

DOCKET ITEM #3

Special Use Permit #2009-0014

3112 Mt. Vernon Avenue – Café Pizzaiolo

CONSENT AGENDA ITEM

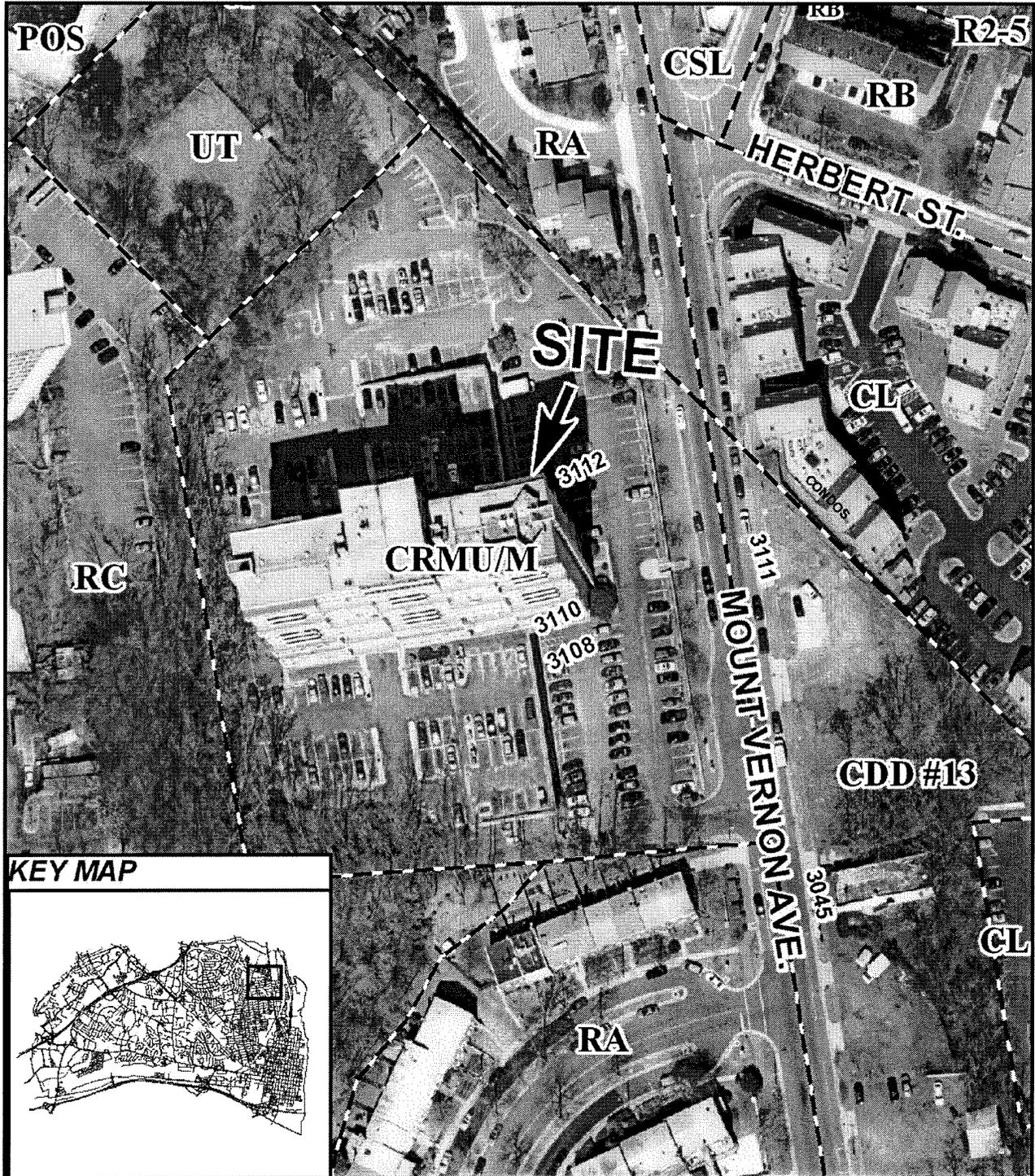
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Consideration of a request to allow delivery service and live entertainment at an existing restaurant	Planning Commission Hearing:	June 2, 2009
Address: 3112 Mt. Vernon Avenue	City Council Hearing:	June 13, 2009
Applicant: Culinary Concepts by Lawrence Ponzi	Zone:	CRMU-M/Commercial Residential Mixed Use (Medium)
Small Area Plan:	Potomac West	

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION:



SUP #2009-0014

06/02/09



I. DISCUSSION

REQUEST

The applicant, Culinary Concepts Corporation, requests a special use permit amendment to allow delivery service and live entertainment at an existing restaurant at 3112 Mt. Vernon Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 362 feet of frontage on Mount Vernon Avenue and a total lot area of 3.4 acres. The site is developed with the Calvert Apartments building that includes commercial uses on the first floor. The restaurant occupies 2,700 square feet of this space. Access to the property is from Mt. Vernon Avenue.



