

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: September 11, 2003

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director
Scott Lunceford, Planning Assistant
Community Development Department

Subject: Status Report – Modification of CUP 00-1 for Dano’s Beach Grill located at 1320 Hermosa Avenue

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. The applicant provided these items, and thus, at the May 20, 2003 meeting, the Planning Commission approved the modification of CUP 00-1 for Dano’s Beach Grill and included a 6-month review of the new business, Element, following its opening for business. However, given that the new business is not operating yet, Commission has indicated concern as to the current status of the property.

Analysis

The applicant, Southern California Restaurant Endeavors as represented by Christopher Markakis, has stated that the old business, Dano’s Beach Grill, has been closed and out of operation since September 2, 2003. The applicant has also stated that all licenses have been transferred over to the new owners, including the State alcoholic beverage license (please see attached), but that a City business license has not been obtained because the business license cannot be issued until escrow closure to ensure a legitimate transfer of ownership has occurred. According to the applicant, there is more State provided paperwork required for escrow processing, which has not arrived yet, and therefore has caused the delay in escrow closure. The applicant expects this paperwork to be shortly forthcoming so that escrow can close, and then obtain the appropriate City permits and licenses to begin the tenant improvement and open the business shortly thereafter.