

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

TO: Planning Commission

FROM: Marisa Lundstedt, Director of Community Development
Angelica Ochoa, Associate Planner

DATE: September 28, 2016

SUBJECT: Use Permit for Proposed On-Site Instructional Alcohol Tasting (Type 86)
Within an Existing Supermarket Located at 2700 Sepulveda Boulevard
(Ralph's – Manhattan Village Mall)

RECOMMENDATION

Staff recommends that the Commission **CONDUCT** the **PUBLIC HEARING**, **ADOPT** the attached **RESOLUTION** and **APPROVE** the subject application with conditions

APPLICANT

Art Rodriguez and Associates
709 E. Colorado Blvd., Suite 200
Pasadena, CA 91101

PROPERTY OWNER

Ralphs Grocery Company
2700 Sepulveda Boulevard
Manhattan Beach, CA 90266

BACKGROUND

On May 06, 2016, Art Rodriguez and Associates on behalf of Ralphs Grocery Company submitted an application for a use permit (Exhibit C) to allow on-site instructional alcohol tastings at an existing grocery store located at 2700 Sepulveda Boulevard within the Manhattan Village Shopping Center. Currently, Ralphs Grocery operates under a Type-21 alcohol license, allowing the sale of beer, wine and spirits for off-site consumption. In September 2007, Ralphs was approved by the Planning Commission and City Council for a Type 42 license to allow on-site tasting of wine. The Type 42 license was withdrawn by Ralphs in late 2008.

The applicant requests approval for a Type 86 license to allow on site tastings of beer, wine and distilled spirits. This new license, offered since January 2011 by the ABC, is only issued to license holders of certain qualified off-sale retail licensed businesses, as a minor, secondary type of license. Per the ABC, a finding of public convenience and necessity is not required for the Type 86 License. Ralphs currently has a Type-21 license that allows the sale of beer, wine and spirits for off-site consumption. Manhattan Beach Municipal Code Section 10.16.020 (L), Commercial District Land Use Regulations, requires a Use Permit and approval for any new alcohol license.

PROJECT OVERVIEW

LOCATION

<u>Location</u>	2700 Sepulveda Blvd., in multi-tenant center known as the Manhattan Village Shopping Center (Vicinity Map, Exhibit B)
<u>Legal Description</u>	Map Book 122, pages 33-35 of Parcel Map, Lot 3
<u>Area District</u>	II (Community Commercial)

LAND USE

<u>General Plan</u>	Manhattan Village	
<u>Zoning</u>	CC (Community Commercial)	
<u>Land Use</u>	<u>Existing</u> Grocery store in commercial-retail site with off-premise alcohol consumption	<u>Proposed</u> Same, with limited on-site full alcohol tasting
<u>Neighboring Land Uses/Zoning</u>		
North	Commercial (CC)	
South	Commercial/Restaurants (CC), across Marine Ave., Commercial General (CG) and Residential (RS-D4)	
East	Residential (RPD)	
West	Commercial (CG) – across Sepulveda Boulevard	

PROJECT DETAILS

<u>Parcel Size</u>	43,034 square feet	
<u>Building Size</u> 2700 Sepulveda Blvd.	<u>Existing</u> 43,278	<u>Proposed</u> no change
<u>Parking</u> Total Manhattan Village Mall (2600 through 3562 Sepulveda Blvd.)	<u>Existing</u> 2,393 spaces	<u>Proposed</u> no change

Hours of operation
2700 Sepulveda Blvd.

Existing
24 hours

Proposed
no change
(alcohol tastings
10 am to 9pm)

Alcohol Service

Existing
Type 21- beer, wine and
spirits, off-site consumption

Proposed
Continue Type 21
Add Type 86 – beer,
wine, spirits on-site
tasting

DISCUSSION

Background/Approvals

The multi-tenant shopping center known as Manhattan Village Shopping Center, 2600 through 3562 Sepulveda Boulevard, is approximately 44 acres in size and was originally approved and constructed in 1979. The uses adjoining the subject site (approximately 529,559 square feet) consist of commercial, retail, restaurants, services, and offices. The subject business, Ralphs Grocery, occupying 43,278 square feet, operates as a 24-hour supermarket.

On December 2, 2014, the City Council adopted CC Resolution 14-0026 approving an amendment to the existing Master Use Permit, a height variance, and amendment to the Master Sign program/sign exceptions for the Manhattan Village Expansion project. On that same day the City Council adopted CC Resolution 14-0025 certifying the EIR for the project. The expansion project approved in 2014 is currently in design.

Proposed Project – Use Permit

Ralphs supermarket is utilized by local residents, employees from surrounding businesses, and visitors to the Manhattan Village Shopping Center. Ralphs provides a variety of produce, meats, dairy, and dry and frozen foods. The subject site also provides a well-stocked deli, sushi and soup selections, specialty cheeses and a wide selection of fine wines. The supermarket is open 24 hours, seven days a week.

The applicant, Art Rodriguez and Associates representing Ralphs, are requesting a Use Permit for a Type 86 License. This Type 86 Alcohol License would allow on-site instructional tastings of beer, wine and distilled spirits. This new license, offered since January 2011 by the ABC, is only issued to license holders of certain qualified off-sale retail licensed businesses. Ralphs currently has a Type-21 license that allows the sale of beer, wine and spirits for off-site consumption. The applicant's narrative (Exhibit C) states that Ralphs would like to give customers the opportunity to sample unique types of beer, wine and spirits before making a purchase. The tastings will be held within an existing dedicated area (floor plan, Exhibit F) located in the deli/cold food area of the supermarket, approximately a 5' x 5' area. The sampling will not exceed eight (8) ounces of beer, or three (3) ounces of wine or three quarter (3/4) ounces of distilled spirits per person. All pouring will be done by Ralphs employees or a qualified supplier

authorized by Ralphs. The hours of tasting will be 10:00am to 9:00pm daily per ABC regulations. Tastings will only be available to patrons who prove to be of legal age, and conducted only within the “designated area” in the grocery store. This application does not result in a change of square footage and therefore no new development standards are required. Other grocery markets such as Bristol Farms and Whole Foods have similar tasting events.

