



Agenda Item #: \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

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

**THROUGH:** David N. Carmany, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Angelica Ochoa, Assistant Planner

**DATE:** June 7, 2011

**SUBJECT:** Consideration of an Appeal of the Planning Commission Approval with Conditions of a Use Permit for an Existing Restaurant with a New Outdoor Patio and a New Beer and Wine License at 1605 North Sepulveda Boulevard (Hotdoggers, Inc.)

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**RECOMMENDATION:**

Staff recommends that the City Council uphold the Planning Commission's decision (Exhibit A) to approve the use permit subject to certain conditions.

**FISCAL IMPLICATION:**

There are no fiscal implications associated with the recommended action.

**BACKGROUND:**

The applicant, HotDoggers, Inc., applied for a Use Permit on December 6, 2010 to allow outdoor dining and to request a new alcohol license for on-site sale and consumption of beer and wine (Type 41-On-Sale Beer and Wine for Public Premises) at an existing restaurant at 1605 N. Sepulveda Boulevard. The existing restaurant has no use permit, alcohol license, or outdoor dining, and is allowed to operate as a restaurant only without alcohol or outdoor dining. The restaurant may continue to operate as a legal non-conforming use without a Use Permit if there is no outdoor dining, no alcohol, or there is no significant change of use on the site.

*Project Site*

The existing restaurant and adjacent parking lots occupy a total of three lots. The existing building and adjacent parking lot to the south front on Sepulveda Boulevard and there is a rear parking lot on the south-east corner of Oak Avenue and 17<sup>th</sup> Street. The three lots contain a total of approximately 12,800 square feet of lot area. The two lots fronting on Sepulveda Boulevard are zoned CG (General Commercial) and the parking lot on the south east corner of Oak Avenue and 17<sup>th</sup> Street is zoned RS D-6 (Residential Single Family – Oak Avenue Design Overlay). The surrounding properties to the north, south and east are zoned CG (General Commercial) and are developed with an auto shop, car dealership, a hotel, post office box store and other retail/commercial stores. The properties on the east side of Oak Avenue are in the Oak

Avenue Overlay district (RS-D6) and are a mix of residential and commercial parking lots serving businesses on Sepulveda Boulevard, as the subject site parking lot. The properties to the west, on the west side of Oak Avenue are developed with single family residences and zoned RS (Residential Single Family). The previous tenants include Kentucky Fried Chicken, who was the original tenant since 1971, then Steak Escape opened in 2002 and Glacier Ice Cream Store in 2006. The Ice Cream store closed in June 2010.

*Planning Commission Meetings*

The Planning Commission, at its regular meetings of March 23 and April 27, 2011, conducted public hearings and discussed the project (Exhibit B). The initial plan presented to the Planning Commission consisted of two proposed patios, one at the front of the restaurant on Sepulveda Boulevard and one at the rear, limited operating hours and a new beer and wine license. The applicant revised the plan and project description at the March 23, 2011 Planning Commission meeting to eliminate the front patio, enlarge the rear patio and propose a 24-hour operation for the restaurant as directed by the Planning Commission, the project was re-noticed to include the changes. Some of the issues that were raised at the Planning Commission meetings included noise and hours from the proposed outdoor patio and the impact to neighbors, vehicle ingress and egress from Oak Avenue after 10pm, patio service of beer and wine, and the parking requirement for take-out versus a sit-down restaurant.

**DISCUSSION:**

The Planning Commission heard public testimony at the meetings of March 23 and April 27, 2011, discussed and approved the project with conditions. PC Resolution 11-06 is attached as Exhibit A that states the Planning Commission findings and conditions. The following summarizes the issues that were discussed:

*Hours of Operation*

The proposed hours of operation for the project were originally 7am to 10pm Sunday to Thursday and 7am to Midnight Friday to Saturday. The applicant then requested to revise the operating hours to only apply to the outdoor patio and proposed 24 hour operation for the restaurant. The Planning Commission discussed this and felt that the noise from the outdoor patio and beer and wine service after 10pm would impact the neighbors. The neighbors also felt that allowing later hours on the outdoor patio would increase the noise and traffic in the neighborhood. Since the current restaurant has no Use Permit, it can operate 24 hours. However, with any changes or intensification of use, such as the proposed project, the entire project and site is reviewed through the Use Permit process and subject to conditions. The Planning Commission approved the hours of operation as follows: 8am to 9pm daily for the patio and 7am to midnight for the restaurant and the beer and wine service allowed during the same hours of operation for the patio and restaurant.

*Outdoor Patio*

The applicant originally proposed two outdoor patios, one at the front of the restaurant facing Sepulveda Boulevard and one at the rear towards Oak Avenue. The applicant eliminated the front patio due to heavy traffic along Sepulveda Boulevard and re-designed the project to enlarge the rear patio. The rear outdoor patio was a concern for neighbors. The patio can seat 30 people and is less than 30 feet from the closest residential property. The Commission felt that large gatherings of people on the patio would cause noise and be a nuisance to the neighbors. Also, beer and wine service on the patio was a safety concern for the neighbors. The Police Department and Traffic Division also felt that the proposed outdoor patio with beer and wine service would increase noise, traffic and parking disturbances. In response to these concerns, the Planning Commission approved limited hours on the outdoor patio of 8am to 9pm daily, prohibited outside music or amplified sound, and required a noise study and acoustic treatment to mitigate any noise issues and impacts to the neighbors.

*Parking and Site Access*

The subject restaurant is classified as a take-out restaurant and the parking requirement is based on the total square footage of the restaurant and the patio. The proposed operation includes food and drinks ordered at a counter with no waiter service. The parking requirement for a take-out restaurant is 1 space per 75 square feet of total floor area. The existing restaurant of 1612 square feet is non-conforming for the required parking spaces. There are 18 existing parking spaces for the subject site. The applicant is providing the required number of spaces for the new proposed outdoor patio of 336 square feet, which is 4 parking spaces, for a total of 22 parking spaces. The parking requirement for a full service, sit-down restaurant (waiter table service for orders and delivery) is based on the dining area only, 1 space per 50 square feet of dining area. In this case, the required number of parking spaces for a sit down restaurant would be only 17 parking spaces, based on 836 square feet of total dining area for the inside restaurant and outdoor patio. Therefore, staff has no objections to allowing this change.

The current site has ingress and egress from Sepulveda Boulevard and an exit from the rear lot onto Oak Avenue. The rear lot has a restriction of no vehicle ingress and egress between the hours of 10pm and 6am, per the Municipal Code Section 10.44.040 (m) of the Overlay Design Standards. The applicant felt that since a restaurant has existed on this site prior to this requirement that this Section does not apply to their site. The Planning Commission discussed this issue and felt that the applicant is required to comply with the 10pm restriction onto Oak Avenue and may not allow cars to leave or enter the rear lot after 10pm. Also, the condition of closing the outdoor patio by 9pm, as stated in Resolution No. PC 11-06, will aid in the site complying with closing the rear lot by 10pm.

*Applicant's Appeal*

On April 29, 2011, the applicant submitted an appeal of the Planning Commission's decision in Resolution No. PC 11-06 (Exhibit C). The appeal request letter and strike-out resolution submitted with the appeal appear to have some inconsistencies and mention different issues. The applicant can clarify any inconsistencies at the City Council meeting. The following lists the changes the applicant is requesting and what the Planning Commission approved:

Planning Commission Resolution PC 11-06

Applicant's Proposed Changes

- |  |  |
|--|--|
| 1. Restaurant operating hours<br>7am to Midnight daily<br><b>(Condition No. 10)</b>  | Restaurant operating hours<br>24 hours   |
| 2. Patio hours<br>8am to 9pm daily<br><b>(Condition No. 10)</b>  | Patio hours<br>7am to 10pm Sunday to Thursday<br>7am to Midnight Friday and Saturday   |
| 3. Music on Patio<br>None<br><b>(Condition No. 14)</b>   | Music on Patio<br>Low level background music   |
| 4. Noise Mitigation Study for Patio<br>Required and recommendations<br>Incorporated into design<br><b>(Condition No. 12)</b> | Noise Mitigation Study for Patio only<br>Upon complaint  |
| 5. Beer and Wine Service<br>Per operating hours of<br>patio and restaurant<br><b>(Conditions No. 3 and 10)</b>               | Beer and Wine Service<br>Patio - 7am to 10pm Sunday to Thursday<br>7am to Midnight Friday and Saturday<br>Restaurant – 7am to Midnight daily |
| 6. “Take-out” restaurant operation<br><b>(Conditions No. 1 and 11)</b>   | “Take-out” operation with option of full<br>service sit-down   |
| 7. No outside waiting/seating areas<br><b>(Conditions No. 8 and 11)</b>  | Outside waiting/seating areas  |

*Waiver Fee Request*

As part of the appeal request, the applicant is also seeking a waiver of the appeal fee of \$500. The appeal fee is intended to cover the numerous hours of staff time spent on preparation of reports, copies, presentations and mailings. However, the recent fee study indicates that this fee only covers about 1/6 of the cost of processing the application. The City has never waived appeal fees.

*Public Input*

Staff received several comments, emails, messages and a petition (Exhibit E) regarding the subject project from the surrounding residential neighbors. The required property owner noticing labels for the Planning Commission meetings provided by the applicant did not include 1/3 of the properties required to be noticed. Staff found this error while preparing the City Council notice, notified the applicant, a corrected list was provided, and all property owners within a 500 foot radius were properly notified of the City Council appeal hearing. Most of the property owners that did not receive the initial notice were on the west side of Elm Avenue and on Pine Avenue, although a few on Oak Avenue did not receive the Planning Commission notices. Staff discussed this issue with the Interim City Attorney and he indicated that legally it is not an issue as notices were published in



the paper and the City Council hearing was properly noticed to all property owners within a 500 foot radius. The main issues of concern from the neighbors are:

- Proposed 24 hour operation of the restaurant
- Additional noise and traffic from outdoor patio
- Beer and wine service after 10pm
- Patios open after 10pm and restaurant open after 11pm
- More businesses serving alcohol in close proximity to residential
- Parking, traffic and safety impacts
- Close commercial proximity to residential
- Hours of operation more like a bar than a restaurant
- No other commercial business in surrounding area with outdoor patio

Additionally, a petition, attached as Exhibit E, lists the specific changes that the neighbors would like the City Council to consider in approving the subject project:

- Restaurant hours to be 7am to 10pm daily
- Beer and wine service to be 11am to 10pm daily
- Eliminate outdoor patio
- A rolling gate installed on the Oak Avenue lot that is closed between 10pm to 6am
- Ensure family restaurant, not a bar
- Provide landscape improvements

**CONCLUSION:**

In conclusion, staff is recommending that the City Council uphold and support the Planning Commission decision per Resolution No. PC 11-06 and deny the waiver request fee of \$500.00. The conditions that have been placed in the approved Resolution address the main issues of concern such as operating hours, patio usage, required parking, site access, and beer and wine service. Overall, the Planning Commission supported the project and felt that the conditions will mitigate and address the issues that were raised and balance the applicants and neighbors concerns.

**ALTERNATIVE:**

The alternative to the staff recommendation is to modify the Planning Commission's decision.

