

COMMERCIAL ENCROACHMENT PERMIT 401 MANHATTAN BEACH BOULEVARD

City Council, September 3, 2024



ENCROACHMENT PERMIT

- Required for long-term commercial use of public right of way (MBMC 7.36.170)
- Only related to entry ramp
 - Project would change location of entrance
 - Encroachment already exists
 - Modification needed to provide accessible ramp to new entrance location



BACKGROUND

- Master Use Permit amendment approved by Planning Commission July 24, 2024
- Quasi-judicial action presented to City Council August 6, 2024.
- Commercial Encroachment Permit considered at August 20, 2024 City Council meeting
 - Additional detail requested
 - Continued to future meeting



MASTER USE PERMIT AMENDMENT

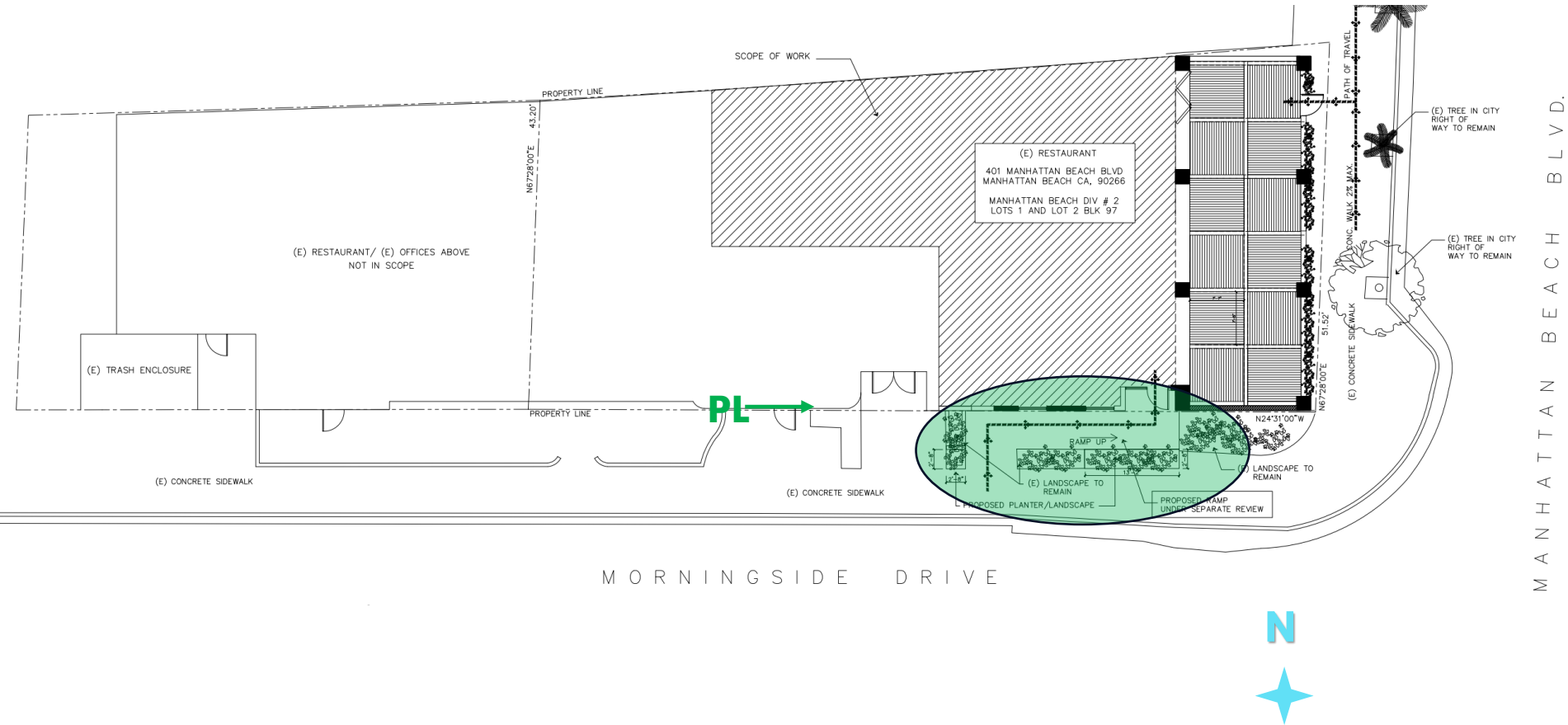
- Scope:
 - Modify existing indoor and outdoor seating
 - Expand hours of operation for outdoor dining
 - Add Type 47 alcohol sales and service
- Planning Commission is decision-making authority
- Approved by Planning Commission July 24, 2024



