


CITY OF SANTA CLARITA
STAFF REPORT
MASTER CASE NO. 15-035
CONDITIONAL USE PERMIT NO. 15-002

DATE: June 2, 2015

TO: Chairperson Trautman and Members of the Planning Commission

FROM: Jeff Hogan, Planning Manager 

CASE PLANNER: Mike Ascione, Assistant Planner II

APPLICANT: Golden Stop Market

LOCATION: 25810 Sierra Highway (APN 2842-036-064)

REQUEST: The applicant is requesting approval of a Conditional Use Permit to allow for the sales of liquor and spirits at a convenience store in a 2,304 square-foot tenant space in a 9,982 square-foot multi-tenant commercial center.

BACKGROUND

In July of 2011, the City approved the development of a 9,982 square-foot multi-tenant commercial center. Development of the center broke ground in early 2015 and is expected to be constructed by the end of 2015.

On February 19, 2015, the City received an application for a Conditional Use Permit (CUP) from Golden Stop Market to operate a convenience store that will sell beer, wine, and liquor/spirits as an accessory use. Whereas convenience stores, including those that sell beer and wine, are permitted in commercial zones, convenience stores that sell liquor and other spirits require a CUP. The project application was deemed complete on May 5, 2015.

PROJECT DESCRIPTION

The applicant is proposing to open a convenience store with beer, wine, and liquor/spirits within a 2,304 square-foot tenant space in a 9,982 square-foot community shopping center that is currently under construction. The sale of liquor/spirits in a store under 3,500 square feet requires the approval of a CUP. The business would operate seven days a week, between the hours of 6:00 a.m. and 12:00 a.m. The applicant is proposing liquor/spirits sales as an accessory use to the convenience store and is proposing to use up to 10% of the total store shelf space for liquor/spirits sales. No on-site consumption is proposed with this application.

Agenda Item: 4

GENERAL PLAN DESIGNATION AND ZONING

The General Plan and zoning designation for the subject property is Community Commercial (CC), which encourages retail and service uses that primarily serve the local market as stated in Section 17.34.010 of the Unified Development Code (UDC).

The shopping center was approved in July 2011 and is currently under construction. The proposed use is consistent with the general retail and commercial uses envisioned for the shopping center. Approval of the proposed convenience store with liquor/spirits sales would not increase commercial density nor change the character of the center or surrounding properties.

The following table summarizes the General Plan designations, zoning, and land uses surrounding the subject property:

Subject Property: 25810 Sierra Highway (APN 2842-036-064)

	General Plan	Zoning	Land Use
Project site:	Community Commercial	Community Commercial	Commercial Shopping Center
North:	Urban Residential 2	Urban Residential 2	Single-Family Residential
South:	Urban Residential 2	Urban Residential 2	Vacant
East:	Urban Residential 2	Urban Residential 2	Single-Family Residential
West:	Urban Residential 3	Urban Residential 3	Single-Family Residential

Section 17.43.010 of the UDC requires the approval of a CUP for liquor/spirits sales in a store under 3,500 square feet in the Community Commercial zone. This is to allow neighboring property owners the opportunity to comment on the proposal and the issuance of conditions of approval to ensure such a use will not adversely impact nearby properties and residents.

ANALYSIS

General Plan and UDC Consistency

The proposed use was analyzed for compliance with the General Plan and the UDC. The use would be located within an approved shopping center that met the applicable codes and regulations when the development was approved. The use is permitted in the Community Commercial zone subject to a public hearing and the issuance of a CUP. The proposed use is consistent with the following aspects of the Land Use Element of the General Plan:

Goal LU 4: [Provide for] A diverse and healthy economy;

Goal LU 4.2.2: [Provide for] job creation;

Objective LU 4.1: Promote creation of strong regional and local economies;

Policy LU 4.1.4: Promote economic opportunity for all segments of the community, including small businesses and new businesses.

The proposed use would promote the local economy by adding a convenience store use in an appropriate location that would not negatively affect surrounding properties or residential areas. Approving the request would also support economic opportunities for small businesses and new businesses.

Although the UDC permits convenience stores, including those that sell beer and wine, in commercial zones, convenience stores that sell liquor and other spirits require approval of a CUP. As a condition of approval, the proposed convenience store would be limited to 10% of its shelf space for the sale of liquor/spirits. Other conditions, including compliance with all California Department of Alcoholic Beverage Control (ABC) requirements, are also included in the proposed conditions of approval. Based on the project description and staff analysis, with the issuance of a CUP, and subject to the proposed conditions of approval, the project would be consistent with the General Plan and the UDC.

Community Impacts

Staff contacted the Los Angeles County Sheriff's Department and California ABC regarding this application. The Sheriff's Department noted that Golden Valley High School is approximately a half-mile away from the proposed store location and wanted confirmation that there would be conditions ensuring compliance with state requirements. Some of the highlighted conditions of approval that were discussed include the following:

- Condition PL3 – Requires the applicant to comply with all provisions of the California ABC, including limiting alcohol sales to customers 21 years of age and older;
- Condition PL6 – Prohibits customers from loitering upon the premises; and
- Condition PL2 – Limiting hours of operation and sales of liquor/spirits.

