



**CITY OF MANHATTAN BEACH CITY HALL**

1400 Highland Avenue, Manhattan Beach, CA 90266

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**TO:** Honorable Mayor and Members of the City Council

**FROM:** Carrie Tai, Community Development Director

**MEETING:** City Council Regular Meeting, October 20, 2020

**SUBJECT:** Agenda Item No. 10 - Public Hearing to Consider A Master Use Permit Amendment at an Existing Restaurant at 1125-1131 Manhattan Avenue and 133 Manhattan Beach Boulevard (Nando Milano LA, LLC/Vullo)

**DATE:** October 17, 2020

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## **SUPPLEMENTAL ATTACHMENT**

**ATTACHMENT(S):**

- 1) PowerPoint Presentation



# **NANDO TRATTORIA 1125-1131 MANHATTAN AVENUE & 133 MANHATTAN BEACH BOULEVARD MASTER USE PERMIT AMENDMENT**

CITY COUNCIL OCTOBER 20, 2020



# BACKGROUND

- Downtown on Manhattan Avenue - CD Zone
- Multi-Tenant Building- Retail/Restaurants
- Previous Entitlements:
  - 1995 - Master Use Permit Establishing Restaurant with Beer & Wine at 1131 Manhattan Ave
  - 1997 - Master Use Permit Amendment - 1129 Manhattan Ave
  - 2019: Planning Commission Resolution No. PC 19-10
    - Master Use Permit Amendment

