in the Newhall Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C a CUP is required for alcoholic beverage sales for on-site consumption, in compliance with County Code Section 22.140.030.F (Alcoholic Beverage Sales, Findings for Uses Subject to CUP), in the C-3 Zone.

8. **SURROUNDING LAND USES AND ZONING**

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM	C-3-DP (General Commercial – Development Program)	Retail, Restaurants, Storage, Markets, RV Sales
EAST	CM	C-3, C-3-DP	Retail, Auto Repair, Hotels, Restaurants
SOUTH	H30 (Residential 30 – 0 to 30 Dwelling Units per Acre), H2 (Residential 2 – 0 to 2 Dwelling Units per Acre)	R-3-DP (Limited Multiple Residence – Development Program), RPD-1-2.7U (Residential Planned Development – One Acre Minimum Required Lot Area - 2.7 Dwelling Units per Net Acre)	Multi-family Housing (“MFH”), Single-Family Residences (“SFRs”)
WEST	CM, H30, H2	R-3-DP, RPD.1-2.7U	MFH, SFRs,

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is located at the southwest corner of The Old Road and Pico Canyon Road, with separate buildings for the hotel, Extended America, and the restaurant, Casa Canela, and is comprised of two Assessor’s Parcel Numbers (“APNs”), 2826-063-033 and 2826-063-032. The subject parcel with the existing restaurant is APN 2826-063-033 which is approximately 1.1 acres in size and is irregularly shaped, with jagged edges along the western property line, but nearly rectangular on the eastern side of the parcel. APN 2826-063-032, which is located to the west and contains the hotel, is an irregularly shaped parcel with a gross area of approximately 3.6 acres. The Project Site has mostly flat or gently sloping topography throughout, except for hillside areas with steep slopes along the west and south sides that are not proposed for development.

B. Site Access

The Project Site is accessible via The Old Road and Pico Canyon Road. Pico Canyon Road is designated as a Major Highway on the County Master Plan of Highways with 100 feet of right-of-way (“ROW”) width and The Old Road is designated as a Secondary Highway with 80 feet of ROW width at the Project Site.

C. Site Plan

The site plan shows both the existing hotel, Extended America, and the existing restaurant, Casa Canela. Additionally, the site plan depicts the 177 on-site parking spaces on the Project Site. The floor plan depicts the proposed interior layout of the restaurant with a waiting area, dining areas, an outside lobby, restrooms, and kitchen.

D. Parking

Casa Canela requires 60 parking spaces based on the approved occupancy load of 179 people. Based on records from previously approved site plans for the hotel and restaurant, a total of 176 parking spaces are required for the existing uses and a total of 177 on-site parking spaces are provided for the hotel and restaurant.

10. CEQA DETERMINATION. Prior to the Regional Planning Commission’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) section 15301 and the County environmental guidelines. The Project involves the sale of alcoholic beverages in an existing restaurant without any modifications to the building. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is exempt from CEQA.

11. AGENCY RECOMMENDATIONS.

- A. County Sheriff’s Department (“Sheriff”), in a letter dated May 29, 2024, recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended the CUP for approval without comment.
- B. The California Department of Alcoholic Beverage Control (“ABC”), in a report dated May 16, 2024, indicated that there are two on-site alcohol licenses in this census tract (9203.36), while up to seven (7) such licenses are allowed. There is not an over-concentration of alcoholic beverage sales for on-site consumption in the area as determined by ABC. The letter also indicates that the Project Site is located within a high crime reporting district, as defined and determined by ABC.

12. **PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.
13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, and newspapers (SCV Signal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 8, 2024, a total of 63 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the CM land use designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. The Project is for the accessory sale of alcoholic beverages for on-site consumption at an existing restaurant, which is consistent with the underlying land use category of the Area Plan.
15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

- a. *General Plan Land Use Policy LU 5.2:* “Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.”

The Project will serve the area beyond the immediate vicinity as a restaurant offering full-service dining with alcoholic beverage options and contributing to the diversity of the available dining options that serve the adjacent neighborhoods and surrounding communities.

