

MASTER USE PERMIT AMENDMENT  
& COASTAL DEVELOPMENT  
PERMIT TO MODIFY LAND USE  
SIZE LIMITATIONS AT 451  
MANHATTAN BEACH BOULEVARD

(METLOX)

January 21, 2025

Meeting

City Council



# BACKGROUND

- 2002 – Master Use Permit & Coastal Development Permit
  - Two-story, 63,850 square foot commercial development
  - 40,000 square feet of public areas
  - Two-level subterranean parking structure



# BACKGROUND

- Between 2005 and 2014:
  - Six Master Use Permit Amendments were approved for individual tenant spaces and overall property



# BACKGROUND

- 2018 - Master Use Permit Amendment
  - Partial approval:
    - Allow the future division of Nick's into two restaurants
    - Allow personal service and personal improvement service uses at Waterleaf & Beehive tenant spaces



# BACKGROUND

- 2018 - Master Use Permit Amendment
  - Partial denial (without prejudice):
    - Expand amount of allowable restaurant space
      - Applicant may resubmit upon tenant vacancies
      - City Council retained jurisdiction



# BACKGROUND

- October 13, 2023: Application submitted for:
  - Master Use Permit Amendment
  - Coastal Development Permit



# VICINITY MAP



CITY OF  
MANHATTAN BEACH

MASTER USE PERMIT AMENDMENT & COASTAL DEVELOPMENT PERMIT TO MODIFY LAND USE SIZE LIMITATIONS – 451  
MANHATTAN BEACH BLVD

JANUARY 21, 2025

# SITE OVERVIEW

<b>General Plan Land Use:</b>	Downtown Commercial
<b>Zoning:</b>	CD/Downtown Commercial
<b>Area District:</b>	III
<b>Permitted Land Uses:</b>	<ul style="list-style-type: none"> <li>- Eating &amp; Drinking Establishment</li> <li>- Food &amp; Beverage Sales</li> <li>- Offices, Business and Professional</li> <li>- Personal Improvement Services</li> <li>- Personal Services</li> <li>- Retail Sales</li> <li>- Visitor Accommodations</li> </ul>
<b>Neighboring Zoning:</b>	North: PS/Public and Semipublic
	East: OS/Open Space
	South & West : CD/Downtown Commercial



# ENTITLEMENT REQUEST

- Master Use Permit Amendment
  - Modify size limitations for specific land use categories to allow flexibility
- Coastal Development Permit
  - Intensification of restaurant use



# PROJECT ANALYSIS – PERMITTED FLOOR AREA

- Primary request: increasing allowable size of Eating & Drinking Establishments
  - No change to the types of land uses allowed
  - No new buildings or expansion of existing building proposed
- Size of other land uses will be limited based on available parking



# FLOOR AREA OVERVIEW & COMPARISON

Land Uses	Approved Square Footage	Proposed Square Footage
Visitor Accommodations (Shade Hotel)	22,500 sq. ft.	
Eating & Drinking Establishments (Restaurants)	8,000 sq. ft. (6,400 sq. ft. seating area)	17,212 sq. ft. (13,770 sq. ft. seating area)
	<p style="text-align: center;"><u>Remaining Space Available:</u></p> <ul style="list-style-type: none"> <li>• Retail Sales &amp; Services:  20,000 sq. ft.</li> <li>• Offices &amp; Personal Services:</li> </ul>	<p style="text-align: center;"><u>Remaining Space Available:</u></p> <p style="text-align: center;">23,868 sq. ft.*</p> <ul style="list-style-type: none"> <li>• Retail Sales</li> <li>• Food &amp; Beverage Sales</li> <li>• Personal Improvement Services</li> <li>• Offices</li> <li>• Personal Services</li> </ul> <p><small>*Distribution is subject to parking availability</small></p>
	17,500 sq. ft.	



