



AGENDA LA MESA PLANNING COMMISSION

Wednesday, October 19, 2016

7:00 PM

La Mesa City Hall Council Chambers, 8130 Allison Avenue, La Mesa

1. Call Meeting to Order
2. Invocation and Pledge of Allegiance
3. Deletions from the Agenda / Urgent Additions to the Agenda / Additions to the next Agenda
4. Public Comments (non-agenda items)
Note: In accordance with State Law, an item not scheduled on the Agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.
5. Procedural Rules for Conduct of Hearings
6. **HEARINGS**
 - a. **SP-16-03 (Charcoal House Restaurant)** – Consideration of a Special Permit for a partially enclosed outdoor seating and dining area at 9566 Murray Drive in the CN-D (Neighborhood Commercial/Urban Design Overlay) zone.
7. BUSINESS
 - a. Approval of the minutes from the August 3, 2016 and October 5, 2016 Planning Commission meetings.
 - b. Assignment of next invocation
8. Informational Items
9. Adjournment

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at La Mesa City Hall, 8130 Allison Avenue, La Mesa, California, during normal business hours.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Human Resources Manager, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or rfreeman@ci.la-mesa.ca.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

Citizens who wish to make an audio/visual presentation pertaining to an item at a public meeting of the City should contact Cheryl Davis at 619.667.1190, no later than 12:00 noon, one business day prior to the start of the meeting. Advance notification will ensure compatibility with City equipment and allow meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

NOTICE OF APPEAL PROCEDURES

Actions taken by the Planning Commission may be appealed to the City Council. If you disagree with any action of the Commission and wish to file an appeal, you must do so within ten working days of tonight's meeting. **In order to file an appeal, you must submit an appeal letter stating why you disagree with the Commission's action to the Office of the City Clerk, City Hall, 8130 Allison Avenue along with a \$100.00 appeal fee. If no appeal is filed within this period, the action becomes final.**

Once the appeal is filed, the item will be scheduled for the next available City Council meeting. If the item was previously noticed to the neighborhood, new notices of the City Council meeting will be mailed out ten days prior to the hearing date. The Council will then hold a public hearing to consider the appeal. Planning Commission actions involving a General Plan amendment, rezoning, or changes to the Zoning Ordinance regulations are advisory actions, which will automatically proceed for a hearing before the City Council. Any questions regarding the appeal process should be directed to either the Office of the City Clerk at 619.667.1120 or the Community Development Department at 619.667.1177.



REPORT TO LA MESA PLANNING COMMISSION

DATE: October 19, 2016

SUBJECT: **SP-16-03 (Charcoal House Restaurant)** – Consideration of a Special Permit for a partially enclosed outdoor seating and dining area at 9566 Murray Drive in the CN-D (Neighborhood Commercial/Urban Design Overlay) zone.

ISSUING DEPARTMENT: Community Development

SUMMARY

Issues: Are there sufficient facts to support the required findings for approval of a special permit?

Recommendation: Approve the special permit subject to conditions listed in **Attachment E**.

La Mesa Zoning Ordinance Code Sections:

Section 24.02.050 lists the requirements for approval of a special permit.

Environmental Review:

This request is categorically exempt from environmental review under the California Environmental Quality Act Section 15303, Class 3. Class 3 exemptions may be applied to new construction or conversion of small structures, including accessory structures such as patios.

BACKGROUND:

The Charcoal House restaurant is located on the north side of Murray Drive, just north of I-8, between Loren Drive and Water Street (**Attachment A**). Surrounding development is commercial, including a hotel to the west, an indoor sports arena to the north, and a multi-tenant building to the east that shares a common parking lot with the subject property.

The 7,000 square-foot restaurant building is situated near the center of its 0.68-acre site, with the westerly building wall abutting the west side property line. There is a large parking area at the rear that is accessed by a two-way driveway that runs along the east side of the building. Five additional parking stalls are located toward the front of the site at a right angle to the street. Prior to 2013, the remaining 60-foot by 50-foot space in front of the

restaurant was an open landscaped area featuring a rock and palm tree element as a central focal point and a limited number of picnic tables near the entry.

In 2011, Dallo Restaurant Group, Inc. acquired the business and started implementing operational changes. Prior to their ownership, the site was known for having a high volume of public disturbances, including assaults, public intoxication, and fighting in the parking lot. The new owners have worked to resolve these issues and improve the image of the restaurant. In the past 12 months, the Police Department has received only one call for service directly related to the business establishment.

Shortly after assuming ownership, Dallo Restaurant Group also started making physical improvements. In 2013, the landscape area at the front of the building was enclosed with a plywood fence and a series of connected shade canopies were installed inside the enclosure (**Attachment B**). This work, along with several interior tenant improvements, was completed without permits. Initial code enforcement actions were unsuccessful and the City chose to file a lawsuit to compel compliance.

Since this action, the applicant has begun working closely with the City to legalize work completed both on the interior and exterior of the restaurant and also to legalize use of the outdoor patio as a seating area. Earlier this year the unpermitted interior work was corrected and inspected, but the violations associated with the outdoor dining area remain. In an effort to resolve the matter without further legal proceedings, staff has included a strict timeline to ensure that the restaurant is brought into full compliance.

To achieve compliance with building and fire codes, the Dallo Restaurant Group has elected to replace the plywood fencing and shade canopies with a new 10-foot high perimeter wall and covered arcade around an open central courtyard (**Attachment F**). New landscaping and irrigation is also proposed. An existing mature pine tree near the sidewalk and two palm trees at the center of the courtyard will remain. The redesigned outdoor seating area within the enclosure accommodates approximately 112 patrons. A summary of the restaurant's anticipated operation of the outdoor dining area is described in **Attachment C**.

In the Urban Design Overlay zone, new construction requires review by the Design Review Board. After considering the project at two regular meetings, the Design Review Board issued a Certificate of Action on September 12, 2016 with a finding that the project is consistent with the City's Urban Design Program (**Attachment D**).

Outdoor seating and dining areas accessory to restaurants require approval of a special permit from the Planning Commission. Notice of the October 19, 2016 Planning Commission public hearing was mailed to property owners within 300 feet of the subject property and published in the East County Californian on October 6, 2016.

DISCUSSION:

Special permits are required to expand the limits of certain development standards, when

such expanded limits are reasonable but need evaluation of impact on adjacent properties and uses. To grant a special permit, sufficient facts must be provided to address two required findings, described below:

1. Will the location and characteristics of the proposed buildings and/or structures and the allowed use of them impact unfavorably upon adjacent properties?

