

**TO:**  
Honorable Mayor and Members of the City Council

**THROUGH:**  
Mark Danaj, City Manager

**FROM:**  
Anne McIntosh, Community Development Director

**SUBJECT:**  
Recent Planning Commission Quasi-Judicial Decisions  
1. Use Permit For the Sale of Beer and Wine – Andrews Cheese Shop  
2. Master Use Permit Amendment - Manhattan Village Mall Renovation Project.  
**SUPPLEMENT TO INFORMATIONAL MEMO (ITEM 17, JUNE 20, 2017 AGENDA)**

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Item 17 on the agenda for the June 20, 2017 City Council Meeting lists the following Planning Commission quasi-judicial matters held on June 14, 2017. As shown below, the Commission approved both applications, with conditions.

1. **Use Permit to Allow the Sale of Beer and Wine for Off-Site Consumption at a Permitted Food and Beverage Sales Establishment at 1141 Highland Avenue (Andrews Cheese Shop)**

**The Commission Adopted a Resolution Conditionally Approving the Use Permit (3:1- Seville-Jones voting No) with minor typos corrected.**

Members of the public and the Applicant spoke in favor of the project. One Commissioner expressed concerns that the business could potentially change its business operations to include primarily alcohol and single serving container sales, instead of cheese and related items, which might cause neighborhood impacts. The majority of the Commission felt that there were conditions that require conformance with the Use Permit project description and site plan that addressed this concern. Additionally, there are other food and beverage uses in the Downtown that offer beer and wine for sale, so this is not a new use Downtown.

2. **Request to Amend Certain Conditions of Approval for the Master Use Permit for the Remodel and Expansion of the Manhattan Village Shopping Center Located at 2600 Through 3600 North Sepulveda Boulevard and 1180 Through 1200 Rosecrans Avenue (Manhattan Village Shopping Center- RREEF America REIT Corp BBB II)**

**The Commission Unanimously Adopted a Resolution Conditionally Approving the Amendment to the Master Use Permit with one revision requested by Fry's.**

In 2014 the City approved the Master Use Permit and related applications for the site. In

2016, the City approved a refined site plan that changed the construction sequence of the project to construct the Northeast parking structure and consolidate Macy's first, and made other modifications to respond to comments made by the public. In light of the refinements to the project design, the Applicant requested modifications to the 2014 conditions of approval.

The public and applicant spoke in favor of refining the conditions. One of the property owners of 3500 Sepulveda and his representatives spoke in opposition to refining the conditions. A Fry's representative requested revisions to COA #39 to allow the "right in and out" entry and exit out of Fry's driveway on Sepulveda Boulevard to be retained as long as Fry's occupies the site. The Commission reviewed and discussed each condition proposed to be refined and supported the project with revisions to COA #39 to allow the "right in and out" entry and exit out of Fry's driveway on Sepulveda Boulevard to be retained if the site is occupied, unless required to be removed by Caltrans, as long as Fry's occupies the site.