

REPORT TO THE HEARING OFFICER

DATE ISSUED: August 20, 2024

HEARING DATE: September 3, 2024 AGENDA ITEM: #5

PROJECT NUMBER: PRJ2024-001206-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2024001805

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 25910 The Old Road

OWNER: Valencia Market Place LLC

APPLICANT: MOD Super Fast Pizza (California), LLC

PUBLIC MEETINGS HELD: N/A (Project is not subject to ISO)

CASE PLANNER: Christopher Keating, Regional Planner
CKeating@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-001206-(5), Conditional Use Permit (“CUP”) No. RPPL2024001805, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2024001805 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP to authorize the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant known as MOD Pizza located on a property in the C-3-DP (General Commercial – Development Program) Zone within the Newhall Zoned District pursuant to 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).

B. Project

MOD Super Fast Pizza (California), LLC (“applicant”) requests a CUP to authorize the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant known as MOD Pizza (“Project”), located at 25910 The Old Road (“Project Site”) within the C-3-DP Zone in the Newhall Zoned District. The requested hours of alcohol beverage are from 10:30 a.m. to 10:00 p.m. Sunday through Thursday and 10:30 a.m. to 11:00 p.m. Friday through Saturday, same as the existing hours of operation.

The Project Site is located at the northeast corner of The Old Road and Stevenson Ranch Parkway in a multi-tenant commercial development known as Valencia Marketplace (“Complex”), which is comprised of twenty-eight parcels, with the restaurant located on Assessor’s Parcel Number (“APN”) 2826-095-003. The subject parcel is rectangular and 5.48 acres in size. The Complex is on the eastern side of The Old Road between Pico Canyon Road and Stevenson Ranch Parkway. The Complex spans multiple buildings and has a total of 717,723 square feet of commercial buildings on approximately 83.7 acres. The parking for the Complex consists of 3,813 parking spaces throughout the property. Overall, the Project Site is a linear shape with gently sloping topography throughout. The Project Site is accessible via The Old Road, which is designated a Major Highway on the County Master Plan of Highways.

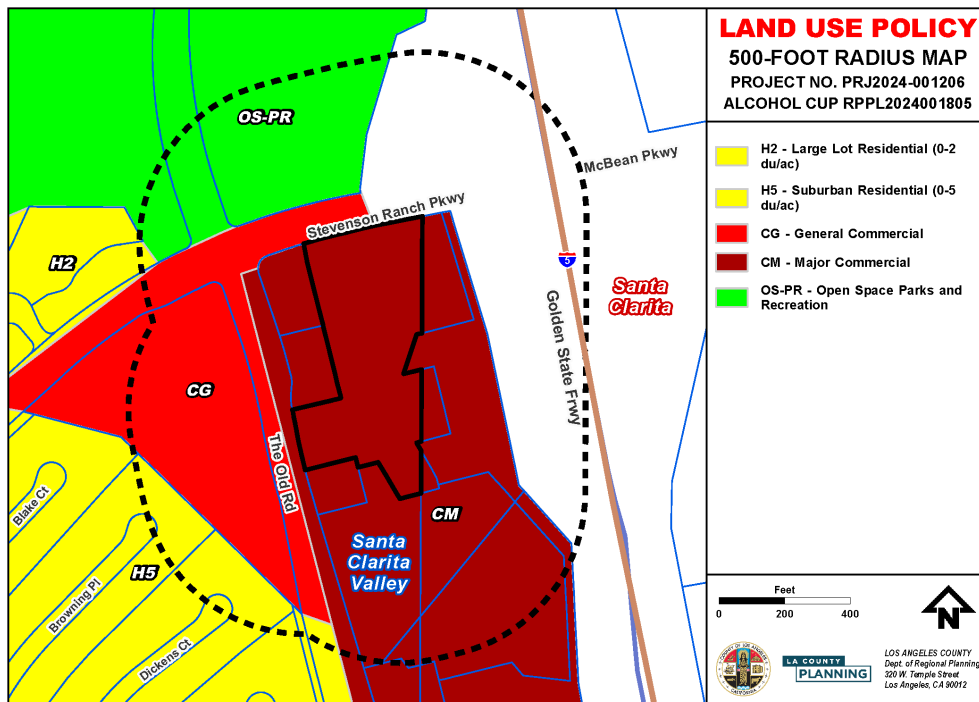
The floor plan depicts the proposed interior layout of the restaurant with an ordering counter, waiting area, dining areas, an outside patio, alcohol storage, and kitchen.

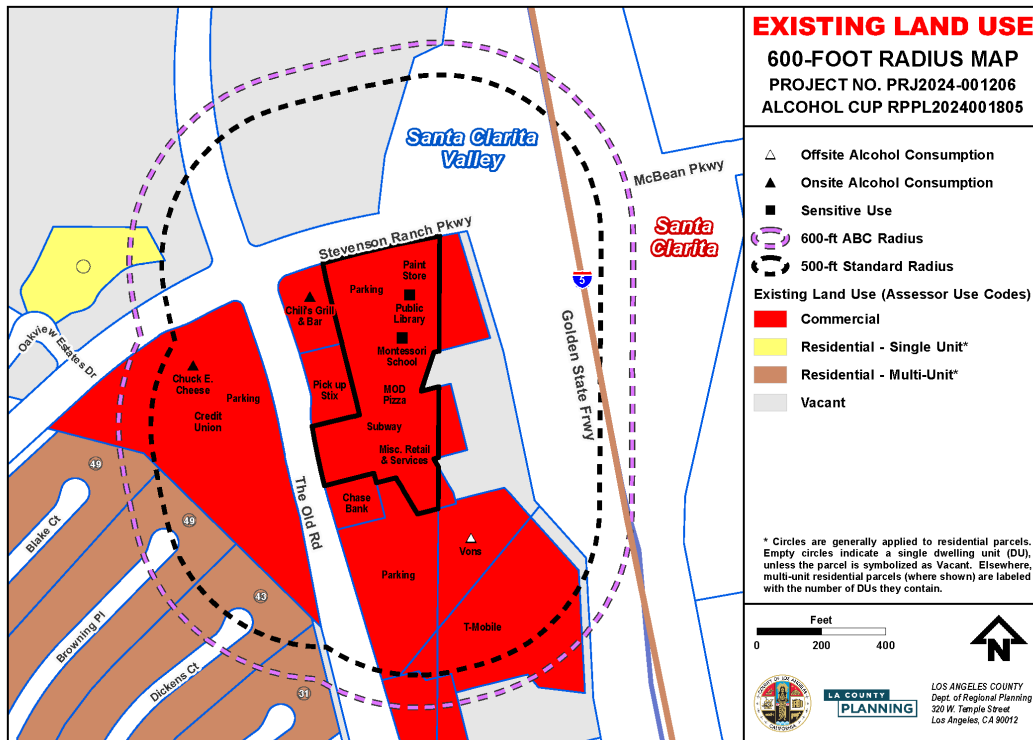
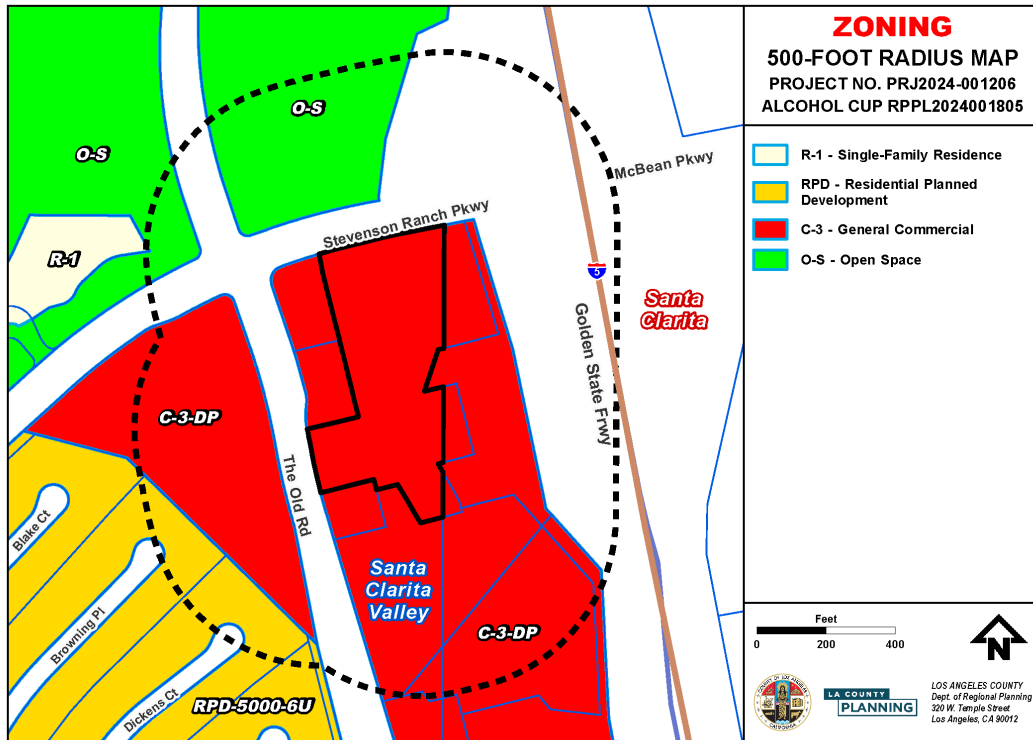
MOD Pizza requires 46 parking spaces based on the approved occupancy load of 138 people. Based on records from previously approved site plans for the Complex, a total of 3,587 parking spaces are required for the existing uses and a total of 3,813 on-site parking spaces are provided for the Complex.

SUBJECT PROPERTY AND SURROUNDINGS

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

| LOCATION | SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY | ZONING | EXISTING USES |
|------------------|---|---|---|
| SUBJECT PROPERTY | CM (Major Commercial) | C-3-DP | Restaurants, Retail |
| NORTH | OS-PR (Parks and Recreation – Open Space) | O-S (Open Space) | Vacant Land |
| EAST | City of Santa Clarita | City of Santa Clarita | City of Santa Clarita |
| SOUTH | CM | C-3-DP | Restaurants, Retail |
| WEST | CG (General Commercial), H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), H2 (Residential 2 – 0 to 2 Dwelling Units per Acre) | C-3-DP, RPD-5,000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6 Dwelling Units per Net Acre), R-1 (Single-Family Residence) | Retail, Single-Family Residences, Multifamily Housing |





PROPERTY HISTORY

A. Zoning History

| ORDINANCE NO. | ZONING | DATE OF ADOPTION |
|---------------|--------------------------|-------------------|
| 7486 | C-3 (General Commercial) | November 14, 1958 |
| 940066z | C-3-DP | August 23, 1994 |

B. Previous Relevant Cases for APN 2826-095-003

| CASE NO. | REQUEST | DATE OF ACTION |
|---------------|---|--|
| RCUP-CP92075 | CUP to authorize the 83.7-acre commercial complex, Valenica Marketplace | Approved on September 20, 1995 |
| RCUP-CP97183 | ABC CUP to authorize the sale of beer and wine at the same tenant space | Approved on March 3, 1998; Expired on March 9, 2008 |
| RCUP201000023 | ABC CUP to authorize the sale of beer and wine at the same tenant space | Approved on August 17, 2010; Expired on June 17, 2017 |
| RCUP201300097 | ABC CUP to authorize the sale of beer and wine for MOD Pizza | Approved November 19, 2013; Expired on November 19, 2023 |
| REA201300190 | Revised Exhibit "A" ("REA") for tenant improvements for MOD Pizza | Approved on October 8, 2013 |
| RCUP01300097 | Modification to CUP Condition No. 32 to allow for alcoholic beverage sales in the outdoor dining area | Approved on September 1, 2015 |

C. Violations

| CASE NO. | VIOLATION | CLOSED/OPEN |
|-----------------|--|---|
| RPZPE2019003441 | ABC CUP Violations on Condition Nos. 19, 21, and 24 | Opened June 24, 2019; Closed February 26, 2020 |
| RPZPE2023005492 | Expired CUP for alcoholic beverage sales. This CUP abates the violation. | Opened RPZPE2023005492 |

ANALYSIS

A. Land Use Compatibility

The Project Site is part of an 83.7-acre multi-tenant shopping center, consisting of multiple detached buildings, in the CM land use category of the Santa Clarita Valley Area Plan (“Area Plan”), a component of the General Plan. The CM land use designation is intended for large and intense commercial uses, such as regional shopping centers, and tourist and recreation-related commercial services as well as multifamily residences and residential and commercial mixed uses. The Project Site falls into this land use category. Specific allowable uses and development standards are determined by the underlying C-3-DP zoning designation. The C-3-DP Zone allows restaurants as well as alcoholic beverage sales for on-site consumption with a CUP, pursuant to County Code Section 22.20.030.C. The underlying use, the existing MOD Pizza restaurant, is regulated by the Development Program CUP No. 92075 and this subject CUP is only for the continued sale of beer and wine.

B. Neighborhood Impact (Need/Convenience Assessment)

The continued sale of alcoholic beverages for on-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation. The restaurant will offer a full dining experience, and, across other locations of this restaurant chain, customers generally expect alcoholic beverages as a service option.

There are three alcohol licenses within a 600-foot radius of the Project Site. Two restaurants, Chuck E. Cheese and Chili’s Grill & Bar, have on-site alcohol consumption; Vons Market has alcohol sales for off-site consumption. There is one sensitive use located nearby the restaurant; the Montessori of Stevenson Ranch is located approximately 250 feet from MOD Pizza. The sensitive use is buffered by six other commercial tenant spaces and is located in a separate building from the MOD Pizza. There are no churches, parks, playgrounds, within the 600-foot radius. Alcoholic beverages will only be consumed within the restaurant’s premises, which includes the outdoor patio area. The Complex is a large, established, and well-maintained retail center that serves the Santa Clarita Valley area since the 1990s. The continued sale of alcoholic beverages at the restaurant is not likely to adversely impact the neighborhood.

The Project Site is located in Crime Reporting District No. 664 and, in a report, dated June 25, 2024, the California Department of Alcoholic Beverage Control (“ABC”) determined it is a high crime reporting district. The letter is attached as Exhibit J in the report to the Commission. The Complex concentrates a large share of the retail establishments in the Stevenson Ranch area. As such, the 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 recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the site has not been a problem location for the Sheriff. This needs 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). Because of these, staff believes that the public convenience and necessity of selling beer and wine at the Project Site can be established for the hours of 10:30 a.m. to 10:00 p.m. Sunday through Thursday and 10:30 a.m. to 11:00 p.m. Friday through Saturday, same as the existing hours of operation.

