

DATE: September 10, 2025

TO: Tony LaColla, Division Chief,
Land Use and Services, Department of Planning and Zoning

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00047
Administrative Review for Change of Ownership
Site Use: Restaurant and outdoor dining
Applicant: JCJ 828, LLC
Location: 1909 Mount Vernon Avenue
Zone: CL/Commercial Service Low and Mount Vernon
Urban Overlay Zone

Request

Special Use Permit #2025-00047 is a request for an SUP change ownership for a restaurant use from Kaizen Tavern, LLC to JCJ 828, LLC. No changes to the restaurant operations are proposed and the applicant would continue operating a Japanese restaurant serving small plates and drinks. The restaurant is expected to employ seven staff members and serve approximately 120 patrons daily. The 16 outdoor dining seats on private property would remain. The restaurant would operate from 11:30 a.m. to 9 p.m. Sunday to Thursday and from 11:30 a.m. to 10 p.m. on Fridays and Saturdays. The applicant would rename the restaurant from Kaizen Tavern to Pak Soii Izakaya & Bar. No additional changes are proposed.

Parking

Section 8-200(A)(17(a) of the Zoning Ordinance requires restaurants in the enhanced transit area to provide a minimum of one parking space per 1,000 square feet. The 847 square foot restaurant is within the enhanced transit area and the minimum parking requirement is one parking space. Section 8-200(A)(17)(c) provides that the first 20 outdoor seats shall be exempt from the parking requirement. With 16 outdoor seats, the applicant is not required to provide additional parking for the outdoor dining area. One parking space in total would be required for the business. Furthermore, Section 8-100(A)(9) exempts the restaurant from parking requirements as it is a nonresidential use that has a parking requirement of two spaces or less.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. The Del Ray Citizens Association was sent an e-mail with information about the current application. Staff did not receive any comments.

Staff Action

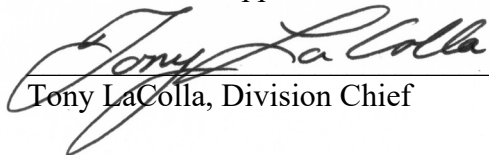
Staff supports the SUP change of ownership request and finds the continued operation of a restaurant at this location to be a positive addition to the Mount Vernon Avenue corridor. Staff has carried forward the previous conditions and some have been amended or deleted to reflect current standard SUP restaurant and outdoor dining conditions language. Given that SUPs no longer consider indoor hours of operation for restaurant uses, Condition #2 has been deleted. Condition #4 has been amended to reflect that the state building code regulates the number of indoor restaurant seats. Conditions #30 - #35 have been added as standard SUP conditions. Condition #7 was satisfied by the former SUP holder. Additionally, Conditions, #8, #12, #15, #25 - 28 have been deleted as they are no longer applicable SUP conditions regulated by the Zoning Ordinance.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: September 10, 2025

Action: Approved


Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2025-00047

The applicant is responsible for ensuring that the following conditions are adhered to at all times.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2010-0004)
2. **CONDITION DELETED BY STAFF:** ~~The hours of operation during which the business is open to the public shall be restricted to between 11:00am and 11:00pm Monday-Thursday, and between 11:00am and 12:00 midnight on Friday and Saturday. The applicant may request additional hours of operation up to the neighborhood standard for the Mount Vernon Urban Overlay Zone as stated in Section 11-513(L) of the Zoning Ordinance if he secures permission for the required number of off-street parking spaces subject to review and approval by the Director of Planning & Zoning. The closing hour for indoor seating may be extended to midnight four times per year (Sundays-Thursdays) for special events. (P&Z) (SUP#2014-0008)~~
3. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2010-0004)
4. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats at the restaurant shall ~~be 32~~ comply with the statewide building code. (P&Z) (SUP#2010-0004)
5. **CONDITION AMENDED BY STAFF:** The maximum number of outdoor seats at the restaurant shall not exceed 16 ~~and shall be permitted in addition to the indoor seats.~~ No live entertainment may be permitted in the outdoor seating area. Outdoor seating areas shall not include ~~advertising~~ signage, including on umbrellas. The outdoor dining area shall be cleared of patrons no later than 10:00pm daily and shall be washed at the close of each business day that it is in use. (P&Z) (SUP#2010-0004)
6. Outdoor dining, including all its components such as planters, wait stations, and barriers shall not encroach onto the public right of way unless authorized by an encroachment ordinance. (P&Z) (SUP#2010-0004)
7. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~Prior to installation, the applicant shall provide illustrations for any proposed façade improvements, including signage, awnings, and outdoor dining areas, for review and approval by the Director of Planning & Zoning. Such façade improvements shall be consistent with the Design Guidelines of the Mt. Vernon Avenue Business Area Plan to the satisfaction of the Director of Planning & Zoning. (P&Z) (SUP#2010-0004)~~
8. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide full service to restaurant customers. The applicant shall offer printed menus, wait service~~