The surrounding area is occupied by a mix of commercial, office and residential uses. Commercial tenants within the Calvert Apartments building include three other restaurants and a convenience store. Immediately to the north are residential townhouses. Residential townhouses in Warwick Village are located to the south. A professional office complex and the “Triangle” site slated for residential apartments are located to the east; to the west is The Aspen, a multi-story apartment building.

BACKGROUND

On May 12, 2001 City Council granted Special Use Permit #2001-0021 to Village Il Porto, Inc. for operation of a restaurant at this location. Staff administratively approved Special Use Permit #2008-0057 on September 17, 2008 to change the ownership of the existing restaurant to Culinary Concepts Corporation.

On May 18, 2009 staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant proposes to add delivery service using two vehicles and add live entertainment at its existing restaurant. The applicant expects the live entertainment to include acoustic guitar and other types of low-volume music and magicians or clowns at special children’s events. No other changes to the operation of the restaurant are proposed, although the applicant has agreed to a decrease in seating to 144 to resolve an inconsistency with its occupancy permit. The applicant noted in its agreement that the restaurant could not accommodate 169 seats in its current configuration.

Hours: Sunday-Thursday: 11:00am – midnight
 Friday & Saturday: 11:00am – 1:00am

Number of seats: 108 Indoor seats
36 Outdoor seats
144 Total seats

Type of service: Table service, bar service, carry-out service, delivery service

Delivery vehicles: Maximum of two delivery vehicles

Customers: 180-260 per day

Alcohol: On-premises alcohol service only

Entertainment: Limited live entertainment as background music for restaurant patrons.

Noise: Noises will not be excessive

Trash/Litter: Trash will be collected from the site daily. Restaurant staff will monitor vicinity for litter before and after each meal period.

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant at this location with a total of 144 seats and two delivery vehicles will be required to provide 38 off-street parking spaces. A total of 133 parking spaces are located on site for the commercial uses. The existing uses and parking requirements at the subject property are as follows:

<u>Use</u>	<u>Parking Required</u>
Bombay Curry Company Restaurant (SUP #96-0070)	12
Del Merei Restaurant	27
Nail Chateau	4
Calvert Cleaners	3
Alexandria Appliance Repair	3
Jackson-Hewitt Tax Service	3
Mia's Market	12
Pho King	15
Café Pizzaiolo	38
Total Parking Required	117
Total Parking Provided	133

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CRMU-M/Commercial Residential Mixed Use-Medium zone. Section 5-203(N) of the Zoning Ordinance allows a restaurant in the CRMU-M zone only with a special use permit.

The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial residential mixed uses.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to add delivery service and limited live entertainment at his existing restaurant. The addition of two delivery vehicles serving the neighborhood should not create a significant negative impact. Staff has included a condition requiring the vehicles to be parked off-street and to not block the entrance to the Calvert apartments at any time in order to prevent any parking impacts. The addition of live entertainment at a restaurant has the potential to create negative impacts in some cases, and staff notes that the upper floors of the subject building do contain residential apartments. However, staff does not object to the limited nature of the live entertainment proposed by the applicant in this case, since the entertainment will be primarily background music for restaurant patrons or occasional special children's events and staff assumes the building management will address any conflicts. Staff included a condition in its recommendation for approval that requires the live entertainment to remain subordinate to the restaurant use. This condition also prohibits cover charges and requires that any advertising shall reflect the subordinate nature of the live entertainment to the primary restaurant use. The applicant understands and agrees to this condition.

Trash Can, Litter and Street Tree Requirements

No street trees are required in this case because there are no dead, diseased street trees or empty tree wells along the immediate block face of the property. Neither a contribution to the City's Litter Control Fund nor a new trash can is required for the restaurant. The applicant has paid the litter fund fee in the past and there are now two trash cans on the street frontage. These conditions may change as a result of Council's policy discussion on these issues scheduled for June 9.

