



## ARLINGTON COUNTY, VIRGINIA

<p><b>County Board Agenda Item Meeting of March 14, 2009</b></p>
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**DATE:** March 5, 2009

**SUBJECT:** SP #219 renew live entertainment and dancing; 1550 Wilson Blvd. (Café Asia)  
(RPC #17-004-015, -016)

**Applicant:**

Café Asia Restaurant  
1550 Wilson Boulevard  
Arlington, Virginia 22209

**C.M. RECOMMENDATION:**

Renew, subject to all previous conditions and new Condition #5, with a review by the County Board in five (5) years (March 2014).

**ISSUES:** This is a review of an existing site plan amendment for live entertainment and dancing and no issues have been identified.

**SUMMARY:** This is a review of an existing site plan amendment for live entertainment and dancing. Live entertainment and dancing was originally approved in March 2004. All review since approval show the applicant complies with the site plan amendment conditions. The subject property is surrounded by commercial and office development. Staff is not aware of any complaints by the community, and the Police have no concerns. Therefore it is recommended that the site plan amendment be renewed subject to all previous conditions and new Condition #5, with a review by the County Board in five (5) years (March 2014).

**BACKGROUND:** Café Asia was approved for live entertainment and dancing in March 2004. The hours of live entertainment are 7 p.m. to 2 a.m., Monday through Friday, and between 11 a.m. to 2 a.m., Saturday and Sunday. Dancing is permitted 6 p.m. to 2 a.m. seven (7) days a week. A one year review was held March 2005, and the site plan amendment was renewed on the consent agenda with a three (3) year County Board review in March 2008.

**DISCUSSION:** The applicant currently offers live entertainment and dancing for private parties, although the site plan amendment permits public entertainment and dancing. The applicant has agreed to a new Condition #5 that upon the sale or closing of Café Asia the site plan amendment for live entertainment and dancing will expire.

County Manager: _____
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Staff: Peter Schulz, DCPHD, Planning Division
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PLA-5207
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**Since the Last Review (March 2005):**

Site Plan Amendment Conditions: The subject use is in compliance with the conditions of the site plan amendment.

Community Code Enforcement: There have been no code enforcement cases relating to the live entertainment or the restaurant in general.

Fire Marshal's Office: The Fire Marshal's office has not expressed concerns to staff.

Police Department: The Police Department states that they have no objection to site plan amendment renewal.

Civic Associations: The Radnor/Fort Myer Heights Civic Association and the North Rosslyn Civic Association have not responded to a request for comments.

State ABC Board: The State ABC board has not expressed any concerns regarding this use.

**CONCLUSION:** The applicant is in compliance with approved site plan amendment conditions. Therefore, staff recommends renewal of the approved site plan amendment subject to the approved conditions with a new Condition #5, with a review by the County Board in five (5) years (March 2014).

New Condition:

5. The site plan amendment for live entertainment and dancing expires when the restaurant goes out of business or a majority interest is sold.

PREVIOUS COUNTY BOARD ACTIONS:

- May 12, 1984 Amended the General Land Use Plan (GP-160-84-1) for the northwestern portion of the block (Wilson Boulevard frontage only) bounded by Wilson Boulevard, North Oak Street, North Pierce Street and 17th Street North from "High Residential" (maximum 4.8 Floor Area Ratio [FAR] Apartment; 3.8 FAR Hotel) to "High Office-Apartment-Hotel" (up to 3.8 FAR Office/Hotel; 4.8 FAR Apartment). Approved a site plan (Z-2258-84-2) for a mixed-use office/hotel/retail project; approved a rezoning (Z-2258-84-2) from "RA6-15" and "C-3" to "C-O" and "RA-H-3.2."
- March 2, 1985 Accepted withdrawal of a site plan amendment (Z-2258-84-2) to reconfigure the approved hotel to increase the Gross Floor Area, the number of units and the height of the building, and to add a health club and other hotel amenities.
- December 2, 1986 Approved a site plan amendment (Z-2258-84-2) to permit an interim surface parking lot.
- July 11, 1987 Approved a site plan amendment (Z-2258-84-2) for a rooftop sign reading "Columbia First" on the western facade of the 1560 Wilson Boulevard Building.
- November 7, 1987 Approved a site plan amendment (Z-2258-84-2) for a freestanding project identification sign in the plaza near the intersection of Wilson Boulevard and North Pierce Street.
- February 11, 1989 Approved a site plan amendment (Z-2258-84-2) to reconfigure the hotel by reducing the Gross Floor Area from 101,140 square feet to 98,500 square feet, reducing the Floor Area Ratio to 3.6 F.A.R., increasing the number of hotel units from 127 to 162 units, and reducing the parking ratio from 1 space per unit to .86 space per unit.
- August 12, 1989 Approved a site plan amendment (Z-2258-84-2) to permit modifications in the approved facade and the installation of three identification signs.

