# **Manhattan Village Mall**

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

> Planning Commission Meeting October 9, 2019



### Background

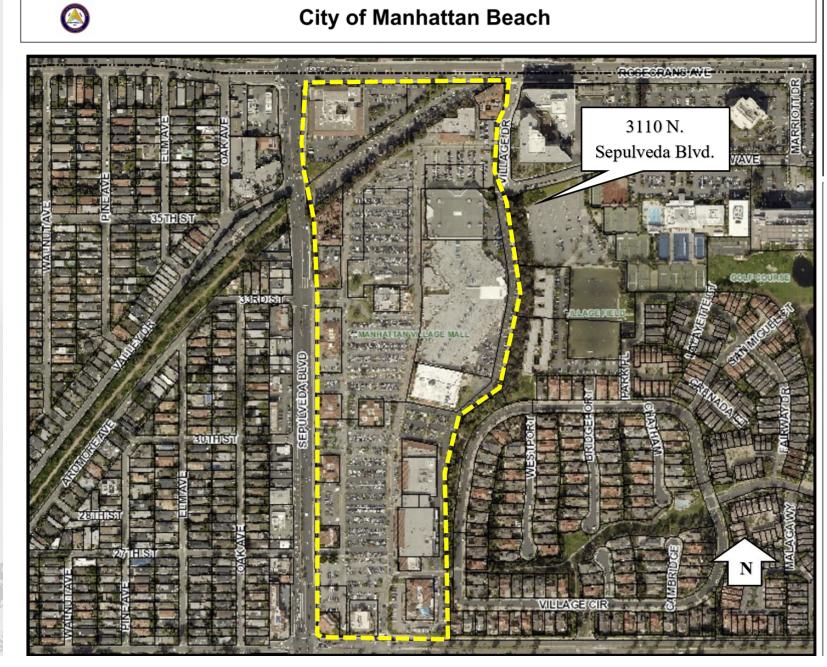
 Original MUP for Remodel/Expansion in December 2014

- 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
  - <u>Amending Condition No. 20: Off-Site Alcohol Sales</u>
    - 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

