

C Poop Deck

RESOLUTION P.C. 154-834

A RESOLUTION OF THE PLANNING COMMISSION OF HERMOSA BEACH GRANTING A CONDITIONAL USE PERMIT TO SERVE ALCOHOLIC BEVERAGES IN AN OPEN-AIR PATIO AT 1272 STRAND.

WHEREAS, the City Planning Commission of Hermosa Beach, at a public hearing held April 24, 1972, considered the request of Steven Wood dba the Poop Deck for a Conditional Use Permit to conduct a beer bar and provide outdoor (patio) service of alcoholic beverages on lots 5, 6 and 7, block 13, Hermosa Beach tract, known as 1272 Strand; and

WHEREAS, at said public hearing the City Planning Commission considered the following factors:

1. Distance from residence: 30 feet.
2. Off-street parking: None, in District, none required.
3. Distance to churches, etc.: None in vicinity.
4. Hours of operation: Weekdays 12 noon - 2 a.m.; weekends 10 a.m. to 2 a.m.
5. Combination of uses: Beer and wine bar only. *11 AM*
6. Precautions taken to assure compatibility: "We have kept the building clean inside and out. (Award by the City) We have changed our customers attitudes - everyone is helping us make the Poop Deck a good place".
7. Relation to traffic and streets: Fronts on Strand in busiest block. Beach Drive is heavily travelled access to and from parking lot. No sidewalks.
8. Exterior signs and decor: No changes indicated.
9. Similar establishments in close proximity: 6 - Mermaid, Pio's (restaurants) Mr. C's, Schlumpfelder's, Lighthouse and Pier 52; and

WHEREAS, no persons appeared to protest the issuance of the permit; and

WHEREAS, after due consideration the Commission made the following findings in fact:

1. That nearby residences are non-conforming, not being allowed in the C-2 zone;
2. That off-street parking is adequate;
3. That no imposition will be made on any church or public use, if conditions are adhered to;
4. The hours of operation should be restricted to 10:00 p.m. because of possible light glare and sound impositions;

5. That sales will be restricted to beer only;
6. That a new fence, if set back 18 inches from the alley and attractively decorated and landscaped, will minimize impact on community, will in fact visually improve same;
7. No vehicular access is available, customer access will be from the Strand, with emergency exit onto Beach Drive;
8. Exterior signs should be subdued;
9. There are no beer bars in the area, there are 4 cocktail bars and 2 restaurants with bars in the area.
10. Loud music in the patio area could become offensive;
11. Late night operation could become an imposition on abutting residents;
12. Some design control appears to be desirable on the fence-patio area to insure that the maximum effectiveness is obtained from it; and

WHEREAS, it is the opinion of the Planning Commission that, subject to conditions listed below, the use will not place added imposition on the neighborhood; and

WHEREAS, the issuance of the permit will remove said business from a non-conforming category;

NOW THEREFORE BE IT RESOLVED that the City Planning Commission of Hermosa Beach hereby grants the Conditional Use Permit as requested, subject to the following conditions:

1. That hours of operation be between 10 a.m. to 2 a.m. for the enclosed bar; 10 a.m. to 10 p.m. for the open patio.
2. That the patio wall be set back 18 inches from the alley line if a rear entrance or exit is provided.
3. That the patio wall along Beach Drive be constructed in an attractive manner of new materials, subject to review and approval of Hermosa Improvement Commission.
4. That the 18 inch setback area be landscaped in an attractive manner, subject to review and approval of Hermosa Improvement Commission.
5. That all outdoor lighting be so shielded that the light is directed downward and no bulb is visible from residential properties, as approved by city staff.
6. That no outdoor music or sound be provided after 10 p.m.
7. That the permit be subject to review in 6 months.

VOTE:

Ayes: Comm. Collis, Lagon, Mulfinger, Stabler, Toole, Watters and Chairman Noble.

Noes: None

Absent: None