

# Responses to Comments

DATE: November 9, 2025



The following are our responses for PB25-0791:

## **Planning Department**

1. Provide an occupant content calculation and plan, calculated according to the NFPA standards. Please be aware that the maximum allowable occupant content permitted is 199 persons for a restaurant that serves alcohol. The plans currently indicate an occupancy of 236 person. UPDATE 10/29/2025: Please recheck occupancy calculations. According to the plans, the outdoor occupancy is 59 persons and the proposed number of seats is 74.

**Applicant Response: Outdoor area seating has been revised to be consistent with outdoor occupancy and occupant content calculation and plan has been revised accordingly.**

2. The current applicant Ccool LLC is the same entity that was issued a series of violations in the past. Please provide additional information in the LOI regarding if/how the management has changed since the violations.

**Applicant Response: Applicant purchased the entity CCOOL, LLC in August of 2023 in anticipation of taking over management of the restaurant. Since August 2023, all violations from previous operators and owners of CCOOL, LLC have been cured and no new violations have been issued. LOI has been updated to include a consistent explanation and sufficient evidence via exhibits.**

## **Planning Admin Review**

1. Incomplete Disclosure: Please confirm, in writing, whether every individual holding a 5% or greater interest in the applicant/owner entities has been disclosed. LUEY LLC.

**Applicant Response: Application has been revised to include Disclosure of Interest down to 5% holdings for both CCOOL LLC and LUEY LLC.**