**EXHIBITS:**

- A. PC Resolution No. 11-06
- B. Planning Commission Minutes and related attachments meetings  
March 23 and April 27, 2011 (duplicates deleted)
- C. Applicant's Appeal dated April 29, 2011
- D. Citywide survey of eating and drinking establishments with alcohol service
- E. Public comments, emails and petition

cc: Louis Skelton, Project Architect  
Sandy Saemann, Applicant

1 RESOLUTION NO. PC 11-06

2 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
3 MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A  
4 NEW OUTDOOR PATIO, AND A NEW ALCOHOL LICENSE TYPE-41  
FOR ON-SITE BEER AND WINE LOCATED AT AN EXISTING  
RESTAURANT AT 1605 NORTH SEPULVEDA BOULEVARD  
(HOTDOGGERS)

5 THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH,  
6 CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

7 SECTION 1. The Planning Commission of the City of Manhattan Beach, California,  
hereby makes the following findings

- 8 A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on March  
9 23, 2011 to consider an application for a Use Permit at an existing restaurant to allow outdoor  
10 dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North  
11 Sepulveda Boulevard in the City of Manhattan Beach. Said hearing was advertised pursuant to  
12 applicable law, testimony was invited and received. The item was continued to April 27, 2011.
- 13 B. The Planning Commission conducted a continued public hearing on April 27, 2011 to consider  
14 an application for a Use Permit to allow 24 hour operation of an existing restaurant, outdoor  
15 dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North  
16 Sepulveda Boulevard in the City of Manhattan Beach.
- 17 C. The subject property is legally described as Tract No. 1638 (ex of sts) Lot 1 Block 58 and (ex of  
18 st) Lots 23 and Lot 24 located at 1605 North Sepulveda Boulevard in the City of Manhattan  
19 Beach.
- 20 D. The applicant/ property and business owner is Debbi Saunders as agent for RRSS Properties,  
21 LLC.
- 22 E. The property is located within Area District II and is zoned General Commercial (CG) (Lots 23  
23 and 24) and Residential Single Family Design Review Oak Avenue (RS D-5) (Lot 1) The  
24 properties to the North are zoned Commercial General and Single Family Residential, to the  
25 South (Commercial General, Mixed-Use Commercial and Single Family Residential with Oak  
26 Avenue Design Review), to the East, (Commercial General) and to the West, (Single Family  
27 Residential)
- 28 F. The General Plan designation for the property is General Commercial (front on Sepulveda  
29 Boulevard) and Mixed-Use Commercial (rear on Oak Avenue).
- 30 G. The existing subject property includes a building of 1612 square feet. There are a total of 18  
31 parking spaces. The existing restaurant is non-conforming as it does not currently have a use  
32 permit.
- H. The subject project reviewed by the Planning Commission on April 27, 2011 consists of the  
following: 1) Proposed hours of operation for the restaurant to be 24 hours. 2) A new outdoor rear  
patio of 336 square feet is proposed with hours to be 7:00 am to 10:00 p.m. Sunday to Thursday  
and 7:00 a.m. to Midnight Friday and Saturday. 3) The proposed hours for beer and wine service  
to be 11am to Midnight daily.
- I. The proposed fast casual family style restaurant will include menu items such as hot dogs,  
specialty sausages, hamburgers, salads and Hawaiian style meals for breakfast, lunch and dinner.  
The operation of the restaurant will function as a take-out restaurant with counter order service  
only. No table service will be provided, except food only (not drinks) may be served to customers  
at tables.

- J. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- K. This Resolution, upon its effectiveness, allows the following, 1) Operating hours for the restaurant to be 7am to Midnight daily; 2) Operating hours for the outdoor rear patio to be 8am to 9pm daily; 3) Alcohol service to be allowed per hours of operation for restaurant and outdoor patio; 4) Outdoor patio not to exceed 336 square feet;
- L. Based upon State law, and MBLCP Section A.84.060, relating to the Use Permit application for the proposed restaurant, the following findings are hereby made:
1. 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, is consistent with the Commercial Districts Chapter, Section A.16.010-Specific Purposes, since the subject proposal: a) is adding to and creating a vibrant mixture of uses in the area which provides a full range of office, retail commercial, and service commercial uses needed by residents of, b) strengthens the City's economic base, but also protect small businesses that serve city residents, c) creates a suitable environment for various types of commercial and compatible residential uses, and protects them from the adverse effects of inharmonious uses and minimizes the impact of commercial development on adjacent residential districts through the conditions of approval, d) ensures that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located and ensures the provision of adequate off-street parking and loading facilities, through the parking survey and the conditions of approval, e) encourages commercial buildings that are oriented to the pedestrian, by providing windows and doors accessible from city sidewalks at sidewalk level, protecting pedestrian access along sidewalks and alleys and maintaining pedestrian links to parks, open space, and the beach, and f) carries out the policies and programs of the certified Land Use Plan.  
In addition the project is consistent with the purpose of the CG General Commercial District which states the purpose is to provide opportunities for the full range of retail and service business deemed suitable for location in Manhattan Beach,  
Additionally, although the project is located within the D Design Overlay District there are limited sections that apply to the project. The purpose of the D Design Overlay District, Section A.44.010- Specific purpose and applicability, is to provide a mechanism to establish specific design standards, landscaping and buffering requirements to allow commercial and use of property in a residential area adjacent to Sepulveda Boulevard. Also, existing development with non-conforming access on Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard shall not utilize vehicular access to Oak Avenue between the hours of 10pm to 6am daily.
  2. 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, the project is designed as a fast casual family style restaurant with a limited menu and complete meals, no table order service, no drink order or delivery service (counter service only), no dancing, no entertainment, no exterior music, no bar type items, not a sports bar, no alcohol without a meal, no screens, videos, music or amplified sound outside, no counter bar seats, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood of City.

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The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located, since the required notice and public hearing requirements have been met, all of the required findings have been addressed and conditions will be required to be met prior to the issuance of a certificate of occupancy and start of business operations. Letters were received from neighbors in objection of the subject proposal for 24 hour operation of the restaurant, noise from outdoor patio, parking impacts to neighborhood, increase in traffic from business, beer and wine service at outdoor patio and close proximity to residential. The closest residential uses area 30 feet to the southwest and 90 feet to the northwest away, the prior uses on the site, fast food and ice cream store, closed prior to midnight for over 35 years, and Sepulveda Boulevard traffic is relatively quite at nighttime.

3. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated, since the project is designed as a small family style take-out use and is consistent with the surrounding businesses, no entertainment, or amplified sound will be allowed outside, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.

M. A determination of public convenience and necessity is made for the proposed Type 41 alcohol license to allow on-site beer and wine (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of this project approval.

**SECTION 2.** The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit, subject to the following conditions.

*General Conditions*

1. The proposed project shall be in substantial conformance with the plans submitted and the project description, as approved and conditioned by the Planning Commission on April 27, 2011. Any substantial deviation from the approved plans and description must be reviewed and approved by the Planning Commission.

*Alcohol Service*

- 2. In the event that the business known as the Hotdggers should vacate the premises, the tenant space at 1605 North Sepulveda Boulevard, may be occupied by another similar use, if upon its review, the Department of Community Development determined that the replacement use has the same use characteristics as the subject fast casual family-style restaurant. The intent of this condition is to ensure that any replacement restaurant tenant, would be a use similar to Hotdggers.
- 3. Beer and Wine service shall be restricted to hours of operation for the restaurant and outdoor patio.
- 4. The property owner shall obtain approval from the State Department of Alcoholic Beverage Control for a Type-41 on-site beer and wine license and shall comply with all related conditions of approval.

*Operational*

- 5. Operations shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
- 6. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter.

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7. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
8. The outdoor patio area is limited to a maximum of 336 square feet in area and 30 seats, to comply with the required 22 total parking spaces. No loitering or outside tables or seating shall be allowed along the walkway that leads to the outdoor rear patio along the side of the building, or along any other outdoor walkway.
9. All proposed rooftop mechanical equipment shall be screened from the public right-of-way and any abandoned rooftop equipment shall be removed prior to building final.
10. The hours of operation shall be permitted as follows:
  - Restaurant: 7:00 am to Midnight daily
  - Outdoor Patio: 8:00 am to 9:00 pm daily
  - Beer and Wine service shall be restricted to hours of operation for the restaurant and outdoor patio.
11. The business shall provide complete meals so as to not become a sports bar, no bar type food items, no outdoor waiting or gathering areas, no beer and wine served without a meal, no screens, videos, music or amplified sound allowed outside, no counter bar seats, no table service of beer and wine and all food and drinks to be ordered at the counter.

*Noise*

12. A noise mitigate study will be required to mitigate noise impacts from the outdoor patio to nearby residential. All recommendations of the noise study shall be incorporated into the design and construction of the outdoor area, as well as operations of the area, to comply with Manhattan Beach Municipal Code noise standards.
13. No dancing or entertainment shall be permitted on the premises or outside at any time.
14. All interior music shall be limited to background music and/or television/videos only. The restaurant management shall control the volume of the music or any amplified sound. Exterior music or amplified sound systems or equipment is prohibited.
15. Noise emanating from the site shall be in compliance with the Manhattan Beach Municipal Code Noise Ordinance, Chapter 5.48.

*Signage*

16. A-frame or sidewalk signs in the public right-of-way shall be prohibited.
17. No temporary signs (banners) shall be erected on the site without City permit and approval.
18. The applicant shall submit a complete sign program including new signage and pole sign for review and approval of the Director of Community Development.

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*Design*

- 19. Outdoor lighting on the rear parking lot, building, and entire site shall be minimized and shielded after closing hours to minimize impacts to nearby residential.
- 20. The restaurant shall install, maintain in good working condition, and use a garbage disposal, a trash compactor, and a mop sink.
- 21. Access to the outdoor patio is only allowed from an exit door inside the restaurant that leads to a separate exterior walkway along the side of the building. No direct customer access, ingress or egress, is allowed except through the interior of the restaurant.
- 22. A minimum 6 foot high block wall, as measured from the floor level of the patio, shall be required to surround the outdoor patio. No heaters will be allowed on the patio unless reviewed and approved by the Director of Community Development.
- 23. The walkway along the side of the building shall be enclosed with a 5 to 6 foot high solid gate and 6 foot high solid fence or wall to direct customers to the rear patio.
- 24. A landscape plan must be submitted for review and approval and installed before certificate of occupancy.

*Parking and Access*

- 25. The applicant shall provide 22 parking spaces on-site.

*Procedural*

- 26. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
- 27. Unless appealed by the City Council, the subject Use Permit shall become effective after expiration of the time limits established by the Manhattan Beach Municipal Code.
- 28. Pursuant to Public Resources Code Section 21089 (b) and Fish and Game Code Section 711.4 (c), the project is not operative, vested, or final until the required filing fees are paid.
- 29. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

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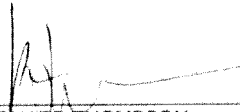
I hereby certify that the foregoing is a full, true and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 27, 2011, and that said Resolution was adopted by the following vote:

AYES: Chairperson Paralusz, Andreani and Fasola

NOES: None


ABSTAIN: None

ABSENT: Seville-Jones



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RICHARD THOMPSON  
Secretary to the Planning Commission

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SARAH BOESCHEN  
Recording Secretary

*Sarah Boesch*

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**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning Commission

**THROUGH:** Richard Thompson, Director of Community Development

**FROM:** Angelica Ochoa, Assistant Planner

**DATE:** March 23, 2011

**SUBJECT:** Consideration of a Use Permit for an existing restaurant to allow on-site consumption of beer and wine and outdoor dining for Hotdoggers, Inc. located at 1605 N. Sepulveda Boulevard

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the **PUBLIC HEARING**, **DISCUSS** and **PROVIDE DIRECTION**

**PROPERTY OWNER**

Debra Saunders  
Agent for RRSS Properties, LLC  
3333 Alana Drive  
Sherman Oaks, CA 91403

**APPLICANT**

HotDoggers, Inc.  
Louis Skelton, Property Owner's Representative  
2537-D PCH #168  
Torrance, CA 90505

**BACKGROUND**

The applicant, HotDoggers, Inc., a new commercial tenant at 1605 North Sepulveda Boulevard, is requesting a Use Permit to allow outdoor dining at an existing restaurant and to request a new alcohol license for on-site sale and consumption of beer and wine (Type 41-On-Sale Beer and Wine for Public Premises). The existing restaurant occupies three lots, two fronting on Sepulveda Boulevard with the restaurant building and parking lot, and one on the southeast corner of Oak Avenue and 17<sup>th</sup> Street developed with a parking lot.

The City of Manhattan Beach Section 10.16.020 (B), Commercial District Land Use Regulations, requires a Use Permit for eating and drinking establishments in the General Commercial (CG) district. Also, Section 10.16.030 (B) in the Commercial District requires a Use Permit for lots with more than 10,000 square feet of land area and Section 10.16.020 (L), requires a Use Permit and approval for any new alcohol license. The existing restaurant has no use permit and alcohol license. Since, the applicant is requesting a beer and wine license and an expansion of the restaurant with outdoor dining areas, a use permit is required. If a new restaurant moves into the existing building with no expansion and no alcohol, no Use Permit or other discretionary application is required, and the improvements would be approved administratively through the plan check process.

