



# MANHATTAN BEACH POST 1142 MANHATTAN AVENUE USE PERMIT AMENDMENT

PLANNING COMMISSION MARCH 11, 2020

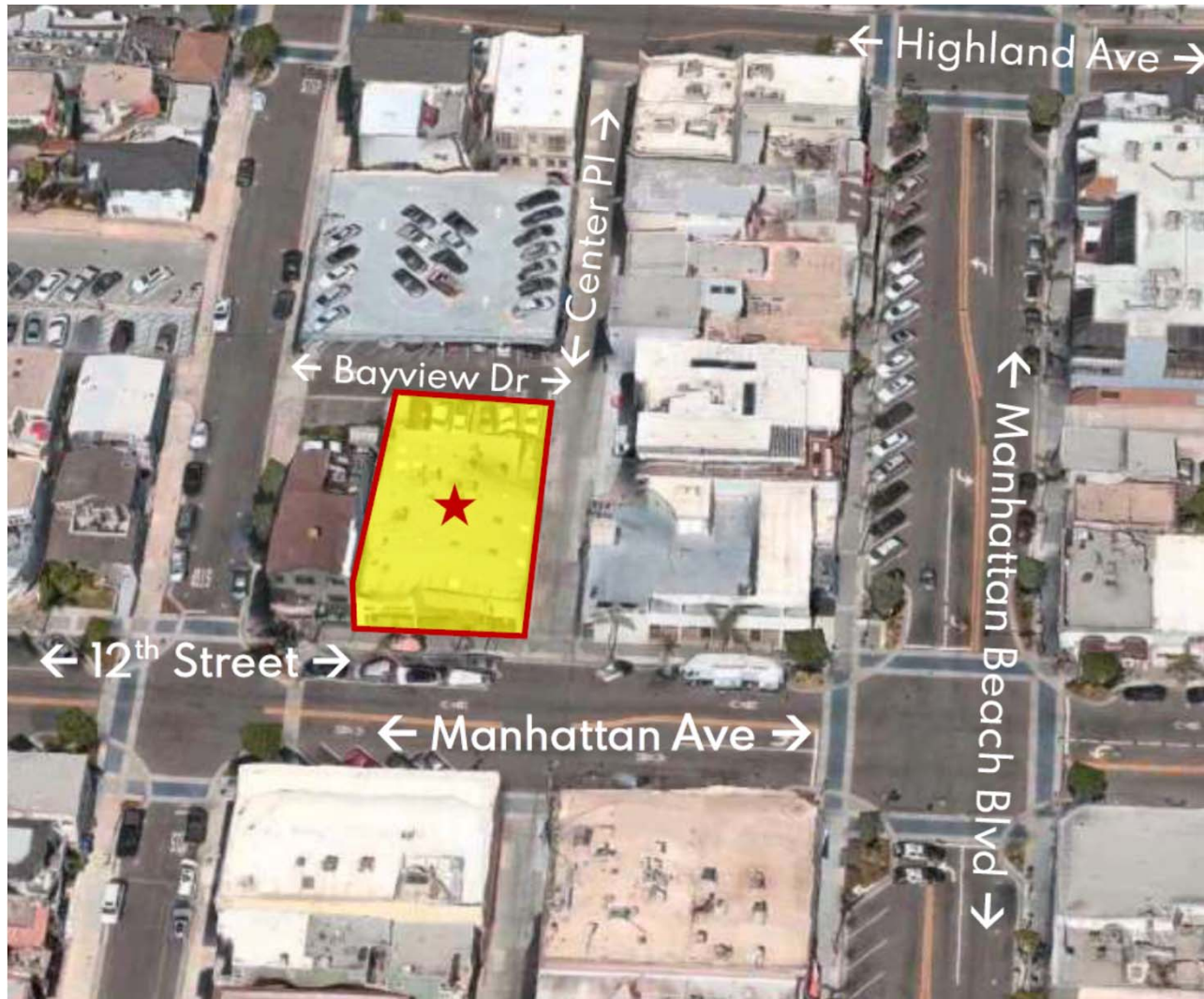


# BACKGROUND

- Downtown on Manhattan Avenue- CD Zone
- MB Post- April 2011
  - 1999: City Council Resolution No. 5513



