

February 15, 2006

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

**Regular Meeting of  
February 21, 2006**

SUBJECT:                   CONDITIONAL USE PERMIT - MINOR AMENDMENT 06-2

LOCATION:                   934 HERMOSA AVENUE

APPLICANT:                JOHN VILENICA  
                                  1734 PROSPECT AVENUE  
                                  HERMOSA BEACH, CA 90254

REQUEST:                 CONDITIONAL USE PERMIT AMENDMENT TO ALLOW INTERIOR  
                                  ALTERATIONS TO ADD 3 JAPANESE TEPPAN GRILLS TO AN EXISTING  
                                  RESTAURANT WITH ON-SALE ALCOHOL

**Recommendation**

To approved the interior modifications by minute order.

**Background**

PROJECT INFORMATION:

ZONING:	C-2 Restricted Commercial
GENERAL PLAN:	General Commercial
AREA OF ESTABLISHMENT:	Approximately 3,500 square feet
PARKING:	25 Spaces shared with other building tenants
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The restaurant is located on the east side of Hermosa Avenue within a mixed use commercial center, "Sand Castle Plaza," which contains retail, office, and restaurant tenants. The subject location has been a restaurant for over 25 years, dating back to a 1978 CUP granted for California Beach Sushi, and the mi. The restaurant space has been vacant for approximately two years and the current request is to change it to a Japanese style restaurant with teppan grills, using the existing floor plan, except for minor changes to a portion of the dining area. The proposed restaurant does not have a name at this time. The City issued a tenant improvement permit which enabled the applicant to start plumbing and mechanical work inside the restaurant and the applicant has already installed the teppan grills and new bench seating. Only recently were plans submitted showing the proposed alterations to the seating plan that are the subject of this request.

The currently applicable C.U.P. 99-3 (P.C. Resolution 00-15),<sup>1</sup> includes conditions imposed by the Planning Commission as a result of a CUP hearing process initiated by the City in response to CUP and code violations connected with "Ibiza" restaurant, the restaurant tenant at that time. The master Parking Plan from 1995 was also out of compliance at that time. The property owner evicted Ibiza, and the premises have since been brought into compliance with the modified conditions of approval and the 1995 Parking Plan and the subject space has been occupied by one other restaurant in the past 6 years, "Passport" restaurant.

## Analysis

The conditions imposed in 2000 were primarily to address noise concerns. These included more restrictive closing times (11:00 P.M. daily for the restaurant, 9:00 P.M. for the outdoor patio) and some required building improvements to address noise and safety concerns. All the conditions related to building improvements have been implemented, and the applicant is not requesting any changes to the conditions on the operation of the restaurant. Also, the outdoor patio area has been enclosed and is now the proposed location for the teppan grills.

Staff believes this alteration is minor, reflecting a change in the type of restaurant, and should not impact on the operation of the business as a restaurant. The floor plan is otherwise very similar with no increase in bar seating, and includes the conversion of a bar to a sushi bar and increases the amount of bench seating consistent with the proposed style of restaurant. The existing dining area located in the enclosed outdoor patio area will continue to be used for dining purposes, with the added amenity of three teppan grill stations, where food is cooked directly in front of seated customers.

---

Ken Robertson,  
Senior Planner

CONCUR:

---

Sol Blumenfeld, Director  
Community Development Department

## Attachments

1. P.C. Resolution 00-15
2. Location Map
3. Master Parking Plan

---

<sup>1</sup> The City Council in 1978 granted a Conditional Use Permit (CUP) for beer and wine in conjunction with a restaurant at the subject location. In 1984, the Board of Zoning Adjustment granted an amendment to the existing CUP to expand into the adjacent floor space. In 1995, the Planning Commission approved a Master Parking Plan for the entire restaurant/office/retail complex on the subject property. In November, 1998, the City Council on appeal sustained the Planning Commission's September, 1998 CUP approval for On-Sale General Alcohol with Special Conditions including that the hours of operation shall be limited to 8:00 A.M. to 11:00 P.M. Sunday through Thursday and until 2:00 A.M. Friday and Saturday. This approval includes the requirement that the project be reviewed after six months of operation. At the December 1, 1999 meeting, the Planning Commission extended the CUP compliance review period for two months in which time the business owner was to resolve the noise problems and obtain a final Building Permit and final Certificate of Occupancy. At the February 15, 2000 meeting, the Planning Commission directed staff to set this matter for a public hearing at their next meeting for Conditional Use Permit revocation, or modification. At the March 21, 2000 meeting the Planning Commission held a public hearing to consider revoking or modifying Conditional Use Permit 98-57. The Planning Commission approved a modified Resolution No.00-15. The applicant appealed the modified CUP to the City Council, and on May 9, 2000, the City Council sustained the Planning Commission's modified CUP.



teppan grills located in enclosed patio area



new sushi bar