**EXHIBIT B**  
CC 6/7/2011

## PROJECT OVERVIEW

### LOCATION

<u>Location</u>	1605 North Sepulveda Boulevard
<u>Legal Description</u>	Tract No. 1638 (EX OF STS) Lot 1 Block 58 and (EX OF ST) Lots 23 and Lot 24 Block 58
<u>Area District</u>	II

### LAND USE

<u>General Plan</u>	General Commercial and Mixed-Use Commercial
<u>Zoning</u>	CG and RS D-6-Design Review Oak Avenue

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
	Restaurant(vacant) originally KFC, then Steak Escape, and most recently Ice Cream	Restaurant with outdoor dining and beer and wine

#### Neighboring Land Uses/Zoning

North, across 17<sup>th</sup> Street (Commercial General and Single Family Residential), South (Commercial General, Mixed-Use Commercial and Single Family Residential with Oak Avenue Design Review), East, across Sepulveda Boulevard (Commercial General) and West, across Oak Avenue (Single Family Residential)

## PROJECT DETAILS

<u>Parcel Size:</u>	12,800 approx.		
<u>Building Area and Uses:</u>	<u>Existing</u> (vacant)	<u>Proposed</u>	
	1,612 sq. ft.(restaurant)	1,612 sq. ft. (restaurant)	380 sq. ft. (outside dining)
<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	18 spaces	22 spaces	23 spaces
<u>Vehicle Access:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	Sepulveda Blvd. (entrance and exit)	No change	Allowed
	Oak Ave (exit only)	No change	Per Oak Ave Design
<u>Overlay</u>			

<u>Hours of Operation:</u>	<u>Existing</u> (vacant)	<u>Proposed</u> 7am to 10pm Sunday to Thursday 7am to Midnight Friday and Saturday	<u>Required</u> Per Use Permit
<u>Alcohol:</u>	<u>Existing</u> None	<u>Proposed</u> Type-41 On-Sale Beer and Wine	<u>Required</u> Per Use Permit

**PROJECT DESCRIPTION**

**Project Site**

The existing restaurant and adjacent parking lots occupy a total of three lots (Lot 1, Lot 23 and Lot 24). The existing building and adjacent parking lot to the south front on Sepulveda Boulevard (Lots 23 and 24) and there is a rear parking lot on the south-east corner of Oak Avenue and 17<sup>th</sup> Street (Lot 1). The three lots contain a total of approximately 12,800 square feet of lot area. The two lots fronting on Sepulveda Boulevard are zoned CG (General Commercial) and the parking lot on the south east corner of Oak Avenue and 17<sup>th</sup> Street is zoned RS D-6 (Residential Single Family – Oak Avenue Design Overlay). The surrounding properties to the north, south and east are zoned CG (General Commercial) and are developed with an auto shop, car dealership, a hotel, post office box store and other retail/commercial stores. The properties on the east side of Oak Avenue are in the Oak Avenue Overlay district (RS-D6) and are a mix of residential and commercial parking lots serving businesses on Sepulveda Boulevard, as the subject site Lot 1 parking lot. The properties to the west, on the west side of Oak Avenue are developed with single family residences and zoned RS (Residential Single Family). A Vicinity and Assessor’s map is attached as Exhibit A.

**Hotdoggers, Inc.**

The applicant, Debra Saunders, is proposing a family style take-out restaurant (Hotdoggers, Inc.) that will serve breakfast, lunch and dinner items such as hot dogs, specialty sausages, hamburgers, etc. (Exhibit B) The new restaurant will use the current building of 1,612 square feet with proposed seating of 46 seats. Also, the applicant is requesting two new outdoor patios, one open patio fronting on Sepulveda Boulevard and one enclosed, on the sides only, patio at the rear of the existing building totaling 380 square feet. The proposed patio fronting on Sepulveda Boulevard will consist of 16 seats and the patio at the rear will consist of 16 seats. The proposed hours of operation for the restaurant are Sunday to Thursday 7am to 10pm and 7am to Midnight Friday and Saturday. The applicant is also requesting a Type-41 Alcohol License to allow on-site consumption of wine and beer. The existing pole sign is proposed to remain although the top neon panel will be removed. The existing directional sign at the Sepulveda driveway is proposed to be relocated to the south side of the driveway.

**Parking**

If a new restaurant of 1612 square feet were constructed it would require 21 parking spaces per Section 10.64.030 of the Manhattan Beach Municipal Code (MBMC). The two existing parking areas consist of a total of 18 parking spaces, 10 parking spaces located to the south of the

existing building off Sepulveda Boulevard and 8 parking spaces in the lot towards the west of the existing building on the corner of Oak Avenue and 17<sup>th</sup> Street. These spaces are shown on the approved site plan for a prior restaurant on the site. With the existing 18 parking spaces, the parking is legal non-conforming for 1612 square feet of building area. The proposed patios of 380 square feet require 5 parking spaces, for a total of 23 required spaces. The applicant is proposing a total of 22 parking spaces; an additional 4 parking spaces for the new patios. These patios can be reduced in size so the 22 proposed spaces will be sufficient. A site plan is attached for more details (Exhibit C).

Per Section 10.64.020 (b) of the parking chapter in the MBMC, a structure or use shall not be considered non-conforming solely because the required number of parking spaces is not provided. Additionally, per Section 10.68.070 B1, commercial parking in a residential district is allowed to remain. Section 10.64.020 (a) of the parking chapter also states that if a major alteration or enlargement of a site structure exceeds 50% of the existing structure valuation, then the required parking must be met. The proposed project does not exceed 50% valuation and the existing 18 parking spaces may remain. Section 10.64.050 (B) has the criteria for a parking reduction.

#### **Site Access and Circulation**

The current site has ingress and egress from Sepulveda Boulevard and an exit only from the rear lot onto Oak Avenue. The rear lot is zoned RS D-6 and has a restriction of no vehicle ingress or egress between the hours of 10pm and 6am to Oak Avenue per Section 10.44.040 (m) of the Overlay Design Standards and Section 10.6.020 F5.

#### **ENVIRONMENTAL DETERMINATION**

In accordance with the provisions of the California Environmental Quality Act (CEQA) as amended by the City of Manhattan Beach CEQA Guidelines, the Community Development Department found that the subject project is exempt from CEQA as a Class 32 In-fill Development project.

#### **DISCUSSION**

##### **Use Permit**

A Use Permit is required per Municipal Code Section 10.16.020 (L) since the applicant is requesting new alcohol license. Section 10.16.020 (B), Commercial District Land Use Regulations, requires a Use Permit for eating and drinking establishments in the Local Commercial (CL) district. Also, Section 10.16.030 (B) in the Commercial District requires a Use Permit for more than 10,000 square feet of land area. Per the above requirements, the existing restaurant is non-conforming for a use permit, parking and access. Section 10.68.020 (a) of the nonconforming chapter states that an existing non-conforming use is allowed to continue and remain. Additional parking needs to be provided for the two new patios.

Also, Section 10.68.020 (E) of the non-conforming chapter states that any structure that is non-conforming for front, side or rear yards, driveways, or open space, then no structure can be enlarged or modified if the total estimated construction cost of the alteration exceeds 50% of the total estimated cost of reconstructing the entire non-conforming structure. The project does not exceed 50% valuation so the driveway access and parking may remain and the hours for the Oak Avenue driveway will be regulated by the Oak Avenue Overlay.

The Planning Commission must make the following findings in accordance with Section 10.84.060 for the Use Permit, if the project is approved:

1. *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;*
2. *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 the public health, safety or welfare of persons residing or working on the proposed project site or in 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;*
3. *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and*
4. *The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The Planning Commission, as part of approving the use permit for the subject project, in accordance with Section 10.84.070 can impose reasonable conditions as necessary to:

- A. Achieve the general purposes of this ordinance or the specific purposes of the zoning district in which the site is located, or to make it consistent with the General Plan;
- B. Protect the public health, safety, and general welfare, or
- C. Ensure operation and maintenance of the use in a manner compatible with existing and potential uses on adjoining properties or in the surrounding area.
- D. Provide for periodic review of the use to determine compliance with conditions imposed, and Municipal Code requirements.

### **Public Input**

A notice of the public hearing for this application was mailed to all property owners within 500 feet of the project site and was published on March 10, 2011 in the Beach Reporter. One property owner opposed the project and had concerns with more traffic and noise from the proposed outdoor patio dining and alcohol.

### **Other Departments Input**

The plans and applications were distributed to other departments for their review and comments and are attached as Exhibit D. The Building Department indicated that plans would be reviewed through plan check and handicapped and disabled access would need to be met. The Police Department Detectives and Traffic Divisions had no objections. The Department of Public Works had standard comments. All specific Department conditions will be included, if the project is approved, in the Resolution as appropriate and requirements will be addressed during the plan check process.

**Areas of Discussion**

Staff recommends that the Planning Commission focus on the following areas when considering the proposed project:

- Parking
- Hours of Operation
- Beer and Wine
- New Outdoor Patios

**Alternative Site Plan**

Just prior to the distribution of the staff report the architect met with staff and presented a conceptual site plan for an alternative design. (Exhibit E) This revision would eliminate the approximately 106 square foot front patio adjacent to Sepulveda, as the architect indicated that due to the heavy traffic on the street it is not a very desirable location for outdoor dining. The rear patio would then be increased in size for a total outdoor patio area of 400 square feet instead of 380 square feet as originally proposed. Staff has not had time to review and comment on this new concept, but wanted the Commission and the public to have the opportunity to see it. The architect and applicant will provide a presentation and respond to questions at the meeting.

**CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, discuss and provide direction.

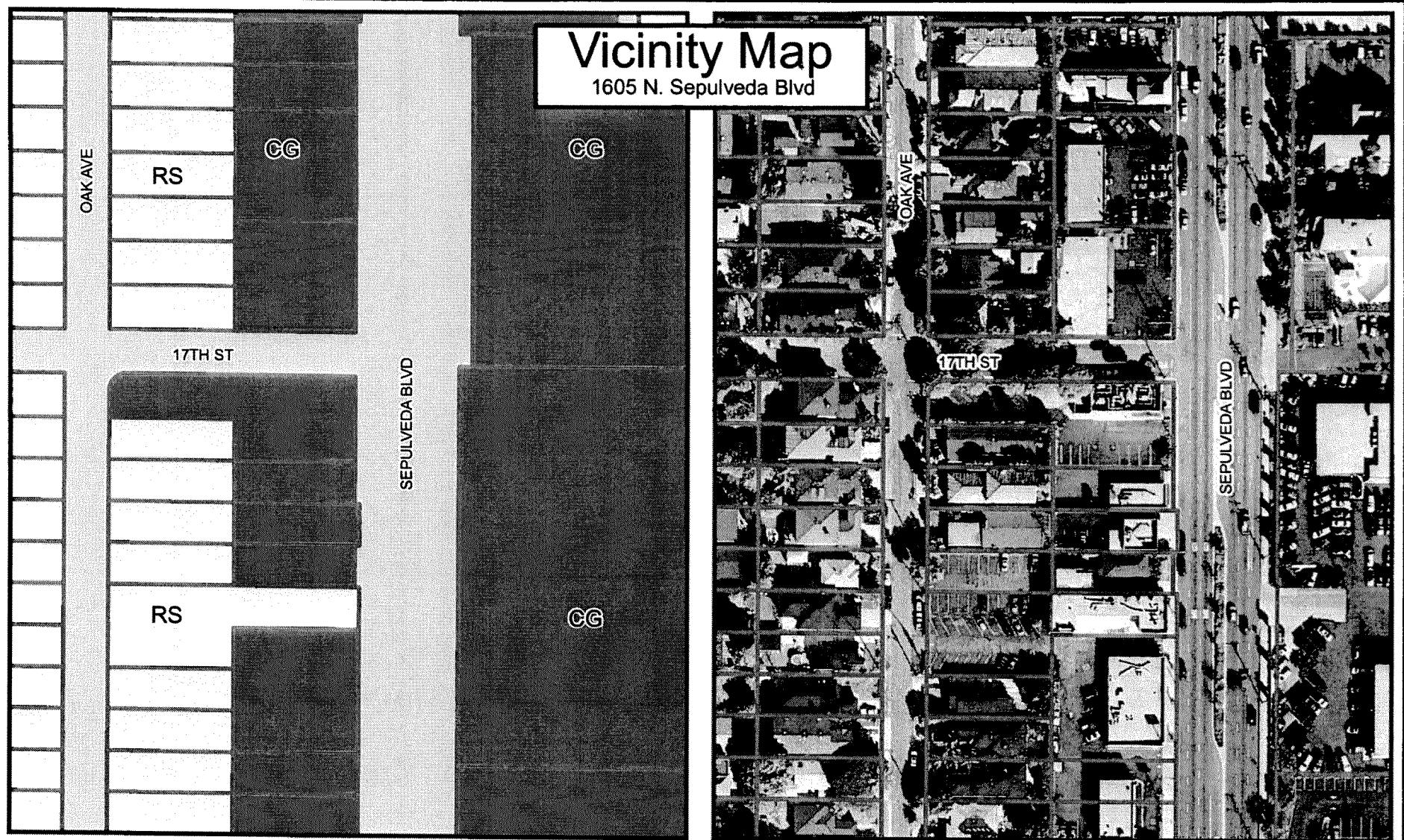
**EXHIBITS:**

- A. Vicinity Map/Assessor's Map
- B. Applicant's Documentation
- C. Plans
- D. Other Department Comments
- E. Alternative Site Plan





cc: Debra Saunders, Applicant  
Louis Skelton, Applicant's Representative and Architect