C. Design Compatibility

The building containing the subject restaurant was built as part of the larger commercial development authorized by CUP No. 92075 that was approved by the County Board of Supervisors on September 20, 1995, and multiple subsequent ministerial cases for tenant improvements and REA submittals were approved since then. REA No. 201300190 authorized on November 20, 2013 approved tenant improvements for MOD Pizza. The exterior appearance of the structure will not change as a result of the Project and is compatible with other buildings in the commercial development in the surrounding area. The building exterior is well maintained and clean.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permits, Findings and Decision – Findings) and 22.140.030.F (Alcohol Beverage Sales, Findings) of the County Code. The Burden of Proof form with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") Section 15301 and the Los Angeles County Environmental Guidelines. The Project involves the continued sale of alcoholic beverages in an existing restaurant without any modifications to the building. 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 staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

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. A copy of the letter is attached for reference (Exhibit I).

B. Other Agency Comments and Recommendations

ABC, in a letter dated June 25, 2024, indicated that there are 18 on-site alcohol licenses in this census tract (9203.26), while up to seven (7) such license is allowed. There is 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. A copy of the letter is attached for reference (Exhibit J).

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

| | |
|-----------|------------------------------|
| EXHIBIT A | Plans |
| EXHIBIT B | Project Summary Sheet |
| EXHIBIT C | Draft Findings |
| EXHIBIT D | Draft Conditions of Approval |
| EXHIBIT E | Applicant’s Burden of Proof |
| EXHIBIT F | Environmental Determination |
| EXHIBIT G | Informational Maps |
| EXHIBIT H | Photos |
| EXHIBIT I | Sheriff Letter |
| EXHIBIT J | ABC Report |
| EXHIBIT K | Reference Documents |

1. **“Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms”**. US National Library of Medicine National Institutes of Health. 2010.
<https://www.ncbi.nlm.nih.gov/pubmed/21084080>
2. **“International alcohol control study: pricing data and hours of purchase predict heavier drinking”**. US National Library of Medicine National Institutes of Health.
<https://www.ncbi.nlm.nih.gov/pubmed/24588859>
3. **“How To Use Local and Land Use Powers to Prevent Underage Drinking”**. Pacific Institute for Research and Evaluation, August 2013
(<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage>)

| INDOOR SEATING | |
|----------------|----------------------|
| QUANTITY | CHAIR TYPE |
| 40 | HIGH BAR STOOL |
| 14 | CHAIR |
| 24 | BOOTH |
| 14 | COMMUNITY |
| 109 | TOTAL INDOOR SEATING |

| OUTSIDE SEATING | |
|-----------------|-----------------------|
| QUANTITY | CHAIR TYPE |
| 24 | HIGH BAR STOOL |
| 16 | CHAIR |
| 40 | TOTAL OUTSIDE SEATING |

| ACCESSIBILITY REQUIREMENTS | |
|--------------------------------------|--|
| 132 TOTAL SEATING | |
| REQUIRED: 5% TOTAL SEATING (6 SEATS) | |
| PROVIDED: 6 ACCESSIBLE | |

| CALIFORNIA BUILDING CODE 2010 (W/ LOS ANGELES COUNTY AMENDMENTS) | | | |
|---|-----------|------|-----------|
| TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT | | | |
| FUNCTION OF SPACE | ALLOWANCE | AREA | OCCUPANTS |
| ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM | 300 GROSS | 472 | 2 |
| ASSEMBLY (W/ TABLES & CHAIRS) | 15 NET | 600 | 40 |
| ASSEMBLY W/O FIXED SEATS, STANDING SPACE | 5 NET | 190 | 38 |
| BUSINESS AREAS | 100 GROSS | 11 | 1 |
| KITCHENS, COMMERCIAL | 200 GROSS | 205 | 2 |
| TOTAL OCCUPANCY ALLOWANCE | | | 83 |

SHEET NOTES

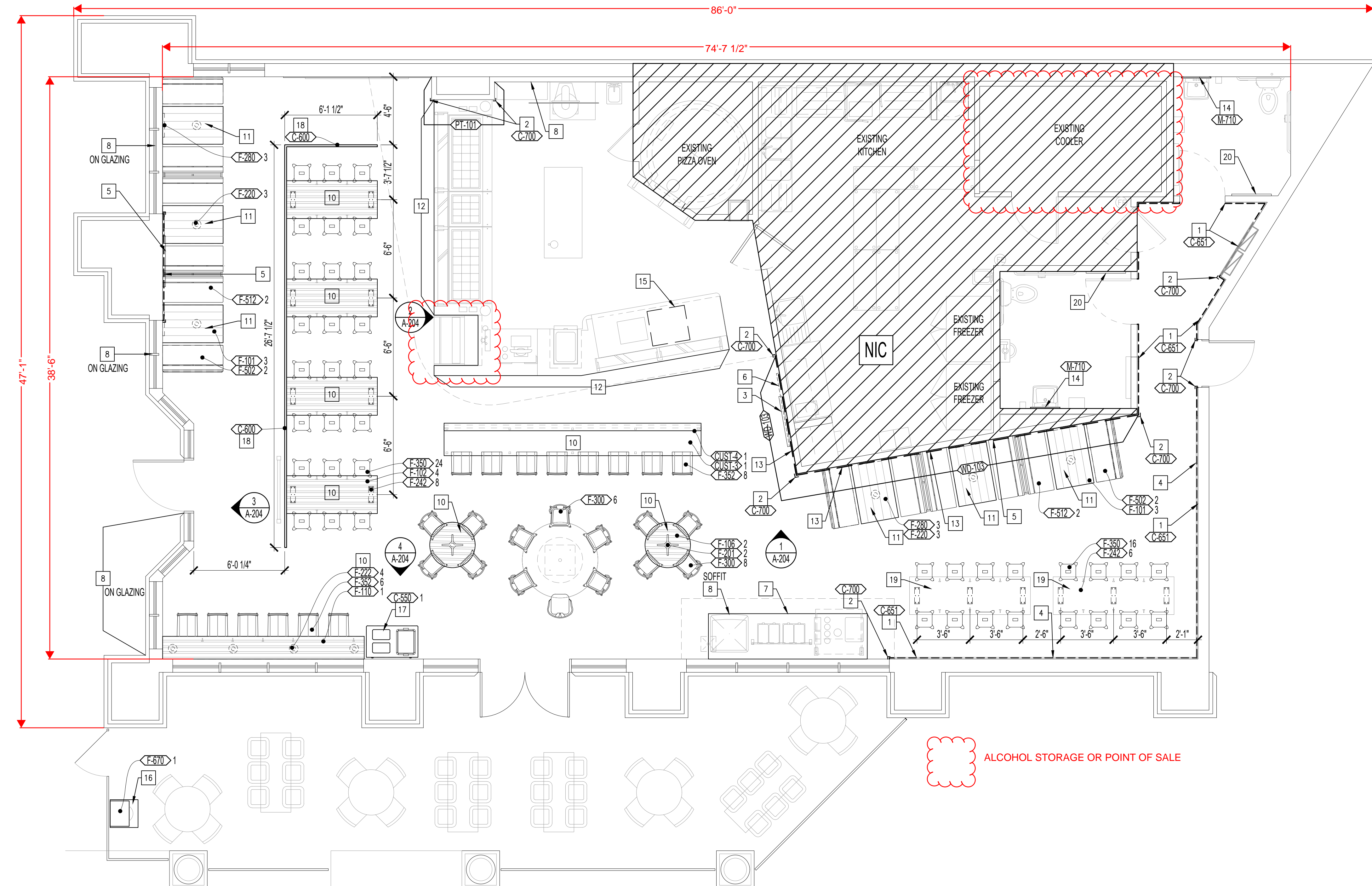
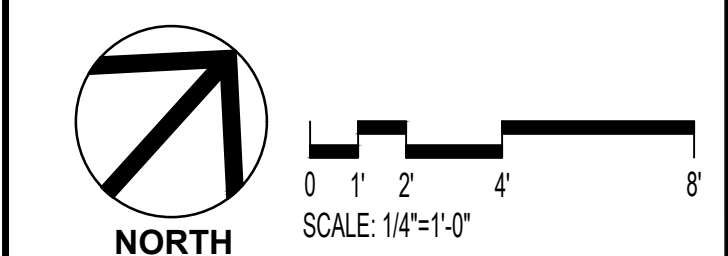
- VENDOR TO PROVIDE NEW NEW WALL COVER. GC TO VERIFY IN FIELD EXACT LENGTH PRIOR TO ORDERING AND INSTALLATION. SEE DETAIL 2/A112.
- VENDOR TO PROVIDE NEW HOT ROLLED STEEL CORNER GUARDS AT RIGHT ANGLE CORNERS. SEE CASEWORK SCHEDULE FOR SPECIFICATIONS.
- G.C TO REMOVE AND DISPOSE EXISTING MOD BADGE. AND INSTALL NEW MOD BADGE AS NOTED ON ELEVATION SHEET A-204 AND IN MOD GRAPHIC INSTALLATION GUIDE.
- GC TO REMOVE EXISTING WOF. PATCH, REPAIR AND PREP WALL TO ACCEPT NEW VENDOR SUPPLIED AND INSTALLED WOF. SEE MOD GRAPHICS PACKAGE AND INSTALLATION GUIDE. INSTALL WALL COVERING TO 36" BELOW.
- VENDOR TO INSTALL CUSTOM GRAPHIC LOCALIZED ART. SEE MOD GRAPHICS PACKAGE AND INSTALLATION GUIDE.
- GC TO REMOVE AND DISPOSE OF EXISTING COMMUNITY BOARD.
- GC TO REFINISH BEVERAGE PANELS. SEE FINISH SCHEDULE.
- GC TO REMOVE MOD STRIPES AND CLEAN TO LIKE-NEW CONDITION. VERIFY EXTENT IN FIELD.
- NOT USED.
- DEMO AND DISPOSE OF EXIST. TABLE TOP AND REPLACE W/ NEW TABLE TOP FINISH. ADD NEW STOOLS OR CHAIRS. SEE FURNITURE SCHEDULE- G.C. TO INSTALL NEW TABLE HARDWARE.
- GC TO REMOVE AND DISPOSE OF EXISTING TABLES AND CHAIRS AND INSTALL NEW BOOTH SEATING. SEE FURNITURE SCHEDULE.
- GC TO REFINISH EXISTING ENGINE PANELS.
- GC TO INSTALL NEW ACCENT WALL. SEE FINISH SCHEDULE AND A204.
- GC TO REPLACE EXISTING RESTROOM MIRRORS WITH STANDARD. SEE DETAIL 3/A-112.
- GC TO ADD UNDERCOUNTER EXPO FRIDGE.
- REMOVE AND REPLACE EXISTING EXTERIOR TRASH CART WITH NEW MOD SUPPLIED TRASH CART.
- GC TO INSTALL NEW INTERIOR TRASH CART. SEE FURNITURE SCHEDULE.
- GC TO INSTALL NEW QUEUE RAIL. SEE CASEWORK SCHEDULE.
- INSTALL NEW BOLT DOWN BASES ON EXISTING COMMUNITY TABLE TOP; ADD NEW STOOLS.
- VENDOR TO INSTALL NEW GRAPHIC POSTER. SEE MOD GRAPHICS PACKAGE AND INSTALLATION GUIDE.

GENERAL NOTES:

- NUMERICAL NOTES NOT LISTED ARE NOTE USED.
- ALL GRAPHICS ARE INSTALLED BY VENDOR UNLESS OTHERWISE NOTED. SEE MOD GRAPHIC INSTALLATION GUIDE FOR REFERENCE.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS. NOTIFY MOD CM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFER TO SHEET A-001 FOR SCOPE OF WORK INFORMATION AS DESIGNATED BY [F] SYMBOL.

TABLE FINISH LEGEND

| | |
|--|---------------|
| | NEW CHAIR |
| | REPLACED TOPS |



APN: 2826-095-003

MOD PIZZA
2035 158TH CT
BELLEVUE, WA 98008

CONTACT:
POLINA SAHU
POLINA.SAHU@MOD
PIZZA.COM
888.770.6637



2035 158th CT NE
Suite 200
Bellevue, WA 98008

ARCHITECT OF RECORD
INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

1 S. 280 SUMMIT AVE., SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339
PROJECT NO. 2018.0510

CONSULTANT
THIS DOCUMENT IS **NOT FOR CONSTRUCTION**
UNLESS THE ARCHITECT OR ENGINEER'S
SIGNATURE AND SEAL APPEAR BELOW.

SEA

VALENCIA REFRESH
25910 THE OLD ROAD, SUITE B-1
VALENCIA, CA 91361

ISSUED / REVISED DATE

PRELIMINARY SET 09.25.18

A-112
FINISH PLAN

CHECKED: PF DRAWN: JZ

MOD SUPERFAST PIZZA

25910 THE OLD ROAD, VALENCIA, CA

Architect:
Menemsha
 ARCHITECTURE
 LOS ANGELES | BOSTON
 4950 W. 145TH ST.
 HAWTHORNE, CA 90250
 T. 310-343-3430 | F. 310-343-3431
 www.menemshasolutions.com

CODES

BARRIER-FREE NOTES:

GENERAL: ALL NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR ACCESSIBLE BUILDING IN ACCORDANCE WITH CHAPTER 11 OF THE 2010 CBC AS AMENDED BY LOS ANGELES COUNTY.

DOORS: EXIT DOORS WITHIN THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE OPERABLE WITH A MAXIMUM FORCE OF 8.5 LBS. LATCHES OF OTHER DOORS SHALL RELEASE WITH A 15 LB. FORCE AND DOORS SET IN MOTION WITH A 30 LB FORCE. DOOR OPENINGS SHALL BE A MINIMUM OF 32" IN WIDTH WITH THE DOOR IN OPEN POSITION AND A MINIMUM OF 80" IN HEIGHT. VISION PANELS IN DOORS SHALL HAVE BOTTOM OF GLASS NOT MORE THAN 40" ABOVE THE FLOOR. EXIT DOORS SHALL BE READILY DISTINGUISHABLE FROM ADJACENT CONSTRUCTION. THERE SHALL BE NO MORE THAN 1/2" CHANGE IN FLOOR LEVEL AT DOORS.

