

January 4, 2005

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

**Regular Meeting of  
January 18, 2005**

SUBJECT:     CONDITIONAL USE PERMIT 04-7 - TO ALLOW ON-SALE BEER AND WINE  
              IN CONJUNCTION WITH A RESTAURANT

LOCATION:    1501 HERMOSA AVENUE

APPLICANT: EUGENE YOO  
              1501 HERMOSA AVENUE  
              HERMOSA BEACH, CA 90254

**Recommendation**

To direct staff as deemed appropriate.

**Background**

PROJECT INFORMATION:

ZONING:	C-2, Restricted Commercial
GENERAL PLAN:	General Commercial
LOT SIZE:	3,781 Square Feet
RESTAURANT AREA:	1,095 Square Feet
BUILDING AREA:	2,569 Square Feet
PARKING:	3 Spaces (shared)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The restaurant is located on the northwest corner of the intersection of Hermosa Avenue and 15<sup>th</sup> Street. The restaurant is in the same building with two retail businesses and shares three existing off-street parking spaces with these uses. A restaurant has occupied the subject location since prior to 1970. The current restaurant tenant (“Lee’s Teriyaki & Tofu”) has been in business at the subject location since March 6, 2003.

**Analysis**

The applicant is requesting permission for on-sale beer and wine in conjunction with an existing restaurant. Pursuant to Chapter 17.26 of the Hermosa Beach Zoning Ordinance, a Conditional Use Permit is required to serve beer and wine in conjunction with a restaurant use. The applicant is not changing the existing floor plan or seating plan, and no new tenant improvements are proposed for the restaurant.

The attached resolution of approval contains the currently applicable standard conditions for restaurants with on-sale beer and wine, including a condition regarding hours of operation. The staff based the proposed hours of operation (from 7:00 A.M. to 11:00 P.M Monday through Thursday, and to midnight Friday and Saturdays) on what was previously granted by the Planning Commission for another similar restaurant at 1031 Hermosa Avenue (“Alfredo’s” - which is now a “Subway” sandwich shop) as being considered appropriate for locations abutting residential uses.

In 2000, staff prepared a survey of downtown on-sale alcohol establishments and found that there are 42 businesses offering on-sale alcohol (22 full alcohol and 20 beer and wine) in the downtown area. One of the restaurants listed on this survey (“Alfredo’s”), which served beer and wine, has closed and the location is now in business as a sandwich shop with no alcohol sales. Given the change of that one restaurant to a sandwich shop, there is no net increase in beer and wine licenses in the downtown as a result of the applicant’s request.

Neither outdoor seating or live entertainment are proposed as part of this project. Since the occupancy of the building will continue to be used for restaurant purposes, there is no intensification of use and no requirement for additional parking.

CONCUR:

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Scott Lunceford  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Draft Resolution
2. Location Map
3. Photos