Staff recommends approval of the request subject to the conditions contained in Section III of this report.

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#2001-0021)
2. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats at the restaurant shall be 108 and the maximum number of outdoor seats at the restaurant shall be 36. The total maximum number of seats at the restaurant shall be 144. Seating shall be provided for no more than 169 patrons. (P&Z) (SUP#2001-0021)
3. **CONDITION AMENDED BY STAFF:** Outdoor seating shall be provided for no more than 36 patrons. The applicant shall maintain a minimum three-foot wide unobstructed pathway for pedestrian access past the outdoor seating and shall install and maintain planters to the satisfaction of the Director of Planning and Zoning. Outdoor seating areas shall not include advertising signage, including on umbrellas. (P&Z) (SUP#2001-0021)
4. The hours of operation for the indoor dining area shall be restricted to between 11:00 a.m. and Midnight Sunday through Thursday, and from 11:00 a.m. and 1:00 a.m. on Friday and Saturday. The hours of operation for the outdoor dining area shall be limited to between 11:00 a.m. and 10:00 p.m. daily. The outdoor dining area shall be cleared of all diners by 10:00 p.m. and the area cleaned and washed by 10:30 p.m. (P&Z) (City Council) (SUP#2001-0021)
5. **CONDITION SATISFIED:** The applicant shall work with the landlord and the Department of Planning and Zoning to find and implement an on-site trash disposal and collection solution acceptable to all parties, which may include the installation of a dumpster with screening, within six months of approval. (PC) (SUP#2008-0057)
6. **CONDITION AMENDED BY STAFF:** Indoor live entertainment shall not 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. No live entertainment is permitted in the outdoor dining area. (P&Z) (SUP#2008-0057)
7. All loudspeakers shall be prohibited from the exterior of the property. No music or amplified sound shall be audible at the property line. (P&Z)(T&ES) (SUP#2008-0057)
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2001-0021)

9. On-site alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z) (SUP#2001-0021)
10. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2001- 0021)
11. 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 or debris shall be allowed to accumulate on site outside of these containers. (P&Z) (SUP#2001-0021)
12. 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#2001-0021)
13. Kitchen or other types equipment shall not be cleaned outside, nor shall any cooking residues or other wastes be washed into the streets, alleys, sidewalks, or storm sewers. (T&ES) (SUP#2001-0021)
14. The applicant shall control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP#2001-0021)
15. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for the employees. (Police) (~~SUP#2001-0021~~)
16. The Director of Planning and Zoning shall review the special use permit one year after approval, 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 received a request from any person to docket the permit for review as the 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#2008-0057)
17. The applicant shall require that its employees who drive to work park in the side parking lot, north of the driveway. (PC) (SUP#2001-0021)
18. Storage space for solid waste and recyclable materials containers shall conform with the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation

Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP#2008-0057)

19. The applicant shall provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (SUP#2008-0057)
20. **CONDITION AMENDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2008-0057)
21. **CONDITION SATISFIED:** ~~The applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right of ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES) (SUP#2008-0057)~~
22. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health) (SUP#2008-0057)
23. **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 on how to prevent underage sales of alcohol. (P&Z)
24. **CONDITION ADDED BY STAFF:** Meals ordered before the closing hour may be sold for indoor consumption, but no new patrons may be admitted after the closing hour and all patrons must leave by one hour after the closing hour. (P&Z)
25. **CONDITION ADDED BY STAFF:** A maximum of two delivery vehicles may operate from this facility. The delivery vehicles shall be parked off-street at all times when located in the vicinity of the subject property and at no time shall they block the covered driveway at the main entrance to the apartment building. (P&Z)

STAFF: Gwen Wright, Division Chief, Department of Planning and Zoning;
Nathan Randall, 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:

- F-1 Litter Control Fund Payment required by SUP2008-00057 made 5/20/09. (T&ES)
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP2008-00057)
- R-2 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 becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP2008-00057)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2008-00057)
- R-4 **Condition amended by Staff: Supply** deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2008-00057)
- R-5 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP2008-00057)
- R-6 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. (T&ES) (SUP2008-00057)
- R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (SUP2008-00057)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (SUP2008-00057)

- C-2 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. (T&ES) (SUP2008-00057)

Code Enforcement:

- F-1 The existing occupancy for the A-2 (Assembly- Restaurant) use is 169 people. Therefore, at no time can there be more than 169 people within the restaurant.