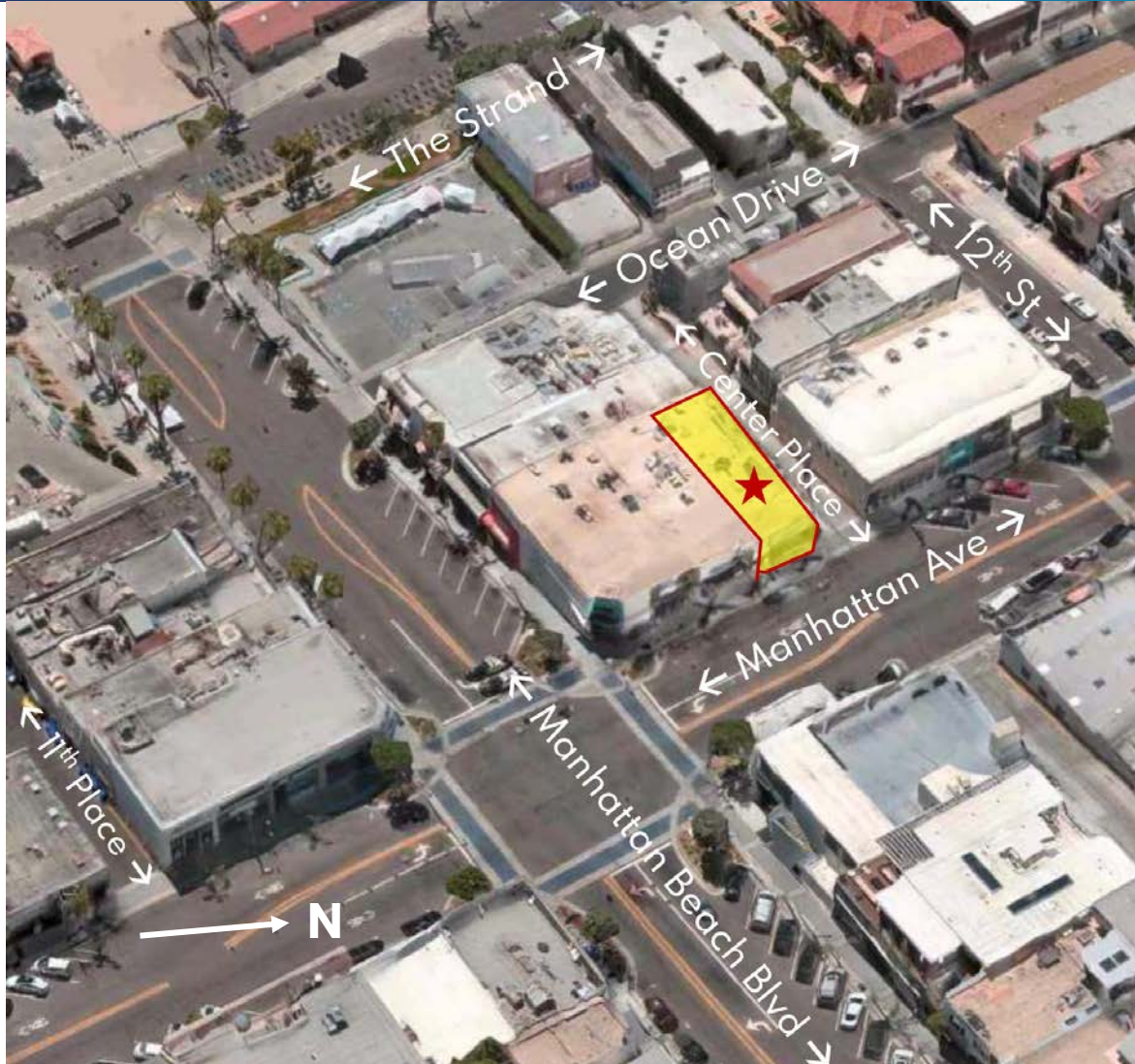


# BACKGROUND

- Planning Commission – September 9, 2020
  - Approved 5:0
- Appeal - Coastal Defender
- City Council De Novo Hearing
  - “Fresh Look”



# VICINITY MAP



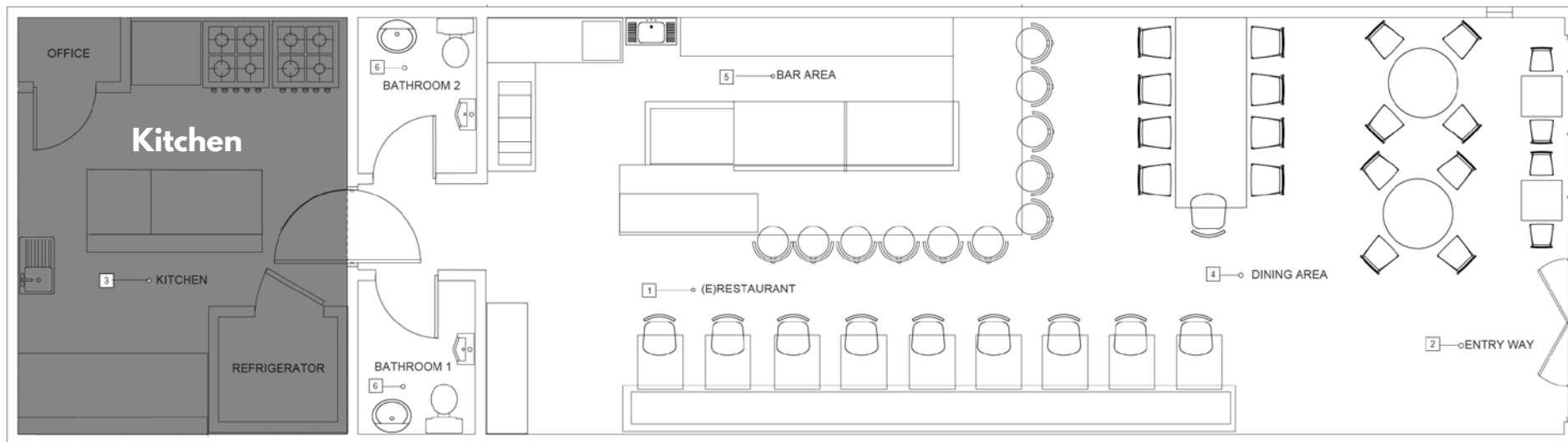
# VICINITY MAP

- Surrounded by many commercial uses including other restaurants
- Streets/buildings provide physical separation from residential zones