- b. *Area Plan Land Use Policy LU-1.2.2:* “In Valencia, promote business development, job creation, and expansion of regional commercial, civic, cultural, and entertainment uses, to create a vibrant Town Center serving as a community focal point for the entire Santa Clarita Valley.”

The Project is located near multiple commercial centers adjacent to the Freeway and major highway (Interstate 5 and Pico Canyon Road, respectively). The Project adds to the diverse dining options in the surrounding area, which serves as a major business and shopping destination for the wider area and contributes to the growth of the Santa Clarita Valley.

- c. *Area Plan Land Use Policy LU-4.1.2*: “Promote creation of village commercial centers throughout the Santa Clarita Valley to meet the local and convenience needs of residents.”

The Project is located adjacent to both major commercial centers and various types of residential areas. It serves to meet the local and regional needs of residents by providing additional dining and beverage options.

- d. *Area Plan Land Use Policy LU-4.1.4*: “Promote economic opportunity for all segments of the community, including small businesses and new businesses.”

The Project is a small business restaurant operating in the Santa Clarita Valley with another location located in the City of Santa Clarita. The Project’s operation and accessory sale of alcoholic beverages as a service option for dining will sustain economic activity for the restaurant as well as for the surrounding area which directly benefits the local employment market.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification as sale of alcohol for on-site consumption at a restaurant is permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C.
17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). The C-3 Zone has no required yards for non-residential uses. While the Project is a request for alcohol sales for on-site consumption, the structure conforms with development standards, and it was constructed as approved by CUP No. 98-113.
18. **HEIGHT, LOT COVERAGE, AND LANDSCAPING AREA.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which include maximum height, maximum lot coverage, and minimum landscaping area. While the Project is for the sale of alcoholic beverages for on-site consumption within an existing restaurant, the height limit for the C-3 Zone is “13x buildable area”. The buildable area of the Project Site is approximately 182,300 square feet, and the total building area of the Project Site is far below this size at approximately 51,950 square feet. The existing building is therefore deemed to be in compliance with the height limit of the C-3 Zone. The height of the existing restaurant building is 29-feet-and-nine-inches. The maximum allowable lot coverage for the Project Site is 90 percent of the total lot area, or approximately 182,300 square feet. The total lot coverage of the existing buildings on the Project Site is approximately 23,900 square feet, which is far below the maximum. The minimum required landscaping area is 10 percent of the lot area, or approximately 20,255 square feet. The landscaping area provided is approximately 49 percent of the lot area, or approximately 99,251 square feet, which far exceeds the minimum requirement. While the Project is a request for alcoholic beverage sales for on-site consumption, the structure conforms with development standards, and it was constructed as approved by CUP No. 98-113.

19. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). While the Project is a request for of alcoholic beverage sales for on-site consumption, the existing restaurant requires 60 parking spaces based on the approved occupancy load of 179. The total number of parking spaces required for the hotel and restaurant is 176, and 177 parking spaces are provided on the Project Site.
20. **SIGNS.** The Commission finds that the Project is consistent with the applicable standards identified in County Code Section 22.114.110 (Wall Business Signs). While the Project is a request for alcoholic beverage sales for on-site consumption, the signage for Casa Canela was approved by ZCR No. RPPL2024003704, which included approval of two wall business signs.
21. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the findings identified in County Code Section 22.140.030 (Alcoholic Beverage Sales, Additional Findings), which are further discussed below, under “Supplemental Findings – Alcoholic Beverage Sales” section, provided that the sale of alcoholic beverages for on-site consumption are conducted in compliance with the conditions of Project approval, including the condition that limits sales from 10:00 a.m. to 10:00 p.m. Monday through Sunday. There are no development standards in County Code Section 22.140.030 for the sale of alcoholic beverages for on-site consumption. However, County Code Section 22.140.030.G.1 (Alcoholic Beverage Sales, Conditions of Approval for Uses Subject to Conditional Use Permit) states that additional conditions may be imposed to ensure that the requested use will be in accord with the required findings, including conditions that limit the days of the week and times of day during which alcoholic beverages may be sold.