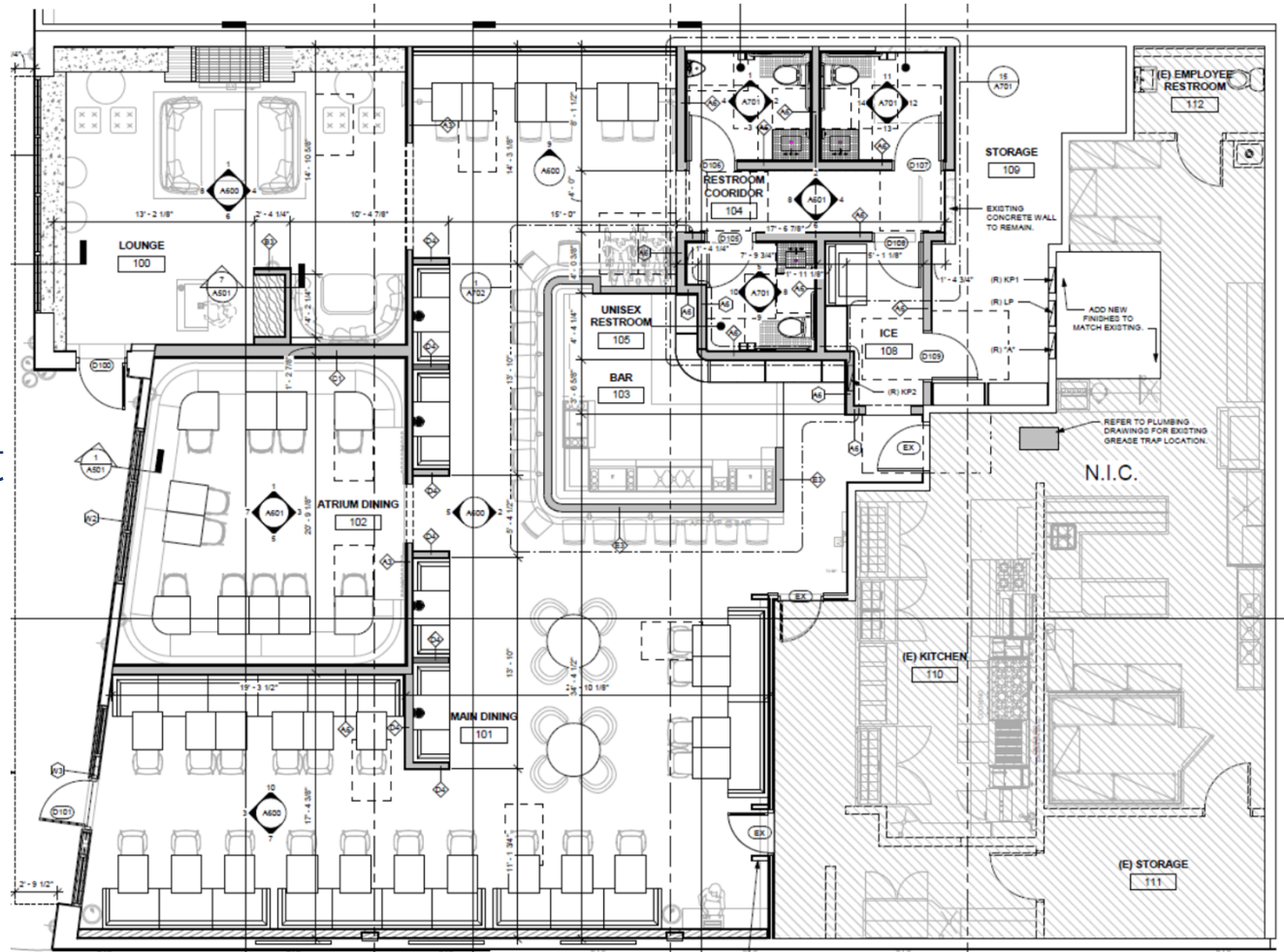
# VICINITY MAP





# USE PERMIT AMENDMENT REQUEST

- Expand into Adjacent Space (formerly Subway)
- Existing: 3,238 square feet  
Proposed: 4,878 square feet
- Major Interior Remodel/ Reconfiguration



# USE PERMIT AMENDMENT REQUEST

- Expand Hours
  - Existing Hours:
    - Monday - Wednesday: 11:00a.m. – 11:00p.m.
    - Thursday - Friday: 11:00a.m. – 12:00a.m.
    - Saturday: 7:00a.m. – 12:00a.m.
    - Sunday: 7:00a.m. – 11:00p.m.
  - Proposed Hours
    - Sunday – Wednesday: 6:00a.m. – 11:00p.m.
    - Thursday – Saturday: 6:00a.m. – 1:00a.m.
- No Live Entertainment



