

EXHIBIT NO. 1

12
6-12-04

Docket Item #15
SPECIAL USE PERMIT #2004-0025

Planning Commission Meeting
June 1, 2004

ISSUE: Consideration of a request for a special use permit amendment to change the ownership, hours of operation and increase seating at a restaurant.

APPLICANT: Paula Coletto

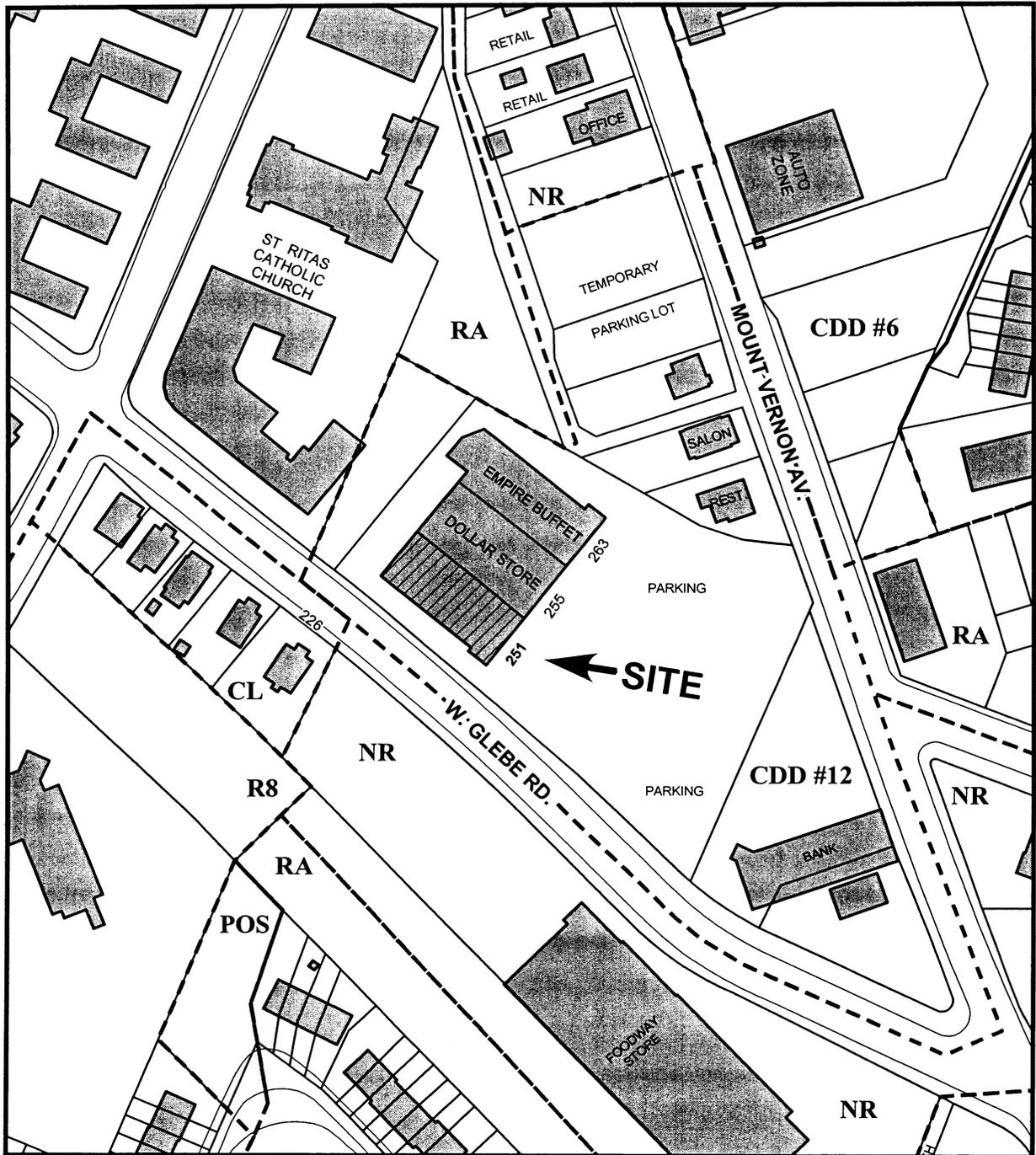
LOCATION: 251 West Glebe Road (Parcel Address: 221 West Glebe Road)

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, JUNE 1, 2004: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



SUP #2004-0025

06/01/04



I. DISCUSSION

REQUEST

The applicant, Paula Coletto, requests a special use permit amendment to change the ownership, and to increase the hours of operation and the seating for the restaurant located at 251 West Glebe Road (Parcel Address: 221 West Glebe Road).

