



CITY OF MANHATTAN BEACH CITY HALL

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TO: Honorable Mayor and Members of the City Council

THROUGH: Bruce Moe, City Manager

FROM: Carrie Tai, Community Development Director

MEETING: City Council Meeting, March 17, 2020

SUBJECT: Agenda Item No. 23 - Planning Commission Quasi-Judicial Decisions (Previously Agenda Item No. 22)

DATE: March 13, 2020

SUPPLEMENTAL REPORT

Agenda Item No. 22 on the March 17, 2020, City Council Meeting lists the following Planning Commission quasi-judicial matters held on March 11, 2020. As shown below, the Commission approved the applications, with conditions.

Proposed Use Permit Amendment to Expand an Existing Restaurant with Full Alcohol Service (Manhattan Beach Post) into an Adjacent Vacant Restaurant Space (formerly Subway) and to also Expand Hours of Operation at 1142 Manhattan Avenue (Simms Restaurant Group/Mike Simms)

The Commission Adopted Resolutions Conditionally Approving the Use Permit (5:0) with Conditions and Modifications.

The applicant spoke in favor of the project. Public comment was received by four neighbors who expressed concern about the proposed floor plan, and noise that might be generated from the extra hour of alcohol service requested by the applicant. Public comment was also received by the Executive Director of the Downtown Business and Professional Association in support of the project as proposed. The Commissioners generally supported the project and praised the applicant for their track record of being a responsible operator. The

Commissioners did acknowledge the neighbors' concerns, and after hearing suggestions from the applicant and the neighbors, approved the resolution with conditions and with the following modifications:

1. The restaurant's windows facing Manhattan Avenue shall be closed no later than 10:00 p.m. every day in order to minimize any noise generated by the restaurant.
2. No alcoholic beverages can be ordered by customers past 12:00 a.m., Thursday through Saturday. Customers who have ordered alcohol beverages before 12:00 am can still consume their alcoholic beverages between 12:00 a.m. and 1:00 a.m.
3. Staff will provide a report to the Planning Commission one year after the commencement of operations after Manhattan Beach Post's expansion. The report will detail any complaints the City has received that can be traced back to the operations of the restaurant. The report will be a general business item on the Planning Commission's agenda. The owner, at its own expense, will be required to notify all property owners within 500 feet of the site that the Planning Commission will be receiving the one-year report. The notice shall be mailed at least 10 days prior to the meeting date, with the owner providing proof of such mailing to the satisfaction of Community Development Director. The notice will give the date and time of the Planning Commission meeting, as well as the contact information of the Planning Commissioners.

Link to March 11, 2020 Planning Commission Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20200311/20200311-2.pdf