



Memo

DATE: August 13, 2024
TO: Planning Commission
FROM: Robert (Dean) Flores, Senior Planner
RE: Additional Documents, Item No. 5
Project No. CUP24-0003

The attached written comment was received by 12:00 p.m. on August 13, 2024.
(Attachment 1 – Public Comment)

Additionally, corrections to the Staff Report are as followed.

- Corrected Table 2 regarding the number of ABC licenses,
- Updated verbiage in the paragraph preceding Table 2 regarding the number of licenses.

According to the ABC Licensing Reports, Census Tract 4805.00 currently holds five (5) active on-site licenses however, based on the number of active on-sale retail licenses for the zip code, staff believes there are additional active licenses within the census tract. **Table 2** lists businesses with an active on-sale alcohol license, derived from the ABC Licensing Report for the Census Tract 4805.00.

Table 2: Active Alcohol Licenses in Census Tract 4805.00

Type	Business Name	Address
41 – On-Sale Beer & Wine - Eating Place	Rice & Nori	901 Fair Oaks Avenue
41 – On-Sale Beer & Wine - Eating Place	Silverlake Ramen	1105 Fair Oaks Avenue

47 – On-Sale General Eating Place	Shiro Restaurant	1505-1507 Mission Street
47 – On-Sale General Eating Place	Huntington Catering Company	1929 Huntington Drive
58 – Caterer's Permit	Huntington Catering Company	1929 Huntington Drive
41 – On-Sale Beer & Wine - Eating Place	Mamma's Brick Oven Pizza	1005-1007 Fair Oaks Avenue
41 – On-Sale Beer & Wine - Eating Place	Blaze Pizza	1100 Fair Oaks Avenue, STE 1
41 – On-Sale Beer & Wine - Eating Place	Chipotle Mexican Grill	901 Fair Oaks Avenue
41 – On-Sale Beer & Wine - Eating Place	Golden China	1115 Fair Oaks Avenue
47 – On-Sale General Eating Place	Ai Japanese Restaurant	1013 Fair Oaks Avenue
TOTAL:	Ten (10) On-Sale License Types	

Attachment 1

Public Comment Received

From: [Steve Dahl](#)
To: [PlanningComments](#); [Matt Chang](#); [Dean Flores](#)
Cc: [Steven P. Dahl](#); [Anna Dahl](#)
Subject: 917 Fremont Avenue proposed restaurant beer and wine
Date: Tuesday, August 13, 2024 11:38:02 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commissioners, Matt and Dean- our Dahl Architects office building and parking lot is abutting the rear (west) property line of the 917 Fremont Avenue proposed restaurant and beer and wine alcohol requested use project's site. The applicant's (project architect-Samson Chua) previously submitted site plan incorrectly shows an "existing driveway" at the rear west edge of their property, implying direct access to a public right-of-way. But this rear west property line opens to our own parking lot and is not for the proposed restaurant's access. I have spoken to their architect (please see his email to the City attached below accidentally addressed to "Michael" instead of Matt) and he/ the project promises to build a solid fence across this opening.

If this solid fence is indeed built, then I can fully support the restaurant and their proposed beer and wine alcohol use. But, as State law now allows for projects with no on-site parking, this fence closure is critical without which- this proposed restaurant's customers, staff, needed handicapped access, trash, recycling, required food waste composting, grease removal and loading could horribly impact our long-time existing own on-site parking and continued use and functioning of our next door property. We can't wait for this restaurant next door, but functioning utilizing their own existing driveway to Fremont and instead not impacting our separate property next door.

Please let me know if there is anything else that you need from me(?), thanks, Steve.

Steven P. Dahl, AIA
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South Pasadena, CA 91030
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steve@dahlarchitects.com

From: Samson Chua Agence Ouvray <chua@agenceouvray.com>
Date: Monday, August 12, 2024 at 2:52 PM
To: mchang@southpasadenaca.gov <mchang@southpasadenaca.gov>
Cc: Dean Flores <dflores@southpasadenaca.gov>, Steve Dahl <steve@dahlarchitects.com>, Anna Dahl <anna@dahlarchitects.com>, cc chang <ccc_permits@yahoo.com>, Bo Yu <chefyubo@gmail.com>
Subject: 917 Fremont Property Fence and CUP hearing

Dear Michael,

I am Samson Chua, the architect working for owners of property at 917 Fremont Ave in South Pasadena. The neighboring property owner Mr. Dahl copied on this email as

requested that we write to you prior to the CUP hearing meeting tomorrow and make note that a solid fence will be built between their properties at the western boundary. I have spoken to Mr. Flores on the phone regarding this matter and he asks if I were to write to you to copy him on this email. We plan to update the site plan on the next revision drawing to your city.

If there are further questions please let me know,

regards,

Samson Chua

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agenceouvray.la

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