



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted:
Received By:
F&G Check Submitted:

1221 Artesia Boulevard, Suite 101

Project Address

AMENDED MAP OF SEASIDE PARK E 135 FT OF S 125 FT EX OF STS LOT 10

Legal Description

General Commercial

General Commercial

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

☐ Major Development (Public Hearing required)

☐ Minor Development (Public Hearing, if requested)

Project not located in Appeal Jurisdiction

☒ Public Hearing Required (due to UP, Var, ME, etc.)

☐ No Public Hearing Required

Submitted Application (check all that apply)

| | | | |
|---|------|---|------|
| <input type="checkbox"/> Appeal to PC/PPIC/BBA/CC | 4225 | <input type="checkbox"/> Use Permit (Residential) | 4330 |
| <input type="checkbox"/> Coastal Development Permit | 4341 | <input type="checkbox"/> Use Permit (Commercial) | 4330 |
| <input type="checkbox"/> Continuance | 4343 | <input type="checkbox"/> Use Permit Amendment | 4332 |
| <input type="checkbox"/> Cultural Landmark | 4336 | <input type="checkbox"/> Variance | 4331 |
| <input type="checkbox"/> Environmental Assessment | 4225 | <input type="checkbox"/> Park/Rec Quimby Fee | 4425 |
| <input type="checkbox"/> Minor Exception | 4333 | <input type="checkbox"/> Pre-application meeting | 4425 |
| <input type="checkbox"/> Subdivision (Map Deposit) | 4300 | <input type="checkbox"/> Public Hearing Notice | 4339 |
| <input type="checkbox"/> Subdivision (Tentative Map) | 4334 | <input type="checkbox"/> Lot Merger/Adjust./\$15 rec. | 4225 |
| <input type="checkbox"/> Subdivision (Final) | 4334 | <input type="checkbox"/> Zoning Business Review | 4337 |
| <input type="checkbox"/> Subdivision (Lot Line Adjust.) | 4335 | <input type="checkbox"/> Zoning Report | 4340 |
| <input type="checkbox"/> Telecom (New or Renewed) | 4338 | <input type="checkbox"/> Other <u>APPEAL</u> | |

Fee Summary: (See fees on reverse side)

Total Amount: \$ _____ (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Richard McQuillin

Name

1281 Tennyson St, Manhattan Beach CA 90266

Mailing Address

Nearby resident

Applicant(s)/Appellant(s) Relationship to Property

Richard McQuillin

310 947 1759, rmcquillin@mcqcorp

Contact Person (include relation to applicant/appellant)

Phone number / email

1281 Tennyson St, Manhattan Beach CA 90266

Address

RM 2

310 947 1759, rmcquillin@mcqcorp

Applicant(s)/Appellant(s) Signature

Phone number / email

Complete Project Description- including any demolition (attach additional pages as necessary)

Appeal of planning commission approval for 7-11 liquor license condition in use permit

See attached description of the appeal

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We Richard McQuillin being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

RM
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Richard McQuillin
Print Name

1281 Tennyson St, Manhattan Beach CA 90266
Mailing Address

310 947 1759, rmcquillin@mcqcorp
Telephone/email

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____
by _____, proved to me on
the basis of satisfactory evidence to be the person(s) who appeared before me.




Signature please see attached for Notary Public des
Notary Public

SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.



Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit
Public hearing – no other discretionary approval required: \$ 3,948 
Public hearing – other discretionary approvals required: 1,940 
No public hearing required – administrative: 1,509 
Transfer: 155


Use Permit
Use Permit: \$ 8,393 
Master Use Permit: 10,908 
Master Use Permit Amendment: 7,414 
Master Use Permit Conversion: 5,035 

Variance
Filing Fee: \$ 8,421 

Minor Exception
Without notice: \$ 353
With notice: 1,575 

Subdivision
Certificate of Compliance: \$ 1,652
Final Parcel Map + mapping deposit: 601
Final Tract Map + mapping deposit: 601
Mapping Deposit (paid with Final Map application): 500
Merger of Parcels or Lot Line Adjustment: 1,184
Quimby (Parks & Recreation) fee (per unit/lot): 1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing: 1,397
Tentative Parcel Map (4 or less lots / units) Public Hearing: 3,546 
Tentative Tract Map (5 or more lots / units) No Public Hearing: 4,074 

