



Agenda Item # _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Wilson and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
Alex Plascencia, Assistant Planner

DATE: February 15, 2005

SUBJECT: Consideration of a Planning Commission Decision to Approve a Use Permit Amendment to Allow Expansion of Business Hours and to Permit On-Site Sale of Beer and Wine with Food Service, at an Existing Restaurant, El Tarasco, on the Property Located at 350 North Sepulveda Boulevard.

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** this report.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

DISCUSSION:

The Planning Commission, at its regular meeting of January 26, 2005, **APPROVED** (4-0, Commissioner Montgomery abstained) an extension of operating hours and the addition of on-site beer and wine service for an existing restaurant space at 350 North Sepulveda Boulevard. The current governing resolution (Resolution 78-44) allows the restaurant to be open Sunday and Monday 8 am to 4 pm and Tuesday through Saturday 8 am to 9 pm. This resolution was amended and the new hours of operation are 10 am to 11 pm 7 days a week.

The Planning Commission did not receive any testimony from neighbors at the public hearing, but Staff did receive one phone call from an adjoining property at 1120 5th Street. The adjoining property owner had concerns about noise emanating from the restaurant and litter. Staff has included conditions 10 and 13 in Resolution 05-03 to address these concerns. The Planning Commission felt that the weekend closing times were reasonable at this location, and there should not be any impacts from the proposed use or amended hours.

The Planning Commission Resolution, minutes, and Staff Report are attached for reference.

ALTERNATIVES:

Other than the recommended action, the City Council may:

1. **APPEAL** the decision of the Planning Commission and schedule the subject item for a public hearing.

Attachments:

Resolution PC 05-03
PC Minutes, 1/26/05
PC Staff Report, 1/26/05
Resolutions 76-16 (NAE)
Resolutions 78-44 (NAE)
Applicants Narrative and Findings (not available electronically)
Site Location Map

NAE: not available electronically

cc: Maria Elena Palomo

RESOLUTION NO. PC 05-xx

(Draft)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AMENDMENT TO ALLOW EXPANSION OF BUSINESS HOURS AND TO PERMIT ON-SITE SALE OF BEER AND WINE WITH FOOD SERVICE, AT AN EXISTING RESTAURANT LOCATED AT 350 N. SEPULVEDA BOULEVARD (EL TARASCO)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on January 26, 2005, received testimony, and considered an application for use permit amendment to allow extension of operating hours at an existing restaurant located on the property legally described as portions of Southerly 70 feet of Lots 10, 11 and 12 and Northerly 50 feet of Lots 15, 16 and Lot 17, Block 30, Tract No 142, located at 350 N. Sepulveda Boulevard in the City of Manhattan Beach.
- B. The applicant for the subject project is El Tarasco. The owner of the property is Stuart Sackley.
- C. The applicant is requesting an extension of business hours of the existing restaurant, Sunday through Wednesday 10 am to 11 pm and Thursday through Saturday 10 am to 12 midnight requires use permit approval.
- D. The project is Categorically Exempt (Class1, Section 15301) from the requirements of the California Environmental Quality Act (CEQA) since it involves minor modification of an existing facility.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The General Plan designation for the property is General Commercial. The General Plan encourages commercial uses such as this that serve city residents and are buffered from residential areas.
- G. The property is located within Area District I and is zoned CG, Commercial General. The surrounding private land uses consist of commercial and residential uses. The use is permitted by the zoning code and is appropriate as conditioned for the Sepulveda Boulevard commercial area.
- H. Approval of the later hours for the existing restaurant use, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use: and will not be detrimental to properties or improvement in the vicinity or to the general welfare of the City since the use is expected to be desirable to area residents, and the closing times are typical reasonable restaurant hours for a commercial area.
- I. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code as well as specific conditions contained herein further regulating the project.
- J. The later closing times will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities,

since it is a very small operation in general, appropriately located within a commercial area, and conditioned herein to prevent possible adverse impacts.

- K. A determination of public convenience and necessity is made for the proposed Type 41 alcohol license (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City council acceptance of this project approval.
- L. This resolution, upon its effectiveness, constitutes the Use Permit for the subject restaurant and supersedes all previous resolutions pertaining to the restaurant use.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the use permit subject to the following conditions. All prior use permits pertaining to 350 North Sepulveda Boulevard, space #2 are hereby rescinded.

