



Legislation Text

File #: 22-0360, 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 Decision:

Use Permit Amendment to Allow an Expansion of an Existing 4,180 Square-Foot “Eating and Drinking Establishments” use (Arthur J restaurant) with Full Alcohol Service, Into an Adjacent Vacant 1,141 Square-Foot Tenant Space (Formerly a Dry Cleaner) Within an Existing Commercial Building at 901 and 903 Manhattan Avenue in the Downtown Commercial (CD) Zoning District Per LCP Section A.16.020, a Use Permit is Required for the Establishment of an “Eating and Drinking Establishments” Use and a Use Permit, or Use Permit Amendment, Shall be Required for any New Alcohol License or Modification to an Existing Alcohol License Within the Downtown Commercial (CD) Zoning District The expanded Area Will Serve as a Private Dining Room for the Existing Restaurant (Arthur J) (Community Development Director Tai).

INFORMATION ITEM ONLY

On August 10, 2022, the Planning Commission considered the item described below.

1. Proposed Use Permit Amendment to allow an expansion of an existing 4,180 square-foot “Eating and Drinking Establishments” use (Arthur J restaurant) with full alcohol service, into an adjacent vacant 1,141 square-foot tenant space (formerly a dry cleaner) within an existing commercial building at 901 and 903 Manhattan Avenue in the Downtown Commercial (CD) zoning district. Per LCP Section A.16.020, a Use Permit is required for the establishment of an “Eating and Drinking Establishments” use and a use permit, or use permit amendment, shall be required for any new alcohol license or modification to an existing alcohol license within the Downtown Commercial (CD) zoning district. The expanded area will serve as a private dining room for the existing restaurant. (Arthur J)

On July 1, 2021, the Community Development Department received an application requesting an amendment to an existing Use Permit to allow for the expansion of an “Eating and Drinking Establishments” use with on-site consumption of beer, wine, and spirits (full alcohol service) located at 903 Manhattan Avenue, into the adjacent vacant commercial space (formerly Door to Door Cleaners - 901 Manhattan Avenue). The existing Arthur J restaurant has been in operation since 2015, however, a restaurant use has been on the site since in 1984. On January 4, 1984, the City

Council adopted Resolution No. 4108, establishing a restaurant with an on-site general alcohol license and live entertainment within an existing commercial building. Arthur J currently operates pursuant to Council Resolution No. 4108. This is a request to amend the existing Use Permit to allow the expansion of an Eating and Drinking Establishment use and associated full alcohol service into the space at 901 Manhattan Avenue.

The August 10, 2022 Planning Commission meeting was duly noticed on July 28, 2022, and the Planning Commission Agenda with staff report and attachments was published on August 4, 2022. On August 9, 2022, a supplemental report to the Planning Commission was published providing additional information. Staff received 14 written public comments, with seven comments expressing support for the project and seven comments expressing opposition to the project. At the meeting, one individual spoke in opposition to the project. Based on substantial evidence in the record, and pursuant to the Manhattan Beach Local Coastal Program and other applicable law, the Planning Commission adopted the resolution approving the project, with a modified Condition No. 21, and adopted the environmental determination, in accordance with staff's recommendation.

Link to the Planning Commission Staff Report:

https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2022/20220810/20220810-3.pdf

Link to Supplemental Report:

<https://www.manhattanbeach.gov/home/showpublisheddocument/50667>

Pursuant to Section 10.100.010 "Appeals" of the Manhattan Beach Municipal Code, 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 (August 25, 2022).