With the application of these conditions and others included in the CUP, the Sheriff's questions have been addressed.

Furthermore, staff has determined that there are two (2) liquor sales establishments within one mile of the project site. The approval of an alcohol license for Golden Stop Market would not create a proliferation of alcohol permits.

LIQUOR SALES WITHIN ONE MILE OF THE PROJECT SITE

LOCATION	LICENSE TYPE	BUSINESS NAME
19201 Golden Valley Road	Off-site Consumption	BevMo!
26364 Sierra Highway	Off-site Consumption	Friendly Market

ENVIRONMENTAL STATUS

The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15301 Class 1. A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or

private structures. The proposed convenience store with liquor/spirits sales qualifies as a Class 1 exemption because the CUP falls under the City's jurisdiction for permitting and also because all construction associated with the project will be located within an existing tenant space in a commercial center developed for such uses.

NOTICING

As required by the UDC, 352 property owners within a 1,000-foot radius of the subject property were notified of the public hearing by mail. A public notice was placed in The Signal on May 12, 2015, and a sign was posted at the site on May 19, 2015, for this public hearing. To date, the Community Development Department has received no correspondence in response to this proposal.

CONCLUSION

The proposed convenience store with up to 10% of liquor/spirits sales is compatible with the kinds of uses envisioned for the Community Commercial zone as defined by the UDC. Therefore, staff has drafted the necessary findings for approval of a Conditional Use Permit.

RECOMMENDATION

Based on the project's compliance with the City of Santa Clarita General Plan and Unified Development Code, staff recommends that the Planning Commission:

- 1) Open the public hearing;
- 2) Receive testimony from the public;
- 3) Close the public hearing; and
- 4) Adopt Resolution P15-07, approving Master Case 15-035, Conditional Use Permit 15-002, to allow for the sales of liquor/spirits of up to 10% within a 2,304 square-foot convenience store at 25810 Sierra Highway in the Community Commercial zone, subject to the attached conditions of approval (Exhibit "A").

ATTACHMENTS

Resolution P15-07
Conditions of Approval- MC 15-035 (Exhibit A)
Vicinity Map
Zoning Map
Site Plan
Floor Plan
Notice of Exemption
Public Notice

RESOLUTION NO. P15-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA APPROVING MASTER CASE 15-035, CONDITIONAL USE PERMIT 15-002, TO ALLOW FOR THE SALES OF LIQUOR AND SPIRITS WITHIN A 2,304 SQUARE-FOOT CONVENIENCE STORE AT 25810 SIERRA HIGHWAY IN THE COMMUNITY COMMERCIAL ZONE, IN THE CITY OF SANTA CLARITA

THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission does hereby make the following findings of fact:

- A. An application for Master Case No. 15-035 (CUP15-002) was filed by Golden Stop Market (hereinafter "Applicant") with the City of Santa Clarita on February 19, 2015. The property for which this application was filed is located at 25810 Sierra Highway (APN: 2842-036-064) (hereinafter "Subject Site");
- B. The application was deemed complete on May 5, 2015;
- C. The applicant proposes to operate a convenience store with no more than 10% of the shelf space devoted to liquor/spirits sales on the subject site;
- D. The zoning and General Plan designation for the subject site is Community Commercial (CC);
- E. The surrounding land uses include single family residential to the north, east and west and vacant residential land to the south of the subject site;
- F. On June 2, 2015, a duly noticed public hearing was held before the City of Santa Clarita Planning Commission at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and
- G. At this public hearing, the Planning Commission considered the staff report, staff presentation, applicant's presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the foregoing facts and findings, the Planning Commission hereby find as follows:

- A. A Notice of Exemption for this project was prepared in compliance with the California Environmental Quality Act (CEQA);
- B. This project is exempt per Article 19: Categorical Exemptions, Section 15301 of the California Environmental Quality Act (CEQA) as a Class 1 exemption. A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing,

or minor alteration of existing public or private structures. The proposal includes the operation of a business within a previously approved tenant space;

- C. The documents and other materials that constitute the record of proceedings upon which the decision of the Planning Commission is based is the Master Case No. 15-035 project file and that this project file is located within the Community Development Department and is in the custody of the Director of Community Development; and
- D. Based upon the findings set forth above, the Planning Commission hereby finds the Notice of Exemption for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 15-035. Based on the foregoing facts and findings for Master Case No. 15-035, the Planning Commission hereby determines as follows:

- A. That the proposal is consistent with the General Plan;
- B. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;
- C. The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and
- D. The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:
 - 1) The design, location, shape, size, and operating characteristics are suitable for the proposed use;
 - 2) The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;
 - 3) Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and
 - 4) The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.

The proposed convenience store with the sale of liquor/spirits is located in a retail center currently under construction in the community of Canyon Country. A convenience store with liquor/spirits sales is permitted in the CC zone with the approval of a Conditional Use Permit.

