

RESOLUTION NO. PC 90-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW LIMITED SERVICE OF BEER AND WINE IN CONJUNCTION WITH FOOD SERVICE AT AN EXISTING HOTEL LOCATED AT 1700 NORTH SEPULVEDA BOULEVARD (Residence Inn)

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Conditional Use Permit Amendment, for the property legally described as a portion of Lot 7, Section 19, Rancho Sausal Redondo Partition located at 1700 North Sepulveda Boulevard in the City of Manhattan Beach; and,

WHEREAS, the application was filed by Mukai Services, Inc., acting as the agent of the owner, requesting an on-site beer and wine license at the existing business; and,

WHEREAS, the public hearing was advertised pursuant to applicable law, testimony was invited; and,

WHEREAS, the following findings were made with respect to this application:

1. The applicant is requesting an amendment to an existing Conditional Use Permit, Resolution No. PC 84-51 which governs the existing Inn on this site, known as the "Residence Inn."
2. The applicant is requesting permission to serve "beer and wine" during social functions located at the gate house and the outdoor pool.
3. The hotel has complied with all conditions set forth in Resolution No. 84-51.
4. The property is zoned C-2, General Commercial, and is located in Area District II, along the Sepulveda Boulevard Commercial Corridor.
5. The proposed amendment may be viewed as an "intensification" due to the additional use of service of alcohol beverages. The service of alcoholic beverages requires a Conditional Use Permit in the C-2 Zone.
6. Due to the physical orientation of the gate house along Sepulveda Boulevard and the limited hours of alcohol service (from 4:00 p.m. to 9:00 p.m.), the proposal should not have a major impact on the surrounding area.

WHEREAS, the application has been reviewed with regards to potential environmental impacts; and, in accordance with the California Environmental Quality Act (CEQA), as amended by the City of Manhattan Beach CEQA Guidelines, it has been determined to be categorically exempt, and that there will be no significant environmental impacts associated with this proposal.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings, the Planning Commission hereby APPROVES the Conditional Use Permit Amendment, subject to the following conditions. The existing findings and conditions of Resolution No. PC 84-51 and Resolution No. PC 84-52 shall remain in force and are augmented by this document.

1. The hours of operation of beer and wine "hospitality" service shall be 4:00 p.m. to 9:00 p.m. daily.
2. Alcohol is to be limited to within the gate house and the pool area only.
3. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
4. Compliance with all conditions of approval shall be verified annually, by the Department of Community Development.
5. An initial review of the conditions of approval shall be conducted by the Department of Community Development in conjunction with the Police Department within twelve (12) months of the initial date of operation and then annually thereafter.

RESOLUTION NO. PC 90-24
(Continued)

6. Any proposed changes to this application shall return to the Planning Commission for further review.

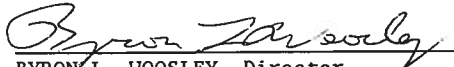
I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at their reconvened regular meeting of September 19, 1990, and that said Resolution was adopted by the following vote:


AYES: Golik, Gonzalez, Hankwitz,
Kaprielian, and Chairperson
Vargo

NOES: None

ABSTAIN: None

ABSENT: None


BYRON L. WOOSLEY, Director
Department of Community Development


BRET B. BERNARD, A.I.C.P.
Acting Recording Secretary