ZONING ADMINISTRATOR DECISION
CONDITIONAL USE PERMIT

DECISION NO. 2011-17

HEARING DATE: September 7, 2011

DECISION DATE: September 26, 2011

FILE NO.: PCUP10-014

SUBJECT: A Conditional Use Permit request to allow live entertainment in the form of Karaoke and a DJ for an existing TGI Friday's restaurant with a Type 47 ABC (On Sale General-Eating Place) license, located at 3351 E. Centrelake Drive within the Commercial land use designation of the Centrelake Business Park Specific Plan. (APN: 210-551-16).

STAFF RECOMMENDATION: ☐ Approval ☒ Approval, subject to conditions ☐ Denial

PART A: BACKGROUND & ANALYSIS

BRIAD RESTAURANT GROUP, LLC., herein after referred to as "the applicant," has filed an application requesting Conditional Use Permit approval, described as follows:

(a) Project Description: A Conditional Use Permit request to allow live entertainment in the form of Karaoke and a DJ for an existing TGI Friday's restaurant with a Type 47 ABC (On Sale General-Eating Place) license, located at 3351 E. Centrelake Drive within the Commercial land use designation of the Centrelake Business Park Specific Plan.

(b) TOP Policy Plan Land Use Map Designation: Office Commercial

(c) Zoning Designation: Commercial Land Use-Centrelake Business Park Specific Plan.

(d) Surrounding Zoning and Land Uses:

	Zoning	*Existing Land Use*
North:	n/a	I-10 Freeway
South:	Commercial	Parking & Office
East:	Office	Parking Structure & Office
West:	Commercial	I-10 Freeway

(e) Site Area: 1.6 Acres

(f) Assessor's Parcel No(s).: 210-551-16

Project Analysis: The applicant Briad Restaurant Group, LLC proposes to establish live entertainment in the form of Karaoke and a DJ for an existing 6,646 square foot TGI Friday's restaurant located at 3351 E. Centrelake Drive. The restaurant is located within a mixed use development area that includes offices, restaurants, clinics, hotels and undeveloped land *(Exhibit B-Site Photos).* TGI Friday's restaurant is a popular eating establishment that provides a full menu that is currently licensed with a Type 47 ABC license. The existing ABC license was issued prior to 1998, when the City first required a Conditional Use Permit. The project site is located along the south side of the I-10 Freeway, just west of Haven Avenue, with visibility from the I-10 freeway. *(Exhibit A-Site Aerial & Site Plan).*

Proposed Use: The proposed entertainment area at TGI Friday's restaurant will occupy an area that's approximately 7 feet by 6 feet (42 square feet) within a small portion of the dining area *(Exhibit C-Floor Plan)*. The Police Department has conditioned that an entertainment area be designated within the DJ and Karaoke immediate area, so that its separated from the dining area. The applicant hopes that by introducing entertainment, it will increase business for the restaurant.

The restaurant proposes to open seven days a week, from 11 a.m. to 2:00 a.m.. Entertainment will not begin until 9 p.m., and will end at 1:00 a.m. Police has places a restriction on alcohol service from 7 a.m. to 2:00 a.m. daily. The last call for alcohol has been condition to end at 1:15 a.m. Flexibility on the service hours has been provided in case management wants to open earlier in the future. This will avoid having to apply for a new CUP application.

TGI Friday's currently employees 10 full-time and 60 part-time employees. It is anticipated that if business improves, with the approval of this request, that the applicant may be able to employ more staff.

Parking
Ontario Development Code requires 67 parking spaces for this project and 71 spaces will be provided. Therefore, no parking issues are anticipated as a result of the request.

Floor Plan
With the exception of the new entertainment area and dance floor areas conditioned by Police, no additional interior improvements are proposed. The restaurant floor plan will feature the following:

- 55 tables/booths
- 16 bar seats
- Bar area
- Kitchen
- Male and female restrooms
- Freezer/cooler area
- Office
- Male and female employee changing rooms