

3110 N. Sepulveda Blvd.

Use Permit for New Restaurant Building
with an Outdoor Patio at MVSC

Planning Commission Meeting
May 22, 2019



Background

- ▶ Southeast corner of Sepulveda Blvd. and 33rd Street- Manhattan Village Mall
- ▶ 32,878 Square Foot Lot
- ▶ Zoning- Community Commercial(CC)
- ▶ Existing- Bank and Drive thru
- ▶ Use Permit required- Over 5,000 sq. ft.



Site Aerial



City of Manhattan Beach



3110 N.
Sepulveda Blvd.

189.0 0 94.52 189.0 Feet



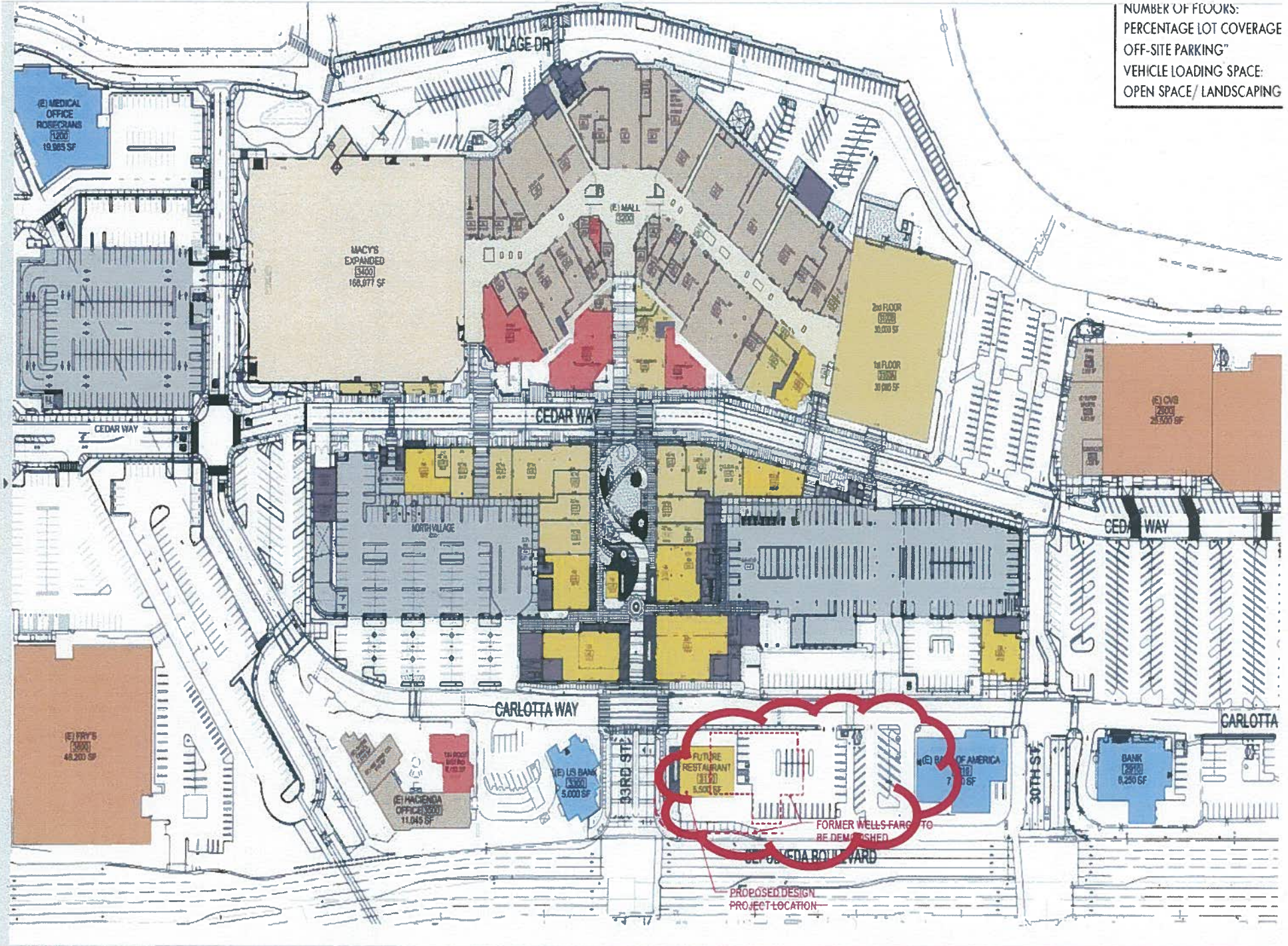
Project Details

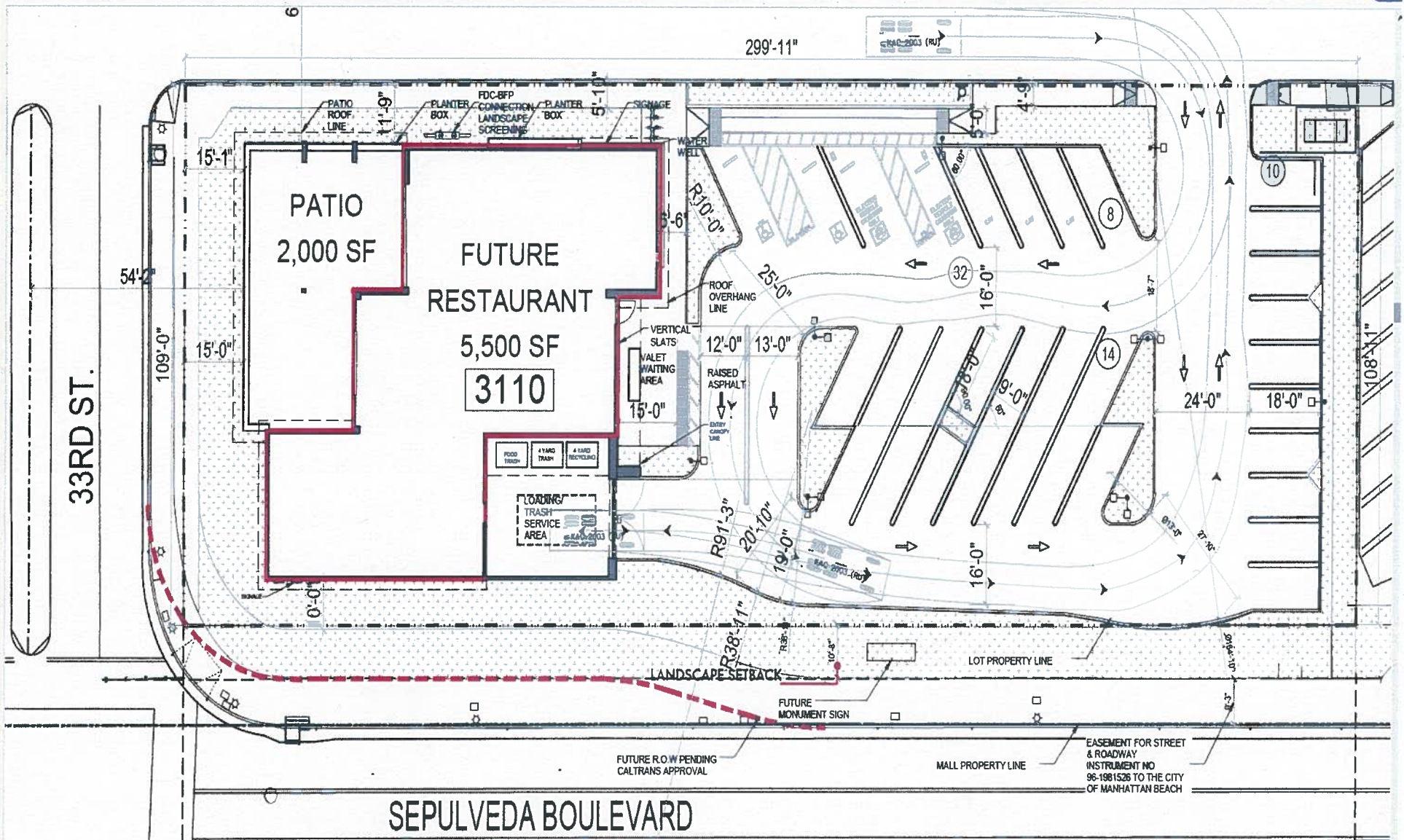
- ▶ Project Involves:
 - New Commercial Building
 - Restaurant Use- Steakhouse
 - New Parking Lot and Landscaping
 - Alcohol Sales- On Sale- Approved as part of MUP

- ▶ Existing Building:
 - Single-Story Building- Commercial Bank with Drive thru
 - Entire site will be redeveloped

