

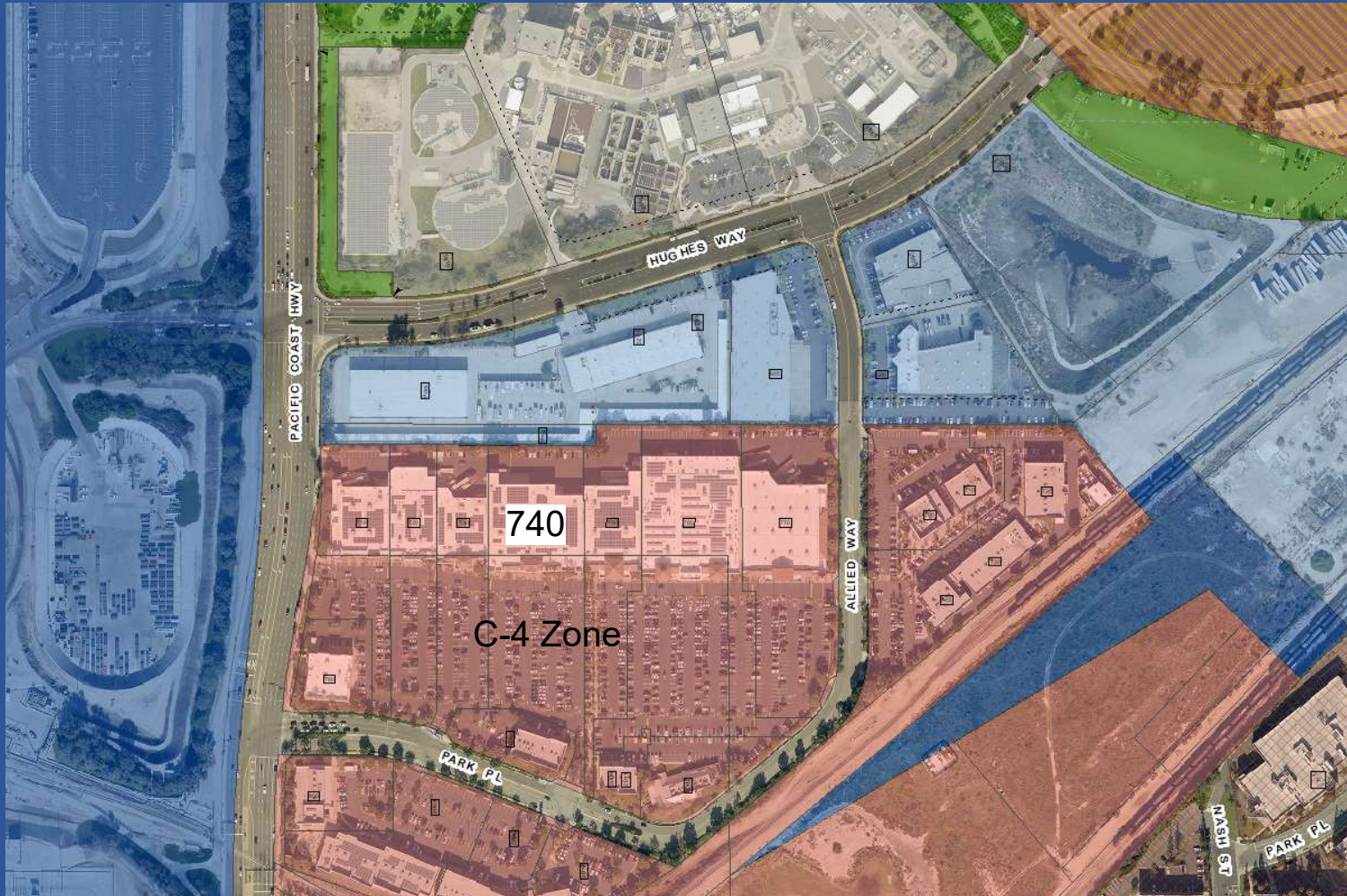


EA-1362 and AUP 24-01

Alcohol service at a restaurant inside a membership-only Health and Wellness Fitness Center for “Love.Life.”

740 S. Pacific Coast Highway.

Aerial View of Site



Project Description:

1. An Administrative Use Permit to allow the sale of beer and wine at a new restaurant and an outdoor dining area from 6 am to 10 pm, daily.
2. Additional food and alcohol service at a 360 s.f. waiting/viewing area adjacent to three pickleball courts.
3. Live entertainment inside the restaurant and meeting room, a few times a month. (requires an Entertainment Permit).

