



# EA-1393 and AUP 25-04

Alcohol Service for:

**“1960 Club at The Bolt”**

One Chargers Way

# Aerial View of - "The Bolt"



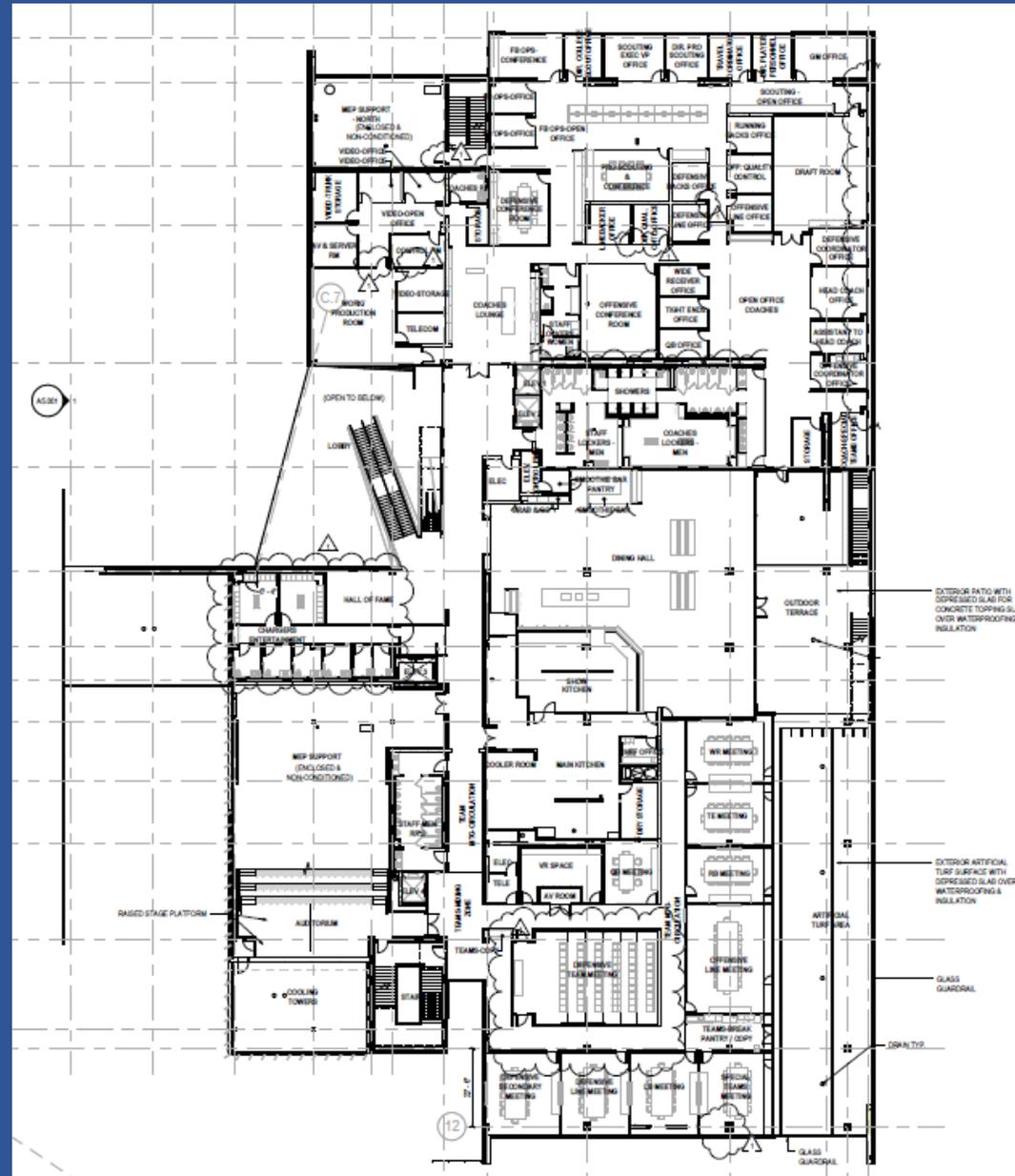
# Project Description:

1. An AUP to allow alcohol sales for on-site consumption through a (Type 57 ABC License) for “The 1960 Club,” a private members-only Club and an existing Restaurant.
2. Alcohol service is proposed inside of the existing restaurant, adjacent terrace on the third floor, two practice fields, and executive conference rooms.
3. Alcohol sales are proposed from 11:30 am to 11 pm from Thursday to Sunday.
4. Live entertainment will take place within the restaurant and executive conference rooms.

