



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 17, 2016
Subject: Expand restaurant seating from 58 to 108
Location: 329 Harvard Street (Jin's Fine Asian Cuisine)

| | | | |
|--------------|-----|------------------|-------------|
| Atlas Sheet: | 10 | Case #: | 2016-0014 |
| Block: | 048 | Zoning: | G-1.75 (CC) |
| Lot: | 12 | Lot Area (s.f.): | ±21,043 |

Board of Appeals Hearing: April 7, 2016, at 7:00 p.m.

SITE AND NEIGHBORHOOD

329 Harvard Street (formerly Mr. Sushi) is a two-story commercial building located directly adjacent to the Devotion School within the JFK Crossing neighborhood. This 4,740 s.f. ground floor retail unit is located directly between Zaftigs Deli and Healthworks fitness. This portion of Harvard Street is still within the Coolidge Corner area but does serve as a buffer between busy commercial activity to the southeast and more residential/institutional activity located to the north and west.

APPLICANT'S PROPOSAL

The Applicant, Jin Brookline, LLC, is proposing to expand restaurant seating from 58 to 108 (*note: floor plans dated 12/17/2015 depict 109 seats*). This additional seating is distributed amongst dining room, bar, and private areas. The gross floor area of the restaurant will not be altered to accommodate this seating increase because the applicant is proposing to relocate staff offices, storage, and food preparation to the basement. Two public restrooms will be provided and submitted floor plans include code compliant egress pathways.

Jin’s Fine Asian Cuisine will operate from 11:30 a.m. to 10:00 p.m. on weekdays and 11:30 a.m. to 11:00 p.m. on weekends. No more than 10 employees are anticipated to staff the restaurant at a given time resulting in a maximum occupancy load of 118.

Currently, no off-street parking is specifically designated for restaurant employees or patrons and the Applicant is not proposing any new designated off-street parking spaces associated with this seating increase.

FINDINGS

Section 6.02, Paragraph 1 – Table of Off Street Parking Requirements

Section 6.02.1.b – Off-Street Parking Regulations

| L-1.0 District | Required | Existing | Existing Parking Credit | Proposed | Finding |
|-----------------------|--------------------------------------|-----------------|--------------------------------|-----------------|------------------|
| Parking Spaces | 21.6 <i>(1 space per 5 seats)</i> | 0 | 11.6 | 0 | Special Permit * |

**Under Section 6.02.1.b the Board of Appeals may waive up to 10 parking spaces, or 50% of increased parking requirements, whichever is greater, for the expansion of a non-residential use within a business district after considering business operating hours, parking demand, area public parking, and proximity to public transit.*

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing nonconforming structure (parking).

PLANNING BOARD COMMENTS

The Planning Board has no objection to the proposed seating expansion. Coolidge Corner is a highly walkable area that is serviced by multiple forms of public transportation. Metered street parking and municipal parking lots are also located in close proximity to the subject property. Very few businesses in this area satisfy off-street parking requirements and this requested waiver of 10 designated parking spaces is not anticipated to place undue additional burden on current area parking availability.

