



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JULY 21, 2022

TO: Members of the Planning Commission

FROM: Ryan Carr, Associate Planner

FILE NO.: CUP-2022-010

PROPOSAL: Request for a Conditional Use Permit to allow for the sale of beer, wine, and liquor for on-site consumption via a Type 47 liquor license from the State Department of Alcoholic Beverage Control, and for the installation of a new gate at the entrance to the existing outdoor seating area for a restaurant located at 4776 Commons Way, Suite A (APN: 2068-003-023), within the Commercial Mixed Use (CMU) zoning district

APPLICANT: Samira Squires – Kimberlina Whettam & Associates

RECOMMENDATION: Adopt Resolution No. 2022-745, approving File No. CUP-2022-010.

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2022-745, approving CUP-2022-010, a request for a Conditional Use Permit to allow for the sale of beer, wine, and liquor for on-site consumption via a Type 47 liquor license from the State Department of Alcoholic Beverage Control, and for the installation of a new gate at the entrance the existing outdoor seating within Crossroads Kitchen located at 4776 Commons Way, Suite A.

REVIEW AUTHORITY:

The project is before the Planning Commission for review pursuant to Calabasas Municipal Code Section 17.12.035 (B), which states that alcoholic beverages may be sold for on-premises consumption at an establishment where the primary use is a restaurant, provided that a conditional use permit is obtained for the establishment of alcoholic beverage service, and sales are conducted in compliance with the Alcoholic Beverage Control Act of the State of California. In accordance with Section 17.62.060(D) of the CMC, the Director shall make a recommendation to the Planning Commission who shall hold a public hearing to review the project.

BACKGROUND:

On March 23, 2022, Samira Squires (applicant) submitted a request for approval of a Conditional Use Permit to allow for the sale and on-site consumption of beer, wine, and distilled spirits via a Type 47 liquor license from the State Department of Alcoholic Beverage Control for a new restaurant, Crossroads Kitchen, located at 4776 Commons Way, Suite A (APN: 2068-033-023). The applicant recently got approval under Zoning Clearance ZCL-2022-010 for a new restaurant featuring an entirely plant-based menu (Exhibit C). The restaurant will occupy the space formally occupied by Corner Bakery, which also had indoor and outdoor seating areas, and an approved CUP to serve beer and wine. Crossroads Kitchen is requesting a Conditional Use Permit to allow for the consumption of spirits in addition to the already-allowed beer and wine service on the premises in conjunction with the Type 47 ABC license.

STAFF ANALYSIS:

- A. Alcohol Sales: The Type 47 ABC license, for which Crossroads Kitchen is applying, is the “On Sale General – Eating Place (Restaurant)” license. This license authorizes the sale of beer, wine, and spirits for consumption on premises, and beer and wine for consumption off the premises where sold, and with the following provisions (State ABC requirements):

- Must operate and maintain the licensed premises as a bona fide eating place.
- Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.

Crossroads Kitchen intends to sell beer, wine, and distilled spirits during their proposed hours of operation from 10am – 12 am daily. Distribution is by table and bar service dining. Sales partners working in this restaurant must be a minimum of 21 years of age and will be certified per ABC’s requirements. All customers who appear 40 years old or younger will be asked to show identification when purchasing alcohol. Minors are allowed on the premises.

The restaurant will be in operation between 10am-12am daily. The restaurant is occupying the former Corner Bakery site, so the restaurant use will not change. Additionally, no expansion of either the indoor or outdoor seating areas is proposed.

Alcohol sales are conditionally permitted in conjunction with a primary allowable use (restaurant) in the Commercial Mixed Use (CMU) zoning district per the Municipal Code. The project application and plans were reviewed by the City’s

Development Review Committee and no concerns were raised by the Committee. The Los Angeles County Sheriff's Department has indicated that they have no objections to the request, and that the project is acceptable as proposed.

- B. Site Design/Building Layout: The subject site is located on the northeastern side of The Commons shopping center, just south of the intersection between Calabasas Road and Park Granada, within the Commercial, Mixed Use (CMU) zoning district. The restaurant occupies the former Corner Bakery site and work is underway for an interior remodel that was approved under Zoning Clearance ZCL-2022-010. The remodel will reconfigure the existing 3,898 square foot space to accommodate a private dining room, new dining area, new beverage station, bar, take-out area, kitchen and food prep area, walk-in combo refrigerated area, restrooms, storage areas, an electrical room, a locker room, and an office. At this time, proposed exterior modifications are limited to installation of additional railing and a new gate to fully surround the existing outdoor dining area, required per the Dept of ABC (Exhibit B). There is no proposed change to the size of the outdoor dining area, which is currently 1,431 square feet and will feature 55 outdoor seats in total.
- C. Parking: In accordance with section 17.28.040(D)(4) the parking requirement for a restaurant with table service is 1 space for each 2.5 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is greater. Because the proposed project does not increase the square footage of the building and will continue to operate as a restaurant, there is no change in the required parking.