SITE DESCRIPTION

The subject property is a large, oddly shaped lot at the corner of West Glebe Road and Mount Vernon Avenue. It has approximately 445 feet of frontage on West Glebe and 72 feet of frontage on Mount Vernon Avenue; its two additional sides are each approximately 250 feet long. The total size of the parcel is 102,999 square feet, or almost three acres.

The site is developed with a large (former Safeway) grocery store building of approximately 20,000 square feet. The structure is divided into three tenant spaces, which are currently occupied by a Dollar Plus store in the center portion, the Empire Buffet restaurant at the east end and the Gourmet Market at the west end of the building. The Gourmet Market occupies approximately 5,000 square feet and is the subject of this application. The remainder of the site is asphalted for parking. There is access to the site from West Glebe Road and from Mount Vernon Avenue.

SURROUNDING USES

A Wachovia Bank is located to the south of the site along Mount Vernon Avenue. Across Glebe Road to the south is the Foodway grocery store and the Oshinsky shopping center, which contains a 7-Eleven, two restaurants, and a grocery store. Across Mount Vernon Avenue to the east is Greg's Automotive, the terminus of Reed Avenue and the Birchmere parking lot. North along Mount Vernon Avenue are several smaller uses, including a Peruvian restaurant (operated by the applicant) and a hair salon. Immediately to the west on Glebe Road is St. Rita's School.

EXISTING USE

The subject tenant space is currently occupied by a retail food store known as the 'Gourmet Market'. In addition to its retail component, which entails the sale of fresh produce, seafood, deli meats, cheeses, breads and beer and wine, the business has a restaurant component that includes 20 indoor seats, carryout and coffee service. The business is operated between 8:30 A.M. and 9:30 P.M. daily.

PROPOSED USE AND SUP AMENDMENTS

The applicant seeks approval to change the restaurant's ownership and operation in order to convert the existing food store/carryout into a family-type restaurant with table and carryout service, serving international cuisine (see attached menu).

251 West Glebe Road (Parcel Address: 221 West Glebe Road)

Employees/patrons: The applicant proposes to increase the seating by 60 seats in order to provide a total of 80 seats. The subject space is approximately 5,000 square feet in size and therefore provides sufficient space for additional seating. Up to six employees will be present at any one time.

Hours of Operation: The existing restaurant is permitted to operate between 7:30 A.M. and 10:00 P.M. The applicant proposes to reduce the hours of operation to between 11:00 A.M. and 9:00 P.M., Sunday through Thursday, and to extend the hours to between 11:00 A.M. and 1:00 A.M., Friday and Saturday.

Entertainment: The applicant proposes to provide occasional live entertainment in the form of Latin American Folk Music.

Trash: Trash will mainly consist of glass, cardboard and food waste and will be collected twice a week. The business management will prevent littering by providing trash cans and by monitoring the property on a regular basis.

Alcohol Sales: The applicant seeks permission for a full ABC license for on-premise consumption, in addition to the already granted off-premise license.

No additional changes to the restaurant are proposed.

HISTORY & CONTEXT

City Council approved two special use permits for this site in 2002. One was for the tenant space that the applicant seeks to fill, originally approved for the retail/restaurant Gourmet Market (SUP#2001-0119). The second approval was for the Empire Buffet restaurant (SUP #2001-0120). The two restaurant uses plus the Dollar Store in the center tenant space were intended to occupy the building on an interim basis. The long term goals for the Upper Potomac West neighborhood include the redevelopment of both the Safeway and the Datatel sites with a large mixed use building complex, as a strong focal point for the revitalization of the neighborhood. With the owner of the Safeway site still committed to the redevelopment of the site, staff notes that Condition #19 of the original approval requires each SUP to be redocketed for approval in 2007, so that at that time the climate for redevelopment and the landlord's intentions can be reassessed.

