



Legislation Text

File #: 18-0112, **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 Amendment - 900 Club
2. Use Permit, Use Permit Amendment and EIR - Skechers (Community Development Director McIntosh).

INFORMATION ITEMS ONLY

On March 14, 2018 (after the posting of the March 20, 2018 City Council agenda), the Planning Commission considered the items described below. **In the event the Commission takes action on either item, staff will inform the City Council of the decision no later than March 16, 2018.**

STAFF'S RECOMMENDATION: APPROVE RESOLUTIONS WITH CONDITIONS

1. Consideration of a Resolution Approving a Use Permit Amendment for the 900 Club and Downstairs Bar for operational changes and changes to the Entertainment Permit requirements, for an Existing Restaurant/Bar at 900 Manhattan Avenue (900 Club and Downstairs Bar)

On August 17, 2017, the owner the 900 Club and Downstairs Bar filed an application for a Use Permit Amendment to increase the hours of operation by one hour on Thursday-Saturday, increase the number of annual Entertainment Events from 18 to 24, and modify the Event notification to not require notice to the neighbors. The City's Zoning Code requires approval of a Use Permit amendment to modify an existing restaurant/bar's operations.

The Planning Commission held public hearings on January 24 and February 28, 2018 and received abundant public input. On February 28th the Commission directed staff, by a 5:0 vote, to prepare a Resolution of approval with conditions to allow removing the "last call" requirement but with no increase in hours of operation, allowing up to 24 Entertainment Events per year, continuing neighbor notification and additional conditions to address noise concerns from the Downstairs Bar. The public hearing was closed and staff was directed to schedule the item on March 14, 2018 for consideration

of the draft Resolution.

Link to the January 24, 2018, Planning Commission staff report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180124/20180124-4.pdf

Link to the February 28, 2018, Planning Commission staff report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180228/20180228-3.pdf

Link to the March 14, 2018, Planning Commission staff report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180314/20180314-3.pdf

2. Consideration of Resolutions Approving Use Permit Applications to Construct a New Office Building and an Office Building Addition and Certification of a Final Environmental Impact Report Pursuant to the California Quality Act for Projects at 305 and 330 South Sepulveda Boulevard (Skechers USA)

On August 19, 2015, applications were received for a Use Permit, Use Permit Amendment, and related EIR certification to accommodate a new 37,000 square-foot office building (305 S. Sepulveda), and a 20,000 square-foot addition to an existing 55,000 square-foot office building (330 S. Sepulveda). The City's Zoning Code permits general office use in the Commercial General Zone, but requires Use Permit approval for commercial development with more than 5,000 square feet of floor area, or 10,000 square feet of site area.

At the Planning Commission public hearing on February 14, 2018 the Commission directed staff, by a 3:0:2 vote, to work with the applicant on the 305 S Sepulveda building to develop alternatives for the Boundary Place loading dock and deliveries to address concerns and to bring back three Resolutions, two for approval of the two projects with conditions and one CEQA Resolution for both projects. The public hearing was continued to March 14, 2018 for consideration of the draft Resolutions.

Link to the February 14, 2018, Planning Commission staff report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180214/20180214-3.pdf

Link to the March 14, 2018, Planning Commission staff report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180314/20180314-4.pdf

STAFF'S RECOMMENDATION: APPROVE RESOLUTION WITH CONDITIONS

In the event the Planning Commission takes action on these Resolutions, staff will inform City Council of the decision no later than March 16, 2018.

Planning Commission quasi-judicial decisions can be called up for review by two Councilmembers 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.