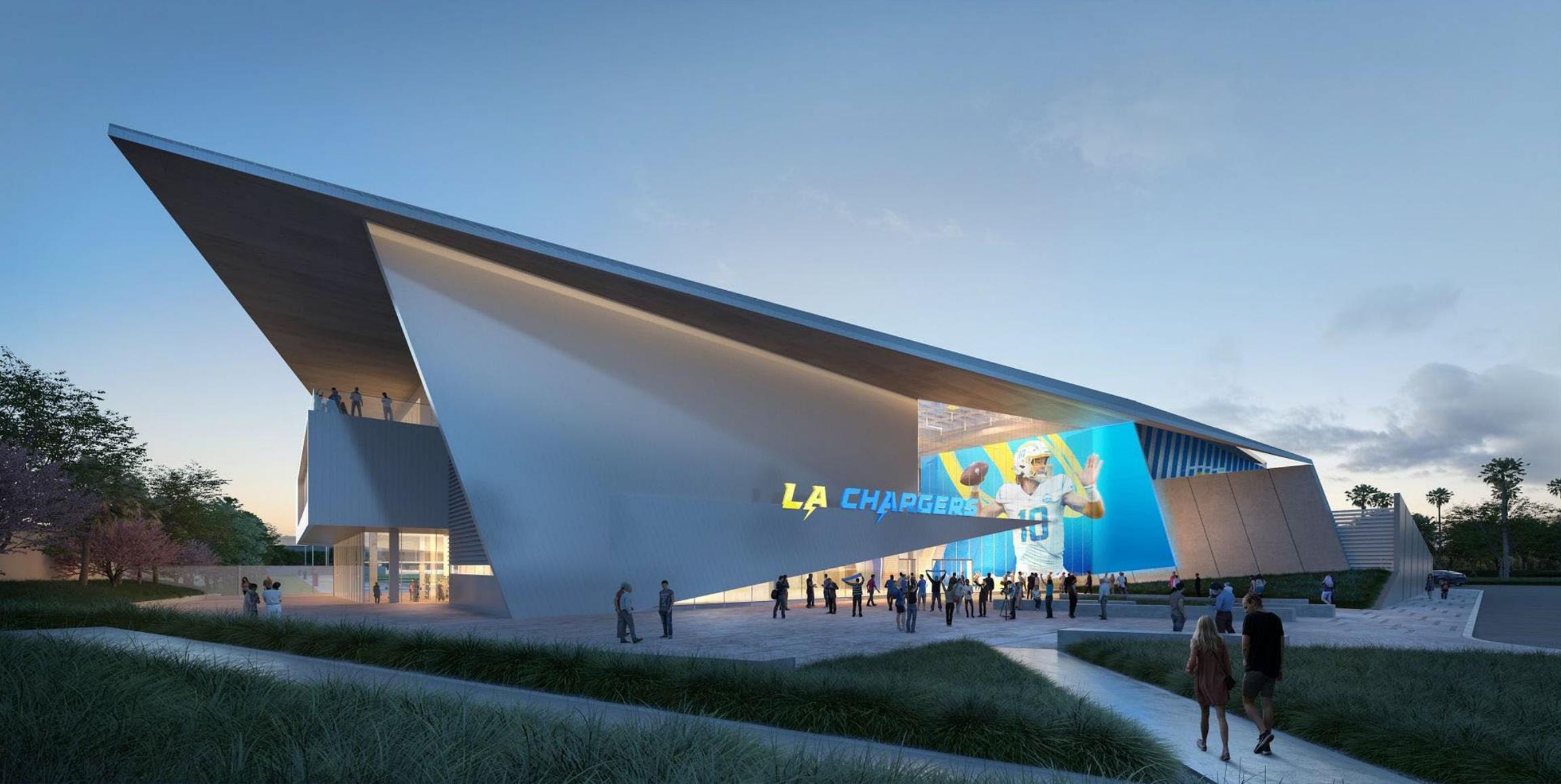
# Arial View of Site and 3 Practice Fields



# Floor Plan



# Color Rendering of Building Entry



# Color Rendering from the Practice Field



# Required Findings for an AUP:

1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.
2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.
3. The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.
5. The applicant will apply for a Type 57 ABC License.