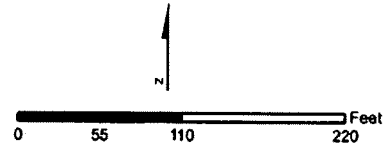
# Vicinity Map

1605 N. Sepulveda Blvd



**Legend**

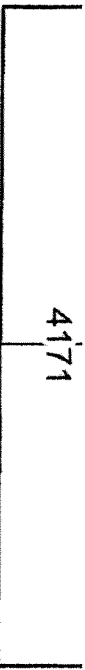
-  1605 N. Sepulveda Blvd
-  Parcels
- Zoning**
-  RS - Residential Single Family
-  CG - General Commercial



## Exhibit A



**City of Manhattan Beach  
Community Development**



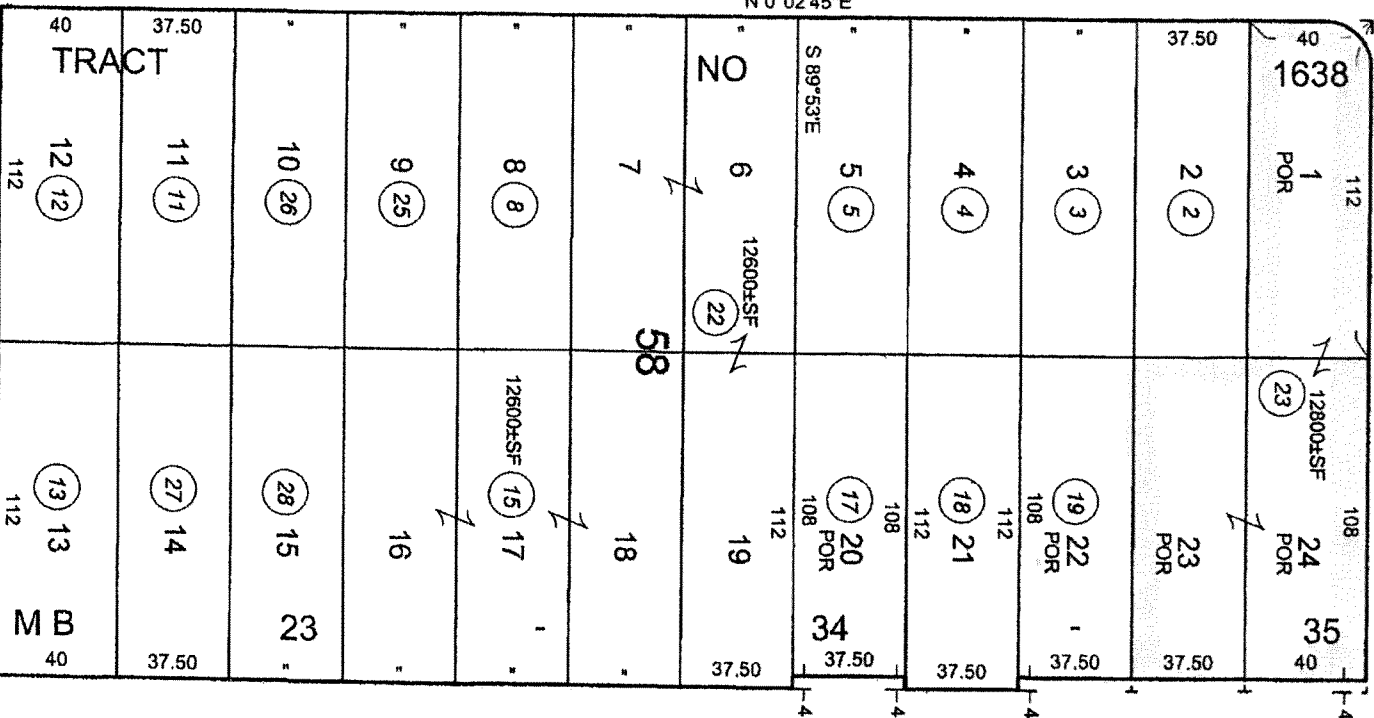
9 17TH

ST 9

4171

AVE 40

BLVD 94

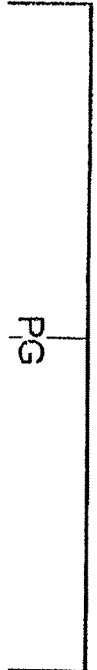


OAK 40

SEPULVEDA 8

40 14TH

ST 9



PG





HotDoggers, Inc.  
1605 N. Sepulveda Blvd.  
Manhattan Beach, Ca.

**Description of Business:**

HotDoggers is a family style restaurant with a menu for service of Breakfast, Lunch and Dinner.

The concept is based on Hot Dogs, Specialty Sausages, Hamburgers, Salads and Hawaiian style plate meals. The proposed beverages include Soft Drinks, Beverages, Smoothies and Beer/Wine.

The location is the site of a former Kentucky Fried Chicken Take out Restaurant that became a Cheese-steak sandwich shop and later an ice cream restaurant.

The business will provide a unique environment for the enjoyment of "Radical" food. There will be video screens of Extreme sports and local Surfers, Skateboarders, Snowboarders and BMX bike competition. Manhattan Beach has been an integral part of the history of "Hotdoggers"

The hours of operation are proposed to be 7 am to 10 pm Sunday thru Thursday and 7 am to Midnight, Friday and Saturday. The indoor seating capacity will be 46 seats, A front patio of 16 seats and an enclosed rear patio of 16 seats for special events and children or family gatherings.

It is projected that the peak hours of operation will be 12-3 pm and 5-7 pm. The location has a significant residential area to the west and commercial retail, services and hotel to the North, South and East. The Sepulveda Corridor is a major arterial road. The parking is located on site and there are street parking areas along 17<sup>th</sup> Street.

The operation will emphasis the on-site meals and should have less turnover than the previous restaurants in this location. Service will be a buffet style line with payment after meal is received. Take out will be available and off site catering will be added at a future date.

**EXHIBIT B**  
PC w/h 3/23/11

HotDoggers, Inc.  
1605 N. Sepulveda Blvd.  
Manhattan Beach, Ca.

**Findings for Use Permit Application:**

1. The general plan has established the site for Highway commercial businesses. The current use of the site will be maintained as restaurant and is consistent with the purposes of the commercial district.
2. The neighboring commercial uses are automotive related repair and sales to the north, Automotive Sales and Motor Court motel to the East and Service retail and Neighborhood Shopping Center to the South along Sepulveda Boulevard. The proposed restaurant use will not be detrimental to the public health, safety or welfare of the persons residing or working in the vicinity.
3. The proposed use is allowed for the restaurant and the outside dining and alcohol sales are requested to comply with all provisions and conditions as may be required by the City of Manhattan Beach. The existing legal non conforming use of parking on the residential lot will be maintained and will not be increased or intensified. The menu and business model will emphasize a sit down restaurant which will lead to less intensified traffic on the parking lot.
4. The Residential areas along Oak Street and 17<sup>th</sup> Street to the west will have no increase in noise or traffic due to the operations of HotDoggers. The parking lot will be continue to be a one way exit to Oak Street and the outdoor patio to the rear of the commercial parcel will be enclosed with a 6' high solid wall and separated from the residential by the parking lot, 17<sup>th</sup> Street. Additional landscape buffers are proposed along the existing 8' high block walls that separate the immediate residential lots from the Commercial uses. The existing parking on the residential lot is a legal non conforming use. All parking lot lighting will be shielded from the residential properties. Signage will be provided to the satisfaction of the City Public Works for traffic control. The improvements are designed to provide a convenience for the residents and visitors to Manhattan Beach with little or minimal impact on the neighboring properties.



# ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: DEC 3 2010

### APPLICANT INFORMATION

Name: HOTDOGGERS, INC  
Address: 1605 N. SEPULVEDA  
Phone number: \_\_\_\_\_  
Relationship to property: TENANT

Contact Person: LOUIS SKELTON  
Address: 2537-D PCH #168 TORRANCE CA  
Phone number: 310-962-4017  
Association to applicant: ARCHITECT

### PROJECT LOCATION AND LAND USE

Project Address: 1605 N. SEPULVEDA BLVD  
Assessor's Parcel Number: 4170-007-001, 021, 022  
Legal Description: TRACT 1638, LOTS 1, 24, PORTION LOT 23, BUC 58  
Area District, Zoning, General Plan Designation: CG & RS-DG OAK AVE.  
Surrounding Land Uses:  
North COMMERCIAL - AUTOMOTIVE West SINGLE FAMILY RESIDENCES  
South COMMERCIAL - RETAIL East COMMERCIAL - AUTOMOTIVE  
Existing Land Use: RESTAURANT + PARKING

### PROJECT DESCRIPTION

Type of Project: Commercial  Residential \_\_\_\_\_ Other \_\_\_\_\_  
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: \_\_\_\_\_

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: \_\_\_\_\_

FAMILY STYLE RESTAURANT 7AM TO MIDNIGHT,  
10 EMPLOYEES, 96 SEATS INSIDE + 24 SEATS OUTSIDE  
APPROX 1000 SF KITCHEN, 400 SF STORAGE, 700 SF SEATING

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: N/A

Removed/

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Demolished</u>
Project Site Area:	<u>12,850</u>	<u>12850</u>	<u>          </u>	<u>- 0 -</u>
Building Floor Area:	<u>1,612</u>	<u>1612</u>	<u>          </u>	<u>- 0 -</u>
Height of Structure(s)	<u>14'-6"</u>	<u>14'-6"</u>	<u>          </u>	<u>          </u>
Number of Floors/Stories:	<u>1</u>	<u>1</u>	<u>          </u>	<u>          </u>
Percent Lot Coverage:	<u>12.5%</u>	<u>12.5%</u>	<u>          </u>	<u>          </u>
Off-Street Parking:	<u>17</u>	<u>23</u>	<u>          </u>	<u>          </u>
Vehicle Loading Space:	<u>0</u>	<u>1</u>	<u>          </u>	<u>          </u>
Open Space/Landscaping:	<u>1368</u>	<u>1500</u>	<u>          </u>	<u>          </u>

Proposed Grading:  
 Cut 0 Fill 0 Balance 0 Imported 0 Exported 0

Will the proposed project result in the following (check all that apply):

- | <u>Yes</u>        | <u>No</u>    |  |
|-------------------|--------------|--|
| <u>          </u> | <u>  ✓  </u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u>          </u> | <u>  ✓  </u> | Changes to a scenic vista or scenic highway?   |
| <u>          </u> | <u>  ✓  </u> | A change in pattern, scale or character of a general area?   |
| <u>          </u> | <u>  ✓  </u> | A generation of significant amount of solid waste or litter?   |
| <u>          </u> | <u>  ✓  </u> | A violation of air quality regulations/requirements, or the creation of objectionable odors?                                 |
| <u>          </u> | <u>  ✓  </u> | Water quality impacts (surface or ground), or affect drainage patterns?  |
| <u>          </u> | <u>  ✓  </u> | An increase in existing noise levels?  |
| <u>          </u> | <u>  ✓  </u> | A site on filled land, or on a slope of 10% or more?   |
| <u>          </u> | <u>  ✓  </u> | The use of potentially hazardous chemicals?  |
| <u>          </u> | <u>  ✓  </u> | An increased demand for municipal services?  |
| <u>          </u> | <u>  ✓  </u> | An increase in fuel consumption?   |
| <u>          </u> | <u>  ✓  </u> | A relationship to a larger project, or series of projects?   |

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

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**CERTIFICATION:** I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: [Signature] Prepared For: HOTDOGGETS, INC

Date Prepared: 12.3.2010  
 Revised 7/97

# **EXHIBIT C: PLANS**

**NOT  
AVAILABLE  
ELECTRONICALLY**

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

**TO:** See distribution below *CPD*  
**FROM:** Angela Soo, Executive Secretary  
c/o **(Planner to be determined)**  
**DATE:** DECEMBER 9, 2010  
**SUBJECT:** **Review Request for Proposed Project at:**  
**1605 N. SEPULVEDA BLVD.**

**(Use Permit to establish new restaurant in former restaurant site)**

The subject application has been submitted to the Planning Division. Please review the attached material(s) and provide specific comments and/or conditions you recommend to be incorporated into the draft Resolution for the project. Conditions should be primarily those which are not otherwise addressed by a City Ordinance.