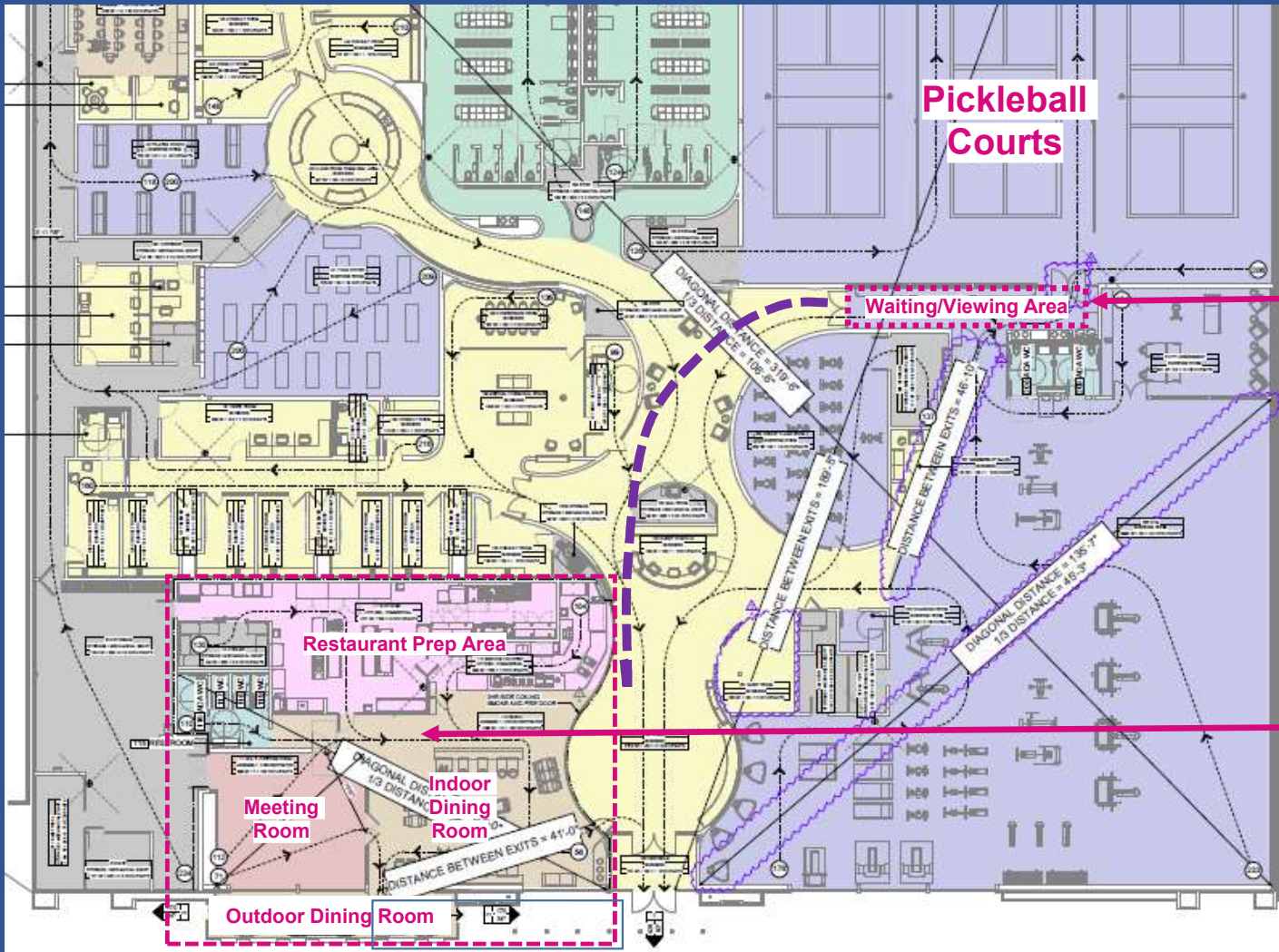
The ESMC allows Alcohol in the C-4 as follows:

Uses	Zones ¹			
	CR-S	C-2	C-3	C-4
Eating and drinking establishments				
Alcohol - Off-site sale at retail establishments.	AUP	AUP	AUP	AUP
Alcohol - On site sale and consumption at bars.	CUP	CUP	CUP	CUP
Alcohol On-site sale and consumption at restaurants and hotels	AUP	AUP	AUP	AUP
Cafés	A	A	A	A
Drive-through restaurants			CUP ²	
Micro-brewery with tasting room and/or dining				CUP

ESMC Definition for Restaurant:

“Any business establishment, building, or structure where food or drink are prepared and served for consumption either on or off the premises, which may also include as accessory uses, service to persons over an interior counter, outside the structure, or from an outdoor service window...”

Partial Floor Plan



Waiting/Viewing Area

Indoor and Outdoor Dining Area for Restaurant

AUP Required Findings:

1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.
2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.
3. The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.
5. The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

Recommendation:

- Consider permitting under the definition of Restaurant, ancillary food and alcohol service at a waiting/viewing area adjacent to pickleball courts; and
- Adopt Resolution No. 2951, conditionally approving Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01.