Site preparation/ Construction

- 1. Utility improvements such as property lines cleanouts, backwater valves, mop sinks, drain lines etc., shall be installed and maintained as required by the Public Works Department.
- 2. Modifications and improvements to the tenant space shall be in compliance with applicable Building Division and Health Department regulations.

Operational Restrictions

- 3. The facility shall operate as an eating and drinking establishment use.
- 4. Hours of operation shall be limited to the following
 - Thursday through Saturday. 10 am-11 pm
 - Sunday through Wednesday 10 am-11 pm
- 5. Beer and wine service shall only be in conjunction with food service.
- 6. Entertainment other than background music or televisions is prohibited.
- 7. A trash storage area, with adequate capacity shall be available on site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided and implemented as required by the Public Works Department.
- 8. Parking quantities and design shall be provided in conformance with the Manhattan Beach Municipal Code. No additional parking is required as a result of this use permit amendment.
- 9. All signs shall be in compliance with the City's Sign Code.
- 10. Noise emanating from the site shall be in compliance with Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.
- 11. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
- 12. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.
- 13. The management of the facility shall police the property and all areas immediately adjacent to the business during the hours of operation to keep it free of litter.
- 14. The operator of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
- 15. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.

Procedural

- 16. All provisions of the Use Permits are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
- 17. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 18. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 19. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
- 20. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The Department of Community Development shall send a copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of January 26, 2005 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Richard Thompson
Secretary to the Planning Commission

Sarah Boeschen

Recording Secretary

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development

FROM: Alex Plascencia, Assistant Planner

DATE: January 26, 2005

SUBJECT: Use Permit Amendment to Allow Expansion of Business Hours and to Permit On-Site Sale of Beer and Wine with Food Service, at an Existing Restaurant Located at 350 North Sepulveda Boulevard (El Tarasco).

RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** the attached draft resolution **APPROVING** the subject application (Exhibit A).

APPLICANT/BUSINESS OWNER

Maria Elena Palomo
350 N. Sepulveda Boulevard, Space # 2
Manhattan Beach, CA 90266

BACKGROUND

The subject restaurant (El Tarasco) is located at 350 North Sepulveda Boulevard. The business owner and operator has submitted a use permit application for the following: 1) to amend the hours of operation of an existing use permit and 2) to establish beer and wine sales in conjunction with food sales at the existing restaurant. The applicant's proposed hours are Sunday through Wednesday 10 am to 11 pm and Thursday through Saturday 10 am to 12 midnight (Exhibit D).

The applicant owns two "El Tarasco" restaurants in the City, one on Rosecrans Avenue (established in 1969— not part of application) and at the subject property which was established in 2001. The subject property is an individual tenant space (#2) within a multi-tenant center known as "Goat Hill" that was built in 1973. The center includes a mix of small neighborhood uses. These include an ice cream shop, book store, hair salon, beauty parlor, coffee shop on the ground level and general offices on the second floor.

In 1976 a use permit was approved for the subject restaurant space that allowed the sale of beer (Exhibit B: Resolution 76-16). In 1978, the use permit was amended to establish the business hours as follows: Sunday – Monday 8 am – 4 pm, and Tuesday – Saturday 8 am – 9 pm (Exhibit C: Resolution 78-44). Since that time, several restaurants have occupied this tenant space, in

accordance with the use permit conditions. However, El Tarasco has never sold beer and wine and has unknowingly operated in violation of the hours specified in their use permit. The existing restaurant is allowed to occupy the subject site under the 1978 use permit resolution, but a use permit amendment is required in order to serve beer and wine with later operating hours.

LOCATION

<u>Location</u>	350 North Sepulveda Boulevard (See Vicinity Map).
<u>Legal Description</u>	Portions of Southerly 70 feet of Lots 10, 11 and 12 and Northerly 50 feet of Lots 15, 16 and Lot 17, Block 30, Tract No 142
<u>Area District</u>	I

LAND USE

<u>General Plan</u>	General Commercial	
<u>Zoning</u>	CG, General Commercial	
<u>Land Use</u>	<u>Existing</u> Restaurant	<u>Proposed</u> Restaurant

Neighboring Zoning and Land Uses

North	CG: Restaurant
South	CG: Restaurant
East	RS: Residential
West	CG: Restaurant

PROJECT DETAILS

Alcohol Service:	<u>Existing</u> None	<u>Proposed</u> Beer & Wine (Amendment Required)
Live Entertainment:	None	No Change
Hours of Operation:	11 am - 10 pm Daily ¹	Thurs–Sat 10 am-12 midnight Sun–Wed 10-11pm (Amendment Required)
Use Permit Hours:	Sun– Mon 8 am – 4 pm Tues– Sat 8 am – 9 pm	

¹ These business hours are in violation of the use permit #78-44.