DOOR HARDWARE: LOCKSETS AND LATCHSETS AT ALL PUBLIC AREA DOORS SHALL HAVE LEVER HANGELS, MOUNTED 36" ABOVE THE FLOOR. HANDLES OPERATING DOORS TO EQUIPMENT ROOMS SHALL BE KNURLED. DOOR PULLS SHALL BE MOUNTED WITH THE CENTER OF THE PULL 42" ABOVE THE FLOOR.

CABINET HARDWARE: DOOR AND DRAWER PULLS SHALL BE OPERABLE WITHOUT GRASPING.

CORRIDORS: CORRIDORS SHALL BE A MINIMUM OF 44" IN WIDTH, HANDRAILS AND DOOR WHEN FULLY OPENED SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7" INCHES. DOOR IN ANY POSITION SHALL NOT REDUCE THE WIDTH BY MORE THAN 1/2 THE CORRIDOR WIDTH. WALL-MOUNTED OBJECTS BETWEEN 27" AND 79" ABOVE THE FLOOR MAY NOT PROJECT MORE THAN 4" INTO THE CORRIDOR. CORRIDORS LONGER THAN 50 FEET SHALL HAVE AN UNOBSTRUCTED TURNAROUND SPACE OF 5 FEET IN DIAMETER WITHIN THE MIDDLE THIRD OF THE CORRIDOR LENGTH.

SWITCHES: INSTALL NOT MORE THAN 48" ABOVE THE FLOOR.

ELECTRICAL OUTLETS: INSTALL AT 15" ABOVE THE FLOOR.

FLOOR COVERINGS: ACCESSIBLE ROUTES OF TRAVEL SHALL HAVE CONTINUOUS SURFACES AND FINISHES. WITH NO MORE THAN 1/2" ABRUPT CHANGE IN HEIGHT. ALL SURFACE TREATMENTS SHALL BE FIRM, STABLE AND SLIP-RESISTANT.

SIGNAGE: VISIBLE AND TACTILE SIGNS SHALL BE PLACED TO IDENTIFY THE PRIMARY BUILDING ENTRANCE, STAIRS, PLATFORM LIFT, TOILET ROOMS AND AREAS HAZARDOUS TO VISUALLY DISABLED PERSON. SIGNS SHALL BE LOCATED ON THE WALL OR NET TO THE STRIKE JAMB OF DOORS LEADING TO SUCH AREAS, CENTERED 60" ABOVE THE FLOOR. LETTERING SHALL BE RAISED AT LEAST 1/32", SIZED ACCORDING TO VIEWING DISTANCE, ON A BACKGROUND OF CONTRASTING VALUE. TEXT OF SIGNS SHALL BE REPLICATED IN GRADE 2-BRAILLE, SEPARATED FROM THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

FIRE AND LIFE SAFETY:

GENERAL: PROVIDE CLASS 2-A EXTINGUISHERS PER CALIFORNIA FIRE CODE STANDARD 10-1. MINIMUM 1 PER 3,000 SQ. FT. FEET. MAXIMUM TRAVEL DISTANCE 75 FEET.

PROVIDE CLASS 'B' EXTINGUISHERS WITHIN 30 FEET OF TRAVEL OF ALL COMMERCIAL KITCHEN COOKING EQUIPMENT USING VEGETABLE OILS.

THE MAIN EXTERIOR DOOR EQUIPPED WITH WITH KEY-OPERATING LOCKING DEVICE FROM THE EGRESS SIDE TO HAVE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

FIRE DETECTION, ALARM AN EXTINGUISHING SYSTEMS SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES.

CODE SUMMARY

BUILDING CODE: 2010 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2010 CALIFORNIA PLUMBING CODE
MECHANICAL CODE: 2010 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE: 2010 CALIFORNIA ELECTRICAL CODE
ENERGY CODE: 2010 CALIFORNIA ENERGY CODE
FIRE/LIFE SAFETY CODE: 2010 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE: 2010 CALIFORNIA BUILDING CODE

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
- EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.
- CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
- UPON NOTIFICATION OF COMPLETION OF THE WORK AND DELIVERY OF THE CONTRACTOR'S PUNCH LIST, THE ARCHITECT WILL PREPARE A PUNCH LIST OF CORRECTIONS, UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- COORDINATE ALL WORK WITH BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING, AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.
- VERIFY IN THE FIELD, THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANTS SPACE. THE CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
- CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECT THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING, PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES.
- "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS U.O.N.
- "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.
- FURNITURE SHOWN IS FOR REFERENCE ONLY AND INSTALLED BY OTHERS U.O.N. .
- FILE CABINETS, AS SHOWN ON DRAWINGS, ARE SUPPLIED BY OTHERS. COORDINATE FILE SIZE(S) W/ FURNITURE INSTALLER FOR REQ'D CLEARANCES.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT TENANT SPACES WITH THE BUILDING MANAGEMENT AS REQUIRED FOR PRICING.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS.
- ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN - EITHER APPARENT OR OBVIOUS - PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, OR DEMOLITION, STOP WORK AND CONTACT OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

PROJECT DESCRIPTION

NEW TENANT BUILDOUT "MOD SUPERFAST PIZZA"

2,884 SF - TENANT SPACE # B-1
575 SF - OUTDOOR SEATING

OCCUPANCY GROUP: A2
PROPOSED USE: RESTAURANT
ZONING: CR - COMMERCIAL
CONSTRUCTION TYPE: V-B (SPRINKLERED)
HEIGHT LIMITATION: 3
AREA LIMITATION: 15,500 SF (300% INCREASE ALLOWABLE PER 506.3)
BUILDING HEIGHT (EXISTING): +/-32'-0 1/2"
NUMBER OF STORIES: 1
SPRINKLER SYSTEM: YES

SCOPE OF WORK:
 NEW INTERIOR WALLS (NON-STRUCTURAL), NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK. NEW RESTROOMS WITH ALL NEW FINISH AND FIXTURE. NEW CEILING AND LIGHT FIXTURE. NEW FINISHES, FIXTURES AND FORFEITURES. NEW EQUIPMENT.

DEFERRED SUBMITTALS:
 SIGNAGE
 FIRE ALARM

NO. OF EMPLOYEES PER SHIFT: 8 / SHIFT, MAX.
NO. OF EXITS PROVIDED: 2
NO. OF EXITS REQUIRED: 2

FIRE SPRINKLERS TO BE SUBMITTED UNDER A SEPARATE PERMIT. PLANS ARE REQUIRED TO BE SUBMITTED & APPROVED BY THE FIRE DEPT PRIOR TO CONSTRUCTION OR INSTALLATION.

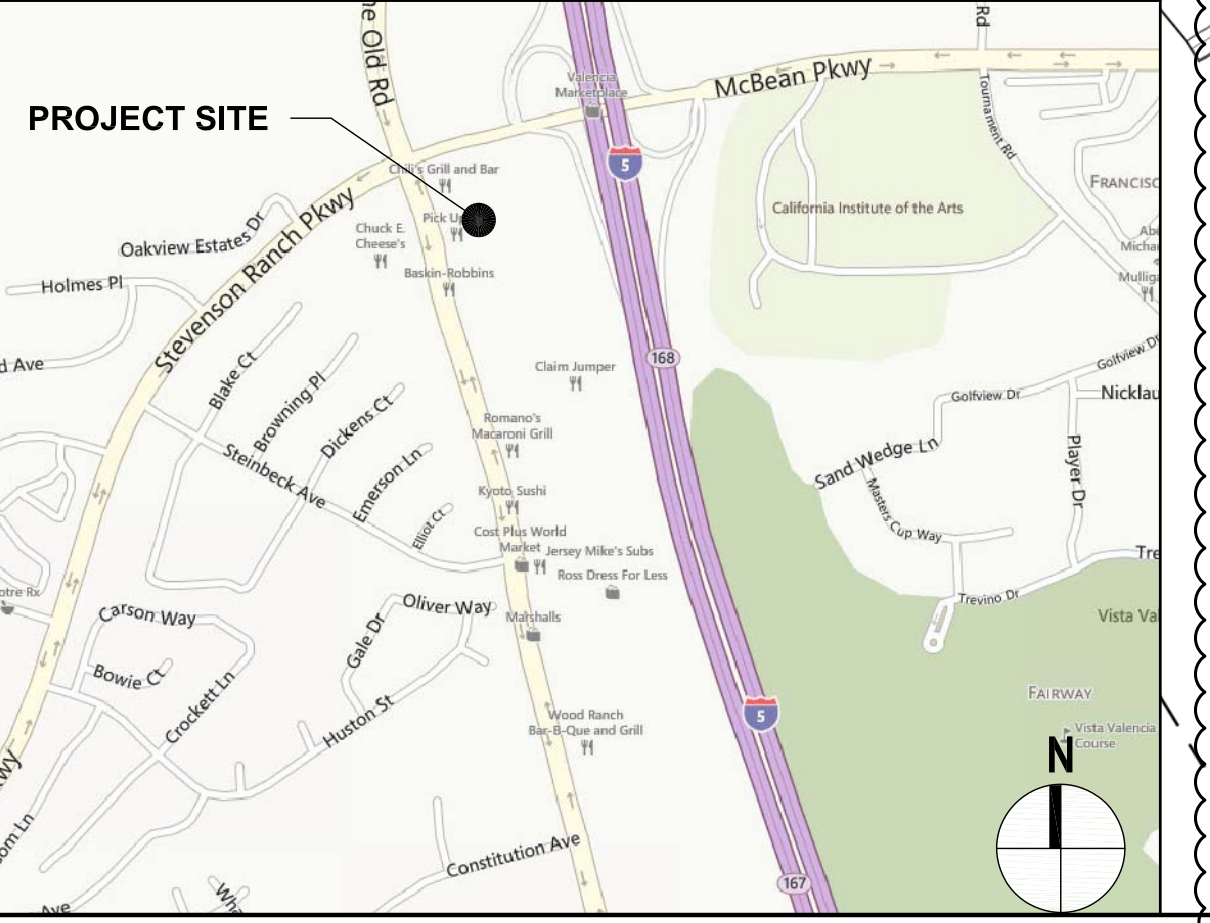
HEALTH DEPT. NOTES

HOURS OF OPERATION:
 SUN -THURS: 11AM-10PM
 FRI - SAT: 11AM - 11PM

OCCUPANCY ALLOWANCE

| CALIFORNIA BUILDING CODE 2010 (W/ LOS ANGELES COUNTY AMENDMENTS) | | | |
|---|-----------|-----------|-----------|
| TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT | | | |
| FUNCTION OF SPACE | ALLOWANCE | AREA | OCCUPANTS |
| ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM | 300 GROSS | 472 | 2 |
| ASSEMBLY (W/ TABLES & CHAIRS) | 15 NET | 600 | 40 |
| ASSEMBLY W/O FIXED SEATS, STANDING SPACE | 5 NET | 190 | 38 |
| BUSINESS AREAS | 100 GROSS | 11 | 1 |
| KITCHENS, COMMERCIAL | 200 GROSS | 205 | 2 |
| TOTAL OCCUPANCY ALLOWANCE | | 83 | |

VICINITY MAP



PROJECT DIRECTORY

SPACE TENANT
 MOD SUPERFAST PIZZA LLC
 11636 SE 5TH AVE, STE. 250
 BELLEVUE, WASHINGTON 98005
 CONTACT: JONATHAN RADER
 T: 206-883-4510

BUILDING DEPARTMENT
 COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
 BUILDING & SAFETY DIVISION - 3RD FLOOR
 23757 VALENCIA BLVD
 VALENCIA, CA 91355
 T: 661-222-2940

HEALTH DEPARTMENT
 CITY OF LOS ANGELES
 DEPT OF PUBLIC HEALTH
 ENVIRONMENTAL HEALTH
 5050 COMMERCE DRIVE
 BALDWIN PARK, CA 91706
 T: 626-430-5560

MEP ENGINEER
 HIRSCH ENGINEERS, INC.
 7077 ORANGEWOOD AVE., SUITE 211
 GARDEN GROVE, CA 92841
 CONTACT: ELIAS MENDEZ
 T: 714-893-6157
 F: 714-893-2887
 EMAIL: emendez@hirschengineering.com

ARCHITECT
 MENEMSHA
 4950 WEST 145TH STREET
 HAWTHORNE, CA 90250
 CONTACT:
 EDWARD MONTANO (PROJECT MANAGER)
 T: (310) 263-3517
 EMAIL: emontano@menemshasolutions.com

VENDORS LIST:
SMITH + GREENE (EQUIPMENT, SMALLWARES, PLUMBING)
 19015 68th Avenue South
 Kent, Washington 98032
 T: 800 232-8050
 F: 425 656-8075

NORTH COAST ELECTRIC (LIGHTING)
 2424 8th Avenue South
 Seattle, WA 98134-2005
 T: 206 436-4444
 F: 206 621-9156

INTERIOR GRAPHICS (SUPERIOR IMAGING)
 22710 72nd Ave S
 Kent Wa, 98032
 T: 253 872-7200
 F: 253 872-7202

AIR GAS USA, LLC (GAS)
 3737 Worsham Avenue
 Long Beach, CA 90808
 T: 562 497-1991
 F: 562 497-1151

