



Planning Commission

December 2, 2021

**Ghost Kitchen Alcohol Request
Conditional Use Permit
Application No. 2107-15**

Ghost Kitchen Alcohol CUP – 456 Elm Avenue

Project Site



- **Location** – 456 Elm Avenue
- **Zoning** – PD-30 Downtown Core
- **General Plan PlaceType** – Downtown (DT)
- **Site Area** – 7,505 square feet
- **Current Development** – 3-story, 24,880-square-foot office building
- **Context:**
 - **North** – Residential
 - **South** – Church / Parking Lot
 - **East** – Residential
 - **West** – Residential & Commercial

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Project Site Background

- **SPR Approval** – Approved by SPR on 3/10/21, for the conversion of an existing 3-story office building into multi-tenant culinary facility.

The conversion approval included:

- Nine (10) commercial kitchens
- Ten (10) prep kitchens
- 1,116 s.f. of retail space
- 621 s.f. of indoor dining
- Proposed bulbouts with outdoor sidewalk dining
- Exterior façade remodel with new paint, materials
- New landscaping



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CUP Request

- **Applicant Request** – Up to ten (10) **Type 41** licenses (corresponding to each commercial kitchen) for the sale beer and wine for on and off-site consumption at an eating place.
 - **Type 41 Licenses** typically do not require a CUP for beer and wine sales in conjunction with meal sales.
 - **Type 41 Licenses** typically only require a CUP Exemption (CUPEX), processed administratively
 - Due to the uniqueness of the project site and the request for up to 10 separate ABC licenses, a CUP is deemed appropriate

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CUP Requirements

- **Findings: Parking** – Parking shall be provided, equivalent to new construction.
 - New construction would be equivalent to **11 parking spaces**
 - Staff believes that findings can be made to waive this requirements based on:
 - The site's proximity to a Metro A-Line Station (600') and bus stop.
 - The site will not operate as a traditional sit-down restaurant and will consist mainly of take-out orders, with patrons having access to 20-minute street parking throughout the day.
- **Findings: Overconcentration** – The use shall not be in a reporting district that exceeds the maximum recommendation of establishments, except within Downtown.
- **Findings: Crime Rate** – The use shall not be in a reporting district with a high crime rate, except within Downtown.
- The project site is within Downtown.

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Conditions of Approval / Recommendation

Conditions

- Noise control
- Hours of operation
- Prohibition of loitering or queuing of patrons
- Security measures (surveillance camera installation and proper lighting)
- Crime prevention signage
- General maintenance and upkeep
- Single point of contact for all 10 ABC licenses

Recommendation

- Approve, subject to Conditions of Approval