



June 18, 2018

1031 South Tejon Street
Roger Raintree's Tike Bar

We are representing the owners of 1031 South Tejon Street, Tyler Schiedel and Cody Dayton with the effort of remodeling their existing one-story office building to be a restaurant / bar with a series of outdoor patios.

We are requesting three Warrants for the project. Warrant No.1/ Frontage Warrant for a reduction of the glazing requirement, Warrant No.2/ Parking Warrant for the on-site parking requirement for the facility under the Form-Base Code requirement, Warrant No.3 / Building Envelope Warrant to allow the addition to the rear of the building to not meet building envelope standards.

Warrant No.1 Frontage Type

A portion of the new structure is the ADA restrooms being added on the south side of the building (east Las Vegas Street side). These are required for the occupancy change on the existing building from a "B" Occupancy / Office use to an "A" Occupancy / Assembly use. We will be adding no-operable windows in each bathroom, however; they will be smaller in size / 4% of the face in lieu of the 25% required. Since they are in bathrooms and require a level of privacy they are reduced in size. We are adding "Nano Walls" to the existing north and west elevations that front the patios. These doors are full height glass operable sliding doors. With this additional glazing added to the building we feel we are opening up the entire facility to glass and light where it will be the most effective for the facility and customers.

Warrant No.2 Parking Warrant

With the limited existing access on the east side of the property, we cannot place all the required parking on site. We are able to provide on ADA handicapped parking space and one standard space (the requirement is for 2 ADA spaces and 3 standard spaces). The property owners have reached an agreement with the owner of the property directly to the south across Las Vegas Street (1150 South Tejon) with access to 10 of these spaces. There are 23 available spaces on the 1150 south Tejon property and their required usage is for 4 spaces which allows for additional spaces above the allocation of the 10 spaces to the bar.

There are 16 on street parking spaces on South Tejon directly to the west and north of the property which are available on a first come basis and are all with-in walking distance to the property.

The Thrift Store to the North at 1027 South Tejon has 12 spaces two of which are handicapped. The Thrift stores hours of operation are between the hours of 10 am – 4 pm Monday- Saturday and they are closed on Sundays. Their hours of operation and that of the bars (4 pm-11-pm) would not be an impact on their operation or their parking requirements. The property owners have spoken with the Thrift Store and upon approval of the project to proceed they will write an agreement letter for the use of their spaces.

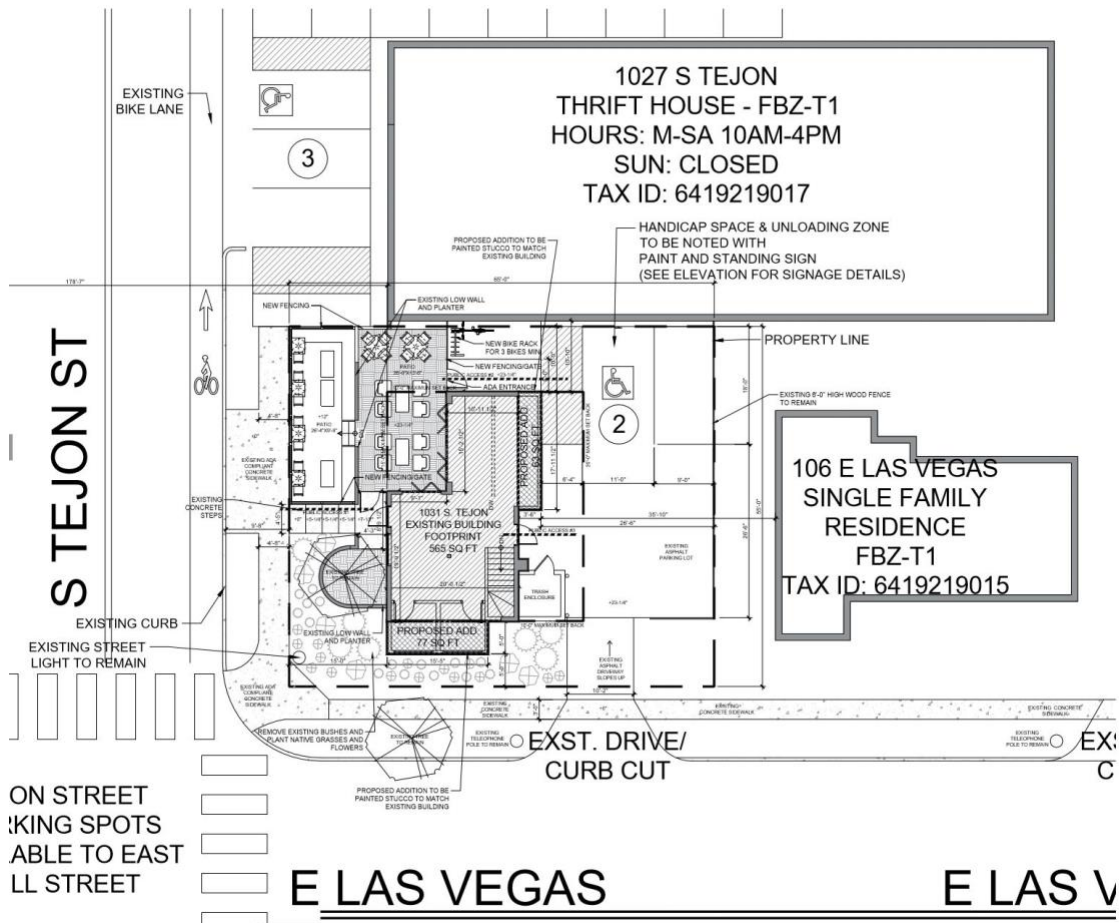
Warrant No. 3 Building Envelope Warrant

We are adding on to the east end of the building to accommodate the function of the bar, the FBZ code requires the addition meet the 0"-10" building envelope standard. The building will be 26'-6" away from the property line which will require the warrant. The additional space between the rear of the building and the property line allows for two of the required parking spaces, one of which is the ADA handicapped space.