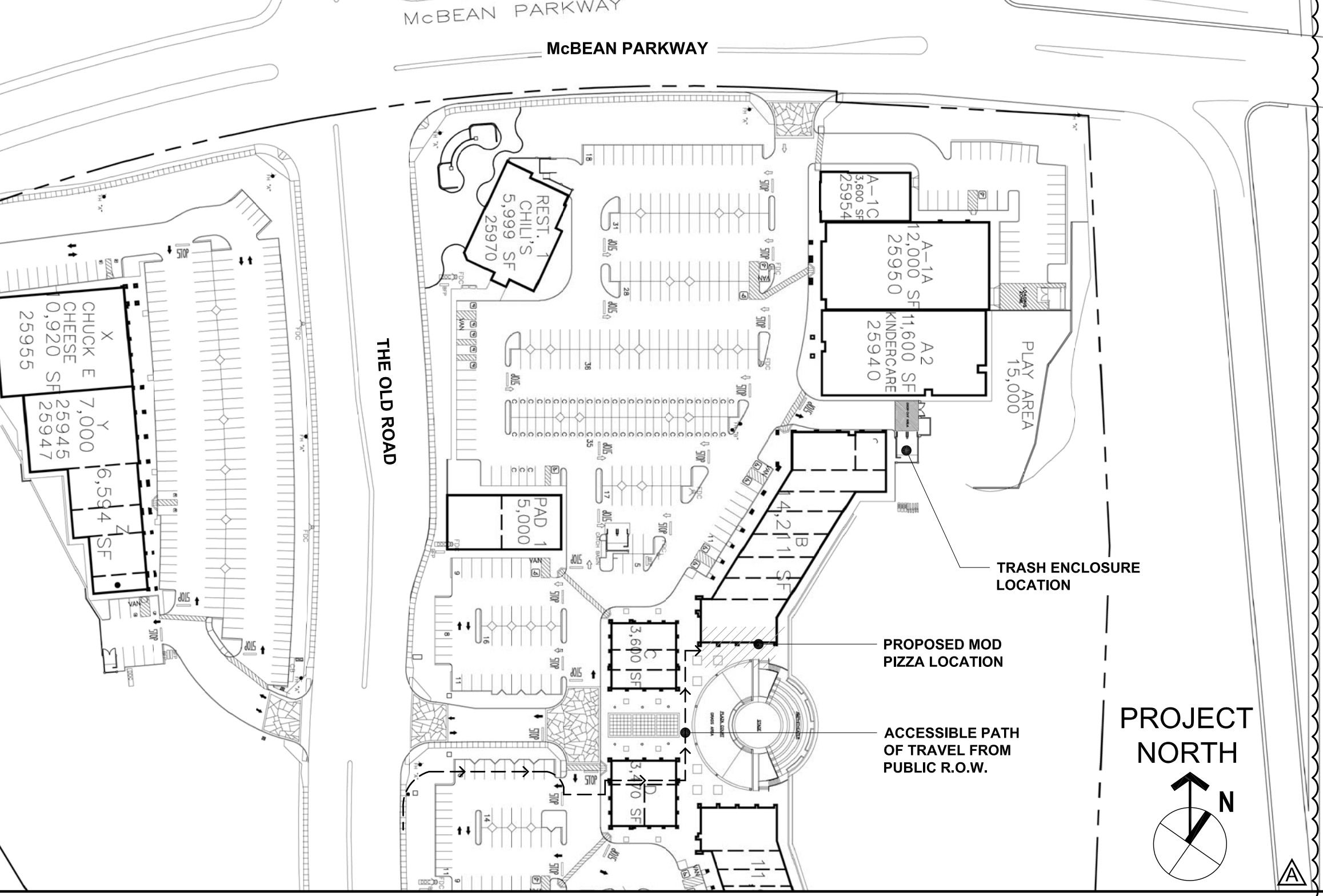
DEFINITIVE AUDIO (SOUND SYSTEM)
 2045 120th Avenue NE
 Bellevue, WA 98005
 T: 425 289-2318

ROMA (RESTROOM ACCESSORIES)
 ALOHA, KDH (POS)
 (MILLWORK)
 (STEEL WORK)

SHEET INDEX

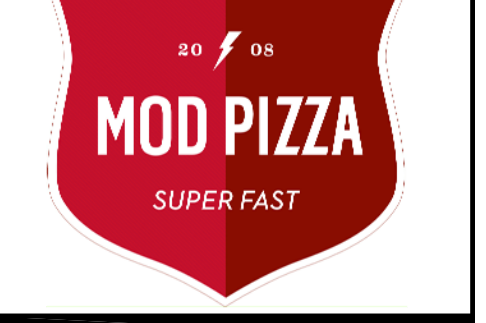
| SHEET NO. | SHEET NAME | REVISION |
|-----------|---|----------|
| T1.1 | TITLE SHEET, PROJECT INFO | A |
| T1.2 | SITE PLAN & TRAVEL PLAN, EGRESS PLAN | A |
| T1.3 | RESPONSIBILITY MATRIX | A |
| G1.0 | GENERAL NOTES | |
| G1.1 | GENERAL NOTES | A |
| A0.1 | DEMO FLOOR PLAN | |
| A0.2 | DEMO RCP | |
| A1.1 | FLOOR PLAN | A |
| A2.1 | REFLECTED CEILING PLAN | A |
| A3.1 | FINISH PLAN | A |
| A4.1 | EQUIPMENT PLAN | A |
| A5.1 | FURNITURE PLAN | A |
| A6.1 | ELEVATIONS | A |
| A6.2 | ELEVATIONS | |
| A6.3 | ENLARGED RESTROOM PLAN & ELEVATIONS | A |
| A7.1 | ENLARGED PLANS | A |
| A8.1 | CEILING & WALL DETAILS | A |
| A8.2 | DETAILS | A |
| A8.3 | DETAILS | A |
| A8.4 | DETAILS | A |
| A9.1 | EXTERIOR ELEVATIONS | |
| A9.2 | EXTERIOR ELEVATIONS | |
| M1.0 | MECHANICAL PLAN | A |
| M1.1 | MECHANICAL ROOF PLAN | A |
| M2.0 | SCHEDULES & DETAILS | A |
| M3.0 | MECHANICAL TITLE 24 | A |
| P1.0 | PLUMBING PLAN | A |
| P1.1 | PLUMBING PLAN - DOMESTIC WATER & GAS | A |
| P2.0 | PLUMBING RISER DIAGRAMS - WASTE & VENT | A |
| P2.1 | PLUMBING RISER DIAGRAM - DOMESTIC WATER & NATURAL GAS | A |
| P3.0 | PLUMBING NOTES AND SCHEDULES | A |
| P4.0 | PLUMBING DETAILS | |
| E1.0 | ELECTRICAL LIGHTING PLAN | A |
| E2.0 | ELECTRICAL POWER PLAN | A |
| E3.0 | ELECTRICAL PANELS | A |
| E4.0 | TITLE 24 COMPLIANCE | A |
| E5.0 | ELECTRICAL SPECIFICATIONS | |

SITE PLAN



Plans, maps, specifications, studies, and reports not containing a red ink seal imprint accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. All information should be disregarded unless verified by the professional whose signature appears above. Copyright Protected 2009.

Project Owner



Stamp



Issue For

AGENCY RE-SUBMITTAL 1

Issue Date:
09.17.13

| REVISIONS | | |
|-----------|---------------------------------------|---------|
| NO. | DESCRIPTION | DATE |
| A | CLIENT & PLAN CHECK COMMENT REVISIONS | 9/17/13 |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

PRINCIPAL IN CHARGE:
 RH
PROJECT MANAGER:
 EM
DRAWN BY:
 JASH

Project Address:
 25910 THE OLD ROAD
 SUITE B-1
 VALENCIA, CA 91381

APN: 2829-095-003
Project Number: 19197

Sheet Title:
TITLE SHEET, PROJECT INFO

Sheet Number:
T1.1

**PROJECT NUMBER**

PRJ2024-001206-(5)

HEARING DATE

September 3, 2024

REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No. RPPL2024001805

PROJECT SUMMARY

OWNER / APPLICANT

Valencia Marketplace LLC

MAP/EXHIBIT DATE

September 25, 2018

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant named MOD Pizza, located at 25910 The Old Road within the C-3-DP (General Commercial – Development Program) Zone in the Newhall Zoned District. The requested hours of alcohol beverage sales are from 10:30 a.m. to 10:00 p.m. Sunday through Thursday and 10:30 a.m. to 11:00 p.m. Friday through Saturday.

LOCATION

25910 The Old Road

ACCESS

The Old Road

ASSESSORS PARCEL NUMBER(S)

2826-095-003

SITE AREA

5.5 Acres

AREA PLAN

Santa Clarita Valley

ZONED DISTRICT

Newhall

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

CM (Major Commercial)

ZONE

C-3-DP

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1, Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.030 (Alcoholic Beverage Sales)

CASE PLANNER:Christopher Keating
Regional Planner**PHONE NUMBER:**

(213) 647 - 2467

E-MAIL ADDRESS:

CKeating@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001206-(5)
CONDITIONAL USE PERMIT NO. RPPL2024001805

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. RPPL2024001805 on September 3, 2024.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, MOD Super Fast Pizza (California), LLC (“permittee”), requests the CUP to authorize the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant known as MOD Pizza (“Project”) on a property located at 25910 The Old Road in the unincorporated community of Stevenson Ranch (“Project Site”) the C-3-DP (General Commercial – Development Program) 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 alcohol beverage are from 10:30 a.m. to 10:00 p.m. Sunday through Thursday and 10:30 a.m. to 11:00 p.m. Friday through Saturday, same as the existing hours of operation.
4. **LOCATION.** The Project is located at 25910 The Old Road within the Newhall Zoned District and Santa Clarita Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** CUP No. 92075 was approved on September 20, 1995, by the County Board of Supervisors to authorize the construction of the 83.7-acre commercial complex, Valencia Marketplace (“Complex”). CUP No. 97-183 approved the sale of beer and wine at the same tenant space on March 3, 1998, and was consecutively reauthorized by CUP No. RCUP20100023 on August 17, 2010 and CUP No. RCUP01300097 on November 19, 2013. Revised Exhibit “A” (“REA”) No. REA201300190 approved the tenant improvements for the MOD Pizza on October 8, 2013. A Modification to CUP No. 201300097 was approved on September 1, 2015 to authorize the sale of alcoholic beverages on the outdoor dining patio by eliminating Condition No. 32. CUP No. RCUP01300097 expired on November 29, 2023.
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 County General Plan.
7. **ZONING.** The Project Site is located in the Newhall Zoned District and is currently zoned C-3-DP. Pursuant to County Code Section 22.20.030.C a CUP is required for

alcoholic beverage sales, 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 | AREA PLAN LAND USE POLICY | ZONING | EXISTING USES |
|-----------------|---|---|---|
| NORTH | OS-PR (Parks and Recreation – Open Space) | O-S (Open Space) | Vacant Land |
| EAST | City of Santa Clarita | City of Santa Clarita | City of Santa Clarita |
| SOUTH | CM | C-3-DP | Restaurants, Retail |
| WEST | CG (General Commercial), H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), H2 (Residential 2 – 0 to 2 Dwelling Units per Acre) | C-3-DP, RPD-5,000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6 Dwelling Units per Net Acre), R-1 (Single-Family Residence) | Retail, Single-Family Residences, Multifamily Housing |

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is located at the northeast corner of The Old Road and Stevenson Ranch Parkway in a multi-tenant commercial development known as Valencia Marketplace (“Complex”), which is comprised of twenty-eight parcels, with the restaurant located on Assessor’s Parcel Number (“APN”) 2826-095-003. The subject parcel is rectangular and 5.48 acres in size. The Complex is on the eastern side of The Old Road between Pico Canyon Road and Stevenson Ranch Parkway. The Complex spans multiple buildings and has a total of 717,723 square feet of commercial buildings on approximately 83.7 acres. The parking for the Complex consists of 3,813 parking spaces throughout the property. Overall, the Project Site is a linear shape with gently sloping topography throughout. The Project Site is accessible via The Old Road, which is designated a Major Highway on the County Master Plan of Highways.

B. Site Access

The Project Site is accessible via The Old Road to the west. Primary access to the Project Site will be via an entrance/exit on The Old Road. The Old Road is designated a Major Highway on the County Master Plan of Highways.

C. Site Plan

The Site Plan depicts the Project Site along with the rest of the Complex. The Project Site is in the northeast section of the Complex near Stevenson Ranch Parkway. There are six other tenants located within the same building as MOD Pizza. The floor plan depicts the existing interior layout of the restaurant with an ordering counter, dining areas, an outside patio, men and women's restrooms, alcohol storage, and kitchen.

D. Parking

MOD Pizza requires 46 parking spaces based on the approved occupancy load of 138 people. Based on records from previously approved site plans for the Complex, a total of 3,587 parking spaces are required for the existing uses and a total of 3,813 on-site parking spaces are provided for the Complex.

10. CEQA DETERMINATION. Prior to the Hearing Officer'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 continued 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. PUBLIC COMMENTS. Staff has not received any comments at the time of report preparation.

12. 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 July 25, 2024, a total of 202 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

13. LAND USE POLICY. The Hearing Officer 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 proposed project is for the continued sale of alcoholic

beverages at an existing restaurant, which is consistent with the underlying land use category of the Area Plan.

14. GOALS AND POLICIES. The Hearing Officer 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 serves the area beyond the immediate vicinity as a restaurant offering full-service dining with alcoholic beverage options and contributing to the diversity in the available dining options that serve the immediate 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 at a major commercial center adjacent to the Freeway and major highway (Interstate 5 Freeway and The Old Road, respectively). The Project adds to the diverse dining options in the commercial center, which serves as a major business and shopping destination for the 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 the major commercial center 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 restaurant chain operating in the Santa Clarita Valley and throughout the Southern California area. The Project’s operation and continued sale of alcohol beverages as a service option for dining will sustain economic activity for the restaurant as well as for the shopping center which directly benefits the local employment market.

ZONING CODE CONSISTENCY FINDINGS

15. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the C-3-DP 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.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). 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. 92075.
17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the 35-foot maximum height standard identified in County Code Section 22.20.040. 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. 92075.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). While the Project is a request for alcoholic beverage sales for on-site consumption, the existing restaurant requires 46 parking spaces based on the approved occupancy load of 138. The total number of parking spaces required for commercial center is 3,587 and 3,813 parking spaces are provided.
19. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.020 (Signs). While the Project is a request for alcoholic beverage sales for on-site consumption, the existing wall signs for MOD Pizza were approved by Plot Plan No. RPP-201301111 on October 3, 2013.
20. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer 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. There are no development standards in this County Code Section for sale of alcoholic beverages for on-site consumption.

CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed continued 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 are allowed in the C-3-DP 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 continued sale of alcohol is consistent with the CM land use designation.
22. **The Hearing Officer 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 is one sensitive use located nearby the restaurant; the Montessori of Stevenson Ranch is located approximately 250 feet from MOD Pizza. The sensitive use is buffered by six other commercial tenant spaces and is located in a separate building from the MOD Pizza. There are no places of religious worship, parks, playgrounds, or other sensitive uses within a 600-foot radius of the Project Site. The proposed continuation of alcohol sales will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area.

