

**CITY OF MANHATTAN BEACH  
[DRAFT] PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JUNE 24, 2015**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 24<sup>th</sup> day of June, 2015, at the hour of 6:30 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

Director Lundstedt extended a warm welcome to Commissioner Hersman, the new Chairperson and noted that the Vice Chair is now Commissioner Bordokas.

**1. ROLL CALL**

Present: Apostol, Conaway, Hersman  
Absent: Bordokas, Ortman  
Staff Present: Marisa Lundstedt, Community Development Director  
Mike Estrada, Assistant City Attorney  
Laurie Jester, Planning Manager  
Ted Faturos, Assistant Planner

**2. REORGANIZATION**

Director Lundstedt again welcomed Commissioner Hersman as the Chairperson.

**3. AUDIENCE PARTICIPATION – None**

**4. APPROVAL OF MINUTES – June 10, 2015**

A motion was MADE and SECONDED (Conaway/Apostol) to **APPROVE** the minutes of June 10, 2015, as submitted and the vote carried with no objection.

**5. PUBLIC HEARING**

06/24/15-3. Consideration of a Use Permit to Allow a Revision From On-Site Beer and Wine Only Service to Full Alcohol Service at an Existing Indoor Café and to Allow Instructional Alcohol Tastings Within the Bristol Farms Grocery Store Located at 1570 Rosecrans Avenue, Suite H.

Assistant Planner Ted Faturos gave a presentation of the staff report noting the request is for full alcohol service (“Type 47”), replacing the beer and wine only license, in the café and for instructional tasting (“Type 86”) in the Bristol Farms grocery store which would be in addition to the store’s current On-Sale General (“Type 41”) license. The Type 47 is to be used only in the indoor café and for off-site catering. Mr. Faturos noted that no changes would be made to the current governing planned development permit Resolution and planned development permit amendment Resolution for the shopping center and also pointed out that a revised draft Resolution for this hearing request has been provided to the Commission as a redline and strikeout version.

Assistant Planner Faturos clarified for Commissioner Conaway that the area that would be authorized for tasting would be limited to 100 square feet and the applicant desires flexibility in determining the location within the store. The 100 square foot area would be cordoned off and prohibited to those under 21 years.

Chairperson Hersman opened the public hearing and invited public input.

**Beth Aboulafia**, for Bristol Farms, explained the two requested new ABC licenses.

**Lynn Mellilo**, Senior Director of Asset Management, Bristol Farms, explained that Bristol Farms has instructional licenses as requested in Manhattan Beach at four other locations and they intend to have the tastings in the wine arbor area of the store. She stated that the Type 47 license would be used in the indoor café

area only, and the main reason is to satisfy requests at their catered events for distilled spirits.

**Ms. Mellilo** clarified that the restrictions on the catered events comes from the ABC and explained further that they also have a Type 58 catering permit from ABC that works in conjunction with the on-site café license and that authorizes alcohol at events conducted throughout Los Angeles County. Ms. Mellilo stated that the four other locations with an instructional license are: Beverly Boulevard, Long Beach, Palm Desert and Santa Barbara. She emphasized that even with an on-site Type 47 license, each catered event where alcohol is served still needs an individual permit from ABC. Bristol Farms has not been turned down for any other Type 47 licenses, as requested in Manhattan Beach.

**Beth Aboulafia** stated that the applicant is in support of the resolution and conditions but requested that, for clarification, the second sentence in Condition number 6 be reworded as follows: “All activity associated with the instructional alcohol tasting shall take place within the instructional tasting event area.”

There being no further input, Chair Hersman closed the public hearing.

### PLANNING COMMISSION DISCUSSION AND ACTION

Director Lundstedt responded to questions from Commissioner Conaway that on page 3 in finding 4, the word “migrated” should read “mitigated” and, because the italicized wording in this finding is a restatement of the code, it should not be revised. Staff also indicated support for the applicant’s proposed revised language in Condition No. 6. Commissioner Conaway stated his support with the Resolution in general due to the location and history of the existing use permit, that it has been responsibly managed, and also supports the suggestion by Ms. Aboulafia to clarify what activities are authorized within the 100 square foot tasting area.

Commissioner Apostol stated his concurrence with supporting the application and after confirmation by staff of the intent of condition 6, stated he supports the revised wording as suggested by the applicant.

A motion was MADE and SECONDED (Conaway/Apostol) to **APPROVE** the subject Use Permit Amendment, with minor changes to Finding 4 (“migrated” to “mitigated”) and changes in condition 6 (“even” to “event”) and in the sentence describing the allowed activities within the instructional area as suggested.

AYES: Apostol, Conaway, Hersman  
NOES: None  
ABSENT: Bordokas, Ortman  
ABSTAIN: None

6. **DIRECTOR'S ITEMS** - none
7. **PLANNING COMMISSION ITEMS** - None
8. **TENTATIVE AGENDA** – July 8, 2015 - No items
9. **ADJOURNMENT**

The meeting was adjourned at 6:56 pm to Wednesday, July 23, 2015 in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW  
Recording Secretary

ATTEST:

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MARISA LUNDSTEDT  
Community Development Director