



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUPPLEMENTAL REPORT**

DATE: August 9, 2022

TO: Planning Commission

FROM: Carrie Tai, AICP, Community Development Director

THROUGH: Talyn Mirzakhanian, Planning Manager

BY: Austin Chavira, Assistant Planner

SUBJECT: Agenda Item G (Public Hearing August 10, 2022)

This supplemental report serves to:

- (1) Clarify square-footages identified in the meeting agenda and staff report associated with Agenda Item G.**

Whereas, the size of the existing Arthur J restaurant is referenced as 3,756 square feet in the meeting agenda, the staff report identifies the size of the existing restaurant as 4,180 square feet. The 3,756 square-foot reference more closely represents the leasable square-footage of the existing restaurant; however, the 4,180 square feet identified in the staff report is a calculation based on the technical definition of buildable floor area (BFA) in Section A.04 of the Local Coastal Program, which requires measurement to the outside face of the structural members of exterior walls, along with other specifications. It is important to note that all development standard compliance was conducted utilizing the more conservative number of 4,180 square feet. Accordingly, the analysis is technically accurate. Furthermore, the proposed use expansion area (the subject of this Use Permit amendment) is consistently and accurately identified as 1,141 square-feet. Lastly, as noted in the staff report, no new square-footage is being added to the building envelope through this request.

This clarification bears no impact on the analysis, proposed findings, or recommendation.

(2) Recommend a revision to Condition of Approval No. 21 (trash enclosure) in the draft resolution based on new information received.

The City has received new information regarding the current usage of the recycling bin at 903 Manhattan Ave. Since the publication of this report, multiple businesses in the area communicated that they currently have an arrangement with the operator of Arthur J to utilize the recycling bin onsite for their own respective operations. The operator of Arthur J has expressed interest in terminating the current shared recycling bin arrangements with the neighbors, thereby claiming exclusive use of the onsite recycling bin.

With the new information received, additional review and analysis by the City and Waste Management are necessary to determine revised refuse enclosure capacity requirements for the restaurant's proposed expansion. A final determination of capacity requirements for the existing and expanded use will be made during the plan check process. Accordingly, in the event that the Commission votes to approve the project, staff recommends revising **Condition No. 21** as follows:

Plans approved through the plan check process for building permits must demonstrate a proposed trash enclosure ~~that can accommodate four, three-yard bins (two trash bins and two recycle bins) and four, 65-gallon food waste carts, or as otherwise determined by the Department of Public Works, that meets the full satisfaction of the City, as approved by the Public Works Director. Capacity requirements to be determined during the plan check process.~~