Comparison – Similar Uses

A list of approved alcohol licenses is attached for all businesses located in the City of Manhattan Beach (Exhibit D). The chart below lists examples of similar alcohol retail sales and sampling license approvals with similar conditions. These establishments have Type-42 Licenses and Type-20 or Type-21 Licenses for selling and/or tasting beer and wine. Conditions were imposed by the City that were appropriate to the site, use and surrounding properties.

Business	Alcohol Type	SF of Tasting	Hours of Tasting
Bacchus 1000 Manhattan Avenue	Type 20 and 42	100 sf max	Sunday to Wednesday 11am to 8pm, Thursday to Saturday 11am to 9pm
Sepulveda Wine Company 917 Sepulveda	Type 21 and 42	5' x 5' area cornered off by barrier	Sunday and/or Monday 5-8pm 16 customers max and 4 times per month max
BevMo 1700 Rosecrans	Type 21 and 42	100 sf max	11am to 7pm daily
Ralphs 2700 Sepulveda (2007 approved)	Type 21 and 42	131 sf max	Monday to Saturday 11am to 9pm Sunday 11am to 8pm
Ralphs (subject proposal)	Type 21(existing) Type 86 (new)	Designated Area approximately 25 sf	10am to 9pm daily

Staff has included the following conditions in the attached draft Resolution (Exhibit A), listed below in summary:

- The project shall be in conformance with the plans and project description as reviewed by the Planning Commission.
- If Ralphs vacates, the site may be occupied by another similar use, if the Department of Community Development determines that the replacement use has the same use characteristics.
- The on-site beer, wine and spirits tasting shall be conducted only in the designated area from 10am to 9pm daily and shall have no seating furniture or fixtures. Tastings shall be limited to a maximum of eight (8) ounces of beer, three (3) ounces of wine and three

quarter (3/4) ounces of distilled spirits per person. Sips shall be poured only by Ralphs employees or the authorized licensee, or its designated agents in accordance with ABC regulations.

- The tasting will be restricted only to patrons at least 21 years in age. Persons under 21 years of age are not allowed within the designated area.
- No exterior sign modification and/or additions advertising tasting is permitted.
- The property owner shall obtain approval from the State Department of Alcoholic Beverage Control and shall comply with all related conditions of approval.
- Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.

REQUIRED FINDINGS

Section 10.84.060 of the Manhattan Beach Zoning Code, provides the findings that are necessary to approve a Use Permit. Staff believes all findings can be met as follows:

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

The proposed project is located within the (CC) Community Commercial district. The project does not encompass a change in classification of use, rather a change in the operational characteristics to include limited on-site consumption of alcohol at instructional tastings. The business is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is a commercial zone consistent with Section 10.16.010 of the Manhattan Beach Zoning Code which states that the district is intended to provide opportunities for commercial retail uses for a full range of retail and service businesses.

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 on-site consumption of alcohol, as proposed, poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city as the site continues to operate as a commercial retail use and the alcohol sampling would be accessory or incidental to the retail sales.

The proposed location of the use and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan, since the project site is classified as Manhattan Village which allows for a diverse mix of complementary commercial and business uses. Specifically, the project is consistent with the following Goals of the General Plan, as well as other Goals and Policies as stated in the draft Resolution:

Goal LU-4: Support and encourage the viability of the commercial areas of Manhattan Beach.

Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.

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; and*

The proposed instructional tasting of beer, wine and spirits on an existing commercial retail use is determined to be in compliance with applicable provisions of the (CC) Community Commercial zone, and the required notice, hearing and findings for the Use Permit.

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 change in operational use will not adversely impact nearby properties as the use currently exists at the site. The proposed operational change to include beer, wine and spirits tasting poses no increase to the parking demand in the Community Commercial zone. It is not anticipated that the addition of limited beer, wine and distilled spirits consumption in the existing retail/grocery use will exceed the capacity of public services and facilities.

PUBLIC INPUT

A notice of the public hearing for this application was mailed to all owners of property within 500 feet of the project site boundaries and was published in the Beach Reporter on September 15, 2016. Staff is not aware of any opposition to the project and has not received any comments as of the writing of this report.

DEPARTMENT COMMENTS

The Building Division and Public Works Engineer Division does not oppose approval of subject request provided that they adhere to all current Building Codes and other Manhattan Beach Municipal Code and standards conditions, which will be addressed in plan check. There were no conditions or opposition from the Fire and the Police Departments.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), Class I, the subject Use Permit is determined to be categorically exempt from environmental review in that it is a minor alteration within an existing facility and will not be significantly expanding any uses.

CONCLUSION

Based on staff's review, the proposed tasting operation would not result in impacts to the nearby neighborhoods or adjoining commercial properties. The project site is a multi-tenant commercial center that has sufficient disparity in pedestrian and vehicle traffic due to the variety of uses in the Manhattan Village Shopping Center. Therefore, staff believes that the introduction of this new use would be in accord with the Community Commercial (CC) zoning standards and enhance the services that the Ralphs Manhattan Village Shopping Center already provides.

ALTERNATIVES

1. **APPROVE** the project and adopt the attached Resolution, or:
2. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.
3. **DIRECT** Staff accordingly.

