

November 26, 2002

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

**Regular Meeting of  
December 4, 2002**

SUBJECT: CUP 02-4, 90-22 ALTA DENA 205 PIER AVENUE

PURPOSE: REVIEW OF EXISTING CONDITIONS OF APPROVAL

**Recommendation**

Receive and file.

**Background**

The Planning Commission had requested staff research the adopted Conditions of Approval and any related complaints for the Alta Dena Dairy, located at 205 Pier Avenue. In 1983, the City Council granted a Conditional Use Permit for the sale of beer and wine in conjunction with the market located at 205 Pier Avenue. In 1990, the Planning Commission approved a CUP Amendment to extend the hours of operation to 7:00 a.m. to 10:00 p.m. and add 250 square feet. In April of 2002, the Planning Commission again approved a minor amendment to the CUP to modify the hours of operation to 8:00 a.m. to 12 a.m. Sunday through Thursday and to 2:00 a.m. on Friday and Saturday. The drive-through at this location has been in operation since 1981.

**Analysis:**

Staff contacted the Police Department who reported no complaints with the operation of the market during the past six months. They did indicate that three incidents for traffic or pedestrian activities were reported in the general vicinity of the market during the past six months, but not directly associated with the operation of the market. Code Enforcement reported that no complaints were received for this location, since the Planning Commission approved the modified hours of operation in April of 2002. Staff also confirmed the business remains in compliance with all of the adopted Conditions of Approval.

Given the business continues to operate within the parameters of the adopted Conditions of Approval, no complaints have been received relating to the business directly and there is no change in the character of the area, staff recommends that the Planning Commission receive and file this report and no further action be taken at this time.

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Bob Goldin, Project Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department