Environmental Review (contact Planning Division for applicable fee)
Environmental Assessment (no Initial Study prepared): \$ 215
Environmental Assessment (if Initial Study is prepared): 3,133

 Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:

Coastal Permit – 100 ft. Radius \$ 182
Large Family Daycare – 100 ft. Radius 56
Minor Exception – 300 ft. Radius 129
Other Permits – 300 to 500 ft. Radius 263
Code, General Plan, Zoning Amendments 588

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

S.S.

Subscribed and sworn to (or affirmed) before me on this 22nd day of Feb,
Month

20 22, by Richard McQuillin _____ and
Name of Signer (1)

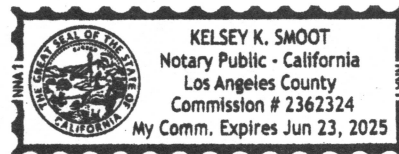
N/A _____, proved to me on the basis of
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.


Signature of Notary Public

Notary Public

For other required information (Notary Name, Commission No. etc.)



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Owner's Affidavit

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on _____

Page # _____ Entry # _____

Notary contact: _____

Other _____

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

February 23, 2022
City Council
1400 Highland Ave
Manhattan Beach

Subject: Appeal of Use Permit for 7-11 Liquor License, 1221 Artesia Blvd., Suite 101

Dear Councilmembers,

I appeal the approval by the planning commission of the use permit for a liquor license at the 7-11. The premises lie within 100 feet of residences as shown in the first attachment. I don't believe they should be able to sell liquor until 2 AM seven days a week. There are plenty of liquor stores in the South Bay open until 2 AM. Please don't approve another one next door to residences in our neighborhood.

I was able to quickly collect \$500 from my neighbors to appeal this. It's forced us to learn about protesting ABC licenses. Most residents, including me, don't understand the process without spending a lot of time investigating. We've learned that the ABC will deny the license or at least restrict its hours, provided someone protests the license. Must we be forced to spend \$500 to appeal, and then to protest to the ABC simply to obtain decent operating hours?