23. **The Hearing Officer 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 the continuation of alcohol sales for on-site consumption, the building containing the subject restaurant was built as part of the larger commercial development approved by CUP No. 92075 and the tenant improvements for MOD Pizza approved by REA No. 201300190. The exterior appearance of the structure will not change as a result of the CUP and is compatible with other building in the area. The building exterior is well maintained and clean.

24. **The Hearing Officer 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 west. The Old Road is designated as a Major Highway on the County Master Plan of Highways, with 100 feet of right-of-way width and the continuation of alcohol sales is 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 Complex authorized by CUP No. 92075.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

25. **The Hearing Officer 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 is one sensitive use located nearby the restaurant; the Montessori of Stevenson Ranch is located approximately 250 feet from MOD Pizza. The sensitive use is buffered by six other commercial tenant spaces and is located in a separate building from the MOD Pizza. The alcoholic beverage sales at this location was approved since 1998 and there is no known issues associated with the previous and current operator. The request does not deviate to the hours of sale and permit type from previous approvals. There are no other places of religious worship, parks, playgrounds, or other sensitive uses within a 600-foot radius of the Project Site.

26. **The Hearing Officer 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 continuation of alcohol sales at an existing restaurant and the residential land uses within a 600-foot radius of the Project Site. All residential land uses are on the other side of The Old Road to the west, a designated Major Highway. Both the width and configuration of The Old Road will continue to provide buffering between the premise and the nearby residences.
27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** MOD Pizza was previously approved for the sale of alcoholic beverages for on-site consumption authorized by CUP No. RPPL 201300097 in November 2013 and expired in November 2023. The ongoing sale of alcoholic beverages may contribute to sustaining the economic activity in the community as the commercial uses in the area attract customers from a wider geographic area and travelers along Interstate 5 Freeway.
28. **The Hearing Officer 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 the continuation of alcohol sales for on-site consumption, the building containing the subject restaurant was built as part of the larger commercial development approved by CUP No. 92075 and the tenant improvements for MOD Pizza was approved by REA No. 201300190. 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 Complex. The building is clean and well maintained, its appearance and condition will not likely to impact property value of the neighborhood negatively.
29. **The Hearing Officer 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, or that the use selling alcoholic beverages for on-site consumption is proposed within a 600-foot radius of another use selling alcoholic beverages for on-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** There are two locations that sell alcoholic beverages for on-site consumption and one location that sells alcoholic beverages for off-site consumption within a 600-foot radius of the Project Site. The Complex attracts many customers from the Santa Clarita Valley region. The restaurant is likely to continue to serve customers who visit other retail or service businesses in the vicinity as well as travelers along the Interstate 5 Freeway. The Complex is a regional commercial area that attracts travelers and serves the residents of neighboring census tracts to Census Tract 9203.26, justifying the undue concentration of alcohol sales. The Complex has a high number of restaurants and food service tenants are likely to sell alcohol to enhance their customers' experience.

Furthermore, the subject tenant space has been authorized to sell alcoholic beverages since 1998 with three prior CUP approvals and continuation of alcohol sales would continue to contribute to the public convenience. The area around the Project Site – The Complex – is a dense commercial area, attracting 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 is located in a regional commercial area that attracts travelers and serves the residents of neighboring areas. The Project Site includes retail, supermarkets, restaurants, and other commercial uses within walking distance and is therefore a convenient location for nearby residents and visitors to enjoy a meal, potentially including alcoholic beverages. 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 serving of alcoholic beverages 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 June 25, 2024, the California Department of Alcoholic Beverage Control (“ABC”) determined it is a high crime reporting district. The letter is attached as Exhibit J in the report to the Commission. The Complex concentrates a large share of the retail establishments in the Stevenson Ranch area. As such, the 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 recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the site has not been a problem location for the Sheriff. This needs 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). Because of these, staff believes that the public convenience and necessity of selling beer and wine at the Project Site can be established for the hours of 10:30 a.m. to 10:00 p.m. Sunday through Thursday and 10:30 a.m. to 11:00 p.m. Friday through Saturday, same as the existing hours of operation.

ENVIRONMENTAL FINDINGS

30. The Hearing Officer 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 continuation of 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.

ADMINISTRATIVE FINDINGS

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’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 HEARING OFFICER 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, 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 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, or that the use selling alcoholic beverages for on-site consumption is proposed within a 600-foot radius of another use selling alcoholic beverages for on-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

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. RPPL2024001805**, subject to the attached conditions.

ACTION DATE: September 3, 2024

SD:CK

August 20, 2024

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001206-(5)
CUP NO. RPPL2024001805**

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant known as MOD Pizza (“Project”) in the C-3-DP (General Commercial – Development Program) Zone located at 25910 The Old 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 3, 2039.** 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day 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, continued operation of the restaurant and alcoholic beverage sales 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 **\$3,528.00**, 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 eight (8) 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 2, 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, 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 beer and wine for on-site consumption in association with a restaurant as depicted on the Exhibit "A", from 10:30 a.m. to 10:00 p.m. Sunday through Thursday and 10:30 a.m. to 11:00 p.m. Friday through Saturday.
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 County 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. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. 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.
26. 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.
27. 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.
28. 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 County Sheriff or Zoning Enforcement Inspector.
29. 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." Designated areas include the interior dining room and outdoor patio. 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.
30. 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.

31. 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.
32. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
33. 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.
34. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant, including the interior dining room and outdoor patio.
35. 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." Designated areas include the interior dining room and outdoor patio. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
36. Food service shall be continuously provided during operating hours.
37. The overall occupant load for the establishment, and number of persons admitted to the establishment, may not exceed 48 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".

FINDINGS

CUP FINDINGS:

B.1 – The proposed use will be consistent with the adopted General Plan for the area.

The use is consistent with the goals, policies, and mapped land use designations in the County General Plan ("General Plan") and the Santa Clara Valley Areawide Plan ("SCV Plan"). The Restaurant is located within the "CM" (Major Commercial) category of the SCV Plan, a component of the General Plan. The CM land use designation is intended for a wide range of commercial and visitor-serving uses. The use is a well-established small restaurant in a multi-tenant commercial center. The continuation of alcoholic beverage service will contribute to the viability of the restaurant and continue to activate the shopping center by attracting visitors seeking a full-service dining experience throughout the day, including evening hours when many of the retail establishments are closed. In addition, the commercial center houses various other restaurants that sell alcoholic beverages. Therefore, the project is consistent with, and will enhance, the uses intended in the underlying land use category.

The following policies of the General Plan are applicable to the subject property and serve as a guideline for land use and development:

General Development Policy 64: Promote jobs within commuting range of urban residential areas in order to reduce commuting time, save energy, reduce air pollution, and improve public convenience.

The use is consistent with the above policy. The Restaurant is located within the vicinity of residential areas, offices and recreational uses. The Restaurant employs a number of individuals who may live or work in the nearby residential areas, thereby reducing commuting times to and from the Restaurant to home, work and recreation.

The following policies of the SCV Plan are applicable to the proposed project and serve as a guideline for land use and development:

Land Use Element Policy 6.1: Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

The use is consistent with the above policy. A restaurant serving alcoholic beverages adds to the diversity of the commercial center with a variety of uses, including retail, restaurants, and hotels, as well as residential and recreational uses. Although the uses are close in proximity, the Restaurant is adequately buffered from nearby residential areas to prevent disharmony. The Restaurant is over 200 feet from the nearest residential unit, and Hazelcrest Lane and Sagecrest Circle separate the shopping center from nearby residences.

Land Use Element Policy 12.1, Lifestyle Options: Promote and support efforts by public and private agencies and citizen groups to provide the opportunity for a choice of living, working, recreation, and cultural pursuits for all ages, incomes, and ethnic groups. This variety of choice includes: housing densities, types, prices, rents, configurations, and sizes; employment opportunities (commerce, manufacturing, sales, professional, etc.); recreational activities (parks, theaters, indoor sports, amusement parks, bike paths, equestrian trails, etc.); and cultural facilities (museums, libraries, schools, etc.).

The use is consistent with the above policy. The continuation of beer and wine sales at the Restaurant provides patrons the convenience of alcoholic beverage consumption with their dining experience. Furthermore, the beer and wine offerings at the Restaurant are typical in traditional pizza establishments of this nature and a lifestyle option for residents and visitors.

B.2 – The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;**
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The sale of alcoholic beverages at the established Restaurant will not have a negative impact on the community. The location of the subject site is well-suited for the restaurant use and has been used as a restaurant without complaint. The Restaurant is an established business that offers beer and wine as an accompaniment to meals, and is an asset to the commercial center and to the neighborhood.

Currently the Restaurant closes between 10:30pm and 11:00pm. The majority of the surrounding retail businesses are closed around 7:00pm, except for other restaurants. Because of the hours, as well as the significant separation and buffering of the shopping center from the residential areas, there will be little-to-no impact of noise and traffic on the surrounding properties.

The Restaurant does not create noticeable noise or attract criminal elements. The option to consume beer and wine with meals will enhance customer dining experience. Furthermore, the Restaurant offers a family-friendly environment, including hosting kids' parties. Therefore, the use will not be materially detrimental to the residents in the vicinity.

The requested use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. It will provide a convenience to the surrounding community. The nature of the shopping center is such that the Restaurant's operation contributes to the valuation of the property and surrounding properties of other persons located in the vicinity of the site. The Restaurant operations will not jeopardize, endanger, or otherwise constitute a menace to public health, safety or general welfare.

B.3 – 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 site is adequate in size and shape to accommodate all development features related to the sale of alcoholic beverages for on-site consumption in connection with a restaurant. The Restaurant and the shopping center in which it is located meets all standards and requirements of the zone. The business will continue to operate in a manner that is consistent and compatible with the surrounding area.

Therefore, the 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 it is otherwise required in order to integrate said use with the uses in the surrounding area.

B.4 – The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and**
- b. By other public or private service facilities as are required.**

The use is adequately served by The Old Road, an existing Secondary Highway on the County Master Plan of Highways, and Stevenson Ranch (McBean) Parkway, an existing Major Highway. The Old Road is an existing Class III Bike Path on the County Master Plan of Bikeways and is proposed as a Class II. Stevenson Ranch Parkway is an existing Class II Bike Path. The use is also served by public utility infrastructure already in place, such as water and sewer services. The use is not expected to generate additional need for these road or utility networks. The sale of beer and wine for on-site consumption is ancillary to the food offerings at the Restaurant, and the existing roads and parking are sufficient to accommodate the patronage generated by alcoholic beverage sales.

Therefore, the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicular traffic such use would generate, and by other public or private service facilities as are required.

ALCOHOLIC BEVERAGE SALES FINDINGS

F.1.a. 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 Restaurant is located on property zoned CM (Major Commercial). The CM land use designation is intended for a wide range of commercial and visitor-serving uses. The shopping center in which the Restaurant is located is mixed use in nature and home to other businesses, a number of which serve alcoholic beverages. The Restaurant is a well-established business that has always operated in a responsible manner while serving the surrounding community.

No places of worship, parks or playgrounds, or similar uses exist within a 600-foot radius of the Restaurant. There is a learning center (Montessori Stevenson Ranch) located within the shopping center and within 600 feet of the Restaurant. The learning center primarily caters to preschool-aged children. The family-friendly nature of the Restaurant is such that it will not adversely affect the operation of the learning center or other nearby properties.

F.1.b. 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 shopping center in which the Restaurant is located is separated from nearby residences by a landscaped, manufactured slope, and further buffered by Stevenson Ranch Parkway and the I-5 freeway. All access to the commercial center is via The Old Road or Stevenson Ranch Parkway. The operation of the Restaurant will not generate additional noise, odors, traffic, or parking congestion to the surrounding residential area.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

The sale of alcoholic beverages at the Restaurant will positively affect the economic welfare of the nearby community because the addition of a customary service – alcohol sales in connection with a full service restaurant – will allow this establishment to compete with other restaurants in the vicinity and allow for greater dining choices. The Restaurant has been serving the economic needs of the community by providing jobs and dining offerings that are consistent with the needs and desires of the surrounding community.

F.1.d. 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.

As an existing established restaurant requesting to extend its privileges to serve beer and wine, there are no proposed changes to the façade or exterior appearance of the structure that would conflict with the appearance of the structures in the immediate vicinity. The Restaurant is located within an established shopping center. Thus, no blight or impaired property values will result from the continuation of alcohol sales at this location.

Additional findings of public convenience or necessity.

