

May 15, 2003

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

**Regular Meeting of
May 20, 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 April 15, 2003 meeting, the Planning Commission directed the new owner of Dano's to submit a new seating plan for the restaurant prepared by a state-licensed design professional, and the escrow instructions and proof of ownership, in order for the Commission to make a determination on whether it is necessary to modify the existing Conditional Use Permit.

Analysis:

Pursuant to the Commission direction, the owner and staff have followed up on several issues involving:

- Ownership verification
- Seating plan prepared by a licensed design professional
- Acoustical study prepared by an acoustical engineer addressing the outdoor dining and restaurant noise impacts.

The owner has provide escrow instructions indicating the business (restaurant and liquor license) is being sold to Southern California Restaurant Endeavors. To follow up on Commission direction, staff contacted the escrow officer who indicated that the documents transmitted are accurate. The owner also contacted an acoustical engineer to proactively provide evidence that the restaurant will not create a noise impact on the surrounding area. The applicant has also submitted a proposed seating and floor plan for the new restaurant, which must be reviewed during building plan check. At the previous meeting Commission inquired about the accuracy of the plan. As the submittal indicates, a licensed architect prepared the floor and seating plan, and staff must assume that it is accurate.

The plans also show several proposed changes to the existing restaurant layout (identical to the changes shown on plans submitted to the Planning Commission at the April 15, 2003 meeting), including an enlarged kitchen, a modified bar area and seating plan, enlarged and reconfigured restrooms to comply with ADA requirements, and the proposed expansion of the existing patio floor area by 88 square feet. 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.

Though the applicant has provided all of the information requested per Commission direction, which addresses the conditions of concern in the existing CUP resolution (i.e. Conditions No. 1, 8, and 9) there are a few conditions that are literally no longer applicable and can be amended if the CUP is amended (i.e. Conditions No. 1 and No. 11). Given that staff is recommending that a Parking Plan be approved for additional required parking related to added floor area, the CUP and Parking Plan may be considered together under a new application and publicly noticed hearing.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Escrow Instructions (excerpt)
2. Acoustical Study

Dano's review cont