No, the use would not impact unfavorably upon adjacent properties. The City's established outdoor seating design objectives include the following provisions to ensure that impacts to adjacent properties are minimized:

- ***For outdoor dining areas greater than 200 square feet, off-street parking should be adequate to prevent adverse impacts on surrounding uses and streets.***

Three attached parcels under common ownership share a connected rear parking area with shared circulation and access. The easternmost of these (9584-86 Murray Drive), is developed with an indoor soccer facility and small office building. Conditional Use Permit CP-06-92 for the indoor soccer facility established a requirement for 70 on-site parking spaces to serve the uses on that parcel. Currently there are about 65 existing parking spaces. The conditional use permit did not require a provision for shared parking among the neighboring sites due to varying peak times of use.

The remaining two parcels, consisting of the Charcoal House site and the adjacent three-tenant commercial building to the east, have a combined total of 64 parking stalls. The current parking requirement for the four existing businesses—two restaurants and two office tenants, is 80 parking stalls. A parking summary for all three sites is provided below.

| Site | Parking Requirement | Size | Parking Required | Parking Provided |
|-----------------------------|--|------------------------------------|------------------|------------------|
| <u>9566 MURRAY DRIVE</u> | | | | |
| Charcoal House Restaurant | 1/250 GLA non-dining + 1/3 seats dining | 3,140 s.f. non-dining 114 seats | 51 | 36 |
| <u>9570-78 MURRAY DRIVE</u> | | | | |
| La Casa Blanca Restaurant | 1/250 GLA non-dining + 1/3 seats dining | 900 s.f. non-dining 38 seats | 17 | |
| The Origin Dance Studio | 1/300 GLA | 1,700 s.f. | 6 | |
| Healing Therapies | 1/300 GLA | 1,700 s.f. | 6 | |
| | | Total | 29 | 28 |
| <u>9584-86 MURRAY DRIVE</u> | | | | |
| Western Int'l Securities | Per CUP-06-92 | 2,350 s.f. | 10 | |
| La Mesa Indoor Soccer | Per CUP-06-92 | | 60 | |
| | | Total | 70 | 65 |
| | | Total | 150 | 126 |

Using the standard restaurant parking rate of one stall per three seats in the dining area, an additional 112 seats in the outdoor dining area could generate additional demand for 38 parking stalls. Although there are only 36 existing parking stalls on the subject property, the entire parking area and access driveway extends across three properties. All three parcels are under common ownership and contain a total of approximately 126 parking stalls. While this total number is less than the amount required by the current standard, the outdoor dining area has been operating in its current configuration for a number of years and there have not been any significant complaints or issues related to parking. This is likely because the restaurant is busiest at night when the other businesses are closed.

With regard to on-street conditions, there is no street parking in the vicinity of the project site and the proposal would not result in any changes to vehicular circulation in the neighborhood. All existing drive aisles will remain.

- ***In evaluating the size, location and design of outdoor dining facilities, the City will take into consideration the potential for noise impacts on surrounding land uses to insure consistency with community noise standards and regulations.***

The Charcoal House Restaurant operates daily until 2:00 a.m., with the busiest times of day being late evening and nighttime. No live entertainment is planned, but outdoor speakers are proposed for ambient music. Should live entertainment be desired in the future, the business would be required to first obtain a conditional use permit. There are no specific operational conditions of approval associated with the existing and current Charcoal House ABC license.

To ensure that the applicant complies with noise regulations, the draft conditions of approval cite specific outdoor amplification regulations applicable to this project. One such regulation is that sounds from amplifying equipment shall not exceed 15 decibels above the ambient base noise level.

A proposed block wall and solid canopy serves to partially enclose the outdoor dining area and create a covered arcade. In so doing, much of the noise generated by the seating area is expected to be contained. A three-story hotel located on the adjacent westerly site is the nearest receptor, and as noted by the applicant, the hotel guests are often customers. Despite operating without a solid enclosure or roof for the past few years, no complaints about noise from the outdoor dining area have been submitted to the City by the hotel operator. The nearest residences are located on the opposite side of the I-8 freeway to the south and on Loren Drive to the west, both being approximately 400 feet distant. The ambient noise from the adjacent freeway reduces the likelihood that nearby residents would be disturbed by noise from the outdoor dining area.

Any noise violations are handled by code enforcement on a complaint basis. A draft condition of approval outlines the process for a new public hearing before

the Planning Commission should the use create a nuisance to the surrounding properties.

2. Is the project consistent with the design objectives established as policy of the City Council?

Yes, the project is consistent with applicable design objectives. The City's established outdoor dining design objectives include the following provisions to ensure that the project is safe, architecturally compatible with the neighborhood, accessible, and clean:

- ***Outdoor dining areas are to be safely constructed of quality materials in accordance with the provisions of the Uniform Building Codes, and meet all other size, setback and location standards prescribed in the Zoning Ordinance.***

A building permit is required for the proposed improvements and all work must comply with building and fire codes. The applicant has been working with City staff to address building and fire code violations. To ensure timely compliance and to avoid further legal action, the applicant will be required to complete the demolition of existing unpermitted improvements in the outdoor dining area by November 3, 2016. Upon completion of demolition, use of the outdoor dining area in reliance of an approved permit cannot occur until new improvements have been completed and final inspections obtained.

- ***Outdoor dining areas should be designed to be architecturally compatible with existing structures on the subject property and consistent with the City's Urban Design Guidelines. Fencing and screening should be consistent with the architecture of the facility, as well.***

The outdoor dining area was reviewed by the Design Review Board and found to be consistent with the Urban Design Program. New landscaping and decorative finishes and materials have been incorporated into the design. The perimeter wall incorporates pilasters, arched recesses, stone veneer, stucco, trim caps, down-directed wall sconces, and landscape trellises.

- ***Outdoor eating areas will need to insure that pedestrian circulation and disabled access standards are achieved.***

An accessible path of travel will be maintained at the entry. The outdoor dining area has multiple means of egress.