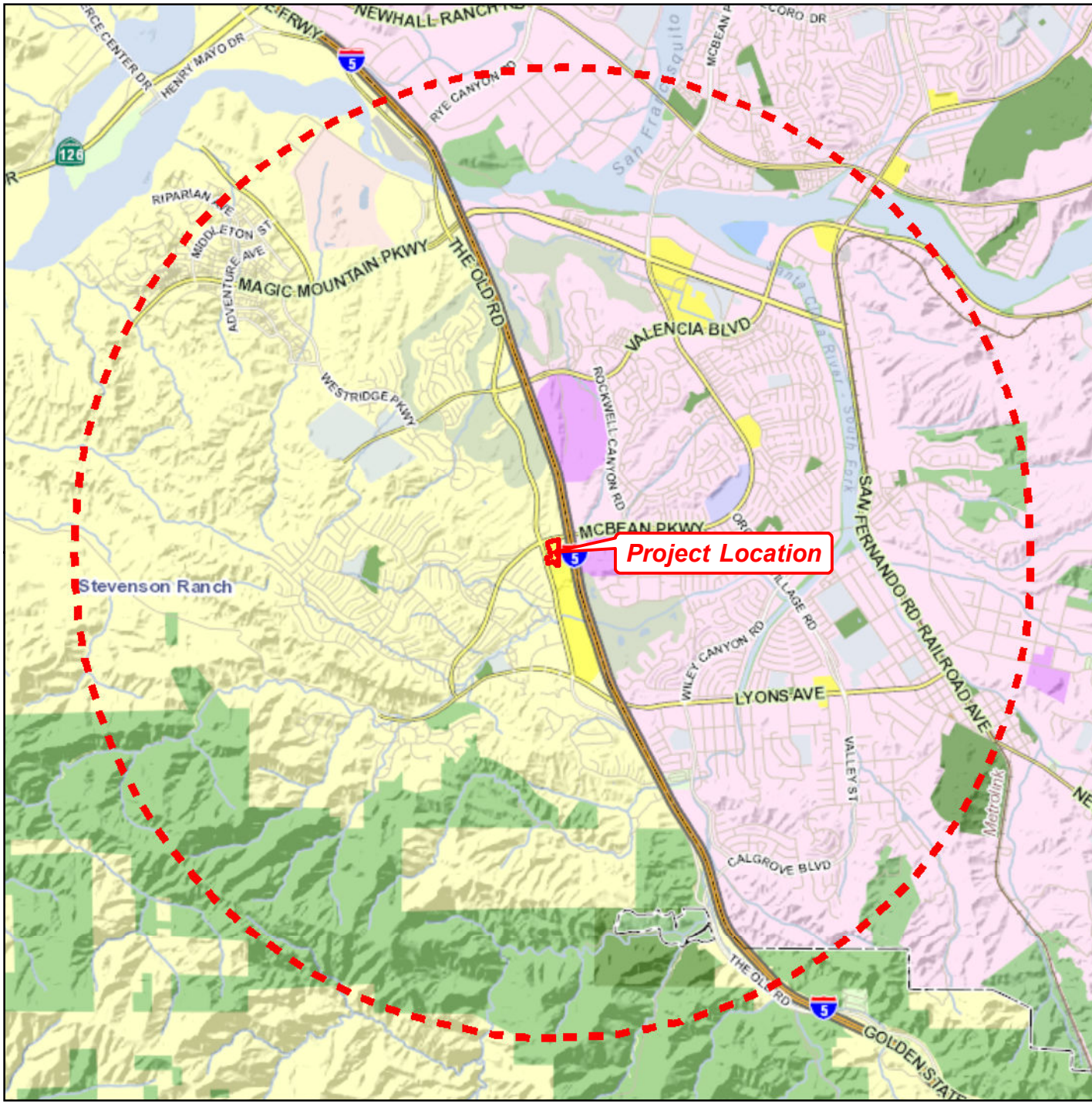
While the Restaurant is located within an area classified as having an “undue” concentration of licenses, this is not unusual for licensed establishments located within heavily commercial census tracts. Local residents and visitors patronize this establishment often, and the option to consume beer or wine with their meals enhances customers’ dining experience. The Restaurant offers a unique selection of food and beverage offerings in a family-friendly casual environment that sets them apart from the other restaurants nearby. The surrounding neighborhood is accustomed to the availability of the Restaurant’s beer and wine offerings. It would be an inconvenience for patrons to have to leave the Restaurant to purchase beer and wine elsewhere. Thus, the public convenience

outweighs the fact that the subject location is within the vicinity of other establishments selling alcoholic beverages.

PROPOSED ENVIRONMENTAL DETERMINATION

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|--------------------------------|---|
| DETERMINATION DATE: | September 3, 2024 |
| PROJECT NUMBER: | PRJ2024-001206 |
| PERMIT NUMBER(S): | Conditional Use Permit No. RPPL2024001805 |
| SUPERVISORIAL DISTRICT: | 5 |
| PROJECT LOCATION: | 25910 The Old Road |
| OWNER: | Valencia Marketplace LLC |
| APPLICANT: | MOD Super Fast Pizza (California), LLC |
| CASE PLANNER: | Christopher Keating, Regional Planner CKeating@planning.lacounty.gov |

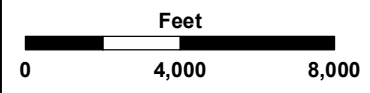
Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines Section 15301 and the County environmental guidelines because the project involves the continued sale of alcoholic beverages at an existing restaurant without any modifications to the building which will have no significant effect on the environment. 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 can be considered categorically exempt.



3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001206
ALCOHOL CUP RPPL2024001805



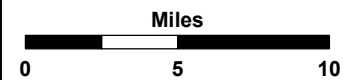
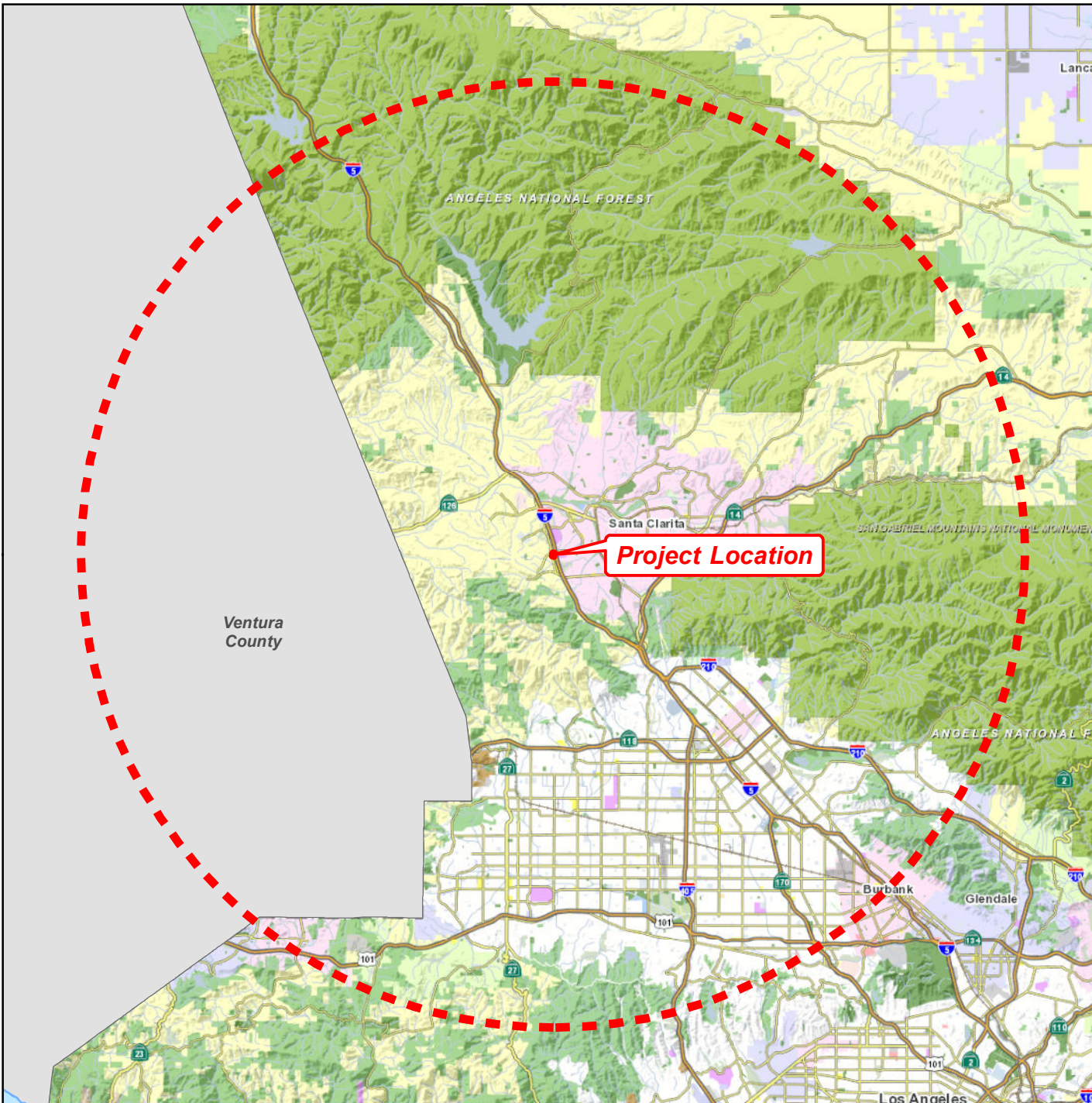
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001206
ALCOHOL CUP RPPL2024001805



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

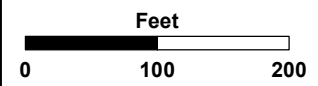


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001206
ALCOHOL CUP RPPL2024001805

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



LA COUNTY
PLANNING

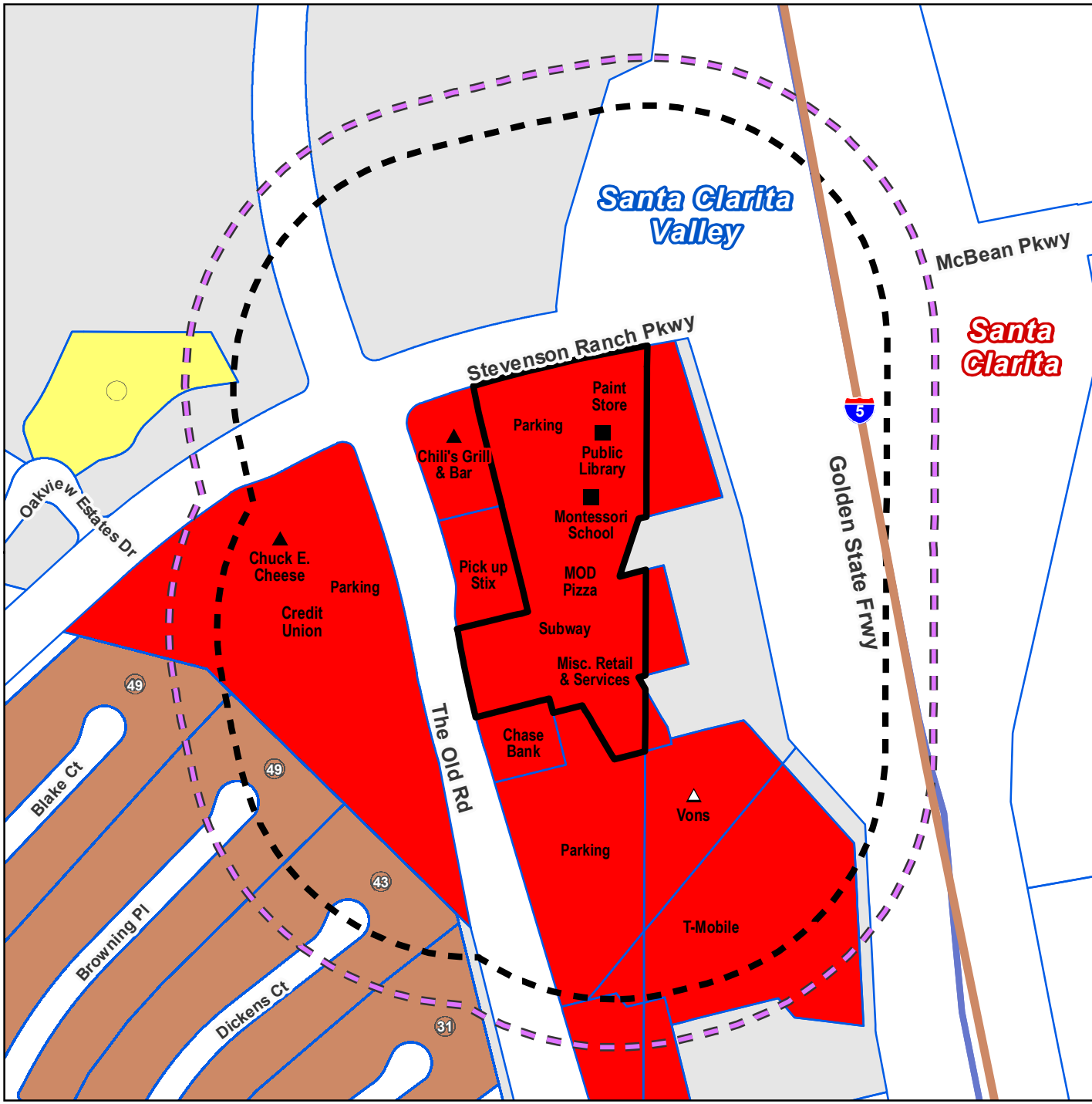
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001206

ALCOHOL CUP RPPL2024001805



△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

■ Sensitive Use

○ 600-ft ABC Radius

○ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

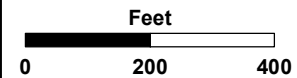
■ Commercial

■ Residential - Single Unit*

■ Residential - Multi-Unit*

■ Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



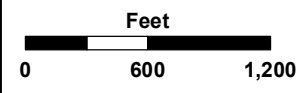
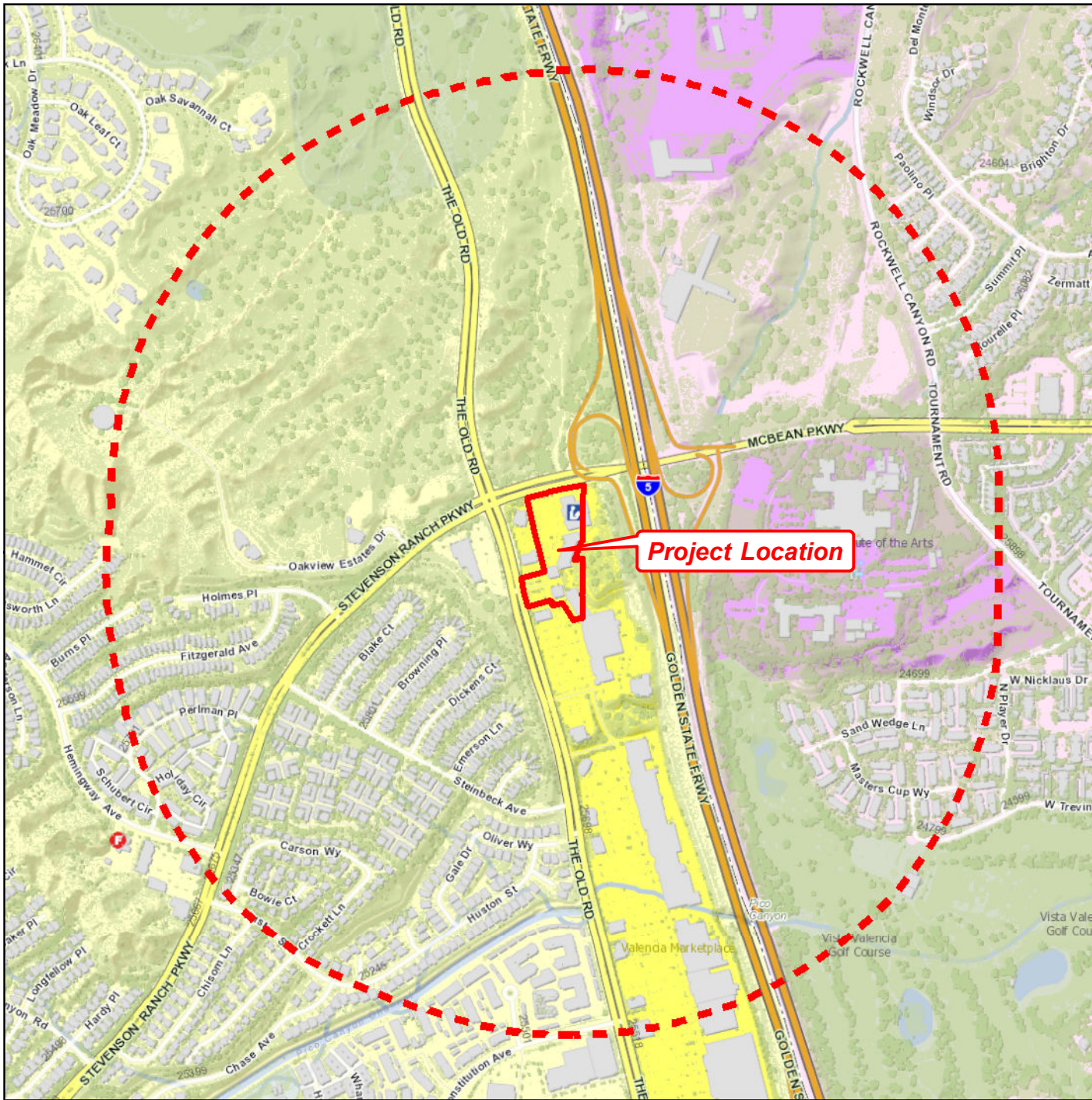
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001206
ALCOHOL CUP RPPL2024001805



