



Legislation Text

File #: 19-0242, **Version:** 1

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Bruce Moe, City Manager

FROM:
Anne McIntosh, Community Development Director

SUBJECT:
Recent Planning Commission Quasi-Judicial Decisions:
1. Use Permit- Culture Brewing- Beer Tasting and Sales-327 Manhattan Beach Boulevard
2. Use Permit- New Restaurant Building with Outdoor Dining and Alcohol- 3110 N. Sepulveda Boulevard- Manhattan Village Shopping Center
(Community Development Director McIntosh).

INFORMATION ITEMS ONLY

On May 22, 2019, the Planning Commission considered the items described below.

1. Use Permit for a New Eating and Drinking Establishment with On-Site Beer Consumption and Beer Sales for Off-Site Consumption- 327 Manhattan Beach Boulevard (Culture Brewing Company/Ragan)

On April 4, 2019, the Community Development Department received an application requesting a Use Permit to allow a new Eating and Drinking Establishment use for a beer tasting room at 327 Manhattan Beach Boulevard in Downtown Manhattan Beach. The applicant proposes to thoroughly remodel the interior of the tenant space, rebuild, and slightly expand the rear portion of the building, and create a new façade. The applicant is also requesting the ability to serve beer for on-site consumption, and to also have the ability to sell beer for off-site consumption.

One neighbor spoke in support of the project, with no other public comment. By a 3:0 vote, the Planning Commission approved the Use Permit for the new Eating and Drinking Establishment Use.

Link to the May 22, 2019 Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190522/20190522-2.pdf

2. Use Permit to Allow a New 5,500 Square Foot Commercial Building for a Restaurant with a 2,000 Square Foot Outdoor Dining Area, and a Type 47 Alcohol License for the Sale and

Onsite Consumption of Alcohol at 3110 N. Sepulveda Boulevard as part of the Manhattan Village Shopping Center (RREEF)

On September 11, 2017, the Community Development Department received an application requesting a Use Permit to allow for the demolition of an existing Wells Fargo Bank and the development of a new restaurant building. The project includes a 5,500 square foot building with a 2,000 square foot outdoor dining patio for a total of 7,500 square feet as well as a Type 47 Alcohol License for the sale of alcohol for on-site consumption. The site is part of the Manhattan Village Mall which is currently undergoing phased construction entitled in 2014. The applicant is proposing to demolish the free-standing commercial building, adjacent to Sepulveda Boulevard, south of 33rd Street, and construct a new building for the proposed restaurant. Improvements include a new building, paved and striped parking lot, new landscaping and an enclosed service area. The new building will include a contemporary design which will be consistent with the modern and contemporary design proposed as part of the balance of the Mall. The site is approximately 32,878 square feet in area and is located in the CC (Community Commercial) zoning district in Area District II.

No public comments were received prior to, or during the meeting. The Planning Commission discussed the hours of operation for the business during the meeting, and approved the applicants request to modify the conditions to allow the restaurant to have outdoor entertainment and amplified sound for one more hour on Friday and Saturday nights, until 12:00 am, midnight. By a 3:0 vote, the Planning Commission approved the Use Permit for the new restaurant building.

Link to the Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190522/20190522-3.pdf

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. The appeal period for these items ends on June 6, 2019. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City, or that the subject matter of the decision may have Citywide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.