- ***All outdoor dining areas should be kept in good condition, both structurally and aesthetically.***

A proposed condition of approval requires that the outdoor dining area be maintained in good condition and repair.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Attachment E**) to approve Special Permit SP-16-03 authorizing outdoor seating accessory to a restaurant at 9566 Murray Drive, subject to the following conditions:

- A. The special permit shall apply only to the outdoor dining area as shown on the submitted plans dated August 22, 2016.
- B. The outdoor dining area is approved as an accessory use to a restaurant.
- C. The applicant shall obtain a demolition permit and complete the demolition of the existing unpermitted plywood fencing and connected shade enclosures currently located in the outdoor patio area by November 3, 2016.
- D. Outdoor dining activities shall cease until new improvements have been completed and final inspections obtained. Building permits are required.
- E. The outdoor dining area shall be closed by 2:00 a.m. daily.
- F. Outdoor tables and chairs shall be properly maintained.
- G. No live entertainment is allowed in the outdoor dining area unless a conditional use permit is first obtained.
- H. Outdoor amplification shall be limited to ambient music and TV only and consistent with La Mesa Municipal Code Section 10.80.170 Regulations as noted below. Speakers shall not be used for announcements.

The commercial and non-commercial use of sound amplifying equipment shall be subject to the following regulations:

- (a) The only sounds permitted shall be either music or human speech, or both.
- (b) Sound level emanating from sound amplifying equipment shall not exceed fifteen (15) decibels above the ambient base noise level.
- (c) Notwithstanding the provisions of subsection (c) of this section, outdoor operation of sound amplifying equipment shall not be within two hundred feet of churches, schools, hospitals, or city or county buildings unless otherwise authorized by the city council in conjunction with a validly issued special event permit.
- (d) In any event, the volume of sound shall be so controlled that it will not be unreasonably loud, raucous, jarring, disturbing, or a nuisance to reasonable persons of normal sensitiveness within the area of audibility.

- I. The applicant shall maintain the outdoor dining area in good condition and repair.
- J. Exterior lighting shall be down-lit and shaded, and shall not directly shine onto adjacent properties.
- K. If the outdoor dining area should create a nuisance to surrounding properties, staff may schedule a public hearing before the Planning Commission to evaluate the operation of the outdoor dining area. If the Planning Commission finds that the use is creating a nuisance, the Commission may then impose additional restrictions on the outdoor dining area.

Submitted by:



Allyson Kinnard
Associate Planner

Attachments:

- A – Vicinity Map/Aerial Photograph
- B – Site photographs
- C – Correspondence
- D – Design Review Board Certificate of Action DRB-14-14
- E – Draft Planning Commission Resolution
- F – Proposed Development Plans



Special Permit SP 16-03

PROPERTY INFORMATION

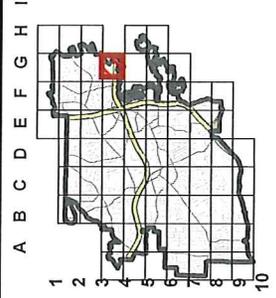
| | |
|--------------|--|
| Applicant | Charcoal House Restaurant |
| Site Address | 9566 Murray Drive La Mesa, CA 91942 |
| APN | 486-840-06-00 |
| Lot Size | .68 acres |
| General Plan | Regional Serving Commercial |
| Zoning | CN-D Neighborhood Commercial; Urban Design Overlay Zone |

Legend

- Project Site
- La Mesa Boundary



DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011



Aerial Map





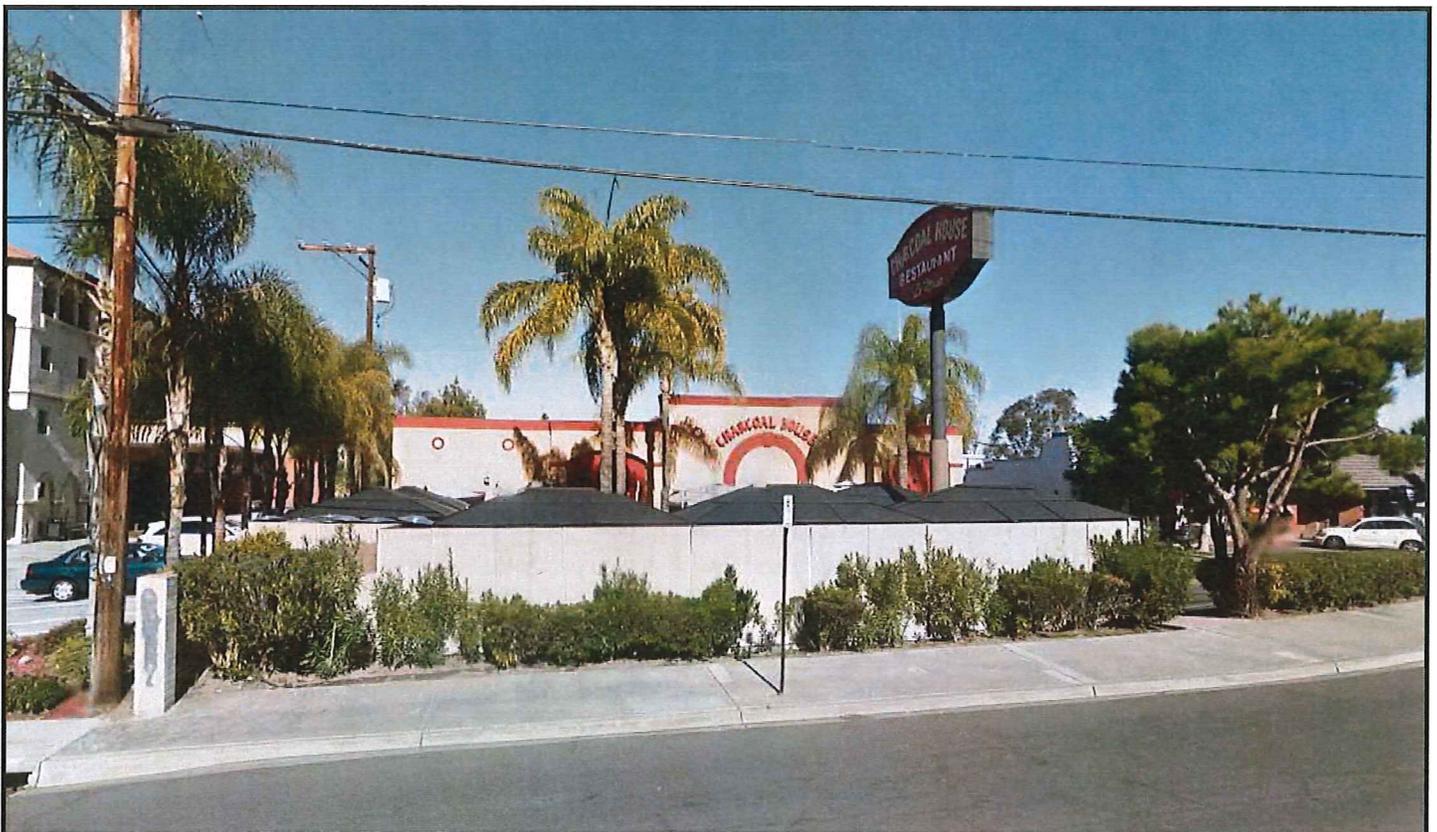
Current street view of subject property from the street looking northwest



Current street view of subject property from the street looking northeast



Charcoal House street frontage 2011



Charcoal House current frontage

DRB-14-14 and SP-16-03 9566 Murray Drive

RECEIVED
City of La Mesa

JUL 12 2016

COMMUNITY DEVEL. DEPT.