# Recommendation:

Receive and File the Director's decision conditionally approving Environmental Assessment No. EA-1393, and Administrative Use Permit No. AUP 25-04.

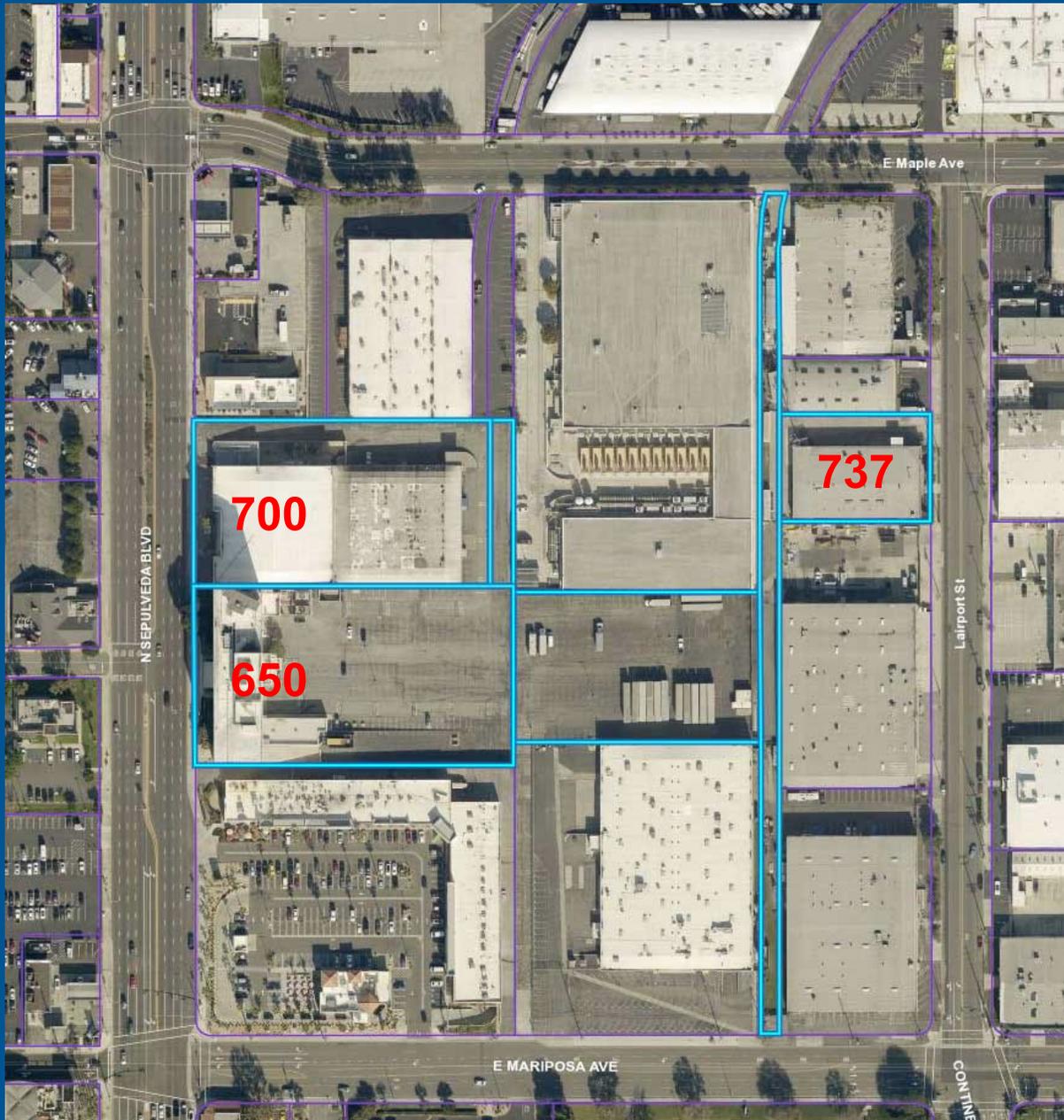


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# EA-1289, SUB 20-03, and SPR 20-30

