

DATE: September 25, 2015

TO: Alex Dambach, Division Chief, Land Use Services
Department of Planning and Zoning

FROM: Sam Shelby, Urban Planner I
Department of Planning and Zoning

SUBJECT: Special Use Permit #2015-0087
Administrative Review for Change of Ownership
Site Use: Restaurant
Applicant: Ji Eun Suh
Location: 1900 North Beauregard Street #100
Zone: CDD #21 / Coordinated Development District #21

Request

Ji Eun Suh, applicant, requests Special Use Permit #2015-0087 approval for a change of ownership at an existing restaurant in a three-story office building at 1900 North Beauregard Street. The change of ownership request will transfer the SUP from Deni H. Jung to Ji Eun Suh. No other changes to the business are expected. The applicant plans to continue operating the deli-style restaurant under the name of "Café Gloria."

Background

City Council first approved an SUP for a restaurant at this site in February 1994 (SUP #2764). Subsequently, staff administratively approved a change of ownership in January 1997 (SUP #1996-0185) and June 2013 (SUP #2013-0031). Staff has not received any complaints about this business dating back to 1994. A recent SUP inspection revealed compliance with all SUP conditions.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Seminary Heights and Seminary West Civic Associations were sent written notification of the current application. Staff has not received any comments from residents or adjacent businesses.

Staff Action

Staff does not object to the applicant's request. The change of ownership request is reasonable and no changes to the restaurant are proposed.

Staff has added modern standard condition language related to employee parking and the use of public transportation in Conditions 23 and 24, respectively.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: 9/25/2015

Action: Approved



Alex Dambach, Division Chief, Land Use Services

- Attachments: 1) Special Use Permit Condition
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2015-0087

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

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. (SUP #2764)(P&Z)
2. Seating shall be provided inside for no more than 34 patrons. (SUP #2764) (P&Z)
3. No outside dining facilities shall be located on the premises. (SUP #2764) (P&Z)
4. The hours of operation shall be limited to 6:30 a.m. to 4:30 P.M., Monday through Friday. Meals ordered before 4:30 p.m. may be served, but no new patrons may be admitted after 4:30 p.m. and all patrons must leave by 5:30 p.m. (SUP #2013-0031) (P&Z)
5. No alcoholic beverages shall be sold. (SUP #2764)(P&Z)
6. No food, beverages, or other material shall be stored outside. (SUP #2764)(P&Z)
7. Trash and garbage shall be stored inside or in a dumpster. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (SUP #2013-0031) (P&Z)
8. Trash and garbage shall be collected every day that service is available. (SUP #2764) (P&Z)
9. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (SUP #2764) (T&ES)
10. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line. (SUP #2013-0031) (T&ES)
11. The applicant shall post the hours of operation at the entrance to the restaurant. (SUP #2764)(P&Z)
12. At least one trash container shall be located in the parking area for the use of patrons, and the container shall not be permitted to overflow, and the areas around the container shall be kept clean. (SUP #2764) (P&Z)
13. Condition deleted by staff. (SUP #2013-0031) (P&Z)

14. 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. (SUP #2764) (T&ES)
15. No food delivery to customers shall be permitted. (SUP #2764)(P&Z)
16. No live entertainment shall be offered at the restaurant. (SUP #2013-0031) (P&Z)
17. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (SUP #2013-0031) (P&Z)
18. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (SUP #2013-0031) (T&ES)
19. 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. (SUP #2013-0031) (T&ES)
20. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (SUP #2013-0031) (T&ES)
21. **CONDITION DELETED BY STAFF AND REPLACED BY CONDITIONS 23 AND 24:** ~~The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (SUP #2013-0031) (T&ES)~~
22. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall 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) 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 and that new or revised conditions are needed. (SUP #2013-0031) (P&Z)
23. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking (P&Z)

24. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 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 #2015-0087. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 1900 North Beauregard Street.



Applicant - Signature

9/28/15
Date

Ahrom Yoon

Applicant - Printed

9/28/15
Date