Health Department:

- F-1 No Comment

Parks and Recreation:

- F-1 There are no dead, diseased street trees, or empty tree wells along the immediate blockface of the subject property. (RP&CA)

Police Department:

- R-1 The applicant is to contact the Community Relations 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 Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.
- F-1 The applicant is seeking an "ABC On" license only. The Police Department has no objections.
- F-2 The Police Department has no objections to the request for a delivery service.
- F-3 The Police Department has no objections to the request for live entertainment.

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.

NARRATIVE DESCRIPTION

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

We would like to add delivery service to our existing SUP. We expect to staff 2 full time drivers that will deliver to nearby Alexandria residents, reducing the number of people coming in to pick-up food orders. In addition, we would like to have the flexibility to provide live entertainment for special nights in the dining room or bar. The likely choice of live entertainment will be acoustic or low volume musicians, or children events.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an 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).

30 to 60 Lunch Patrons Daily
150 to 200 Dinner Patrons Daily

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Maximum 15 per day
(3 to 8 staff at any 1 time)

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

Day: <u>Sunday - Thursday</u>	Hours: <u>11 am to Midnight</u>
<u>Friday + Saturday</u>	<u>11 am to 1:00 am</u>
_____	_____
_____	_____

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

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

Normal noise levels for restaurant use

- B. How will the noise be controlled?

Noise will not be excessive.

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

Normal odors for restaurant use

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? (i.e. office paper, food wrappers)

Normal type of trash for restaurant use.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

2 bags per day

C. How often will trash be collected?

daily

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

Employees will monitor before and after each meal period

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 nearby residents, employees and patrons?

N/A

ALCOHOL SALES

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

Yes [] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

We currently hold an on premise, beer,
wine & mixed beverage license.

PARKING AND ACCESS REQUIREMENTS

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

133 ~~WB~~ Standard spaces (entire parking lot)
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (check one)

on-site
 off-site

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

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

B. Where are off-street loading facilities located? In front of Restaurant

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

9-11 am

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

1-2 daily, no orders Sunday

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?

adequate

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?

2700 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2700 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: Calvert

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

other. Please describe: _____

End of Application



APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 108 Outdoors: ~~36~~ 36 Total number proposed: 144

2. Will the restaurant offer any of the following?
Alcoholic beverages (SUP only) X Yes ___ No
Beer and wine — on-premises X Yes ___ No
Beer and wine — off-premises ___ Yes X No

3. Please describe the type of food that will be served:
Pizza, pasta, salads, & sandwiches.

4. The restaurant will offer the following service (check items that apply):
X table service X bar X carry-out X delivery

5. If delivery service is proposed, how many vehicles do you anticipate? 2
Will delivery drivers use their own vehicles? X Yes ___ No
Where will delivery vehicles be parked when not in use?
Parking lot in front of restaurant

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
X Yes ___ No
If yes, please describe: To include but not limited to: Live entertainment (ie: acoustic guitar) as background music. May include childrens acts such as magicians or clowns.