# MASTER USE PERMIT AMENDMENT REQUEST

- Full Alcohol Service (Beer, Wine, & Distilled Spirits)
  - Currently Beer & Wine Service
- No Change in Hours
  - 6a.m. – 11p.m. Sun – Thu, 6a.m. – 12a.m. Fri – Sat
- No Change in Hours/Alcohol Service for Other Restaurants in Building



# APPEAL

- Coastal Defender- Filed within 15-Day Appeal Period
- *Permanent Hours for Future Applicants*
  - Municipal Code Does Not Preclude Future Applicant Requests
- *CEQA*
  - Categorically Exempt (15301- Existing Facilities)
- *ABC Rules*
  - Condition of Approval to Follow ABC's Rules





# APPEAL

- *Cumulative Impact*
  - CD Zone Allows for Broad Range of Businesses- Restaurants
  - Alcohol Common Component of Dining Experience
- *Noise Disturbances*
  - Beer & Wine Sold With Food At Tenant Space Since 1995
  - No Evidence That Selling Distilled Spirits in Same Location Leads to More Noise
  - Resolution Continues to Prohibit Live Entertainment
  - Restaurant Floorplan, Not a Bar Floorplan
  - Downtown Restaurants with Similar Characteristics



# REQUIRED FINDINGS

- “The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.”
- “The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.”



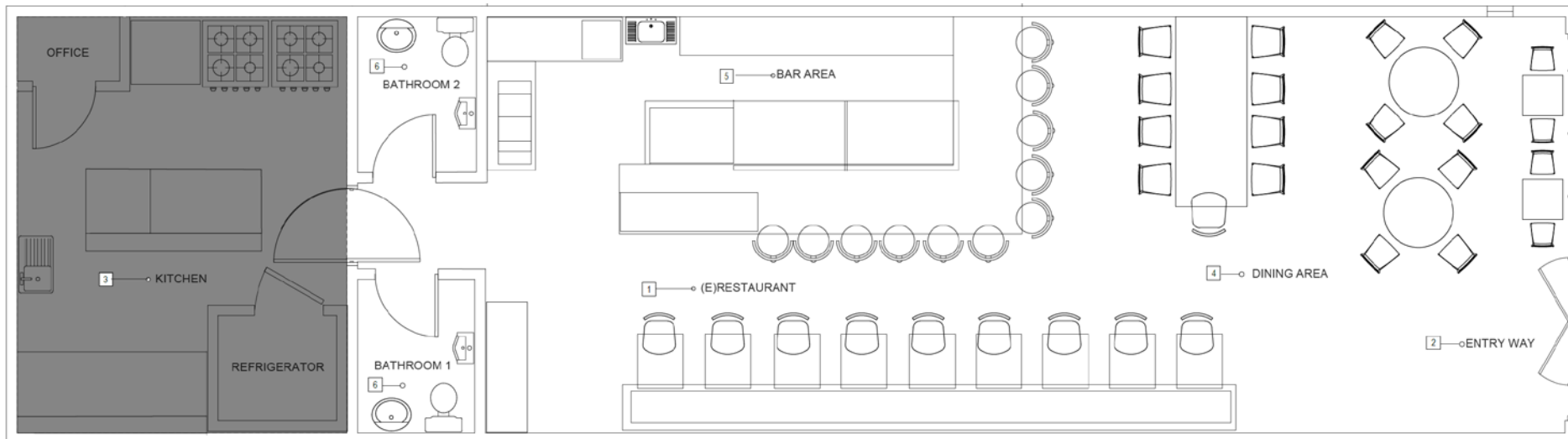
# REQUIRED FINDINGS

- “The proposed use will comply with the provisions of the City’s Planning and Zoning Title, including any specific condition required for the proposed use in the district in which it would be located.”
- “The proposed use will not adversely impact or be adversely impacted by nearby properties.”



# PUBLIC COMMENT

- One Public Comment Received Opposing Project
  - Allowing Full Alcohol Destroys Small Town Character
- Restaurants are Part of Small Towns Too
  - Alcohol Service With Food Service is Common



# CONCLUSION

- Conduct Public Hearing
- Direct Staff to Draft Resolution Approving Use Permit Amendment with Conditions

