

# Manhattan Village Mall

Master Use Permit Amendment to Allow  
Personal Improvement Services and Off-  
Site Alcohol Sales

Planning Commission Meeting  
October 9, 2019

# Background

- ▶ Original MUP for Remodel/Expansion in December 2014
- ▶ As part of leasing strategy Mall would like to include-
  - Small Fitness Studios
  - Off-Site Alcohol Sales- Ancillary and for four restaurants only
- ▶ Zoning- Community Commercial(CC)
- ▶ Proposed changes are consistent with the overall intent of the original MUP.



# VICINITY MAP



## City of Manhattan Beach



# Project Details

## ▶ Project Involves:

### ◦ Amending Condition No. 18: Fitness Studios

- COA No 18 currently does not allow “Personal Improvement Services”
- Proposed amendment will allow “Personal Improvement Services” limited to fitness studios up to 5,000 sf.
- All other “Personal Improvement Service” uses will continue to be prohibited

### ◦ Amending Condition No. 20: Off-Site Alcohol Sales

- COA No. 20 currently does not allow for off-site alcohol licenses
- Only certain businesses are allowed (i.e. Ralphs, CVS and the Vintage Shoppe)
- Mall ownership has received interest from prospective tenants
- Recent industry trend for upscale restaurants



# Project Details

- ▶ No changes to the development of the project is proposed
- ▶ No increase in overall square footage
- ▶ The amendment will allow up to 25,000 sf of personal improvement services limited to fitness studios
- ▶ Will allow up to 4 restaurants to have incidental alcohol sales for off-site consumption.

# Environmental Determination

- ▶ City Certified EIR in 2014 as part of approval
- ▶ Addendum to the EIR was prepared
- ▶ Proposed changes to the conditions are not substantial and will not require revisions to the EIR.
- ▶ Traffic Engineer reviewed the traffic and parking analysis prepared as part of the Addendum and agrees that the project as conditioned is within the scope of the original EIR.

# 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 Master Use Permit Amendment w/ Conditions