

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	September 4, 2024	
HEARING DATE:	September 18, 2024	AGENDA ITEM: #9
PROJECT NUMBER:	PRJ2024-001743-(5)	
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2024002601	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	24930 Pico Canyon Road	
OWNER:	AHIRA INC.	
APPLICANT:	Casa Canela	
PUBLIC MEETINGS HELD:	N/A (Project is not subject to IZO)	
CASE PLANNER:	Christopher Keating, Regional Planner CKeating@planning.lacounty.gov	

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### 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 PRJ2024-001743-(5), Conditional Use Permit ("CUP") No. RPPL2024002601, 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 motions:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION** CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

**I MOVE THAT THE REGIONAL PLANNING COMMISSION** APPROVE CONDITIONAL USE PERMIT NO. RPPL2024002601 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- CUP to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela in the C-3 (General Commercial) Zone in 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**

Casa Canela (“applicant”) requests a CUP to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela (“Project”), located at 24930 Pico Canyon Road (“Project Site”) within the C-3 Zone in the Newhall Zoned District. The requested hours of alcoholic beverage sales are from 7:00 a.m. to 10:00 p.m. Monday through Sunday.

The Project Site is located at the southwest corner of The Old Road and Pico Canyon Road, with separate buildings for the hotel, Extended America, and the restaurant, Casa Canela, and is comprised of two Assessor’s Parcel Numbers (“APNs”), 2826-063-033 and 2826-063-032. The subject parcel with the existing restaurant is APN 2826-063-033 which is approximately 1.1 acres in size and is irregularly shaped, with jagged edges along the western property line but nearly rectangular on the eastern side of the parcel. APN 2826-063-032, which is located to the west and contains the hotel, is an irregularly shaped parcel of approximately 3.6 gross acres. The Project Site has mostly flat or gently sloping topography throughout, except for hillside areas with steep slopes along the west and south sides which are not proposed to be disturbed. The Project Site is accessible via The Old Road and Pico Canyon Road. Pico Canyon Road is designated as a Major Highway on the County Master Plan of Highways with 100 feet of right-of-way (“ROW”) width and The Old Road is designated as a Secondary Highway with 80 feet of ROW width at the Project Site.

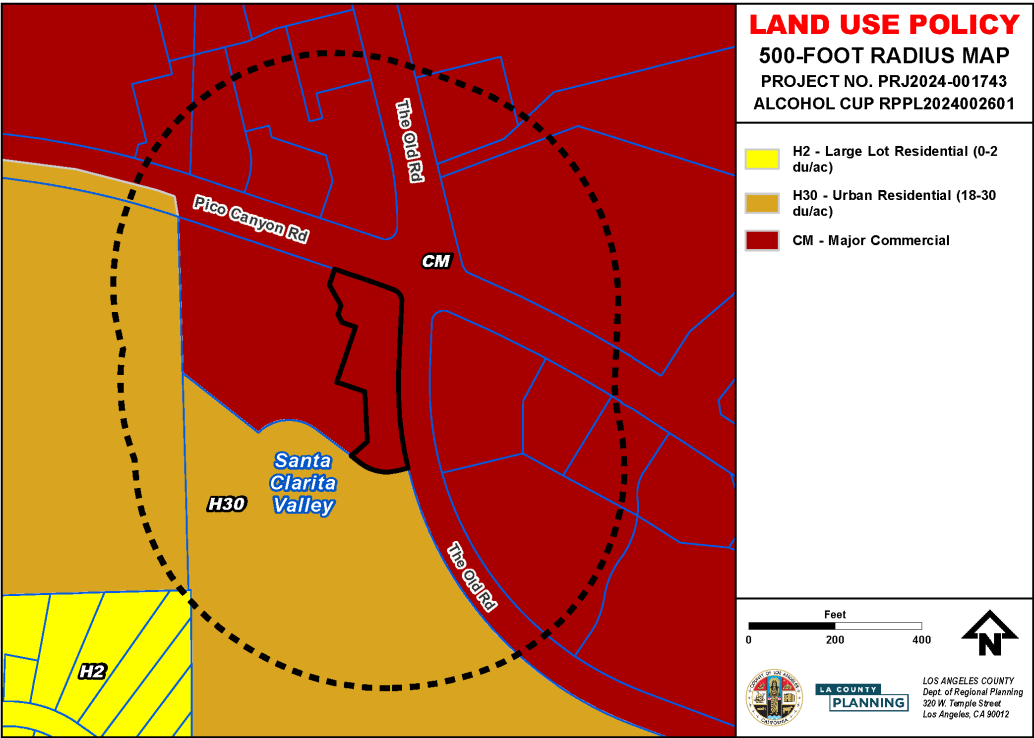
The site plan shows both the existing hotel, Extended America, and the existing restaurant, Casa Canela. Additionally, the site plan depicts the 177 on-site parking spaces on the Project Site. The floor plan depicts the proposed interior layout of the restaurant with a waiting area, dining areas, an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

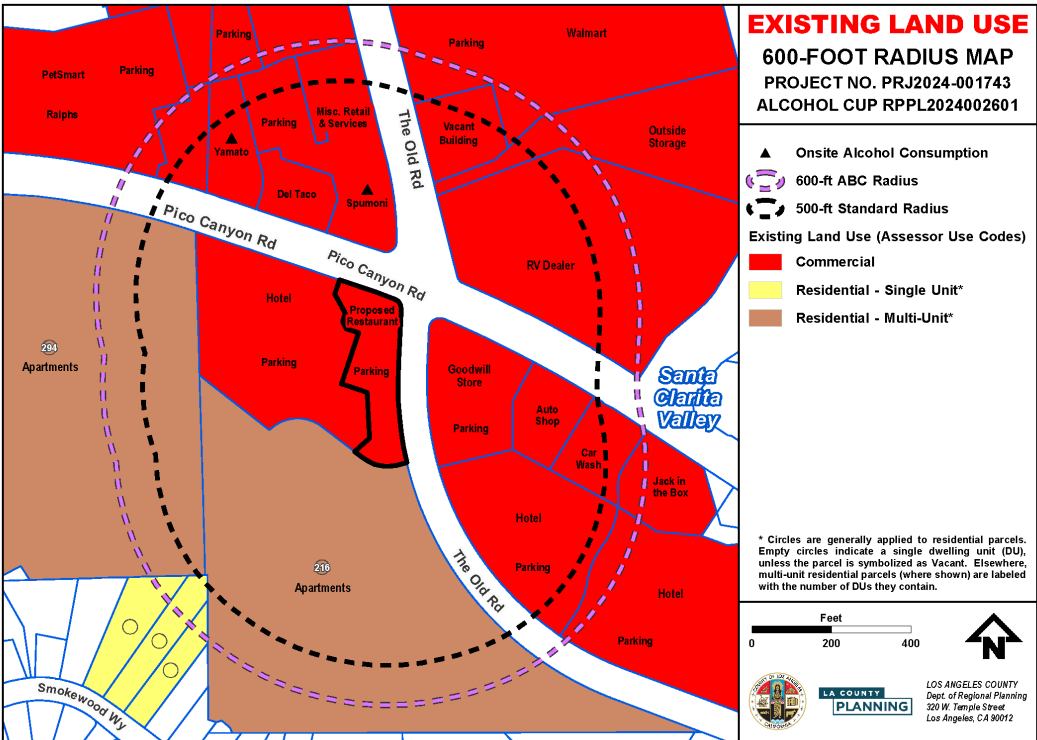
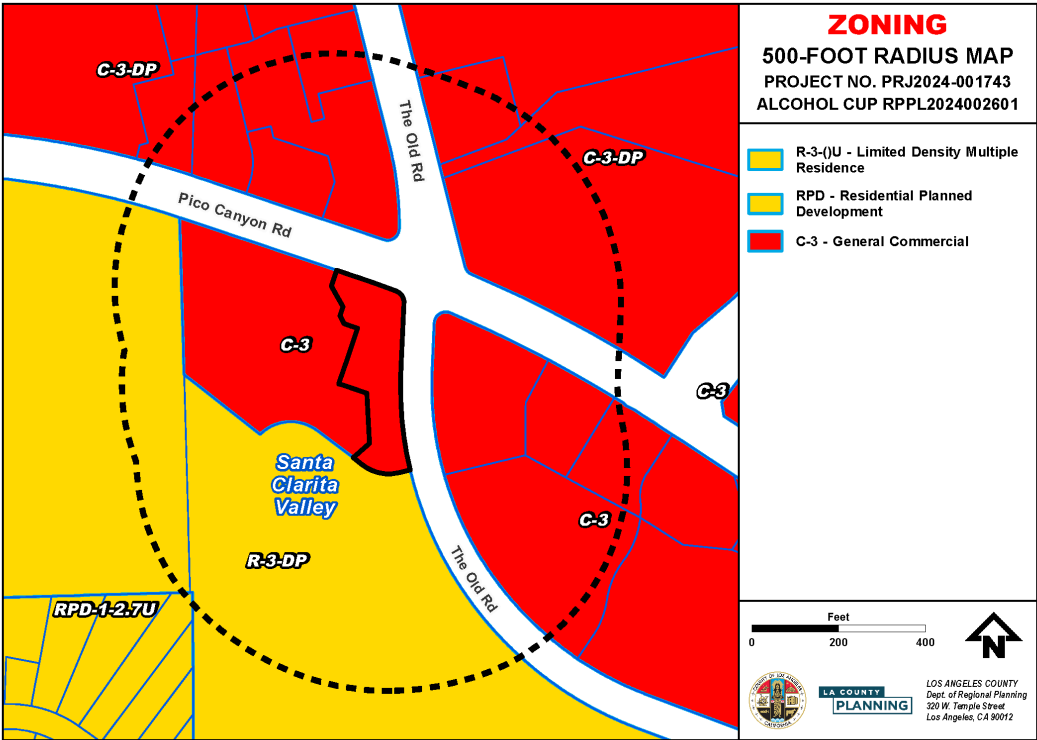
Casa Canela requires 60 parking spaces based on the approved occupancy load of 179 people. Based on records from previously approved site plans for the hotel and restaurant, a total of 176 parking spaces are required for the existing uses, and a total of 177 on-site parking spaces are provided for the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

## **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	Restaurant and Hotel
NORTH	CM	C-3-DP (General Commercial – Development Program)	Retail, Restaurants, Storage, Markets, RV Sales
EAST	CM	C-3, C-3-DP	Retail, Auto Repair, Hotels, Restaurants
SOUTH	H30 (Residential 30 – 0 to 30 Dwelling Units per Acre), H2 (Residential 2 – 0 to 2 Dwelling Units per Acre)	R-3-DP (Limited Multiple Residence – Development Program), RPD-1-2.7U (Residential Planned Development – One Acre Minimum Required Lot Area - 2.7 Dwelling Units per Net Acre)	Multi-family Housing (“MFH”), Single-Family Residences (“SFRs”)
WEST	CM, H30, H2	R-3-DP, RPD-1-2.7U	MFH, SFRs,





## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
7486	A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)	November 14, 1958
880115z	C-3-DP	July 12, 1988
20120055	C-3	November 27, 2012

### **B. Previous Relevant Cases for APN 2826-063-033**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP No. 98-113	CUP to authorize a 104-room hotel and a 6,050 square foot restaurant	Approved on June 2, 1999
RPPL2022012213	ABC CUP to authorize the sale of a full line of alcoholic beverages for a new Restaurant, Kalaveras	Withdrawn on June 14, 2023
RPPL2024002202	Business License Referral for the restaurant Casa Canela	Approved on April 24, 2024
RPPL2024003704	Zoning Conformance Review (“ZCR”) for a new business sign for the restaurant Casa Canela	Approved on July 30, 2024

### **C. Violations**

<b>CASE NO.</b>	<b>VIOLATION</b>	<b>CLOSED/OPEN</b>
None	NA	NA

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project Site is part of an approximately 4.72-acre development with a hotel, Extended America, adjacent to a restaurant now known as Casa Canela, and is 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 is consistent with the intended uses of this land use category. Specific allowable uses and development standards are determined by the underlying C-3 zoning designation. The C-3 Zone allows restaurants with a Site Plan Review and alcoholic



beverage sales for on-site consumption with a CUP, pursuant to County Code Section 22.20.030.C.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The sale of alcoholic beverages for on-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The restaurant will offer a full dining experience, and, similar to the original location in the City of Santa Clarita, customers generally expect alcoholic beverages as a service option.

