

Leafy Greens Salad Bar

Use Permit Application

City of Manhattan Beach – Planning

Commission

Public Hearing

February 13, 2013



Leafy ***Greens***
SALAD BAR

Outline

- Introduction/Background
- Purpose of Application
- Proposed Use
- Conclusion
- Q&A



Leafy

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Introduction/Background

- Leafy Greens Salad Bar is locally owned and operated by Manhattan Beach residents Rich, Laura, Emma (9) and Delilah (6 mos.) Weber. The Weber Family proudly launched Leafy Greens in August 2012. Laura and Rich were frustrated with the lack of quick, healthy lunch or dinner options in the area and decided to open a salad bar right in their hometown of Manhattan Beach to fill this gap. Leafy Greens is not a chain or a franchise – it's a local small business benefiting our local community.



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Purpose of Application

- Leafy Greens recently entered into a lease for the commercial property previously known as “Frozen Confections” located at 308 Manhattan Beach Boulevard. Leafy Greens subsequently opened in this location after giving the interior and exterior of the property a much-needed renovation. Leafy Greens is a quick-serve salad bar offering healthy and unique ingredients for salads, fresh soups and other food items.



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Purpose of Application

- Subsequent to Leafy Green's opening in August of 2012, after several months in operation, it was clear from the customer feedback that there was a very high demand to provide some minimal seating so that guests can have the option of sitting down quickly to eat their soup and salad.



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Proposed Use

- The proposed use is to add limited seating to the establishment (four indoor tables and two outdoor/patio tables) for the convenience and enjoyment of local businesspeople and the residents of Manhattan Beach. This use would technically be classified as Eating & Drinking Establishment – General. The proposed operation includes food and drinks ordered at a counter with no waiter service which is exactly the same as it is currently.
- There will be **NO ALCOHOL** served at this establishment.



Proposed Indoor Seating



Proposed Patio Seating



Proposed Use

- A small patio will be added to the property by moving the existing front window and front door back into the building by approximately 7.5 feet. The addition of a small outdoor patio to the subject property is consistent with the goals of the downtown Strategic Plan. Outdoor dining in the downtown area has been encouraged as a result of the downtown Strategic Plan. Adding such a patio with two tables for eating will add to the small town/village atmosphere of downtown Manhattan Beach which is the key element in the character of downtown according to the Strategic Plan.



Proposed Use

- Adding six tables with chairs does not significantly change the use on the site. Customers will still make their own salad, weigh their order and pay. There will be no servers or different containers for those who choose to use the tables.

- *Based on the customer traffic patterns of the current operations, most customers will still take the food to go, with only a few choosing to sit for a few minutes and eat on the premises for convenience purposes.*

This will not become a big sit-down restaurant destination in the Manhattan Beach community as a result of the issuance of this Use Permit.



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Conclusion

- Given the over-abundance of alcohol-serving, loud bars and fancy sit-down restaurants in the Downtown area, Leafy Greens has been well received by the community since inception. This Use Permit application is simply adding convenience for the businesses and residents of this great city of Manhattan Beach. The venues that have been located at this address have historically been neglected and underutilized for over two decades. The community finally has a business offering healthy and unique food items in a prominent and convenient area of Downtown Manhattan Beach.



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Conclusion

- With the minimal changes requested by Leafy Greens the community will continue to benefit by gaining a centrally located healthy salad bar with limited seating with great food, a great view, outdoor patio dining, proximity to convenient parking and catering services for local businesses and residents. We hope to make this unique space the iconic little salad bar the City deserves.
- We have read the City staff report and draft resolution in connection with this Use Permit and agree with the conditions.



Q&A

- Questions from the Planning Commission.

Thank you!