The project site was approved for a commercial shopping center that will be 9,982 square feet, once complete. The subject commercial center is physically suitable to accommodate the proposed use as it is considered a neighborhood serving commercial use. The proposed convenience store will occupy 2,304 square feet in the retail center. The convenience store will be permitted for the sale of liquor/spirits for up to 10% of its shelf space with no on-site consumption. The business would operate seven days a week between the hours of 6:00 a.m. to 12:00 a.m. Once fully constructed, the project site will be adequately served by existing traffic facilities with driveway access on Sierra Highway and Golden Valley Road that will allow for adequate customer and emergency access to the project site. With the approval of the Conditional Use Permit, as conditioned, the convenience store with alcohol sales will be consistent with the City's General Plan and Unified Development Code. Further, the establishment of a new business within an existing vacant tenant space will result in job creation that supports General Plan Land Use Policy 4.2.2.

SECTION 4. NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Santa Clarita, California, as follows:

Adopt Resolution P15-07, approving Master Case 15-035, Conditional Use Permit 15-002, to allow for the sale of liquor/spirits of up to 10% within a 2,304 square-foot convenience store at 25810 Sierra Highway in the Community Commercial zone, subject to the attached conditions of approval (Exhibit "A").

PASSED, APPROVED, AND ADOPTED this 2nd day of June, 2015.

DIANE TRAUTMAN, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

JEFF W. HOGAN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF SANTA CLARITA)

I, Jeff W. Hogan, Planning Commission Secretary of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Santa Clarita at a regular meeting thereof, held on the 2nd day of June, 2015 by the following vote of the Planning Commission:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

PLANNING COMMISSION SECRETARY

EXHIBIT A
CONDITIONS OF APPROVAL
MASTER CASE 15-035
CONDITIONAL USE PERMIT 15-002
CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The use shall not be re-established or resumed after the one hundred eighty (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC3. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than sixty (60) days prior to expiration.
- GC4. The applicant shall be responsible for notifying the Director of Community Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
- GC5. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant. If the City fails to notify the applicant or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys' fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

- GC6. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.
- GC7. The applicant and property owner shall comply with all inspections requirements as deemed necessary by the City of Santa Clarita.
- GC8. The owner, at the time of issuance of permits or other grants of approval agrees to develop the property in accordance with City codes and other appropriate ordinances including, but not limited to, the California Building Code (Building, Mechanical, Plumbing, Electrical, Green Building, and Energy Codes), Fire Code, Unified Development Code (Grading Code and Undergrounding of the Utilities Ordinance), Utilities Code (Sanitary Sewer and Industrial Waste Ordinance), and Highway Permit Ordinance.
- GC9. This grant shall not be effective for any purpose until the applicant has filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.
- GC10. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved.
- GC11. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION


- PL1. This approval shall permit the operation of a 2,304 square-foot convenience store with up to 10% of its shelf space devoted to the sales of liquor and other spirits at 25810 Sierra Highway.
- PL2. Liquor sales shall only occur between the operating hours of 6:00 a.m. and 12:00 a.m. daily.
- PL3. The proposed use shall comply with all provisions of the requirements of the California Department of Alcoholic Beverage Control.
- PL4. The applicant shall operate the business in substantial conformance with the floor plan on file with the Planning Division. The applicant shall not be permitted to expand the walk-in refrigerator or substantially alter the aisle layout without City approval.

- PL5. No on-site consumption of alcohol shall be permitted by this Conditional Use Permit.
- PL6. The applicant shall not permit loitering upon the premises.
- PL7. This approval shall not supersede the approval of any other affected agencies' requirements.
- PL8. The applicant and property owner shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- PL9. All requirements of the Unified Development Code (UDC) and of the CC (Community Commercial) zone of the subject property must be complied with unless set forth in the permit.
- PL10. The applicant shall comply with all applicable regulations and fees of affected agencies at the building permit stage, including Los Angeles County Fire Department.