SITE IMPROVEMENTS

Because of the importance of this site to the neighborhood, and because the large parking lot is so unfriendly to the pedestrian environment which the City is trying to strengthen in the neighborhood, an extensive site improvement plan was required as part of the original SUP approvals. The City required and the applicant agreed to do each of the following improvements. Although it has taken a long time to perform the work, staff has worked with the prior applicants to achieve the following:

251 West Glebe Road (Parcel Address: 221 West Glebe Road)

- a) Redesign of parking lot: The applicant has closed one of the two curb cuts on Glebe Road, introduced landscaped islands, curbing and wheel stops within the parking lot in an effort to deter cut through traffic from traversing the site. The redesign increased the number of parking spaces.
- b) Landscaping: Landscaping for the entrance area at Mount Vernon Avenue, and along West Glebe Road has been installed. These areas are the ones most visible to both vehicular and pedestrian passersby, and will screen the large parking lot from the outside. Within the parking lot, a few interior tree islands were added in order to break up the large asphalt area.
- c) Signage: A tall freestanding sign at the Mount Vernon Avenue entrance has been removed.
- d) Screening around transformers: At the Mount Vernon Avenue entrance are two large electric transformers which were a very unattractive feature and detracted from the street experience at that location. Staff proposed that the applicant erect a brick wall surrounding the transformer structures, which would then become a good location for new signage.
- e) Lighting: Staff recommended that all exterior light fixtures be repaired.

Staff inspected the site on May 17, 2004 and found that all required site improvements are completed.

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant with 80 seats is required to provide 20 parking spaces (one space for each four seats). The lot currently contains 133 parking spaces. 120 spaces are required for the two existing and the proposed use in the building (Empire Buffet: 50, Dollar Plus store: 50, Proposed Restaurant: 20). Therefore, the applicant meets and exceeds the technical parking requirement.

ZONING / MASTER PLAN: The subject property is located in the CG/Commercial General zone. Section 4-403(Y) of the Zoning Ordinance allows a restaurant in the CG zone only with a special use permit. The proposed use is generally consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial uses, and seeks active, pedestrian friendly businesses along Mount Vernon Avenue. Restaurants are consistent with those goals, although the existing structure and parking lot are not.

II. STAFF ANALYSIS

Staff supports the concept of the proposed restaurant at 251 West Glebe Road. Staff believes that the applicant, who is operating a popular Peruvian restaurant on the adjacent property, will improve the establishment and attract more people to this rather neglected part of the Arlandria neighborhood.

251 West Glebe Road (Parcel Address: 221 West Glebe Road)

The fact that the restaurant hopes to attract families, offering entertainment and moderately priced meals, should appeal to many residents in the surrounding neighborhoods.

In regards to the closing hours, staff recommends extending the closing hour to 1:00 A.M. daily in order to provide more flexibility to the applicant. Staff does not anticipate a negative impact to arise from a later closing hour because the site is located at a busy intersection and no residences are located in the immediate proximity.

Staff has included a time frame for the special use permit, requiring it to come back for hearing and renewed consideration at the end of five years. By including that condition, staff is indicating its long term goal and commitment to a plan to redevelop this site.

In addition, staff has included the standard restaurant conditions and a one year review condition, so if there are problems within that time or the need for additional conditions, there will be an opportunity to impose them.

With these conditions, staff recommends approval of the restaurant.

III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2001-0119)
2. **CONDITION AMENDED BY STAFF:** Seating shall be provided for no more than ~~20~~ 80 patrons. (P&Z) (SUP#2001-0119) (P&Z)
3. **CONDITION AMENDED BY STAFF:** ~~No live entertainment shall be provided.~~ Indoor live entertainment shall be permitted to the extent that no amplified sound is audible outside the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (SUP#2001-0119) (P&Z)
4. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to 7:30 A.M. to ~~10:00 P.M.~~ 1:00 A.M. daily. (City Council) (SUP#2001-0119) (P&Z)

251 West Glebe Road (Parcel Address: 221 West Glebe Road)

5. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2001-0119)
6. **CONDITION AMENDED BY STAFF:** On premise sale of alcoholic beverages is permitted. The off premise sale shall be limited to the following: Beer or wine coolers may be sold only in 4-packs, 6-packs, or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (P&Z) (SUP#2001-0119) (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2001-0119)
8. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z) (SUP#2001-0119)
9. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP#2001-0119)
10. The applicant shall obtain, at its expense, one Model SD-42 Bethesda Series trash container to be placed on the adjacent right-of-way on West Glebe Road. (T&ES) (PC) (SUP#2001-0119)
11. The applicant shall install at least one trash container on-site near the front of the building for customers' use. (P&Z) (SUP#2001-0119)
12. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z) (SUP#2001-0119) (T&ES)
13. The applicant shall require that its employees who drive use off-street parking. (City Council) (SUP#2001-0119)
14. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and a robbery awareness program for all employees prior to operation. (Police) (SUP#2001-0119) (Police)