# PROJECT ANALYSIS – PARKING

- **Current Parking Required: 330 spaces**
  - Established by original land use entitlements, which included a parking study
- **New parking study (2024)**
  - Additional parking required: 59 spaces
  - Additional bicycle parking recommended

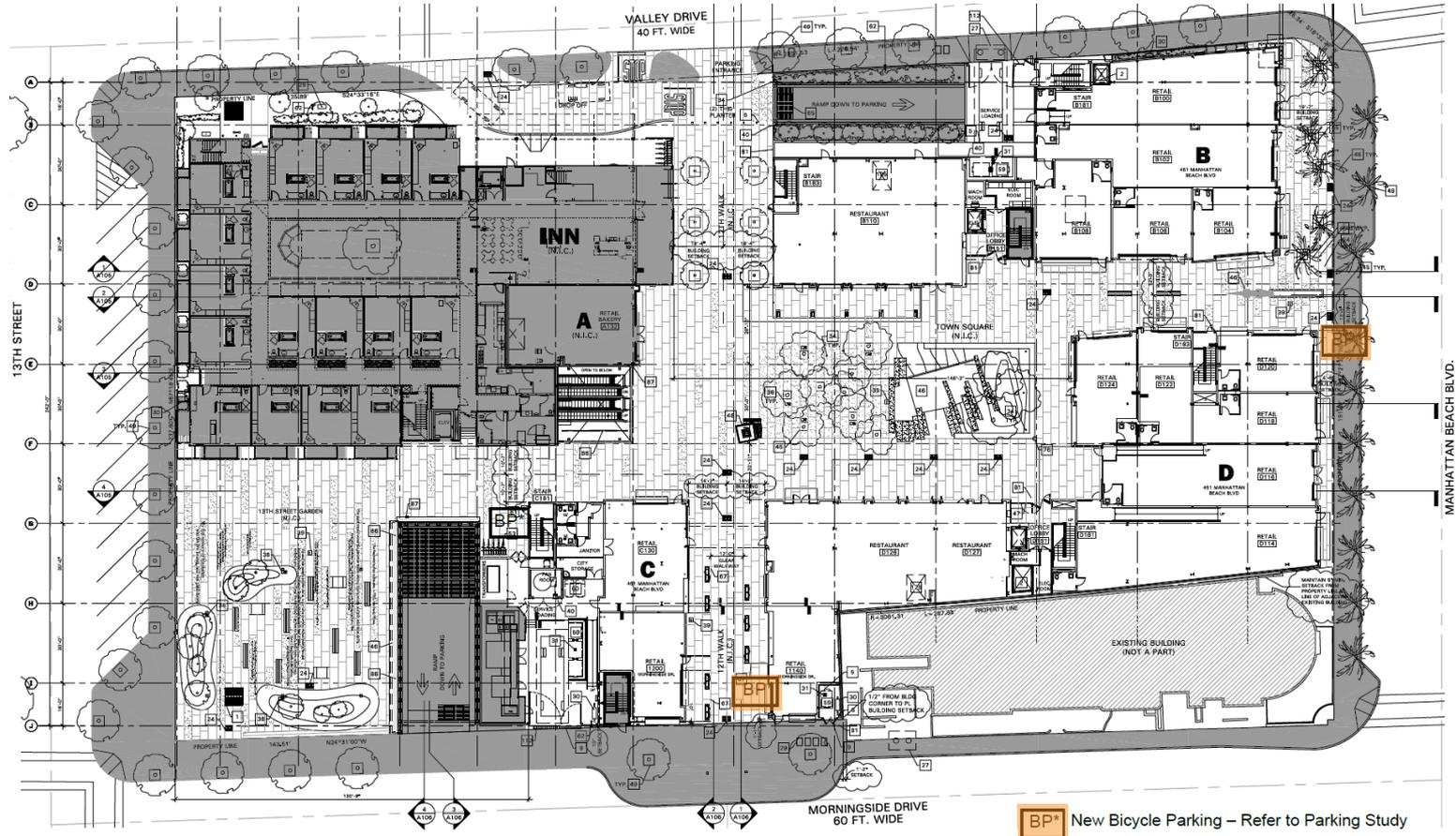


# PARKING OVERVIEW & COMPARISON

<b>Criteria</b>	<b>Existing Site Conditions</b>	<b>Proposed Floor Area Changes</b>
Parking Required	330 spaces	389 spaces
Parking Provided	439 spaces (No Change)	
Available Surplus	109 spaces	50 spaces