Allyson Kinnard
Associate Planner
8130 Allison Avenue
La Mesa, CA 91941

RE: SP 16-04 and DRB 14-14, 9566 Murray Drive (Charcoal House Restaurant)

Allyson Kinnard:

Charcoal House, located at 9566 Murray Drive La Mesa, CA 91942 business model is to provide family styled meals and services in a festive environment. Charcoal House is family owned and operated with many years of collective experience in the restaurant industry. Over time, Charcoal House has been recognized as priding itself on offering a full-dining experience to all customers. Whether ordering from its premier steakhouse menu or Mediterranean cuisine, customers are encouraged to pair their meal with a beverage from the full service bar. They can also enjoy a more relaxing evening in the outdoor lounge and order any item off the tobacco menu. In all, Charcoal offers a unique dining experience for all members of the community.

Charcoal House has an existing usage plan for its outdoor seating area and intends to retain a similar floor plan with commercial rated structures. When dining outdoors, Charcoal House only offers food services in combination with selling beverages, providing tobacco services and presenting nontheatrical entertainment. Customers can enjoy lounging on Mediterranean styled couches or on any of the rectangular tables. Adding to the outdoor experience are six 30in - 50in video entertainment screens with audio originating from fourteen speakers strategically placed to minimize noise pollution to neighboring businesses. At this time, Charcoal House does not plan on expanding its auditory and visual fixings and does not provide "performance entertainment" as defined in LMMC 24.01.100 in its outdoor areas. However, if the circumstances deem necessary then Charcoal House will apply for the appropriate permits.

The Charcoal House's hours of operation are limited to the evening hours when the majority of customers dine at the restaurant. Charcoal House itself operates only on Tuesday through Saturday and opens at 4:00 PM and closes at 12:00am during the weekday and 1:30AM on the weekends. The outside seating area is open to customers during all hours of operation, however, the busiest time of the day is anywhere from late evening until closing. Charcoal House does not intend on expanding its business hours at this time.

I hope this addresses this summary of the planned use of the outdoor seating area. If you have any additional questions please do not hesitate to contact me.

ATTACHMENT C



**CERTIFICATION OF
DESIGN REVIEW BOARD ACTION**

FILE: DRB 14-14 (Charcoal House)

MEETING DATE: September 12, 2016

SUBJECT: Review and recommendation to the City Council of a partially enclosed outdoor seating area for an existing restaurant at 9566 Murray Drive in the CN-D (Neighborhood Commercial/Urban Design Overlay) zone.

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of DRB 14-14 based on plans dated August 22, 2016 and a finding that the project is consistent with the City's Urban Design Program.

The vote on the motion was as follows:

Aye: Chairman Soutowood, Board members Dick, Hulitt, Jacobs, and McCullough.

Nay: None.

Absent: None.

Abstain: None.

ATTEST:

Allyson Kinnard
Associate Planner

E:\cp2016\Resolutions\DRB\DRB-14-14.doc

RESOLUTION NO. PC-2016-xx

RESOLUTION APPROVING SPECIAL PERMIT SP-16-03 (CHARCOAL HOUSE RESTAURANT) FOR AN OUTDOOR SEATING / DINING AREA AT 9566 MURRAY DRIVE IN THE CN-D ZONE

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on October 19, 2016, and accepted public testimony in considering SP-16-03, a request for a Special Permit for a proposed outdoor seating and dining area at 9566 Murray Drive in the CN-D (Neighborhood Commercial/Urban Design Overlay) zone;

WHEREAS, the project site is surrounded by commercial uses and Interstate 8;

WHEREAS, the property owner wishes to have an outdoor dining area accessory to an existing restaurant;

WHEREAS, this project is categorically exempt from review under the California Environmental Quality Act Section 15303, Class 3; and

WHEREAS, the Planning Commission did receive and consider a staff report and public testimony on the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the location and characteristics of the outdoor dining area and its use would not impact unfavorably upon adjacent properties. There is adequate off-street parking available and vehicle circulation on adjacent streets would not be altered. There are no residential properties immediately abutting the site. The outdoor dining area is subject to the City's Noise Ordinance. No live entertainment is planned. All exterior lighting will be required to be down-lit and shaded to avoid shining directly onto adjacent properties.
2. That the project, as conditioned, is consistent with the design objectives established as a policy of the City Council. The City's established Outdoor Seating Design Objectives include provisions to ensure safety, architectural compatibility, accessibility, and property maintenance. All work associated with the project is required to comply with the Uniform Building Code. An accessible path of travel will be maintained to the storefront entrance. The project was reviewed by the Design Review Board for consistency with the Urban Design Program.
3. That the proposal is consistent with Section 24.02.050 of the La Mesa Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The Planning Commission approves Special Permit SP-16-03, subject to the following conditions:
 - A. The special permit shall apply only to the outdoor dining area as shown on the submitted plans dated August 22, 2016.
 - B. The outdoor dining area is approved as an accessory use to a restaurant.
 - C. The applicant shall obtain a demolition permit and complete the demolition of the existing unpermitted plywood fencing and connected shade enclosures currently located in the outdoor patio area by November 3, 2016.
 - D. Outdoor dining activities shall cease until new improvements have been completed and final inspections obtained. Building permits are required.
 - E. The outdoor dining area shall be closed by 2:00 a.m. daily.
 - F. Outdoor tables and chairs shall be properly maintained.
 - G. No live entertainment is allowed in the outdoor dining area unless a conditional use permit is first obtained.
 - H. Outdoor amplification shall be limited to ambient music and TV only and consistent with La Mesa Municipal Code Section 10.80.170 Regulations as noted below. Speakers shall not be used for announcements.