15. **CONDITION DELETED BY STAFF:** ~~Within one year six months of approval, the applicant shall make site improvements to the subject property generally consistent with the attached proposed staff approved plan for SUP#2001-0019, and shall submit its work plan to staff for approval prior to undertaking the work, which shall include at a minimum:~~
- a) ~~repairs to the existing driveway apron and trench drain on the Mt. Vernon Avenue access;~~
 - b) ~~repair of the damaged and inoperable site lighting fixtures in the parking lot and mounted on the building;~~
 - c) ~~closing of the eastern most curb cut on the West Glebe Road frontage;~~
 - d) ~~removal of the freestanding, pole sign;~~
 - e) ~~removal of the pay telephones on the West Glebe Road frontage;~~
 - f) ~~installation and perpetual maintenance of landscaping as outlined in the staff proposed plan, with the screening next to St. Rita School to be designed in consultation with Planning staff and representatives of St. Rita's.~~
 - g) ~~installation of wheel stops or curbing in the northernmost double row of parking spaces, in order to prohibit cut through traffic.~~
 - h) ~~installation of a pedestrian path connecting the Mount Vernon Avenue entrance and the building, with details to be worked out by staff. (P&Z) (T&ES) (PC) (SUP#2001-0119)~~
16. All exterior building work, signage and site work shall be consistent with the Mount Vernon Avenue Design Guidelines, as determined by the Director of Planning and Zoning. (P&Z) (SUP#2001-0119)
17. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2001-0119)
18. **CONDITION AMENDED BY STAFF:** The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or ~~and smoke from the property to prevent them from becoming~~ a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP#2001-0119) (T&ES)

19. The special use permit shall be redocketed for consideration five years from the date of approval to assess the feasibility and timing of redevelopment based on the market evaluation of economic feasibility of redevelopment undertaken by the City and the property owner pursuant to a separate agreement reached by those parties. (P&Z) (SUP#2001-0119)
20. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after the business becomes operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) ~~(SUP#2001-0119)~~ (P&Z)
21. **CONDITION AMENDED BY STAFF:** Loading and unloading at the rear loading dock shall be limited to between ~~9:30~~ 8:00 A.M. and 4:30 P.M. ~~(PC)~~ ~~(SUP#2001-0119)~~ (P&Z)
22. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and to provide instruction preventing underage sales of alcohol. (P&Z)
23. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

251 West Glebe Road (Parcel Address: 221 West Glebe Road)

24. **CONDITION ADDED BY STAFF:** The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Bettina Irps, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
- R-2 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-1 The current use is classified as M - Mercantile; the proposed use is A - Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 This structure contains mixed use groups [M, Mercantile; A, Assembly] and is subject to the mixed use and occupancy requirements of USBC.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-7 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-8 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-9 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.
- C-3 This facility must meet current Alexandria City Code requirements for food establishments. Contact Environmental Health at 703-838-4400 Ext. 255 to arrange for a "change of ownership" inspection.

251 West Glebe Road (Parcel Address: 221 West Glebe Road)

- C-4 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-5 Permits must be obtained prior to operation.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Certified Food Managers must be on duty during all hours of operation.
- C-8 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- F-1 This facility is currently operating as a seafood market under an Alexandria Health permit, issued to Pamela Cheng, et. al.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2004-0035

[must use black ink or type]

PROPERTY LOCATION: 221 West Glebe Road, Alexandria, VA 22305

TAX MAP REFERENCE: 015.01 Block ~~08~~ 04 Lot ~~04~~ 09 ZONE: CG1

APPLICANT Name: Paula M. Coletto

Address: 3528 Wilson Avenue, Alexandria, VA 22305

PROPERTY OWNER Name: 3600 Mt. Vernon, LLC, c/o Weissberg Corp.

Address: 1901 North Moore Street - Suite 803, Arlington, VA 22209

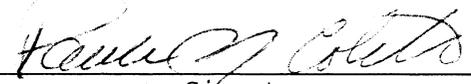
PROPOSED USE: Family-type restaurant

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Paula M. Coletto
Print Name of Applicant or Agent


Signature

3528 Wilson Avenue
Mailing/Street Address

703-519-7294 (703) 684-0494
Telephone # Fax #

Alexandria, VA 22305
City and State Zip Code

02-10-04
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Paula M. Coletto; 3528 Wilson Ave., Alexandria, VA 22305	25%
Celia F. Coletto; 6224 Dana Ave., Springfield, VA 22150	25%
Delia M. Reyes; 6310 Hibbling Ave., Springfield, VA 22150	25%
Vilma S. Coletto; 14117 Lindendale Road, Dale City, VA 22193	25%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

The request is to open a family-type restaurant, including an upgrade of seating from 20 to 80 and the introduction of entertainment in the form of Latin American folk music.

