

PROJECT DESCRIPTION

APPLICANT: **SPUMONI TRATTORIA & PIZZERIA**

LOCATION: **1101 AVIATION BLVD.
REDONDO BEACH, CA 90254**

REQUEST: **AMENDMENT TO CUP 20-7 TO ALLOW AN UPGRADE OF ABC LICENSING FROM BEER & WINE TO A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RESTAURANT *SPUMONI TRATTORIA & PIZZERIA*.**

The applicant *Spumoni Trattoria & Pizzeria* is seeking discretionary approval to allow the sale of a full line of alcohol for on-site consumption in conjunction with the operation of an existing restaurant. The restaurant currently sells beer & wine for on-site consumption, which is permitted under their existing Conditional Use Permit (20-7). The applicant is requesting an amendment to their current CUP to allow an upgrade of ABC Licensing from their current Type #41 License (Beer & Wine sales at a bona-fide restaurant), to a Type #47 License (Full Line of Alcohol at a bona-fide restaurant).

Spumoni Trattoria & Pizzeria is an existing restaurant which began operations in September 2019. However this location has been home to a restaurant with beer & wine sales since 1987. The commercial building is a single story and approximately 12 feet tall. The restaurant totals 2,259 sf. There is a 1,971 sf interior which includes the main dining area, restrooms, kitchen and other back of house operations. There are 59 seats within the interior area. The restaurant also includes a 288 sf patio area, with an additional 12 seats. The restaurant will play pre-recorded background music, and may have a few televisions placed around the restaurant. No other entertainment is proposed. Hours of operation for the restaurant are 10am to 10pm Sunday through Thursday, and 10am to 11pm Friday and Saturday. Hours of alcohol sales will be the same as the hours of operation. A previously granted CUP for the entire retail center governs hours for all businesses on the site, and permits operating hours of 6am to 12 midnight daily. However the applicant is requesting a modification of that grant to allow the currently requested hours of operation.

The restaurant is located on a slightly sloped 84,844 sf parcel that is zoned C3 - General Commercial. The parcel is located at the northeast corner of Prospect Ave. and Aviation Blvd. The commercial buildings on the site total 23,523 sf (per assessor), and were first constructed in 1964. The other businesses on the site include a variety of commercial, retail and service uses. The property also includes a large on-site parking area with 134 parking spaces, which are shared by the patrons of all on-site businesses. The site has suitable utilities and services to accommodate the existing on-site uses, including the subject restaurant's operation. There is vehicular ingress/egress to both Aviation Blvd and Prospect Ave. There is also vehicular access to the adjoining commercial property to the east, which also has a large parking area.

The restaurant is owned by an established and experienced restaurateur. He currently operates four other restaurants in southern California, as well as a new location in Florida. Each of these locations operate with a Dept. of ABC License. The Spumoni Trattoria & Pizzeria menu consists of a large selection of Italian favorites, as well as some innovative takes on long time classics. A full food menu is available at all hours of operation. The owner is aware of the responsibility involved with the sale of alcohol, and has a good record of compliance with the Dept of ABC. The sale of alcohol will remain ancillary to the main focus of the business, the preparation and service of quality food service. Each employee involved with the sale of alcohol is properly trained, including how

to properly review a patron's identification to confirm legal drinking age, how to recognize intoxicated patrons and avoiding over-service of alcohol.

The applicant believes the location is proper for the operation of a sit down restaurant with alcoholic beverages and will not prove problematic to the surrounding area. The building has been home to an ABC Licensed business since 1987. It is located on commercially zoned property, as part of a retail shopping center first constructed in 1964. As such it is a reasonable size and layout in comparison with the surrounding area. The restaurant is sufficiently buffered from any nearby residential properties, as it is bordered on two sides by busy streets, and by a large parking area and commercial buildings on the other two. Additionally, the patron entrance and patio area are located on the eastside of the business and face the parking area and Aviation Blvd., which limits the possibility of unwanted noise escaping into the neighborhoods. The restaurant also has reasonable operating hours, 10am to 10pm Sunday through Thursday, and 10am to 11pm Friday and Saturday. These hours are in tune with a neighborhood restaurant, and avoid the possibility of late night noises at the restaurant.

As stated previously, the applicant is an experienced restaurant operator with a good record of compliance regarding the sale of alcoholic beverages. This same responsible approach will be continued with an upgrade of ABC Licensing to a Type #47 License. Should the subject application be granted, the restaurant will continue to be a positive influence in the area and will gladly abide by all conditions placed on the operation by the City of Redondo Beach, Redondo Beach PD and the Dept of ABC.