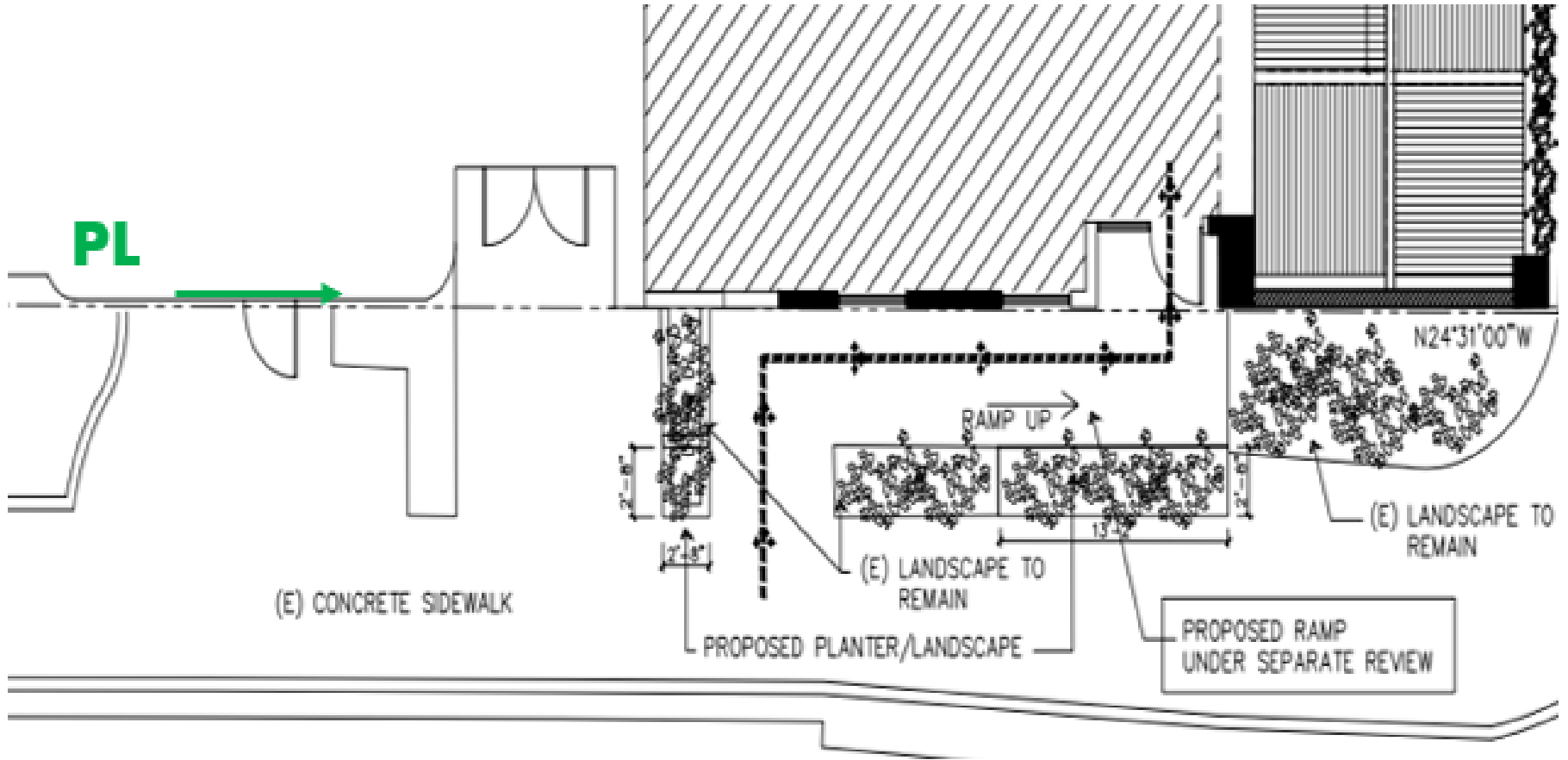
EXISTING CONDITION



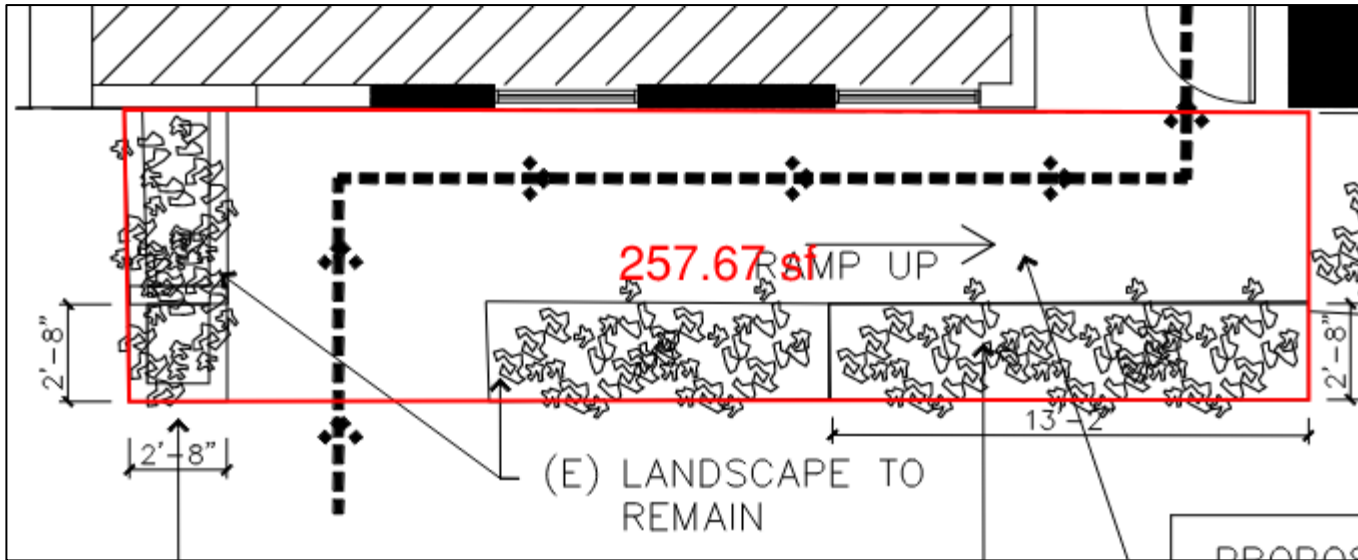
PROPOSED SITE PLAN



ENLARGED SITE PLAN