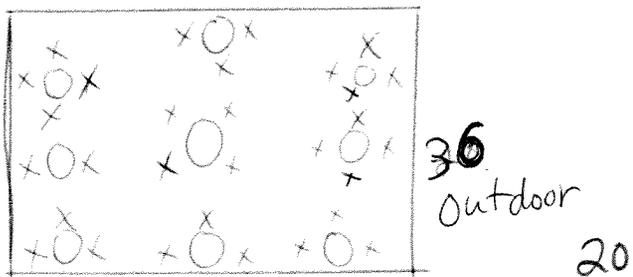
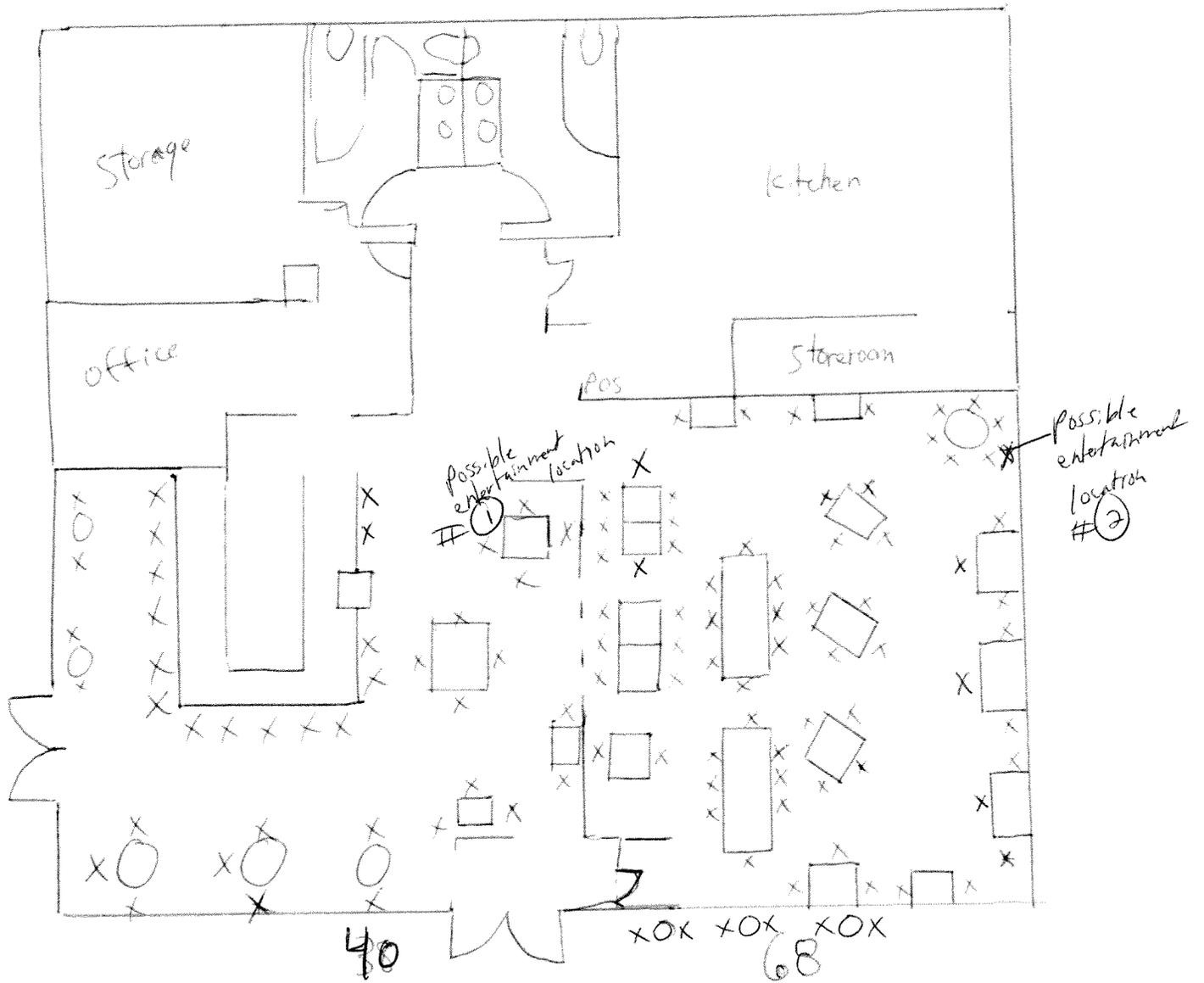
Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 All
 75-99%
 50-74%
 1-49%
 None
3. What is the estimated peak evening impact upon neighborhoods? (check one)
 No parking impact predicted
 Less than 20 additional cars in neighborhood
 20-40 additional cars
 More than 40 additional cars

