

Coucou – Master Use Permit Amendment Submittal

Complete Written Narrative

Project Address: 1131 Manhattan Ave, Manhattan Beach, CA 90266

Applicant/DBA: Coucou (Entity: The Copper Room, LLC)

Submittal Type: Master Use Permit Amendment

Coucou, at 1131 Manhattan Ave., will operate an existing, permitted restaurant with on-site service of beer/wine and on-site service of distilled spirits (ABC Type 47) in conjunction with bona fide meals. **No physical changes are proposed.** Seating, floor plan, trash enclosure, and parking arrangements remain as previously approved for the premises.

Hours of operation: 6:00 a.m.–11:00 p.m., Sunday–Thursday; 6:00 a.m.–12:00 a.m., Friday–Saturday. Alcohol service is always incidental to food service. No live entertainment; interior sound is background music only with volume controlled by management. Deliveries and refuse service will follow standard Downtown schedules and occur off-street or in designated loading areas.

Parking: Two off-site parking spaces will be maintained as previously conditioned (in-lieu participation and/or permitted off-site spaces within 1,000 feet).

Compliance: The restaurant will continue to comply with applicable trash enclosure/FOG requirements and City/County health permits. Staff will maintain Responsible Beverage Service (RBS) certifications and standard best practices for ID verification and service.

These operating characteristics are identical in kind and intensity to the previous approval and remain compatible with surrounding Downtown restaurant uses.

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Written Description (Findings per MBMC §10.84.060)

1) Consistency with zoning/title & district purposes

The site is an existing Downtown restaurant location on Manhattan Ave. The request does not expand floor area or change the previously approved restaurant use. The amendment simply re-authorizes on-site sale and service of distilled spirits consistent with the prior (lapsed) Commission approval, with no changes to layout, utilities, seating, or exterior.

2) Consistency with General Plan; no detriment to health/safety/welfare

Operations mirror the previously approved conditions: fixed hours, alcohol incidental to food, background music only, and no live entertainment. These characteristics are typical of Downtown restaurant uses and avoid noise, crowding, and late-night impacts. The use remains compatible with adjacent commercial properties and will not be detrimental to persons or properties in the vicinity.

3) Compliance with zoning provisions and applicable conditions

The restaurant use complies with Title 10 requirements and will continue to adhere to previously imposed conditions (e.g., hours, parking, sound, trash/FOG, and signage). The amendment re-establishes alcohol service parameters already vetted and conditioned for this address, without physical modifications.

4) No adverse impacts to or from nearby properties (traffic, parking, noise, etc.)

Downtown is characterized by similar restaurants with comparable hours and service. Parking will continue to be provided under the two-space condition (in-lieu participation and/or permitted off-site spaces within 1,000 feet). Limiting sound to interior background music with no live entertainment avoids spillover impacts. No increase in public services demand beyond existing conditions is anticipated.