ATTACHMENTS

Exhibit A: Draft Resolution No. PC 16-05
Exhibit B: Vicinity Map
Exhibit C: Applicant's Narrative
Exhibit D: List of Alcohol Licenses – Citywide
Exhibit E: Photos
Exhibit F: Floor Plan

c: Art Rodriguez and Associates, Applicant for Ralphs

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RESOLUTION NO. PC 16-05

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT ALLOWING ON-SITE INSTRUCTIONAL ALCOHOL TASTINGS AT AN EXISTING SUPERMARKET LOCATED AT 2700 SEPULVEDA BOULEVARD (RALPHS - MANHATTAN VILLAGE MALL)

THE PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby makes the following findings:

- A. On September 28, 2016, the Planning Commission reviewed an application for a use permit to add instructional alcohol tastings of beer, wine, and distilled spirits (Type 86) to an existing 43,278 square foot grocery store with an existing full alcohol off-site sales license (Type 21) located at 2700 Sepulveda Boulevard in the City of Manhattan Beach.
- B. On August 8, 2007, the Planning Commission approved an application to add wine tasting only (Type 42) within Ralphs (PC 07-12). The City Council approved the project proposal on September 4, 2007. Ralphs withdrew the application for the wine tasting license (Type 42) with the Alcoholic Beverage Control (ABC) on December 12, 2008.
- C. The subject property located at 2700 Sepulveda Boulevard is legally described as Parcel Map P.M. 122, pages 33-35, Lot 3 in the City of Manhattan Beach, County of Los Angeles.
- D. The subject property is located in Area District II and is zoned CC, Community Commercial, as are all of the adjoining properties in the Manhattan Village Shopping Center (2600 through 3562 Sepulveda Boulevard). The subject property is classified Manhattan Village in the Manhattan Beach General Plan.
- E. The applicant for the use permit is Art Rodriguez and Associates representing Ralphs Grocery Company (Ralphs). The stated business objective is to enhance the shopping experience by providing instructional alcohol tastings to customers. The proposed occupancy will not involve any structural modification to the existing tenant space. The instructional tastings will be conducted within a designated area on the approved floor plan.
- F. The subject property is located in a multi-tenant commercial center, which include restaurants, retail shops, services, and offices. The existing parking spaces are 2,393 for the entire Manhattan Village Shopping Center. There will be no change in square footage and therefore does not require any additional development standards.
- G. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines because it is a minor alteration to the operational characteristics within an existing facility and will not significantly expand any uses. The requested Use Permit to allow on-site instructional alcohol tastings would not alter the existing facility or change the underlying use because the tastings would occur within the existing supermarket/
- H. Pursuant to Section 10.84.060 the following findings are made with respect to the subject Use Permit:

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

The proposed project is located within the (CC) Community Commercial district. The project does not encompass a change in classification of use, rather a change in the operational characteristics to include limited on-site consumption of alcohol at instructional tastings. The business is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is a commercial zone consistent with Section 10.16.010 of the Manhattan Beach Zoning Code which states that the district is intended to provide opportunities for commercial retail uses for a full

range of retail and service businesses.

Support facilities such as retail, entertainment and eating and dining establishments are permitted, subject to certain limitations to avoid adverse effects on adjacent uses. With conditions the application is consistent with the purpose of the district and zone. The proposed location of the use is in accord with the objectives of Title 10 of the Municipal Code and the purposes of the district in which the site is located, as conditioned.

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 on-site consumption of alcohol, as proposed, poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city as the site continues to operate as a commercial retail use and the alcohol sampling would be accessory or incidental to the retail sales.

The General Plan designation for the property is Manhattan Village Commercial. This designation reflects the unique nature of the subject property as a portion of the largest retail development in the City. The modifications, as conditioned, are consistent with the following General Plan Goals and Policies:

Goal LU-4: Support and encourage the viability of the commercial areas of Manhattan Beach.

The proposed project is consistent with offering a wide variety of services and supporting the mix of commercial uses.

Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.

The proposed project will provide a desired service to customers therefore supporting the continued success of the Manhattan Village Mall.

Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.

The proposed project will enhance the Manhattan Village Mall and is consistent with providing goods and services throughout the main commercial areas of the City.

Policy LU- 8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional-serving commercial districts.

The proposed project will be within the existing floor area and is consistent with the existing uses on the site and other nearby commercial properties.

3. **The propose 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; and**

The proposed renovation will comply with applicable performance and development standards. Therefore the proposed use will comply with the provisions of Title 10 of the Municipal Code (Zoning Ordinance), including any specific condition required for the proposed use in the CC zoning district in which it is located. A Use Permit is required for on-site instructional alcohol tastings Type 86 License. The proposed instructional tasting of beer, wine and spirits on an existing commercial retail use is determined to be in compliance with applicable provisions of the (CC) Community Commercial zone, and the required notice, hearing and findings for the Use Permit.

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 change in operational use will not adversely impact nearby properties as the use currently exists at the site. The proposed operational change to include beer, wine and spirits tasting poses no significant increase to the parking demand in the Community Commercial zone. It is not anticipated that the addition of limited beer, wine and distilled spirits consumption in the existing retail/grocery use will exceed the capacity of public services and facilities.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject application subject to the following conditions:

Operational

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on September 28, 2016. Any substantial deviation from the approved plans or project description shall require approval from the Planning Commission.
2. In the event that the business known as Ralphs supermarket should vacate the premises, the tenant space at 2700 Sepulveda Boulevard, may be occupied by another similar use, and retain the benefits of this Use Permit, if upon its review, the Department of Community Development determines that the replacement use has the same use characteristics as Ralphs supermarket, including type of service provided, and peak hours of activity. The intent of this condition is to ensure that any replacement retail tenant, if exercising a Type-86 ABC license for on-site instructional tastings of alcoholic beverages, would be a use similar to Ralphs supermarket.
3. The on-site alcohol tasting shall be conducted only in the designated area as per the submitted floor plan and shall have no seating. The hours of tasting will be limited to 10am to 9pm daily per ABC regulations. Tastings shall be limited to a maximum of eight (8) ounces of beer, a maximum of three (3) ounces of wine or a maximum of three-quarters ($\frac{3}{4}$) ounce of distilled spirits per person. Tastings shall be poured by Ralph's employees or the authorized licensee, or designated agents in accordance with ABC regulations. Only one tasting shall be provided to any person on any day.
4. The tastings will be restricted only to patrons at least 21 years in age. Persons under 21 years of age are not allowed within the "designed area" as shown on the approved project floor plan.
5. No exterior signage advertising tastings will be permitted.
6. The property owner shall obtain approval for the proposed instructional alcohol tastings from the State Department of Alcoholic Beverage Control (ABC) and shall comply with all ABC conditions of approval.
7. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.

Building Department

8. All work shall comply with the California Codes which includes: 2013 Uniform Building Code, 2013 Uniform Mechanical Code, 2013 Uniform Plumbing Code and 2013 Electrical Code.

Procedural

9. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.
10. This Use Permit shall lapse two years after its date of approval, unless implemented or renewed pursuant to 10.84.090 of the Municipal Code.
11. The applicant/business owner shall cooperate with the Department of the Community Development in its conduct of periodic reviews for compliance of conditions of approval.
12. The applicant must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of Use Permit.
13. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* Ralphs shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. Ralphs shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify Ralphs of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify Ralphs of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, Ralphs shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. Ralphs shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require Ralphs to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. Ralphs shall deposit that amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on September 28, 2016 and that the Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marisa Lundstedt

Secretary to the Planning Commission

Rosemary Lackow

Recording Secretary

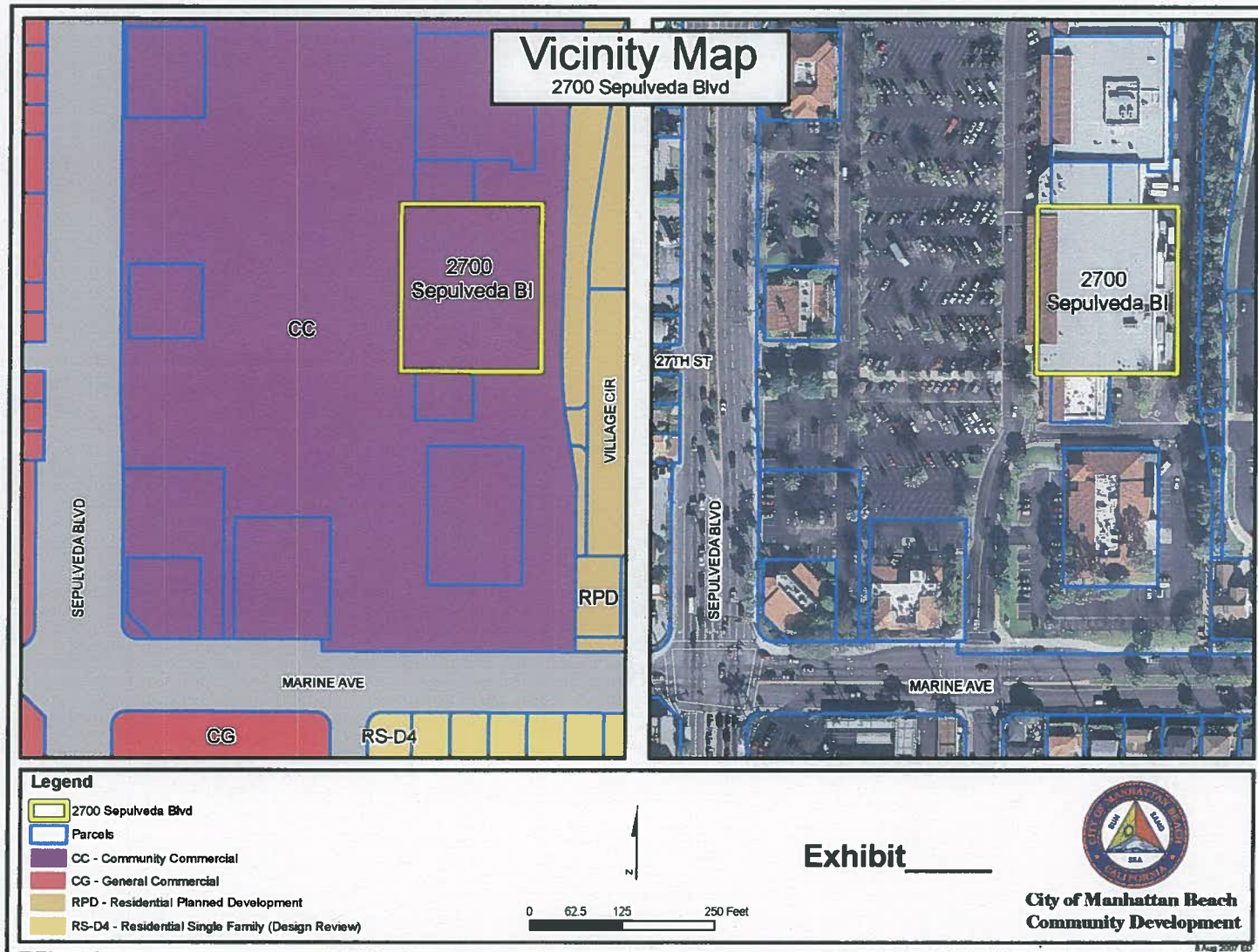


EXHIBIT B
PC MTG 9-28-16

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Project Location
2700 Sepulveda Blvd.
Manhattan Beach, CA 90266

Applicant
Ralphs Grocery Company
1100 W. Artesia Blvd.
Compton, CA 90220

Agent
Art Rodriguez & Associates
709 E. Colorado Boulevard
Suite 200
Pasadena, CA 91101

Project Description

Applicant is requesting a Use Permit (Commercial) for the project site at 2700 Sepulveda Blvd to allow for instructional tastings of alcoholic beverages with a Type 86 Alcoholic Beverage Control (ABC) License. The commercial land use and all physical characteristics of the building, including floor ratio, building materials, and design are to remain the same. Ralphs is currently allowed to conduct beer and wine tastings in a 131 square foot wine cellar as approved by the city through Resolution No. PC 07-12.