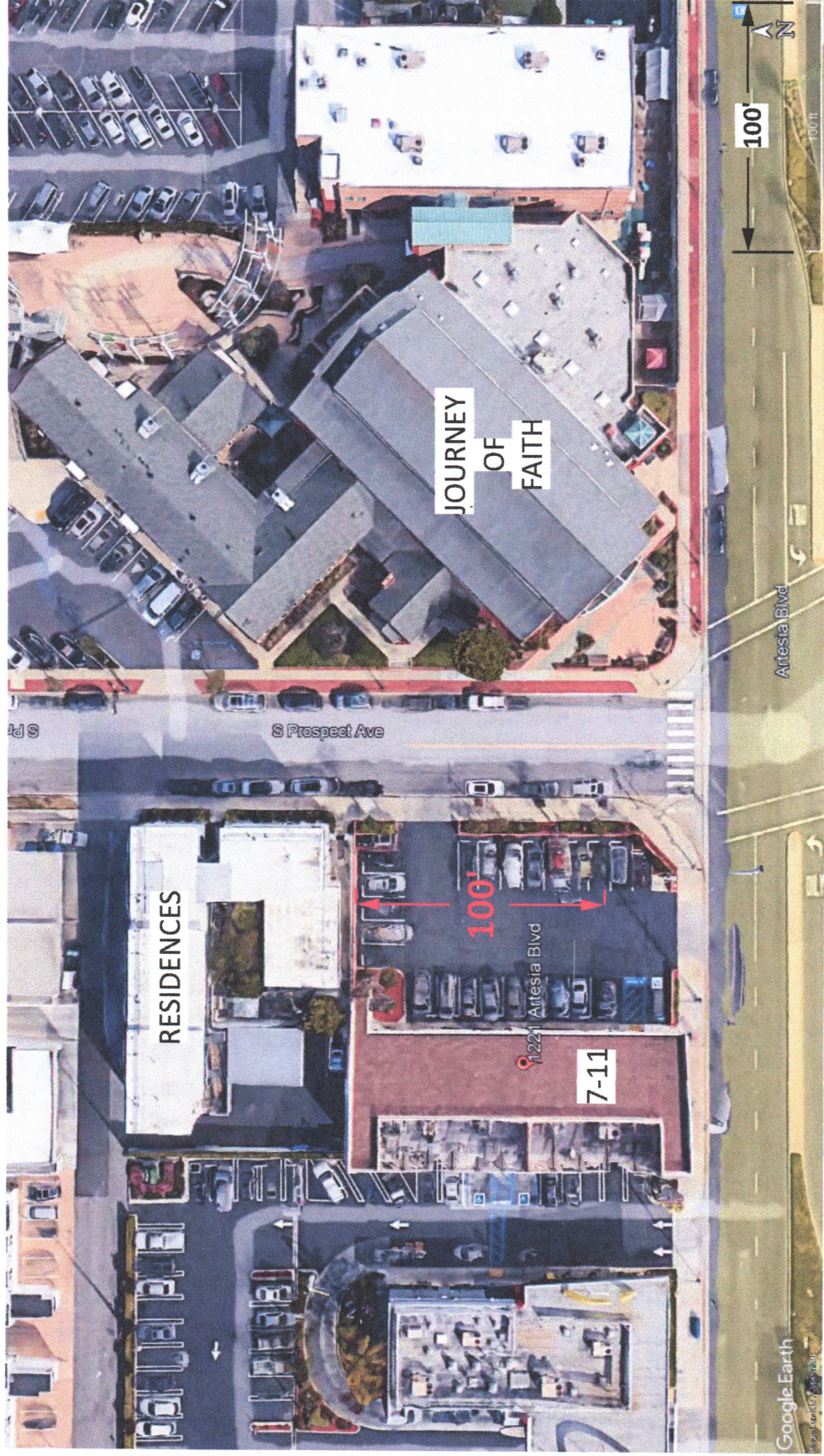
Consequently, I will protest the license, requesting denial or at least hours from 8 AM to 9 PM, per the 2nd page of the 2nd Attachment. The first page of the 2nd attachment describes some things I've experienced at or near the 7-11:

- In the past year I have encountered these things on Tennyson Street, just north of the 7-11: (a) used contraceptives, (b) a bag of urine, and (c) repeated graffiti. I've photographed these things and called the city for their removal. I once observed a young lady exit the passenger side of a car, sweating profusely, vomit on the sidewalk, and return to her car. Families are out and children play on Tennyson Street. We need *less* of this junk and activity, not more.
- Also, the 7-11 parking lot was dirty and littered with trash when I visited, including two empty Tequila boxes. The same trash was there when I came back the next morning. There's graffiti in two places right on the front of the store. I'm afraid they don't have much pride of ownership or concern for their neighbors, yet. I have a meeting scheduled with them and I'm hoping I can coax them into being more of an asset to our neighborhood.

Please take responsibility and limit liquor license sales from 8 AM to 9 PM as I believe the ABC will. I believe the city should have checked this with the ABC before approving the use permit. That 7-11 may seem like a stop-off on the way to the beach, but our families live here and we care. Given the care and attention it deserves, Poet's Corner will develop its own unique charm and become a little jewel of Manhattan Beach.

Thank you,
Richard McQuillin
1281 Tennyson Street
Manhattan Beach, CA 90266
310-947-1759

ABC REDUCES OPERATING HOURS WITHIN 100 FEET OF RESIDENCES IF PROTESTED



From: rmcquillin@mcqcorp.com <rmcquillin@mcqcorp.com>

Sent: Tuesday, February 8, 2022 12:29 PM

To: planningcommission@citymb.info

Subject: Feb 9 PC Meeting: Protest of 7-11 Liquor License

Per the attached draft Form ABC 510A, I plan to protest the application for the license to the ABC for liquor sales at the 7-11 store at 1221 Artesia Blvd. Suite 101, Manhattan Beach, CA 90266:

1. I didn't see any notice posted when I visited the store on Feb 7, 2022.
2. I spoke with Lovely at ABC Long Beach (562) 982-1337 on Feb 7 and she did not find that an application has been filed.
3. There is an apartment building adjacent to the 7-11 on the north, so it's definitely within 100 feet. Other residences may also be within 100 feet. Consequently, the ABC will accept my protest.