# SITE PLAN – GROUND LEVEL

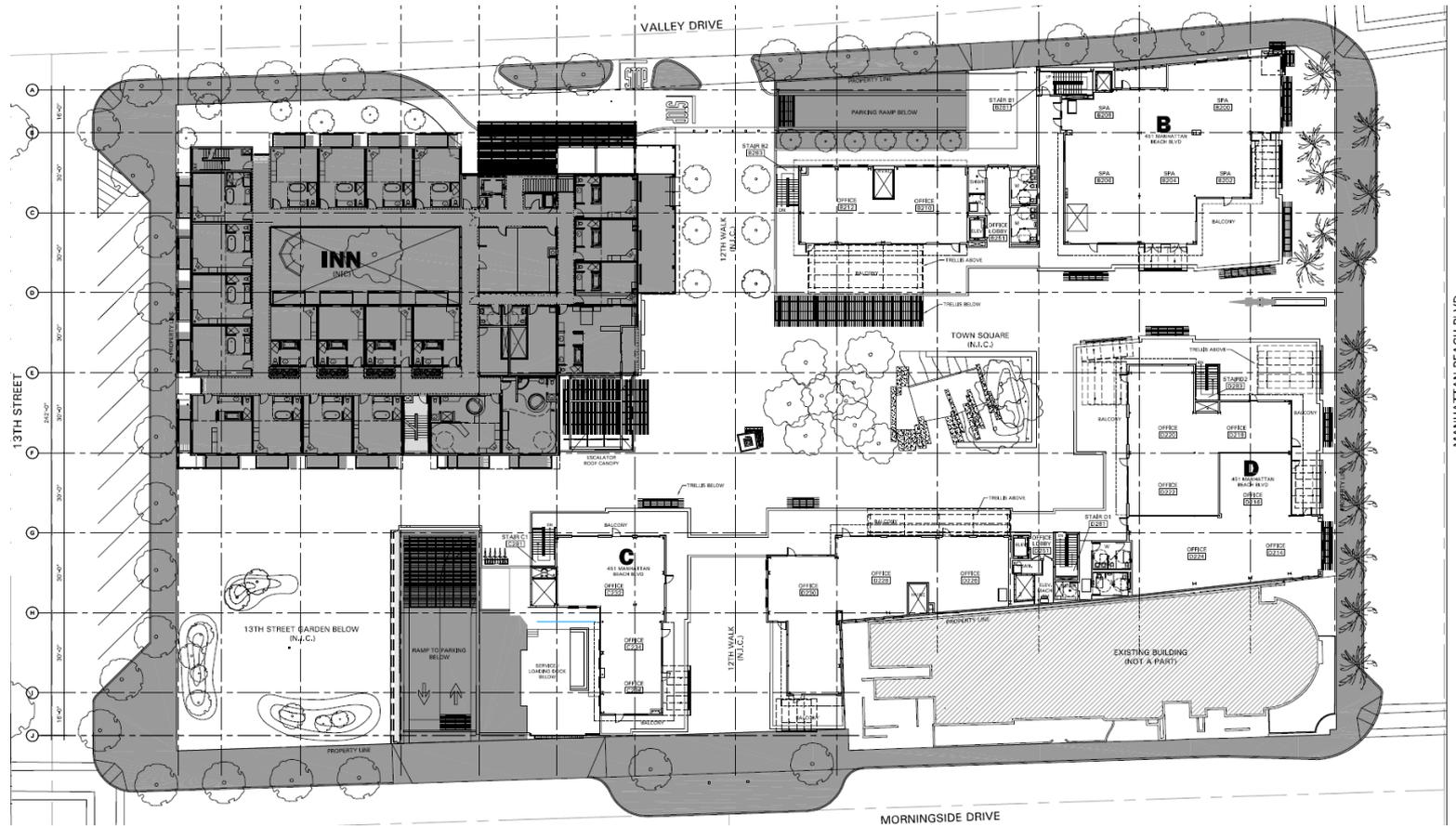


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# SITE PLAN – SECOND LEVEL



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# GOVERNING REGULATIONS

- Manhattan Beach General Plan
- Manhattan Beach Local Coastal Program (LCP)
  - In Coastal Zone
  - Coastal Development Permit required



# USE PERMIT AMENDMENT FINDINGS

- Existing combination of uses at site are in accordance with existing land use entitlements
- Not detrimental to public health, safety, welfare
- Complies with governing regulations in LCP
- No adverse impact to surrounding properties



# COASTAL DEVELOPMENT PERMIT

- Conforms with the certified Local Coastal Program (LCP)
- Does not impact public access to the shoreline or sea



# ENVIRONMENTAL REVIEW

- Project was adequately addressed in certified Final Environmental Impact Report (EIR) prepared for original project development



# NOTICING AND PUBLIC COMMENT

- Mailed to property owners within 500 feet
- Published in The Beach Reporter (January 9, 2025)
- Posted at City Hall and on City website
- No written public comments received



# RECOMMENDATION

- Conduct the Public Hearing
- Direct staff to return to City Council with a resolution approving the Master Use Permit Amendment & Coastal Development Permit



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