The hours of operation are to continue 5:00AM – 1:00AM Monday through Friday.

Per conditions by Alcoholic Beverage Control:

- Instructional tasting events will be limited to the hours of 10:00AM-9:00PM daily and will be held only in the area designated on the project floor plan.
- The tasting area will be roped off and all patrons must wait in a single file line prior to entering. There are no conditions set by ABC regarding a limited number of people served at tasting events but depending on number of employees 1-3 patrons will be served at a time at the tasting booth.
- Signage and the use of an electronic age verification device will help ensure no persons under the age of 21 are granted access.
- Serving sizes are restricted to 8oz of beer or 3 x 1oz of wine (maximum 3oz) or 3 x ¼oz of distilled spirits (maximum of ¾oz). Tasting events will feature only one type of beverage at a time, and can be conducted by either Ralphs staff or a vendor representative.
- Only one tasting event will occur by a designated vendor within a day. Events schedule to be determined by store manager and vendors.

Findings

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 proposed location of the use is in accord with the objective of tasting events. Ralphs is consistent with the other commercial uses in the Manhattan Village shopping center that sell and serve a variety of specialty goods. The site is currently zoned Community Commercial and classified Manhattan Village in the Manhattan Beach General Plan.

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 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 specified use is compatible and consistent with all applicable provisions of the Zoning Ordinance and approval of this request will help to satisfy goals four and five of the Land Use Element of the General Plan, which call for continued private investment and vitality along the Sepulveda commercial corridor. The use will not be detrimental to the public health, safety, or welfare but rather enhance the shopping experience for patrons of Ralphs Grocery Company. The store will continue to serve the public first and foremost as a supermarket. Addition of instructional tasting events will help educate patrons about the full line of alcoholic beverages that the store has to offer and allow them to sample small quantities from the vendor before purchasing. All tastings will be held responsibly within the store and adjacent neighborhoods or businesses will not be negatively affected.

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.

Applicant will abide by all conditions required for the proposed use in the district. Allowing on-site tastings is appropriate and will provide Ralphs customers with an enhanced shopping experience by giving them the opportunity to sample distilled spirits in addition to beer and wine.

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.

Instructional tasting events will complement the current uses at the site and will not negatively affect surrounding uses or residents. Allowing patrons attend tastings while shopping for other foods and goods will not increase noise or disrupt mobility and circulation elements outside of the store. Ralphs will abide by all rules and regulations pertaining to instructional tastings as dictated by the Department of Alcoholic Beverage Control.

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City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service

EXHIBIT D
PC MTG 9-28-16

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
1	2nd Half Sports Grill	516 N. Sepulveda Blvd.	11am-2am, Daily	11am-2am, Daily	Full Liquor	90-04 01/23/90	Pool Tournaments
2	900 Manhattan Club/Downstairs	900 Manhattan Ave.	9am to 12am Sunday 11am-12 am, Mon-Thu 11am-1 am, Fri 9am-1am, Sat	9am to 12am Sunday 11am-12 am, Mon-Thu 11am-1 am, Fri 9am-1am, Sat-Sun	Full Liquor	CC Reso. 5155 04/04/95	Live allowed on 2nd floor Dancing allowed on Fri/Sat nights
3	Arthur J	903 Manhattan Ave.	11am-12am, Sun-Thu 11am-2am, Fri-Sat	11am-12am, Sun-Thu 11am-2am, Fri-Sat	Full Liquor	CC Reso. 4108 01/03/84	No Limit
4	Beach Pizza	3301 Highland Ave.	11am-12am, Sun-Thu 11am-1am, Fri-Sat	11am-12am, Sun-Thu 11am-1am, Fri-Sat	Beer & Wine	84-31 07/24/84	None
5	Belamar Hotel	3501 N. Sepulveda Blvd.	Garden Room & Outdoor Patios: 9am-10pm, Sun-Thu 9am-11pm, Fri-Sat No Other Limits Specified	Not Specified	Full Liquor	91-08 04/23/91	None
6	Big Wok	350 N. Sepulveda Blvd	11:30am-10pm, Daily	11:30am-10pm, Daily	Beer & Wine	CC 5617 11/07/00	
7	Brewco	124 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	09-01 01/14/09	None
8	Brickworks Roasthouse & Grill	3212 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
9	Bristol Farms	1570 Rosecrans Ave. Suite H	7am-10pm, Daily	7am-10pm, Daily 11am-9pm, On-Site Tasting	Beer & Wine & Off Sale General	PC 15-04 06/24/15 90-29 10/10/90	None
10	CA Pizza Kitchen	3280 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
11	Century Club	304 12th Street	10am-12am, Sun-Thu 10am-1am, Fri-Sat	10am-12am, Sun-Thu 10am-1am, Fri-Sat	Full Liquor	87-36 12/08/87	Live Entertainment & Dancing
12	Chili's	2622 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
13	China Grill	3282 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	01-27 12/12/01	None
14	Cocos	2620 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
15	Nikau Kai	1140 Highland Ave.	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	Beer & Wine	02-14 05/08/02	None
16	Darren's Restaurant	1141 Manhattan Ave.	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor	02-28 08/28/02	None

