

Culture Brewing Company 327 Manhattan Beach Boulevard

Use Permit for
New Eating &
Drinking
Establishment-
Tasting Room



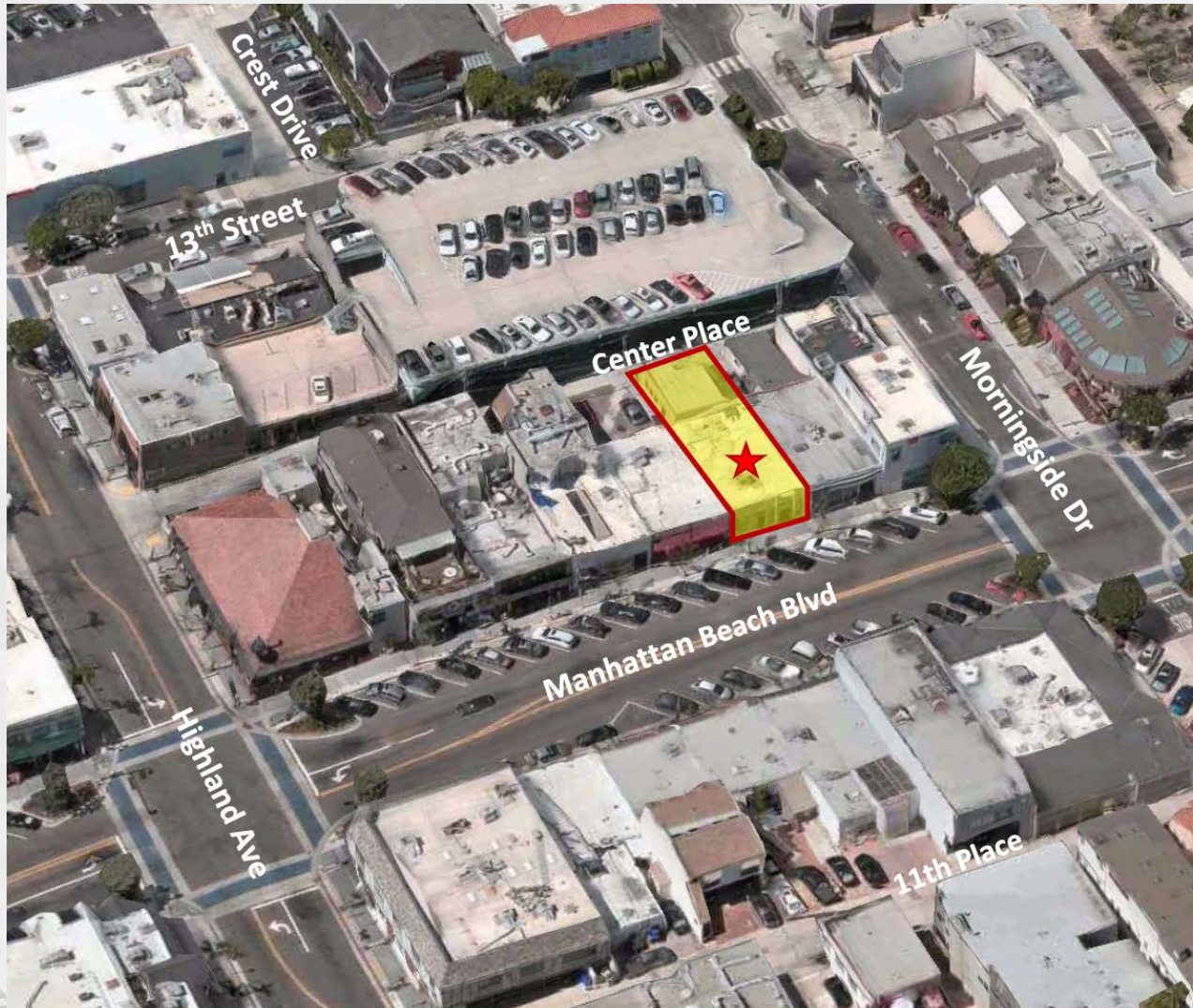
Planning Commission Meeting
May 22, 2019

Background

- Downtown on MBB
- Bob Roy Salon
- Shared site with Coffee Bean



Vicinity Map



Use Permit Amendment Request

- Major Remodel
 - Demo/rebuild rear portion of building
 - Rework interior- add bar counter and seating
 - Façade
- “Small Beer Manufacturer”-Type 23 ABC license
 - On-site beer consumption
 - Off-site beer sales
 - No brewing at MB location

Use Permit Amendment Request (cont)

- No other alcohol besides brewer's beer
- No kitchen/food service
 - Outside food ok
- Hours
 - 7am – 10pm, Monday – Sunday
- No live entertainment

Use Permit Amendment Request

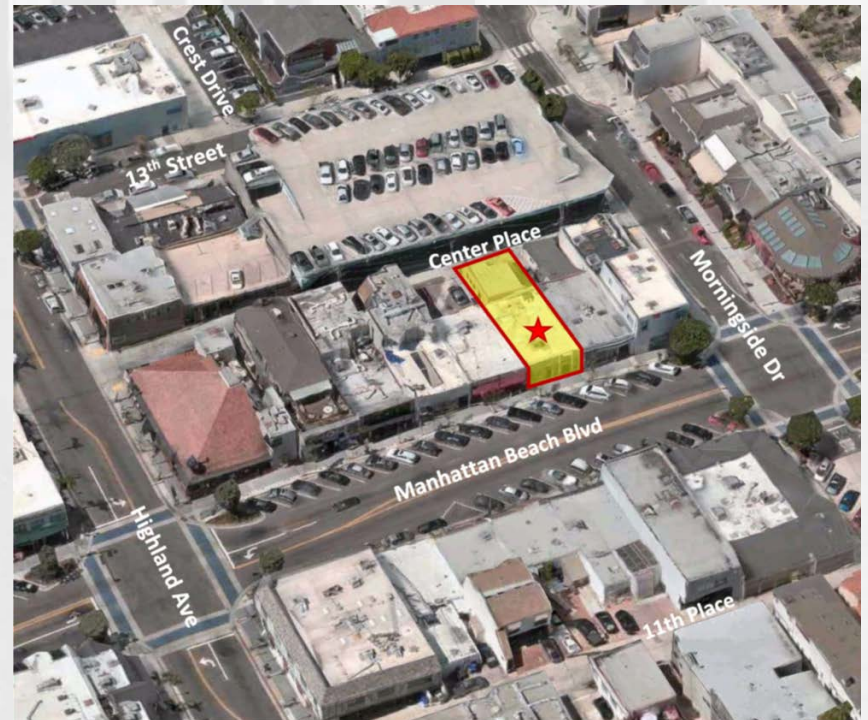


Required Findings

- “Use is in accord with... the purposes of the district...”
- “Not be detrimental to the public health, safety or welfare of persons residing or working... in or adjacent to the neighborhood of such use...”
- “Proposed use will comply with... any specific condition required for the proposed use in the district in which it would be located.”
- “...Will not adversely impact or be adversely impacted by nearby properties.”

Required Findings

- Resolution Incorporating Latest Conditions
- Physical Barriers between Restaurant and Residential Neighbors
- Low Trash Output
- 10pm Closing Time



Conclusion

- Conduct Public Hearing
- Adopt Resolution, Approving Use Permit with Conditions

