

**Late Public Comment**  
Planning Commission- March 11, 2020  
Item G Use Permit Amendment (1142 Manhattan Ave)

**From:** Peter Hartshorn <peterwhartshorn@gmail.com>  
**Sent:** Monday, March 9, 2020 9:50 AM  
**To:** List - Planning Commission <PlanningCommission@citymb.info>  
**Cc:** Carrie Tai, AICP <ctai@citymb.info>; Ted Faturros <tfaturros@citymb.info>  
**Subject:** Simms Restaurant Group Application to come before the Planning Commission  
Wednesday, March 11th.

Dear Manhattan Beach Planning Commission,

I am writing to you about my concerns with an Application by the Simms Restaurant Group for the Manhattan Beach Post (MBPost) that will be presented at the public hearing of the Planning Commission on Wednesday, March 11, 2020. My wife Kelly and I live just down the street at 1300 Manhattan Ave #B and, as I will not be in town for the public hearing, would like to express my concerns through this letter.

Firstly, however, I would like to thank you all for the work that you do for our city and community and for the processes that have been put in place to allow the public to be informed and involved. I appreciated receiving access to the Planning Commission's staff report on this Application so that I could have a better and more informed opinion on the Simms Restaurant Group's plans for the MBPost expansion.

We fully support the expansion of the MBPost but we have concerns about the MBPost evolving into a restaurant with a late night bar and extended hours. The proposed expansion increases the bar capacity at a greater percentage than that of the restaurant. While the total square footage of the expansion equates to almost 50%, the size of the bar seating increases by close to 100% (9 seats to 17 seats) with also the addition of a lounge area. The later maximum approved hours requested in the Application would also support a more bar oriented business.

The Applicant is requesting operating hours to be extended to 1am which is not consistent with the maximum approved hours of the other restaurants on Manhattan Ave north of Manhattan Beach Blvd., nor is it consistent to their current operating practice. The MBPost, Slay's, Fishing with Dynamite and Little Sister all have maximum approved alcohol hours of 12 am and currently are not open past 10:30 in the evening, presumably, as there is not enough restaurant traffic to support later open hours. The recently approved Tacolicious, while not as yet open, has maximum approved hours of 12am as well. There is nowhere in the Application material as to why a later operating time for primarily a restaurant is required or justified.

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Since we have been living on Manhattan Ave (since 2009) our neighbor restaurants have been just that, neighbors, distinctive from the later hours and higher activity along Manhattan Beach Blvd. We would like to retain this aspect of our neighborhood and not to be subjected to an increased activity level at night. Allowing this increased bar aspect of the MBPost and the extended hours is not consistent within our neighborhood and will negatively impact it. This impact is currently felt through late night movement through our neighborhood for those leaving late night establishments as they return to their parked cars, as there is public parking within and adjacent to our neighborhood

We appreciate the City placing some safeguards in the Application to limit the bar character of the expansion, such as limiting the ability of the MBPost to advertise itself as a bar, but we feel these safeguards are too limited. If it has a bar, has bar seating, has a lounge with bar service, and is open to 1am, beyond business justified restaurant operating hours, it is a bar.

We would request that the Manhattan Beach Planning Commission not approve the Application as presently presented, to re-evaluate the projected floor plan for its bar activity potential, to consider other measures to limit the bar activity of this expansion, and to only accept maximum approved hours that are consistent to those already approved for the adjacent restaurants operating on Manhattan Ave north of Manhattan Beach Blvd, i.e. 12 am.

We fully support the eventual expansion of the MBPost in our neighborhood. We wish to ensure, however, that the present character of our high scale neighboring restaurants do not also take on late night bar characteristics. Thank you for your consideration to our concerns.

Peter and Kelly Hartshorn

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From: Kevin Barry [mailto:kevinbarryevents@aol.com]  
Sent: Wednesday, March 11, 2020 2:35 PM  
To: List - Planning Commission <PlanningCommission@citymb.info>  
Subject: In support of MB Post proposed Expansion

Dear Mr. Fatuross and City of MB Planning Commission,

I am writing you in strong support of the proposed MB Post expansion and extension of hours.

The Simms Group have proven themselves as extremely responsible operators who bring the highest quality of hospitality to our community!

Please call me with any questions.

Respectfully submitted,  
Kevin

Kevin Barry  
Mobile: 310-955-7173  
Hospitality Consultant:  
    highwaywestvacations.com  
Board of Directors:  
    jimmymillerfoundation.org  
    downtownmanhattanbeach.com  
    southbayboardriders.com  
Organizing Committee:  
    surffestival.org

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March 10, 2020

Ted Faturos  
City of MB Planning Department  
Manhattan Beach City Council  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**Re: Change of Use Permit and Extension of Hours at 1144 Manhattan Ave (MB Post)**

Dear Mr. Faturos,

We understand that a request has been made to combine the former Subway location with the current MB Post Restaurant at 1144 Manhattan Ave. and to extend current operating hours. The Downtown Business & Professional Association supports both requests.

Mike Simms and the entire Simms Group are model corporate citizens, responsible restaurateurs and exceptionally generous neighbors. They support our Manhattan Beach community financially as well as with the gift of their time. The Simms Group represents businesses that are profitable for the City and an enhancement to downtown and our greater Manhattan Beach community. Their restaurants are popular bringing local and visitor traffic to our Business District, which is vital to a prosperous Downtown.

If you have any questions, please contact Jill Lamkin, our Executive Director.

Respectfully submitted,

Linda McLoughlin Figel

Co-owner {pages} a bookstore  
President, Downtown Business & Professional Association

Cc: Manhattan Beach Planning Commission

Jill Lamkin - [jill@downtownmanhattanbeach.com](mailto:jill@downtownmanhattanbeach.com) 310-379-9901

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**From:** [cgbredesen@aol.com](mailto:cgbredesen@aol.com) [<mailto:cgbredesen@aol.com>]

**Sent:** Wednesday, March 11, 2020 3:06 PM

**To:** List - Planning Commission <[PlanningCommission@citymb.info](mailto:PlanningCommission@citymb.info)>

**Subject:** MB Post

Love to see the Simms expand there Great MB Post restaurant... what a plus for the City of MB  
Chris Bredesen Sr.