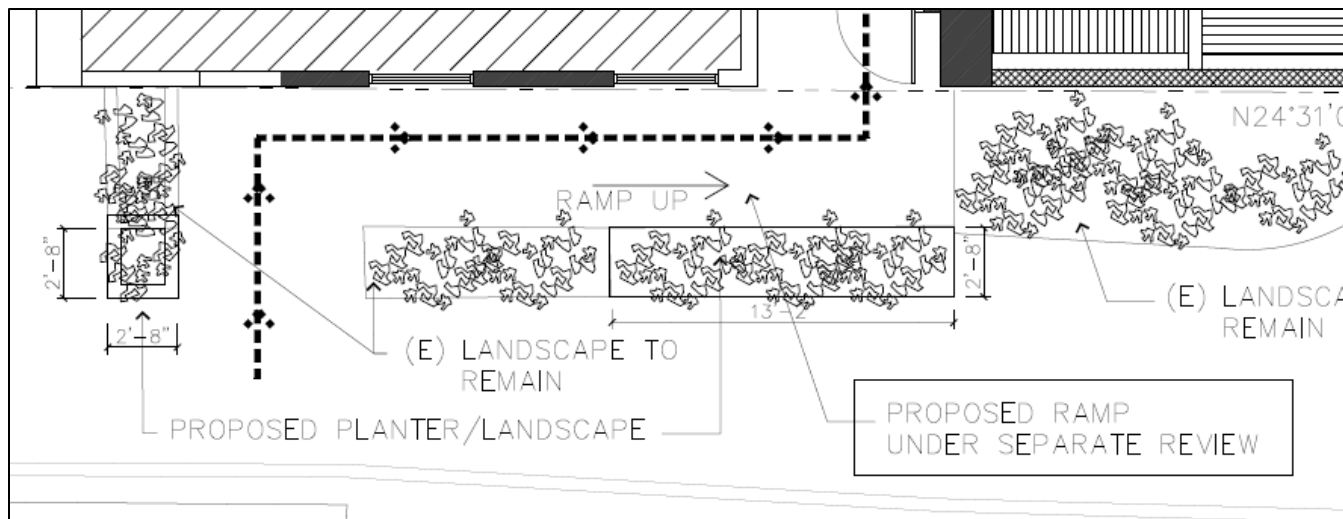
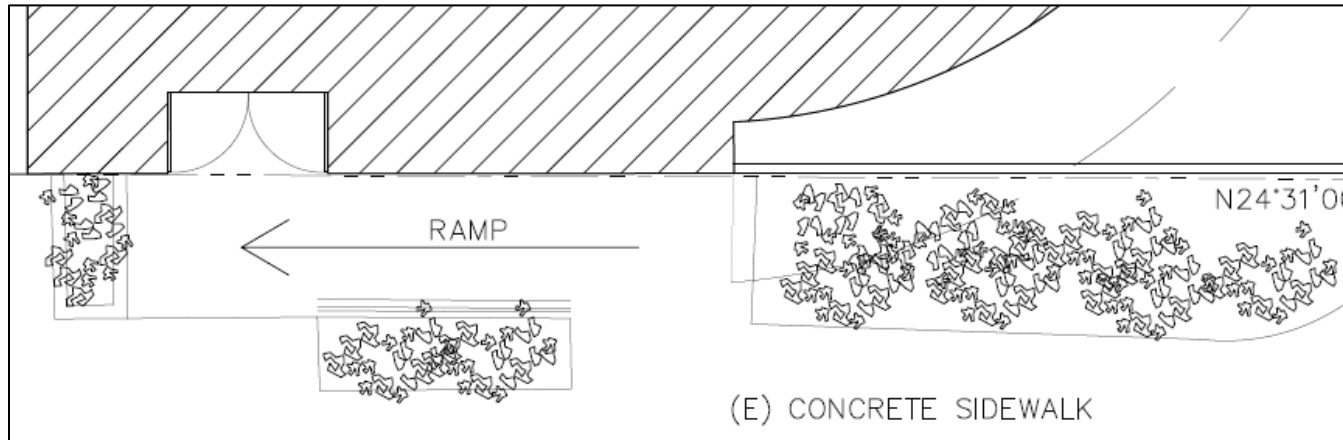
AREA OF ENCROACHMENT



- Approximately 258 sq. ft.
- Monthly fee (at \$3/sq. ft.) = \$773
- No fee currently being collected



CURRENT VS. PROPOSED



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