CONDITIONAL USE PERMIT FINDINGS

22. **The Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed sale of alcoholic beverages for on-site consumption at the existing restaurant is consistent with the adopted General Plan. Pursuant to County Code Section 22.20.030.C, alcoholic beverage sales for on-site consumption are allowed in the C-3 Zone with a CUP. The CM land use designation is intended for commercial businesses, such as restaurants, which serve residents locally and across the region. The proposed sale of alcohol is consistent with the CM land use designation.
23. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will 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, or general welfare.** Alcoholic beverage consumption will only take place within the restaurant and will not adversely affect the people and businesses in the surrounding area. There are no places of religious worship, schools, parks, playgrounds, or other sensitive uses within a 600-foot radius of the Project Site. The proposed alcohol sales will not adversely affect the health, peace, comfort, or welfare

of residents in the surrounding area. It is a major commercial area with existing restaurants within a 600-foot radius which offer alcoholic beverage sales for on-site consumption, and the proposed use is consistent with surrounding uses.

24. **The Commission finds 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.** While the Project is a request for alcohol sales for on-site consumption, the building containing the subject restaurant was built as part of the commercial development approved by CUP No. 98-113 and the signage updates for Casa Canela were approved by ZCR No. RPPL2024003704. The Project Site has adequate room for the required parking and landscaping, and the existing facilities and will not be changed by the Project. The exterior appearance of the structure will not change as a result of the CUP and the use is compatible with other buildings in the area. The building exterior is well maintained and clean.
25. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The subject restaurant is accessible from The Old Road to the east and Pico Canyon Road to the north. Both The Old Road and Pico Canyon Road are designated as Major Highways on the County Master Plan of Highways, with 84-feet and 100-feet of ROW width, respectively. Alcoholic beverage sales are unlikely to generate significant traffic to the existing restaurant as the segment of The Old Road along the Project Site was improved to accommodate the overall development authorized by CUP No. 98-113.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

26. **The Commission finds 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.** Alcoholic beverage consumption will only take place within the restaurant and will not adversely affect the people and businesses in the surrounding area. There are no places of religious worship, schools, parks, playgrounds, or other sensitive uses within a 600-foot radius of the Project Site. The proposed sale of alcoholic beverages for on-site consumption will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area, provided that the sales are conducted in compliance with the conditions of Project approval.
27. **The Commission finds 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.** There is a sufficient buffer from the proposed alcoholic beverage sales at an existing restaurant and the residential land uses within a 600-foot radius of the Project Site. All residential land uses are buffered by the Project Site's parking lot and landscaping. Additionally, steep slopes on the western and southern sides of the Project Site buffer the restaurant from the adjacent MFH.

28. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** Coco's Bakery Restaurant, the original restaurant approved at this tenant space authorized by CUP No. 98-113, permanently closed in 2020 and the tenant space was vacant until 2024. The sale of alcoholic beverages at this location may contribute to sustaining the economic activity in the community, provided that the sales are conducted in compliance with the conditions of Project approval, because the commercial uses in the area, including the Project Site, attract customers from a wider geographic area and travelers along Interstate 5 Freeway.
29. **The Commission finds 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 the neighborhood.** While the Project is a request for alcohol sales for on-site consumption, the building containing the subject restaurant was built as part of the commercial development approved by CUP No. 98-113 and the signage updates for Casa Canela were approved by ZCR No. RPPL2024003704. The requested Project does not propose any changes to the building in this CUP application. The existing exterior structure is consistent with the design and appearance of other buildings in the surrounding area. The building is clean and well maintained. Its appearance and condition will not likely adversely impact property values of the neighborhood negatively. Having an operating restaurant in this location will help with maintaining the property, and the sale of alcoholic beverages will help the tenant to remain economically viable. Without a tenant, the building may deteriorate over time, potentially leading to blight in the area.
30. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in Section 22.140.030.F2 of the County Code.** According to the report provided by ABC, the Project Site is not in an area of undue concentration. However, the Project Site is located in a high crime reporting district, so the Commission must make a finding of public convenience or necessity pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity). The Commission finds that the Project contributes to the public convenience or necessity because a condition of Project approval limits the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales too early or too late in the day, pursuant to the following analysis.