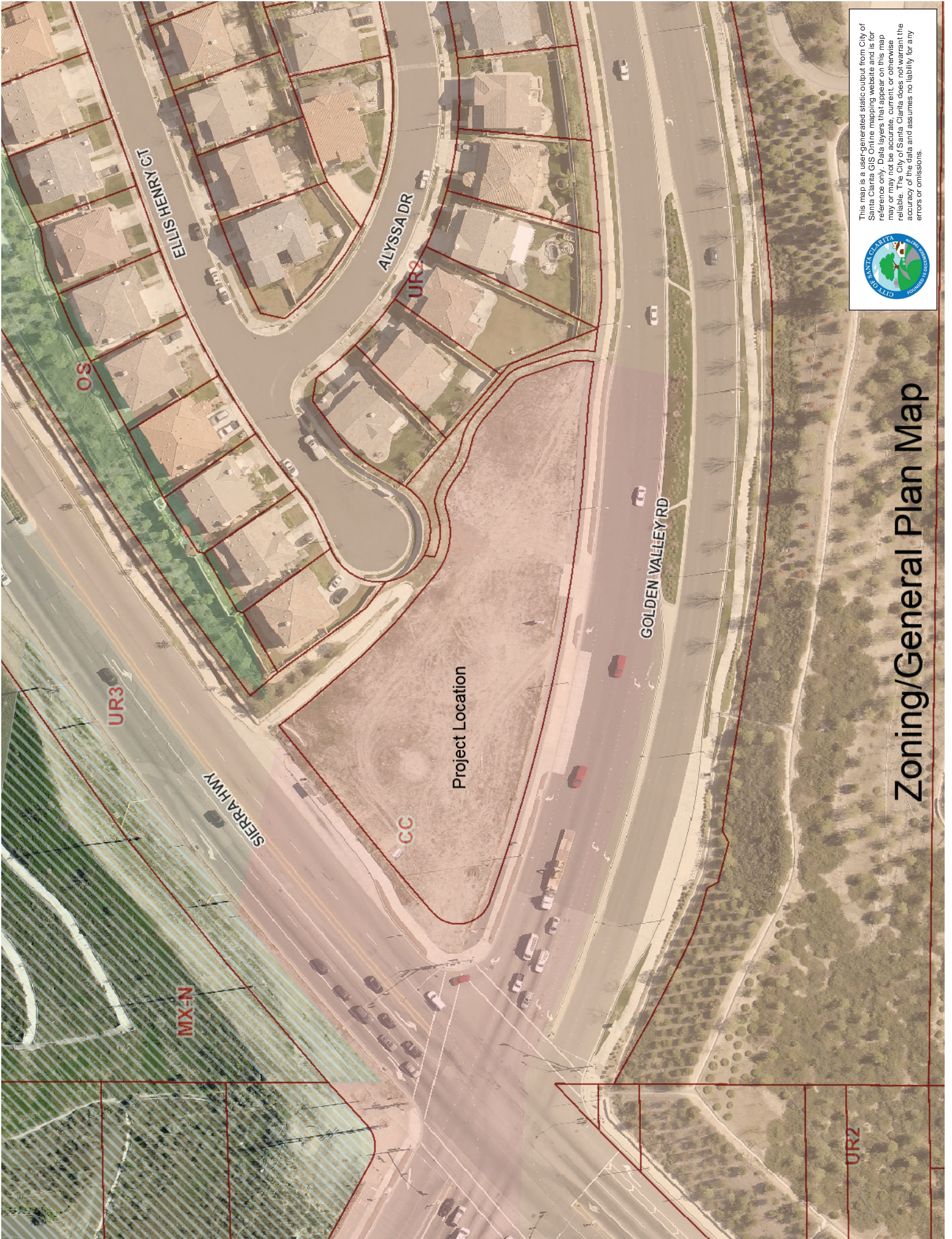


Project Location

This map is a user-generated static output from City of Santa Clarita GIS Online mapping website and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.



Vicinity Map



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Zoning/General Plan Map

COUNTY OF LOS ANGELES FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 Fire Prevention Engineering
 5223 Pickard Road
 Compton, CA 90220
 Telephone (310) 890-4125 Fax (310) 890-4128

Information on Fire Flow Availability for Building Permit
 For All Buildings Other Than Single Family Dwellings (S.F.D.)

INSTRUCTIONS:
 Complete this form by varying the hydrant location and the hydrant size.
 Complete only 1 (A), 1 (B), 1 (C) and 1 (D).
 For buildings equipped with the approved systems, enter phone number for the hydrant.

PROJECT INFORMATION
 (To Be Completed by Applicant)

PART I
 Building Address: 30012 SIERRA HIGHWAY
 City or Area: SANTA CLARITA
 Nearest Cross Street: GOLDEN VALLEY ROAD
 Distance of Nearest Cross Street: 0'
 Applicant: TR 4882-84 LLC Telephone: (619) 478-5101
 Address: 4130 MACARTHUR BLVD. #112
 City: NEWPORT BEACH, CA 92660
 Company (Use of Building): COMMERCIAL Sprinklered: Yes No
 Type of Construction: WOOD FRAME
 Square Footage: 9,982 Number of Stories: 1
 Present Zoning: COMMERCIAL

PART II A INFORMATION ON FIRE FLOW AVAILABILITY
 (To Be Completed by Fire Department)

Location: Hydrant at the northeast corner of Golden Valley Road and Sierra Highway