DISCUSSION:

The subject property is zoned “CG” (Commercial General) and is located in Area District I with a “Commercial General” designation in the General Plan (Exhibit E). The site has a lot area of approximately 18,000 square feet (120 feet x 150 feet) and, with the exception of residential property to the east, is adjoined by other commercial uses along Sepulveda Boulevard.

The center has a 21-space open surface parking lot at the front, adjacent to Sepulveda Boulevard. The parking lot, with connecting driveways is shared by separate neighboring parcels including the Pizza Hut parcel to the north, and the Big Wok restaurant site to the south. The site is non-conforming for parking due to the presence of two eating and drinking establishments which have stringent parking requirements and which have existed since the 1970’s, before parking codes were changed and made more restrictive.

The applicant’s request for extended hours with new alcohol service does not increase the code requirement for parking. Staff does not believe that approval of the request will adversely impact the availability of on-site parking. This is due to the fact that the mix of other uses on-site, including personal services, offices and retail, which typically close earlier in the day, offsets the parking demand by the restaurants especially in the evening.

New alcohol licenses issued by the State require a “determination of public convenience and necessity” from the city, which is addressed in the attached draft resolution.

Other Restaurant Approvals

The existing use permit conditioned the following closing hours for the business, Sunday and Monday 4 pm and 9 pm for the remainder of the week. The applicant is requesting the following closing hours:

- Sunday through Wednesday: 11 pm
- Thursday through Saturday: 12 midnight

Use permits for the sale of beer and wine have been processed for nearby businesses, including Big Wok, the restaurant on the adjoining property to the south, and Back Home at Lahaina and Versailles to the north, also on Sepulveda. These other businesses’ closing hours are:

Big Wok:

- Monday – Saturday: 10 pm
- Sunday: 9:30 pm

Lahaina:

- Monday – Thursday: 9 pm
- Friday and Saturday: 11 pm
- Sunday: 8 pm

Versailles:

- 7 days a week: 10 pm

The applicant's proposed hours are consistent with other approvals within the surrounding area with exception to the 12 pm closing time on Thursday through Saturday. Staff recommends the 12 pm closing time Thursday through Saturday be changed to 11 pm Thursday through Saturday.

Residential Impacts

Although the property is next to a residential zone, the orientation of the restaurant and main customer parking areas face towards the Sepulveda Boulevard. There is an 18 foot wide delivery aisle separating the commercial center and residences to the east. In addition, the residential properties are on sloping lots and generally below the existing grade of the commercial center.

The applicant's existing floor plan reflects a typical restaurant that includes seating areas, kitchen areas and counter space. There are a total of 20 seats inside with fixed booth seating, and 10 outdoor seats on the deck. No interior improvements are proposed by the applicant since the previous use served alcoholic beverages and no floor area is being added.

The Police Department does not have an objection to the sale of alcohol or wine, but they do not recommend or support the extension of business hours. They have stated concerns about the new use permit attracting night life to the establishment during the proposed business hours. However, the project conforms to the City's requirements for use and zone. Staff has not received any phone calls or correspondence regarding the item.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 1) as a minor modification to the use of an existing facility per Section 15301 of CEQA.

CONCLUSION

Staff finds that allowing sale of beer and wine with food and amendment of business hours is appropriate, and that the findings for a use permit can be met. At tonight's meeting, Staff recommends that the Planning Commission adopt the attached draft resolution, thereby approving the project. This resolution if adopted will rescind and replace all previous resolutions for tenant space #2.

ALTERNATIVES

The alternatives to the Staff recommendation available to the Planning Commission include:

- 1) **APPROVE** the project with conditions, and **ADOPT** the attached draft Resolution.
- 2) **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.

ATTACHMENTS

- Exhibit A: Draft Resolution
- Exhibit B: Resolutions 76-16 (NAE)
- Exhibit C: Resolution 78-44 (NAE)
- Exhibit D: Applicants Narrative and Findings (NAE)
- Exhibit E: Site Location Map

NAE: not available electronically

cc: Maria Elena Palomo, Applicant
Stuart Sackley, Property Owner

D R A F T CITY OF MANHATTAN BEACH D R A F T
MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION
JANUARY 26, 2005

1 A regular meeting of the Planning Commission of the City of Manhattan Beach was held on
2 Wednesday, January 26, 2005, at 6:40 p.m. in the City Council Chambers, City Hall, 1400
3 Highland Avenue.