City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
17	El Gringo	921 N. Sepulveda Blvd.	No Resolution	No Resolution	Beer & Wine	No Resolution	
18	El Sombrero	1005 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
19	El Sombrero #2	1157 Artesia Blvd. Suite B	11am-10pm, Daily	11am-10pm, Daily	Beer & Wine	84-30 06/26/84	None
20	El Tarasco	350 N. Sepulveda Blvd. #2	10am-11pm, Daily	10am-11pm, Daily	Beer & Wine	05-03 01/26/05	None
21	El Torito	600 S. Sepulveda Blvd.	11am-12am, Daily	11am-12am, Daily	Full Liquor	94-33 11/09/94	None
22	Ercoles	1101 Manhattan Ave.	11am-2am, Daily	11am-2am, Daily	Full Liquor	85-32 11/12/85	None
23	FishBar	3801 Highland Ave.	9am-2am, Daily	9am-2am, Daily	Full Liquor	89-50 12/19/89	None
24	Fishing with Dynamite	1148 Manhattan Ave.	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	Full Liquor	01-24 11/28/01	None
25	Fonzs	1017 Manhattan Ave.	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	Full Liquor	01-04 02/14/01	None
26	Four Daughters	3505 Highland Ave.	Unspecified opening time, Closes by 2am	6am-2am, ABC	Beer & Wine	82-32 10/12/82	None
27	Fusion Sushi	1150 Morningside Dr.	9am-11pm, Sun-Wed 7am-12am, Thu-Sat	9am-11pm, Sun-Wed 7am-12am, Thu-Sat	Beer & Wine	05-05 03/23/05	Entertainment/Dancing for Private Parties In Banquet Room Only Thu-Sat
28	Grunions	1501 Sepulveda Blvd.	No Resolution	No Resolution	Full Liquor	No Resolution	
29	Hennesseys	313 Manhattan Beach Blvd.	11am-2am, Daily No Outdoor Dining After 10pm When Entertainment Performs	11am-2am, Daily	Full Liquor	83-18 04/26/83	Live entertainment til 1:30am, Mon-Sun
30	Houston's Restaurant	1550 Rosecrans Ave.	6am-12am, Daily	6am-12am, Daily	Full Liquor	90-19 07/25/90	None
31	Il Fornaio	1800 Rosecrans Ave. Unit F	6am-2am, Daily	6am-2am, Daily	Full Liquor	98-25 08/12/98	None
32	India's Tandoori	916 N. Sepulveda Blvd.	11am-9pm, Mon-Thu 11am-11pm, Fri 8am-11pm, Sat 8am-8pm, Sun	11am-9pm, Mon-Thu 11am-11pm, Fri 8am-11pm, Sat 8am-8pm, Sun	Beer & Wine	00-38 12/13/00	None
33	Islands	3200 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None

City of Manhattan Beach
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	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
34	Izaka-Ya	1133 Highland Ave.	11:00am-11:00pm, Sun-Wed 11:00am-12am, Thu-Sat	11:00am-11:00pm, Sun-Wed 11:00am-12am, Thu-Sat	Beer & Wine	10-04 07/14/10	None
35	Joey's Smokin BBQ	3564 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Beer	01-27 12/12/01	None
36	Katsu	302 Rosecrans Ave.	5pm-11pm, Sun-Thu 5pm-12am, Sat-Sun	5pm-11pm, Sun-Thu 5pm-12am, Sat-Sun	Beer & Wine	02-11 03/27/02	None
37	Kettle	1138 Highland Ave.	24 Hours Daily	11am-1am	Beer & Wine	83-06 01/11/83	None
38	Le Pain Quotidien	451 Manhattan Beach Blvd.	7am-7:30pm, Daily	10am-7:30pm, Daily	Limited Selection of Beer & Wine	CC 5770 07/16/02 08-08 05/14/08	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
39	Lido Di Manhattan Beach	1550 Rosecrans Ave. Suite G	6am-2am, Daily	6am-2am, Daily	Full Liquor	90-30 10/10/90	None
40	Little Sister	1131 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
41	Love and Salt	317 Manhattan Beach Blvd.	9am-1am, Daily	9am-1am, Daily	Full Liquor & Caterer's	94-20 07/13/94	2 entertainers til 1am Fri, Sat & 12am Sun
42	Mama D's	1125 A Manhattan Ave.	6am-11pm, Sun- Thu 6am-1am, Fri-Sat	6am-11pm, Sun- Thu 6am-1am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
43	Mangiamo	128 Manhattan Beach Blvd.	11am-12am, Mon-Sat 8am-12am, Sun	11am-12am, Mon-Sat 8am-12am, Sun	Full Liquor	83-28 06/14/83	Maximum 3 musicians, nonamplified
44	Manhattan House	1019 Manhattan Beach Blvd.	11:30am-3pm, Mon-Fri 5pm-12am, Sun-Thu 5pm-1am, Fri-Sat	11:30am-3pm, Mon-Fri 5pm-12am, Sun-Thu 5pm-1am, Fri-Sat	Full Liquor	83-43 08/09/83	None
45	Manhattan Pizzeria	133 Manhattan Beach Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	CC Reso. 5175 06/20/95 86-38 12/09/86	None
46	Marine Street Café	2201 Highland Ave.	6am-10:30pm, Daily Patio Dining Stops @ 9pm, Sun-Thu	6am-10:30pm, Daily Patio Dining Stops @ 9pm, Sun-Thu	Beer & Wine	03-10 5/14/03	None
47	MB Post	1142 Manhattan Ave.	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun No Alcohol on Patio After 10pm	Full Liquor	CC 5513 10/19/99	"Kids Night" Monday 5pm-7pm