LA COUNTY
PLANNING

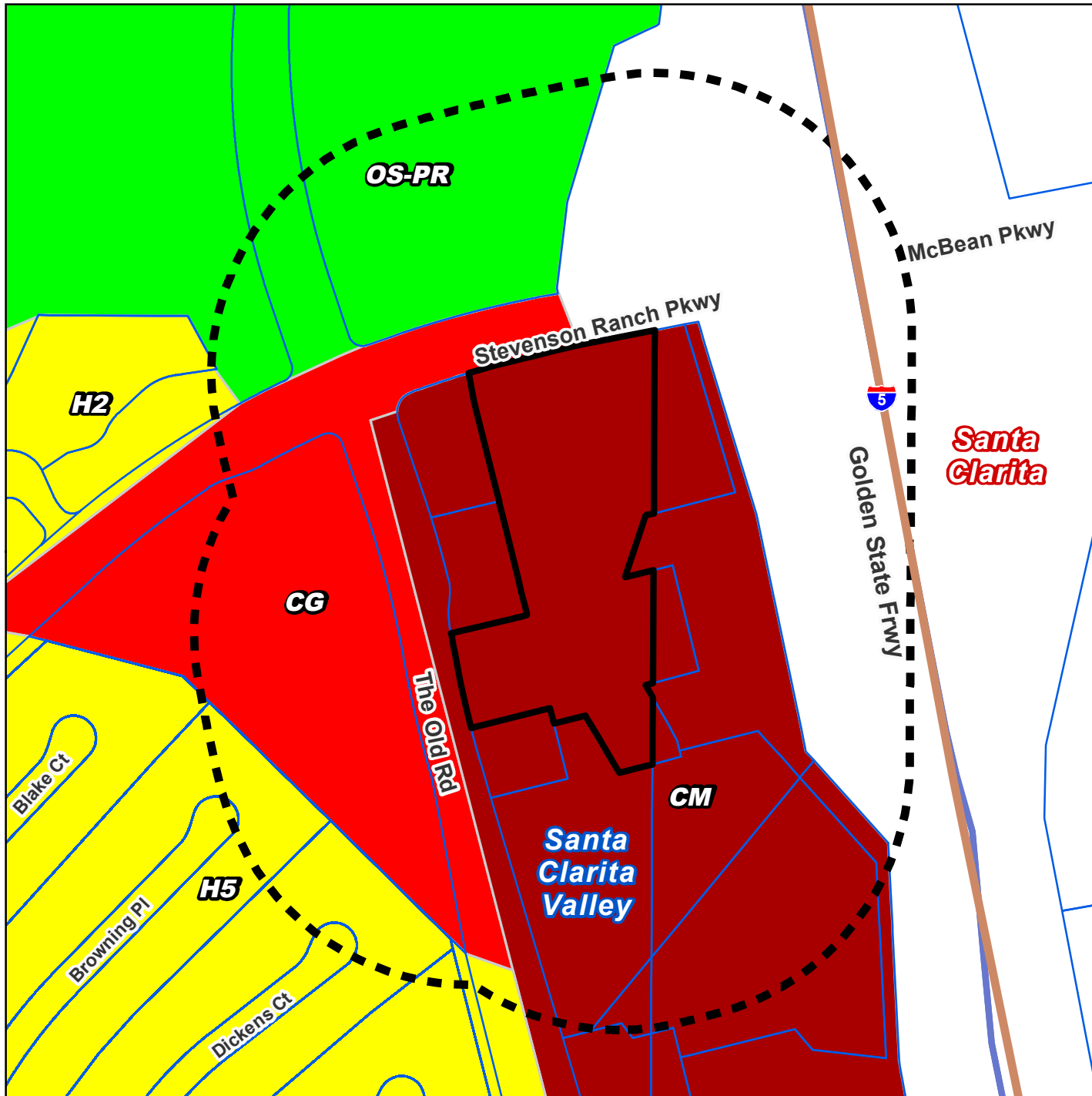
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012






LAND USE POLICY

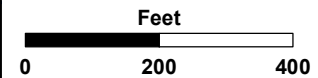
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001206

ALCOHOL CUP RPPL2024001805



-  H2 - Large Lot Residential (0-2 du/ac)
-  H5 - Suburban Residential (0-5 du/ac)
-  CG - General Commercial
-  CM - Major Commercial
-  OS-PR - Open Space Parks and Recreation

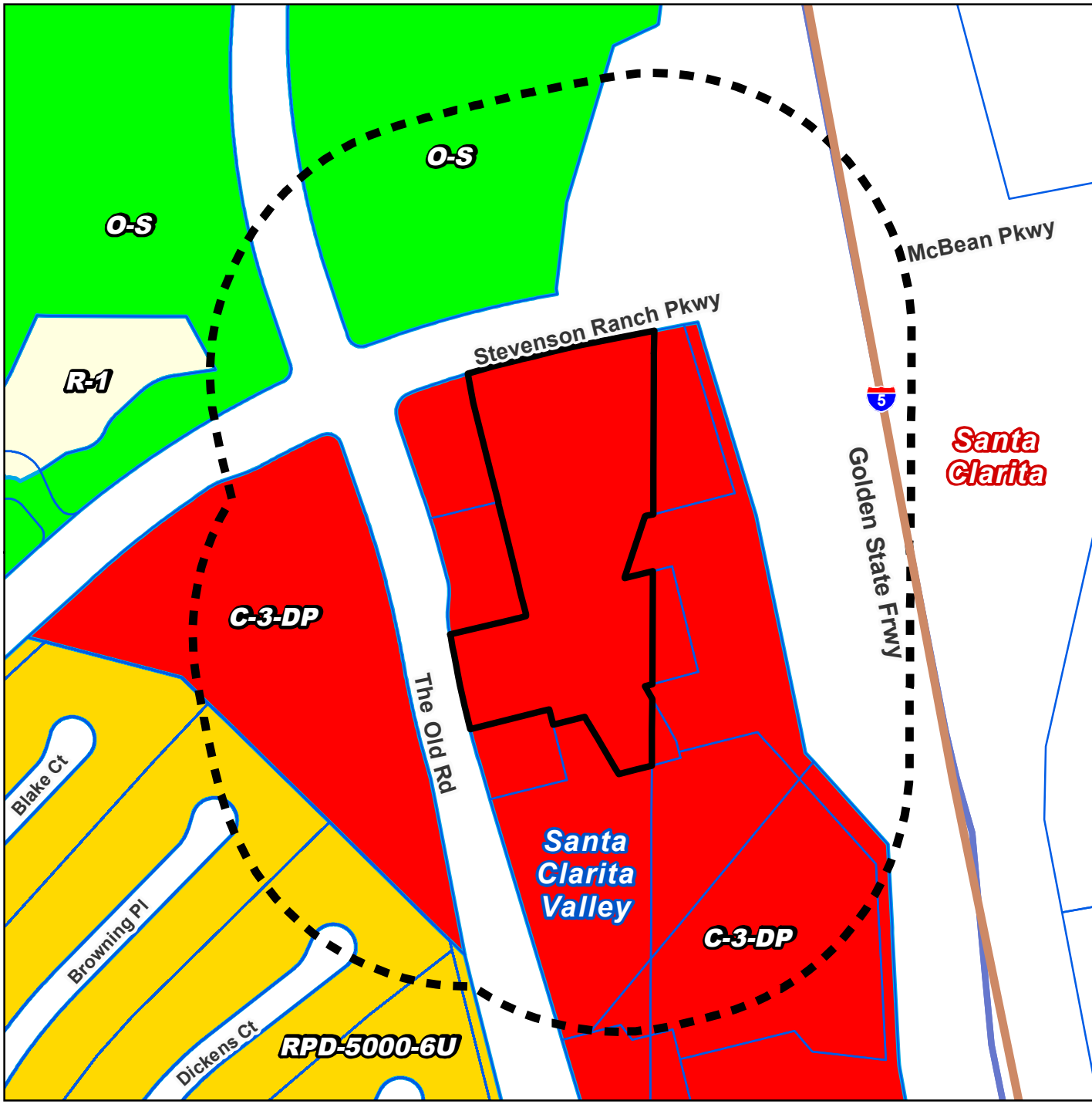






LA COUNTY
PLANNING

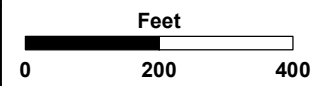
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ZONING

500-FOOT RADIUS MAP
PROJECT NO. PRJ2024-001206
ALCOHOL CUP RPPL2024001805



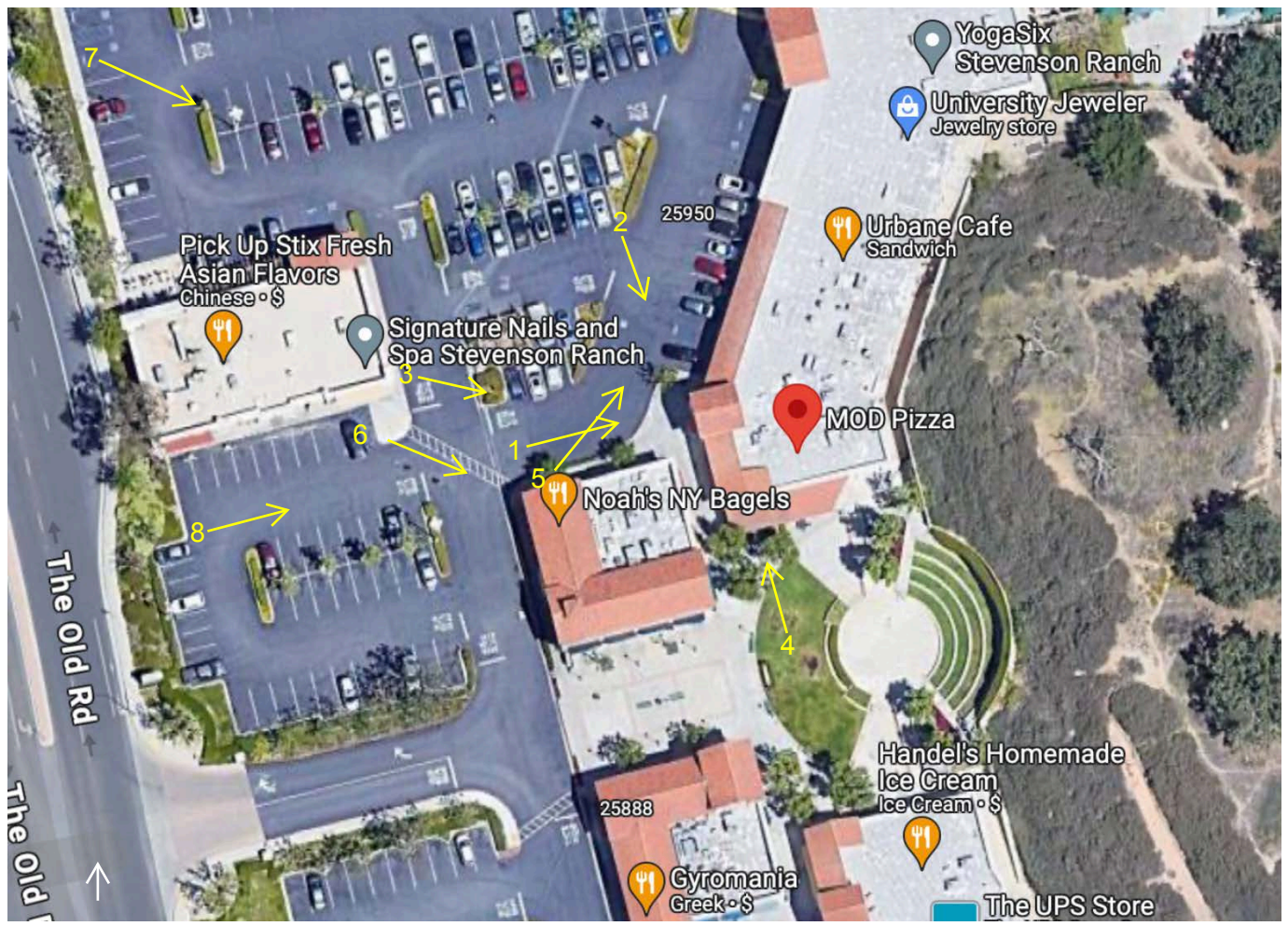
-  R-1 - Single-Family Residence
-  RPD - Residential Planned Development
-  C-3 - General Commercial
-  O-S - Open Space



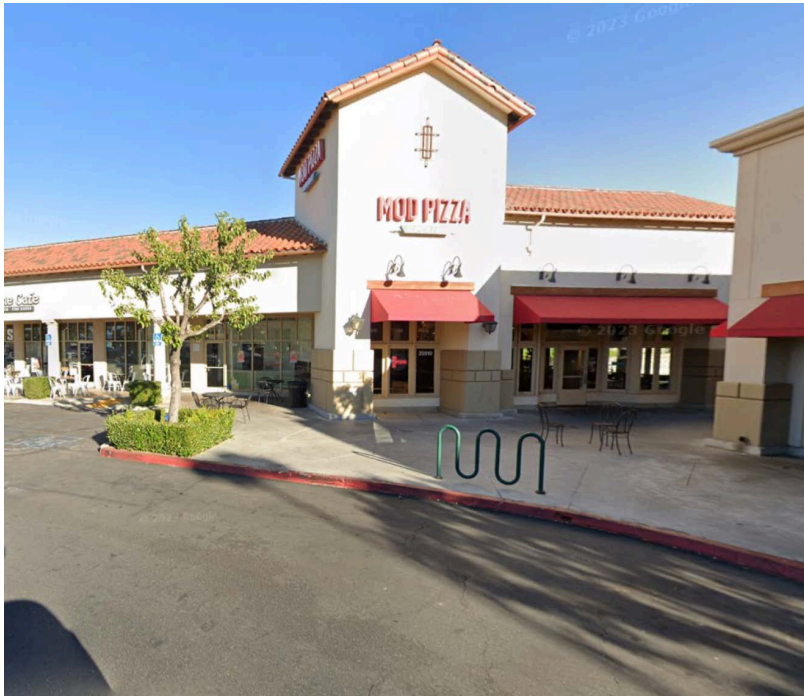
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Photo Key – CUP Application
25910 The Old Road, Suite B-1, Valencia, CA 91381



1. Entrance



2. South View



3. North View



4. South Side



5. Adjacent Businesses - North



6. Adjacent Businesses - South



7. Parking Lot



8. East View





OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-001206
Permit No.: RPPL2024001805
Establishment: MOD SUPER FAST PIZZA (CALIFORNIA), LLC.
Location: 25910 The Old Road, Suite B-1, Stevenson Ranch, CA 91381
Description: CUP for the sale of alcoholic beverages for onsite consumption at an existing restaurant.
 (License Type 41, On-Sale Beer & Wine)

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to 12 calls for service at this location in the past five years: numerous burglary alarms (accidental activations), suspicious persons/vehicles, trespassing, and business disturbances. No criminal reports were taken due to these calls for services. Attached is the CFS report of those calls for your review.

