

# **Findings Submitted By Applicant**

## **File No. CUP-2024-001**

### **FINDINGS**

5749 Las Virgenes Rd. Suite C, Calabasas, CA. 91302 APN#  
2052-046-002

#### GENERAL CONDITIONAL USE:

Section 17.62.060 Calabasas Municipal Code allows the review Authority to approve a Conditional Use Permit provided that the following are made:

1. The proposed use is conditionally permitted within the subject zoning district and complies with all the applicable provisions of this development code.

The sale of Beer & Wine beverages in conjunction with the operation of restaurant with alcohol sales is allowed in the Commercial zoning district with a Conditional Use Permit, per Section 17.11.010 of the Land Use and Development Code Additionally, per Section 17.12.035 (B), The applicant is proposing a Sushi restaurant, therefore, the proposed project meets the findings.

2. The proposed use is consistent with the General Plan and any applicable specific plan or master plan.

The proposed Sushi Restaurant and the Beer & Wine sales in conjunction with the operation of existing establishments is consistent with the City of Calabasas General Plan because it contributes to the commercial, offices and business park areas and the Calabasas citizens for a good Sushi Restaurant it also contributes to a sound local economic base (Policy II-11). Additionally, the subject Site is located within an area that is not subject to a Master Plan. For this reason, the request for a Conditional Use Permit for Beer & Wine sales meets this finding.

3. The Approval of the conditional use permit for the proposed use is following the California Environmental Quality Act (CEQA).

The project is Categorically exempt from the California Environmental Quality Act (CQQA) pursuant to Section 15301 of the California CEQA Guidelines, which exempts licensing of existing public or private structures. The project is also exempt per Section 15061

(B)(3) because the extent of the alteration is only for interior use and will not influence the environment, therefore, the proposed project meets this finding.

4. The location and operation characteristics of the proposed use are compatible with the existing and anticipated future land use in the vicinity.

The location and operating characteristics of the requested conditional use permit, with the limitations described in the conditions attached, are compatible with the existing and anticipated future land uses in the City. All activities associated with the operation of the existing restaurant including the sale of beer & wine type 41 license issued by the State Department of Alcoholic Beverages Control (ABC), will take place within the interior and sectioned off exterior tenant space of an existing structure. The existing site is currently vacant and is required to adhere to all requirements of the State ABC type 41 License.

Furthermore, the subject site is located within a commercial shopping center along Las Virgenes RD, which contains several different types of businesses. Since surrounding land uses includes different retail stores in the same shopping center and a liquor store in the adjacent shopping center, the location and operating characteristics of the restaurant including the sales of beer & wine beverages for on-site consumption, are compatible with existing and future land uses of commercial retail uses in the vicinity. Therefore, the proposed project meets this finding.