

Cantina / Ballroom Community Meeting

March 3, 2015

St. Augustine's 6:30pm

Lauren introduces the LC/LU responsible hospitality process, gives background.

Nate Hanson gives an update on where Derek et al is various public processes

- Inter-municipal transfer: City Council is required to approve any liquor license coming from an outside municipality into the City of Pittsburgh.
- Derek et al have purchased a license requiring an inter-municipal transfer, and will have their hearing on Thursday the 5th at 1pm. They currently have a hotel license, and are now applying for a restaurant license.
- Zoning updates: Derek and his team have requested a change in use from a hotel use to a restaurant use. The downstairs will remain restaurant general, and the upstairs will be restaurant limited.

Ballroom crew introduces themselves:

Quinn: Resident of Lawrenceville, Fisk Street. VIA

Derek Burnell: owner of Cantina and Ballroom. Lawrenceville resident

Kellen(?): Engine house general contractor

Derek: purchased the building three years ago, have been thinking for a while about how they wanted to use the space. The current building does not really facilitate a hotel use. Wanted to pursue a restaurant serving casual Japanese food.

The Ballroom: name comes from what may have been a ballroom in a hotel from this era. Doesn't necessarily reflect what will go on there.

Derek met the chef in Austin, shared similar passion for Japanese food. Importing talent to Pittsburgh. The kitchen of the Ballroom will be shared with Cantina.

Parking: secured spots within a shared lot across the street at 38th. Will be sharing spots with Piccolo in 38th Street lot. *Dominic from Piccolo Forno is pursuing the purchase of this lot*

A relaxed atmosphere is the goal.

Questions:

Anthony Petraglia, business owner (4020, 3627, Pastisio's building): Disappointed in the way he heard about the new business. Current tenant is breaking the lease in the apartment above where Pastisio's is located because of noise being generated from the Ballroom. Would have liked to have been approached by Derek in advance of this meeting. Impact is causing him to lose income.

- Derek/Quinn on noise issues: Two private events have been held in the space in January. Should not have occurred because the Ballroom was not zoned to be operating. There are no plans to have events in the space in the future. Not looking for an amusement permit at this time, no live entertainment or dancing (DJs)
- Kellen? (contractor): Third floor will have been framed around, rear stairwell will be insulated, ceiling will be insulated if budget allows. Windows are double-paned glass. Going out of their way to ensure it's as soundproof as possible within budget constraints.

Andrew Moss, resident, 38th Street: What are you using to put inside the wall as sound insulation? Spray foam insulation would be much more effective.

- Kellen: 2x4 wall is being crafted within the wall? Only required to have one layer of dry wall. Will be glued with green glue. STC rating is 63?

Andrew: are you interested or open to changing what is inside already?

- Quinn: the goal is to have no sound coming out of the building at all. Is concerned about sound quality inside as well as outside. Sound is a tangible thing that can be addressed

Frank Machi: Would like to see Lawrenceville improve in the right way. Permits are pending, other pages says construction is going on. Confused as to what is happening?

- Were building under previous permits, they've had to get new permits because of the change of use. This requires different permits, which are pending.
- Blueprints for plan are up online as of this afternoon

Alena (?), resident is within earshot: What will happen to the 2nd floor? Where will entrance be to the ballroom? Are you required to prepare ADA?

- Restrooms and storage. The entrance will be on 38th Street. The ramp outside into the Cantina satisfies the ADA requirements.

Alena: How will the building interact with all of its parts? How will food get up to 3rd floor?

- Food is fired on first floor, plated on third floor. Cantina and patio will be separate entities from each other. Only shared thing is kitchen.

Alena: When people leave the cantina, they are very loud. This happens with every bar. Can we protect our residential neighbors by having reminders on the way out of the place to remind people to be quiet? Concerned about noise from people leaving the bar.

Steve (38th Street resident): Has parking concerns. Has concerns about people who have been served...

- Derek: all staff is RAMP certified, we do not over serve people.

Quinn: There needs to be a meeting that specifically addresses parking, we're not going to be able to address that here today

- Lauren: Businesses are not required to provide parking unless they are over 2400 square feet. It is an issue that we are thinking a lot about

Tony Ceoffe: Would you consider replacing your bouncers with off-duty officers?

- Derek: We do it when we know there are large events happening. The officers cost about \$300 a night, a large percentage of their nightly sales. There will also be a door person at the 38th Street entrance as an additional buffer zone.

Randall Sulkin (Resident): Are you allowed to have one license for two different addressed restaurants?

- Derek: the one liquor license covers the entire building.

Derek: license will have an amusement permit for the downstairs, but the Certificate of Occupancy for the upstairs space will prevent us from having live entertainment.

Terry Sokolof (sells bars and restaurants): Sells licenses? What will the check average for this restaurant be (cost)? Have you thought about shared valet parking?

- Derek: Will be higher price point than Cantina, still accessible.
- Matt: We are having on-going conversations with lower Lawrenceville business owners about bringing valet parking to the district. IT's not on any one business owner.

Andrew M: What will your occupancy rates be for each space?

- Third floor is 99. Patio is 98, inside Cantina 60-75? Not sure.

Andrew: Are you applying for any variance?

- No?

Derek: Restaurant general for cantina, restaurant limited for Ballroom (because of no live entertainment). Two additional off-street spaces that are required will be provided in the 38th sty lot across the street.

Alena: Will there be any more lights? Any changes to façade?

Derek: No

Nate: Will there be a relationship between VIA and the Ballroom?

Quinn: no. No live music

Next meeting: March 16th, St. Augustine's, 6:30pm. Morcilla community meeting (owners of Cure).

Andrew: What are your plans for the vacant lot? Are you building there?

Derek: Yes, we have permits for that. Housing!