

City of Hesperia

STAFF REPORT



DATE: March 8, 2018

TO: Planning Commission

FROM: Jeff Codega, AICP, P.E., Principal Planner

BY: Ryan Leonard, AICP, Senior Planner

SUBJECT: Conditional Use Permit CUP18-00001; Applicant: Tom Carpino; APN: 0413-021-03

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2018-02, approving CUP18-00001.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to construct a two story 9,950 square foot restaurant, bar, wine cellar, outside mezzanine, and service deli that will be constructed in phase 1 and a 6,900 square foot banquet room that will be constructed in phase 2 on an approximately 2.4 gross acre parcel (Attachment 1). The CUP includes the sale of beer, wine, and liquor from the restaurant and banquet hall for on-site consumption.

Location: On the southwest corner of Juniper Street and Eighth Avenue.

Current General Plan, Zoning and Land Uses: The site is within the Pedestrian Commercial (PC) zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated as noted on Attachment 2. The site is currently vacant. Hesperia Civic Center Park is located to the north on the opposite side of Juniper Street. Eagle Plaza is located to the south and a San Bernardino County government building is located to the west. The property to the east on the opposite side of Eighth Avenue is vacant (Attachment 3).

ISSUES/ANALYSIS

Land Use: The applicant currently owns and operates a successful Italian restaurant in the Town of Apple Valley and would like to open a second location in the City of Hesperia. The applicant is proposing to construct a two story 9,950 square foot restaurant that will feature a bar, wine cellar, outside mezzanine, and service deli that will be constructed in phase 1 and a 6,900 square foot banquet room that will be constructed in phase 2 (Attachment 4). The sale of beer, wine and liquor from the restaurant (Type 47 License) necessitates the approval of a CUP application.

The 9,950 square foot restaurant building is planned to feature a 1,840 square foot formal sit down restaurant, a 1,150 square foot walk-up deli, an 840 square foot bar and a 480 square foot conference room on the main floor. The second story will feature an 840 square foot mezzanine that will be located directly above the bar and will feature outdoor seating and a fire place. The project also features a below ground 768 square foot wine cellar with an open patio. Access to

the wine cellar will be from an outdoor stairway that is planned to be located within an enclosed patio near the front entrance.

As proposed, the restaurant is planned to accommodate approximately 225 patrons. The deli is planned as a quick serve deli that would be open for mostly takeout until 5:00 p.m. The banquet facility which would be constructed during phase 2 of the project would host various types of private events, such as, wedding receptions, quinceaneras, birthdays, and other similar conference/meeting type events. The banquet room is planned to accommodate approximately 350 patrons.

The proposed development complies with site development regulations, including the minimum building requirements, landscaping, and number of parking spaces. The parking ordinance requires a minimum of 131 parking spaces, based upon the requirements listed in Table 1. As proposed the project complies with the minimum number of parking spaces; the project will provide all of the 136 parking spaces during phase 1 affording 5 surplus spaces at full build-out.

Table 1: Parking Spaces Required

Floor Plan (sq. ft)	Parking Formula	Spaces Required
Phase 1		
Restaurant (1,840 sq. ft.)	10 spaces per 1,000 square feet gross floor area	18
Bar (840 sq. ft.)	10 spaces per 1,000 square feet gross floor area	8
Conference Room (480 sq. ft.)	10 spaces per 1,000 square feet gross floor area	5
Second floor mezzanine (840 sq. ft.)	10 spaces per 1,000 square feet gross floor area	8
Below ground wine cellar (768 sq. ft.)	10 spaces per 1,000 square feet gross floor area	8
Deli (1,150 sq. ft.)	10 spaces per 1,000 square feet gross floor area	12
Kitchen/bathrooms/hallway/office/storage (4,032 sq. ft.)	4 spaces per 1,000 square feet gross floor area	16
Phase 1 Total		75
Phase 2		
Banquet Room (4,650 sq. ft.)	10 spaces per 1,000 square feet gross floor area	47
Bathrooms/hallway (2,250 sq. ft.)	4 spaces per 1,000 square feet gross floor area	9
Phase 2 Total		56
Total Required		131

Access to the site is proposed from three separate drive approaches. A principal drive approach is proposed off of Eighth Avenue which is planned as an extended driveway with significant landscaping and amenities that provide for a distinctive entrance (Attachment 6). The principal

driveway leads to the front entrance of the restaurant via a roundabout where customers will be able to drop off and pick up passengers or continue to the parking areas. A second driveway approach is proposed off of Juniper Street, which will provide primary access and parking for the service deli. A third driveway approach is proposed off of Yucca Street (a vacated alley) and is the primary driveway for service vehicles.

