

April 8, 2003

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

**Regular Meeting of
April 15, 2003**

SUBJECT: REVIEW OF CONDITIONAL USE PERMIT 00-1 (RESOLUTION NO. 00-24)
ALLOWING THE CHANGE FROM ON-SALE BEER AND WINE TO ON-
SALE GENERAL ALCOHOL FOR DANO'S BEACH GRILL, 1320
HERMOSA AVENUE

Recommendation:

Direct staff as deemed appropriate.

Background:

At the February 18, 2003 meeting, the Planning Commission directed the new owner of Dano's to submit new plans for the restaurant in order for the Commission to make a determination on whether it is necessary to modify the existing Conditional Use Permit.

Analysis:

The applicant has submitted a proposed floor plan for a new restaurant at the subject location. The plans show several proposed changes to the existing restaurant layout including an enlarged kitchen, a modified bar area and seating plan, enlarged and reconfigured restrooms to comply with ADA requirements, and removing the existing bicycle rack to expand the existing patio floor area by 88 square feet.

The existing CUP is written broadly enough to allow the new owner to operate a new restaurant with the current Conditions of Approval, however, based on the proposed modifications to the existing floor plan, the following three conditions are of concern:

- Condition No. 1 - The continued use of the restaurant shall be substantially consistent with submitted plans.
- Condition No. 8 - An accurate seating plan shall be prepared by a state-licensed design professional, consistent with the occupant load sign issued for the use.
- Condition No. 9 - Any significant changes to the interior layout which would alter the primary function of the business as a restaurant shall be subject to review and approval by the Planning Commission.

Given the proposed seating layout changes and the increased occupant load by 5 persons for the added patio floor area, an accurate new seating plan is required for the restaurant use as stipulated by Condition No. 8. Though the primary function of the business as a restaurant is not changing, in the past the Planning Commission has required review of similar layout changes at other restaurant uses.

Also, based on the parking requirement of one space for each 100 square feet of gross floor area for restaurant uses, the additional 88 square feet of floor area will require an additional parking

space for the restaurant use. Since there is no additional parking available on-site, the processing of a Parking Plan is required to determine if alternative parking arrangements are possible to satisfy the additional parking demand pursuant to Section 17.44.210 of the Hermosa Beach Zone Code (such as Commission approval of in lieu parking). The project otherwise is consistent with the requirements of the C-2 zone and the General Plan.

In summary, given that added floor area will increase the occupant load and parking demand for the restaurant use, the Commission may want to consider a CUP amendment and the requirement to process a Parking Plan for the proposed project. The processing of a Parking Plan will require a new application and appropriate public notice prior to hearing the matter at Commission.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Dano's review cont