Third, One-year Time Extension to VTPM No. 83129 and  
Associated Development Applications at:

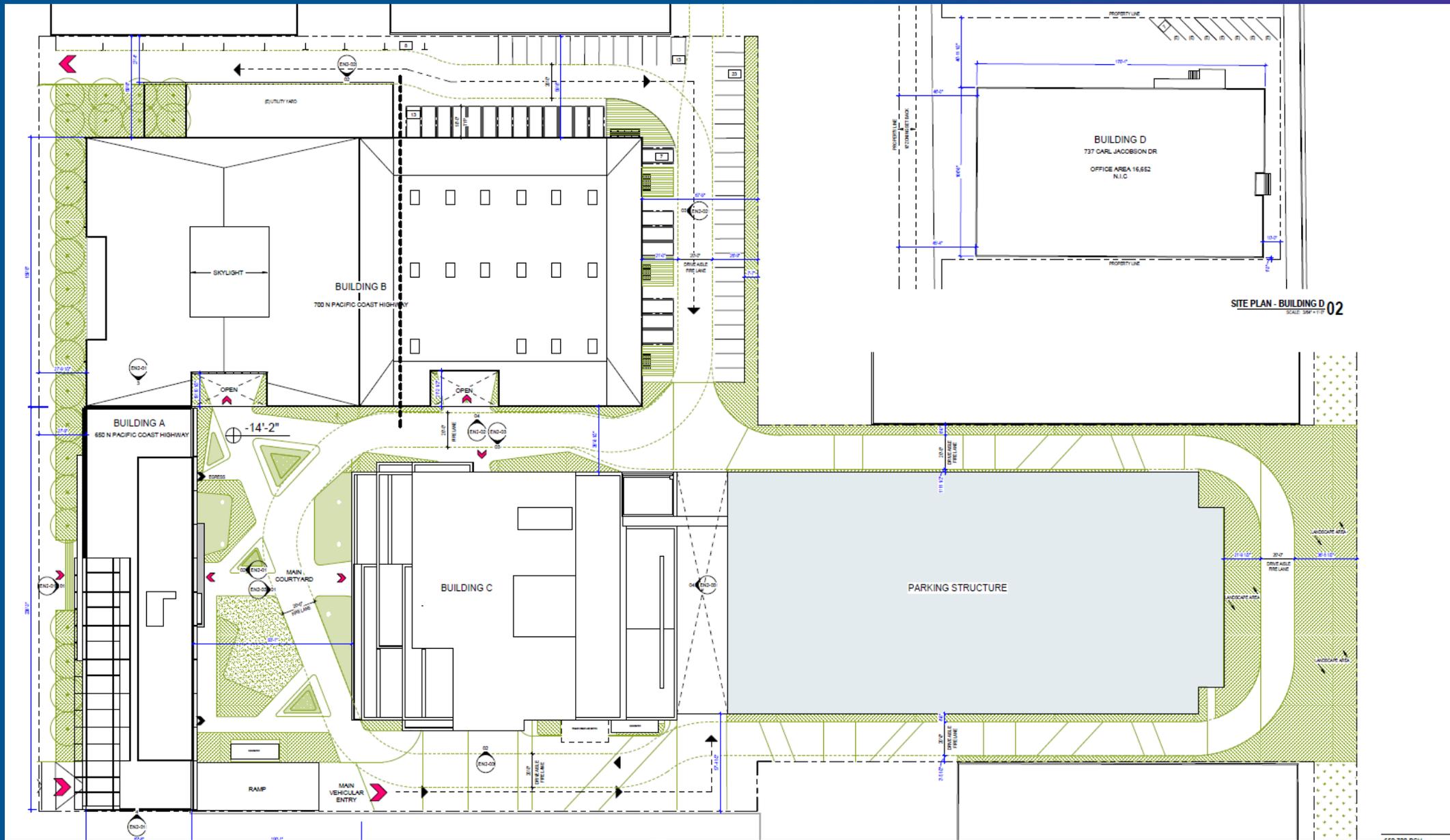
650-700 N. Pacific Coast Highway and 737 Carl Jacobson Way