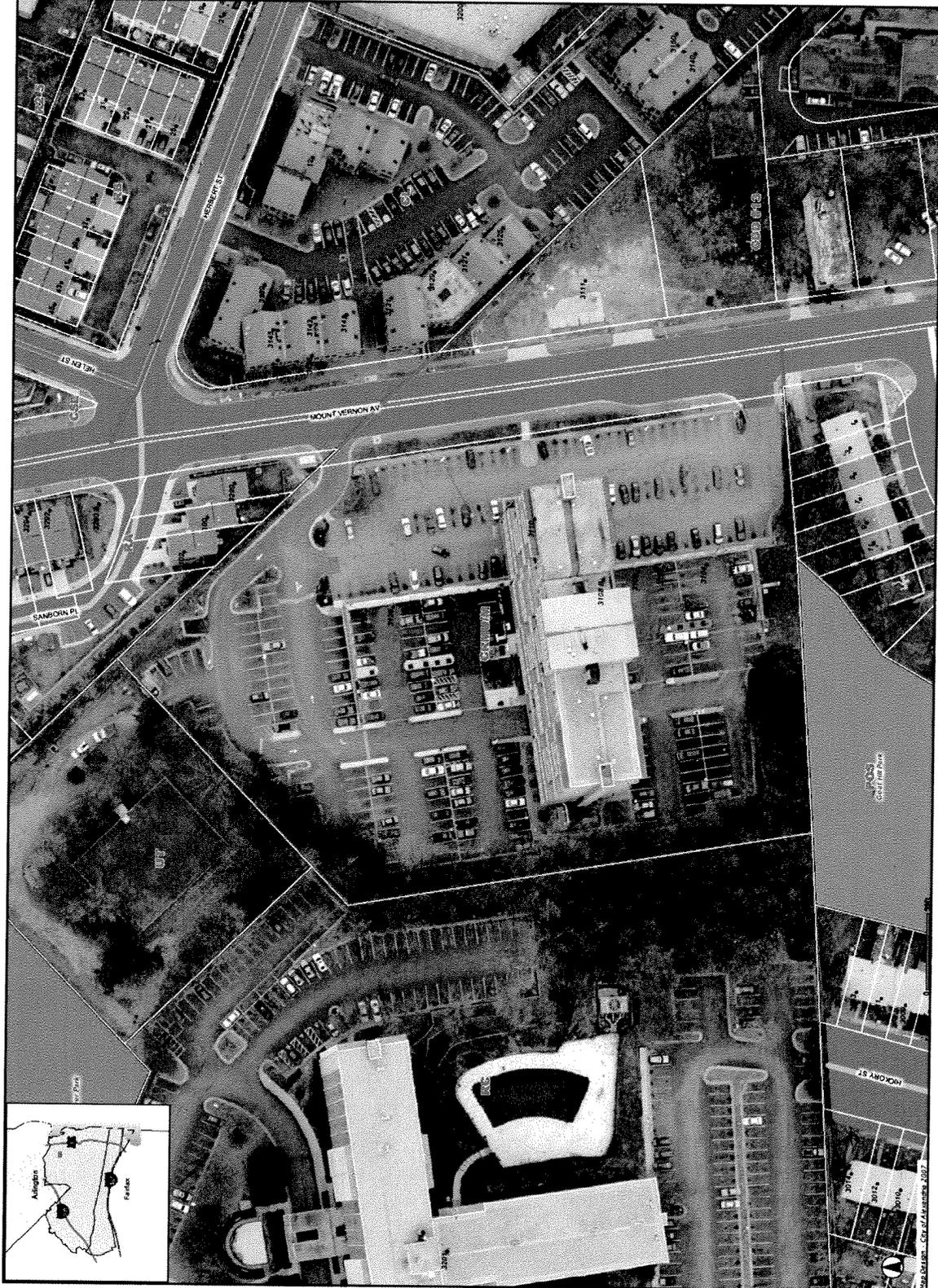
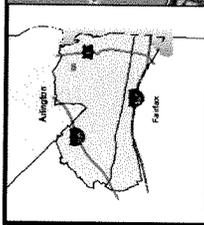
Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
129 ~~129~~ Maximum number of patron dining seats
+ 15 ~~15~~ Maximum number of patron bar seats
+ 17 Maximum number of standing patrons
= 161 Maximum number of patrons
2. 8 Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons (check one)
 Closing by 8:00 PM
 Closing after 8:00 PM but by 10:00 PM
 Closing after 10:00 PM but by Midnight
 Closing after Midnight
4. Alcohol Consumption (check one)
 High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food



City of Alexandria



Legend for Parcel Map

Metropolitan Regions

- City Boundary
- Businesses
- Parcels
- Zoning
- Metropolitan Tracts
- Blue
- Yellow-Green
- Green
- Road Centerlines
- Arterial/Collector/Local/Residential/Commercial
- Expressway
- Other Roads
- Roads
- Railroads
- Parks
- Road Labels
- Imagery 2001
- Water
- Pressure Area
- Other
- City of Alexandria

GISD, INC. The maps and data presented herein are provided as a service to the City of Alexandria and are not intended to constitute any warranty, express or implied, including but not limited to, accuracy, completeness, timeliness, or fitness for a particular purpose. The City of Alexandria and GISD, INC. disclaim any liability for any errors or omissions in the data or for any consequences arising from the use of the information. This information is provided for informational purposes only and should not be used for any other purpose. Official maps and data are available through various departments within the City of Alexandria.