4
5 **ROLL CALL**

6
7 Chairman O'Connor called the meeting to order.

8
9 Members Present: Kuch, Montgomery, Savikas, Simon, Chairman O'Connor
10 Members Absent: None
11 Staff: Richard Thompson, Director of Community Development
12 Laurie Jester, Senior Planner
13 Alex Plascencia, Assistant Planner
14 Sarah Boeschen, Recording Secretary
15

16 **APPROVAL OF MINUTES** January 12, 2005

17
18 Commissioner Montgomery requested that page 2, line 40, of the minutes be revised to read:
19 "Commissioner Montgomery indicated that the concerns of the neighbors regarding light spilling
20 onto their properties were reduced once they realized that the lights would not create an adverse
21 impact."
22

23 A motion was MADE and SECONDED (Montgomery/Kuch) to **APPROVE** the minutes of
24 January 12, 2005, as amended.
25

26 AYES: Kuch, Montgomery, Savikas, Simon, Chairman O'Connor
27 NOES: None
28 ABSENT: None
29 ABSTAIN: None
30

31 **AGENDA CHANGES** None

32
33 **AUDIENCE PARTICIPATION**

34
35 **Jackie May**, a resident of 10th Street, stated that the Manhattan Beach Residents Association and
36 Adelphia Cable will sponsor a Council Candidates Forum to be aired on Adelphia cable channel
37 8 on Thursday, February 17, 2005, from 7:00 to 8:30 p.m. She said that it will also be shown on
38 subsequent dates before the March 8 election. She also commented that candidates for City
39 Treasurer will participate in a forum at Adelphia Studios, which will be taped and shown
40 immediately after the conclusion of the Council Candidate Forum on February 17 from 8:30 to
41 9:00 p.m. She said that residents may submit questions of interest by writing to MBRA; P.O.
42 Box 1149; Manhattan Beach, or by e-mailing to candidatesforum@aol.com.

PLANNING COMMISSION MINUTES

January 26, 2005

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1
2 Chairman O'Connor also pointed out that a candidate forum will take place on Thursday,
3 February 10 at 7:30 p.m. at American Martyrs Church; the League of Women Voters forum will
4 take place on Tuesday, February 22 at 7:00 p.m. at the Mira Costa cafeteria; and the Neptunian
5 Women's Club forum will take place on Tuesday, February 8, from 12:00 p.m. to 2:00 p.m.

6
7 **PUBLIC HEARINGS**

8
9 **05/0126.01 USE PERMIT AMENDMENT to Allow Expansion of Business Hours and to**
10 **Permit On-Site Sale of Beer and Wine with Food Service, at an Existing**
11 **Restaurant Located at 350 North Sepulveda Boulevard (El Tarasco)**

12
13 Commissioner Montgomery indicated that due to a prior business relationship with the property
14 owner, he will not participate in consideration of the issue to avoid any conflict of interest.

15
16 Assistant Planner Plascencia summarized the staff report. He indicated that the existing
17 permitted hours of operation of the restaurant are 8:00 a.m. to 4:00 p.m. Sunday through Monday
18 and 8:00 a.m. to 9:00 p.m. Tuesday through Saturday. He stated that the proposed hours are
19 10:00 a.m. to midnight on Thursday through Saturday and 10:00 a.m. to 11:00 p.m. on Sunday
20 through Wednesday. He indicated that the proposed hours on Thursday through Saturday until
21 midnight are not in conformance with the other businesses in the area, and staff is recommending
22 a closing time of 11:00 p.m. He commented that no interior or exterior changes to the building
23 are proposed. He said that staff received one call from a resident before the hearing who
24 expressed a concern regarding noise, particularly of cars in the service aisle behind the subject
25 property. He stated that Condition 10 and Condition 13 in the draft Resolution relate to
26 consistency with the Noise Ordinance and regulating noise impacts.

27
28 Commissioner Kuch commented that a closing time of 11:00 p.m. appears late as compared to
29 other restaurants in the area.

30
31 In response to a question from Commissioner Kuch, Assistant Planner Plascencia indicated that a
32 closing hour of 11:00 p.m. Thursday through Saturday is consistent with the hours of Lahina.

33
34 In response to a question from Commissioner Savikas, Director Thompson said that staff would
35 refer the complaint regarding cars idling to the Code Enforcement Officer to determine if there
36 are any violations. He said that the question is whether the proposed entitlement would impact
37 the existing conditions.

