

January 13, 2004

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

**Regular Meeting of  
January 20, 2004**

SUBJECT: SIX MONTH OPERATIONS REVIEW - "ELEMENT" 1320 HERMOSA  
AVENUE

**Recommendation:**

Receive and file this report.

**Background:**

At the June 17, 2003 meeting, the Planning Commission approved P.C. Resolution 03-23 modifying the conditions of approval for the Conditional Use Permit for the business at 1320 Hermosa Avenue. As part of the modified conditions the Planning Commission requested review the operation of the restaurant for compliance with conditions of approval and compliance with the Noise Ordinance in six months and one year from the approval of the resolution and thereafter as necessary to respond to complaints.

**Analysis:**

The business at the subject location has been closed for several months. No construction activity has been observed at the subject location, and no building permits for tenant improvement work have been issued. Staff has spoken with a member of the new ownership group, Christopher Markakis, and found that they plan on obtaining building permits and starting construction next month.

CONCUR:

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Scott Lunceford  
Planning Associate

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Sol Blumenfeld, Director  
Community Development Department

Dano's review