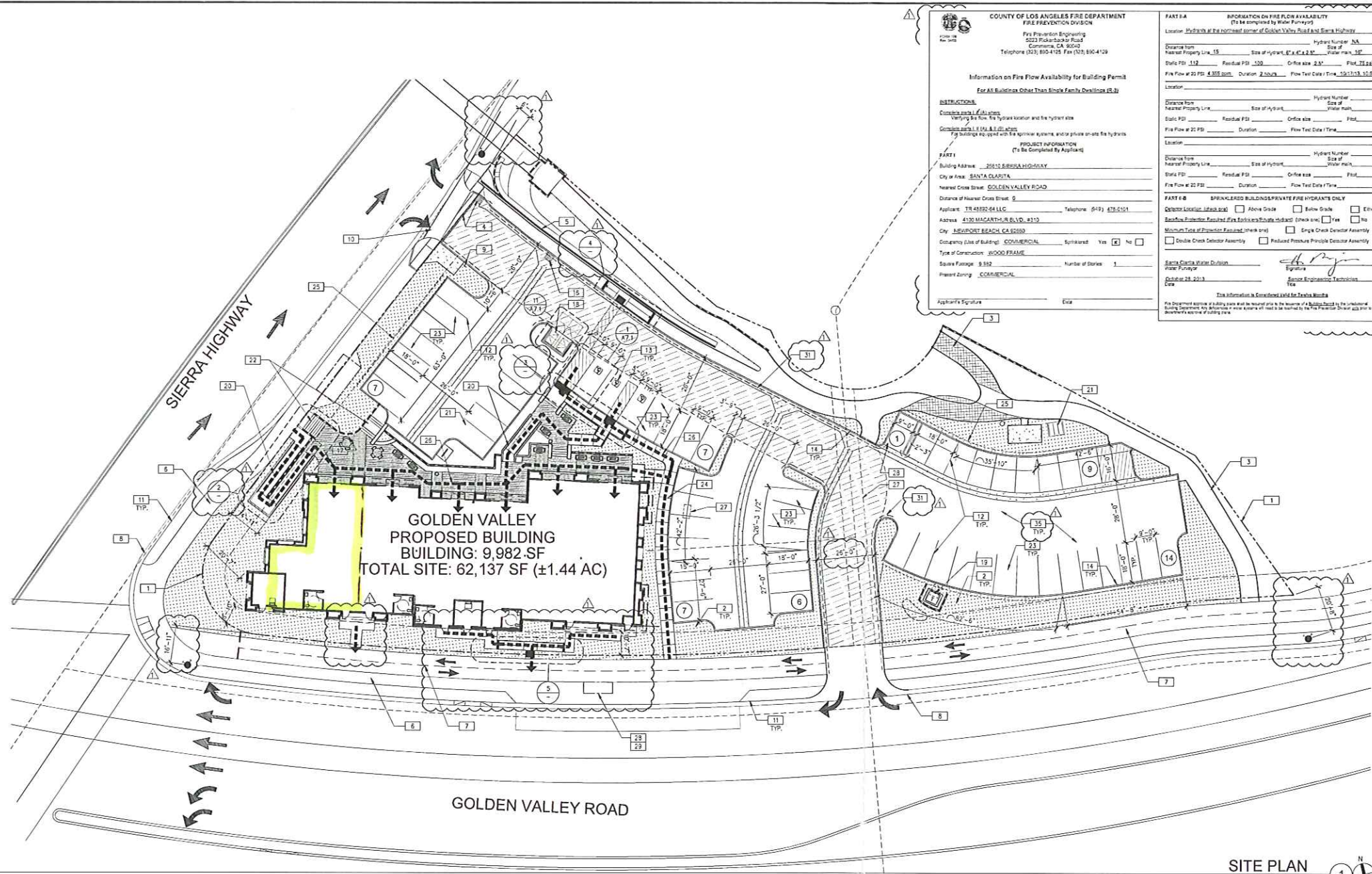
Distance from Nearest Property Line: 15' Size of Hydrant: 4" x 4" x 2.5" Hydrant Number: AA
 Size of Water Main: 18"
 Static PSI: 112 Residual PSI: 100 Orifice size: 2.5" Flow Test Date: 10/11/13
 Fire Flow at 20 PSI: 4,885 gpm Duration: 2 hours Flow Test Date: 10/11/13, 10/15/13

PART II B SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY

Location: _____ Hydrant Number: _____
 Distance from Nearest Property Line: _____ Size of Hydrant: _____ Size of Water Main: _____
 Static PSI: _____ Residual PSI: _____ Orifice size: _____ Flow Test Date: _____
 Fire Flow at 20 PSI: _____ Duration: _____ Flow Test Date: _____

APPROVED ENGINEER
 Date: _____ Signature: _____
 Title: _____

This information is considered valid for 180 days.

