



Legislation Text

File #: 20-0315, Version: 1

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Bruce Moe, City Manager

FROM:
Carrie Tai, Community Development Director

SUBJECT:
Recent Planning Commission Quasi-Judicial Decisions:
Proposed Master Use Permit for A New 162-room, 81,755 Square-Foot Hotel with Full Alcohol Service for Hotel Patrons and a New 16,348 Square-Foot Retail and Office Building; and Reduced Parking with 158 Parking Spaces at 600 South Sepulveda Boulevard; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (MB Hotel Partners, LLC) (Community Development Director Tai).

INFORMATION ITEM ONLY

On October 14, 2020 (after the posting of the October 20, 2020, City Council agenda), the Planning Commission will be considering the item described below. **In the event the Commission takes action on the item, staff will inform the City Council of the decision no later than Friday, October 16, 2020.**

1. Proposed Master Use Permit for A New 162-room, 81,755 Square-Foot Hotel with Full Alcohol Service for Hotel Patrons and a New 16,348 Square-Foot Retail and Office Building; and Reduced Parking with 158 Parking Spaces at 600 South Sepulveda Boulevard; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (MB Hotel Partners, LLC)

On August 9, 2019, the Community Development Department received an application requesting a Master Use Permit for a new 162-room, 81,775 square-foot, four-story hotel and a separate new 16,348 square-foot two-story retail and office building at 600 S. Sepulveda Boulevard (northeast corner of Sepulveda Boulevard and Tennyson Street). The applicant's Master Use Permit also includes a request for a parking reduction, as well as the ability to serve full alcohol (beer, wine, and distilled spirits) to hotel guests in conjunction with food service. The subject site is located in the "CG-D8" (General Commercial, Sepulveda Boulevard Corridor Overlay) design overlay district in Area District I.

The site is a 65,419 square-foot lot with street frontage along Sepulveda Boulevard, Tennyson Street, and Chabela Drive. Vehicles would access the site from Sepulveda Boulevard and Tennyson Street.

An El Torito restaurant with full alcohol service occupied existing 8,500 square-foot restaurant building on the site until vacating the space in late 2018. Skechers has been occupying the site since 2019, using the restaurant building as a corporate cafeteria and meeting space while using the parking lot as overflow parking for Skechers employees impacted by construction at Skechers' new office buildings along Sepulveda Boulevard. The existing restaurant building is proposed to be demolished.

As of the morning of October 14, 2020, staff has received 48 public comments regarding the project after the publication of the Planning Commission Agenda with staff report on October 8, 2020. Of the 48 public comments, 39 were in support of the project. Nine of the 48 public comments opposed the project. Two of the nine public comments opposing the project were made by the same individual.

Link to the Planning Commission Staff Report:

https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20201014/20201014-2.pdf

STAFF'S RECOMMENDATION: CONDUCT the public hearing and APPROVE the Master Use Permit Application with Conditions.

In the event the Commission takes action on the item, staff will inform the City Council of the decision no later than Friday, 10/16/2020.

Planning Commission quasi-judicial decisions can be called up for review by a Councilmember or appealed by any member of the public within 15 days of the decision (M.B.M.C. 10.100.020).