



NOTICE OF PUBLIC HEARING
FEBRUARY 28, 2024, AT 3:00 P.M.

THE MANHATTAN BEACH PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING TO CONSIDER A USE PERMIT AMENDMENT TO ALLOW A NEW OUTDOOR SEATING AREA, ALTERATION OF AN EXISTING DRIVE-THRU LANE INTO A TWO-VEHICLE LANE DRIVE-THRU (Y-LANE), AND MODIFICATION OF THE PARKING LOT CONFIGURATION AT AN EXISTING COMMERCIAL BUILDING LOCATED AT 815 NORTH SEPULVEDA BOULEVARD

- Applicant:** Starbucks (Elizabeth Valerio)
- Project Location:** 815 North Sepulveda (APN: 4170-038-022)
- Legal Description:** Tract No 142 (EX OF STS), Lot 1 and all of lot 2 and lot 3
- Project Description:** A request for a Use Permit Amendment to allow construction of a new 181 square-foot unenclosed outdoor patio area with patron seating, alteration of an existing drive-thru lane into a two-vehicle lane drive-thru (Y-lane), and modification of the existing parking lot configuration at an existing commercial building located at 815 North Sepulveda Boulevard in the General Commercial (CG) zoning district, Area District I. No changes to the existing restaurant buildable floor area and parking stall quantity are proposed, nor are any physical changes to the existing building proposed, with the exception of the proposed attached patio. Per Manhattan Beach Municipal Code Chapter 10.84.100, a request for changes in conditions of approval of a use permit, or a change to development plans that would affect a condition of approval, shall be treated as a new application.
- Environmental Determination:** The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which is a Class I exemption. The proposed Use Permit Amendment involves a new unenclosed outdoor patio area, a modified dual-lane drive-thru, and restriping of an existing parking lot, at an existing commercial property involving the negligible expansion of commercial operations. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.
- Project Planner:** Austin Chavira, Assistant Planner, 310-802-5514, achavira@manhattanbeach.gov
- Meeting Date & Time:** **Wednesday, February 28, 2024. Meeting Begins at 3:00 p.m.** (Item discussion time is dependent on location on the agenda.)
The Planning Commission meeting will be conducted in-person at City Council Chambers (1400 Highland Avenue) and via Zoom; instructions on registering for public participation will be included under the Public Comments section of the Planning Commission meeting agenda that will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Friday, February 23, 2024. If you want written material to be included in the agenda, please submit such material prior to Wednesday, February 21, 2024.
- Public Comments:** The Planning Commission encourages the public to participate by submitting comments in advance of the meeting. All of your comments provided by the deadlines above will be available to the Planning Commission and the public prior to the meeting. Comments received following posting of the Staff Report will be forwarded to the Planning Commission at, or prior to, the meeting. In addition, you may participate by attending the meeting in-person or joining Zoom during the meeting, instructions for which will be included on the Agenda.
- For further information, contact the project Planner. A staff report will be on the City Website (www.manhattanbeach.gov), on or before Friday, February 23, 2024.
- Published:** February 15, 2024– Beach Reporter

Mailed: February 15, 2024

Talyn Mirzakhanian
Community Development Director