



Design Review Subcommittee (DRSC)

Meeting Date: October 23, 2024

PLANNER: Alexia Gruszczynski, Planning Technician

SUBJECT: **Administrative Development Permit 24-504, West Toast Café T-Street Concession Stand Remodel**, a request for review and provide feedback to inform the City Planner's decision on administrative permits for a remodel of a restaurant concession building on T-Street beach.

BACKGROUND:

The project site is a City owned parcel at the Accessor's Parcel Number 692-321-02, along the beach of T-Street. The site is within the Publicly Owned Open Space Shoreline Zone (OSS1) zone. Surrounding land uses include single-family residences to the north, east, and south across Paseo De Cristobal, and the shoreline is to the west. There are no historic structure located within 300 ft. of the site.

The applicant requests a minor façade remodel of a 848 sq. ft. concession building and 1,297 sq. ft. seating area. The proposal does not include an addition or expansion of the structure and patio. The proposal adds wood paneling, similar to existing, to cover most of the building's exterior. The project provides an open bar concept, with retractable windows to improve air flow. Decorative tile flooring is proposed along with a new menu board and signage. The seating area would have more plant life through the implementation of planter boxes and climbing plants throughout the patio cover.

The Zoning Code requires a City Planner review of an Administrative Development Permit to allow eligible minor exterior modifications to a nonresidential public building. The City Planner referred this item to the DRSC to get feedback as part of the decisions process. The project will also require Coastal Commission approval.

RECOMMENDATIONS:

Staff supports the project, finding it meets criteria in Zoning Ordinance Section 17.16.095 for approval of an Administrative Development Permit. The proposed changes are compatible with the building's form and architectural style, while enhancing its appearance. The General Plan allows minor remodels of public buildings to maintain their architectural style. Staff requests DRSC feedback to inform a decision on the requested Administrative Development Permit.

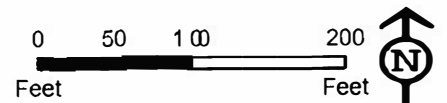
Attachments:

1. Location Map
2. Photos of Existing Conditions
3. Proposed Layout – Renderings



Location Map

Project: T-Street Concession Stand
APN: 692-321-02



ATTACHMENT 2



