



## Staff Report

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File #: REPORT 19-0812, Version: 1

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

#### Regular Meeting of December 9, 2019

CUP 19-9 & PARK 19-6- Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service and consumption of beer and wine indoors Sunday through Thursday 6:00 AM to 9:00 PM and Friday and Saturday 6:00 AM to 11:00 PM and outdoors Sunday through Thursday 6:00 AM to 9:00 PM and Friday and Saturday 6:00 AM to 10:00 PM at an existing hotel (Hotel Hermosa) located at 2515 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant: (Hotel Hermosa) Pacifica Food and Beverage, Inc.  
2515 Pacific Coast Highway  
Hermosa Beach, CA 90254

Property Owner: IWF Hotel Hermosa, L.P., a California Limited Partnership  
39 Argonaut  
Aliso Viejo, CA 94656

#### **Recommended Action:**

Adopt the attached amended resolutions approving the Conditional Use Permit (CUP) request 19-9, in part, and Parking Plan Amendment 19-6 to allow on-site sale, service and consumption of beer and wine indoors only Sunday through Thursday 6:00 AM to 10:00 PM and Friday and Saturday 6:00 AM to 11:00 PM at an existing hotel (Hotel Hermosa), in conjunction with expanded food service for hotel guests, and denying the request for outdoor beer and wine sale, service and consumption; and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

#### **Background:**

The Planning Commission conducted a duly noticed public hearing to consider the application on November 19, 2019, at which time testimony and evidence, both oral and written, was presented to and considered by the Planning Commission. The applicants as well as residents and local employees both in support and opposed to the request spoke during the public hearing and letters were also received and included as attachments and supplemental items to the November 19th staff report (link below).

Concerns were raised due to the hotel's close proximity to adjacent residential uses, incompatibility of uses and the potential for alcohol related noise and nuisances.

Following the November 19th public hearing, the Planning Commission directed staff to bring back revised resolutions for beer and wine sale, service, and consumption, indoors only, Friday and Saturday 6:00 a.m. to 11:00 p.m., Sunday through Thursday, 6:00 a.m. to 10:00 p.m. at an existing hotel and to deny any outdoor beer and wine service for approval at the December 9, 2019 Planning Commission meeting. The motion carried with a 4 to 0 vote noting the recusal of Commissioner Saemann.

**Analysis:**

The resolutions have been revised to approve the CUP 19-9, in part, and Parking Plan Amendment 19-6 to allow on-site sale, service and consumption of beer and wine indoors only Sunday through Thursday 6:00 AM to 10:00 PM and Friday and Saturday 6:00 AM to 11:00 PM at an existing hotel, in conjunction with expanded food service for hotel guests, and denying outdoor beer and wine sale, service and consumption. Attached are the redlined versions of the resolutions as well as the draft amended approval resolutions for review and approval.

Condition 8 of the Parking Plan Resolution which contains hours of food and beverage service has been fully removed since operational and use standards are better suited in the Conditional Use Permit resolution. Condition 11 has been removed and incorporated into condition 10 and conditions 9 and 10 of the Parking Plan Resolution have been revised.

The CUP resolution has been amended to approve the CUP request, in part, for on-site sale, service and consumption of beer and wine indoors only Sunday through Thursday 6:00 AM to 10:00 PM and Friday and Saturday 6:00 AM to 11:00 PM, and to deny outdoor sale, service and consumption of beer and wine due to the hotel's close proximity to residential uses, incompatibility of uses and the potential for alcohol related noise and nuisances.

The CUP resolution findings have been amended to represent the approval of indoor beer and wine sale, service and consumption hours and denial of outdoor sale, service and consumption. A denial section has been added to the CUP resolution pursuant to HBMC Section 17.40 and contains findings to support the denial in Section 6 of the CUP resolution.

Conditions have also been modified including but not limited to:

4. Food service shall be available during all hours alcoholic beverages are served on the site.
- 5.f. Sale, service, and consumption of beer and wine on the outdoor patio are prohibited.

**Summary:**

The project, as conditioned, is consistent with the Hermosa Beach Municipal Code and PLAN Hermosa. Staff recommends the Planning Commission adopt the attached amended resolutions approving, in part, the Conditional Use Permit (CUP) 19-9 request and Parking Plan Amendment 19-6 to allow on-site sale, service and consumption of beer and wine indoors only Sunday through Thursday 6:00 AM to 10:00 PM and Friday and Saturday 6:00 AM to 11:00 PM at an existing hotel (Hotel Hermosa), in conjunction with expanded food service for hotel guests located at 2515 Pacific Coast Highway, and denying outdoor beer and wine sale, service and consumption; and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:**

1. Proposed CUP Approval Resolution
2. Proposed Parking Plan Approval Resolution
3. Redlined CUP Approval Resolution
4. Redlined Parking Plan Approval Resolution
5. Link to November 19, 2019 Planning Commission Agenda (Item 11 Pages 4-5)
6. Draft November 19th Planning Commission Action Sheet
7. P.C. Resolution 16-16 (Existing Parking Plan Resolution)
8. Public Comment Letter- Sea View Villas

Respectfully Submitted by: Nicole Ellis, Associate Planner  
Legal Review: Lauren Langer, City Attorney  
Approved: Ken Robertson, Community Development Director