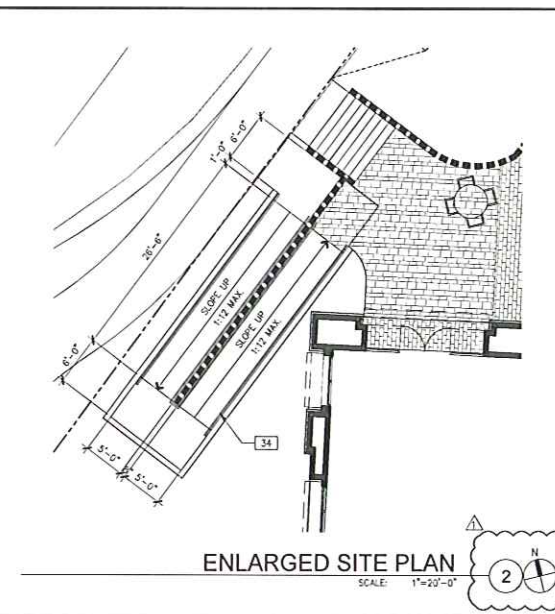
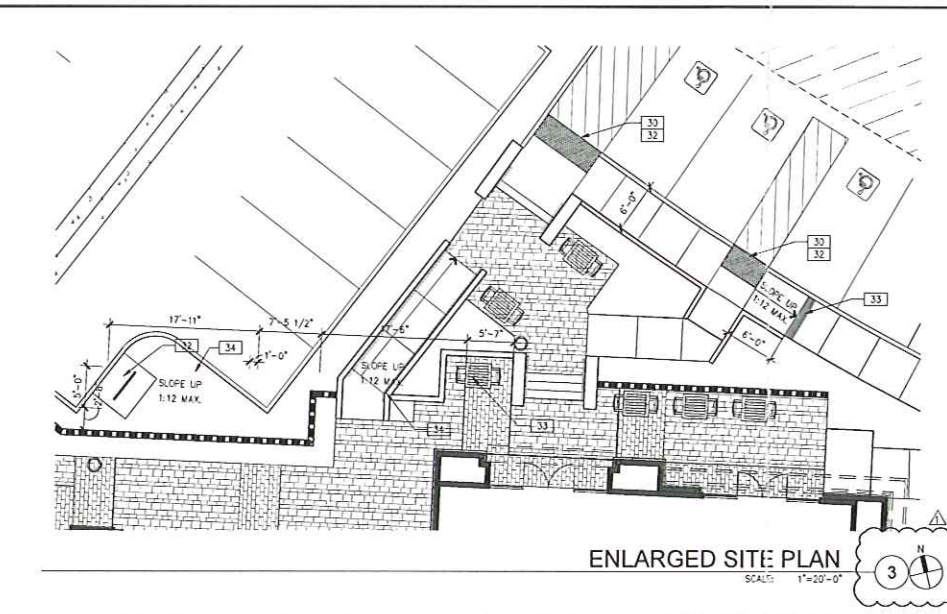
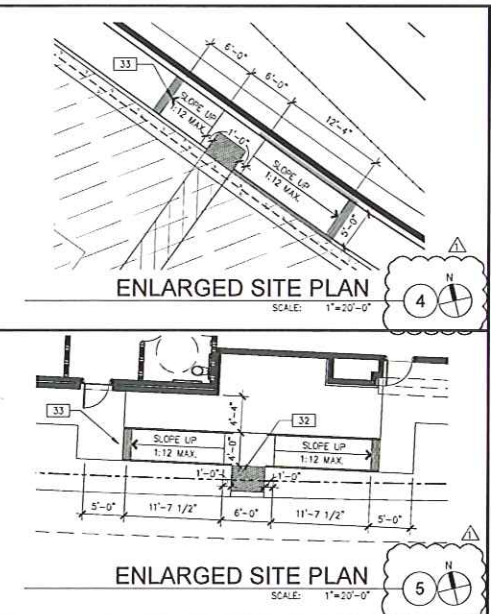


- SITE PLAN NOTES**
 SEE SHEET A0.2 FOR GENERAL NOTES
- PROPERTY LINE, SEE CIVIL DRAWINGS (---)
 - NEW LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS
 - 4" CONCRETE, 8'-0" WIDE PEDESTRIAN PAVED
 - EXISTING DRAIN TO REMAIN
 - EXISTING KEYSTONE WALL PER AB INTERNATIONAL
 - EXISTING CONCRETE SIDEWALK
 - EXISTING BIKE PATH
 - NO BUILT EASEMENT
 - ACCESSIBLE ENTRY SIGNAGE
 - ACCESSIBLE RAMP UP/DOWN AT DRIVEWAY CROSSING
 - EXISTING 6" CONCRETE CURB
 - NEW PAINTED PARKING STRIPING PER CITY STANDARDS
 - NEW ACCESSIBLE PARKING STALL WITH SIGNAGE
 - NEW 6" CONCRETE CURB
 - NEW GUARD DRAIN
 - NEW DRAIN
 - NEW DECORATIVE PAVING PER LANDSCAPE PLANS
 - NEW TRASH ENCLOSURE
 - NEW ELECTRICAL TRANSFORMER, SEE ELECTRICAL DRAWINGS
 - NEW CONCRETE RAMP
 - NEW BIKE RACK
 - NEW CONCRETE LANDING
 - NEW PARKING STALL
 - NEW CONCRETE SIDEWALK
 - 2'-8" PARKING OVERHANG
 - ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS (---)
 - GREASE INTERCEPTOR (N.I.C.) BY OTHER
 - NEW 5'-0" X 13'-0" BUS SHELTER PAD
 - NON-ADVERTISING BUS SHELTER W/ SOLAR LIGHTING SYSTEM *CITY OF SANTA CLARITA MODEL BY LINK CUSTOM MANUFACTURING, INC. 310-978-2000 BENCH AND TRASH RECEPTACLE TO BE INCLUDED AS PER MANUFACTURER SPECIFICATIONS. ALL AMENITIES TO BE POWDER COAT ALUMINUM, 304/304L, 304/304L, 304/304L
 - ZERO CURB FACE
 - FIRE LANE CURB - SEE DETAIL 25/A7.1
 - TRUNCATED DOWNS - SEE DETAIL 3/A7.1
 - CURB RAMP - SEE DETAILS 18 AND 19/A7.2
 - HANDRAIL - SEE DETAILS 20 AND 21/A7.2
 - 4" AC PAVEMENT OVER 8" AGGREGATE BASE, SEE CIVIL DRAWINGS

