



## Legislation Text

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**File #:** CPC CU 19-00058, **Version:** 1

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A Form-Based Zone Conditional Use Development Plan for Louie Louie's Piano Bar. The site is zoned FBZ-T1 (Form-Based Zone - Transition Sector 1), is 9,500 square feet in size, and is located at 112 N. Tejon St.

**Presenter:**

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

**Proposed Motion:**

**Approve** the Conditional Use Development Plan based on the findings that the Conditional Use criteria found in Section 7.5.704 of the City Code will be met once the following technical modifications are addressed:

Technical modifications to the Conditional Use plan:

1. Add the file number (CPC CU 19-00058) to the bottom right-hand corner of the plan.
2. Correct the zoning on the plan to document that the site is zoned FBZ-T1.
3. Correct the "allowable building height" on the plan to read 6 stories.
4. Correct that "setbacks required" to simply cite the building envelope standards in Section 2.3.3. of the Code.
5. Add a note to the plan stating that the site falls within the parking exempt area per Section 2.6.2. of the Form-Based Code.
6. Revise the plan to clarify the intent for the western edge of the property and if an alley side outdoor patio is proposed.
7. Add a note to the plan that clarifies that outdoor amplification is not permitted on the site.
8. Add a note to the plan that states that a roof-top patio space will require Downtown Review Board approval.
9. Revise the plan or project statement to clarify and provide consistency regarding the square footage of the existing building.
10. Revise the plan or project statement to clarify if Tejon-side sidewalk patio cafés are proposed.
11. Note on the plan that any encroachments into the public right-of-way are subject to a revocable permit.