38
39 In response to a question from Commissioner Simon, Assistant Planner Plascencia stated that the
40 other restaurants in the area including Lahina, Versailles and Big Wok do serve beer and wine.

41

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1 In response to a question from Chairman O'Connor, Assistant Planner Plascencia indicated that
2 the resident who contacted staff also did express a concern regarding litter. He said that the area
3 behind the center is a service road and also includes parking spaces.

4
5 Chairman O'Connor opened the public hearing.

6
7 **Richard Palomo**, the applicant, said that they have been able to expand their operation to
8 several locations. He pointed out that some of their larger locations serve alcohol and have not
9 had any problems. He stated that they are a family oriented restaurant. He indicated that the
10 problem expressed by the resident was with the previous operator of the establishment. He
11 stated that they would mitigate any concerns with noise.

12
13 In response to a question from Commissioner Kuch, **Mr. Palomo** commented that they would
14 like the ability to operate until 11:00 to allow people to get something to eat at later hours. He
15 indicated that they are not a bar and do not have customers who come only to drink.

16
17 In response to a question from Commissioner Savikas, **Mr. Palomo** said that they have a seating
18 capacity of 35 people. He indicated that their restaurant in Redondo Beach operates until 11:00
19 p.m.

20
21 **Martha Andreani**, indicated that the establishment is family oriented, and the restaurant would
22 benefit by serving beer and wine. She commented, however, that she would second the
23 suggestion of Commissioner Kuch to require a closing hour of 10:00 p.m. in order to be
24 consistent with the intent of remaining family oriented.

25
26 Chairman O'Connor closed the public hearing.

27
28 Commissioner Kuch stated that he is not necessarily opposed to closing at 11:00 p.m. and
29 appreciates the applicant's response as to the reasons why they are requesting to have later
30 hours. He indicated that the proposal is for beer and wine would be sold in conjunction with
31 food. He commented that his votes in the past against allowing alcohol service were in instances
32 where it was not proposed in conjunction with food service.

33
34 Commissioner Savikas indicated that Big Wok is in the same shopping center; has hours until
35 10:00 p.m.; and has beer and wine service. She stated that it is important to be consistent with
36 the regulations of neighboring establishment which serves beer and wine and closes at 10:00
37 p.m. She said that the alcohol consumption being in conjunction with food would help mitigate
38 the concern of the restaurant becoming a drinking establishment at late hours.

39
40 Director Thompson pointed out that the closing hours of other restaurants in the area may have
41 remained earlier because those were the hours requested by the applicants and not necessarily

PLANNING COMMISSION MINUTES

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1 because they were the hours imposed by the City.

2

3 Commissioner Simon stated that the subject establishment would mainly serve food, and he is
4 comfortable that people would not come in only to drink. He indicated that he would be
5 comfortable with 11:00 p.m. because it would have a minimum impact to residents with its
6 location on Sepulveda Boulevard, which is a busy street. He stated that he is not aware of any
7 complaints regarding other restaurants in the area. He stated that he would support the proposal.

8

9 Chairman O'Connor said that he agrees with the comments of Commissioner Simon. He
10 indicated that the proposed hours would be appropriate, and the business is well established in
11 the City as being a good neighbor. He commented that he can understand the need for a faster
12 service restaurant to cater to people who wish to eat later. He said that he would support the
13 proposal with closing at 11:00 p.m. Thursday through Saturday.

14

15 Commissioner Savikas indicated that she is not comfortable with closing hours at midnight;
16 however she would not be opposed to hours until 11:00 p.m. on Thursday through Saturday.

17

18 A motion was MADE/SECONDED (Kuch/Saivkas) to **ADOPT** the draft Resolution to
19 **APPROVE** a Use Permit Amendment to allow expansion of business hours and to permit on-site
20 sale of beer and wine with food service, at an existing restaurant located at 350 North Sepulveda
21 Boulevard.

22

- 23 AYES: Kuch, Savikas, Simon, Chairman O'Connor
- 24 NOES: None
- 25 ABSENT: None
- 26 ABSTAIN: Montgomery

27

28 Director Thompson explained the 15 day appeal period and stated that the item will be placed on
29 the City Council's Consent Calendar for their review on February 15, 2005.