If no response is received by **DECEMBER 17** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

*comply w/ CURRENT CALIFORNIA CODES.*

<u>Yes / No</u> <u>Building Div.</u>	<u>Yes / No</u> City Attorney
<u>Yes / No</u> Fire Dept	<u>Yes / No</u> Police Dept.:
<u>Yes / No</u> Public Works (Roy)	___ Traffic
<u>Yes / No</u> Engineering (Steve F)	___ Detectives
<u>Yes / No</u> Waste Mgmt (Anna)	___ Crime Prevention
<u>Yes / No</u> Traffic Engr.(Erik)	___ Alcohol License (Chris Vargas)

<b>EXHIBIT D</b> <i>PC Mtg. 3/23/11</i>
--

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

**TO:** See distribution below

**FROM:** Angela Soo, Executive Secretary  
**(Planner to be determined)**

**DATE:** JANUARY 14, 2011

**SUBJECT:** **Review Request for Proposed Project at:**  
**1605 N. Sepulveda Blvd.**

**(Use Permit / establish new restaurant in former restaurant site)**

The subject application has been submitted to the Planning Division. Please review the attached material(s) and provide specific comments and/or conditions you recommend to be incorporated into the draft Resolution for the project. Conditions should be primarily those which are not otherwise addressed by a City Ordinance.

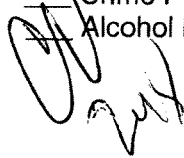
If no response is received by **JANUARY 24, 2011** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

*NO OBJECTIONS*

Yes / No Building Div.  
Yes / No Fire Dept  
Yes / No Public Works (Roy)  
Yes / No Engineering (Steve F)  
Yes / No Waste Mgmt (Anna)  
Yes / No Traffic Engr.(Jack)

Yes / No City Attorney  
Yes / No Police Dept.:  
    \_\_\_ Traffic  
    \_\_\_ Detectives  
    \_\_\_ Crime Prevention  
    \_\_\_ Alcohol License (Chris Vargas)



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

**TO:** See distribution below

**FROM:** Angela Soo, Executive Secretary  
c/o (Planner to be determined)

**DATE:** DECEMBER 9, 2010

**SUBJECT:** Review Request for Proposed Project at:  
  
**1605 N. SEPULVEDA BLVD.**

**(Use Permit to establish new restaurant in former restaurant site)**


The subject application has been submitted to the Planning Division. Please review the attached material(s) and provide specific comments and/or conditions you recommend to be incorporated into the draft Resolution for the project. Conditions should be primarily those which are not otherwise addressed by a City Ordinance.

If no response is received by **DECEMBER 17** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

Yes / No Building Div.  
Yes / No Fire Dept  
Yes / No Public Works (Roy)  
Yes / No Engineering (Steve F)  
Yes / No Waste Mgmt (Anna)  
Yes / No Traffic Engr.(Erik)

Yes / No City Attorney  
Yes / No Police Dept.:  
\_\_\_ Traffic  
\_\_\_ Detectives  
\_\_\_ Crime Prevention  
\_\_\_ Alcohol License (Chris Vargas)

<b>NO FIRE DEPARTMENT REQUIREMENTS FOR THIS PROJECT</b>
BY 
DATE <u>12/10/10</u>



City of Manhattan Beach  
Department of Public Works  
Memorandum

**To:** Angela Soo, Planning Division Secretary  
**Through:** Jim Arndt, Director of Public Works *SA for DA*  
**From:** Steve Finton, City Engineer *SA*  
Roy Murphy, Public Works Inspector (310) 802-5306 *R/M*  
3621 Bell Avenue, Manhattan Beach CA 90266  
**Subject:** 1605 N. Sepulveda Blvd.  
**Date:** December 28, 2010

Entered on  
Page or  
Sheet #

ALL THE PUBLIC WORKS NOTES AND CORRECTIONS MUST BE PRINTED ON THE PLAN. NO EXCEPTIONS.

**This property was inspected by Public Works staff on December 28, 2010 and the following items are required and must be added to the plans. Indicate location of correction on blanks at left.**

- \_\_\_\_\_ 1. All landscape irrigation backflow devices must meet current City requirements for proper installation.
- \_\_\_\_\_ 2. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted.
- \_\_\_\_\_ 3. A mop sink must be installed and shown on the plumbing plan.
- \_\_\_\_\_ 4. Commercial enterprises must comply with the National Pollution Discharge Elimination System (NPDES) clean water requirements. Discharge of mop water, floor mat washing, and trashcan cleaning and washing out trash enclosures into the street or storm drain system is prohibited. M.B.M.C. 5.84.060, 5.84.090.
- \_\_\_\_\_ 5. A grease interceptor must be installed and placed into a maintenance program with regular inspections and removal of grease buildup.
- \_\_\_\_\_ 6. All trash enclosures shall be enclosed, have a roof, built in such a manner that stormwater will not enter, and a drain installed that empties into the sanitary sewer system. Floor drain or similar traps directly connected to the drainage system shall be provided with an approved automatic means of maintaining their water seals. See 1007.0 Trap seal Protection in the Uniform Plumbing Code. Contact the City's refuse contractor for sizing of the enclosure. **Drawings of the trash enclosure must be on the plan, and must be approved by the Public Works Department before a permit is issued. See Standard Plan ST-25.**
- \_\_\_\_\_ 7. Commercial establishments are required, by municipal code 5.24.030 (C)(2), to have a sufficient refuse and recycling storage space to enclose a commercial lift container(s). The refuse storage space or facility must be screened from public view and be either constructed within the building structure or in a screened enclosure on private property. Please read the code section for further clarification

- \_\_\_\_\_ 8. It is the responsibility of the contractor to protect all the street signs around the property. If signs are damaged, lost or removed, it is the responsibility of the contractor to replace and / or relocate the signs at the contractor's expense. The contractor is also responsible for any street markings that are damaged or removed by the contractor's operations. Contact the Public Works Inspector for sign specification and suppliers.
  
- \_\_\_\_\_ 9. Sidewalk, driveway, curb, and gutter repairs or replacement will be completed per Public Works Specifications. See City Standard Plans ST-1, ST-2, and ST-3. In the case where the garage level is below the street drainage flow lines, the combined slope of public and private approach shall not exceed 15%.
  
- \_\_\_\_\_ 10. If the water meter box is replaced, it must be purchased from the City, and must have a traffic rated lid if the box is located in the driveway.
  
- \_\_\_\_\_ 11. Erosion and sediment control devices BMPs (Best Management Practices) must be implemented around the construction site to prevent discharges to the street and adjacent properties. BMPs must be identified and shown on the plan. Control measures must also be taken to prevent street surface water entering the site.
  
- \_\_\_\_\_ 12. Backflow preventers for fire and domestic water services must be installed per Public Works Department requirements.
  
- \_\_\_\_\_ 13. All storm water, nuisance water, etc. drain lines installed within the street right of way must be constructed of ductile iron pipe. Drains must be shown on plans.
  
- \_\_\_\_\_ 14. Plan holder must have the plans rechecked and stamped for approval by the Public Works Department before the building permit is issued.

cc: Roy Murphy



**CITY OF MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 23, 2011**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 23rd day of March, 2011, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

**1. ROLL CALL**

Present: Andreani, Fasola, Seville-Jones, Chairperson Paralusz  
Absent: None  
Staff Present: Richard Thompson, Director of Community Development  
Laurie Jester, Planning Manager  
Angelica Ochoa, Assistant Planner  
Michael Rocque, Assistant Planner  
Recording Secretary, Sarah Boesch

**2. CEREMONIAL CALENDAR**

**03/23/11-1 Presentation of a Certificate Commending David Lesser for his Years of Service on the Planning Commission**

Chairperson Paralusz presented David Lesser with a plaque commending him for his six years of service on the Planning Commission.

Commissioner Seville-Jones commented that Councilman Lesser has been a beacon on the Commission over the past six years. She commended him for his wisdom and grace in serving on the Commission.

Commissioner Fasola thanked Councilman Lesser for his guidance on the Commission.

Commissioner Andreani said that she looks forward to Councilman Lesser's work on the City Council. She commended him for his inquisitiveness, thoughtfulness and fairness in considering issues.

Chairperson Paralusz indicated that she echoes the comments of the other Commissioners. She commented that Councilman Lesser has served as her model as a public servant. She indicated that he has always displayed integrity and grace and dedication to the community.

Councilman Lesser thanked the Commissioners and staff for their service to the community. He indicated that he hopes the Commissioners will come to him as a member of the Council

with their comments.

### 3. APPROVAL OF MINUTES – March 9, 2011

Commissioner Seville-Jones requested that the language of the first sentence of paragraph 8 on page 5 of the March 9 minutes be revised to read: “Commissioner Seville-Jones suggested requiring that one solution would be to require a height limit of 29 feet for new construction . . .”

Commissioner Fasola requested that language be added to the beginning of paragraph 8 on page 9 of the minutes to read: “Explaining why he does not support this Resolution, Commissioner Fasola commented that the proposed standards do not address the most significant issues regarding energy conservation . . .”

Commissioner Andreani commented that Chairman Paralusz’ name is listed twice as present under the roll call.

A motion was MADE and SECONDED (Fasola/Andreani) to **APPROVE** the minutes of March 9, 2011, as amended.

AYES: Andreani, Fasola, Seville-Jones, Chairperson Paralusz  
NOES: None  
ABSENT: None  
ABSTAIN: None

### 4. AUDIENCE PARTICIPATION

**Elaine Turner**, a resident of the 1700 block of Oak Avenue, asked if there are any proposals to regulate the traffic on Oak Avenue. She commented that there is a permanent speed sign on El Segundo Boulevard which displays the speed of vehicles traveling on the street. She suggested that a permanent speed monitoring unit be placed on Oak Avenue. She commented that she knows that speed bumps were not pursued because of fire and police requirements for access. She also suggested the possibility of adding a speed limit sign. She commented that she supports the City providing the smaller half-sized trash cans.

Director Thompson said that he can have someone from the City contact **Ms. Turner** regarding her concerns.

Chairperson Paralusz pointed out that there is a smaller charge for trash collection with the use of the smaller trash cans.

### 5. PUBLIC HEARINGS

**03/23/11-3 Consideration of a Use Permit Amendment to Allow the Sale of Beer and Wine at Walgreens Located at 2400 North Sepulveda Boulevard**

Director Thompson pointed out that there is an error in the subject line on the first page of the staff report which indicates that the proposal is to allow the sale of beer at Walgreens. He indicated that the proposal is to allow the sale of beer and wine.

Assistant Planner Rocque summarized the staff report.

In response to a question from Commissioner Seville-Jones, Assistant Planner Rocque said that staff has not received any complaints regarding Walgreens.

In response to a question from Commissioner Seville-Jones, Assistant Planner Rocque stated that the drive-thru window is restricted to the pharmacy only, and alcohol would only be purchased inside of the store.

In response to a question from Commissioner Andreani, Assistant Planner Rocque stated that the Red Carpet Carwash does not sell alcohol.

In response to a question from Commissioner Andreani, Assistant Planner Rocque indicated that according to the Police Department records, there was one reported theft of alcohol at the CVS drug store location on Rosecrans and two at the location on Sepulveda Boulevard since January of 2010.

Chairperson Paralusz opened the public hearing.

**Matt Zurich**, representing the applicant, stated that the application is modest with a request for beer and wine sales only. He pointed out that they are proposing to sell a limited amount of beer and wine with no distilled spirits or hard liquor. He indicated that they would not sell single beers or small bottles of wine. He stated that the space dedicated to alcohol sales would be very small in relation to the entire store. He commented that Walgreens is a trusted company. He said that they have security cameras at the store. He also stated that the employees are required to have corporate training before they can sell alcohol. He pointed out that the police do not have a concern with the proposal. He indicated that CVS sells a full line of liquor. He said that they agree with the conditions suggested by staff.

In response to a question from Commissioner Seville-Jones, **Mr. Zurich** indicated that Walgreens is beginning to sell beer and wine at their locations throughout the country. He commented that the proposal for the sale of beer and wine is in response to customer demand. He said that many people prefer to buy wine at a drug store or grocery store because it is more convenient when they are shopping for other items.

Chairman Paralusz closed the public hearing.