The request is also made to modify the hours of operation from the current ones of 8:30 a.m. to 10 p.m., seven days a week.

Hours would thus be reduced Sunday through Thursday, to 11 a.m. to 9 p.m., and extended Friday and Saturday, from 11 a.m. to 1 a.m.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (*check one*)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).
Maximum 80 patrons from opening to closing time: Sunday
through Thursday, 11 a.m. to 9 p.m., and Friday and
Saturday, 11 a.m. to 1 a.m.
- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
4 to 6 employees, same hours as above

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Sunday through Thursday</u>	<u>11 a.m. to 9 p.m.</u>
<u>Friday and Saturday</u>	<u>11 a.m. to 1 a.m.</u>
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Minimum to none

- B. How will the noise from patrons be controlled?

8. Describe any potential odors emanating from the proposed use and plans to control them:

No potential odor

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Glass, cardboard, and food waste

B. How much trash and garbage will be generated by the use?

210 gallons of trash per week

C. How often will trash be collected?

Twice a week

D. How will you prevent littering on the property, streets and nearby properties?

Frequent cleaning

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Insurance, alarm services, and training employees in
customer relations and dispensing of alcohol

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Current owners have a license to sell wine and beer
off premises only. We would like to offer wine, beer, and
alcohol for sale on the premises.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

20

B. How many parking spaces of each type are provided for the proposed use:

108 Standard spaces

 Compact spaces

6 Handicapped accessible spaces.

 Other.

C. Where is required parking located? on-site off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

B. How many loading spaces are available for the use? 3

C. Where are off-street loading facilities located? Behind and in front of the building

D. During what hours of the day do you expect loading/unloading operations to occur?

9 a.m. to noon

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Twice a week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate; no improvements are needed.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? -- square feet.

18. What will the total area occupied by the proposed use be?

6000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 6000 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 80 At a bar: 0 Total number proposed: 80

2. Will the restaurant offer any of the following?

Yes alcoholic beverages Yes beer and wine (on-premises)
No beer and wine (off-premises)

3. Please describe the type of food that will be served:

International cuisine

4. The restaurant will offer the following service (check items that apply):

X table service X bar X carry-out delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____

Will delivery drivers use their own vehicles? Yes. No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? X Yes. No.

If yes, please describe: Live entertainment: Latin American folk music

SPECTRUM Restaurant

ASK SERVER FOR DAILY SPECIALS

APPETIZERS

TOSTADAS

Two fresh corn tortillas covered with refried beans, lettuce, tomato, sour cream and guacamole \$ 4.95

QUESADILLA

A flour tortilla stuffed with grilled chicken or beef, melted cheese, onion, and bell pepper, served with guacamole and sour cream 6.95

PERUVIAN-STYLE CEVICHE*

Fish marinated in lemon juice with onion, celery, and cilantro on a bed of lettuce 7.95

GUACAMOLE DIP

Fresh guacamole with tomato, onion, and cilantro, served with tortilla chips 5.95

GAMBAS AL AJILLO

Shrimp sauteed with lemon, butter, garlic, and crushed red pepper 7.95

CHICKEN WINGS

Hot and spicy wings 4.95

HOMEMADE SOUP

Cup \$2.95, Bowl \$3.95

CHUNKY CHICKEN NOODLE

BEEF VEGETABLE

CREAM OF BROCCOLI

SOUP OF THE DAY

* Consuming raw or undercooked meat, poultry, fish, shellfish, or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions. Steaks and hamburger may be cooked to order.

