



## MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

# CA 16-08

**Office Use Only**  
Date Submitted: 4/6/16  
Received By: [Signature]  
F&G Check Submitted: N/A

451 Manhattan Beach Blvd & and 1200 Morningside Drive  
Project Address

Legal Description

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations<sup>1</sup>:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

☐ Major Development (Public Hearing required)

☐ Public Hearing Required (due to UP, Var, ME, etc.)

☐ Minor Development (Public Hearing, if requested)

☐ No Public Hearing Required

**Submitted Application (check all that apply)**

<input checked="" type="checkbox"/> Appeal to PC/PPIC/BBA/CC	4225	<input type="checkbox"/> Use Permit (Residential)	4330
<input checked="" type="checkbox"/> Coastal Development Permit	4341 (\$2,061)	<input type="checkbox"/> Use Permit (Commercial)	4330
<input checked="" type="checkbox"/> Continuance	4343	<input checked="" type="checkbox"/> Use Permit Amendment	4332 \$4,915
<input type="checkbox"/> Cultural Landmark	4336	<input type="checkbox"/> Variance	4331
<input checked="" type="checkbox"/> Environmental Assessment	4225 \$215	<input type="checkbox"/> Park/Rec Quimby Fee	4425
<input type="checkbox"/> Minor Exception	4333	<input type="checkbox"/> Pre-application meeting	4425
<input type="checkbox"/> Subdivision (Map Deposit)	4300	<input checked="" type="checkbox"/> Public Hearing Notice	4339 \$69
<input type="checkbox"/> Subdivision (Tentative Map)	4334	<input type="checkbox"/> Lot Merger/Adjust./\$15 rec. fee-4225	
<input type="checkbox"/> Subdivision (Final)	4334	<input type="checkbox"/> Zoning Business Review	4337
<input type="checkbox"/> Subdivision (Lot Line Adjust.)	4335	<input type="checkbox"/> Zoning Report	4340
<input type="checkbox"/> Telecom (New or Renewed)	4338	<input type="checkbox"/> Other	

**Fee Summary:** (See fees on reverse side)

Total Amount: \$ 5,199 (less Pre-Application Fee if applied within past 3 months)

Receipt Number: Date Paid: Cashier:

**Applicant(s)/Appellant(s) Information**

Metlox, LLC

Name

51 W. Dayton Street, Suite 100, Pasadena, CA 91105

Mailing Address

Owner (Tenant of the City of Manhattan Beach)

Applicant(s)/Appellant(s) Relationship to Property

Jonathan Tolkin 626-833-0450 jtolkin@tolkingroup.com

Contact Person (include relation to applicant/appellant)

Phone number / email

51 W. Dayton Street, Suite 100, Pasadena, CA 91105

Address

626-833-0450

Applicant(s)/Appellant(s) Signature

Phone number / email

**Complete Project Description- including any demolition (attach additional pages as necessary)**

Amendment to Master Use Permit and Coastal Development Permit Resolution Number 5770, please see attached

<sup>1</sup> An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

# OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

I/We Jonathan Tolkin being duly sworn,  
depose and say that I am/we are the owner(s) of the property involved in this application and that  
the foregoing statements and answers herein contained and the information herewith submitted  
are in all respects true and correct to the best of my/our knowledge and belief(s).

Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Jonathan Tolkin

Print Name

51 W. Dayton Street, Suite 100, Pasadena, CA 91105

Mailing Address

626-833-0450 jtolkin@tolkingroup.com

Telephone/email

Subscribed and sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_, proved to me

on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_

Notary Public

SEAL

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## Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

### Submitted Application (circle applicable fees, apply total to Fee Summary on application)

#### Coastal Development Permit

- ☒ Public hearing – no other discretionary approval required:
- ☐ Public hearing – other discretionary approvals required:
- ☐ No public hearing required – administrative:

\$ 4,673 ☒  
2,061 ☐  
1,274 ☐

(fee applicable)

#### Use Permit

- Use Permit:
- Master Use Permit:
- Master Use Permit Amendment:
- Master Use Permit Conversion:

\$ 6,137 ☐  
9,468 ☐  
4,915 ☒  
4,512 ☐

#### Variance

- Filing Fee:

\$ 5,934 ☐

#### Minor Exception

- Without notice:
- With notice:

\$ 1,418 ☐  
1,908 ☐

#### Subdivision

- Certificate of Compliance:
- Final Parcel Map + mapping deposit:
- Final Tract Map + mapping deposit:
- Mapping Deposit (paid with Final Map application):
- Merger of Parcels or Lot Line Adjustment:
- Quimby (Parks & Recreation) fee (per unit/lot):
- Tentative Parcel Map (4 or less lots / units) No Public Hearing:
- Tentative Parcel Map (4 or less lots / units) Public Hearing:
- Tentative Tract Map (5 or more lots / units):

\$ 1,586  
513  
710  
500  
1,106  
1,817  
1,276  
3,470 ☐  
3,960 ☐

#### Environmental Review (contact Planning Division for applicable fee)

- Environmental Assessment (no Initial Study prepared):
- Environmental Assessment (if Initial Study is prepared):
- Fish and Game/CEQA Exemption County Clerk Posting Fee<sup>2</sup>:

\$ 215 ☒  
3,006  
75



Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:

\$ 69 ☒

<sup>2</sup>Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

**Attachment to Metlox, LLC Application  
for  
Amendment to Master Use Permit and Coastal Development Permit  
Resolution Number 5770  
451 Manhattan Beach Blvd and 1200 Morningside Drive**

The following modifications to the Master Use Permit and Coastal Development Permit Resolution Number 5770 are requested:

1) It is requested that Section 25( B) be modified to permit the space currently occupied by Nick's Restaurant (previously Junior's Deli, Sashi and Chez Soi), Space No. D-126, approximately 4,723 rentable square feet of building area, to be divided into two (2) separate restaurants as may be necessary in the future. This would permit a large restaurant space that has not been successful to be leased to two smaller restaurants with a higher likelihood for success and also add to the variety of uses on the plaza.

2) It is requested that Section 25 be modified to permit the space occupied by Kasai Salon (previously Salon Brit), Space No. B210, approximately 2,028 rentable square feet of building area, which includes a large trellis covered patio area, to be integrated into the restaurant below, currently Petros' Greek Cuisine, and be used for additional dining area to accommodate large parties, meetings, and special occasions and events.

3) It is requested that Section 25 be modified to permit the space occupied by Waterleaf, Space No. 130 and 1210 Morningside, approximately 1,638 rentable square feet of building area and 1,195 rentable square feet of building area, respectively, to be used either as a café or small bistro style restaurant where outside seating area would utilize the large level patio areas. This use would generate more pedestrian interest and activity on the public plaza and enhance the European town square nature of the plaza. Additionally, it is requested that this Section be modified to permit the Morningside portion of this space to be used for service-oriented commercial uses, like a bank branch. This will permit a space with little pedestrian traffic on Morningside, across from an office building without ground floor uses, to be leased to a business that is a destination not supported by pedestrian traffic.

4) It is requested the Amendment to the Master Use Permit and Coastal Development Permit contain a provision that gives the City Manager the ability to approve future modifications requested by Metlox, LLC to the provisions of Sections 25 thru 32 of Resolution 5770 provided such requested modifications are consistent with the then applicable property zoning.

These proposed use modifications will allow Metlox to maintain a vibrant tenant mix of successful businesses that will enhance the appeal of this community amenity. Further, they allow Metlox's uses to evolve with the times as tastes and leisure and consumption patterns evolve, thereby continuing economic and financial vitality.