Commissioner Seville-Jones indicated that she supports the application, as it is consistent with a corporate directive of Walgreens in response to the request of customers. She pointed out that the site was previously occupied by Albertsons which had a license for the sale of full alcohol. She said that she does not feel that the residents located behind the subject site would be impacted by the sale of beer and wine. She commented that she feels Walgreens has been very responsible. She commented that a very limited amount of square footage would be dedicated to alcohol sales, and the hours are limited. She commented that she feels the findings can be met and that the proposal would be consistent with the General Plan.

Commissioner Fasola said that he can support the proposal. He indicated that it is consistent with other grocery stores in the City.

Commissioner Andreani stated that she concurs with the statements of the other Commissioners and does not have an objection to the proposal.

Chairperson Paralusz said that she also supports the proposal. She indicated that the applicant has been a good neighbor and a great addition to the Sepulveda corridor.

A motion was MADE and SECONDED (Seville-Jones/Fasola) to **APPROVE** a Use Permit Amendment to allow the sale of beer and wine at Walgreens located at 2400 North Sepulveda Boulevard

AYES: Andreani, Fasola, Seville-Jones, Chairperson Paralusz  
NOES: None  
ABSENT: None  
ABSTAIN: None

Director Thompson explained the 15-day appeal period and stated that the item will be placed on the City Council's consent calendar for their meeting of April 19, 2011.

**03/23/11-4 Consideration of a Use Permit for an Existing Restaurant to Allow On-Site Consumption of Beer and Wine and Outdoor Dining for Hotdoggers Located at 1605 North Sepulveda Boulevard**

Assistant Planner Ochoa summarized the staff report.

In response to a question from Commissioner Fasola, Assistant Planner Ochoa indicated that there are 18 existing parking spaces for the site which are allowed to remain as nonconforming. She commented that four additional spaces are proposed to accommodate the outdoor patio area. She indicated that the requirement for the patio area as proposed would be five parking spaces.

In response to a question from Commissioner Fasola, Assistant Planner Ochoa stated that staff's understanding is that the applicant would like to proceed with the alternative site plan that they have provided. She indicated that it was provided just prior to the distribution of the staff report and staff has not had an opportunity to review the revised plans and the applicant would address any questions.

In response to a question from Commissioner Andreani, Assistant Planner Ochoa commented that a site plan that was approved for a prior restaurant on the site in 2002 includes 18 parking spaces. She indicated that 17 parking spaces are on the site currently since the parking area has been restriped. She indicated that the last parking space on the Sepulveda Boulevard lot is a substandard space and was restriped incorrectly.

In response to a question from Commissioner Seville-Jones, Assistant Planner Ochoa stated that the existing building is non-conforming for parking and the parking can remain and that only new parking needs to be provided for the new patio. She indicated that the size of the proposed outdoor patio could be reduced to address the current proposal for 22 parking spaces. She indicated that staff is recommending that the plan for the patio area should be reduced to allow for 22 parking spaces rather than 23 as would be required with the current plans.

In response to a question from Commissioner Seville-Jones, Director Thompson said that there are conditions of approval that are required for the alcohol license. He indicated that the Commission can make the determination as to whether they can support the required findings for allowing alcohol service. He indicated that the determination of allowing beer and wine service is on a case by case basis.

In response to a question from Commissioner Fasola, Assistant Planner Ochoa commented that the parking spaces for the site located off of Sepulveda Boulevard will need to meet the minimum standards of the Code for parking dimensions and backup as shown on the plans.

Chairperson Paralusz opened the public hearing.

**Sandy Seaman**, the applicant, introduced the architect for the project, **Louis Skelton**.

**Louis Skelton**, the project architect, said that the establishment would be a prototype for other locations of Hotdoggers. He indicated that Kentucky Fried Chicken opened on the subject site in 1972. He pointed out that the requirement for 23 parking spaces is under the guidelines for fast food establishments, which is a higher requirement than for sit-down restaurants that have a slower turnover in parking. He commented that they are closer to a sit-down establishment than fast food establishment. He said that Kentucky Fried Chicken and the subsequent uses on the site did not provide sufficient seating for customers. He indicated that after studying the site and design and because of noise on Sepulveda Boulevard they decided to eliminate the front



patio and enlarge the patio on the rear, which is the new alternative site plan. He pointed out that they intend to comply with the City's parking requirements without requesting a reduction. He said that the reason for the application is to include the outdoor dining area and the request for alcohol service. He indicated that the intent was for the proposed hours of operation to apply for the use of the patio and for alcohol service and not for the main restaurant. He commented that the intent is to allow operation of the restaurant as currently is operating (24 hours a day) and for the hours of operation to apply to the use of the patio and alcohol service only.

**Mr. Skelton** said that his interpretation of the Code language is that any use that existed prior to the Code would be permitted to have ingress and egress off of Oak Avenue between 10:00 p.m. and 6:00 a.m. as an existing use. He indicated that staff's interpretation is that the use (as parking) is allowed as proposed but the access off of Oak Avenue between 10:00 p.m. and 6:00 a.m. is prohibited. He said that there would not be an intrusion into the neighborhood from cars entering or exiting the proposed establishment. He commented that they are proposing to have a sign to state "Right Turn to 17<sup>th</sup> Street Only." He said that there also would not be an entrance to the site from Oak Avenue, only an exit. He stated that there would be a 6-foot high wall around the perimeter of the patio to mitigate noise, and the patio is 4 feet below the level of 17<sup>th</sup> Street. He commented that they would take any additional mitigation measures to minimize the impact of noise to the adjacent neighbors if it does create an issue.

In response to a question from Commissioner Fasola, **Mr. Skelton** commented that the intent of the establishment is to provide a family restaurant where birthday parties could be held. He said that they would allow for their customers to show their own pictures on the video screens. He stated that there would not be a video screen on the patio. He indicated that he would estimate that beer and wine sales would be in the range of 5 to 8 percent of the total sales. He indicated that the focus would be on the food and not alcohol.

Commissioner Fasola said that he would have a concern that the patio could become a late night drinking area and result in noise issues.

**Mr. Skelton** commented that the only access to the patio would be through the restaurant, and the patio would be an extension of the interior dining area.

In response to a question from Commissioner Seville-Jones, **Mr. Skelton** indicated that the intent of the patio is to provide an area to accommodate birthday parties.

Commissioner Seville-Jones commented that the patio area is proposed to be enclosed by a 6-foot wall with a covering on top, which would seem to be more of an enclosed area than a patio.

In response to a question from Commissioner Seville-Jones, **Mr. Skelton** stated that they are defining the establishment as a restaurant rather than a fast food operation. He stated that they intend to comply with the parking requirement.

In response to a question from Commissioner Seville-Jones, **Mr. Skelton** indicated that Code Section 10.68.070 allows an exception for parking on parking lots that existed prior to the time that the Code section was enacted.

Commissioner Seville-Jones commented that her understanding is that signs restricting right turns out of driveways are not very effective in directing traffic.

**Mr. Skelton** said that they are proposing the same signage that currently is in place for the driveways of other commercial businesses on the other side of Oak Avenue. He pointed out that Grunions, which is located on the other side of Oak Avenue, is open until 2:00 a.m.

Commissioner Seville-Jones commented that noise could have more of an impact during later hours when the noise from traffic on Sepulveda Boulevard decreases.

In response to a question from Commissioner Andreani, **Mr. Skelton** stated that alcohol would be served on the patio.

In response to a question from Commissioner Andreani, **Mr. Skelton** indicated that the videos from customers would probably not have sound. He said, however, that they would not restrict sound with the videos.

Commissioner Andreani said that she would have a concern that having sound with videos would encourage people to sit longer at the restaurant and drink.

In response to a question from Commissioner Andreani, **Mr. Skelton** stated that the environmental information form that was provided to the City should not indicate 96 seats for the interior of the restaurant, and 46 seats would be the maximum number they would be able to provide. He commented that most likely the interior will include 42 or 43 seats.

In response to a question from Chairperson Paralusz, **Mr. Skelton** said that alcohol service would begin at 11:00 a.m. until closing. He commented that the intent is not to create an atmosphere for drinking.

**Mr. Seaman** indicated that the establishment is about the food and not about alcohol. He said that many people want to have a beer along with their hot dog. He commented that it would not be a bar, and people would not be served drinks at tables; they have to order and pick-up from the counter. He indicated that the video screens would show pictures of sporting activities that are submitted by customers. He said that there would not be sound with the video. He said that

he has a long history of running businesses in the City and South Bay. He indicated that he wants the first Hotdoggers to be located in Manhattan Beach. He commented that the establishment needs to become a sit down establishment rather than fast food in order for it to be successful at the subject site.

**Mr. Seaman** pointed out that he has no violations over 30 years of holding Alcoholic Beverage Control licenses. He indicated that the alcohol is a compliment to the food. He stated that Hotdoggers would be a restaurant where people sit and eat their food rather than a fast food establishment. He indicated that their menu would have a variety of items. He pointed out that they would be five spaces above the parking requirement if they are classified as a restaurant rather than a fast food establishment. He indicated that as an operator he does not allow people to get drunk or spend hours drinking beer at his establishments. He stated that he would like the ability to serve alcohol until midnight. He commented that the landscaping as proposed would be very attractive. He said that there are no direct neighbors to the subject site that are opposed to the proposal. He commented that their changes of being successful depend on allowing alcohol to be served with their food.

In response to a question from Commissioner Fasola, **Mr. Seaman** indicated that he has shown the plans to the adjacent residents. He indicated that the adjacent neighbors are in support of a well run restaurant. He commented that they would not object to the patio closing at midnight. He indicated that he would like for the establishment to remain open past midnight to allow people who are out late or work late hours to have a place to have food. He pointed out that currently there are no restrictions on the hours for the site.

In response to a question from Commissioner Andreani, **Mr. Seaman** stated that they are requesting that the restaurant itself not be restricted in hours (24-hour operation) but would agree to restrict alcohol service and service on the patio at midnight. He commented that the site has not previously had restrictions on operating hours.

Assistant Planner Ochoa pointed out that there is not an existing Use Permit for the site, and that is why there are currently no restrictions on the hours.

In response to a question from Commissioner Andreani, **Mr. Seaman** said that they would not serve alcohol alone without food also being ordered.

In response to a question from Commissioner Seville-Jones, **Mr. Seaman** indicated that the economy and popularity of the restaurant would dictate their operating hours. He commented that he believes there is a need for a restaurant that is open late hours on Sepulveda Boulevard. He said that the noise of traffic on Sepulveda Boulevard would be greater than any noise from the restaurant.

Chairperson Paralusz commented that she is concerned with noise from the establishment impacting the adjacent neighbors during late hours. She indicated that she would have a concern with having alcohol service and people on the patio after 10:00 p.m. particularly during the week.

In response to a question from Chairperson Paralusz, **Mr. Seaman** stated that the hours of alcohol service and for the patio is at the discretion of the Commission, but he feels he has shown over the years that he is able to control noise and issues with alcohol service. He commented that outdoor dining is common. He said that he would request that the patio remain open until midnight on Fridays and Saturdays. He indicated that the atmosphere that is established for the restaurant would control it from becoming a drinking establishment.

**Elaine Turner**, a resident of the 1700 block of Oak Avenue, said that the restaurant belongs on The Strand rather than off of Oak Avenue. She commented that she is concerned about the ingress and egress onto Oak Avenue from the parking lot of the subject establishment. She indicated that she is concerned about the noise from the patio area impacting the adjacent residents. She stated that the hours of operation and alcohol service are a concern. She commented that many of her neighbors have small children.

**Mr. Seaman** said that a condition can be placed in the Use Permit for periodic review of the operation, and greater restrictions can be imposed if there are complaints. He indicated that it is preconceived to assume that there will be noise issues. He commented that more neighbors would be at the hearing speaking in opposition to the proposal if there were a concern regarding noise. He said that he is very concerned with the control of alcohol. He pointed out that the subject site is located on the highway next to other commercial businesses. He said that there is no control currently of people turning right onto Oak Avenue for other businesses, and his business should not be singled out for regulating traffic on Oak Avenue. He commented that the only reason for cars to turn into the neighborhood is if they are going to their homes in the area rather than onto Sepulveda Boulevard.

**Mr. Skelton** commented that Chicago for Ribs was required to use the 25 parking spaces exiting onto Oak Avenue which was permitted because the parking lot existed prior to the Ordinance being enacted.

Chairperson Paralusz closed the public hearing.

In response to a question from Commissioner Fasola, Assistant Planner Ochoa indicated that the adjacent neighbors were noticed, and the only comments received prior to the hearing were from **Ms. Turner**.

