



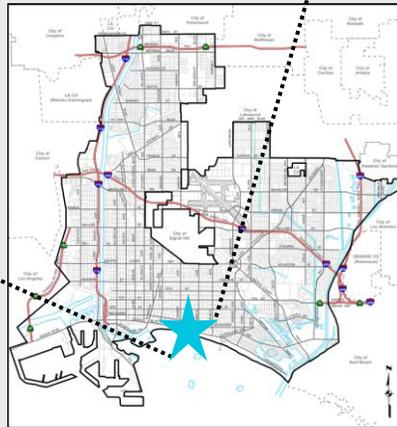
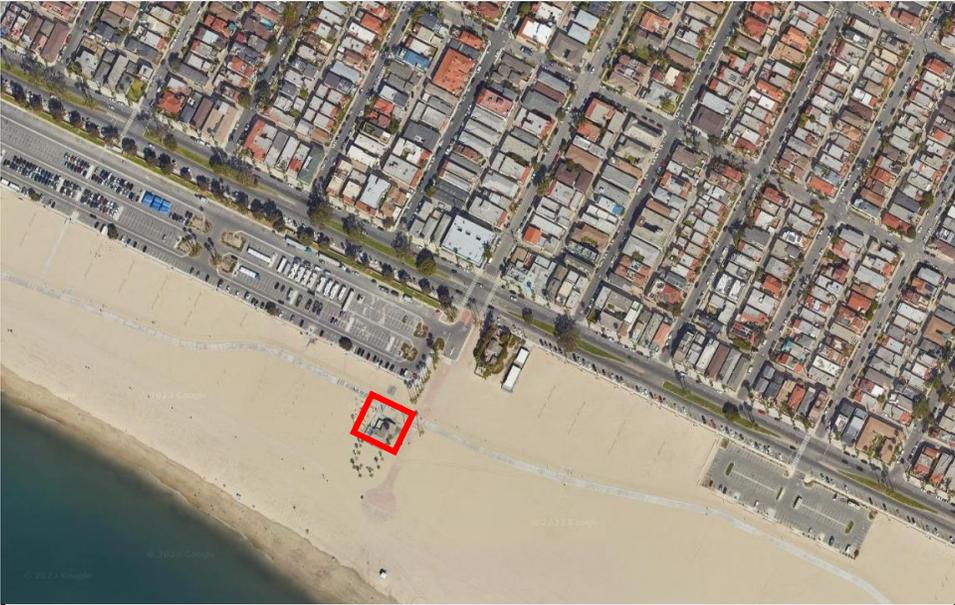
Planning Commission 5098 East Ocean Boulevard

May 4, 2023

Conditional Use Permit for the onsite service of alcoholic beverages (Type 41 - On-Sale Beer & Wine – Eating Place) at the Granada Concession Stand located at 5098 East Ocean Blvd in the Park (P) Zoning District.

Application No. 2212-02

Vicinity Map



Zoning:

- Park (P)

General Plan (1989):

- Open Space (LUD 11)

General Plan (2019):

- OS/2 stories

LCP Area:

- Area D

Existing Conditions



Project Summary

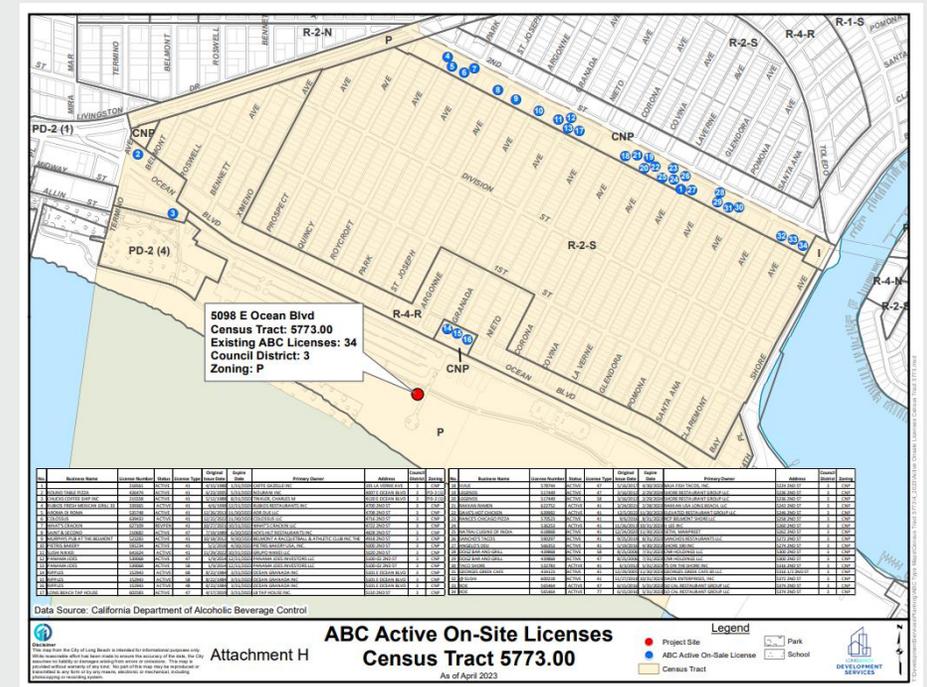


- Type 41 (Beer and Wine) only
- Similar conditions to approved Alamitos Beach and Junipero Beach CUPs
- Alcohol service with food service
- No physical change other than temporary rope for seating area
- Alcohol sales to end one hour prior to close

Findings

- Despite the following, the project has been reviewed by the LBPD and there is no opposition with included conditions of approval. The existing concession stand is a visitor-serving use and the sale of beer and wine would not change the nature of the use since alcohol sales would be in conjunction with the service of food.

- High Crime
- Over Concentrated
- Shared Parking
- Park Zone



Conditions

- Type 41 - On-Sale Beer and Wine – Eating Place
- Service onsite in seating area only
- Alcoholic beverages to be served in clear cup with identifiable logo
- ABC-required enclosures around the dining areas shall be a visually open (temporary rope [or similar]) enclosure that is to be removed at the close of business each day.
- Cease sale of alcoholic beverages 1 hour prior to close
- All sales or service of alcoholic beverages in the licensed premises shall be made only from the concession counter. No deliveries of alcoholic beverages shall be permitted.
- Signs that read “No Alcoholic Beverages Beyond This Point” at all building and/or outdoor dining exits.
- There shall be no live entertainment, dancing, disc jockey and no amplified music or stereo systems permitted on the premises at any time.
- Include all Police Department recommended conditions.
- Compliance with all ABC standards and training.

CEQA and Noticing

The project qualifies for a categorical exemption under the following exemption under the California Environmental Quality Act (CEQA):

- 15301 (Existing Facilities)

Noticing of the hearing was completed in accordance with Section 21.21 of the Municipal Code.

- One public comment has been received in response to the required noticing.

Recommendation

- **Accept** Categorical Exemption CE-23-042
- **Approve** a Conditional Use Permit CUP22-038 for the onsite service of alcoholic beverages (Type 41 - On-Sale Beer & Wine – Eating Place) at the Granada Concession Stand located at 5098 East Ocean Blvd in the Park (P) Zoning District, subject to conditions of approval.



Thank you

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