- FIRE DEPT. NOTES**
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING-FIRE LANE". SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
 - FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 504.4.
 - APPROVED BUILDING ACCESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE CONSPICUOUS WITH THE BACKGROUND BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
 - A KEY BOX SHALL BE PROVIDED AND MAINTAINED AND SHALL BE IN ACCORDANCE WITH FIRE CODE 506.6 AND AS SET FORTH IN THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 5.
 - PLANS SHOWING UNDERGROUND PIPING, FIRE DEPARTMENT CONNECTION, OR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.
 - THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDEL AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.
 - FRONT FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 806.
 - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
 - PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS. TITLE 24 SECTIONS 1007.2.5 & 1003.3.1.9.
 - ALL DRAPES, HANGINGS, CURTAINS, EGGS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTIONS 1003.3.3.
 - PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH IN THE BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9.
 - FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARD SCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENTS' ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3.

SITE LEGEND

- [Pattern] NEW LANDSCAPE, TIP.
- [Pattern] NEW CONCRETE PAVEMENT, TIP.
- [Pattern] NEW PAVING.
- [Pattern] FIRE DEPARTMENT VEHICULAR ACCESS LANE - 26'-0" UNOBSTRUCTED WIDTH AND AN UNOBSTRUCTED VERTICAL "CLEAR TO SKY"
- [Symbol] NEW BIKE RACK.
- [Symbol] TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- [Symbol] PARKING STALL COUNT TOTAL.
- [Symbol] FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)



