

The Source Cafe

924 N Sepulveda Boulevard

Use Permit
for New
Restaurant w/
Beer & Wine
Service and
Off-Site Sales



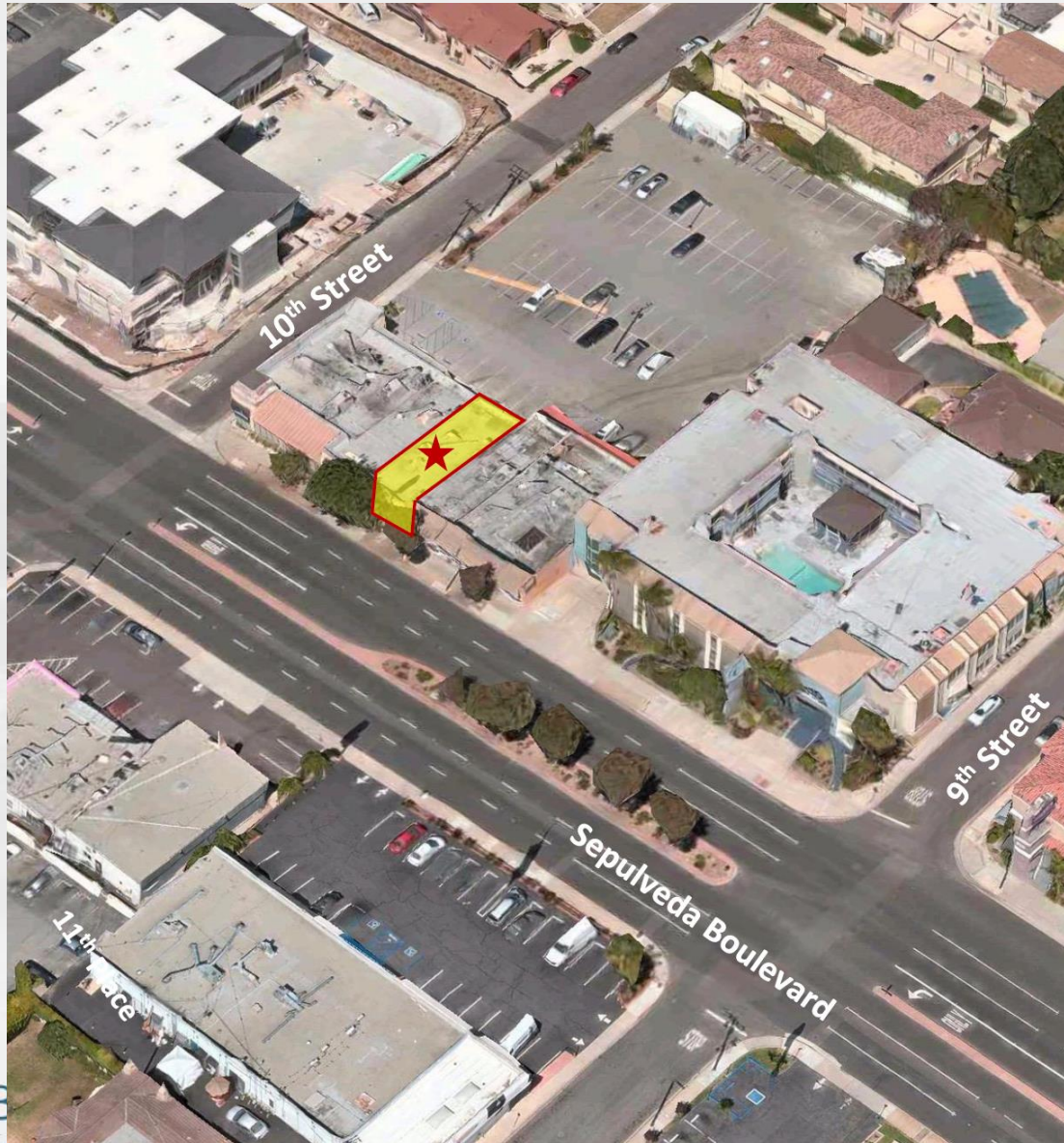
Planning Commission Meeting
June 12, 2019

Background

- Sepulveda Boulevard
- Banquet Room of Larger Restaurant Tenant
- Multi-tenant site