SALADS

GRILLED CHICKEN CAESAR SALAD

Tender grilled chicken, served on a bed of romaine lettuce with parmesan cheese and croutons, tossed in a classic Caesar dressing

7.95

SPECTRUM-STYLE CHICKEN SALAD

Grilled chicken with iceberg lettuce, avocado, cucumber, sliced tomato, Red onion, and creamy ranch dressing

7.95

AVOCADO SALAD

Sliced avocado served on a bed of romaine lettuce with red onion, tomato, and homemade dressing

5.95

HOUSE SALAD

Lettuce, tomato, and cucumber with choice of dressing

2.95

SANDWICHES

All sandwiches served with a choice of bread and french fries, soup, or salad

BREAST OF CHICKEN

Grilled chicken breast served with lettuce, tomato, and mayonnaise

6.95

TUNA SALAD

Tuna salad with lettuce and tomato

6.95

FISH SANDWICH

Golden fried fish fillet with lettuce and tomato

6.95

TUNA MELT

Chunk white tuna salad topped with American cheese

6.95

HAMBURGER or CHEESEBURGER*

A thick, juicy burger topped with lettuce, tomato, and mayonnaise on a grilled bun

6.95

PERUVIAN-STYLE ROTISSERIE CHICKEN

Served with salad and rice, french fries, or yuca

1/4 chicken

4.95

1/2 chicken

6.95

Whole chicken

10.95

DINNER ENTREES

All entrees served with soup or salad, vegetable, and potatoes or rice

BEEF

NEW YORK STEAK (10-ounce)*	12.95
T-BONE STEAK (12-ounce)*	16.95
T-BONE STEAK (16-ounce)* Served with plaintain and fried egg	18.95

POULTRY

SAUTEED CHICKEN Sauteed chicken, onion, tomatoes, french fries, and fresh herbs, served with rice	10.95
GRILLED CHICKEN Grilled boneless breast of chicken	10.95
PARMESAN CHICKEN Served with tomato sauce	10.95
CUBAN-STYLE CHICKEN Chicken thighs with beans and rice	

SEAFOOD

MUSSELS MARINARA Steamed mussels in marinara sauce, served on a bed of linguini	11.95
STEAMED MUSSELS Steamed in white wine, lemon juice, and garlic	11.95
SOFT-SHELL CRAB Pan-fried	11.95
VENETIAN SEAFOOD Tender gulf shrimp and scallops in creamy butter saffron sauce, garnished with Red bell pepper and served on angel-hair pasta	12.95
LOBSTER TAIL Served with lemon butter sauce	11.95

CAPTAIN'S PLATTER

Mixed seafood: shrimp, scallops, fish fillet, and crabcake, served with coleslaw 16.95

FRIED TROUT

Whole fresh trout deep-fried in seasoned flour 10.95

BROILED OR FRIED FLOUNDER

Served with lemon butter sauce 14.95

GRILLED SALMON

Served with hollandaise sauce 14.95

BAKED TILAPIA

Served with tomato salsa 14.95

CATCH OF THE DAY

KIDS' MENU

CHICKEN STRIPS WITH FRENCH FRIES 3.95

HAMBURGER* WITH FRENCH FRIES 3.95

SPAGHETTI WITH CHICKEN OR MEAT SAUCE 3.95

SOFT DRINK OR MILK 1.25

ICE CREAM 1.25

SENIORS' MENU

Early bird special served from 5:30 to 7:00 pm
55 and older, no coupons or discounts

DESSERTS

NEW YORK-STYLE CHEESECAKE	3.25
OLD-FASHIONED CARROT CAKE	3.25
CHOCOLATE LAYER CAKE	3.25
RICE PUDDING	2.00
FLAN	2.50
FRESH FRUIT SALAD	3.95

