



# MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

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

451 MANHATTAN BEACH BLVD., #B102, MANHATTAN BEACH, CA 90266

**Project Address**

S C C 11629 C F 218 KNOWN AS POTENCIA DEPOT GROUNDS OF SEC 25 T3S 15W

**Legal Description**

COMMERCIAL

CD - DOWNTOWN COMMERCIAL TBD

**General Plan Designation**

**Zoning Designation** **Area District**

For projects requiring a Coastal Development Permit, select one of the following determinations<sup>1</sup>:

**Project located in Appeal Jurisdiction**

**Project not located in Appeal Jurisdiction**

Major Development (Public Hearing required)

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

Minor Development (Public Hearing, if requested)

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	

**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**

SOGNO TOSCANO

**Name**

1445 W. 12TH PLACE, SUITE 101, TEMPE, AZ 85281

**Mailing Address**

TENANT / RESTAURANT OPERATOR

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

BRETT ENGSTROM - LIQUORLICENSE.COM

(626) 993-7350

**Contact Person (include relation to applicant/appellant)**

Phone number / email

315 W 9th Street Suite 410 Los Angeles, CA 90015

**Address**

*Pietro Brembilla*  
Applicant(s)/Appellant(s) Signature

(917) 667-9129 / PIETRO.BREMBILLA@SOGNOTOSCANO.COM  
Phone number / email

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

Applicant is requesting a Use Permit Amendment to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a proposed Sogno Toscano restaurant. The tenant space was previously occupied by a larger restaurant "Lemonade." Sogno Toscano will occupy a portion of that tenant space totalling 1,510 sf of interior area. The restaurant will also offer a 354 sf outdoor patio area. The restaurant will offer 28 interior seats and 21 patio seats. Hours of operation for both the interior and patios areas will be 8:30am to 11pm daily. The restaurant will operate with an ABC Type 41 license.

<sup>1</sup> 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 \_\_\_\_\_ being duly sworn, depose and say that we are the Ground Lessee ) 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).

\_\_\_\_\_  
*Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)*

Jonathan Tolkin, Managing Member

\_\_\_\_\_  
*Print Name*

701 N. Brand Blvd., #810, Glendale, CA 91203

\_\_\_\_\_  
*Mailing Address*

(310) 468-6629

\_\_\_\_\_  
*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 \_\_\_\_\_

*Notary Public*

SEAL

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## 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	✉
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*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	



# ENVIRONMENTAL ASSESSMENT FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266  
Telephone: (310) 802-5500 Fax: (310) 802-5501 TDD: (310) 546-3501

Date Filed: \_\_\_\_\_

### APPLICANT INFORMATION

Name: Sogno Tosacano

Contact Person: Brett Engstrom - LiquorLicense.com

Address: 1445 W. 12th Pl., Suite 101, Tempe, AZ

Address: 315 9th St., Ste 410, Los Angeles, CA 90015

Phone number: (917) 667-9129

Phone number: (626) 993-7350

Relationship to property: Tenant

Association to applicant: Agent

### PROJECT LOCATION AND LAND USE

Project Address: 451 Manhattan Beach Blvd., #B102, Manhattan Beach, CA 90266

Assessor's Parcel Number: 4179-003-901

Legal Description: S C C 11629 C F 218 KNOWN AS POTENCIA DEPOTGROUNDS OF SEC 25 T3S 15W

Area District, Zoning, General Plan Designation: CD - Downtown Commercial / Commercial

Surrounding Land Uses:

North Commercial

West Commercial

South Commercial

East Residential

Existing Land Use: Commercial - Restaurant

### PROJECT DESCRIPTION

Type of Project: Commercial XX Residential \_\_\_\_\_ Other \_\_\_\_\_

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: N/A

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: Neighborhood to Citywide orientation; Restaurant w/ beer & wine sales; Hrs(interior & patio) 8:30am-11pm daily; Employees: 25; Fixed seats: Interior 0;Patio:5; Kitchen: 423sf, Seating 448sf, Storage: 163 sf, Patio: 354 sf.

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: \_\_\_\_\_

Proposed project will be a full service restaurant including the ancillary sale of beer and wine for on-site consumption. \_\_\_\_\_

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Removed/ Demolished</u>
Project Site Area:	132,009 SF	132,009 SF	N/A	N/A
Building Floor Area:	2,566 SF	1,510 SF	N/A	N/A
Height of Structure(s)	Apprx 24 ft	Apprx 24 ft	N/A	N/A
Number of Floors/Stories:	One	One	N/A	N/A
Percent Lot Coverage:	TBD	TBD	TBD	N/A
Off-Street Parking:	TBD	TBD	TBD	N/A
Vehicle Loading Space:	TBD	TBD	TBD	N/A
Open Space/Landscaping:	TBD	TBD	TBD	N/A

Proposed Grading: Cut N/A Fill N/A Balance N/A Imported N/A Exported N/A

Will the proposed project result in the following (*check all that apply*):

