



Legislation Text

File #: 21-0116, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Carrie Tai, AICP, Community Development Director

SUBJECT:

Recent Planning Commission Quasi-Judicial Decisions:

Approval of Coastal Development Permit and Use Permit to Allow the Expansion of an Existing Retail Sales Use, Resulting in a Retail Sales Use with 3,637 Square Feet of Sales Floor Area Located at 1113-1121 Manhattan Avenue; and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (Skechers USA, Inc.) (Community Development Director Tai).

INFORMATION ITEM ONLY

On March 24, 2021, the Planning Commission considered and approved (4:0), subject to standard conditions, the item described below.

1. Coastal Development Permit and Use Permit to Allow the Expansion of an Existing Retail Sales Use, Resulting in a Retail Sales Use with 3,637 Square Feet of Sales Floor Area Located at 1113-1121 Manhattan Avenue; and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (Skechers USA, Inc.)

The Coastal Development Permit (CDP) and Use Permit permits the expansion of an existing retail sales use, resulting in a retail sales use with 3,637 square feet of sales floor area located at 1113-1121 Manhattan Avenue. The subject building is located in the "CD" (Downtown Commercial) zoning district in Area District III. Section 10.16.020 of the Manhattan Beach Municipal Code (MBMC) was amended in 2018 to require Use Permits "for the establishment of any retail use proposed to contain more than one thousand six hundred (1,600) square feet of sales floor area..." Concurrently with that amendment, Local Coastal Program Section A.16.020 was likewise amended to reflect the change. In addition, the expansion requires a CDP because of the change to retail from the prior spa use, which constitutes an intensification.

Staff presented the applicant's project, and provided the Commission a Supplemental Memorandum with a revised Draft Resolution on March 23, 2021. Specifically, Condition of Approval No. 4 in the Draft Resolution was revised to state "This entitlement shall govern site operations in conjunction with the site's prior entitlements, which include City Council Resolution No. 17-0065, granting

approval of a Use Permit, and City Council Resolution No. 5136, granting approval of signage.” Accordingly, the entitlements approved by the Planning Commission apply just to the new expanded space, but the use must be coordinated with the existing space. The applicant spoke in favor of the project. No one spoke in opposition. The Commissioners expressed support for the project and commended Skechers for the attention to detail in the proposed design.

Link to the Planning Commission Staff Report:

https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2021/20210324/20210324-3.pdf

Link to the Supplemental Staff Memorandum with Revised Draft Resolution:

<https://www.citymb.info/Home/Components/Calendar/Event/68815/35>

Planning Commission quasi-judicial decisions can be called up for review by two City Councilmembers or appealed by any member of the public within 15 days of the decision (MBMC § 10.100.020).