**650 N. PCH: 8-story Office Building**

**700 N. PCH: 2-story Office Building**

**737 Carl Jacobson Way: 1-story Office Building**



# Background & Project Description:

- The Map was due to expire on May 18, 2025.
- A timely request for the extension was submitted.
- No changes are proposed to the Map or Development.
- New expiration date, May 18, 2026.



# In Summary

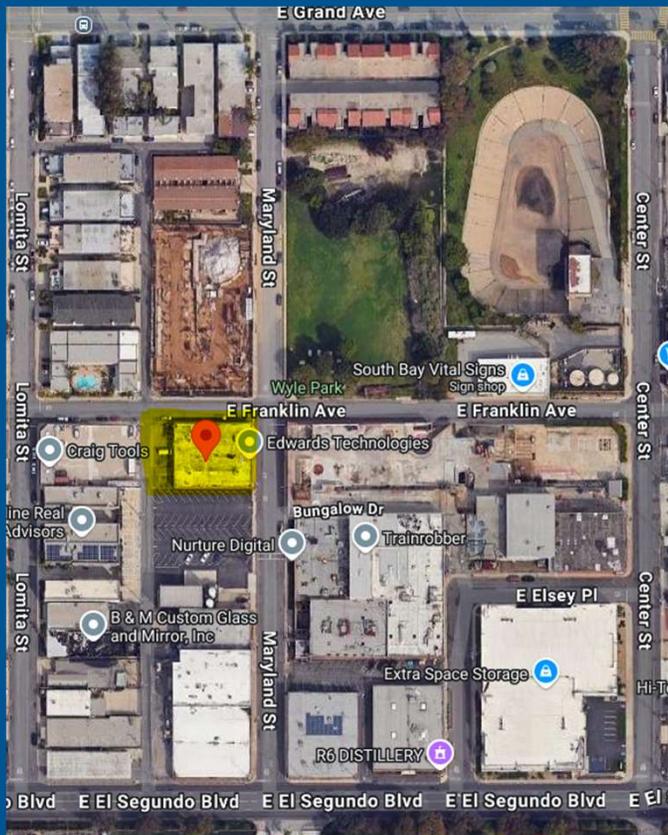
- Findings can be made to approve the request, as no changes are proposed to the Map or Development.
- Staff recommends the adoption of Resolution No. 2966.