Overall staff is generally pleased with the layout but does have a concern with internal circulation; specifically the backup space provided at the end of the two drive aisles that dead end at the primary drive approach. As a condition of approval staff is requiring “hammerhead turnaround” space at the end of the drive aisles to assist traffic movements in the event that all the parking spaces are all filled. The hammerhead turnaround could be in place of pairs of parking spaces at the end of the aisles. Thus the general approach to site layout and the design of the primary driveway would remain.

The architecture of the restaurant and banquet room are consistent with “Tuscan” style architecture. The project exceeds the architectural requirements of the Specific Plan, and will set a standard for new development surrounding Civic Plaza (Attachments 5 and 6). The proposed building is well designed and includes architectural attributes that include variation in wall and roof planes and the use of tile roofs. Walls are enhanced using decorative concrete, tile, stacked stone, windows with wrought-iron bars and grids, trellises, decorative columns, sconces and other enhancements. In addition the overall site design provides several areas for open space, courtyards and open patios that enhance the site design. The project also provides a surplus of landscaping. The minimum required landscape coverage is 5% of the total site and the project provides 18,600 square feet (20%) of total landscape coverage.

The applicant will file an application for a Type 47 License (On-Sale Beer, Wine and Liquor) with the California Department of Alcoholic Beverage Control (ABC). The Specific Plan requires approval of a CUP for the sale of alcoholic beverages. Table 2 identifies 5 active on-sale alcoholic beverage licenses within Census Tract 100.15 (Attachment 7). ABC has determined that the site is located in an over-concentrated census tract, as this census tract currently exceeds its limitation of 4 licenses. Therefore ABC will require the City to make a finding of public convenience and necessity.

Table 2: Existing On-Sale Licenses in Census Tract 100.15

Status	Business Name	Business Address	Type of License
Active	Casa Jimenez	15800 Main St	41-Beer and Wine
Active	Cancun Mexican Seafood	15550 Main St	47-Beer, Wine, and Liquor
Active	Corral Family Restaurant	15550 Main Street	41-Beer and Wine
Active	Civic Plaza 12 Cinema	9711 9 th Ave	41-Beer and Wine
Active	Samurai Sushi 2	15550 Main St	41-Beer and Wine

Staff believes that a finding of public convenience and necessity can be made to obtain an additional license in this over-concentrated tract. Specifically, Main Street is a major commercial corridor that provides convenient shopping and dining services. The use will be located within the Pedestrian Commercial (PC) zone of the Specific Plan, which is intended to be a center of activity in the downtown portion of Hesperia. This zone is intended to encourage a mix of uses that generate activity during daytime, evening and weekend hours and that create a vibrant

atmosphere and convenient location for residents. It is the City's intent to continue to attract commercial developments in this area, which will necessitate exceedence of ABC's standards for on-sale licenses

Drainage: Any additional runoff created on-site will be conveyed to an underground storm water retention system constructed beneath a portion of the parking lot. The retention system will be sized to handle the additional storm water due to the additional impervious area created by the building and parking lot. Consequently, the development will mitigate any increase surface drainage flow and the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The development will connect to an existing 10-inch sewer line in Juniper Street and an existing 12-inch water line located in Juniper Street.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

Conclusion: The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. Further, approval of the sale of beer, wine and liquor is appropriate, particularly to allow the restaurant and banquet hall to be competitive with similar businesses and to meet customer demand.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan
3. Aerial photo
4. Floor plans
5. Color elevations
6. Color Renderings
7. Census Tract Map
8. Resolution No. PC-2018-02, with list of conditions