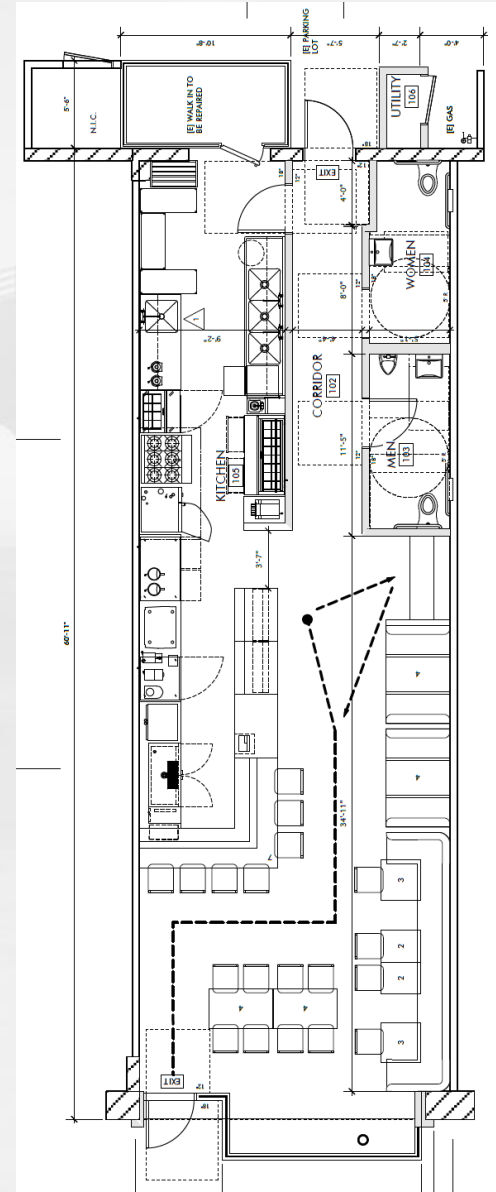


Vicinity Map



Use Permit Request

- Remodel Interior with Seating and Bar Counter
 - 1,277 sq ft space
 - 295 sq ft dining area
- On-Site Beer & Wine Service
- Off-Site Beer & Wine Sales



Use Permit Request (cont)

- Hours
 - 7am – 10pm, Sunday – Thursday
 - 7am – 11pm, Friday - Saturday
- No live entertainment
- Parking
 - 70 spaces requires
 - 79 spaces provided

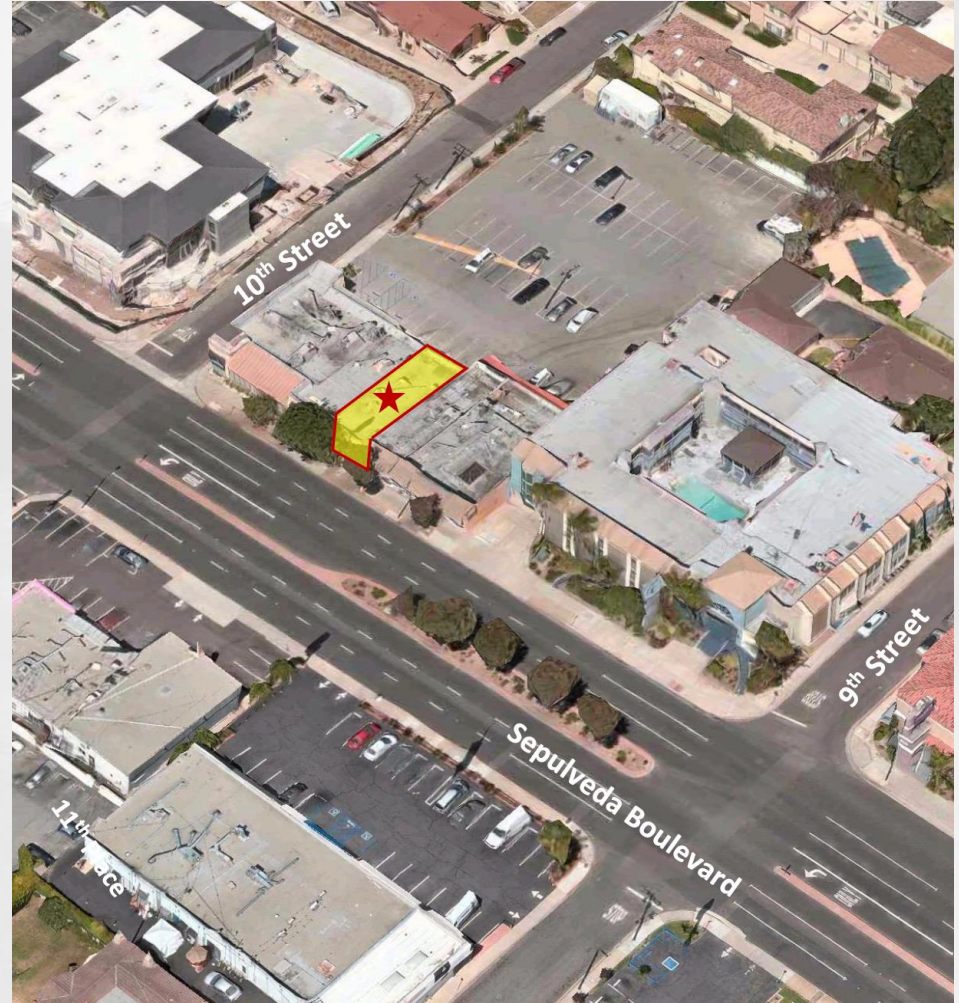


Required Findings

- “Use is in accord with... the purposes of the district...”
- “Not be detrimental to the public health, safety or welfare of persons residing or working... in or adjacent to the neighborhood of such use...”
- “Proposed use will comply with... any specific condition required for the proposed use in the district in which it would be located.”
- “...Will not adversely impact or be adversely impacted by nearby properties.”

Required Findings

- Resolution Incorporating Latest Conditions
- Physical Barriers between Restaurant and Residential Neighbors



Conclusion

- Conduct Public Hearing
- Adopt Resolution, Approving Use Permit with Conditions

