

November 6, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
November 19, 2002**

SUBJECT: 1301 MANHATTAN AVENUE – EINSTEIN’S RESTAURANT CONDITIONAL
USE PERMIT AND PRECISE DEVELOPMENT PLAN COMPLIANCE

Recommendation:

Table the current permit compliance discussion pending review of a new discretionary permit application for a proposed new restaurant with new business operators.

Background:

The Planning Commission previously directed staff to investigate a noise and nuisance complaint regarding Einstein’s restaurant business operations and to obtain police and fire department logs regarding complaints. Staff conducted two late evening inspections in October which substantiated some aspects of the complaint. At the October 15, 2002 meeting, the Commission directed staff to obtain further information on proposed noise attenuation for an outdoor dining deck and other areas of the restaurant and return with an acoustical report by a qualified acoustical engineer regarding measures necessary to deal with noise and operation violations of the current CUP.

Since the October meeting of the Planning Commission, staff was advised that a new project application will be filed for consideration of a new restaurant at 1301 Manhattan Avenue. In light of the new application which must be considered by Planning Commission, staff recommends that the matter be tabled pending review of the new project.

Sol Blumenfeld, Director
Community Development Department

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