City of Manhattan Beach
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	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
48	North End Café	3421 Highland Ave	7am-10pm, Sun-Thu 7am-11pm, Fri-Sat	7am-10pm, Sun-Thu 7am-11pm, Fri-Sat	Beer & Wine	10-06 8/25/10	None
49	OB's Bar & Grill	3610 Highland Ave.	8am-2am, Daily	8am-2am, Daily	Full Liquor & Caterers	92-22 10/20/92	Live entertainment 8pm-1am Thu-Sat; 3pm-9pm Sun/Holidays No dancing
50	Old Venice	1001 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
51	Olive Garden	2610 Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
52	O-Sho	913 N. Sepulveda Blvd.	No Resolution	No Resolution	Beer & Wine	No Resolution	
53	Pachanga Grill	1590 Rosecrans Ave Suite E	7am - 11pm, Sun-Thu 7am - 12am, Fri-Sat	7am - 11pm, Sun-Thu 7am - 12am, Fri-Sat	Beer & Wine	91-18 7/24/91	None
54	Pancho's	3615 Highland Ave.	Unspecified Opening Time 2am (Rest, Bar, Lounge) 9pm (Deck & Patio)	6am-2am, ABC	Full Liquor	76-10 02/10/76	2 Musicians
55	Petro's	451 Manhattan Beach Blvd Suite B-110	6am-12 am, Sun-Thu 6am-1am, Fri-Sat	6am-11:30pm, Sun-Thu 6am-12:30am, Fri-Sat	Full Liquor	06-20 12/13/06 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
56	Pitfire Pizza	401 Manhattan Beach Blvd.	7am-11pm, Daily	7am-11pm, Daily	Beer & Wine	05-05 03/23/05	None
57	Residence Inn	1700 N. Sepulveda Blvd.	No Limits Specified	4pm-9pm, Daily Hospitality Service	Beer & Wine	90-24 09/19/90	None
58	Rice	820 Manhattan Ave.	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	Beer & Wine	89-23 06/27/89	Nonamplified live music
59	Rock N Fish	120 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	99-04 02/10/99	None
60	Rockefeller	1209 Highland Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-04 05/09/07	None
61	Rubios Baja Grill	2000 Sepulveda Blvd.	No Limits Specified	Must Be In Conjunction w/ Food Service at All Hours	Beer & Wine	08-05 04/09/08	4 Video Games
62	The Rice Teriyaki and Sushi	1570 Rosecrans Ave. Suite P	6am-12am, Daily	6am-12am, Daily	Beer & Wine	04-12 06/14/04	None
63	Sesame Moe's	2640 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	01-27 12/12/01	None

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	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
64	Shade Hotel	1221 Valley Drive	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 11pm, Sun-Thurs 12am, Fri-Sat Rooftop Deck, 10pm Daily	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 10:30pm, Sun-Thurs 11:30pm, Fri-Sat Rooftop Deck, 9pm Daily	Full Liquor	05-08 05/25/05 CC 5770 07/16/02 (CC 6275 07/09/10 Expired)	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
65	Sharkeez	3600 Highland Ave.	No Limits Specified	6am-2am, ABC	Full Liquor	89-19 05/23/89	No more than 5 musicians. Live entertainment must stop by 1am
66	Sharks Cove	309 Manhattan Beach Blvd.	7am-2am, Daily	7am-2am, Daily	Full Liquor	03-24 12/10/03	3 nonamplified muscians, no later than 12am
67	Shellback	116 Manhattan Beach Blvd.	No Resolution	No Resolution	Full Liquor	No Resolution	
68	Simmzy's	229 Manhattan Beach Blvd.	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	Beer & Wine	03-20 01/22/03	None
69	Sion's	235 S. Sepulveda Blvd.	7am-10pm, Mon-Sun	7am-10pm, Mon-Sun	Beer & Wine	CC 4338 07/01/86	None
70	Sloopy's Beach Café	3416 Highland Ave.	Unspecified opening time, Closes by 9 pm	Unspecified opening time, Closes by 9 pm	Beer & Wine	83-14 03/22/83	None
71	Summers	3770 Highland Ave.	Unspecified opening time, Closes by 2am	6am-2am, ABC	Full Liquor	82-25 08/24/82	None
72	Thai Dishes	1015 N. Sepulveda Blvd.	11am-10:30pm, Daily	11am-10:30pm, Daily	Beer & Wine	89-03 01/24/89	None
73	The Bridge	926 N. Sepulveda Blvd.	Unspecified opening time, Closed by 12am, Sun-Thu Closed by 1am, Fri-Sat	Unspecified Start Time, End by 12am, Sun-Thu End by 1am, Fri-Sat	Full Liquor	84-43 09/25/84	None
74	The Castle	2401 Sepulveda Blvd.	Unspecified opening time, Closes by 2am	6am-2am, ABC	Full Liquor	80-12 06/22/80	None
75	The Hanger Inn	1001 S. Aviation Blvd.	No Resolution	No Resolution	Beer	No Resolution	
76	The Local Yolk	3414 Highland Ave.	6am-12am, Daily 6am-11pm Outdoor Dining	6am-12am, Daily 6am-11pm Outdoor Dining	Beer & Wine	02-26 08/14/02	None
77	The Strand House	117 Manhattan Beach Blvd.	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	Full Liquor	CC Reso. 6304 04/19/11 PC 11-02 02/23/11	Live Entertainment & Dancing Fri-Sat, till 1am Thu & Sun, till 11:30pm