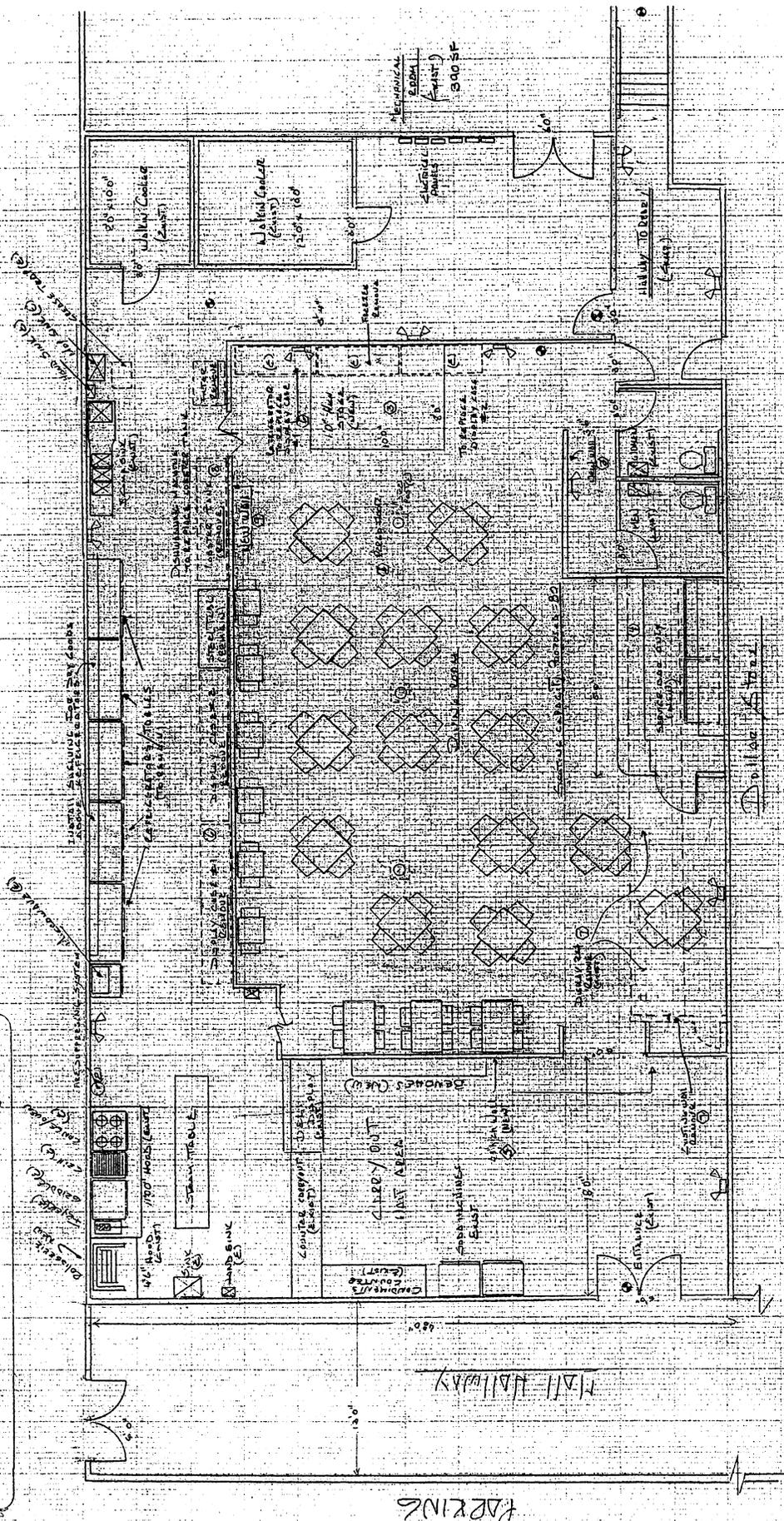
BEVERAGES

JUICE: Orange, pineapple, mango, passion fruit, or tamarind	1.95
MILK	1.95
SOFT DRINKS:	1.75
COFFEE: regular or decaffeinated	1.75
TEA OR ICED TEA	1.75
BEER	
DOMESTIC: Budweiser, Michelob, Miller lite	3.25
IMPORTED: Corona, Cristal, Heineken, Pilsen	3.75
WINE	
HOUSE WINE	Glass \$3.00, Half Carafe \$5.95, Carafe \$10.95
BY THE BOTTLE	14.95
ROBERT MONDAVI California Cabernet Sauvignon	
ARDEN WOODS White Zinfandel	
CASONA Chilean Chardonnay	
CASONA Chilean Cabernet Sauvignon	

281 WEST GLEBE ROAD
SPECTRUM RESTAURANT
 Floor Plan Scale 1/4" = 1'-0"

BUILDING DATA	
TYPE OF CONSTRUCTION	EXISTING
USE GROUP	2B
SPRINKLER	3A1
HANDRAILS	1/2
NO. OF STORIES	YES
AREA	ONE
TYPE OF BUSINESS	42195F RESTAURANT
NO. OF EMPLOYEES	3-6
DEATING	80

- DISCREPANCY NOTES**
- DAMAGE TO BE REPAIR - NEW TILE INSTALLED
 - PAINT & SPACKLE WALL IN REAR OF REST ROOM
 - PAINT & SPACKLE WALL IN REAR OF REST ROOM
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 - PAINT & SPACKLE WALL IN REAR OF REST ROOM





