



Legislation Text

File #: 17-2622, **Version:** 1

BALBOA THEATER RENOVATION (PA2017-152)

Site Location: 707 East Balboa Boulevard

Summary:

The applicant proposes to renovate and operate the Balboa Theater as a performing arts and special event theater. The renovations include exterior façade restoration with new openable storefront windows, a recreated historical marquee, a small outdoor dining area on either side of the main entry, and a rooftop deck. The principal use of the site will remain a theater consistent with the Landmark Theater designation of the Zoning Code. The project includes an accessory café (eating and drinking establishment) to serve theater patrons and the general public. As proposed, the café will operate from 8 a.m. to 12 a.m., daily, with a Type 47 (On-Sale General - Eating Place) Alcoholic Beverage Control (ABC) License. The Conditional Use Permit is required to allow the sale and service of alcohol. A Major Site Development Review application is required to increase the height of the building to accommodate a new rooftop deck. A Coastal Development Permit is required to permit the renovation and operation of the theater within the Coastal Zone.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, Class 2 (Replacement or Reconstruction) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2018-004 approving Use Permit UP2017-021, Major Site Development No. SD2017-005, and Coastal Development Permit No. CD2017-064.