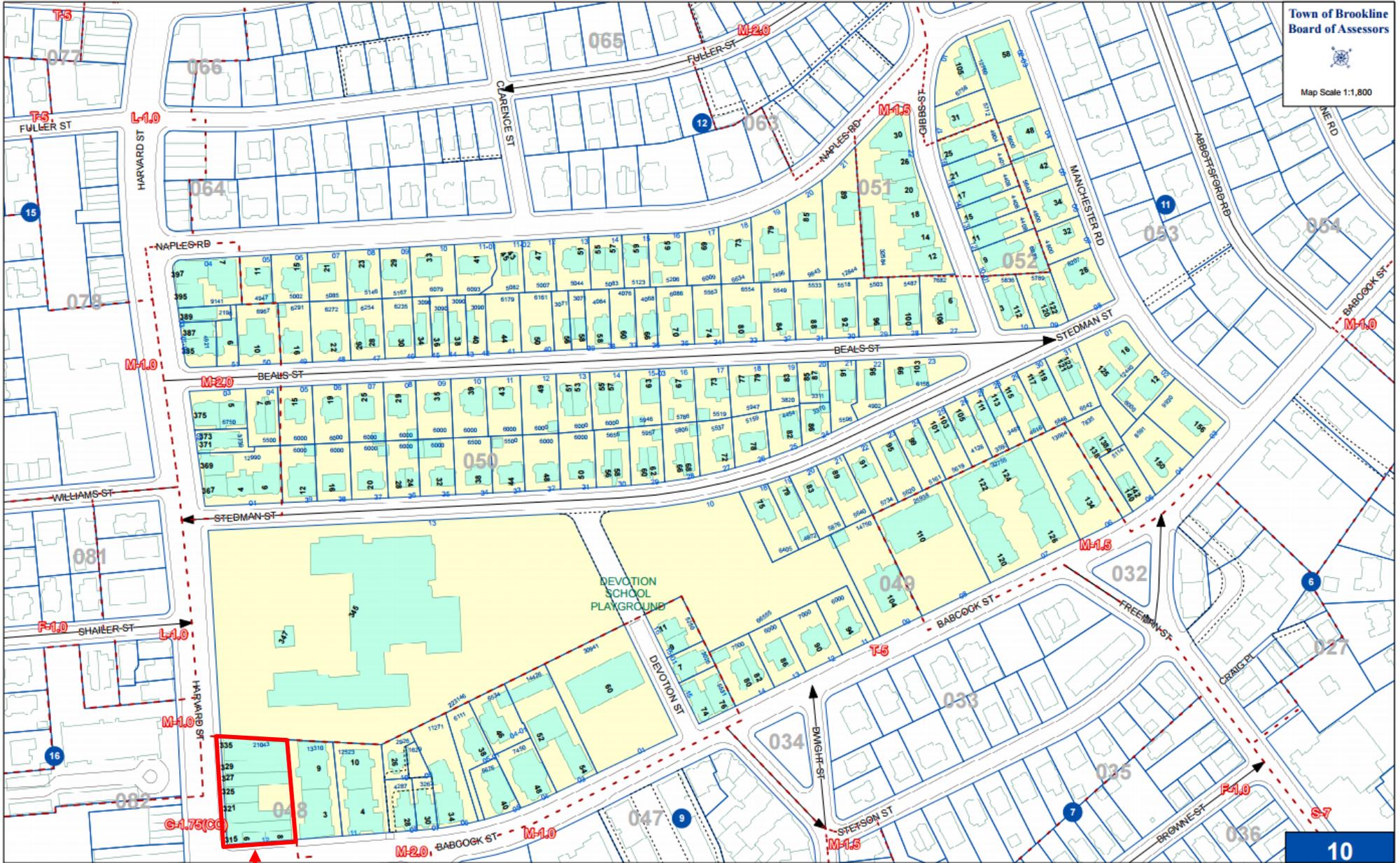
The Planning Board does have concerns regarding increased trash generation and delivery requirements associated with this seating and recommend in the conditions below that the onus should be on the business to work with the other businesses and neighbors to come up with a satisfactory plan. Therefore, the Planning Board recommends approval of floor plans submitted by People Architects, dated 12/17/2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall schedule a meeting at the site with at least 10 day notice to the building’s management company, other businesses using the rear alley for trash and/or deliveries, neighbors abutting the alley, and the Assistant Director of Regulatory Planning to discuss the proposed use of the alley for deliveries, trash/grease removal and parking.

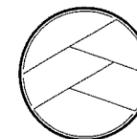
2. Prior to the issuance of a building permit, the applicant shall submit to the Assistant Director of Regulatory Planning for review and approval a final site plan indicating dumpsters and employee parking and final floor plans.
3. Prior to the issuance of a building permit, the applicant shall submit to the Director of Public Health and the Assistant Director of Regulatory Planning for review and approval a trash and grease plan, including location of dumpsters and other containers, name of company (ies) servicing the trash/grease pick-up, and hours of pick-up.
4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) final site plan showing dumpster location and employee parking, 2. floor plans including 108 restaurant seats stamped and signed by a registered architect; 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