STAMP DRIVEWAY AND FRENCH DRAIN

MOUNT VERNON AVENUE
WIDTH VARIES
5175230 E - 711.00

REMOVING EXISTING FOLI
MOUNTED SIGN AND
REPLACE WITH MONUMENT
SIGNTRANSFORMER SCREEN

PROVIDE A CONTINUOUS ROW
OF WHITE STOPS TO PREVENT
CUT THRU TRAFFIC

RESTRICT TO DEFINE
NEW DRIVE AISLES

PROPOSED SHADE TREE, TYP

PROPOSED EVERGREEN X 4 FT
HEDGE, TYP

TOTAL AREA = 102,999 SQUARE FEET

15' PUBLIC ALLEY
20' PUBLIC ALLEY

CHINESE RESTAURANT

1 STORY BRICK BUILDING

DOLLAR STORE

SPECTRUM RESTAURANT

WEST GLEBE ROAD
WIDTH VARIES

Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

To: Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Justin Wilson, President

Date: May 31, 2004

Subject: SUP#2004-0025, Restaurant at 221 W. Glebe Road, Consideration of a Special Use Permit amendment to change the ownership, hours of operation and increase seating at a restaurant; zoned CG/Commercial General. Applicant: Paula Coletto

The applicant, Ms. Paula Coletto, attended the Land Use committee meeting on May 13, 2004 to present the proposal. The item was announced in the Association newsletter.

Ms. Coletto wishes to transform the current Gourmet Market & café, a 20 seat restaurant with carryout service at this location, into a family-type restaurant. The new restaurant will have a capacity of 80 patrons and will stage live entertainment. Further, the applicant seeks a modification to the hours of operation and ABC license.

The applicant has requested a shift of the existing hours of operation; opening later in the day and remain open later into the evening on weekends. The new hours, if granted, would be 11:00 AM – 9:00 PM Sunday through Thursday, and 11:00 AM – 1:00 AM Friday and Saturday. Live, amplified entertainment will be performed from a small, newly constructed stage.

The current ABC license is for off-premise consumption, much like that found at 7-11 stores. The applicant wishes to sell alcoholic beverages for on-premise consumption. Ms. Coletto and family currently own and operate the Huascaren Restaurant at 3606 Mt. Vernon Avenue.

The discussion touched on the issue of disturbances to adjacent residential uses:
hours for trash collection,
noise from live entertainment,
hours of operation Friday & Saturday evenings

Although the staff report states that the area is not residential, the site is immediately adjacent to housing for severely elderly nuns at Saint Rita's Catholic Church. As such, we have asked for conditions to address this.

The subject of graffiti was discussed. Alexandria has experienced an increase of graffiti, some gang related. The Director of Planning & Zoning has expressed a willingness to add conditions to SUPs in graffiti prone areas that support the current voluntary police program for abatement.

The committee recommended and the Executive Board voted unanimously to support the request with the following conditions:

- Hours of operations shall be Sun – Thurs. 8:30am-10pm, Friday & Sat. 8:30am-midnight.
- Signs, exterior work, and site work shall comply with the Mt. Vernon Avenue Design Guidelines.
- No noise shall be heard at the property line.
- Live entertainment shall end 1 hour prior to closing.
- No sales for off-premise consumption of alcohol shall be allowed.
- No trash collection shall occur prior to 8:00am.
- No loitering signs shall be posted.
- Graffiti abatement shall be completed by the applicant within 10 days after proper notification by APD.

In addition, we support standard staff recommended conditions for General - All uses (#1,2,3) and

Restaurants uses (#3,4,5,6,7,8,9,11,12,13)

If, after the one the year review found no violations, we would be willing to consider an expansion of hours of operation or sales of alcohol for off-premise consumption.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Justin Wilson at 703-299 1576.

APPLICATION for SPECIAL USE PERMIT # 2004-0025

[must use black ink or type]

PROPERTY LOCATION: 221 West Glebe Road, Alexandria, VA 22305

TAX MAP REFERENCE: 015.01 Block ~~08~~ 04 Lot ~~04~~ 09 ZONE: CG

APPLICANT Name: Paula M. Coletto

Address: 3528 Wilson Avenue, Alexandria, VA 22305

PROPERTY OWNER Name: 3600 Mt. Vernon, LLC, c/o Weissberg Corp.

Address: 1901 North Moore Street - Suite 803, Arlington, VA 22209

PROPOSED USE: Family-type restaurant

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Paula M. Coletto
Print Name of Applicant or Agent

Paula M. Coletto
Signature

3528 Wilson Avenue
Mailing/Street Address

703-519-7294 (703) 684-0494
Telephone # Fax #

Alexandria, VA 22305
City and State Zip Code

02-10-04
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 06/01/04 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 6/12/04 Approved .6-0

H