In response to a question from Commissioner Fasola, Director Thompson indicated that staff does have a concern with noise from the establishment impacting the adjacent residents after

10:00 p.m. He indicated that the previous uses on the site did not have limited hours of operation but also did not have outdoor patios. He indicated that the use of the patio could be restricted to 10:00 p.m. and the applicant could ask for additional hours if there are no concerns.

In response to a question from Commissioner Seville-Jones, Director Thompson commented that the applicant has agreed to comply with the parking requirements. He indicated that establishments where food is ordered at the counter are considered to be fast food and establishments that have table service are considered to be restaurants under the Code. He stated that the Code language is very clear that access must not be allowed from driveways of businesses onto Oak Avenue between the hours of 10:00 p.m. and 6:00 a.m. daily. He indicated that it is a Code requirement regardless of when the parking or use was originally established. He commented that staff is not concerned with allowing a beer and wine license for the subject establishment as proposed. He indicated that staff evaluated the proposal for operating hours until 10:00 p.m. on weeknights and midnight on weekends, and those are the hours that were specified on the notice to the residents. He said that any additional operating hours would need to be requested by the applicant and evaluated by staff. He commented that staff does feel that the applicant's changes to the plans to enclose the patio with a wall and roof and move it to the rear of the site are good suggestions, as it is larger, closer to the residents and would have more use at late hours if covered.

Commissioner Fasola said that he is pleased that there will be a new establishment at the site. He stated that he would want the parking to comply with the Code requirements. He indicated that he would also want the ingress and egress from the parking lot to comply with the Code requirements. He commented that he would like for the City to have the ability to restrict the patio hours further if there is determined to be a problem with noise. He said that he does not have a concern with allowing beer and wine service. He commented that he does not have an objection to the hours of 7:00 a.m. to 10:00 p.m. on weeknights and 7:00 a.m. to midnight on Fridays and Saturdays as included with the current proposal. He commented that he would not be concerned with restricting alcohol on the patio to 10:00 p.m. on weekends.

Commissioner Andreani stated that she is pleased with the proposal but does have concerns. She commented that she would like for the applicant to meet the parking requirement to mitigate any impact to residential parking in the area. She said that her understanding is that there would be a requirement of 23 spaces, as the establishment would be considered a fast food operation under the definition in the Code. She stated that she would like for the hours to remain for some period of time as proposed 7:00 a.m. to 10:00 Sunday through Thursday and 7:00 a.m. to midnight on Friday and Saturday. She indicated that she does not have a concern with granting the alcohol license but would like for alcohol service to stop on the patio at 10:00 p.m. every night. She indicated that she agrees with the decision of the applicant to move the patio to the rear of the site. She commented that there is potential for noise to reach the neighborhood from the patio with the open space between the wall surrounding the patio and the roof. She commented that she appreciates the landscaping that is proposed.

Commissioner Seville-Jones indicated that she appreciates the information that the applicant has provided regarding the concept for the establishment. She indicated that staff has explained the distinction in determining a fast food operation as opposed to a sit-down restaurant in establishing the parking requirement. She stated that the ingress and egress issue onto Oak Avenue is important to the neighborhood, particularly in allowing for later hours for the establishment. She said that it is important to the residents that cars not drive through the neighborhood after 10:00 p.m. on weekends. She indicated that she would support having the patio close at 10:00 p.m. every night because she is concerned about the noise impact to the neighbors. She commented that she would support the hours otherwise as proposed.

Chairperson Paralusz stated that she is supportive of the concept of the proposal and feels it would be a great addition to the Sepulveda Corridor and the City. She commented that it was extremely helpful to have the plans and to have the concept of the restaurant explained by the applicant. She commented that she is certain that the applicant's excellent record of responsibly holding alcohol licenses would continue with the subject establishment. She said that her main concern is regarding noise impacts to the adjacent neighbors. She said that she would support the hours as proposed of 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to midnight on Fridays and Saturdays. She indicated that she agrees with Commissioners Andreani and Seville-Jones that alcohol service on the patio should be limited to 10:00 p.m. every night. She commented that she does have a concern with noise escaping from the patio and impacting the adjacent residences particularly after 10:00 p.m. She stated that the applicant could come to the Commission for an extension of hours once it is demonstrated that the noise is contained. She pointed out that it is more difficult to restrict hours after they are granted. She indicated that she would also want the applicant to comply with the parking requirement and for the egress from the parking lot to be restricted from Oak Avenue between 10:00 p.m. and 6:00 a.m. She said that she would not support closing the patio every night at 10:00 p.m. but would support restricting alcohol service on the patio.

Director Thompson indicated that staff can come back to the Commission with a draft Resolution approving the project with various conditions.

Commissioner Seville-Jones commented that it would be difficult to enforce that people on the patio are not drinking alcohol when it is still allowed to be served in the main dining area, and the patio is open for two more hours.

Chairperson Paralusz indicated that she would trust that the operator could enforce a condition restricting alcohol service on the patio after 10:00 p.m.

Commissioner Seville-Jones said that she would not want restrictions to be places on the operation that would be difficult to meet. She indicated that the conditions would be a vested right once they are granted as part of the Use Permit and would be difficult to revoke.

Commissioner Andreani stated that she also would support limiting the ingress and egress from the subject parking lot to Oak Avenue between 10:00 p.m. and 6:00 a.m.

Chairman Paralusz reopened the public hearing.

**Mr. Seaman** commented that he appreciates the comments of the Commissioners. He stated that he would like for consideration to allowing later hours for the main restaurant with the hours for the patio and alcohol service ending earlier. He commented that he would not be able to sustain the business if it is required to close at 10:00 p.m.

Commissioner Seville-Jones indicated that it would be important for the applicant to have any additional requests to staff for the project well before the next meeting regarding the issue. She said that staff will also need to renotice the neighbors regarding any additional requests for hours.

Chairperson Paralusz reopened the public hearing and continued the hearing to the meeting of April 27, 2011.

**6. AUDIENCE PARTICIPATION**

**7. DIRECTORS ITEMS**

**8. PLANNING COMMISSION ITEMS**

Commissioner Seville Jones commented that she enjoyed serving on the panel in Pasadena at the American Planning Association Conference on March 11, 2011. She stated that the panel included discussion regarding how to run a meeting.

In response to a question from Chairperson Paralusz, Director Thompson indicated that any resident who is interested should apply for the open position on the Planning Commission right away. He said that the City Council will make a selection for the position as part of the regular process after City elections of making appointments to the City's various Commissions.

**9. TENTATIVE AGENDA April 13, 2011**

A. Cultural Landmark Designation of Historic Homes- Code Amendment

**10. ADJOURNMENT**

The meeting was adjourned at 8:45 p.m. to Wednesday, April 13, 2011, in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN  
Recording Secretary

ATTEST:

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RICHARD THOMPSON  
Community Development Director



**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning Commission

**THROUGH:** Richard Thompson, Director of Community Development

**FROM:** Angelica Ochoa, Assistant Planner

**DATE:** April 27, 2011

**SUBJECT:** Consideration of a Use Permit for an existing restaurant to allow on-site consumption of beer and wine, outdoor dining and 24 hour operation for Hotdoggers, Inc. located at 1605 N. Sepulveda Boulevard

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the **CONTINUED PUBLIC HEARING, DISCUSS** and **APPROVE** the **DRAFT RESOLUTION (EXHIBIT A) WITH CONDITIONS THAT LIMIT THE HOURS AND OPERATION.**

**PROPERTY OWNER**

Debra Saunders  
Agent for RRSS Properties, LLC  
3333 Alana Drive  
Sherman Oaks, CA 91403

**APPLICANT**

HotDoggers, Inc.  
Louis Skelton, Property Owner's Representative  
2537-D PCH #168  
Torrance, CA 90505

**BACKGROUND**

The applicant, HotDoggers, Inc., applied for a Use Permit to allow outdoor dining at an existing restaurant at 1605 N. Sepulveda Boulevard and to request a new alcohol license for on-site sale and consumption of beer and wine (Type 41-On-Sale Beer and Wine for Public Premises) on December 6, 2010. The existing restaurant has no use permit, alcohol license, or outdoor dining, and is allowed to operate as a restaurant only without alcohol or outdoor dining.

The Planning Commission, at its regular meeting of March 23, 2011, conducted a public hearing and discussed the project (Exhibit B). Some of the issues that were raised included noise and hours from the proposed outdoor patios and the impact to neighbors, complying with the required parking for the additional patios, vehicle ingress and egress from Oak Avenue after 10pm, and patio service of beer and wine. Also, at the meeting, the applicant presented an alternative plan that included a re-design of the outdoor patio to be proposed only at the rear of the restaurant and revised operating hours for the restaurant. The applicant requested that the Planning Commission review the alternative plan for the proposed project.

The Planning Commission requested the applicant submit a revised project description and complete plans to reflect the changes. Since the Planning Commission did not have sufficient time to review the re-design of the patios or the revised hours of the operation, and the revised

project description and layout had not been noticed to the neighbors, the project was continued to the Planning Commission meeting of April 27, 2011.

The applicant submitted a revised project description on April 1, 2011 to revise the hours of operation of the restaurant and the beer and wine service of the restaurant. The revised plans included a proposed covered patio at the rear of the restaurant and some other changes to the exterior and interior floor plan.

## **DISCUSSION**

The Planning Commission heard testimony from neighbors and discussed the following issues at their regular meeting on March 23, 2011. The applicant explained that his business would function more like a casual family style restaurant with take out than a fast food restaurant. According to the owner, customers will order at a counter, be given a number and food would be delivered to the customer. Beer, wine and beverages would be brought by customers to tables. No table service would be available for drinks. The main focus of the restaurant would be on food and no alcohol would be served without ordering a meal. The proposed outdoor patio would be an area to accommodate birthday parties and gatherings. A neighbor who lives on the 1700 block of Oak Avenue objected to the project because of impacts to the neighborhood from the noise of the proposed outdoor patios, more traffic in the neighborhood from the proposed business, and alcohol service. The applicant felt that the Planning Commission could put conditions on his Use Permit to mitigate any impacts and restrictions could be imposed if there are complaints. Overall, the Planning Commissioners supported the project but still felt the following issues need to be addressed to approve the project.

### **Hours of Operation**

The proposed hours of operation for the business were originally proposed as 7am to 10pm Sunday through Thursday and 7am to Midnight Friday and Saturday. The applicant requested that these hours apply to the patios only and not the restaurant. The applicant felt that no limitations should be placed on the hours of the restaurant since the majority of sales would come from the restaurant. Currently, they can operate inside 24 hours.

The Planning Commission had concerns that the noise from the outdoor patio and alcohol service after 10pm would impact the neighbors. The Planning Commission felt it would be difficult to limit selling alcohol on the patio, if there was patio food service that continued later. Also, if the applicant demonstrated that the noise from the patio was contained and there were no complaints, the Planning Commission would review additional hours at the request of the applicant at a future date through an amendment.

### **Parking**

Since the proposed project is classified as a fast food restaurant versus a sit down restaurant per the definition in Section 10.08.050 of the Manhattan Beach Municipal Code, the parking requirement would be based on the total square footage of the patio. The restaurant has this classification since there is no waiter service for orders at the tables; food and drinks are ordered at a counter. The required parking for the original proposed outdoor patio of 372 square feet would be 5 spaces. The total parking requirement for the restaurant and the proposed patio would be 23 spaces. The applicant reduced the patio size and is proposing 22 spaces which meets the code parking requirement. The Planning Commission felt that the applicant should comply with the required parking for the proposed outdoor patio dining to mitigate any impact to

the neighbors. The applicant stated he would reduce the patio square footage and comply with the required parking.

### **Site Access and Circulation**

The current site has ingress and egress from Sepulveda Boulevard and an exit only from the rear lot onto Oak Avenue. The rear lot is zoned RS D-6 and has a restriction of no vehicle ingress or egress between the hours of 10pm and 6am to Oak Avenue per Section 10.44.040 (m) of the Overlay Design Standards and Section 10.60.20 F5. The applicant's architect stated that this business existed prior to this requirement being implemented and therefore it does not apply. However, Section 10.68.070 B.1. of the non-conforming chapter in the Municipal Code states that parking lots located in R districts that serve a commercial use shall not be considered non-conforming. Therefore, the parking lot use is not non-conforming but the access restriction is still applicable.

The Planning Commissioners discussed this issue and felt that the noise from vehicle traffic onto Oak Avenue would impact the neighborhood during the later hours of the business. They felt that the applicant should comply with the 10pm restriction onto Oak Avenue and not allow cars to leave or enter the rear lot after 10pm.