# EA-1395 and Conditional Use Permit No. CUP 25-01

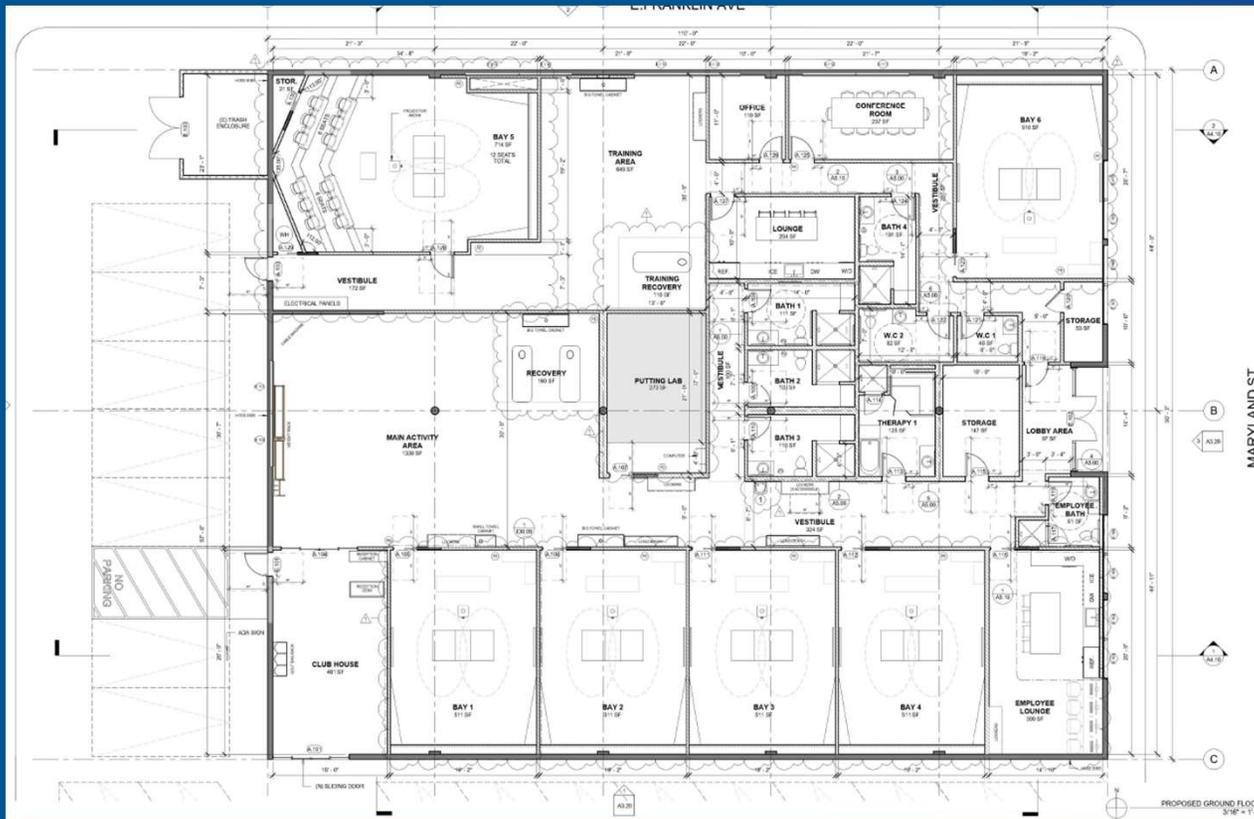
139 Maryland Street

# Urban Golf Performance



- Smoky Hollow East (SH-E) Zone
- A 9,595 square-foot single-story industrial building
- Hours of operation (dining and beer/wine service):
  - Closed - Sunday
  - 6 A.M. – 7 P.M. Monday – Thursday
  - 7 A.M. – 12 P.M. Saturday

# Urban Golf Performance



- Six golf simulator bays
- Dedicated physical therapy area
- Cold plunge tubs area
- Infrared sauna rooms
- Retail space area
- Training areas
- Bathrooms/shower facilities

# Conditional Use (CUP) Findings:

1. The proposed location of the conditional use is in accord with the objectives of this Title and the purpose of the zone in which the site is located.
2. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, of materially injurious to properties or improvements in the vicinity.
3. The proposed conditional use will comply with each of the applicable provisions of ESMC Chapter 15-24.



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# Questions?

Thank you.





# EA-1375, DDR 24-03, ADJ 24-02, and PDS 24-01

Design Review for a 19,312 square-foot development adding 14,574 square feet of commercial use area, 6 residential units, and 50 parking spaces at:

201-209 Richmond Street



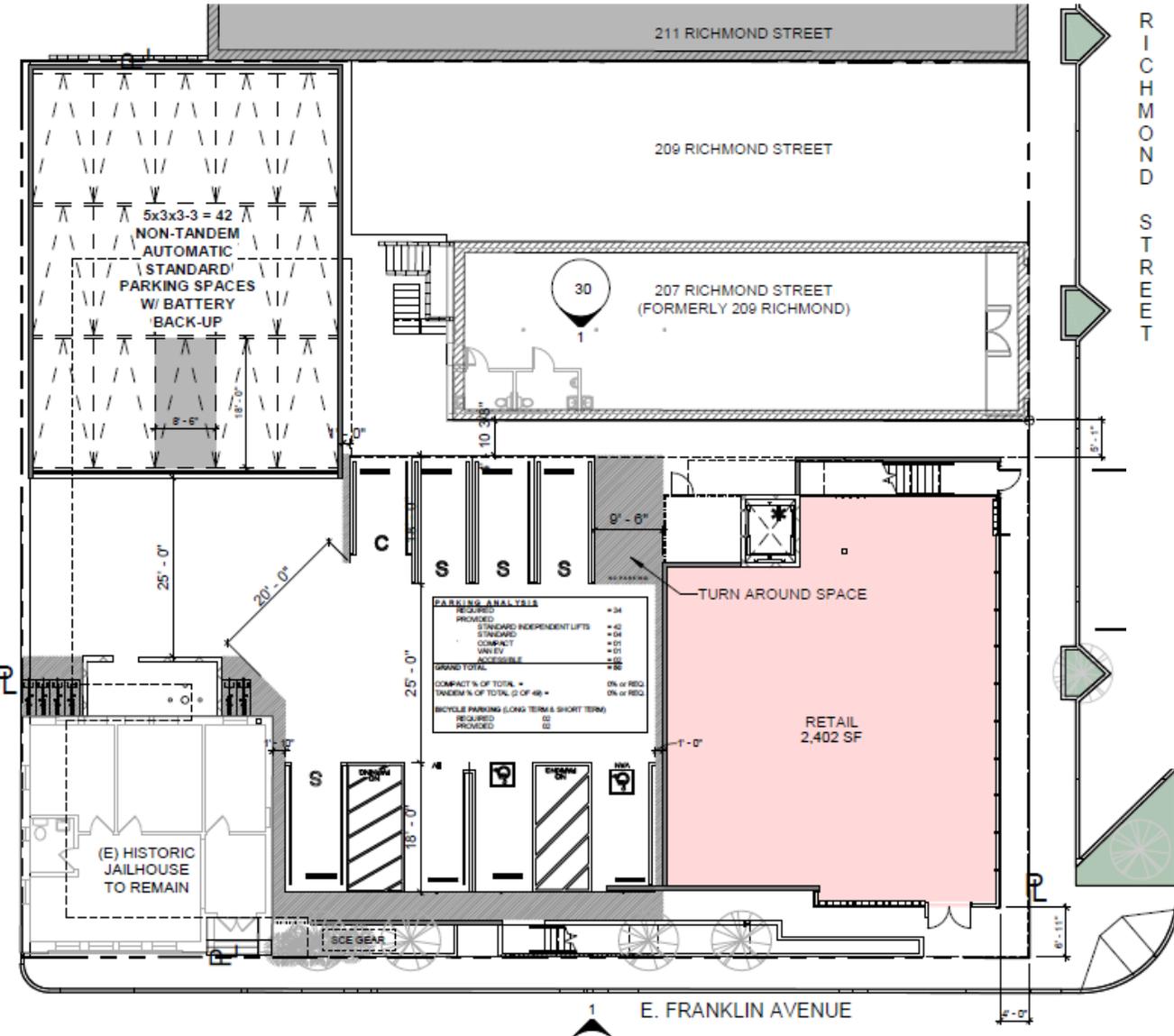
# Project Description:

- The applicant will be preserving and incorporating the two existing brick buildings. An 891 SF Historic Jail House built in 1917 located at 203, and a two-story 3,847 SF brick building at 207 Richmond Street.
- The proposed development is 3-stories measuring 19,312 square feet on a 17,500 SF corner lot with a:
  - 1st Floor:** 7,251 SF. (6,360 SF of Retail and 891 SF Office)
  - 2nd Floor:** 12,061 SF. (12,061 SF of Office)
  - 3rd Floor:** 6 residential units. (2) 1-bedroom units, (3) 2-bedroom units, and (1) 3-bedroom unit.
- The proposed development requires 36 spaces. A total of 42 parking spaces will be provided in an automated robotic parking mechanism and 8 surface parking spaces. A combined total of 60 parking spaces will be provided on-site.

# Entitlements Requested:

- 1) **Downtown Design Review:** The DSP requires Planning Commission approval for a Project with more than 800 square feet of new building area.
- 2) **Parking Adjustment:** The DSP requires an Adjustment to allow a Tandem parking configuration that exceeds the maximum depth of 40 feet and more than two stacked vehicles.
- 3) **Parking Demand Study:** Is required to demonstrate that sufficient parking spaces will be available during peak hours for the proposed project land uses, since the proposal includes an automated robotic vehicle-lift parking mechanism containing three vehicles in depth and three vehicles stacked.

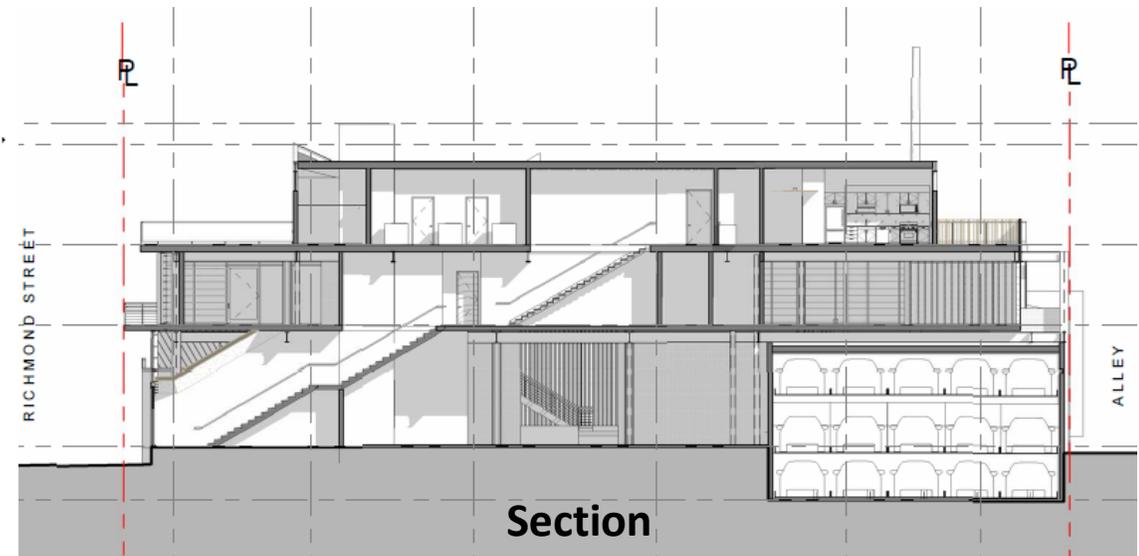
# Site Plan/ First Floor



## PARKING ANALYSIS

REQUIRED	= 34
PROVIDED	
STANDARD INDEPENDENT LIFTS	= 42
STANDARD	= 04
COMPACT	= 01
VAN EV	= 01
ACCESSIBLE	= 02

**GRAND TOTAL = 50**



# Design Review

- The purpose of the design review process is to ensure that the future form of new development in the DSP adheres to the customized context-sensitive development standards in the DSP.
- The Richmond Street District is intended to celebrate the traditional "Old Town" character and entertainment uses within the area by encouraging restaurants with outdoor dining and art culture-related uses such as filming-related uses, arts and entertainment, and design studios.
- The proposed development is in accordance to Chapter 2 Development Standards, the Permitted Uses listed in Table 2-1, and per Parking Table 2-10.

# Color Rendering - Looking north-west intersection of Richmond Street and Franklin Avenue



# Color Rendering – looking west from Richmond Street



# DSP Chapter 7 Required Findings:

1. The project design is consistent with the goals, policies, and objectives of the General Plan and the Downtown Specific Plan.
2. The project design substantially complies with the development standards and guidelines in Chapter 2 of the Downtown Specific Plan.

# Required Findings in ESMC § 15-22-3 for an ADJ:

1. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located;
2. That the proposed adjustment is necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of his property; and
3. That the proposed adjustment is consistent with the legislative intent of this title.

# Recommendation

- The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) § 15332 (Class 32, In-Fill Development), involving new construction consistent with applicable general plan policies and zoning regulations. The proposed development is surrounded by urban uses in a developed area and is not anticipated to have significant impacts with traffic, noise, air quality or water quality.
- Adopt Resolution No. 2968, approving Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Parking Adjustment No. ADJ 24-02, and Parking Demand Study 24-01.