The Project Site is located in a regional commercial area that attracts many customers from the Santa Clarita Valley region and beyond. The restaurant is likely to serve customers who visit other retail or service businesses in the vicinity as well as travelers along the Interstate 5 Freeway, thereby enhancing the economic viability of the area. The Project Site includes a hotel and has other hotels and other commercial uses

within walking distance and is therefore a convenient location for hotel visitors and others to enjoy a meal, potentially including alcoholic beverages, and the Project adds to the variety of dining options available for customers. The subject restaurant is in a well-maintained building that will help to maintain the aesthetic character of the area and will have a pleasant ambiance for diners. The sale of alcoholic beverages for on-site consumption will provide a convenience for customers who choose to have alcoholic beverages with their meals.

The Project Site is located in Crime Reporting District No. 664 and, in a report dated May 16, 2024, ABC determined it is a high crime reporting district. The letter is attached to the report to the Commission dated September 5, 2024, as Exhibit J. The Project Site is located in the Stevenson Ranch commercial area, which has a large concentration of retail establishments and is a destination for nearby residents and regional visitors. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 664 compared to the average crime reporting district. Furthermore, the Sheriff recommended approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff.

As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes and the Sheriff recommended approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K, which is attached to the report to the Commission dated September 5, 2024). Because of these documented adverse effects, the Commission finds that the Project contributes to the public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited to 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the conditions of Project approval limits the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

ENVIRONMENTAL FINDINGS

32. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities). The Project involves the sale of alcoholic beverages for on-site consumption within an existing restaurant without any modifications to the building. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is exempt from CEQA.

ADMINISTRATIVE FINDINGS

33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.
- C. 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 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. 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.
- F. 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.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. 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.
- I. Even though the proposed sale of alcoholic beverages for on-site consumption would occur at a site within a high crime reporting district, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcoholic beverages for on-site consumption at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in County Code Section 22.140.030.F.2, provided that the sales are conducted in compliance with the conditions of Project

approval, including the condition that limits sales from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024002601**, subject to the attached conditions.

ACTION DATE: September 18, 2024

VOTE: Concurring:5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

SD:CK

September 4, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001743-(5)
CONDITIONAL USE PERMIT NO. RPPL2024002601

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela in the C-3 (General Commercial) Zone located at 24930 Pico Canyon Road (“Project Site”), subject to the following conditions of approval:

GENERAL 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 (“LA County 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. 6. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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 any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably 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 reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 LA County 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 LA County 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.

5. 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.
6. 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 ("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.
7. **This grant shall terminate on September 18, 2034** Entitlement to use of 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 LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one (1) year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, the sale of alcoholic beverages and satisfaction of Condition No. 2 shall be considered use of this grant.
9. 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. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$2,205.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine

the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$441.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. 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 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. 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 LA County 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 48 hours of such notification, 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.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **November 17, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant authorizes the sale of distilled spirits, beer and wine for on-site consumption in association with a restaurant as depicted on the Exhibit "A", from 10:00 a.m. to 10:00 p.m. Monday through Sunday.
20. Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the Sheriff, a security guard shall be required during business hours at the discretion of the Director.
21. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. 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, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

22. The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
23. 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, or within any portion of the interior of any structure that is visible from the outside.
24. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
25. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
26. The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
27. The Permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
28. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
29. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
30. The premises, including exterior facades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
31. The Permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings

shall be retained for a minimum of 30 days and shall be immediately produced upon request of any Sheriff or Zoning Enforcement Inspector.

32. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The Permittee shall instruct all designated 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.
33. The Permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
34. Music or other audible noise at the premises shall comply with County Code Title 12 to the satisfaction of the County Department of Public Health.
35. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
36. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
37. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant, unless otherwise authorized by the Permittee's ABC license.
38. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A." The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during all hours of operation.
39. Food service shall be continuously provided during operating hours.
40. The overall occupant load for the establishment, and number of persons admitted to the establishment, may not exceed 179 unless approved by the Director. Any increase to the building area or the occupant load or any change to the parking layout shall require LA County Planning approval of a Revised Exhibit "A".