The commercial and non-commercial use of sound amplifying equipment shall be subject to the following regulations:

- (a) The only sounds permitted shall be either music or human speech, or both.
- (b) Sound level emanating from sound amplifying equipment shall not exceed fifteen (15) decibels above the ambient base noise level.
- (c) Notwithstanding the provisions of subsection (c) of this section, outdoor operation of sound amplifying equipment shall not be within two hundred feet of churches, schools, hospitals, or city or county buildings unless otherwise authorized by the city council in conjunction with a validly issued special event permit.
- (d) In any event, the volume of sound shall be so controlled that it will not be unreasonably loud, raucous, jarring, disturbing, or a nuisance to

reasonable persons of normal sensitiveness within the area of audibility.

- I. The applicant shall maintain the outdoor dining area in good condition and repair.
- J. Exterior lighting shall be down-lit and shaded, and shall not directly shine onto adjacent properties.
- K. If the outdoor dining area should create a nuisance to surrounding properties, staff may schedule a public hearing before the Planning Commission to evaluate the operation of the outdoor dining area. If the Planning Commission finds that the use is creating a nuisance, the Commission may then impose additional restrictions on the outdoor dining area.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 19th day of October, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Allyson Kinnard, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2016-xx, duly passed and adopted by the Planning Commission.

Allyson Kinnard, Deputy Secretary
La Mesa Planning Commission

PARKING ANALYSIS (LA MESA MUNICIPAL CODE SECTION 24.04.050)

9566 MURRAY DRIVE
CHARCOAL HOUSE RESTAURANT
HOURS: 4 PM-1:30 AM

INTERIOR
GLA= 3140 SF /250 = 13 SPACES
DINING/BAR SEATING= 114 SEATS /3 =38 SPACES

EXTERIOR
GLA= 750 SF /250 = 3 SPACES
DINING SEATING=112 SEATS /3 = 38 SPACES

9570 MURRAY DRIVE
LA CASA BLANCA RESTAURANT
HOURS: 11 AM-9PM

INTERIOR (APPROXIMATE)
GLA= 900 SF /250 = 4 SPACES
DINING/BAR SEATING= 38 SEATS /3 = 13 SPACES

9574 MURRAY DRIVE
THE ORIGIN HIP HOP DANCE STUDIO
HOURS: 10 AM-9PM

INTERIOR (APPROXIMATE)
GLA= 1700 SF /300 = 6 SPACES

9578 MURRAY DRIVE
HEALING THERAPIES OFFICE
HOURS: 11AM-5:30PM & CLOSED SUN

INTERIOR (APPROXIMATE)
GLA= 1700 SF /300 = 6 SPACES

9584 MURRAY DRIVE
WESTERN INT'L SECURITIES OFFICE
HOURS: 9AM-5PM & CLOSED SAT-SUN

INTERIOR (APPROXIMATE)
GLA= 2350 SF /300 = 8 SPACES

OWNER / PROJECT ADDRESS

CHARCOAL HOUSE RESTAURANT
9566 MURRAY DRIVE
LA MESA, CALIFORNIA 91942

BUILDING DEPT. NOTES

THIS PROJECT SHALL COMPLY WITH
THE 2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 EDITION CALIFORNIA ENERGY EFFICIENCY STANDARDS

OCCUPANCY:
TYPE OF CONSTRUCTION: VB-SPRINKLERED
USE REGULATIONS:
ZONING: CD-D ZONE NEIGHBORHOOD COMMERCIAL
LOT SIZE: 0.68 ACRE

BUILDING TYPE: 7,000 SQ. FT. RESTAURANT (EXISTING)

HEIGHT: ONE STORY

LEGAL & A.P.N.

(EX HWY) PAR A DOC130323REC70 IN LOT 1 BLK 29 TR 593
486-840-06-00

BUILDING DATA

LOT AREA: 0.68 ACRE 29,621 SQ. FT.

SCOPE OF WORK

SPECIAL PERMIT APPLICATION:

- NEW EXTERIOR PATIO COVER/EXT. WALL TO REPLACE (E) NON-COMPLYING RESIDENTIAL RATED STRUCTURES.
- NEW EXTERIOR DOWN-DIRECTED LIGHTING ON EXTERIOR WALL
- NEW DROUGHT RESISTANT LANDSCAPING
- NEW LOUNGE AND DINING SEATING PER PLAN.

DISABLED ACCESS:

- ACCESSIBLE PARKING TO REMAIN AT FRONT OF PARKING LOT. STRIPE PER STANDARD DETAILS.
- PARKING AREA TO HAVE MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS

EXISTING:

- DISABLED ACCESS PATH OF TRAVEL.

PARKING SUMMARY

REQUIRED PARKING = 92 SPACES
EXISTING PARKING = 100 SPACES

(SEE PARKING ANALYSIS ABOVE SITE PLAN)

NOTE: OUTDOOR DINING FOR THIS LOCATION OCCURS PRINCIPALLY BETWEEN THE HOURS OF 9:00 PM AND 2:00 AM WEDNESDAY THRU SATURDAY NIGHTS. THIS COINCIDES WITH TIME WHEN ADJACENT BUSINESSES ARE CLOSED SO THERE IS LITTLE IF ANY IMPACT. SHARED PARKING IN TRUE PRACTICE.