jr





329 Harvard Street



PEOPLE ARCHITECTS

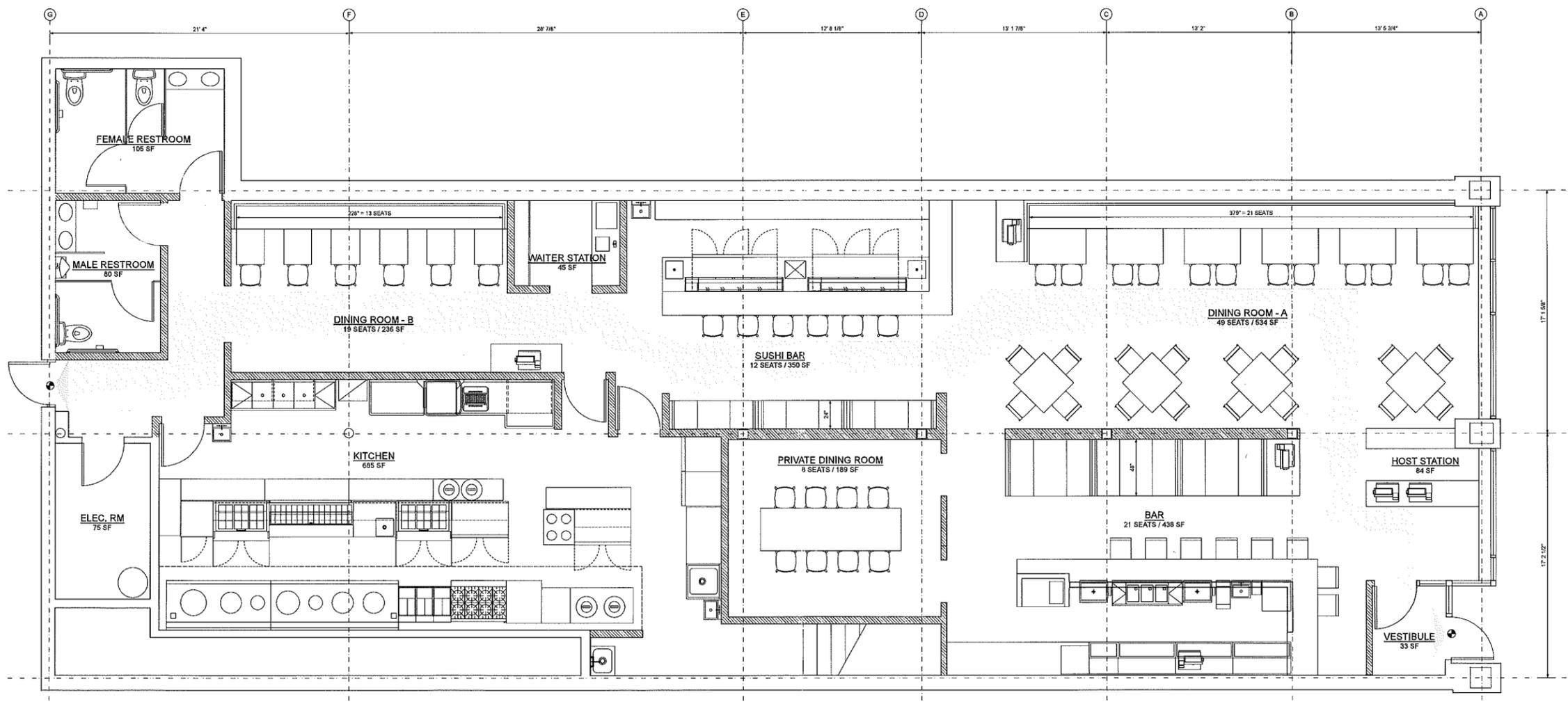
128 Lincoln St. Unit 110
Boston, MA 02111



LEGENDS

-  NEW CONSTRUCTION
-  EXISTING CONSTRUCTION
-  EXIT
-  4" EGRESS PATH LEADING DIRECTLY TO EGRESS DOOR [527 CMR 10.17(4)(C)]

| PROPOSED OCCUPANT LOAD SUMMARY | | |
|--------------------------------|--|-----------|
| USE GROUP | RESTAURANT (A-2) | |
| PROJECT AREA | 1ST FL - 3338 SF +/- BASEMENT - 1402 SF +/- | |
| FUNCTION OF SPACE | DINING AND FOOD PREPARATION | |
| PROPOSED OCCUPANT LOAD | SEATING AREA | 108 SEATS |
| | EMPLOYEE | 10 |
| | TOTAL | 118 |
| NOTES: | | |



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'

JIN'S FINE ASIAN CUISINE
AND SUSHI BAR

| Date | Descriptions |
|------------|---------------------------|
| 12/20/2018 | CONCEPT |
| 12/21/2018 | ISSUE FOR SPECIAL PERMITS |

Project Title

JIN'S FINE ASIAN CUISINE
AND SUSHI BAR

Client

JIN BROOKLINE INC.

Project Address

329 HAVARD ST.,
BROOKLINE, MA

Title

PROPOSED
FIRST FLOOR PLAN

Drawing No.

A-1.0A



329 Harvard Street

Map data updated Feb 2010 by Town of Brookline GIS and printed on 04/08/2010