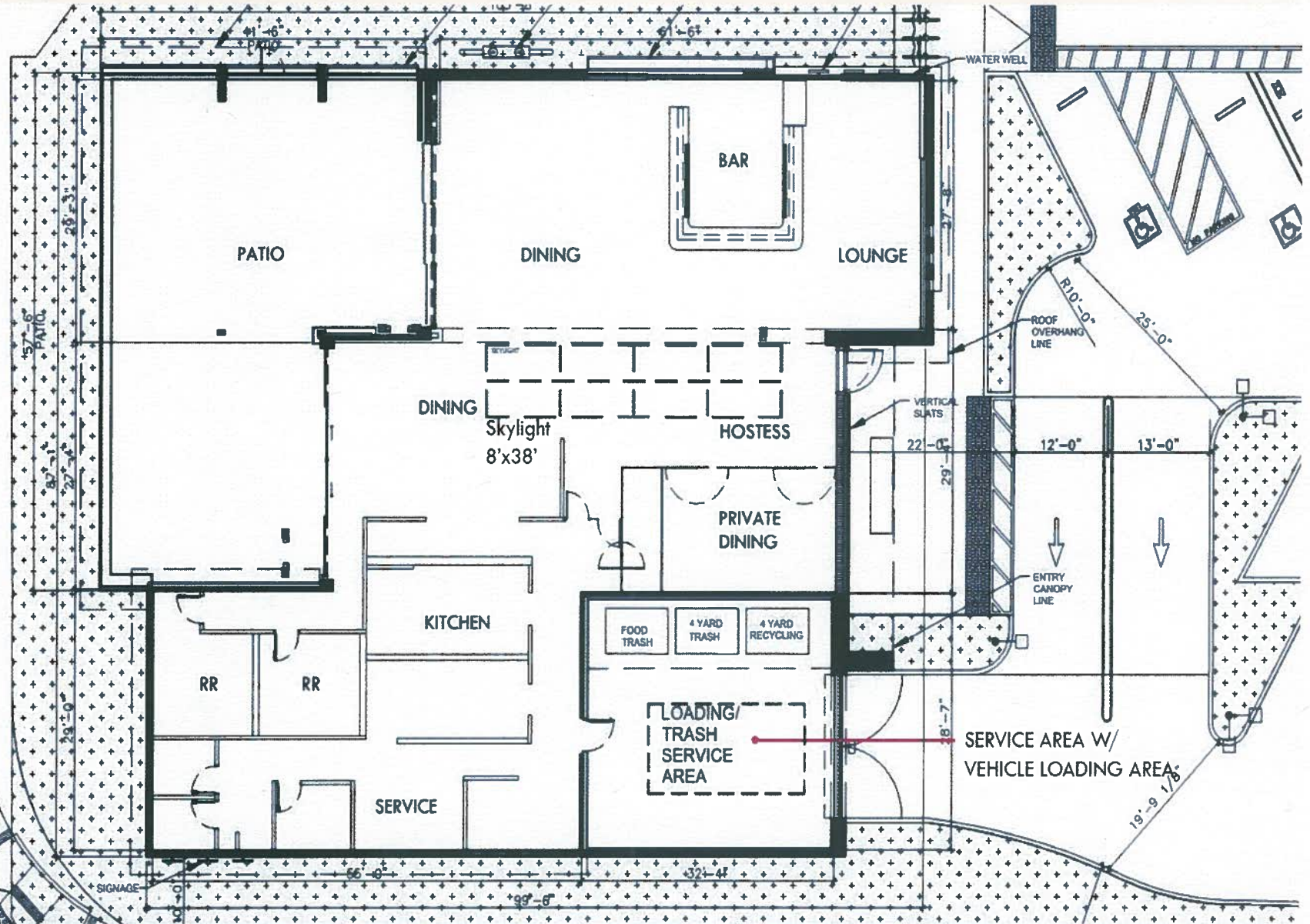


NUMBER OF FLOORS:
 PERCENTAGE LOT COVERAGE
 OFF-SITE PARKING*
 VEHICLE LOADING SPACE:
 OPEN SPACE/ LANDSCAPING





33RD STREET











Project Details

▶ Project

- Steakhouse Restaurant
- Hours- 6am to 2am per MUP
- Type 47 Alcohol License
 - Sale and Onsite Consumption
 - Beer/Wine/Spirits
- Live Entertainment/Music
 - Jazz Performances or DJ
 - Amplified Music Indoor and Outdoor
 - Outdoor Music Hours of Operation (COA No. 14)
 - Sunday-Thursday: 11am to 10pm
 - Friday- Saturday: 11am to 11pm



Project Details

- ▶ Parking- 32 Stalls Provided (27 Existing)
 - 4.1 Stalls required per 1,000 sq. ft. per MUP
 - Restaurant Cap at 89,000 sq. ft.
 - Restaurant Complies with Restaurant Cap
 - Primary Parking will be provided adjacent to Restaurant
 - Additional Parking will be available at South Deck



Zoning Ordinance

- ▶ All findings met
- ▶ Notice- 10 Day Notice Period
- ▶ Public Comments
- ▶ Department comments/conditions incorporated into Resolution



Conclusion

- ▶ Conduct Public Hearing
- ▶ Adopt Resolution, Approving Use Permit and w/ Conditions