- provided at tables, and pre-set tables with non-disposable tableware. (P&Z) (SUP#2010-0004)
9. **CONDITION AMENDED BY STAFF:** ~~No delivery vehicles or delivery service shall operate from the restaurant.~~ Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z) (SUP#2010-0004)
 10. Limited live entertainment may be permitted inside the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (SUP#2010-0004)
 11. **CONDITION AMENDED BY STAFF:** ~~On and off premises alcohol service sales are may be permitted in compliance with Virginia ABC requirements. consistent with a valid Virginia ABC license, but shall be limited to table service. No off premises alcohol sales shall be permitted.~~ (P&Z) (SUP#2010-0004)
 12. **CONDITION DELETED BY STAFF:** ~~The facility shall obtain all required state, federal, and local licenses and certificates prior to opening its place of business.~~ (P&Z) (SUP#2010-0004)
 13. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2010-0004)
 14. For indoor patrons, meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP#2010-0004)
 15. **CONDITION DELETED BY STAFF:** ~~The administrative permit approved by the director pursuant to Section 11-513 of the zoning ordinance shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards with the permit shall be kept on the premises and made available for examination by the public upon request.~~ (P&Z) (SUP#2010-0004)
 16. **CONDITION AMENDED BY STAFF:** ~~No food, beverages, or other material may be stored outside, with the exception of materials specified in other conditions.~~ (P&Z) (SUP#2010-0004)
 17. **CONDITION AMENDED BY STAFF:** ~~Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals,~~

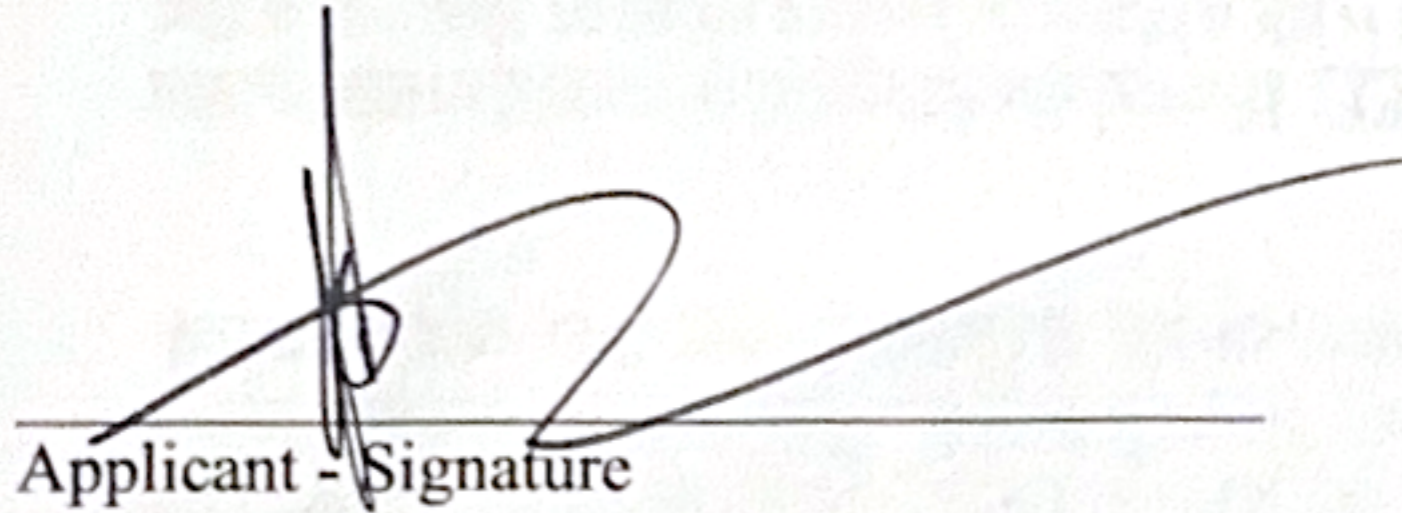
- or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened containers shall be maintained to the satisfaction of the Director of Planning & Zoning, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (SUP#2010-0004)
18. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP#2010-0004)
19. CONDITION DELETED (P&Z) (SUP2014-0008)
20. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2010-0004)
21. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP#2010-0004)
22. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2010-0004)
23. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2010-0004)
24. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking and ~~provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall post information regarding DASH and Metrobus schedules on-site for employees, as well as the location where fare passes for transit are sold and the advertising of carpooling opportunities.~~ The applicant shall also provide information about alternative forms of transportation to access the location of the restaurant, including but not limited to print and electronic promotional materials, posting on the business website, and other similar methods. (P&Z) (T&ES) (SUP#2010-0004)
25. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide and maintain an up-to-date parking agreement for (8) off-street parking spaces for restaurant use during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. The applicant shall provide an up-to-date parking contract to the Director of Planning and Zoning on January 1st of each year. The applicant shall inform customers about the parking and install signs regarding the availability and location of the parking in~~

- conspicuous locations inside the restaurant and at the entrance to the restaurant. (T&ES) (P&Z) (SUP#2010-0004)
26. **CONDITION DELETED BY STAFF:** ~~The applicant shall participate in a shared parking program at such time that a shared parking program is adopted by City Council. (T&ES) (SUP#2010-0004)~~
27. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide a menu or list of foods and equipment specification to be handled at this facility to the Health Department with construction plans. (Health) (SUP#2010-0004)~~
28. **CONDITION DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the business and robbery readiness training for all employees. (Police) (SUP#2014-0008)~~
29. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after it has been operational ~~for one year, and then again every three years for compliance with all conditions and shall~~ may docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) ~~or~~ the Director has ~~received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use~~ new or revised conditions are needed to offset land use impacts not addressed in the city code. (P&Z) (SUP2014-0008)
30. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
31. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)
32. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)

33. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
34. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)
35. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00047. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant and outdoor dining uses at 1909 Mount Vernon Avenue.


Applicant - Signature

09/11/2025
Date

Nat Chainam
Applicant - Printed

09/11/2025
Date