City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
78	Tin Roof Bistro	3500 N. Sepulveda Blvd. Ste. 100	11am-12am, Daily	11am-12am, Daily	Full Liquor	CC 01/06/09 Minute Action 08-15 11/12/08 01-27 12/12/01	None
79	Tin Roof Bistro (Private Dining Area)	3500 N. Sepulveda Blvd. Ste. 120	8am-12am, Daily	8am-12am, Daily	Beer & Wine	12-02 02/08/12	None
80	Union Pizza Company	1570 Rosecrans Ave. Suite K	9am-12am, Daily	9am-12am, Daily	Beer & Wine	91-04 03/13/91	None
81	Brooklyn Brick Pizza	500 S. Sepulveda Blvd	6am-10pm, Sun-Thu 6am-12am, Fri-Sat	6am-10pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	95-20 07/12/95	None
82	Nick's Manhattan Beach	451 Manhattan Beach Blvd Suite D-126 1200 Morningside	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-10:30pm, Sun-Thu 6am-11:30pm, Fri-Sat	Full Liquor	CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
83	Verandas	401 Rosecrans Ave.	7am-12am, Daily	7am-12am, Daily	Full Liquor	99-15 05/26/99	Entertainment/Dancing subject to permit
84	Under Construction	1000 N. Sepulveda Blvd.	7am-10pm, Daily	7am-10pm, Daily	Full Liquor	86-25 09/09/86	None
85	Wahoo's	1129 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5312 02/18/97	None



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TYPE 86 LICENSE

SERVING SIZES



= 8 ounces
(8 oz maximum)

BEER



WINE

= 3 x 1 ounce
servings
(3 oz maximum)

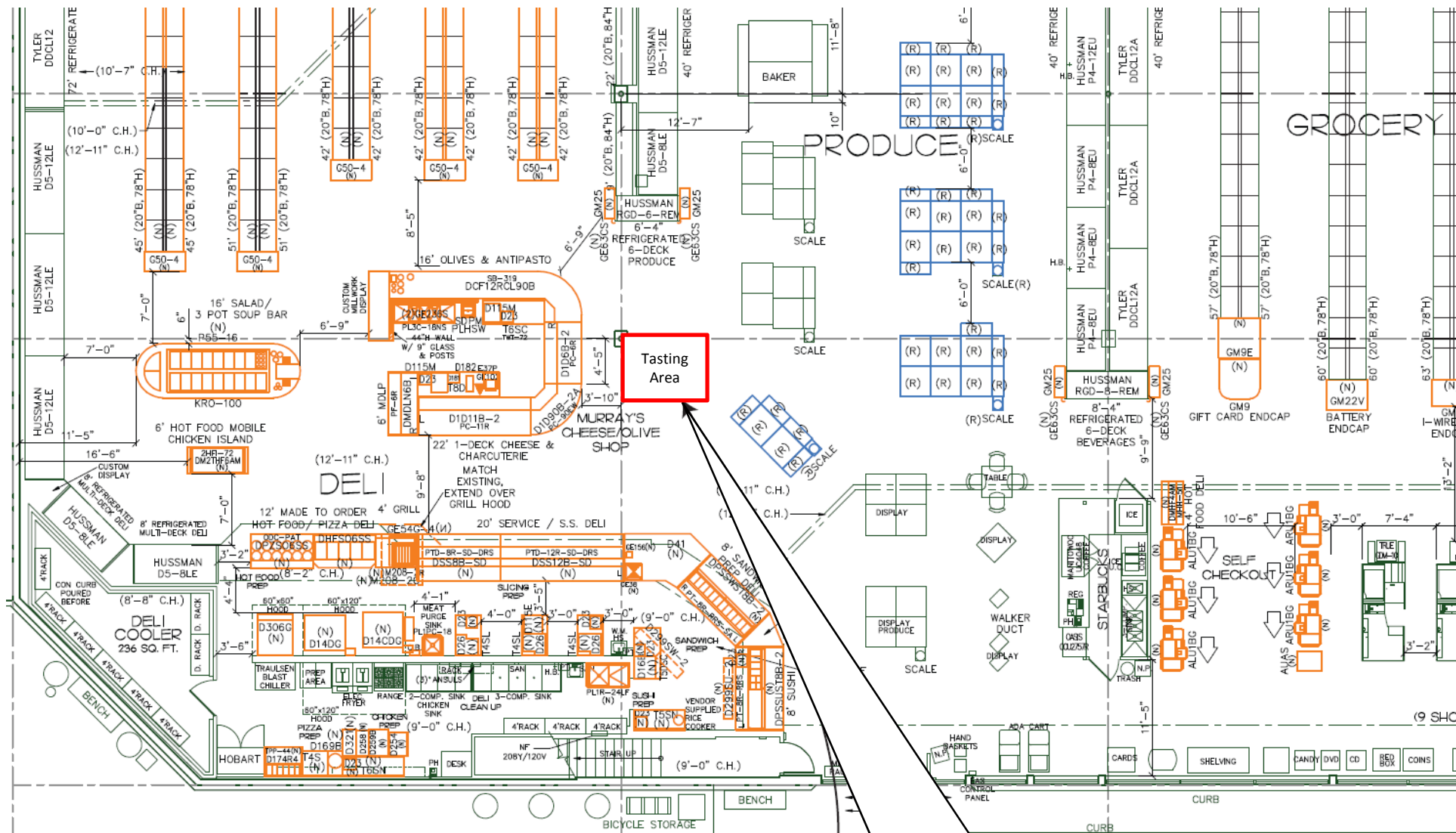


= 3 x 1/4 ounce
servings
(3/4 oz maximum)

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Project Area- Instructional Tastings
Flex Space with Velvet Ropes-
Approximately 5'x5'

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