May 22, 1990	Approved a site plan amendment (SP #219) to reduce the clearance of the loading dock from 14 feet to 11.5 feet, subject to a condition requiring that no delivery or loading vehicles be permitted to use Clarendon Boulevard for loading, maneuvering or servicing the hotel.
September 18, 1991	Approved a site plan amendment (SP #219) permitting the installation of a 2.8 meter satellite dish antenna on the hotel roof.
March 6, 1993	Deferred to April 3, 1993, a site plan amendment (SP #219) for the conversion of 2,651 square feet of penthouse space to office use at 1550 Wilson Boulevard.
April 3, 1993	Deferred to May 15, 1993, a site plan amendment (SP #219) for the conversion of 2,651 square feet of penthouse space to office use at 1550 Wilson Boulevard.
May 18, 1993	Denied a site plan amendment (SP #219) for the conversion of 2,651 square feet of penthouse space to office use at 1550 Wilson Boulevard.
June 4, 1994	Approved a site plan amendment (SP #219) for the conversion of approximately 1,992 square feet of retail space to office/retail use at 1550 Wilson Boulevard.
October 17, 1995	Approved a site plan amendment (SP #219) for a temporary leasing sign of approximately 210 square feet at the roof line of the west elevation for the parcel of real property known as 1560 Wilson Boulevard.
May 23, 2000	Approved a site plan amendment (SP #219) for the conversion of approximately 5,462 square feet of retail space to office space at 1560 Wilson Boulevard.

September 9, 2000	Approved a site plan amendment (SP #219) for a sign to be placed above the height limit at 55 feet instead of 35 feet as permitted, for the parcel of real property known as 1550 Wilson Boulevard.
March 13, 2004	Approved a site plan amendment (SP #219) for live entertainment and dancing at 1560 Wilson Boulevard, with a County Board review in one (1) year (March 2005).
March 12, 2005	Renewed a site plan amendment (SP #219) for live entertainment and dancing at 1560 Wilson Boulevard with a County Board review in three (3) years (March 2008).
February 21, 2009	Approved a site plan amendment (SP #219) for a rooftop sign located at 1550 Wilson Boulevard, subject to all previously approved conditions and an amended condition #21.

Approved Conditions:

1. Live entertainment shall be permitted only between the hours of 7 p.m. to 2 a.m., Monday through Friday, and between 11 a.m. to 2 a.m., Saturday and Sunday. The customer dancing shall be permitted only between the hours of 6 p.m. to 2 a.m., seven (7) days a week.
2. The windows and doors to outside of the Café Asia shall be closed during hours of live entertainment and the applicant shall improve the soundproofing of the windows and shall comply with the Arlington County Noise Ordinance. No music shall be piped outside of the restaurant.
3. The applicant agrees that all requirements of County and State Ordinances, the Environmental Health Bureau, the Fire Marshal, the Police Department and the Alcohol Beverage Control Board shall be met.
4. The applicant shall provide the name, address, and phone number of an on-going community liaison to the Zoning Administrator and to the surrounding civic association presidents, in order to effectively address neighborhood concerns.