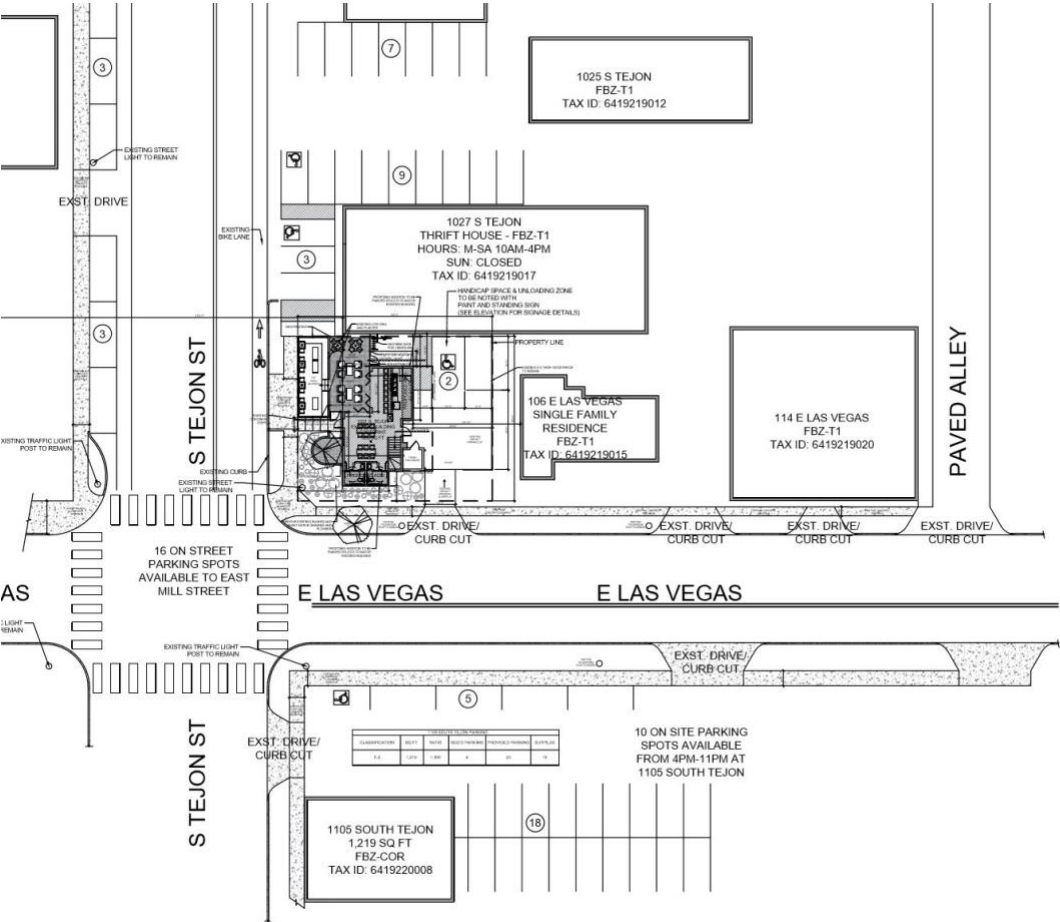
The criteria for these warrants are as follows:

1. Are the requested warrants consistent with the intent of the form-based code? / **Yes, this project does meet the intent.**
2. Are the requested warrants, as well as the project as a whole, consistent with section 4-Design / guidelines of the form-based code? / **Yes, this project is consistent with the design guidelines and we have worked very closely with city planning to insure it is.**
3. Are the requested warrants reasonable due to the proposed project's exceptional civic or environmental design? / **Yes, the project is reasonable with the exceptional civic design.**
4. Are the warrants consistent with the Imagine Downtown Master Plan? / **Yes, this project is consistent with the master plan.**
5. Are the requested warrants consistent with City's Comprehensive Plan? / **Yes, this project is consistent with the city's comprehensive plan and we have worked very closely with city planning to insure it is.**

Enlarged Site Plan



Area Site Map



The map displays the following details:

- Streets:** E Main St, E Mill St, S Nevada Ave, S Tejon St, W Las Vegas St, S Cascade Ave.
- Land Parcels:** Numerous numbered parcels are shown, including 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200.
- Zoning Labels:** R2, C6, FBZ-T1, FBZ-COR, PK.
- Other Features:** A blue square icon with a white 'P' is located on S Nevada Ave near E Mill St. A blue square icon with a white 'P' is located on S Nevada Ave near S Tejon St. A blue square icon with a white 'P' is located on S Nevada Ave near W Las Vegas St. A blue square icon with a white 'P' is located on S Nevada Ave near S Cascade Ave.

Thrift Store 1027 South Tejon Parking (12 spaces)



1150 East Las Vegas Street Parking (providing 10 spaces / 23 on site)



Existing Building from Tejon Street
West elevation



Proposed Remodel 3D Images





 Bobby Hill

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