30

31 **DIRECTOR'S ITEMS** None

32

33 **PLANNING COMMISSION ITEMS**

34

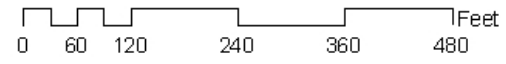
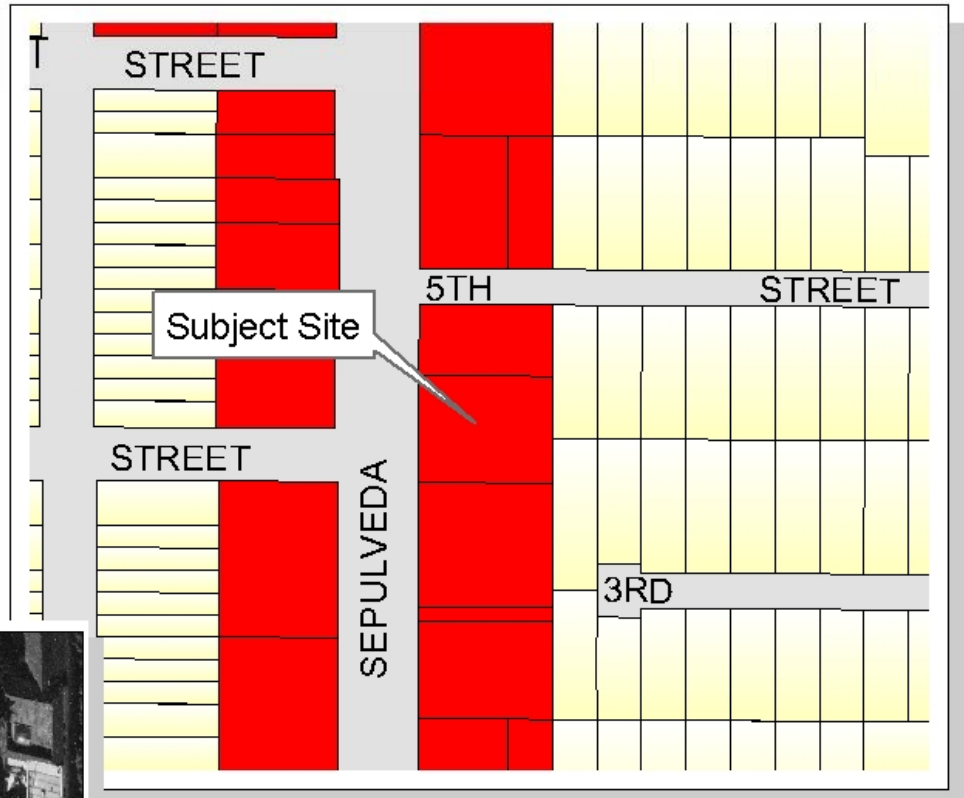
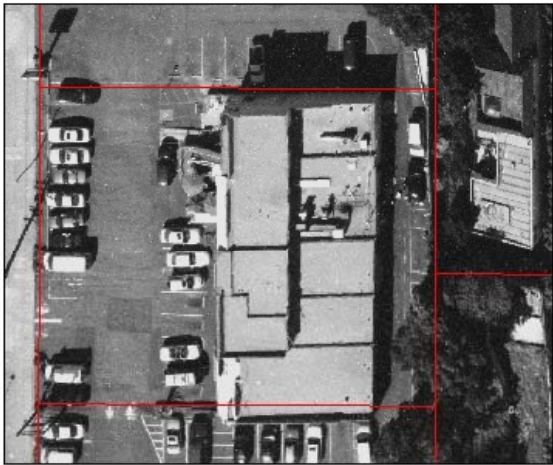
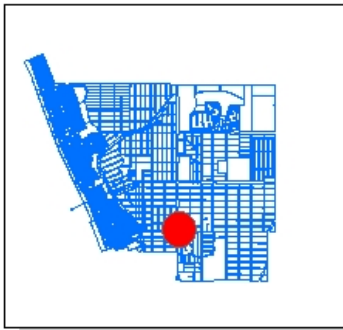
35 A. Discussion of City Council 2004-2005 Work Plan Item, Regarding Residential Lot
36 Mergers, to Review Current Regulations when Two or More Lots are Combined



37

38 Senior Planner Jester summarized the staff report. She said that the work plan item as defined by the City Council
39 is to review regulations regarding lot mergers to determine any changes that should be made. She indicated that the
40 main concern raised regarding the issue is mansionization and large lots being created when two or more standard
41 size lots are combined.

Vicinity Map

350 N. Sepulveda



-  (CG) General Commercial
-  (RS) Residential Single Family