SHEET INDEX

- SP.1 TITLE SHEET W/ SITE PLAN & NOTES
- SP.2 PATIO EXTERIOR WALL ELEVATIONS
- SP.3 PATIO FLOOR PLAN



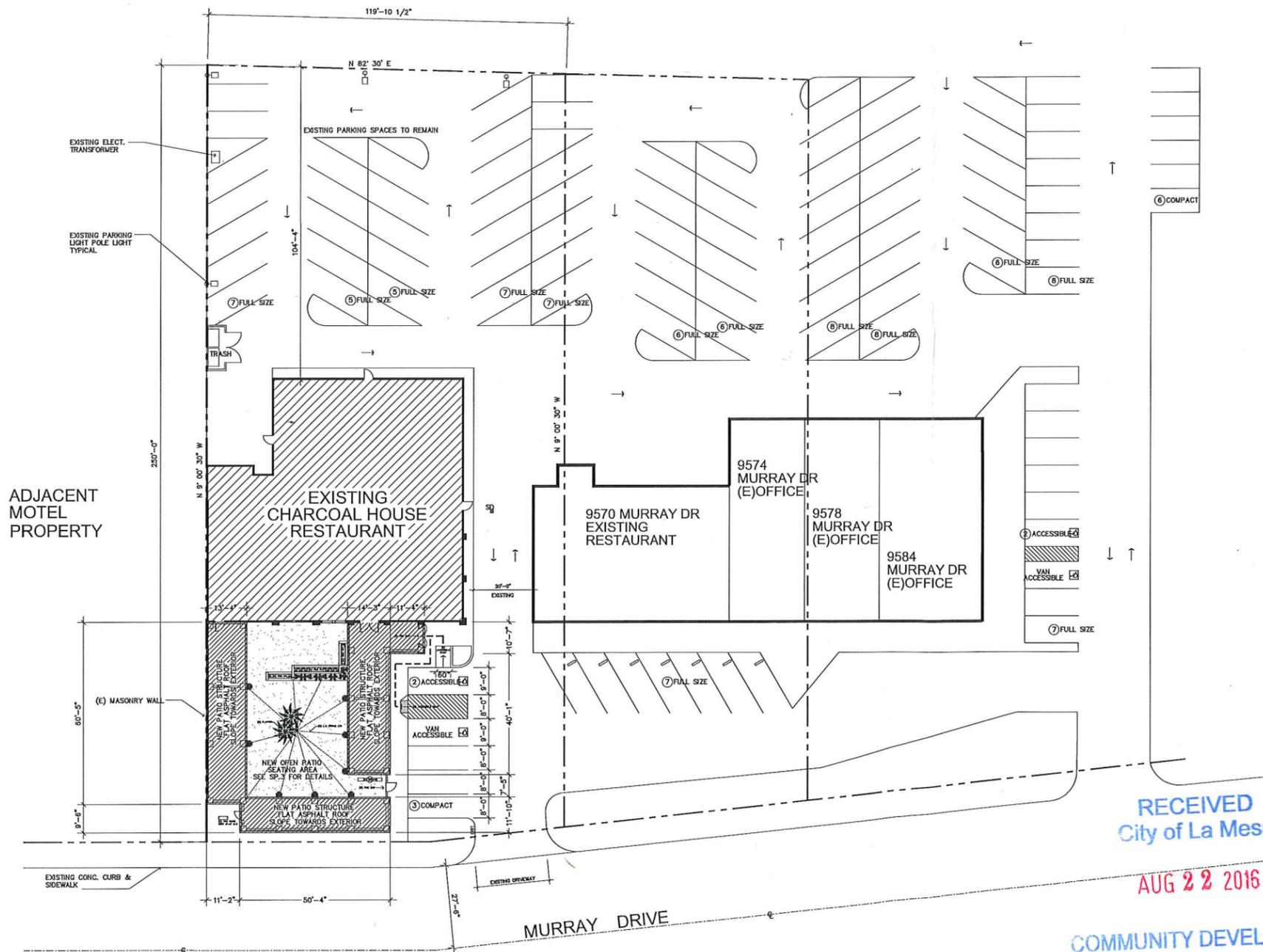
3039 HOOVER AVE
NATL CITY, CA 91950
PHONE (619) 934-4501
FAX (619) 934-4524
katherine@ACDinteriors.com



CHARCOAL HOUSE
9566 MURRAY DRIVE
LA MESA, CA 91942

THESE PLANS PREPARED BY:
KATHERINE BAGALLON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
NO. 44242
STATE OF CALIFORNIA

| | |
|----------|----------------|
| JOB NO. | 16.123 |
| REVISION | |
| DATE | AUG 19, 2016 |
| TITLE | SPECIAL PERMIT |
| SHEET | SP.1 |



RECEIVED
City of La Mesa

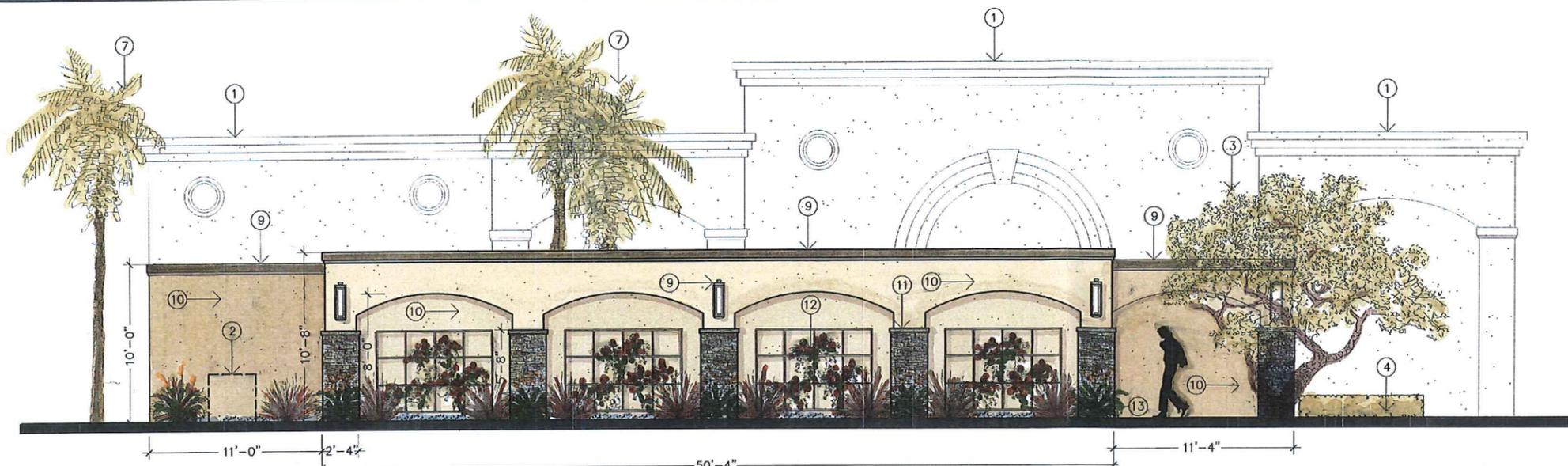
AUG 22 2016

COMMUNITY DEVEL. DEPT.