REQUIRED FINDINGS:

The findings required in Section 17.62.060 of the Calabasas Municipal Code for a Conditional Use Permit are contained in the resolution attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (General Rule Exemption) and Section 15301 (Existing Facilities) of the Guidelines.

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Exhibit A.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

April 6, 2022

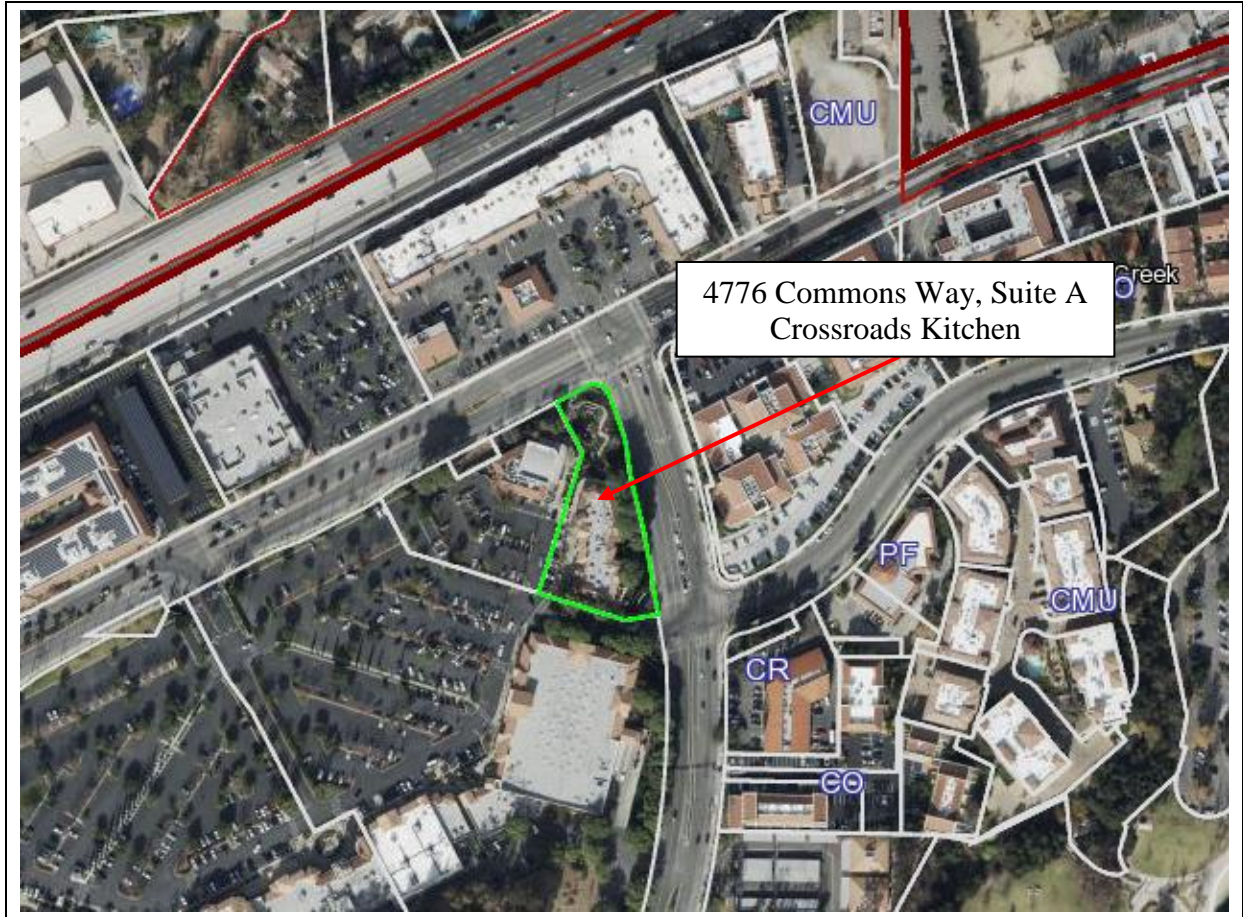
No comments.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2022-745
- Exhibit B: Project Plans
- Exhibit C: Project Description

TECHNICAL APPENDIX

Location Map:



Surrounding Properties:

	Existing Land Use	Zoning	General Plan Designation
Site	Commercial Shopping Center	Commercial, Mixed Use	Mixed Use
North	Commercial Shopping Center	Commercial, Mixed Use	Mixed Use
East	Commercial Shopping Center	Commercial, Mixed Use	Business, Old Town
West	Commercial Shopping Center	Commercial, Mixed Use	Mixed Use
South	Commercial Shopping Center	Commercial, Mixed Use	Mixed Use