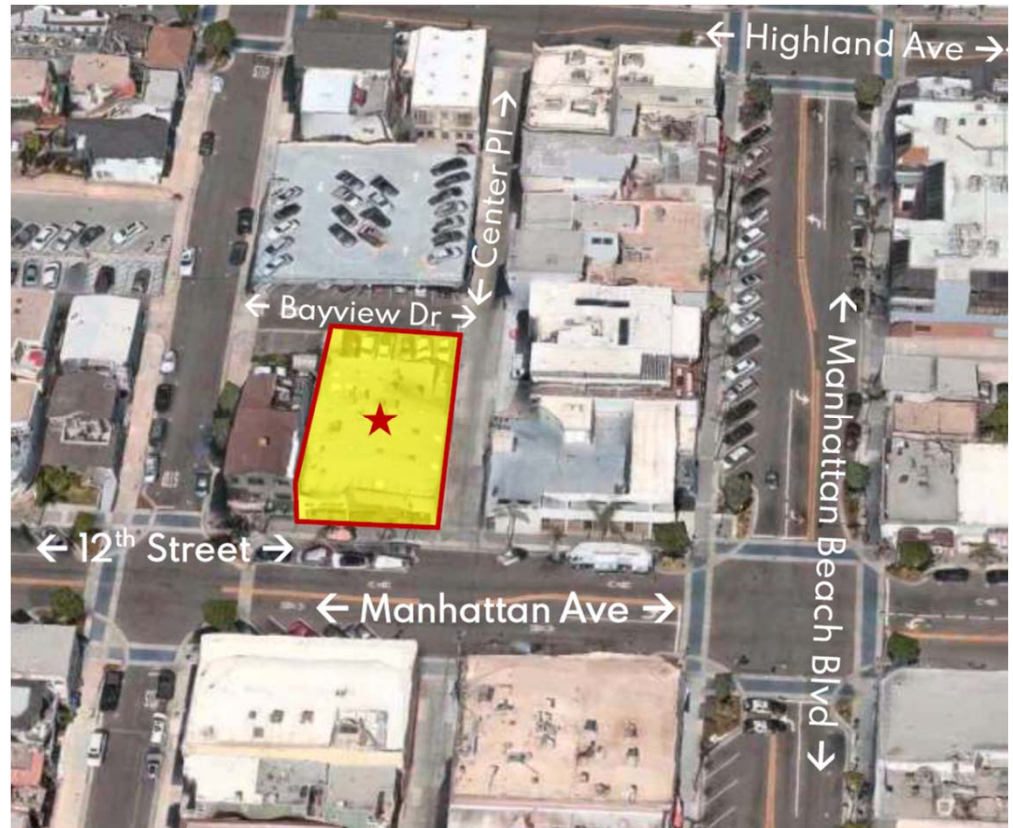
# REQUIRED FINDINGS

- “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.”



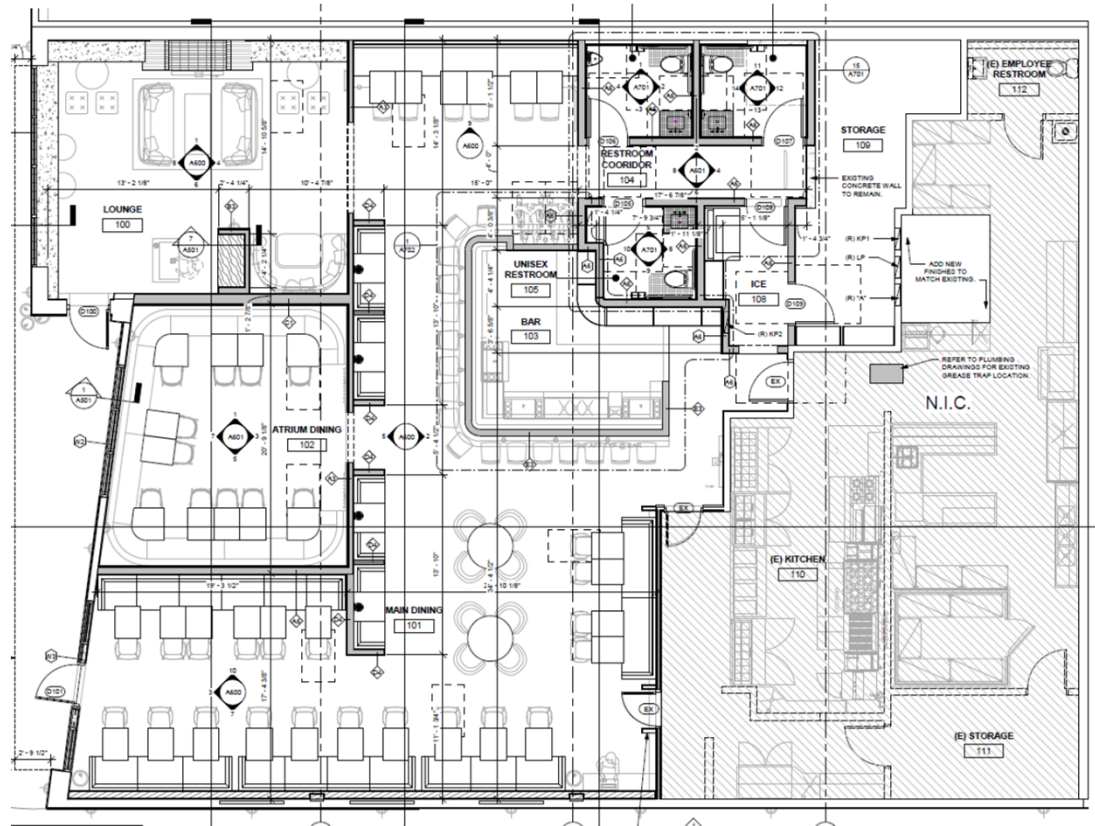
# REQUIRED FINDINGS

- Use is a Commercial Use in a Commercial Zone
- Neighboring Lots- Commercial/Restaurant
- Resolution Incorporating Latest Conditions
- Physical Barriers between Restaurant and Residential Neighbors
- Police Record



# PUBLIC COMMENT

- Neighbor
  - Attachment G
- Public Comment After Staff Report Packet
  - Neighbor Concern
  - Three in Support
- Concerns about Hours
  - Restaurant vs Bar
  - Floorplan





# CONCLUSION



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