SITE PLAN

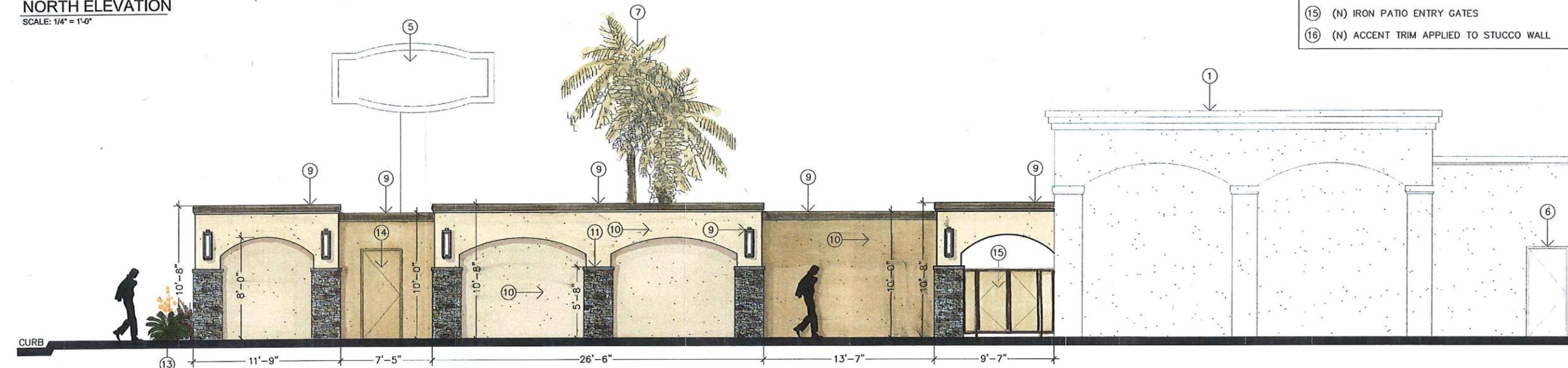
SCALE: 1" = 20'-0"

ATTACHMENT F

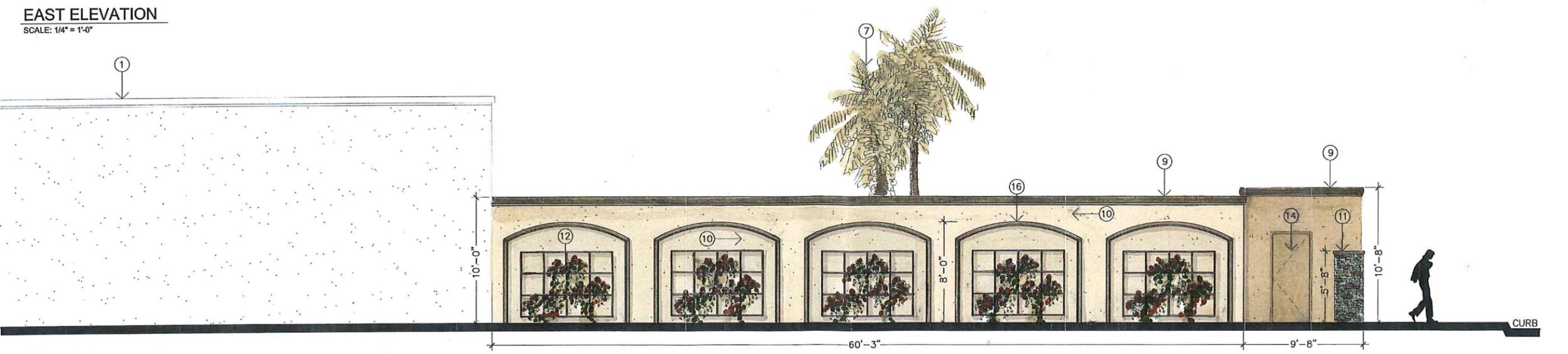


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- KEY NOTES**
- 1 (E) RESTAURANT FACADE
 - 2 (E) FIRE RISER (KEEP 5'-0" CLR.)
 - 3 (E) PINE TREE
 - 4 (E) EVERGREEN HEDGE
 - 5 (E) SIGNAGE
 - 6 (E) RESTAURANT ENTRANCE
 - 7 (E) PALM TREE
 - 8 (N) LANTERN STYLE DOWNLIGHT WALL SCENCE
 - 9 (N) STUCCO CORNICE TRIM
 - 10 (N) STUCCO EXTERIOR PATIO WALL
 - 11 (N) COLUMN WITH STONE VENEER & CONC. CAP TO MATCH
 - 12 (N) BLK MTL TRELLIS W/ BOUGAINVILLE VINE
 - 13 (N) LANDSCAPING PER PLAN
 - 14 (N) FIRE EXIT DOOR
 - 15 (N) IRON PATIO ENTRY GATES
 - 16 (N) ACCENT TRIM APPLIED TO STUCCO WALL



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

ATMOSPHERE
CONSTRUCTION AND DESIGN

3039 HOOVER AVE
NATL CITY, CA 91950
PHONE (619) 934-4501
FAX (619) 934-4524
katherine@ACDinteriors.com



THESE PLANS PREPARED BY:

CHARCOAL HOUSE
9566 MURRAY DRIVE
LA MESA, CA 91942

THESE DESIGN PLANS ARE THE PROPERTY OF ATMOSPHERE C & S. THE SCALE OF THIS PLAN IS THAT OF THE ORIGINAL DRAWING. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY A REVISION SHEET. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION SHEET. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION SHEET. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION SHEET.

| | |
|-----------------|------------------|
| JOB NO. | 16.123 |
| REVISION | |
| DATE | AUG 19, 2016 |
| TITLE | PATIO ELEVATIONS |
| SHEET | SP.2 |



MINUTES LA MESA PLANNING COMMISSION

Wednesday, August 3, 2016

The La Mesa Planning Commission held a meeting on Wednesday, August 3, 2016, in the La Mesa City Council Chambers located at 8130 Allison Avenue, La Mesa, California.

The Agenda for this meeting was posted on July 28, 2016, at 11:15 a.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

Planning Commission members present were Chairman Alvey, Vice Chair Hotel, Commissioners Hurd Glenn, Newland, Kanavel, and Torpey.

Staff members present were Director of Community Development Carol Dick, Senior Planner Chris Jacobs, Associate Planner Howard Lee, and Assistant City Attorney Gregory Lusitana.

Item 1. The meeting was called to order at 8:45 p.m.

Note: A Special Joint Meeting of the Planning Commission and Environmental Sustainability Commission was held prior to the Planning Commission meeting. It began at 7:00 p.m. and ended at 8:30 p.m.

