



CITY *of* CALABASAS

# Planning Commission

## November 7, 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, Shibuya To Go, located at 5749 Las Virgenes Rd C (APN: 2052-046-002), within the Commercial, Retail (CR) zoning district and Scenic Corridor (-SC) overlay zone.





File No. CUP-2024-001  
5749 Las Virgenes Rd C  
Request to permit alcohol sale & consumption at new sushi restaurant, Shibuya To Go.





# Site Photographs



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# Project Description

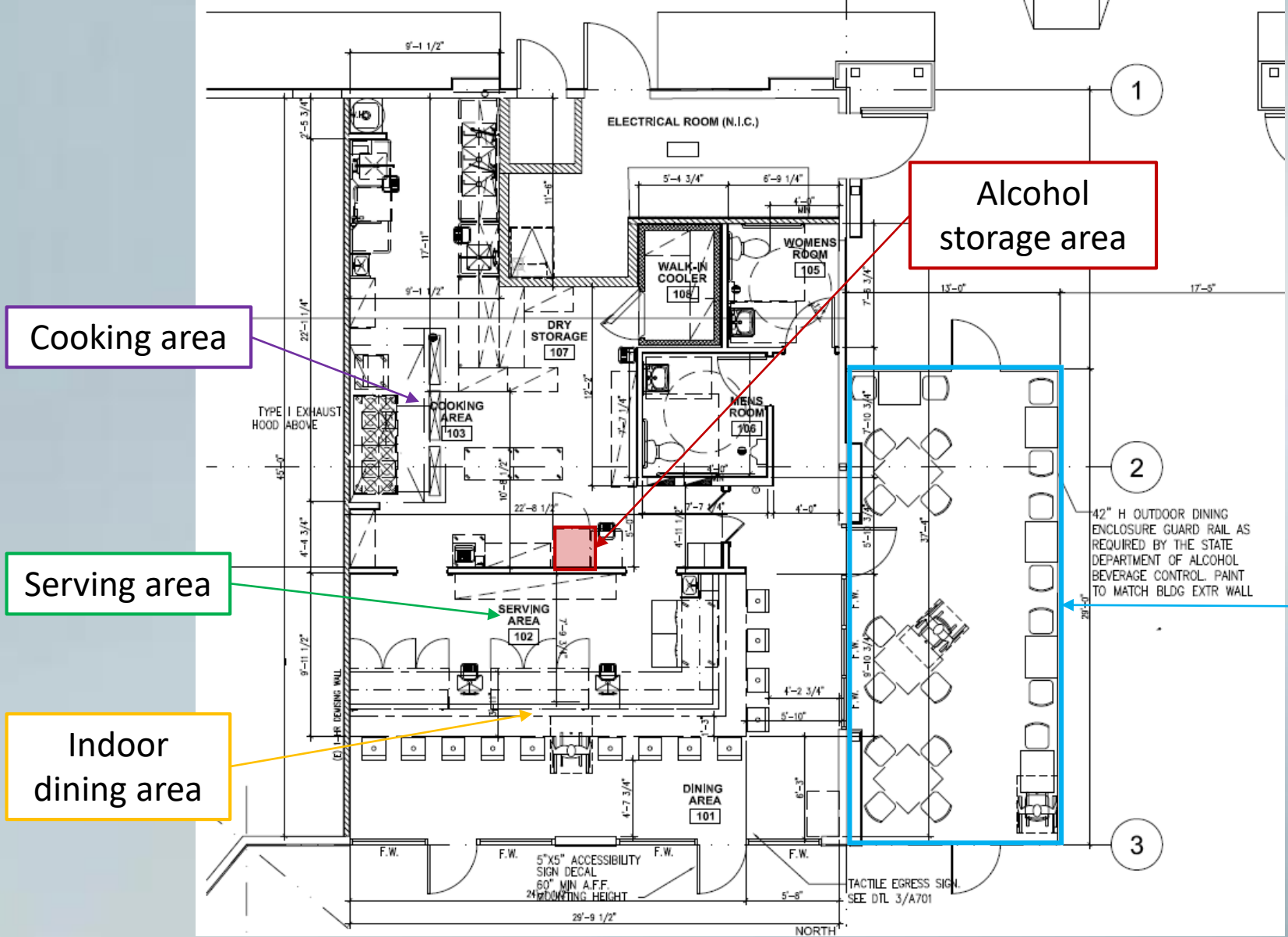
- The proposal includes a request for a Conditional Use Permit to allow the sale and on-site consumption of beer and wine at a new sushi restaurant, Shibuya To Go.
- Calabasas Municipal Code (CMC) Section 17.62.060 requires Conditional Use Permit requests to be reviewed by the Planning Commission.







# Floor Plan



Alcohol storage area

Cooking area

Serving area

Indoor dining area

Outdoor dining area

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# Alcohol Sales

- The applicant will apply 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 10:00 p.m. daily, and proposed alcohol sales will be limited to the same hours.
- On-site consumption of alcohol will occur in the indoor dining area and the outdoor dining area that is surrounded by a 42-inch-high railing, in accordance with ABC requirements.



# 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 CR 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-2024-001, inclusive of all required findings to support the resolution.