As result of my forthcoming protest, the ABC may deny the license. At a minimum, they will condition the license, for example, restricting hours of alcohol sales to 8 AM - 9 PM. The city needs to coordinate with the ABC to ensure that the use permit is consistent with the alcohol license. For example, instead of specifying hours of alcohol sales in the use permit, it should have a condition that the hours must comply with those in the alcohol license.

Also, please consider the negative impact that hard liquor sales will have on our family neighborhood:

4. In the past year I have encountered these things on Tennyson street, just north of the 7-11: (a) used contraceptives left in the street, (b) a bag of urine by the Skechers parking lot, and (c) graffiti repeatedly marked (3-5 times so far) on the electrical box north of the Afterburner Gym. I have photographed these things and called the city for their removal. I once observed a young lady exit the passenger side of a car, sweating profusely, vomit on the sidewalk north of the Chase bank, and return to her car. We need LESS of this junk and activity, not more.
5. There have been numerous traffic accidents, some fatal, surrounding that store on Artesia, Sepulveda, Tennyson, and Prospect.

Also, the 7-11 parking lot was littered with trash when I visited, including two empty Tequila boxes. They don't seem to have much pride of ownership or respect for their neighbors. Can they be warned and/or cited for this?

If you need evidence, I have photos of the lack of notice, lot litter, disgusting things left on our street, graffiti, etc. Feel free to ask for them.

Thank you,
Richard McQuillin
1281 Tennyson Street
Manhattan Beach, CA 90266
310-947-1759

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

See instructions, ABC Form 510 (Rev. January 2016).

To be considered valid, all protests must use this form.*

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act
to Applicant: 7-Eleven, 3200 Hackberry Road, Irving, TX 75063

(Name(s) of Applicant(s))

For the premises at: 1221 Artesia Boulevard., Suite 101; Manhattan Beach, CA 90266

(Exact address of proposed premises)

License Number (if known): (none)

On the grounds that: No notice, no license application, within 100 feet of residences, bad for neighborhood

(Grounds stated must be specific. If not, ABC may reject the protest.)

(1) I didn't see any notice posted when I visited the store on Feb 7, 2022.

(2) I spoke with Lovely at ABC Long Beach (562) 982-1337 on Feb 7, 2022 and she did not find that an
application has been filed.

(3) There is an apartment building adjacent to the 7-11 on the north. Other residences may also
be within 100 feet.

(4) Our neighborhood already deals with noise, traffic accidents (some fatal), trash, and graffiti.

We must resist anything such as liquor sales that would degrade our streets.

☐ Check here if additional sheets are attached

VERIFICATION. Protests may be made only by individuals.If multiple people wish to file protests they must each complete their own form.

I, R I C H A R D M c Q U I L L I N

PRINT (Name of Protestant)

declare under penalty of perjury:

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

EMAIL (Optional)

PROTESTANT'S SIGNATURE

DATE SIGNED

February 8, 2022

SIGNED AT (City and State)

Manhattan Beach, CA 90266

TELEPHONE NUMBER (Optional)

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State & Zip Code) [NOTE: Notify ABC of Address Changes]

1 2 8 1 T E N N Y S O N S T R E E T
M A N H A T T A N B E A C H , C A 9 0 2 6 6

*Except for protests by ABC employees or by government officials acting in their official capacity.

FOR ABC USE ONLY

- | | | |
|--|--|---|
| <input type="checkbox"/> Denied / Rejected | <input type="checkbox"/> Accepted for Review | <input type="checkbox"/> Valid |
| <input type="checkbox"/> Undue Con | <input type="checkbox"/> QE | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Character | <input type="checkbox"/> Nuisance | <input type="checkbox"/> Consideration Points |
| | | <input type="checkbox"/> Traffic/Parking |