Item 2. Invocation and Pledge of Allegiance.

Item 3. Deletions from Agenda/Urgent Additions to the Agenda/Additions to the Next Agenda

None.

Item 4. Public Discussion and Audience Participation.

None.

Item 5. Reading of the Procedural Rules of Conduct for Hearings.

Item 6. HEARINGS

6a. Special Permit SP 16-07 (Houska) – Consideration of a Special Permit to allow outdoor dining for a new restaurant at 8401 La Mesa Boulevard in the CD-D (Downtown Commercial / Urban Design Overlay) zone.

Mr. Lee presented the staff report.

The public hearing was opened.

Those in favor:

- Aaron Dean, Applicant
- Steve Waldron, Project Architect
- Greg Houska

Those in opposition:

- None

The public hearing was closed.

The Commissioners discussed the project.

Commissioner Newland requested that the following statement be added to the official minutes of tonight's meeting:

The decision tonight will not serve as a recommendation on any future determination regarding historical merit. The project is considered reversible and will not reduce the historic value the subject building site may have. The existing building has been significantly structurally altered from its original condition built in 1919. Approval of the project does not constitute a determination of eligibility or non-eligibility for listing in the National, California, or local registers.

ACTION: Commissioner Hurd Glenn made a motion to approve Special Permit SP 16-07 a Special Permit to allow outdoor dining for a new restaurant at 8401 La Mesa Boulevard. The motion was seconded by Commissioner Newland. Motion carried with 5 in favor and 1 opposed (Commissioner Hottel).

Ms. Dick read the appeal procedures into the record.

- 6b. Site Development Plan DAB 16-01(5900 Severin LLC)** - Consideration of a new 18-unit apartment building including two live-work units on a vacant site addressed as 5900 Severin Drive in the CN-G-D (Neighborhood Commercial / Grossmont Specific Plan Overlay / Urban Design Overlay) zone. The proposed project also includes i) a request to waive the requirement for a six-foot zone boundary wall and ii) a request for a parking modification to reduce required parking and allow shared parking.

Mr. Jacobs presented the staff report.

The public hearing was opened.

Those in favor:

- Ivar Leetma - Applicant
- Damian Tantano

Those in opposition:

- o None

ACTION: Commissioner Newland made a motion to continue the meeting beyond 10:00 p.m. The motion was seconded by Commissioner Kanavel. Motion carried with 6 in favor and 0 opposed

The public hearing was closed.

The Commissioners discussed the project.

ACTION: Commissioner Hottel made a motion to approve the draft resolution as presented by staff approving Site Development Plan DAB 16-01, a new 18-unit apartment building including two live-work units on a vacant site addressed as 5900 Severin Drive in the CN-G-D (Neighborhood Commercial / Grossmont Specific Plan Overlay / Urban Design Overlay) zone. The motion was seconded by Commissioner Torpey. Motion carried 5 in favor and 1 opposed (Commissioner Hurd Glenn).

Ms. Dick read the appeal procedures into the record.

Item 7. BUSINESS

7a. Approval of the minutes from the July 6, 2016 Planning Commission meeting.

ACTION: Commissioner Newland made a motion to approve the minutes as written. The motion was seconded by Commissioner Hurd Glenn. Motion carried 4 in favor and 2 abstentions (Kanavel/Torpey).

7b. Election of Officers

Commissioner Hurd Glenn made a motion to nominate Jim Newland as Chairman and Noah Alvey as Vice Chair. The motion was seconded by Commissioner Hottel. Motion carried 6 in favor and 0 opposed

7c. Assignment of next invocation: Commissioner Hurd Glenn will give the invocation and Commissioner Kanavel will read the procedural rules.

Item 8. INFORMATIONAL ITEMS

Ms. Dick shared that at the July 26th City Council meeting the Council adopted credit for parking in the Downtown Commercial zone where curb cuts are removed. There being no further business before the Commission, the meeting was adjourned at 10:40 p.m.

Respectfully submitted,
Cheryl Davis
Administrative Coordinator



MINUTES LA MESA PLANNING COMMISSION

Wednesday, October 5, 2016

The La Mesa Planning Commission held a meeting on Wednesday, October 5, 2016, in the La Mesa City Council Chambers located at 8130 Allison Avenue, La Mesa, California.

The Agenda for this meeting was posted on September 27, 2016, at 1:55 p.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

Planning Commission members present were Chairman Newland, Vice Chair Alvey, Commissioners Podeswik, Hottel, Kanavel, and Torpey. Commissioner Hurd Glenn was absent.

Staff members present were Director of Community Development Carol Dick, Senior Planner Chris Jacobs, Associate Planner Howard Lee, and Assistant City Attorney Gregory Lusitana.

Item 1. The meeting was called to order at 7:00 pm.

Item 2. Commissioner Hottel gave the Invocation and led the Pledge of Allegiance.

Item 3. Deletions from Agenda/Urgent Additions to the Agenda/Additions to the Next Agenda

None.

Item 4. Public Discussion and Audience Participation.

None.

Item 5. Procedural Rules of Conduct for Hearings.

Commissioner Kanavel read the procedures for public hearings.

Item 6. HEARINGS

6a. Special Permit SP 16-08 (Lake Murray Center LLC) – Consideration of a Special Permit to allow outdoor dining for a new coffee shop at 6101 Lake Murray Blvd. in the CN-D (Neighborhood Commercial / Urban Design Overlay) zone.

presented by staff in the report. The motion was seconded by Commissioner Podeswik. Motion carried 6-0. Commissioner Hurd Glenn was absent.

Ms. Dick read the appeal procedures into the record.

Item 7. BUSINESS

7a. Approval of the minutes from the August 3, 2016 Planning Commission meeting.

ACTION: Approval of the minutes was continued to the next Planning Commission meeting to allow time to confirm voting on one of the hearing items.

7b. Informational Items

Ms. Dick announced that there will be a meeting October 19th, 2016. Mr. Newland shared that this Saturday the Historical Society will present a Historical Roundtable at St. Andrews Episcopal Church. The topic will be the history of Mid-Century Modern Architecture in La Mesa.

Item 8. INFORMATIONAL ITEMS

Commissioner Alvey volunteered to give the invocation at the next meeting.

Commissioner Hottel volunteered to read the procedural rules at the next meeting. There being no further business before the Commission, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Cheryl Davis
Administrative Coordinator