There are two businesses with on-site alcoholic beverage licenses within a 600-foot radius of the Project Site. These businesses, Spumoni and Yamato, are both restaurants. There are no churches, parks, playgrounds, or schools within the 600-foot radius. Alcoholic beverages will only be consumed within the restaurant's premises. The nearby MFH is sufficiently buffered by the Project Site's parking lot and landscaping. The Project Site hosts an established and well-maintained hotel and restaurant that have served the Santa Clarita Valley area since the 1990s. The sale of alcoholic beverages at the restaurant is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

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

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Commission must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes and the Sheriff recommends approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K). Because of these documented adverse effects, Staff recommends that the Commission can make a finding of public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited to 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of

Project approval will limit the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

As noted above, the applicant is requesting alcoholic beverage sales from 7:00 a.m. to 10:00 p.m. Monday through Sunday. Casa Canela's original location, located in the City of Santa Clarita, sells alcoholic beverages from 7:00 a.m. to 3:00 p.m. Monday through Sunday. Casa Canela operates as a full-service restaurant, serving breakfast, lunch, and dinner from 7:00 a.m. to 10:00 p.m. Monday through Sunday. In addition, Casa Canela is the only full-service restaurant open for breakfast in the Stevenson Ranch area. The applicant believes that customers familiar with the original location of Casa Canela will expect similar hours for alcoholic beverage sales and wants to maintain consistency between the two locations.

### **C. Design Compatibility**

The building containing the subject restaurant was built as part of the commercial development authorized by CUP No. 98-113 that was approved on June 12, 1999 for the hotel and restaurant tenant spaces. RPPL2024002202 authorized Casa Canela to operate in the restaurant tenant space on April 24, 2024, and ZCR RPPL2024003704 authorized new business signs for the restaurant Casa Canela on July 30, 2024. The exterior appearance of the structure will not change as a result of the Project and is compatible with the adjacent hotel and other buildings 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, provided that the sale of alcoholic beverages for on-site consumption is conducted in compliance with the recommended conditions of Project approval, including the condition that will limit sales from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

### **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 sale of alcoholic



beverages at 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 Commission 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**

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 report dated May 16, 2024, indicated that there are two on-site alcohol licenses in this census tract (9203.36), while up to seven such licenses are allowed. There is not an over-concentration of alcoholic beverage sales for on-site consumption in the area as determined by ABC. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC. 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.

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Report  
Reviewed By:



Richard Claghorn for

Samuel Dea, Supervising Regional Planner

Report  
Approved By:



for Susan Tae

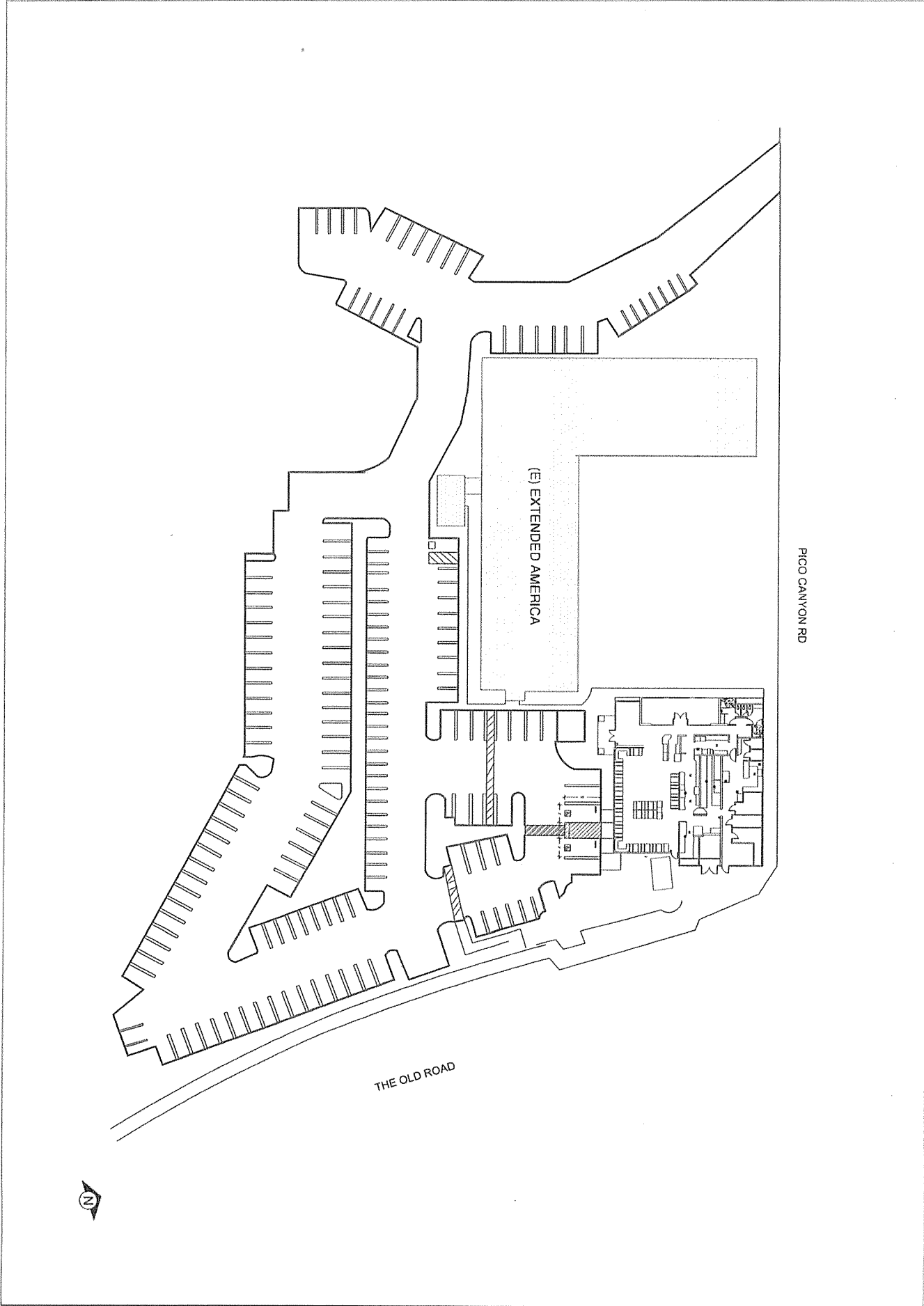
Susan Tae, Assistant Deputy Director

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### **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
<ol style="list-style-type: none"><li>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. <a href="https://www.ncbi.nlm.nih.gov/pubmed/21084080">https://www.ncbi.nlm.nih.gov/pubmed/21084080</a></li><li>2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. <a href="https://www.ncbi.nlm.nih.gov/pubmed/24588859">https://www.ncbi.nlm.nih.gov/pubmed/24588859</a></li><li>3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (<a href="https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage">https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage</a>)</li></ol>	



DATE: 01.11.2011	
DRAWN BY: J. S. J.	
CHECKED BY: J. S. J.	
SCALE: 1:1000	
SHEET: 1 OF 1	
PROJECT: ST-1	
DRAWING TITLE: EXISTING SITE PLAN	

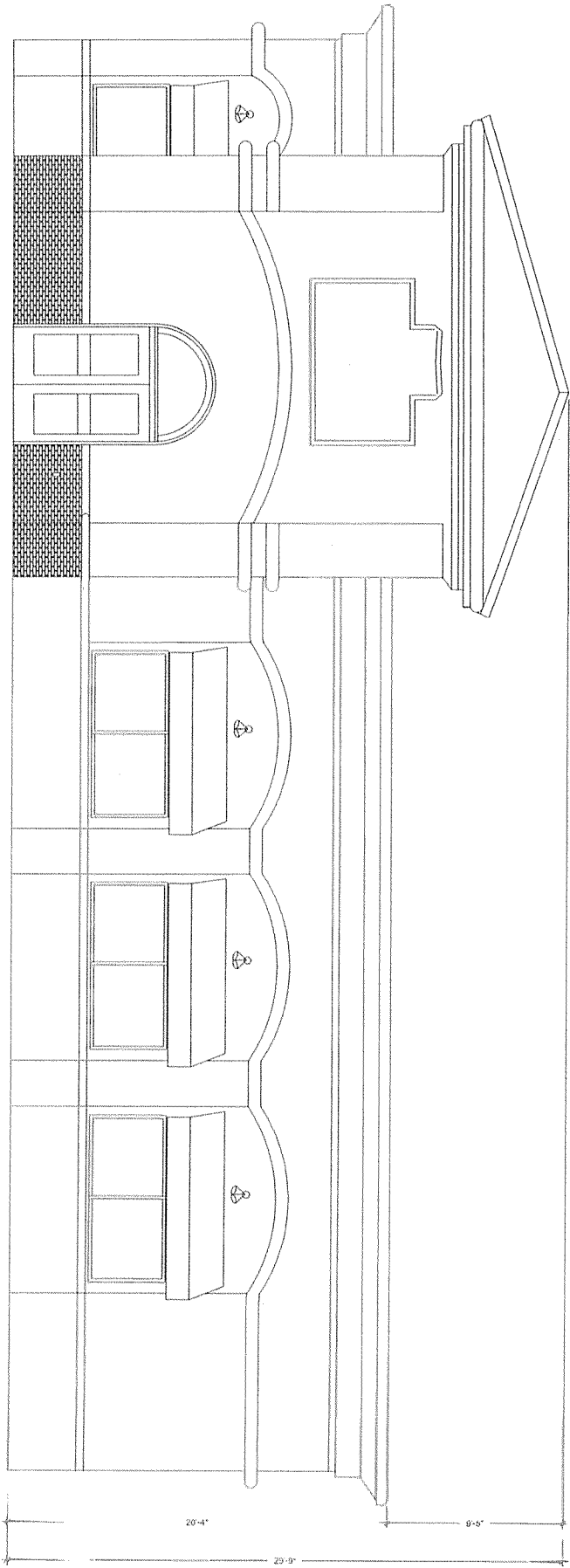
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REVISIONS	
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PROJECT NAME AND ADDRESS:	
Casa Canela Restaurant, Inc.	
24930 PICO CANYON RD.	
STEVENSON RANCH, CA 91381	

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Casa Canela Restaurant, Inc.	
24930 PICO CANYON RD.	
STEVENSON RANCH, CA 91381	



South Elevation  
Scale: 3/8"=1'-0"

Drawn by	EL-1
Checked by	
Project	
Sheet Title	
South Elevation	
Scale	3/8"=1'-0"
Date	

THICKNESS STUDY
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Reinforcement
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General Notes
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PROJECT NAME AND ADDRESS
Casa Canela Restaurant, Inc.
24930 PICO CANYON RD.
STEVENSON RANCH, CA 91381

Casa Canela Restaurant In
24930 PICO CANYON RD.
STEVENSON RANCH, CA 91381

PROJECT NAME: CASA CAMELIA RESTAURANT

PROJ. NO: 24930

DATE: 10/1/12

CLIENT: CASA CAMELIA RESTAURANT, INC.

24930 PICO CANYON RD.

STEVENSON RANCH, CA 91381

ARCHITECT: J.C. ARCHITECTS

10000 WILSON BLVD.

STEVENSON, CA 91381

ENGINEER: J.C. ARCHITECTS

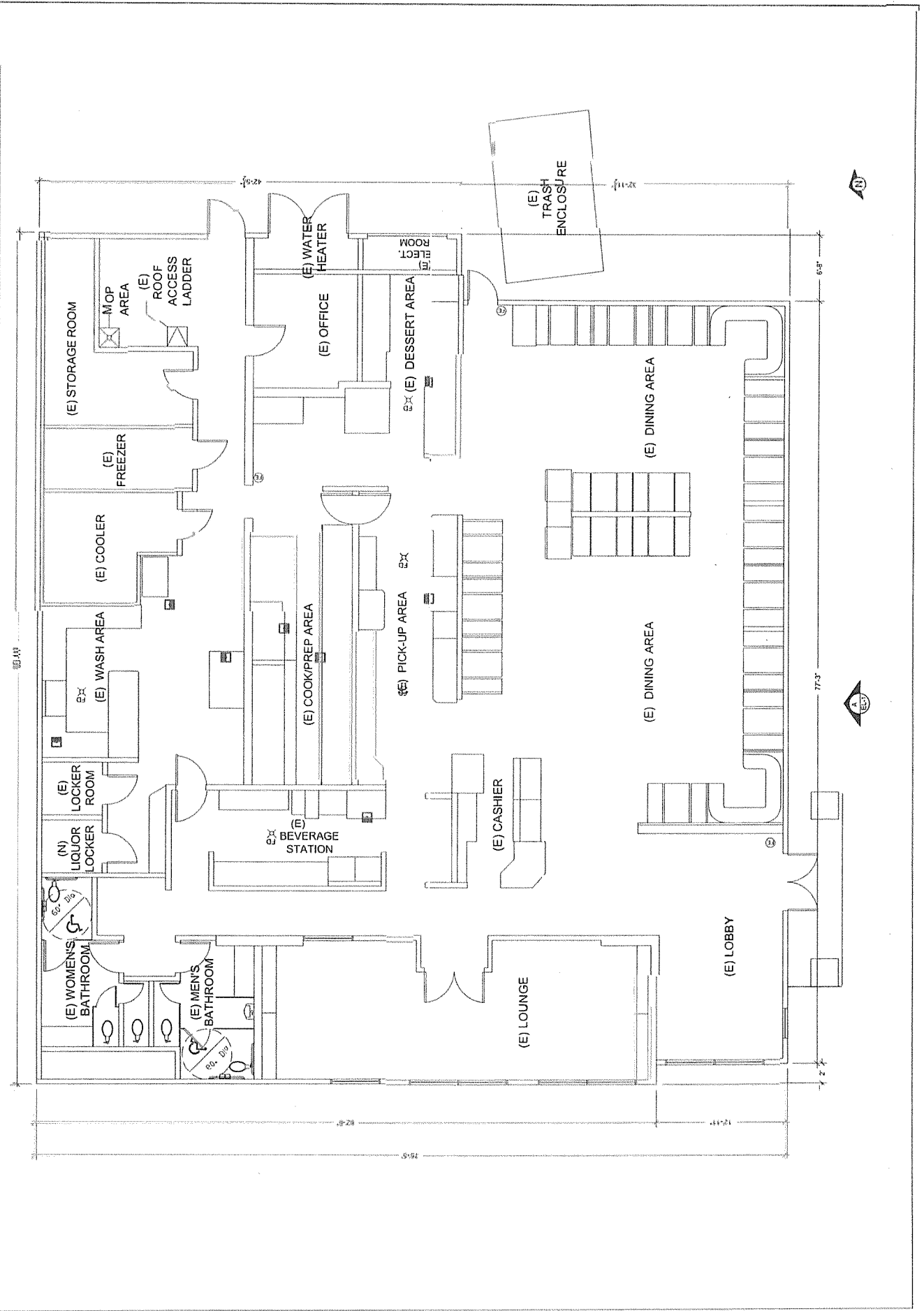
10000 WILSON BLVD.

STEVENSON, CA 91381

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 10/1/12



**PROJECT NUMBER**

PRJ2024-001743-(5)

**HEARING DATE**

September 18, 2024

**REQUESTED ENTITLEMENT(S)**

Conditional Use Permit ("CUP") No.

RPPL2024002601

## PROJECT SUMMARY

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**OWNER / APPLICANT**

AHIRA, INC. / Casa Canela

**MAP/EXHIBIT DATE**

March 27, 2022

**PROJECT OVERVIEW**

The applicant requests a CUP to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela in the C-3 (General Commercial) Zone in the Newhall Zoned District. The requested hours of alcoholic beverage sales are from 7:00 a.m. to 10:00 p.m. Monday through Sunday. Staff recommends that the Regional Planning Commission can make the required finding of public convenience or necessity only if the sale of alcoholic beverages is limited to 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

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**LOCATION**

24930 Pico Canyon Road

**ACCESS**

The Old Road

**ASSESSORS PARCEL NUMBER(S)**

2826-063-033, 2826-063-032

**SITE AREA**

4.7 Acres

**AREA PLAN**

Santa Clarita Valley

**ZONED DISTRICT**

Newhall

**PLANNING AREA**

Santa Clarita Valley

**LAND USE DESIGNATION**

CM (Major Commercial)

**ZONE**

C-3

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY STANDARDS DISTRICT**

NA

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – 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 REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2024-001743-(5)  
CONDITIONAL USE PERMIT NO. RPPL2024002601

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2024002601** on September 18, 2024.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Casa Canela ("permittee"), requests the CUP to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela ("Project") on a property located at 24930 Pico Canyon Road in the unincorporated community of Stevenson Ranch ("Project Site") the C-3 (General Commercial) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3-, C-M, C-MJ, and C-R, Use Regulations) and 22.140.030 (Alcohol Beverage Sales). The requested hours of alcoholic beverage sales are from 7:00 a.m. to 10:00 p.m. Monday through Sunday.
4. **LOCATION.** The Project is located at 24930 Pico Canyon Road within the Newhall Zoned District and Santa Clarita Valley Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** CUP No. 98-113 was approved on June 2, 1999 to authorize the construction of a 104-room hotel and a 6,050 square-foot restaurant. Business License Referral No. RPPL2024002202 approved on April 24, 2024 authorized Casa Canela as the tenant in the restaurant. Zoning Conformance Review ("ZCR") No. RPPL2024003704 approved on July 30, 2024 authorized new business signage for Casa Canela.
6. **LAND USE DESIGNATION.** The Project Site is located within the CM (Major Commercial) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Newhall Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C a CUP is required for alcoholic beverage sales for on-site consumption, in compliance with County Code Section 22.140.030.F (Alcoholic Beverage Sales, Findings for Uses Subject to CUP), in the C-3 Zone.
8. **SURROUNDING LAND USES AND ZONING**  
The following chart provides property data within a 500-foot radius:

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

## 9. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

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

### B. Site Access

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

**C. Site Plan**

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

**D. Parking**

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

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

**11. AGENCY RECOMMENDATIONS.**

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

**12. PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.

**13. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, and newspapers (SCV Signal), and property posting. Additionally, the Project was noticed

and case materials were available on LA County Planning's website. On August 8, 2024, a total of 63 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

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

15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

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

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

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

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

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

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

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

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

### **ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification as sale of alcohol for on-site consumption at a restaurant is permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C.
17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). The C-3 Zone has no required yards for non-residential uses. While the Project is a request for alcohol sales for on-site consumption, the structure conforms with development standards, and it was constructed as approved by CUP No. 98-113.
18. **HEIGHT, LOT COVERAGE, AND LANDSCAPING AREA.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which include maximum height, maximum lot coverage, and minimum landscaping area. While the Project is for the sale of alcoholic beverages for on-site consumption within an existing restaurant, the height limit for the C-3 Zone is “13x buildable area”. The buildable area of the Project Site is approximately 182,300 square feet, and the total building area of the Project Site is far below this size at approximately 51,950 square feet. The existing building is therefore deemed to be in compliance with the height limit of the C-3 Zone. The height of the existing restaurant building is 29-feet-and-nine-inches. The maximum allowable lot coverage for the Project Site is 90 percent of the total lot area, or approximately 182,300 square feet. The total lot coverage of the existing buildings on the Project Site is approximately 23,900 square feet, which is far below the maximum. The minimum required landscaping area is 10 percent of the lot area, or approximately 20,255 square feet. The landscaping area provided is approximately 49 percent of the lot area, or approximately 99,251 square feet, which far exceeds the minimum requirement. While the Project is a request for alcoholic beverage sales for on-site consumption, the structure conforms with development standards, and it was constructed as approved by CUP No. 98-113.
19. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). While the Project is a request for of alcoholic beverage sales for on-site consumption, the existing restaurant requires 60 parking spaces based on the approved occupancy load of 179. The total number of parking spaces required for the hotel and restaurant is 176, and 177 parking spaces are provided on the Project Site.

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

#### **CONDITIONAL USE PERMIT FINDINGS**

22. **The Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed sale of alcoholic beverages for on-site consumption at the existing restaurant is consistent with the adopted General Plan. Pursuant to County Code Section 22.20.030.C, alcoholic beverage sales for on-site consumption are allowed in the C-3 Zone with a CUP. The CM land use designation is intended for commercial businesses, such as restaurants, which serve residents locally and across the region. The proposed sale of alcohol is consistent with the CM land use designation.
23. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** Alcoholic beverage consumption will only take place within the restaurant and will not adversely affect the people and businesses in the surrounding area. There are no places of religious worship, schools, parks, playgrounds, or other sensitive uses within a 600-foot radius of the Project Site. The proposed alcohol sales will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area. It is a major commercial area with existing restaurants within a 600-foot radius which offer alcoholic beverage sales for on-site consumption, and the proposed use is consistent with surrounding uses.
24. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities,**



landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. While the Project is a request for alcohol sales for on-site consumption, the building containing the subject restaurant was built as part of the commercial development approved by CUP No. 98-113 and the signage updates for Casa Canela were approved by ZCR No. RPPL2024003704. The Project Site has adequate room for the required parking and landscaping, and the existing facilities and will not be changed by the Project. The exterior appearance of the structure will not change as a result of the CUP and the use is compatible with other buildings in the area. The building exterior is well maintained and clean.

25. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The subject restaurant is accessible from The Old Road to the east and Pico Canyon Road to the north. Both The Old Road and Pico Canyon Road are designated as Major Highways on the County Master Plan of Highways, with 84-feet and 100-feet of ROW width, respectively. Alcoholic beverage sales are unlikely to generate significant traffic to the existing restaurant as the segment of The Old Road along the Project Site was improved to accommodate the overall development authorized by CUP No. 98-113.

#### **SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES**

26. The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. Alcoholic beverage consumption will only take place within the restaurant and will not adversely affect the people and businesses in the surrounding area. There are no places of religious worship, schools, parks, playgrounds, or other sensitive uses within a 600-foot radius of the Project Site. The proposed sale of alcoholic beverages for on-site consumption will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area, provided that the sales are conducted in compliance with the conditions of Project approval.
27. The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area. There is a sufficient buffer from the proposed alcoholic beverage sales at an existing restaurant and the residential land uses within a 600-foot radius of the Project Site. All residential land uses are buffered by the Project Site's parking lot and landscaping. Additionally, steep slopes on the western and southern sides of the Project Site buffer the restaurant from the adjacent MFH.
28. The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community. Coco's Bakery Restaurant, the original restaurant approved at this tenant space authorized by CUP No. 98-113, permanently closed in 2020 and the tenant space was vacant until 2024.

The sale of alcoholic beverages at this location may contribute to sustaining the economic activity in the community, provided that the sales are conducted in compliance with the conditions of Project approval, because the commercial uses in the area, including the Project Site, attract customers from a wider geographic area and travelers along Interstate 5 Freeway.

- 29. The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** While the Project is a request for alcohol sales for on-site consumption, the building containing the subject restaurant was built as part of the commercial development approved by CUP No. 98-113 and the signage updates for Casa Canela were approved by ZCR No. RPPL2024003704. The requested Project does not propose any changes to the building in this CUP application. The existing exterior structure is consistent with the design and appearance of other buildings in the surrounding area. The building is clean and well maintained. Its appearance and condition will not likely adversely impact property values of the neighborhood negatively. Having an operating restaurant in this location will help with maintaining the property, and the sale of alcoholic beverages will help the tenant to remain economically viable. Without a tenant, the building may deteriorate over time, potentially leading to blight in the area.
- 30. The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in Section 22.140.030.F2 of the County Code.** According to the report provided by ABC, the Project Site is not in an area of undue concentration. However, the Project Site is located in a high crime reporting district, so the Commission must make a finding of public convenience or necessity pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity). The Commission finds that the Project contributes to the public convenience or necessity because a condition of Project approval limits the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales too early or too late in the day, pursuant to the following analysis.

The Project Site is located in a regional commercial area that attracts many customers from the Santa Clarita Valley region and beyond. The restaurant is likely to serve customers who visit other retail or service businesses in the vicinity as well as travelers along the Interstate 5 Freeway, thereby enhancing the economic viability of the area. The Project Site includes a hotel and has other hotels and other commercial uses within walking distance and is therefore a convenient location for hotel visitors and others to enjoy a meal, potentially including alcoholic beverages, and the Project adds to the variety of dining options available for customers. The subject restaurant is in a well-maintained building that will help to maintain the aesthetic character of the area

and will have a pleasant ambiance for diners. The sale of alcoholic beverages for on-site consumption will provide a convenience for customers who choose to have alcoholic beverages with their meals.

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

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

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

### **ENVIRONMENTAL FINDINGS**

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

### **ADMINISTRATIVE FINDINGS**

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based

in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcoholic beverages for on-site consumption would occur at a site within a high crime reporting district, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcoholic beverages for on-site consumption at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in County Code Section 22.140.030.F.2, provided that the sales are conducted in compliance with the conditions of Project

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

**THEREFORE, THE COMMISSION:**

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

**ACTION DATE: September 18, 2024**

**SD:CK**

**September 4, 2024**

**c: Zoning Enforcement, Building and Safety**

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

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

**PROJECT DESCRIPTION**

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

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring



the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on September 18, 2034** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one (1) year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, the sale of alcoholic beverages and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,205.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA

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

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$441.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

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

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

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

of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

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

31. The Permittee shall maintain active and functional surveillance recording equipment which captures video recordings of adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced upon request of any Sheriff or Zoning Enforcement Inspector.
32. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The Permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
33. The Permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
34. Music or other audible noise at the premises shall comply with County Code Title 12 to the satisfaction of the County Department of Public Health.
35. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
36. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
37. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant, unless otherwise authorized by the Permittee's ABC license.
38. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A." The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during all hours of operation.
39. Food service shall be continuously provided during operating hours.
40. The overall occupant load for the establishment, and number of persons admitted to the establishment, may not exceed 179 unless approved by the Director. Any increase to the building area or the occupant load or any change to the parking layout shall require LA County Planning approval of a Revised Exhibit "A".

**ATTACHMENT A**  
**Los Angeles County Department of**  
**Regional Planning CONDITIONAL USE**  
**PERMIT STATEMENT OF FINDINGS**  
**24930 Pico Canyon RD, Stevenson Ranch, CA 91381**

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

The project site maintains a General Plan Land Use designation of General Commercial and is improved with an existing commercial development. The subject request is for the sale and dispensing of beer, wine and distilled spirits for on-site consumption within an existing restaurant in the commercial development. The restaurant use is consistent with the General Commercial Land Use Designation of the site since the GC designation is intended for regional shopping centers, a variety of retail sales, restaurants, and other hospitality service, categories into which this Project falls. The sale of a full line of alcoholic beverages is conditionally permitted on the site subject to certain findings, which have been made herein.

The Project is consistent with the goals and policies of the Santa Clarita Valley Area Plan because the As the Project offers full-service dining with an alcoholic beverage service option and is located within a commercial corridor that attracts customers from outside The immediate vicinity, the Project falls within the uses envisioned by the Area Plan.

If the requested entitlement is granted, it would allow for the restaurant to provide alcoholic beverages as an incidental addition to its primary food service function. The restaurant's ability to effectively market to and satisfy the expectations of its customers, will be strengthened by the sale and service of alcoholic beverages at the restaurant. The restaurant's patrons also include those visitors staying at the adjoining Extended Stay America Suites.

The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:



- ✓ *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 proposed use appears to be consistent with a number of the Santa Clarita Valley Area Plan's objectives and policies including the following:

- ✓ *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."*
- ✓ *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."*
- ✓ *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 located at an existing commercial development adjacent to the freeway and highway (1-5 and Pico Canyon Road). The proposed entitlement adds to the diverse dining options in the commercial corridor that serves as a focal business point for the area and contributes to the growth of the Santa Clarita Valley. The restaurant is located adjacent to both major commercial centers and various types of residential areas. It serves to meet the local and regional needs of residents by providing an authentic dining and beverage options.

**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 requested use will have no adverse effect on nearby residents or employees. On the contrary, the proposed use to a full line of alcoholic beverages will provide a supplementary service to great authentic Mexican food for residents and employees in the vicinity. Casa Canela will continue to provide positive investment to improve property value. This includes fresh outdoor paint and landscaping to make the area more attractive and to improvement to the commercial strip it resides in.

The site improvements and highly visible property investment encourages other property owners in the vicinity to consider similar investments improving property values throughout the area. Moreover, the approval of the proposed entitlement will also allow the restaurant to not only attract additional visitors but generate additional tax revenues for the area and local economy therefore increasing the valuation of the property within itself and making it more desirable.

The Applicant's ability to serve a full line of alcoholic beverages to her patrons with their meals will strengthen the restaurant's revenues and help enable the establishment to remain solvent and continue to prosper as the pandemic recovery unfolds in the coming months and years. Restaurants in general have been devastated by the pandemic; the Applicant's ability to serve alcoholic beverages as a customary complement to the restaurant's primary food service function will help ensure the business' viability, which, in turn, will help enhance the economic viability of the site.

The approval of the conditional use will not adversely affect the welfare of the pertinent community as the request does not include any form of live entertainment or patron dancing. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a restaurant. The use will not adversely affect the economic welfare of the

community because the existing establishment will continue to positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The sale of alcoholic beverages in this location will not represent the introduction of a new use to the area; moreover, the applicant will operate this bona-fide eating place under all applicable codes and guidelines. The kitchen will remain open the entire time the restaurant is and there will be no live entertainment. This assures a use which is both convenient to patrons and respects the welfare of the community.

**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 project site maintains a zoning designation of C-3 and a General Plan Land Use Designation of General Commercial. It is also within the Santa Clarita Valley Area Plan and the Castaic Area Community Standards District. The existing subject property is located within an existing commercial development, which was built to county specifications regarding necessary walls, fences, parking and loading facilities. The use of the property will not change. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with an existing restaurant.

The subject request is to allow for the sale and dispensing of beer, wine and distilled spirits for on-site consumption in conjunction with an existing restaurant within the commercial center. It does not include the construction of any new buildings on the land or introduce a new use to the site. Since there will be no physical changes to what already exists at the project site, it can be found that it is adequate in size and shape to accommodate the various development features of Title 22.

**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 project site is fronted on The Old Road, a designated Major Highway with a variable street width. The property is accessible via The Old Road on the eastern side of the site and Live Oak Road to the western side of the site. 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 request does not include any changes to the physical characteristics or use of the project site, so it can be found that the site is adequately served by streets and services that are required for such a use.

**ATTACHMENT A**  
**Los Angeles County Department of Regional Planning**  
**ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS**  
**24930 Pico Canyon RD, Stevenson Ranch, CA 91381**

**PROJECT REQUEST:**

The applicant, Casa Canela Restaurant, Inc, is requesting a Conditional Use Permit to allow the sale and dispensing of beer, wine and distilled spirits (Type 47 ABC License) for on-site consumption at an existing 5,793 sq ft restaurant. The restaurant is located in the C-3 (General Commercial) Zone in the Santa Clarita Valley Community. The eatery, known as Casa Canela will operate daily with indoor seating of up to 183 patrons indoors. The proposed hours of operation are:

Sunday to Saturday 7:00 AM to 10 PM

Casa Canela is a vibrant Mexican-American dining experience, celebrated for its authentic family recipes and a charming blend of traditional and contemporary influences. The restaurant's ambiance marries classic Mexican design with modern American accents, fostering a welcoming environment. The menu offers a delicious mix of genuine Mexican dishes and American classics, all crafted with natural, high-quality ingredients that are a hallmark of Mexican cuisine. Each dish is lovingly prepared, embodying the rich culinary traditions handed down through generations, providing patrons with an authentic taste of Mexican-American family cooking.

The culinary offerings at Casa Canela are a testament to a deep-seated passion for traditional Mexican flavors, thoughtfully reimagined with a modern twist. These cherished family recipes span generations, featuring a spectrum of tastes from delightful breakfast selections like Huevos Rancheros and Crepas Poblanas to distinctive dinner plates uncommon in typical Mexican eateries. Casa Canela is committed to excellence, using only the finest ingredients in every dish.

At Casa Canela, the preparation of food is a family affair that emphasizes traditional cooking methods while embracing fresher, healthier choices. This approach not only elevates the bold, authentic flavors but also introduces a novel

way of enjoying Mexican cuisine. Casa Canela is setting new standards in the culinary world, making each meal a memorable experience with its gorgeous presentations.

**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 establishment is located within an existing commercial development and is appropriately buffered by public rights of way and a surface parking lot as well as other similar commercial developments. Any nearby sensitive uses within the 600-foot radius should not be adversely affected by the use and/or the requested entitlements. This project is located in a commercially dense and vibrant part of the Santa Clarita Valley and will serve the area's residential population's demand for eatery options. The applicant is committed to working with the community to mitigate any foreseeable adverse impacts. The approval of a liquor license at a respected establishment along the intersection of The Old Road and Pico Canyon Road will continue to provide a location for surrounding residents and visitors from around the area for breakfast, lunch and dinner and will encourage commercial activity at surrounding properties, strengthening the local economy and positively impacting the surrounding community. Furthermore, if approved, the Zoning Administrator will impose conditions and limitations, which would mitigate any adverse impacts of the proposed use.

**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 Project Site is located on the ground floor of an existing commercial building and the design of the existing structure sufficiently separates the commercial uses from the residential uses via separate levels, access points, and stepped building setbacks.

The nearest residential uses to the project site are directly across Pico Canyon Road towards the rear of the building. The dispensing of beer, wine, and distilled spirits will be contained to the interior of the restaurant, which is fronted on the

shopping center's parking lot. The existing parking lot serves as an adequate buffer for the residential uses from the rear of the restaurant.

Further, the existing establishment will be maintained as a bona-fide restaurant and is not proposing live entertainment or patron dancing with this request.

The primary function of the establishment will continue to be a sit-down meal service and the character and mode of operation will not change with the herein authorization. The property is zoned for commercial uses and the restaurant use is allowed by right. The approval of this entitlement will allow the applicant to offer a full service to patrons and to compete more favorably with other restaurants in the area. Other retail establishments and restaurants are in the vicinity. As wished for, the request represents the introduction of a use that is common to the area. As such, the project will continue to enhance the surrounding neighborhood and will perform a function in addition to providing a service that is essential and beneficial to the adjacent community.

This commercial building is well-buffered from nearby residential areas by streets, highways, parking lots, and landscaping. The sale of alcoholic beverages will be incidental to the service of food and occur within the designated dining areas. As such, the subject restaurant will not generate an undue burden or nuisances to residential areas within the immediate vicinity.

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

To the contrary, the sales and service of alcoholic beverages as a customary incident to the restaurant's primary food service function, will allow the applicant to remain economically competitive with other restaurants in the area which have been granted such accommodation; this only supports the overall economic welfare of the site.

The subject restaurant was previously approved for the sale of beer and wine for on-site consumption from April 2002 until August 2021 via ABC License number **384937**. Allowing the sale of alcoholic beverages may contribute to sustaining the economic activity in the community as the commercial centers in

the immediate vicinity attract customers from a wider geographic area. As such, the requested Project will not adversely affect the economic welfare of the area.

The project is not proposing any changes to the floor area or type of use. The restaurant use has been in place since 2002 as COCO'S BAKERY RESTAURANT along a commercial corridor that intends to attract customers from a wide geographic area. The restaurant offered a full-service lunch and dining experience and its customers generally expect alcoholic beverages as a service option. The authorization of the sale of a full line of alcohol for on-site consumption in association with the existing restaurant will contribute to an active and vibrant promenade enjoyed by residents and visitors of the area.

The approval of the conditional use will not adversely affect the welfare of the pertinent community. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a restaurant. The use will not adversely affect the economic welfare of the community because the proposed establishment will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The sale of beer, wine and distilled spirits at this location will not represent the introduction of a new use to the area; moreover, the applicant will operate this bona fide eating place under all applicable codes and guidelines. This assures a use which is both convenient to patrons and respects the welfare of the community. The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure its cohesive with its neighboring eating establishments that also serve alcohol as an ancillary service.

Furthermore, the applicants are local residents with children who attend school in Santa Clarita. They have a deep connection to the community and are dedicated to ensuring its safety and prosperity. Both owners have been actively involved in supporting the community by providing local employment opportunities and attracting customers from outside areas to spend in Santa Clarita Valley, thus boosting the local economy. Each owner has at least seven years of experience managing alcohol licenses, with one owner maintaining a safe alcohol license since 2009. Their longstanding commitment to responsible alcohol service reflects their respect for the license and their dedication to the



well-being of their patrons and the community at large. This experience and commitment further ensure that the operation of Casa Canela will be conducted with the utmost regard for community standards and safety.

**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.**

No change is being proposed to the structural exterior appearance of the business, which is compatible with the adjacent properties and will not have an adverse impact on the surrounding neighborhood. The building has been painted with top quality paint and this has already added value to the community. What was once an older, neglected building has a fresh coat of paint and is drawing positive attention to the entire commercial area. The restaurant is located within an existing commercial development. The exterior of the restaurant will not be altered at all because of this application, nor will it differ significantly from the appearance of existing businesses on nearby commercial properties. The restaurant's operators understand the effects that a poorly - maintained building have on the community and will continue to improve the area. They will ensure that the structure will not deteriorate to the point of causing blight or the lowering of neighboring property values. On the contrary. The owners have begun the landscaping process to add more value to the commercial area and will continue to ensure that it is well-lit and properly maintained.

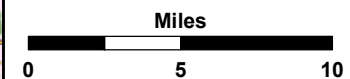
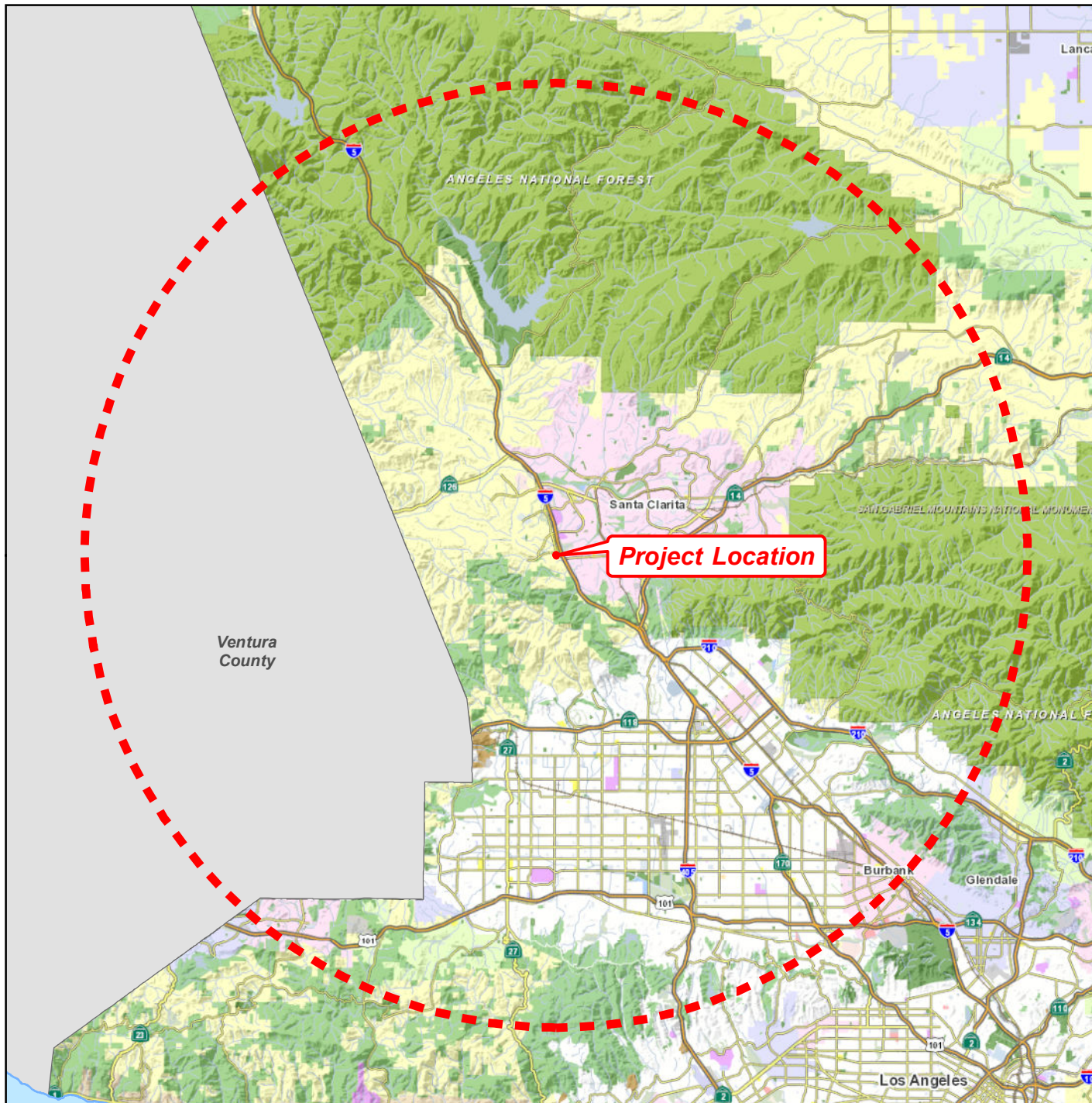
**PROPOSED ENVIRONMENTAL DETERMINATION**

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**DETERMINATION DATE:** September 4, 2024  
**PROJECT NUMBER:** PRJ2024-001743-(5)  
**PERMIT NUMBER(S):** Conditional Use Permit No. RPPL2024002601  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 24930 Pico Canyon Road  
**OWNER:** AHIRA, INC.  
**APPLICANT:** Casa Canela  
**CASE PLANNER:** Christopher Keating, Regional Planner  
CKeating@planning.lacounty.gov

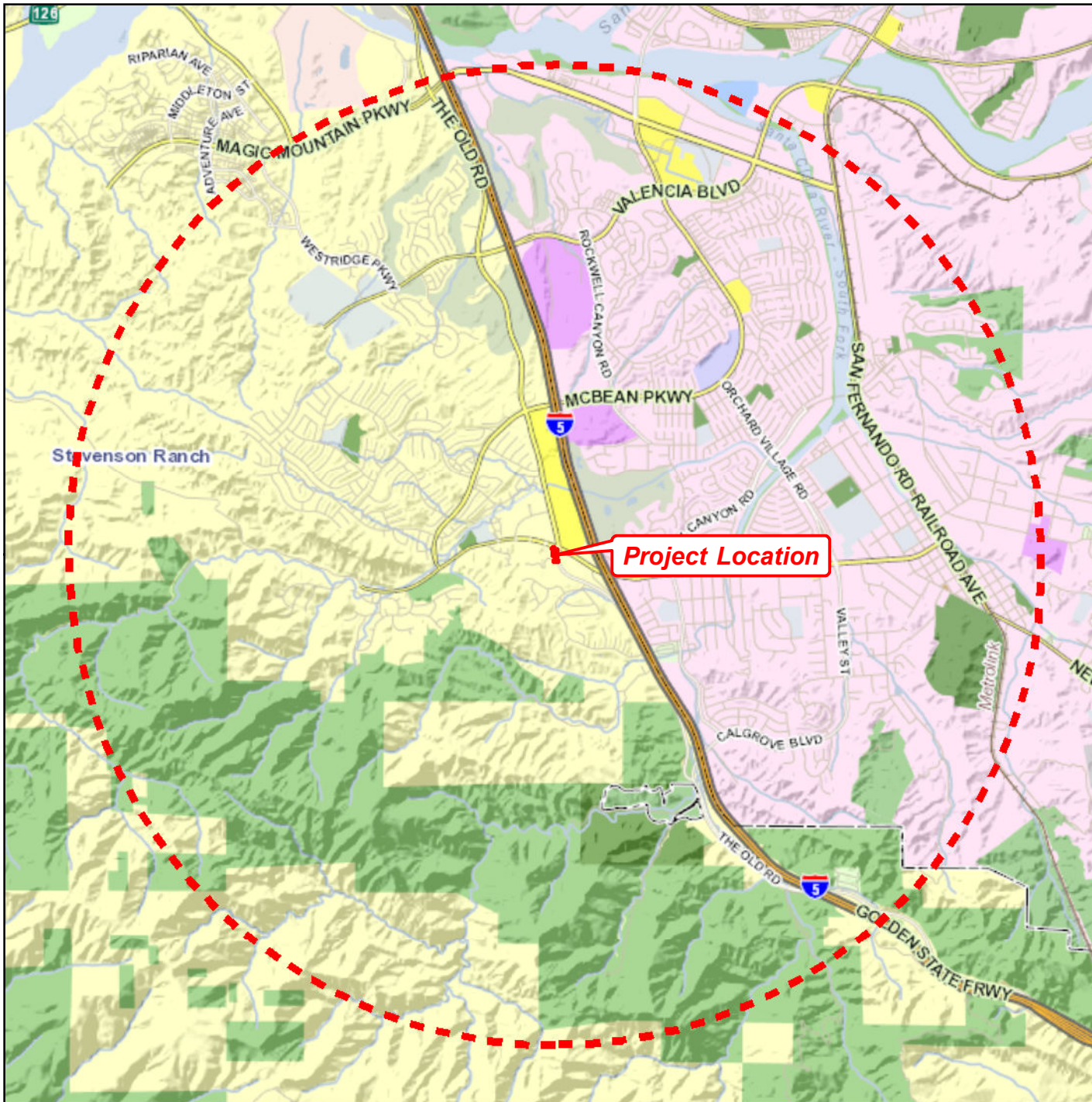
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Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate 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 sale of alcoholic beverages for on-site consumption 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.

LA COUNTY  
PLANNING

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

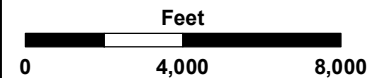




# 3-MILE RADIUS

## LOCATOR MAP

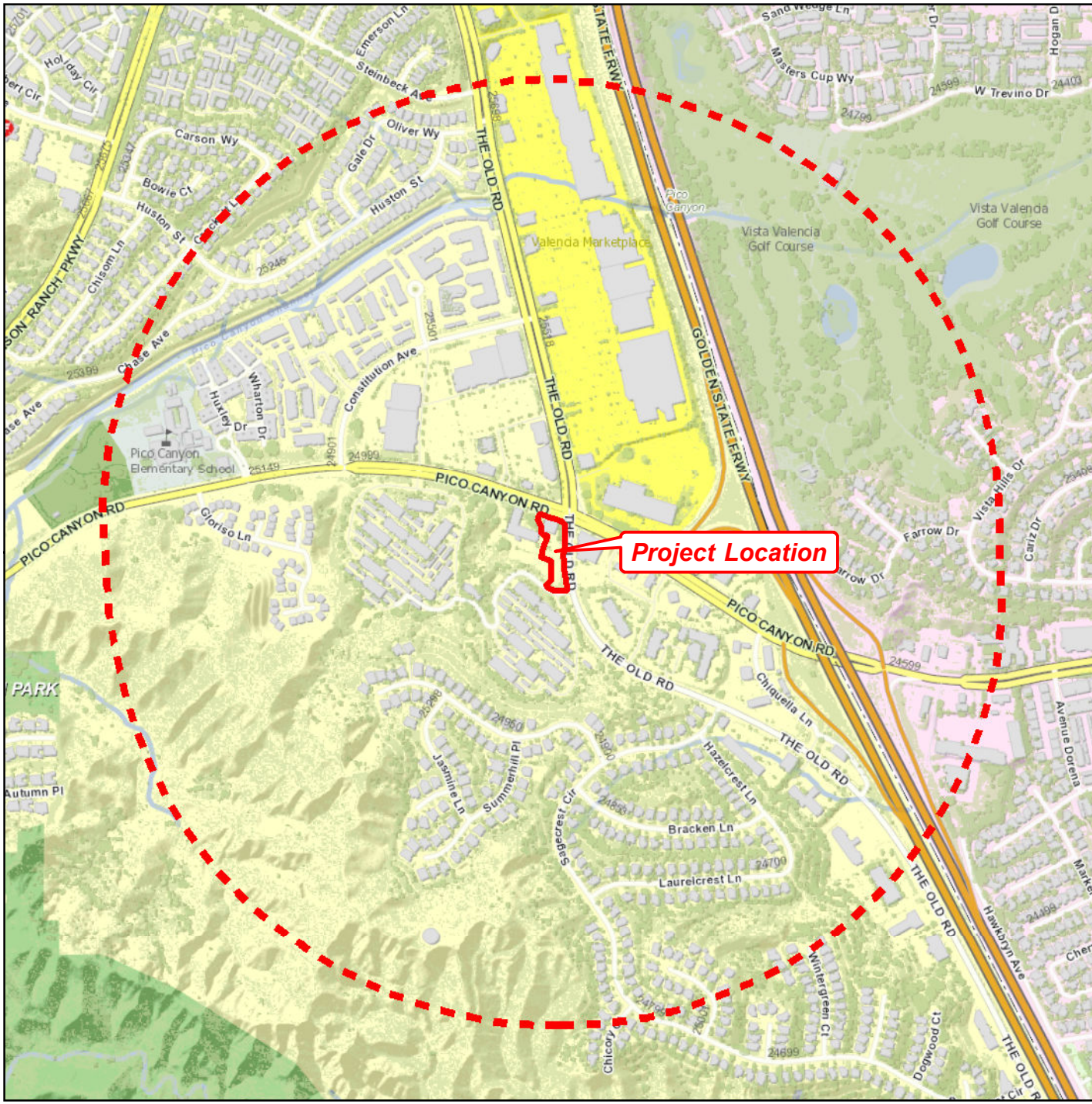
PROJECT NO. PRJ2024-001743  
ALCOHOL CUP RPPL2024002601



LA COUNTY  
PLANNING


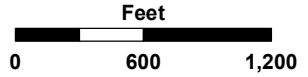
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012







**HALF-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2024-001743  
ALCOHOL CUP RPPL2024002601







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





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001743

ALCOHOL CUP RPPL2024002601

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

Feet  
0 50 100



LA COUNTY  
PLANNING

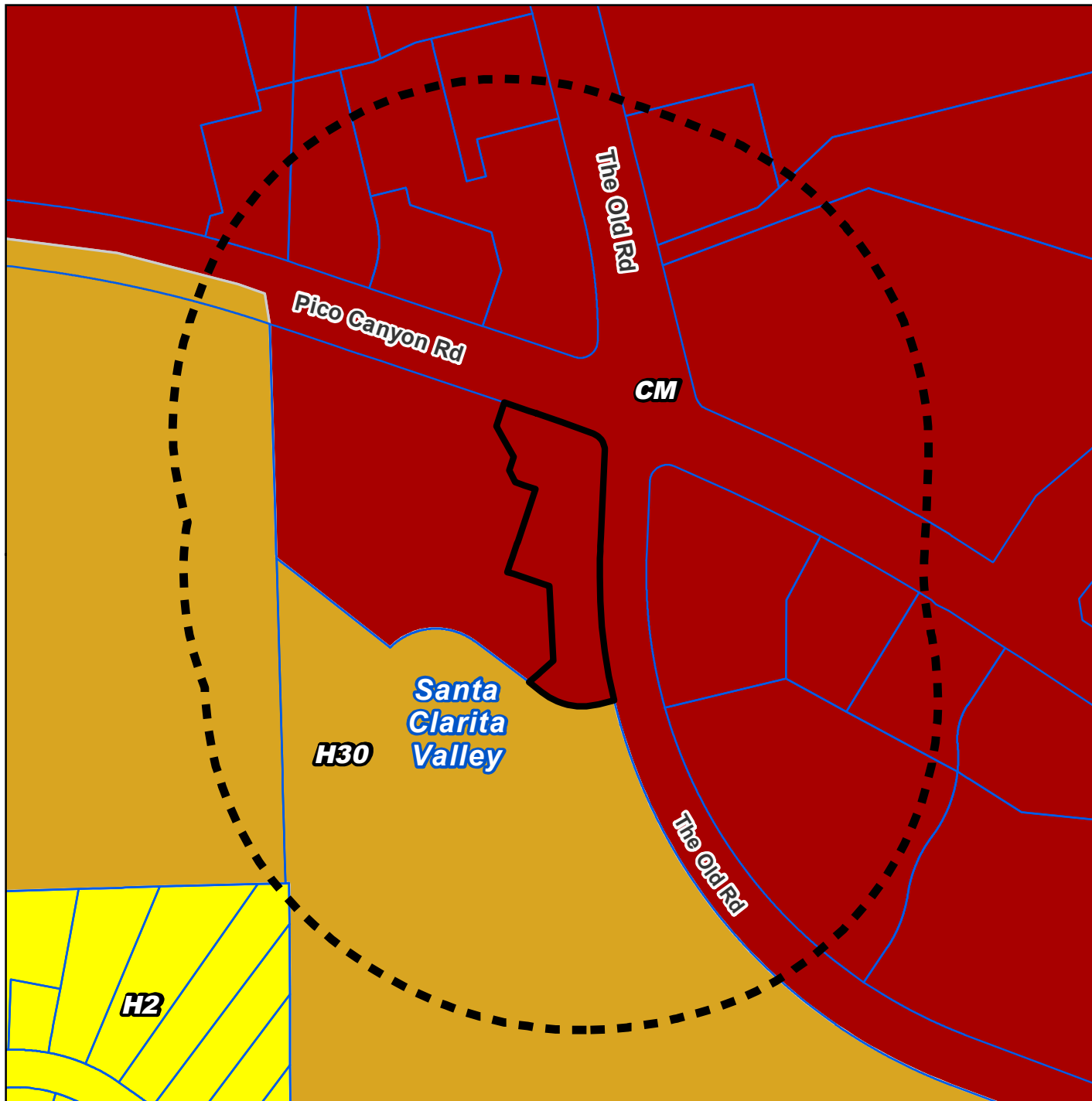
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001743

ALCOHOL CUP RPPL2024002601



 H2 - Large Lot Residential (0-2 du/ac)

 H30 - Urban Residential (18-30 du/ac)

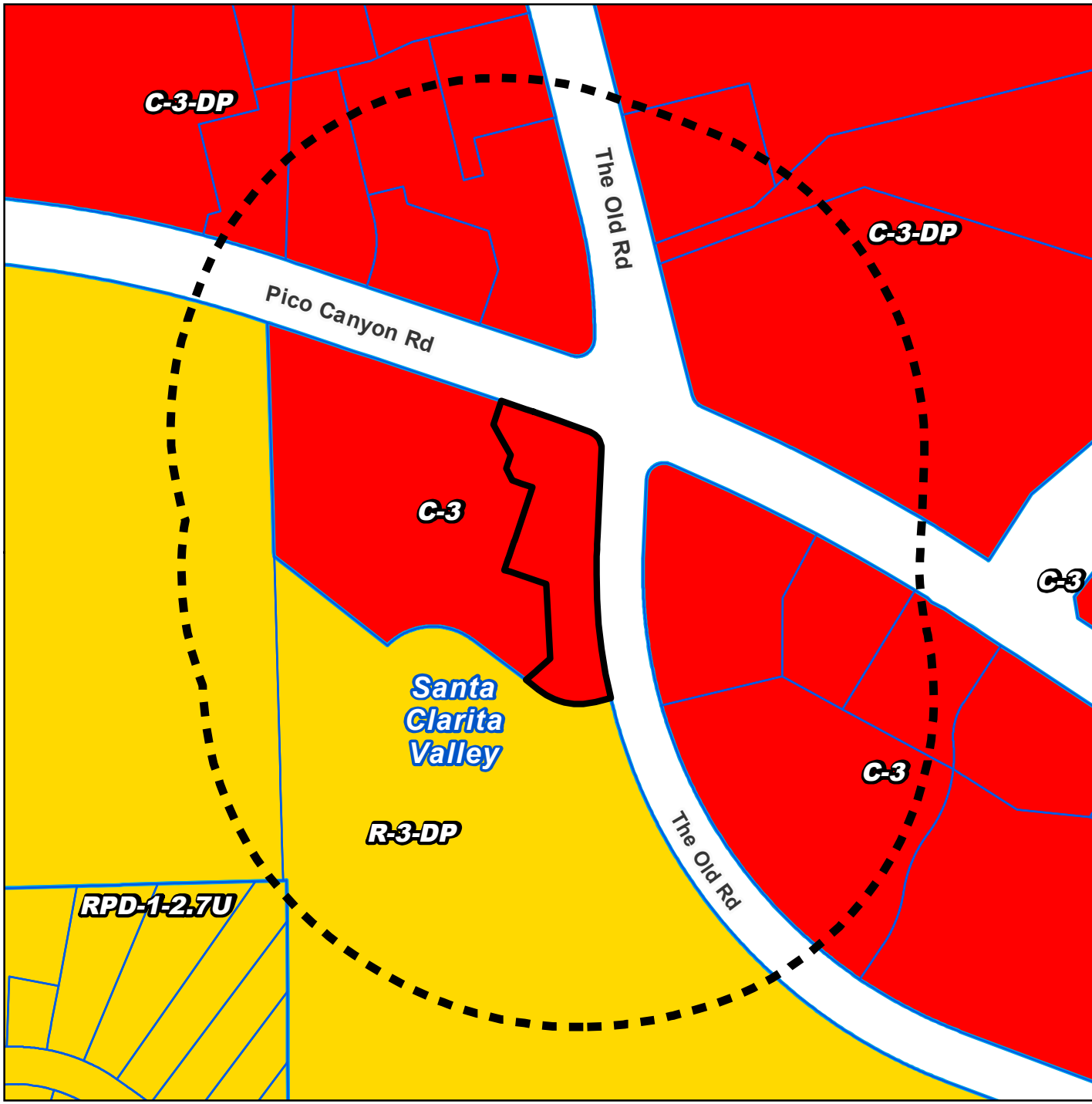
 CM - Major Commercial

Feet  
0 200 400



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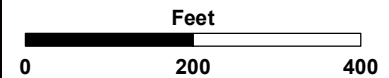
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001743

ALCOHOL CUP RPPL2024002601

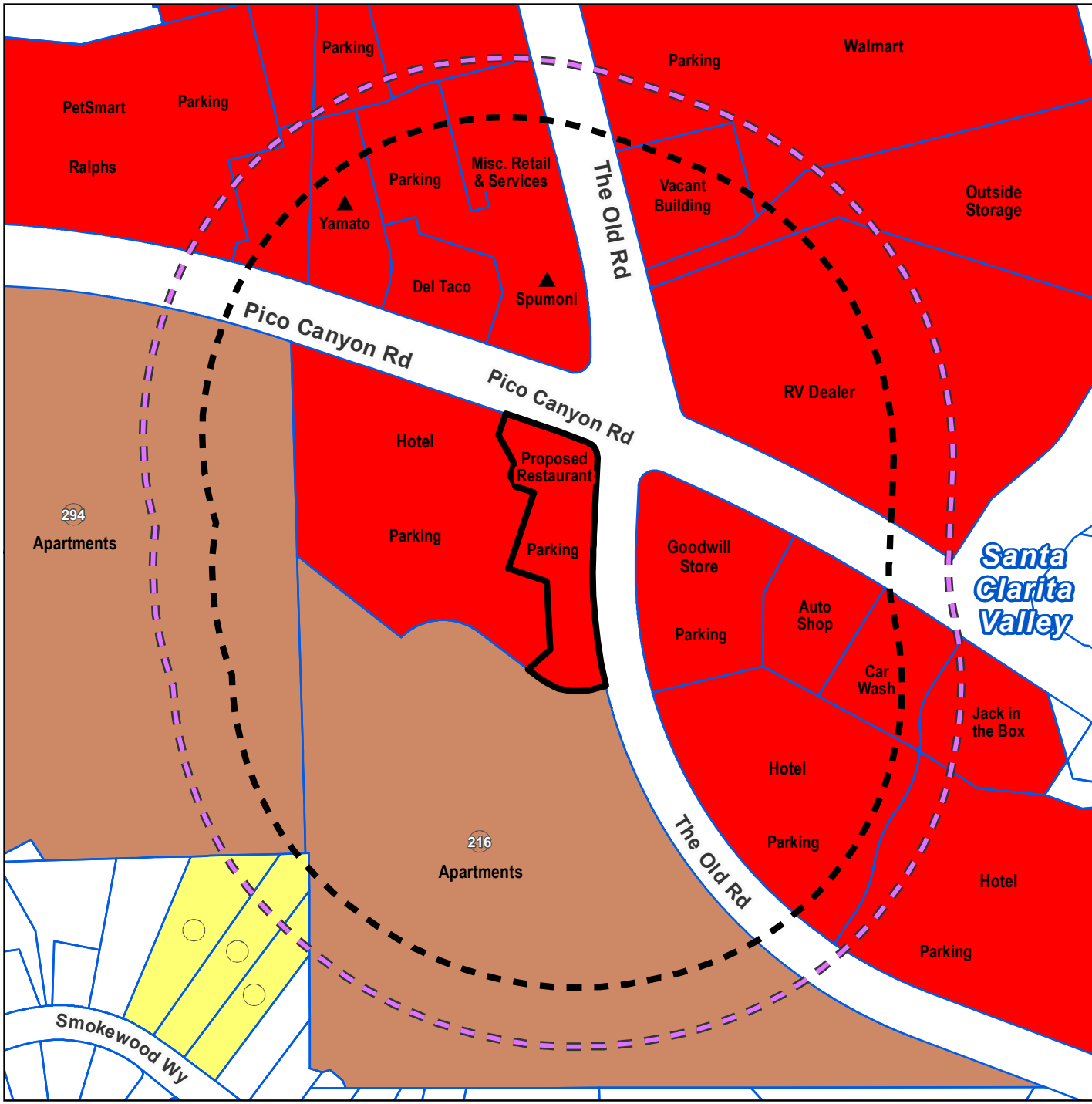
-  R-3-(U) - Limited Density Multiple Residence
-  RPD - Residential Planned Development
-  C-3 - General Commercial



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**EXISTING LAND USE**

**600-FOOT RADIUS MAP**

PROJECT NO. PRJ2024-001743

ALCOHOL CUP RPPL2024002601

▲ Onsite Alcohol Consumption

600-ft ABC Radius

500-ft Standard Radius

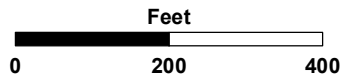
Existing Land Use (Assessor Use Codes)

Commercial

Residential - Single Unit\*

Residential - Multi-Unit\*

\* 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.



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





















# 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.:** PRJ2024-001743  
**CUP Permit No.:** RPPL2024002601  
**Establishment:** Casa Canela Restaurant  
**Location:** 24930 Pico Canyon Road, Stevenson Ranch, CA. 91381  
**Description:** This CUP is for sale of alcoholic beverages for onsite consumption for a new restaurant located within an existing shopping center.

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

*This site location was a prior Coco's Restaurant and has currently been vacant for the past several years. During the past 5 years, the Sheriff's Department has responded to 24 calls for service at this location. Most of these calls were possibly generated due to the site being vacant, such as trespassing, burglary, homeless issues, narcotic activity, and suspicious vehicles parked on site. Attached is the CFS report of these 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: 24930 Pico Canyon Rd, Stevenson Ranch, CA 91381

Calls for Service Time Frame Queried: 1/1/19 - 5/20/24

Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear 1	Clear 2	Clear 3	Clear 4	Dispatch Narrative	Clearance Narrative	URN	Location	
2019	SCT19056-0102	2/25/2019	102	C	1125	R	927C			212				INF (OFF DUTY FIRE) STD FW/A BLD HAIR, BLK SWEATER, BLU JEAN IN PKGLOT OF LOC CRYING HYSTERICALLY, WALKING UP TO PPL IN LOT, DP SEEMS 918 OR P/5150	DP GPA UTL	No report	24930 PICO CANYON RD,STV "COCOS"	
2020	SCT20031-0224	1/31/2020	224	C	1803	R	928			777				MB/A,LEFT BACK BACK W/POSS STOLEN MAIL IN BATHROOM AT LOC 1 HOUR AGO,INF GAVE ITEMS TO MANAGER(MARIA),INF NO LONGER AT LOC,NFD	C/MGR [REDACTED] STD LOOKED IN BKPK,WAS NO MAIL,JUS CARDBRD BOX.SEE IF IND RET.MGR ALSO STD UNK IND RANSACKED HER UNLKD CAR,BUT NO ITEMS TAKEN	No report	24930 PICO CANYON RD,STV X THE OLD RD "COCOS"	
2020	SCT20118-0174	4/27/2020	174	O	1358	R	710			710				RE T 163	CLEAR BOX	No report	24930 PICO CANYON,STV	
2020	SCT20133-0155	5/12/2020	155	C	1123	R	927B			777				FRONT DOOR OPEN,LIGHTS OFF,BUSINESS APPEARS CLOSED	C/OWNER OF LOC [REDACTED] WHO STD TO JUST CLOSE DOOR AND WOULD BE HERE WITHIN 30 MIN. TOLD ME NOT TO WAIT FOR HIM	No report	24930 PICO CANYON RD,STV "COCOS"	
2020	SCT20141-0012	5/20/2020	12	O	0231	R	925A			717	840				C/[REDACTED] AND [REDACTED] RE WELFARE CHK. STD THEY WERE STAYING AT HOTEL		No report	24930 PICO CYN,STV
2020	SCT20146-0288	5/25/2020	288	C	2106	E	904T			212				FIRE INSIDE OF TRASHCAN IN COCOS PARKING LOT NEAR VEH. FIRE ENROUTE.	NO TRASH FIRE, BBQ NEXT TO THEIR VEH CREATING EXCESS SMOKE	No report	24930 PICO CANYON RD,STV "COCOS"	
2020	SCT20298-0156	10/24/2020	156	C	1619	R	925			777				MW/50S UNDER SLEEPING BAG IN HANDICAP AREA OF LOC	DP NOT AT LOC IN HANDICAP STALL	No report	24930 PICO CANYON RD,STV "COCO'S"	
2020	SCT20326-0184	11/21/2020	184	O	1921	R	909			723	840			WHIE TOYOTA COROLLA CA/[REDACTED]	W/A DRIVER RE UNSAFE SPEEDS	No report	24930 PICO CANYON RD,STV	
2020	SCT20334-0216	11/29/2020	216	O	2127	R	925A			717	840			COCOS P-LOT	C/PASS RE PARKING IN PLOT OF CLOSE BUSINESS.STD CANNOT SMOKE IN APT HAD TO PARK IN PLOT TO SMOKE	No report	24930 PICO CANYON RD,STV	
2021	SCT21154-0012	6/3/2021	12	O	0058	R	925A			286					A/C/R/[REDACTED] RE 25K WARRANT		No report	24930 PICO CANYON ROAD,STV
2021	SCT21213-0066	8/1/2021	66	C	1107	R	928			777				BLK PURSE WITH KEYS LEFT ON GROUND INFRONT OF "COCOS". THERES ALSO A WALLET NEXT TO NEWSPAPER STAND. INF LEFT ITEMS ON GROUND AND LEFT AREA.	PURSE GPA UTL. CONDUCTED PATROL CHECK OF SURROUNDING AREA. C4	No report	24930 PICO CANYON RD,STV X THE OLD RD	
2021	SCT21306-0116	11/2/2021	116	C	1209	R	925T			777				INF REQ WELFARE CHECK ON FW/20S WALKING UP AND DOWN PICO CANYON BTWN THE OLD RD AND CONSTELLATION. DP IS WEARING FACE PAINTING AND BROWN CLOTH STRIPS	927C LOC AND SURROUNDING AREAS,DP GPA UTL.NO ADD CALLS	No report	24930 PICO CANYON RD,STV X THE OLD ROAD	
2021	SCT21339-0142	12/5/2021	142	O	1806	R	779			779				X62A WITH 1029V	X62A AS NEEDED IN DETAINING DP, GATHRING INFO	No report	24930 PICO CANYON RD,STV	
2021	SCT21339-0146	12/5/2021	146	O	1817	R	779			779				X62A WITH 1029V	X62A WITH CHP180	No report	24930 PICO CANYON RD,STV	
2022	SCT22204-0098	7/23/2022	98	O	1155	R	909			722	840	941		"COCOS" PARKING LOT	CITED/RLS DRV RE 4000A1 VC AND 14601.1A VC	No report	24930 PICO CANYON RD,STV X THE OLD ROAD	



Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear1	Clear2	Clear3	Clear4	Clear5	Dispatch Narrative	Clearance Narrative	URN	Location
2022	SCT22241-0090	8/29/2022	90	C	1126	P	927C			777	940				INF (OREGON) CALL FROM FRIEND (REDACTED) MW/39) WHO STATED HE BROKE UP WITH GIRLFRIEND AND WAS DRINKING, AND STATED HE WANTED TO JUMP OFF 5FWY. DP MAY BE IN BUSHES AT LOC.	C/REDACTED S MW/40 ADV NO902A UPSET ONLY.STD IS WITH FAMILY BEING TAKEN CARE OFF.NO EV OF CRM	No report	24930 PICO CANYON RD,STV X THE OLD RD "COCOS"
2023	SCT23043-0041	2/12/2023	41	C	0629	P	P459JO			399	941				INF SAW A MALE WEARING ALL DARK CLOTHING BREAK INTO LOC. NO WEAPONS SEEN APPROX 15 AGO.INF HEARD GLASS BREAK.LOC IS VACANT	C/RE BURG INV. CITED RELEASED RE DRUG PARAPHERNALIA 923-02100-0664-399 PAT DOWN FOR WEAPONS	923-02100-0664-399	24930 PICO CANYON RD,STV X THE OLD RD "COCOS"
2023	SCT23247-0157	9/4/2023	157	C	1910	P	602N	P488		212	940	940			INF HEARS UNK PERSON TRYING TO OPEN SHED AT ABOVE LOC,,RESTAURANT IS PERMANENTLY CLOSED & VACANT,,NFD	927C AREA FOR DP.GPA UTL	No report	24930 PICO CANYON RD,STV 'COCOS'
2023	SCT23248-0063	9/5/2023	63	O	0836	R	779			779	940					X/66 AS NEEDED	No report	24930 PICO CYN RD,STV
2023	SCT23346-0080	12/12/2023	80	C	1021	R	930			077	940				WANTS TO RPT ITEMS TAKEN YESTERDAY KEYS,BLANK CHECKS, ETC; REFER TAG 186 FROM YESTERDAY	C/OWNER (REDACTED) RE 459R REL TO T186. C/FUTURE OWNER (REDACTED) AND WITNESS. SEE URN	923-17990-0661-077	24930 PICO CANYON RD,STV X THE OLD RD "COCOS"
2024	SCT24012-0271	1/12/2024	271	C	2005	R	925A			212	940	950			LATE 90S BLK 4 DOOR LEXUS PARKED AT LOC EVERY NIGHT,,MULT VEHS PARK NEXT TO IT & THEN LEAVE,,INF BLVS DP IS DEALING DRUGS,,INF LIVES NEXT DOOR TO LOC	VEH NOT AT LOC	No report	24930 PICO CANYON RD,STV 'COCOS'
2024	SCT24072-0041	3/12/2024	41	C	0734	R	459A			700	940				FRT RIGHT DOOR,NM,NV (818 266 2226)	/ ANTONIO OCNSTRUCTION AT LOC.NO EV CRIME	No report	24930 PICO CANYON RD,STV "CASA CANELA"
2024	SCT24076-0129	3/16/2024	129	C	1513	E	904S			212	940				DARK SMOKE COMING FROM LOC. BUILDING. FIRE NOTIFIED.	FIRE 98 UPON ARRIVAL,NO 904 CONSTRUCTION WORK ONLY.NO EV CRIME	No report	24930 PICO CANYON RD,STV "COCOS"
2024	SCT24110-0082	4/19/2024	82	C	1010	P	245JO			777	940				EXHUSB'S FRIEND( (REDACTED) Z)/M/A IN BLU FORD EDGE CA/ (REDACTED) 7 ALMOST RAN OVER INF IN PLOT OF LOC,OCGRD 5 AGO,DP LEFT LOC TWDS 5 FWY,IWMSK IN FRONT OF CLOSED BUSN//	C/ (REDACTED) RE ATTEMPTED TO SERVE PAPERS TO EXHUSB, NO 245, VERBAL ALTERCATION ONLY, ADVISED COURT PROCESS TO SERVE PAPERS	No report	24930 PICO CANYON RD,STV "COCO'S"

Department of Alcoholic Beverage Control

State of California  
Gavin Newsom, Governor**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 <b>CASA CANELA RESTAURANT INC</b>			3. LICENSE TYPE <b>41</b>		
2. PREMISES ADDRESS (Street number and name, city, zip code) <b>24930 Pico Canyon Rd, Stevenson Ranch, CA 91381</b>					
4. TYPE OF BUSINESS					
<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club		
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club		
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club		
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room		
<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"/> Swap Meet/Flea Market		
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy		
<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 <b>9203.36</b>	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT <input checked="" type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale		10. NO. OF LICENSES EXISTING IN CENSUS TRACT <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 type="checkbox"/> Yes, the number of existing licenses exceeds the number allowed <input checked="" type="checkbox"/> No, the number of existing licenses is lower than the number allowed					
12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS? <input checked="" type="checkbox"/> x <input type="checkbox"/> No (Go to Item #20)					
13. CRIME REPORTING DISTRICT NUMBER <b>664</b>	14. TOTAL NUMBER OF REPORTING DISTRICTS <b>543</b>		15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS <b>37,731</b>		
16. AVERAGE NO. OF OFFENSES PER DISTRICT <b>69.5</b>	17. 120% OF AVERAGE NUMBER OF OFFENSES <b>83.4</b>		18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT <b>354</b>		
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 and item #19, <u>Section 23958.4 B&amp;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 or item #19, and 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 or item #19, and 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**

**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