WARE MALCOMB
 Leading Design for Commercial Real Estate

GOLDEN VALLEY ROAD RETAIL
 SANTA CLARITA, CALIFORNIA
 PLAN CHECK NO. BLD13-00837

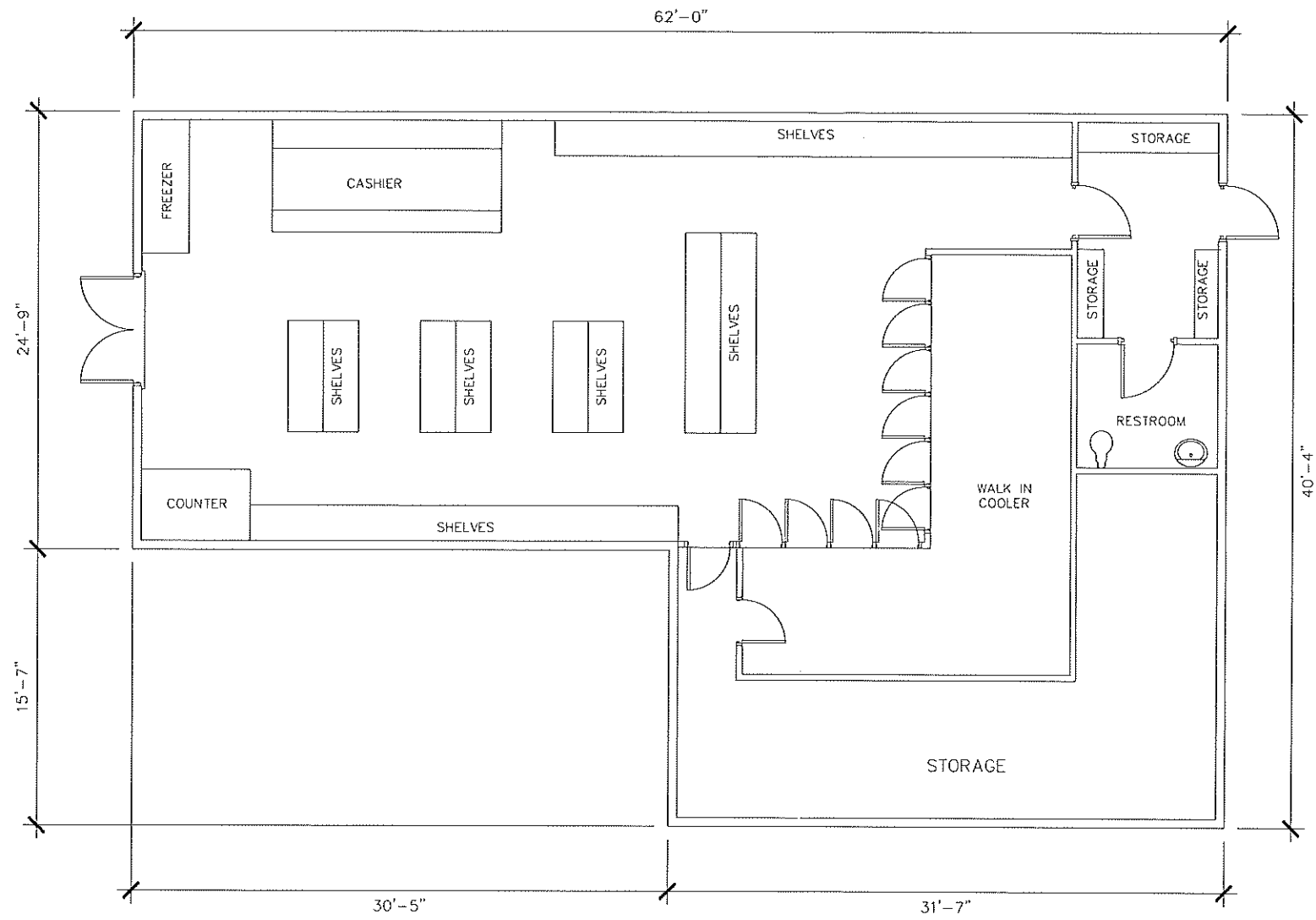
SITE PLAN

DATE:	04-10-2013	DATE:	
REVISION:	04-10-2013	REVISION:	
DATE:	04-10-2013	DATE:	
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PA/PM: A. BARCELO
 DRAWN BY: F.T.M./J.N.
 JOB NO.: RW12-0105-00

SHEET
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(E) FLOOR PLAN



WALL LEGEND	
	EXISTING WALL

NIEVES AND ASSOCIATES
 21250 HAWTHORNE BLVD #700
 TORRANCE, CA 90503
 (310) 375-5925

TYPE: FLOOR PLAN

ADDRESS: 25810 SIERRA HWY
 SANTA CLARITA CA 91321

STAMP	Date:	
	Revised:	

A-2

NOTICE OF EXEMPTION

TO:

FROM:

County Clerk, County of Los Angeles
12400 Imperial Highway, Room 2001
Norwalk, CA 90650

City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

APPLICATION: Master Case 15-035, Conditional Use Permit 15-002

PROJECT LOCATION: 25810 Sierra Highway
Assessor Parcel Number 2842-036-064

PROJECT APPLICANTS: Golden Stop Market

PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit to allow for liquor sales at a convenience store in a 2,304 square-foot tenant space in a 9,982 square-foot multi-tenant commercial center.

This is to advise that the City of Santa Clarita Director of Community Development Planning Commission City Council has approved the above described project on June 2, 2015 and has found the project is EXEMPT from the provisions of the California Environmental Quality Act (CEQA).

The EXEMPT STATUS of the project is listed under Article 19 CATEGORICAL EXEMPTION, Section 15301: Existing Facilities, Class 1. A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures. The proposed convenience store with alcohol sales qualifies as a Class 1 exemption because the Conditional Use Permit falls under the City's jurisdiction for permitting and also because all construction associated with the project will be located within an existing tenant space in an existing commercial center that was developed for such uses.

Mike Ascione, Assistant Planner II
City of Santa Clarita Community Development Department
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355
(661) 255-4330

Date



CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING

APPLICATION: Master Case No. 15-035; Conditional Use Permit 15-002

PROJECT APPLICANT: Golden Stop Market

PROJECT LOCATION: 25810 Sierra Highway (APN: 2842-036-064)

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit to allow for the sale of liquor within a proposed 2,304-square foot convenience store in the Golden Valley Road Retail Center, currently under construction. No more than 10% of the total shelf space within the store will contain the sale of liquor, for off-site consumption, under this proposal.

The City of Santa Clarita Planning Commission will conduct a public hearing on this matter on the following date:

DATE: Tuesday, June 2, 2015
TIME: At or after 6:00 p.m.
LOCATION: City Hall, Council Chambers
23920 Valencia Blvd., First Floor
Santa Clarita, CA 91355

A NOTICE OF EXEMPTION was prepared for the proposed project. The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15301, Class 1. A Class 1 "Existing Facilities" exemption consists of the operation, permitting, leasing or minor alteration of existing public or private structures.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings. If you wish to have written comments included in the materials the Planning Commission receives prior to the public hearing, it must be submitted to the Community Development Department by Friday, May 22, 2015.

For further information regarding this proposal, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santa-clarita.com/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Mike Ascione, Assistant Planner II, mascione@santa-clarita.com.

Jeff W. Hogan, AICP
Planning Manager

Published: The Signal, May 12, 2015.

