



CITY *of* CALABASAS

Planning Commission

July 18, 2024

Request for a Conditional Use Permit to allow for the sale of beer and wine for on-site consumption via a Type 41 liquor license from the State Department of Alcoholic Beverage Control, in association with a new sushi restaurant, Bonzi, located at 23669 Calabasas Rd (APN: 2068-002-025), within the Commercial Mixed-Use (CMU) zoning district and Scenic Corridor (-SC) overlay zone.



File No. CUP-2023-002
23669 Calabasas Rd
Request to permit alcohol sale & consumption at new sushi restaurant.



Site Photographs



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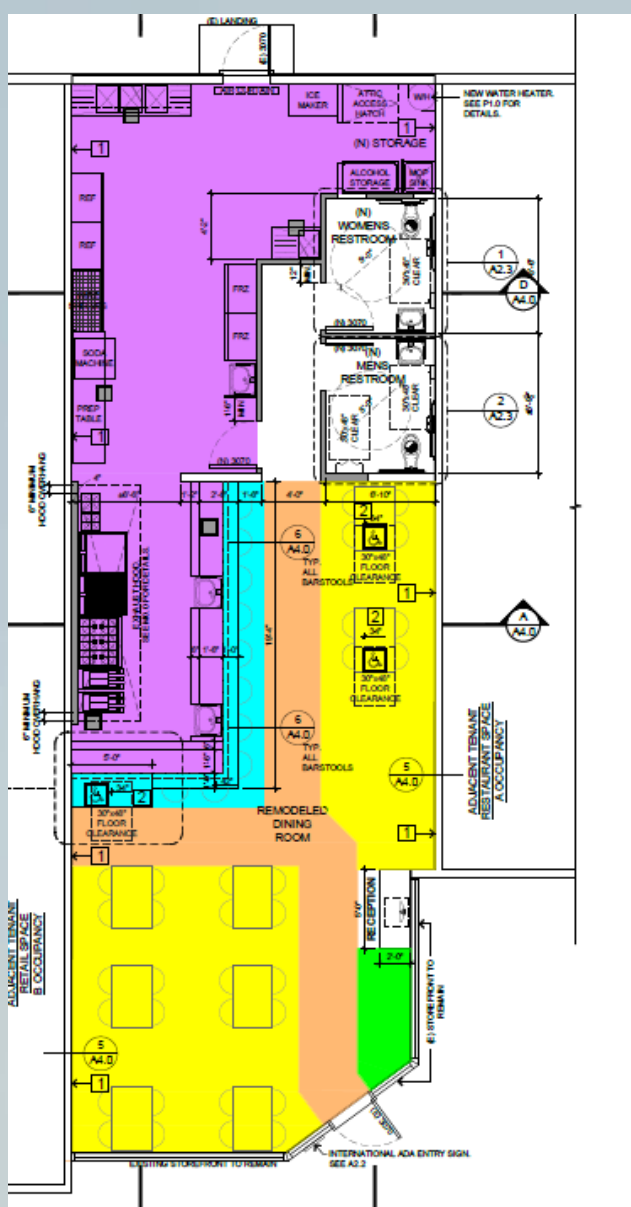







Project Description

- The proposal includes a request for a Conditional Use Permit to allow the sale and on-site consumption of beer and wine at a new sushi restaurant, Bonzi Sushi.
- Calabasas Municipal Code (CMC) Section 17.62.060 requires Conditional Use Permit requests to be reviewed by the Planning Commission.



Proposed Floor Plan



AREA	LOAD FACTOR	OCCUPANTS
 KITCHEN = 558 SF	558 / 200	2.79
 BAR COUNTER = 11 FIXED SEATS 1 PER SEAT (INCLUDING 1 WHEELCHAIR COMPANION)		12.00
 CIRCULATION = 196 SF		
 DINING = 428 SF (INCLUDING 2 WHEELCHAIR COMPANIONS)	428 / 15	28.53
 WAITING = 28 SF	28 / 5	5.60
		48.92 = 49 OCCUPANTS

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Alcohol Sales

- The applicant has applied for a Type 41 license from ABC, which authorizes the sale of beer and wine for consumption on or off the premises in conjunction with a restaurant.
- Alcohol sales in conjunction with a restaurant use is allowed pursuant to Section 17.12.035(B) of the CMC.
- The proposed restaurant will operate from 11:00 a.m. to 12:00 a.m. midnight, and proposed alcohol sales will be limited to the same hours.
- On-site consumption of alcohol will be limited to the interior restaurant area only.



Applicable Findings

Conditional Use Permit(Section 17.62.060 of the CMC)

- 1.The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;
- 2.The proposed use is consistent with the General Plan and any applicable specific plan or master plan;
- 3.The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and
- 4.The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.



Staff Conclusions

- The proposed project will not alter the existing restaurant/shopping center use of the subject site, which is an allowed use in the CMU zoning district.
- Compliance with the applicable Municipal Code standards is documented within the written staff report.
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (Existing Facilities) of the California CEQA Guidelines.



Recommended Action

- That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. CUP-2023-002, inclusive of all required findings to support the resolution.