(2) Comments/recommended conditions:

All calls for service have been routine in nature. This establishment has not been a problem.

(3) Overall recommendation:

- Sheriff recommends approval of this CUP.
- Sheriff does **NOT** recommend approval of this CUP.

If you have any additional questions, please contact Sergeant William Edson at 661-287-5732.

Sincerely,

ROBERT G. LUNA, SHERIFF

Justin R. Diez, Captain
 Santa Clarita Valley Sheriff Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

ABC Application: 25910 The Old Road, Unit B-1, Stevenson Ranch, CA 91381
 Calls for Service Time Frame Queried: 1/1/19 - 5/23/24

| Incident Number | Date | Tag | Source Type | Entry Time | Priority Code | Radio Code1 | Radio Code2 | Radio Code3 | Clear Code1 | Clear Code2 | Clear Code3 | Clear Code4 | Clear Code5 | Dispatch Narrative | Clearance Narrative | URN | Location | |
|-----------------|-----------|-----|-------------|------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--|---|-----------|--|----------------------|
| SCT20044-0008 | 2/13/2020 | 8 | C | 120 | R | 459A | | | 777 | | | | | C/BACK MOTION, NM, NV (CB 661 288 1590) | HPTA SUFF | No report | 25910 THE OLD RD,STV #B1 X MCBEAN "MOD PIZZA" | |
| SCT20094-0409 | 4/3/2020 | 409 | C | 2315 | R | 925 | | | 212 | | | | | MH/40S WRG BLK PANTS,BLK JACKET WITH HOODIE,DP HAS BEEN OUTSIDE FOR 2 HRS LOOKING INSIDE THE WINDOW,INF STATED DP ORDERED FOOD 2 HRS AGO | DP GPA UTL | No report | 25910 THE OLD ROAD,STV "MOD PIZZA" | |
| SCT21181-0315 | 6/30/2021 | 315 | C | 2044 | R | 927C | P918 | | 212 | 894 | | | | DP MW/30S WEARING BRN CLOTHING W HOODIE AND BASBALL HAT WALKING AROUND BUSINESS'S SHOUTING "I CAN KILL EVERYBODY AND GET AWAY WITH IT".NO WEAPONS SEEN/INF PASSER BY | DP GPA UTL, 927C AREA. INF NO ACK, PASSERBY | No report | 25910 THE OLD RD,STV "MOD PIZZA" | |
| SCT21206-0163 | 7/25/2021 | 163 | C | 2032 | P | P923S | | | 212 | | | | | INF HEARD SEVERAL POSS GUNSHOTS FRM BEHIND THE ABOVE LOC.NOTHING SEEN/ONLY HEARD.POSS SHOTS HEARD 2 AGO | WHILE ON TAG 156 HEARD AND SAW MULTIPLE FIREWORKS. UNABLE TO LOCATE EXACT AREA LIT OFF | No report | 25910 THE OLD RD,STV "MOD PIZZA" | |
| SCT21214-0050 | 8/2/2021 | 50 | C | 735 | R | 459A | | | 700 | | | | | ALARM FOR DINING ROOM MOTIONAND ENTRY ROOM MOTION.NO VIDEO. (CB#661 288 1590). | CHK EXTERIOR OF LOC NO SIGNS OF A CRIME AT LOC | No report | 25910 THE OLD RD,STV X MCBEAN "MOD PIZZA" | |
| SCT21232-0051 | 8/20/2021 | 51 | C | 730 | R | 459A | | | 700 | | | | | ENTRY MOTION,DINING ROOM MOTION,NV [REDACTED] | ACCIDENTAL ACTIVATION BY DELIVERY DRIVER FROM FAMILY TREE PRODUCE. STATED HE INPUT WRONG CODE. OBS DRIVER LOADING FOOD INTO STORE. NO EV OF CRIME | No report | 25910 THE OLD RD,STV,STE B#1 "MOD PIZZA" | |
| SCT21257-0020 | 9/14/2021 | 20 | C | 328 | R | 459A | | | 700 | | | | | C/ENTRY MOTION,DINING MOTION,REAR MOTION ([REDACTED]) NOT RESPONDING. | BUSINESS CLOSED.ALL LIGHTS ON INSIDE.ALL DOORS/WINDOWS SECURED.NOTHING APPEARED DISHEVELED.NO EV OF 459 | No report | 25910 THE OLD RD,STV "MOD PIZZA" | |
| SCT22086-0087 | 3/27/2022 | 87 | C | 1220 | R | 927C | | | 212 | 898 | 940 | | | MH/25 TRANSIENT (ZACH) BLCK JEANS/BLK JACKET AT LOC REFUSING TO LEAVE. NO WEAPONS SEEN' | C/TRANSIENT [REDACTED] W/A RE 602.DP AGREED TO LEAVE.C/SECURITY STD DP LEAVES TRASH.WILL SIGN 602 IF NEEDED | No report | 25910 THE OLD RD,VAL X VALENCIA BL "MOD PIZZA" | |
| SCT22112-0201 | 4/22/2022 | 201 | C | 1640 | R | 415B | 925T | | 779 | 940 | | | | MH/20 WRNG ALL BLACK COMING IN AND OUT OF LOC BOTHERING CUSTOMERS, REFUSING TO LEAVE. | HPTA BY 62B T230 | No report | 25910 THE OLD RD,STV "MOD PIZZA" | |
| SCT23167-0028 | 6/16/2023 | 28 | C | 0432 | P | 911B | | | 776 | 940 | | | | INF SEES POSS FIRE INSIDE LOC. POSSIBLY COMING FROM THE OVEN AT LOC. NO SMOKE SEEN. FIRE IS ENR | X/FIRE ENG 124 CPT COX.LA COFIRE STD'D OVEN FIRE ONLY NO STRUCTURE DAMAGE | No report | 25910 THE OLD RD,STV "MOD PIZZA" | |
| SCT23259-0020 | 9/16/2023 | 20 | O | 0301 | R | 503A | | | 732 | 940 | 950 | | | | VEH [REDACTED] 2018 WHITE HYUNDAI ELANTRA LOCATED.NO EV OF ADDITIONAL CRIME.NO ACK ON R/O.VEH TOWED PER 22651C.SEE CHP-180 FR FURTHER | | No report | 25910 THE OLD RD,VAL |
| SCT23275-0199 | 10/2/2023 | 199 | C | 2011 | P | 415 | | | 212 | 940 | 950 | | | DP IN BLK VEH LIC#6PGB441 BLOCKING INF IN PARKING SPOT NOT ALLOWING HER TO LEAVE. DP IS ACTING VERY AGGRESSIVE, YELLING AT INF. | 927C P LOT,UTL.60D C/B INF,INF ADV LEFT LOC AND DID NOT WANT TO BE C/ | No report | 25910 THE OLD RD,STV "MOD PIZZA" | |



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

Transmittal: B&P Application Worksheet Request

| TO | ABC Office | Service Area | Fax | E-Mail |
|-------------------------------------|----------------------|------------------------|--------------|---------------------------------------|
| <input type="checkbox"/> | Long Beach/ Lakewood | Southeastern | 562-982-1337 | <u>LongBeach/Lakewood @abc.ca.gov</u> |
| <input type="checkbox"/> | LA Metro | Central | 213-833-6043 | <u>LAMetro@abc.ca.gov</u> |
| <input type="checkbox"/> | Monrovia | Northeastern | 626-256-3241 | <u>Monrovia@abc.ca.gov</u> |
| <input checked="" type="checkbox"/> | Van Nuys | North and Northwestern | 818-901-5017 | <u>VanNuys@abc.ca.gov</u> |

The Department of Regional Planning is processing a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages. Please provide (by fax or e-mail) a **"B&P Worksheet"** referencing if the subject property is located within a "high-crime reporting district," and indicate if there is an undue concentration of alcoholic beverage licenses within the subject census tract. If you need further information, please contact the case planner. Thank you for your assistance.

| | ABC License Type | Description |
|-------------------------------------|------------------|--|
| <input type="checkbox"/> | Type 20 | Beer and wine, off-site consumption (retail) |
| <input type="checkbox"/> | Type 21 | Full-line (beer, wine, distilled spirits), off-site consumption (retail) |
| <input checked="" type="checkbox"/> | Type 41 | Beer and wine, on-site consumption (restaurant) |
| <input type="checkbox"/> | Type 42 | Beer and wine, on-site consumption (bar, tavern) |
| <input type="checkbox"/> | Type 47 | Full-line (beer, wine, distilled spirits), on-site consumption (restaurant) |
| <input type="checkbox"/> | Type 48 | Full-line (beer, wine, distilled spirits), on-site consumption (bar, night club) |
| <input type="checkbox"/> | Other: | |

| | |
|--|---|
| DATE OF REQUEST: 05/07/2024 | <input checked="" type="checkbox"/> 1st Request <input type="checkbox"/> 2nd Request <input type="checkbox"/> 3rd Request |
| PROJECT NO.: PRJ2024-001206 | CUP NO. RPPL2024001805 |
| ESTABLISHMENT: MOD SUPER FAST PIZZA (CALIFORNIA), LLC. | |
| LOCATION: 25910 The Old Road, Suite B-1, Stevenson Ranch, CA 91381 | |

Sent via email on 6/25/24

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

@LACDRP | planning.lacounty.gov

| | | | |
|-------------------------------|---|-------------------|--------------|
| LICENSE OWNER'S NAME(S): | MOD SUPER FAST PIZZA (CALIFORNIA), LLC. | ABC LICENSE NO.: | 537363 |
| CRIME REPORTING DISTRICT NO.: | 0664 | CENSUS TRACT NO.: | 9203.26 |
| CASE PLANNER: | Christopher Keating | PLANNER'S PHONE: | 213-647-2467 |
| E-MAIL: | CKeating@planning.lacounty.gov | FAX: | 213-626-0434 |

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
 - Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

| | | |
|--|--|---|
| 1. APPLICANT'S NAME MOD SUPER FAST PIZZA (CALIFORNIA) LLC | | |
| 2. PREMISES ADDRESS (Street number and name, city, zip code) 25910 The Old Road, Suite B-1, Stevenson Ranch, Ca 91381 | 3. LICENSE TYPE 41 | |
| 4. TYPE OF BUSINESS | | |
| <input checked="" type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |
| <input type="checkbox"/> Other - describe: | | |
| 5. COUNTY POPULATION | 6. TOTAL NUMBER OF LICENSES IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale | 7. RATIO OF LICENSES TO POPULATION IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale |
| 8. CENSUS TRACT NUMBER 9203.26 | 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT 7 <input checked="" type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale | 10. NO. OF LICENSES EXISTING IN CENSUS TRACT 18 <input checked="" type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale |
| 11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?) <input checked="" type="checkbox"/> Yes, the number of existing licenses exceeds the number allowed <input type="checkbox"/> No, the number of existing licenses is lower than the number allowed | | |
| 12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS? <input type="checkbox"/> Yes (Go to Item #13) <input type="checkbox"/> No (Go to Item #20) | | |
| 13. CRIME REPORTING DISTRICT NUMBER 664 | 14. TOTAL NUMBER OF REPORTING DISTRICTS 543 | 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 37731 |
| 16. AVERAGE NO. OF OFFENSES PER DISTRICT 69.5 | 17. 120% OF AVERAGE NUMBER OF OFFENSES 83.4 | 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT 354 |
| 19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency) <input checked="" type="checkbox"/> Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17 <input type="checkbox"/> No, the total number of offenses in the reporting district is lower than the total number in item #17 | | |
| 20. CHECK THE BOX THAT APPLIES (check only one box) | | |
| <input type="checkbox"/> a. If "No" is checked in both item #11 <u>and</u> item #19, <u>Section 23958.4 B&P does not apply</u> to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application. | | |
| <input checked="" type="checkbox"/> b. If "Yes" is checked in either item #11 <u>or</u> item #19, <u>and</u> the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the <u>applicant to complete Section 2</u> and bring the completed form to ABC when filing the application or as soon as possible thereafter. | | |
| <input type="checkbox"/> c. If "Yes" is checked in either item #11 <u>or</u> item #19, <u>and</u> the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the <u>applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3</u> . The completed form will need to be provided to ABC in order to process the application. | | |

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

A.Harris 6/25/24

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes No See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED