



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1356 East Washington Avenue  
**Application Type:** Conditional Use  
**Legistar File ID #:** [34160](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

**Recommended Revisions**

Staff recommends two changes to the proposed conditions (see revised conditions below).

First, it has come to the attention of staff that the hours of operation originally proposed by the applicant were agreed upon by the Tenney-Lapham Neighborhood Association, and the applicant is comfortable with a revision to Condition No. 2 to limit hours to 10:00 PM Monday through Wednesday, and 11:00 PM Thursday through Sunday.

Second, the required number of bicycle parking stalls is driven by the capacity of the restaurant/tavern, and will be 19 stalls. Condition No. 10 is revised to require 19, rather than 24 stalls.

**Planning Division Recommendation** (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request for a restaurant and outdoor eating area at 1356 East Washington Avenue. This recommendation is subject to subsequent approval by the Landmarks Commission, input at the public hearing, and the conditions recommended by the Planning Division and other reviewing agencies.

**Recommended Conditions of Approval (*Revised Conditions 2 and 10*)**

**Planning Division** (Contact Heather Stouder, 266-5974)

- 2. Hours of operation on the outdoor patio shall be limited to ~~12:00 AM on Sunday through Thursday nights~~ 10:00 PM Monday through Wednesday, and 11:00 PM Thursday through Sunday.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

- 10. Bike parking shall comply with MGO Table 28I-3 (General Regulations). Provide a total of ~~24~~ 19 bicycle parking spaces on-site. Bicycle parking design and location shall comply with MGO Sec. 28.141 (11). Provide details on final plans, a bike-parking stall is two feet by six feet with a five-foot access area. Provide a detail of the proposed bicycle rack.