

Project Description – Athidhi Banquet Hall Proposed Expansion at 731 S. Wolfe Road

Athidhi Indian Cuisine and Banquet Hall, located at 727 S. Wolfe, consisting of 7,321 square feet, proposes an expansion of the existing banquet hall into a 1,711 square foot vacant tenant space at 731 S. Wolfe Road, previously occupied by Bargain King Discount Store (for a total tenant space area of 9,032 square feet, consisting of 3,214 square feet of restaurant area and 5,818 square feet of banquet hall area). The existing address at 731 S. Wolfe will be changed to 727 S. Wolfe. Exterior building changes proposed include a new double entrance door and two windows on the north side of the space. All new window and door glazing will be clear and transparent, with the exception of an existing window on the east side, which will have obscured window film applied due to its location at a changing room.

There will be internal access between the proposed tenant space expansion and the existing restaurant and banquet hall at 727 S. Wolfe, and the expansion space will be part of the existing business. Dining area from the existing restaurant will not spill over into the proposed expansion space. The banquet hall located at 882 Old San Francisco is part of the business operation for Athidhi Indian Cuisine and Banquet Hall at 727 S. Wolfe.

Proposed Activities within the Proposed Banquet Hall Expansion Space

The banquet hall will be used for corporate events, non-profit organization fund-raising events, luncheons, corporate training/luncheons, and celebratory events. Food will be served from Athidhi Indian Cuisine only. Amplified music is proposed, but there will be no live entertainment. Beer and wine service is also proposed, which will need approval from the State ABC. There is an existing on-sale beer and wine license (License #463120) for Athidhi Indian Cuisine at 727 S. Wolfe Road.

Hours of Operation and Occupant counts for all Athidhi locations in the Wolfe Reed Shopping Center

- Proposed expansion space at 731 S. Wolfe:
 - Regular operating hours - 10 a.m. – 3 p.m., 5 p.m. – 10:30 p.m. Saturday and Sunday
 - Anticipated peak hours of operation – 12 p.m. – 2 p.m., 7 p.m. – 9 p.m., Saturday and Sunday
 - Typical # of regular events per week: 3 to 4
 - Anticipated # and dates of special events: 3 to 4 per year (December 25th, December 31st, May 10th, and June 21st)
 - Max # of occupants – 83
- Existing banquet hall at 727 S. Wolfe:
 - Regular operating hours - 10am-3pm and 5pm-10pm, Monday through Sunday (no change)
 - Max # of occupants – 150
- Existing restaurant at 727 S. Wolfe:
 - Regular operating hours - 11 a.m. – 10 p.m., Monday through Sunday (no change)
 - Max # of occupants - 90
- Existing banquet hall at 882 Old San Francisco:
 - Regular operating hours - 10 a.m. to 10:30 p.m, Monday through Sunday (no change).
 - Max # of occupants - 56

Maximum # of employees per shift for all Athidhi locations in the Wolfe Reed Shopping Center

8-10

Previous City Conditions of Approval:

We acknowledge and will continue to comply with the previous City operating conditions that apply to Athidhi businesses:

Athidi Indian Cuisine and Banquet Hall (727 S. Wolfe Rd):

- Hours of Operation to occur between the hours of 11 a.m. – 10 p.m., Monday through Sunday (Condition 1D, File no. 2007-1148)
- Any proposed live entertainment shall require approval of a Special Development Permit at a public hearing (Condition 2B, File no. 2007-1148)
- Any proposed outdoor seating shall require approval of a Miscellaneous Plan Permit (MPP) by the Director of Community Development (Condition 2C, File no. 2007-1148)
- All exterior recycling and solid waste shall be confined to approved receptacles and containers (Condition 3A, file no. 2007-1148)
- Waste containers, including tallow bins and recycling bins, shall be stored with their lids closed (Condition 3B, file no. 2007-1148)
- Waste containers shall be stored within enclosures with the enclosure gates closed. Containers shall not be placed in parking spaces or landscaped areas at any time (Condition 3C, file no. 2007-1148)
- The property shall remain clean and free of debris and garbage (Condition 3D, file no. 2007-1148)
- There shall be no alcohol within the party hall unless a separate Use Permit is obtained (Condition 3A, file no. 2009-0398)
- No more than 150 patrons may occupy the party hall at a given time, or as required by any other code restriction, whichever is less (Condition 3B, file no. 2009-0398)
- All public entrances between the party hall and restaurant shall be closed when each facility is not in use to prohibit spill-over of uses within each tenant space (Condition 3C, file no. 2009-0398)
- The noise level generated by the facility shall not create a nuisance to occupants or customers of adjacent commercial establishments (Condition 4a-f, file no. 2009-0398):
 - a. The noise or sound level during shall not exceed 60 dBA during daytime and 45 dBA during nighttime hours at any point on adjacent residentially zoned properties.
 - b. Install sound proofing materials to mitigate noise and vibration impacts on neighboring properties and adjoining tenant spaces.
 - c. All exterior doors, especially the rear door, shall have a self-closing mechanism and shall be kept closed at all times.
 - d. Patrons shall be restricted from the rear area adjacent to neighboring properties at all times.
 - e. The tenant is responsible for ensuring customers do not smoke within 20 feet of any doorways, per State law.
- Employee parking locations shall be away from the building, in parking spaces that are the least used (Condition 6a, file no. 2009-0398)
- Employees shall be required to park on the site (Condition 6b, file no. 2009-0398)
- Any proposed expansion to the maximum number of patrons for the party hall shall be subject to approval of the Director of Community Development through a Miscellaneous Plan Permit (Condition 6d, file no. 2009-0398)
- Hours of operation for the party hall shall be limited to 10am-3pm and 5pm-10pm daily.

Athidhi Banquet Hall (882 Old San Francisco Rd):

- No alcohol shall be served or sold within the tenant space unless a separate Use Permit is obtained (Condition GC-4a, file no. 2011-7794)
- No live entertainment or amplified music is permitted unless a separate Use Permit is obtained (Condition GC-4b, file no. 2011-7794)
- No more than 56 patrons may occupy the tenant space at any given time, or as required by any other code restriction, whichever is less (Condition GC-4c, file no. 2011-7794)
- The noise level generated by the facility shall not create a nuisance to occupants or customers of adjacent commercial establishments (Condition GC-5a-d, file no. 2011-7794):
 - f. The noise or sound level during shall not exceed 60 dBA during daytime and 45 dBA during nighttime hours at any point on adjacent residentially zoned properties.
 - g. All exterior doors shall be kept closed at all times.
 - h. Patrons shall be restricted from the rear area adjacent to neighboring properties at all times.
 - i. The tenant is responsible for ensuring customers do not smoke within 20 feet of any doorways, per State law.
- The use permitted shall comply with the following hours of operation at all times (Condition AT-1, file no. 2011-7794):
 - a. The hours of operation are limited to 10 a.m. to 10:30 p.m. daily.
 - b. Hours extending beyond 10 p.m., either on a permanent or temporary basis, shall require approval of the Director of Community Development through a Miscellaneous Plan Permit (MPP).
- All exterior recycling and solid waste shall be confined to approved receptacles and enclosures (Condition AT-2, file no. 2011-7794).