- | <u>Yes</u>    | <u>No</u>    |  |
|---------------|--------------|--|
| <u>      </u> | <u>  X  </u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u>      </u> | <u>  X  </u> | Changes to a scenic vista or scenic highway?   |
| <u>      </u> | <u>  X  </u> | A change in pattern, scale or character of a general area?   |
| <u>      </u> | <u>  X  </u> | A generation of significant amount of solid waste or litter?   |
| <u>      </u> | <u>  X  </u> | A violation of air quality regulations/requirements, or the creation of objectionable odors?                                 |
| <u>      </u> | <u>  X  </u> | Water quality impacts (surface or ground), or affect drainage patters?   |
| <u>      </u> | <u>  X  </u> | An increase in existing noise levels?  |
| <u>      </u> | <u>  X  </u> | A site on filled land, or on a slope of 10% or more?   |
| <u>      </u> | <u>  X  </u> | The use of potentially hazardous chemicals?  |
| <u>      </u> | <u>  X  </u> | An increased demand for municipal services?  |
| <u>      </u> | <u>  X  </u> | An increase in fuel consumption?   |
| <u>      </u> | <u>  X  </u> | A relationship to a larger project, or series of projects?   |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

N/A

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**CERTIFICATION:** I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: Brett Engstrom Prepared For: Sogno Toscano

Date Prepared: 1/15/26

Revised 07/01/18

## **USE PERMIT FINDINGS**

**APPLICANT:** SOGNO TOSCANO

**LOCATION:** 451 MANHATTAN BEACH BLVD., #B102  
MANHATTAN BEACH, CA 90266

**REQUEST:** USE PERMIT AMENDMENT TO ALLOW THE ANCILLARY SALE OF BEER  
AND WINE AT A PROPOSED SOGNO TOSCANO RESTAURANT

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Sogno Toscano is requesting a Use Permit Amendment to allow the ancillary sale of beer and wine for on-site consumption in conjunction with the operation of a proposed Sogno Toscano Restaurant. The restaurant will include a 1,510 sf interior area with 28 interior seats and a 354 patio with 21 seats. The restaurant will operate with an ABC type 41 license allowing the sale of beer and wine at a bona fide eating establishment. Sogno Toscano's proposed hours of operation are 8:30am to 11pm daily; proposed hours of beer and wine sales will be the same.

**1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;**

The project site is located within the CD - Downtown Commercial zone. This district is intended to accommodate a broad range of community businesses and to serve beach visitors. A Use Permit was granted allowing an increase in eating and drinking establishments at the overall property. The applicants are requesting an amendment to that use permit to allow the ancillary sale of beer and wine in conjunction with the operation of the proposed Sogno Toscano restaurant. The underlying use of a full service restaurant will remain as approved under the existing Use Permit. No deviations are requested from the municipal code or the previously granted Use Permit. Therefore the proposed addition to the previously approved eating establishment use is in accord with the objectives of this title and the purposes of the district.

**2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;**

The proposed Sogno Toscano Restaurant will be located on a property within the CD - Downtown Commercial zone. The site is located along Manhattan Beach Blvd., the iconic heart of the city. Neighboring properties heading west include a variety of restaurant and retail uses meant for the local community and beach visitors. The nearest residential uses are to the east across N. Valley Blvd and N. Ardmore Ave. These thoroughfares create a sufficient distance to be a buffer between the restaurant and those residential uses. In addition, those nearby residents likely enjoy the proximity to the nearest restaurants and retail operations. The nearest sensitive use is the New Life Presbyterian Church also to the east of the project site. Again the combined distance of N. Valley Blvd. and N. Ardmore Ave. allows a sufficient buffer between the proposed restaurant and the church. The restaurant is reasonable in size and will not overwhelm the neighborhood. The restaurant will also have reasonable operating hours (8:30am to 11pm daily), thereby eliminating any issues derived from late night operations. With this in

mind, the operation of the proposed Sogno Toscano Restaurant with ancillary beer and wine sales will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

**3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located;**

The proposed Sogno Toscano Restaurant will be located in the CD - Downtown Commercial zone. An eating establishment is a permitted use with the approval of a Use Permit. A Use Permit was granted allowing an increase in eating and drinking establishments at the overall property. The applicants are requesting an amendment to that use permit to allow the ancillary sale of beer and wine in conjunction with the operation of the proposed Sogno Toscano restaurant. The approval of the subject amendment request will not alter the suitability of the core use at the site. With a reasonable size and operating hours, the proposed restaurant is a proper fit to serve the local community and beach visitors. The project as proposed will comply with the provisions of this title.

**4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The proposed Sogno Toscano Restaurant will be located in the CD - Downtown Commercial zone. The adjacent properties include a variety of commercial, retail and restaurant uses meant to serve the local community and beach visitors. The project site is developed for commercial uses, and includes an on-site parking area. The proposed Sogno Toscano Restaurant will be assuming a tenant space previously occupied by another restaurant that operated without issue, establishing the suitability of the location. The addition of ancillary beer and wine will not alter the compatibility of the underlying use. With this in mind, the approval of the subject Use Permit Amendment to allow the ancillary sale of beer and wine at the proposed Sogno Toscano Restaurant will not trigger substantial changes in the noise, vibration, odors, safety and aesthetics at the site.