



Legislation Text

File #: 19-0243, **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 and Mitigated Negative Declaration- Peck Reservoir
2. Use Permit- The Source Café
3. Master Use Permit Amendment - Tacolicious
(Community Development Director McIntosh).

INFORMATION ITEMS ONLY

On June 12, 2019 (after the posting of the June 18, 2019 City Council agenda), the Planning Commission considered the items described below. **In the event the Commission takes action on any of these items, staff will inform the City Council of the decision no later than Monday June 17, 2019.**

1. Proposed Use Permit and Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Peck Reservoir Replacement Project (City of Manhattan Beach - Public Works Department)

The entire existing reservoir and other site improvements are proposed to be demolished to make way for the new reservoir and water treatment facilities. The proposed replacement reservoir will be sited in approximately the same footprint as the existing reservoir. Additional new facilities will include an operations building, electrical control and pump station building, standby generators, water treatment facilities, stormwater infiltration drywell, utility pipelines replacement on 18th and 19th Street and Herrin Avenue, fencing, landscaping, lighting, sidewalk improvements and security systems. As a Major Utility in the Public and Semi-Public Zone, a Use Permit is required. A Mitigated Negative Declaration in accordance with the California Environmental Quality Act was also prepared.

After the Planning Commission takes action on this item the next steps include completion of the design for the project and plan check submittal. After plan check approval, Public Works will take the project to City Council for approval of the final design, construction bidding and to appropriate the funding for construction.

Link to the June 12, 2019 Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190612/20190612-2.pdf

STAFF'S RECOMMENDATION: APPROVE RESOLUTION WITH CONDITIONS

2. Master Use Permit Amendment for an Existing Commercial Building at 1125-1131 Manhattan Avenue, and 133 Manhattan Beach Boulevard; to Allow Full Liquor Service at an Existing Restaurant with Beer and Wine Service in Conjunction with a New Restaurant Tenant at 1129 Manhattan Avenue (Tacolicious/T-Lish IV, LLC)

On April 9, 2019, the City received an application requesting an amendment to an existing Master Use Permit to allow for full alcohol service in conjunction with food service at an existing restaurant space located at 1129 Manhattan Avenue. The new tenant taking over the former Wahoo's space, Tacolicious, is the applicant requesting the change. The subject restaurant space is located in the "CD" (Downtown Commercial) zoning district in Area District III. The applicant is not requesting a change in hours, and would be prohibited from having live entertainment on site.

Link to the June 12, 2019 Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190612/20190612-4.pdf

STAFF'S RECOMMENDATION: APPROVE RESOLUTION WITH CONDITIONS

3. Use Permit for a New Restaurant with On-Site Beer and Wine Service and Beer and Wine Sales for Off-Site Consumption at 924 N. Sepulveda Boulevard (The Source Cafe/Caudle)

On March 6, 2019, the Community Development Department received an application requesting a Use Permit to establish an Eating and Drinking Establishment use at an existing vacant tenant space which was formerly operated as a banquet room for a neighboring restaurant, located at 924 N. Sepulveda Boulevard. The applicant's proposed restaurant would be located in between two other restaurant uses on the property, India's Tandoori (916 N. Sepulveda Boulevard) and Big Wok (under construction- 926 N. Sepulveda Boulevard). The applicant is proposing a restaurant use with on-site beer and wine consumption and beer and wines sales for off-site consumption. The retail sales of beer and wine for off-site consumption is not the main focus of the applicant's business. No live entertainment is proposed, and the proposed hours of operation are 7am - 10pm Sunday through Thursday, and 7am - 11pm Friday and Saturday. The subject property is located in the "CG" (General Commercial) zoning district in Area District I.

Link to the June 12, 2019 Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190612/20190612-3.pdf

STAFF'S RECOMMENDATION: APPROVE RESOLUTION WITH CONDITIONS

In the event the Commission takes action on any of these items, staff will inform the City Council of the decisions no later than Monday June 17, 2019.

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. 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.