

April 10, 2003

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

**Regular Meeting of
April 15, 2003**

SUBJECT: PLANNING COMMISSION REVIEW OF FACADE CHANGES AND MINOR ALTERATIONS IN CONNECTION WITH CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT GRANTED IN 1987

LOCATION: 22 PIER AVENUE

APPLICANT: MARK COSGROVE
22 PIER LLC

Recommendation

To direct staff as deemed appropriate by minute order, from the following alternatives:

1. Approve the façade changes and approve the interior alterations as minor modifications consistent with interior layout approved with the 1987 Conditional Use Permit.
2. Require submittal and approval of C.U.P. amendment prior to plan approval.

Background

The applicant has taken over the lease of the subject business, a bar previously known as the Beach House, and prior to that The End Zone. The applicant is planning to upgrade and clean up the establishment before re-opening, including a change to the façade and some minor interior alterations. The bar shares the building with a hostel.

The business operates under a Conditional Use Permit for on-sale general alcohol and live entertainment granted by the Planning Commission in 1987. At the time, the business was “The End Zone” and the C.U.P. was amended to allow live entertainment. The conditions of the C.U.P. include several standard conditions relating to noise control, but also includes specific conditions requiring an entry alcove and requiring that the “exterior façade and all signs shall be subject to review and approval of the Planning Commission,” and that “any changes to the interior layout shall be subject to review and approval of the Planning Commission”.

The subject building was substantially altered as part of a mandatory seismic retrofit program in 1997, and outdoor seating was added in the encroachment area about the same time. It appears that the front entry door, which was previously accessed through a narrow alcove pursuant to the CUP, was modified at that time, as it now contains French doors opening directly onto the outdoor seating with no defined entry. The doors are stepped back from the front of the building, which differs from the 1987 approved plan, but arguably still retains an alcove because the doors are stepped back.

Analysis

The applicant is seeking approval of the proposed modifications pursuant to the conditions of the 1987 C.U.P. as he intends to operate the business pursuant to these conditions rather than amending the C.U.P.

The interior changes include adding an ADA accessible bathroom, improving the functionality of the kitchen by locating sinks in the kitchen area, and general cosmetic changes to the interior, but do not include any substantial changes to the layout that effect the use or the occupancy. The façade is proposed to be changed to represent the new Asian theme for the bar, with a new roof overhang in front, and otherwise will involve only cosmetic changes such as paint color. Pursuant to the language of the 1987-CUP these changes are subject to review and approval of the Planning Commission. These conditions are not typical of most of the City's current CUP's for similar establishments, which do not address exterior facades, and only require Planning Commission approval if the interior layout changes the primary function of the business. The applicant also proposes to replace the single pane French doors with either solid doors or door containing double-pane glass pursuant to the conditions of approval.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Project Plans

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