



PLANNING COMMISSION MEETING

APRIL 11, 2023

ITEM #2– 2520 S. AZUSA AVENUE

CONDITIONAL USE PERMIT NO. 23-02 & ADMINISTRATIVE USE PERMIT NO. 23-01

Planning Division

BACKGROUND



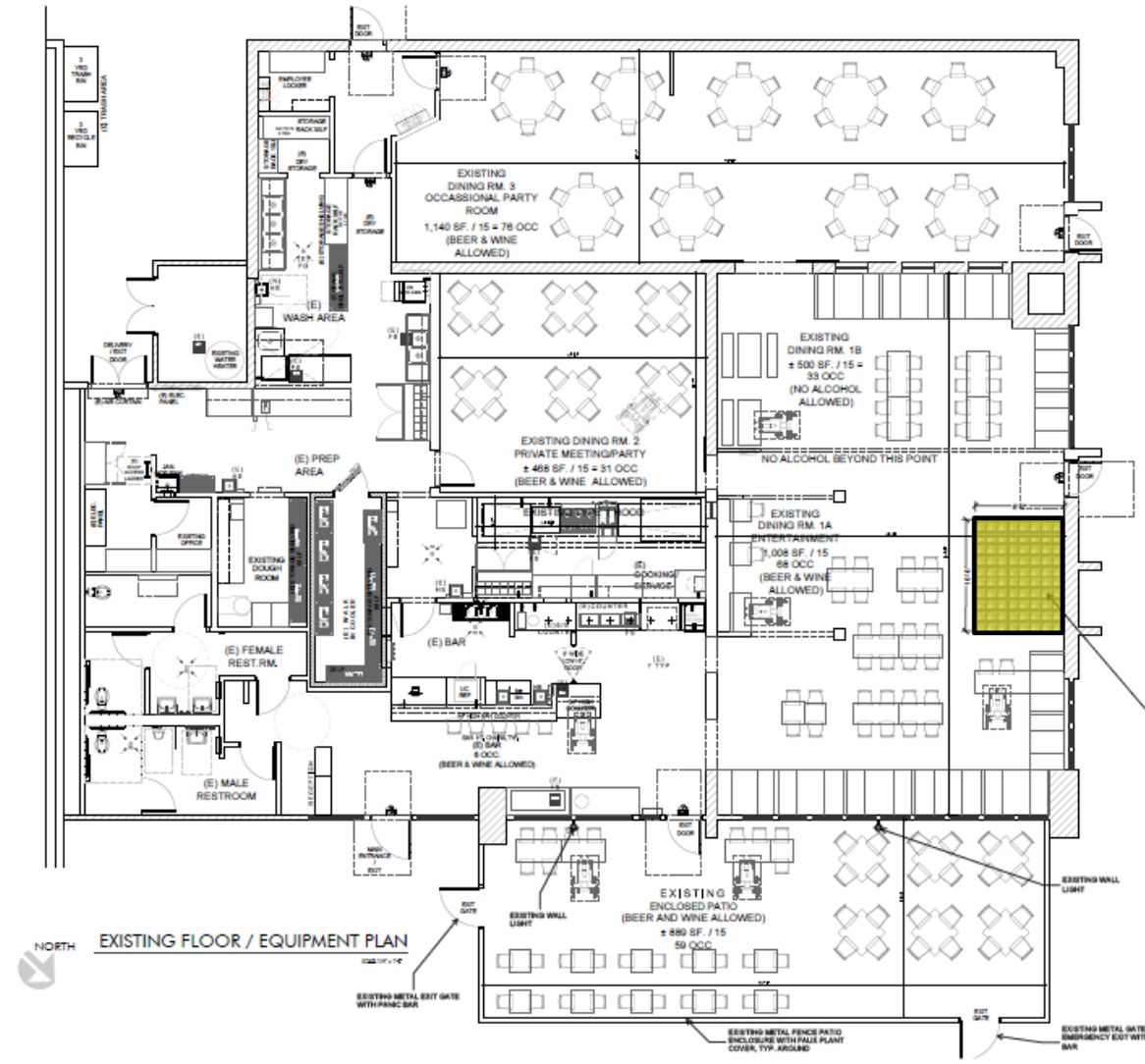
- **Titos Pizza Bistro Brews**
- **Conditional Use Permit No. 23-02**
 - Live Entertainment
- **Administrative Use Permit No. 23-01**
 - On-site sale of beer and wine
 - Outdoor Dining
- **Zone:** Heavy Commercial (C-3)
- **Location:** Southwest corner of South Azusa Avenue and Amar Road within the southwest side of the Island Plaza Shopping Center.
- **Surrounding Uses:** PCD-I, S-C and N-C.
- **Lot Size:** 7.40 Acres



EXISTING BUILDING



SITE PLAN



FLOOR PLAN

 Space for Live Entertainment
(80 square feet)

BUSINESS OPERATION PLAN

Operation

- The initial hours of operation are 11am to 10pm, 7 days a week.
- The restaurant will initially have 12 employees

Live Entertainment

- Amplified sound only indoors within 80 sq. ft. area
- Events
 - Acoustic Nights
 - Bossa Nova Nights
 - Hosted Karaoke Nights
 - Stand Up Comedy

Alcohol Sales and Outdoor Dining

- On-site beer & wine sales
- The restaurant would obtain a Type-41 ABC License
- Outdoor furniture is required to be bolted to ground or stored in building after business hours

STAFF RECOMMENDATION

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- Planning Staff recommends adopting Resolution No. 22-6123 approving Conditional Use Permit No. 23-02 and Resolution No. 22-6124 approving Administrative Use Permit No. 23-01.