### **Outdoor Patio**

The alternative plan that the applicant presented at the Planning Commission meeting of March 23, 2011 proposed an outdoor patio at the rear only. The applicant originally proposed 2 outdoor patios, 1 patio on Sepulveda Boulevard and 1 patio at the rear of the restaurant. Due to heavy traffic on Sepulveda Boulevard, the front patio was eliminated and the patio at the rear was increased. The proposed rear patio includes a cover and a 6 foot wall to mitigate noise. The applicant's architect stated that the patio would be an extension of the interior dining area and the access would only be allowed through the restaurant. The revised plans show interior access to the patio from the kitchen area of the restaurant for staff use only. There is also exterior access from the restaurant to the outside patio. The Planning Commission felt that moving the patio to the rear and enclosing the patio with a wall and roof are good measures to mitigate noise.

### **Revised Plan and Project Description (Exhibit E)**

The revised project submitted by the applicant on April 1<sup>st</sup> and 20<sup>th</sup>, 2011 requests the approval of:

- Outdoor patio at the rear only,
- 24 hour operation of the restaurant,
- Patio hours - Sunday through Thursday 7am to 10pm  
Friday and Saturday 7am to midnight, and
- Beer and wine sales from 11am to midnight daily.

### **ENVIRONMENTAL DETERMINATION**

In accordance with the provisions of the California Environmental Quality Act (CEQA) as amended by the City of Manhattan Beach CEQA Guidelines, the Community Development Department found that the subject project is exempt from CEQA as a Class 32 In-fill Development project.

## **DISCUSSION**

### **Use Permit**

The Planning Commission must make the following findings in accordance with Section 10.84.060 for the Use Permit, if the project is approved:

1. *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;*
2. *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 the public health, safety or welfare of persons residing or working on the proposed project site or in 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;*
3. *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and*
4. *The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The Planning Commission, as part of approving the use permit for the subject project, in accordance with Section 10.84.070 can impose reasonable conditions as necessary to:

- A. Achieve the general purposes of this ordinance or the specific purposes of the zoning district in which the site is located, or to make it consistent with the General Plan;
- B. Protect the public health, safety, and general welfare, or
- C. Ensure operation and maintenance of the use in a manner compatible with existing and potential uses on adjoining properties or in the surrounding area.
- D. Provide for periodic review of the use to determine compliance with conditions imposed, and Municipal Code requirements.

### **Public Input**

A notice of the public hearing for the revised project submitted on April 1, 2011 was mailed to all property owners within 500 feet of the project site and was published on April 14, 2011 in the Beach Reporter. Five neighbors objected to the project and their comments are attached as Exhibit C. Neighbors also attended the Planning Commission meeting on April 13, 2011 to voice their objections to the project. The following summarizes their concerns:

- 24 hour proposed operation of the restaurant,
- Additional noise and traffic from outdoor patio and nearness to residential,
- Alcohol being served after 10pm,
- Close proximity to residential and schools,
- Patios open after 10pm and restaurant open after 11pm,

- More businesses serving alcohol near residential, and
- Parking impacts to residential neighborhood

### **Other Departments Input**

The plans and applications were distributed to other departments for their review and comments and are attached as Exhibit D. The Building Department indicated that plans would be reviewed through plan check and handicapped and disabled access would need to be met. The Department of Public Works had standard comments.

The Police Department Detectives and Traffic Divisions had specific concerns for the proposed outdoor patio, even though noise mitigation measures would be implemented and the hours of operation would be restricted:

- Close proximity to residential (30 feet and 90 feet, closest residential)
- Increase in noise disturbances and traffic from groups of people and social gatherings in a small area on the patio
- Parking impacts to residential neighborhood of Oak Avenue and 17<sup>th</sup> Street, inadequate site parking

All specific Department conditions will be included, if the project is approved, in the Resolution as appropriate and requirements will be addressed during the plan check process.

### **CONCLUSION**

Staff recommends that the Planning Commission conduct the continued public hearing, discuss and approve the attached draft resolution with conditions that limit hours and operation. The Commission may modify the conditions as appropriate. The 10pm closing for the patio was proposed based on the input from the prior Planning Commission meeting of March 23, 2011. Since that time, staff has done further nighttime site inspections and received input from several neighbors. Staff feels that further restrictions for the outdoor patio of 9pm midweek closing may be appropriate, and should be discussed. Staff has included the following conditions in the attached draft resolution:

- Hours of operation for the restaurant, 7am to 10pm Sunday through Thursday and 7am to Midnight Friday and Saturday
- Hours of operation for the outdoor patio, 7am to 10pm daily
- Alcohol service would be restricted to the hours of operation for the restaurant and the patio,
- A noise mitigation study and measures incorporated into the design to mitigate noise impacts from the outdoor patio to nearby residential,
- Limited menu and complete meals to not become a sports bar, table service for food orders,
- Delivery only of food to tables,
- No outdoor waiting areas,
- No beer and wine without food service,
- Beer and wine must be ordered and picked up by customer at counter,
- No table service for beer and wine,
- No screens, videos or music/amplified sound outside,
- No counter bar seats

- No loitering, tables or seating allowed along walkway at the side of the building,
- Outside patio dining area limited to a maximum of 336 square feet and 30 seats

**EXHIBITS:**

- A. Draft Resolution No. 11-06
- B. PC Report and all related attachments dated March 23, 2011
- C. Public Comments dated April 15, 2011 and April 19, 2011
- D. Other Department Comments
- E. Revised Plan, Project Description and Menu dated April 1, 2011

cc: Debra Saunders, Applicant  
Louis Skelton, Applicant's Representative and Architect

RESOLUTION NO. PC 11-06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A NEW OUTDOOR PATIO, AND A NEW ALCOHOL LICENSE TYPE-41 FOR ON-SITE BEER AND WINE LOCATED AT AN EXISTING RESTAURANT AT 1605 NORTH SEPULVEDA BOULEVARD (HOTDOGGERS)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach, California, hereby makes the following findings

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on March 23, 2011 to consider an application for a Use Permit at an existing restaurant to allow outdoor dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North Sepulveda Boulevard in the City of Manhattan Beach. Said hearing was advertised pursuant to applicable law, testimony was invited and received. The item was continued to April 27, 2011.
- B. The Planning Commission conducted a continued public hearing on April 27, 2011 to consider an application for a Use Permit to allow 24 hour operation of an existing restaurant, outdoor dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North Sepulveda Boulevard in the City of Manhattan Beach.
- C. The subject property is legally described as Tract No. 1638 (ex of sts) Lot 1 Block 58 and (ex of st) Lots 23 and Lot 24 located at 1605 North Sepulveda Boulevard in the City of Manhattan Beach.
- D. The applicant/ property and business owner is Debbi Saunders as agent for RRSS Properties, LLC.
- E. The property is located within Area District II and is zoned General Commercial (CG) (Lots 23 and 24) and Residential Single Family Design Review Oak Avenue (RS D-5) (Lot 1) The properties to the North are zoned Commercial General and Single Family Residential), to the South (Commercial General, Mixed-Use Commercial and Single Family Residential with Oak Avenue Design Review), to the East, (Commercial General) and to the West, (Single Family Residential)
- F. The General Plan designation for the property is General Commercial and Mixed-Use Commercial.
- G. The existing subject property includes a building of 1612 square feet. There are a total of 18 parking spaces. The existing restaurant is non-conforming as it does not currently have a use permit.
- H. The subject project consists of the following: 1) Proposed hours of operation for the restaurant to be 24 hours. 2) A new outdoor rear patio of 336 square feet is proposed with hours to be 7:00 am to 10:00 p.m. Sunday to Thursday and 7:00 a.m. to Midnight Friday and Saturday. 3) The proposed hours for beer and wine service are 11am to Midnight daily
- I. The proposed fast casual family style restaurant will include menu items such as hot dogs, specialty sausages, hamburgers, salads and Hawaiian style meals for breakfast, lunch and dinner. The operation of the restaurant will function as a take-out restaurant with counter order service only. No table service will be provided, except food only (not drinks) may be served to customers at tables.
- J. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- K. This Resolution, upon its effectiveness, allows the following, 1) Operating hours for the restaurant to be 7am to 10pm Sunday through Thursday and 7am to Midnight Friday and Saturday; 2) Operating hours for the outdoor rear patio to be 7am to 10pm daily; 3) Alcohol service to be allowed per hours of operation for restaurant and outdoor patio; 4) Outdoor patio not to exceed 336 square feet;

L. Based upon State law, and MBLCP Section A.84.060, relating to the Use Permit application for the proposed restaurant, the following findings are hereby made:

1. 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, is consistent with the Commercial Districts Chapter, Section A.16.010-Specific Purposes, since the subject proposal: a) is adding to and creating a vibrant mixture of uses in the area which provides a full range of office, retail commercial, and service commercial uses needed by residents of, b) strengthens the City's economic base, but also protect small businesses that serve city residents, c) creates a suitable environment for various types of commercial and compatible residential uses, and protects them from the adverse effects of inharmonious uses and minimizes the impact of commercial development on adjacent residential districts through the conditions of approval, d) ensures that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located and ensures the provision of adequate off-street parking and loading facilities, through the parking survey and the conditions of approval, e) encourages commercial buildings that are oriented to the pedestrian, by providing windows and doors accessible from city sidewalks at sidewalk level, protecting pedestrian access along sidewalks and alleys and maintaining pedestrian links to parks, open space, and the beach, and f) carries out the policies and programs of the certified Land Use Plan.

In addition the project is consistent with the purpose of the CG General Commercial District which states the purpose is to provide opportunities for the full range of retail and service business deemed suitable for location in Manhattan Beach,

Additionally, although the project is located within the D Design Overlay District there are limited sections that apply to the project. The purpose of the D Design Overlay District, Section A.44.010- Specific purpose and applicability, is to provide a mechanism to establish specific design standards, landscaping and buffering requirements to allow commercial and use of property in a residential area adjacent to Sepulveda Boulevard. Also, existing development with non-conforming access on Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard shall not utilize vehicular access to Oak Avenue between the hours of 10pm to 6am daily. A sign will be required to be located at the rear parking lot restricting cars from exiting or entering between the hours of 10pm to 6am onto Oak Avenue to mitigate any impacts to nearby residential.

2. 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, the project is designed as a fast casual family style restaurant with a limited menu and complete meals, no table order service, no drink order or delivery service (counter service only), no dancing, no entertainment, no exterior music, no bar type items, not a sports bar, no alcohol without a meal, no screens, videos, music or amplified sound outside, no counter bar seats, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.

The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located, since the required notice and public hearing requirements have been met, all of the required findings have been addressed and conditions will be required to be met prior to the issuance of a certificate of occupancy and start of business operations. Letters were received from neighbors in objection of the subject proposal for 24 hour operation of the restaurant, noise from outdoor patio, parking impacts to neighborhood, increase in traffic from business, beer and wine service at outdoor patio and close proximity to residential.

3. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated, since the project is designed as a small family style take-out use and is consistent with the surrounding businesses, no entertainment, or amplified sound will be allowed outside, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.



- M. A determination of public convenience and necessity is made for the proposed Type 41 alcohol license to allow on-site beer and wine (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of this project approval.

**SECTION 2.** The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit, subject to the following conditions.

*General Conditions*

1. The proposed project shall be in substantial conformance with the plans submitted and the project description, as approved and conditioned by the Planning Commission on April 27, 2011. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.

*Alcohol Service*

2. In the event that the business known as the Hotdggers should vacate the premises, the tenant space at 1605 North Sepulveda Boulevard, may be occupied by another similar use, if upon its review, the Department of Community Development determined that the replacement use has the same use characteristics as the subject fast casual family-style restaurant. The intent of this condition is to ensure that any replacement restaurant tenant, would be a use similar to Hotdggers.
3. Beer and Wine service shall be restricted to hours of operation for the restaurant and outdoor patio.
4. The property owner shall obtain approval from the State Department of Alcoholic Beverage Control for a Type-41 on-site beer and wine license and shall comply with all related conditions of approval.

*Operational*

5. Operations shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
6. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter.
7. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
8. The outdoor patio area is limited to a maximum of 336 square feet in area and 30 seats, to comply with the required 22 total parking spaces. No loitering or outside tables or seating shall be allowed along the walkway that leads to the outdoor rear patio along the side of the building, or along any other outdoor walkway.
9. All proposed rooftop mechanical equipment shall be screened from the public right-of-way and any abandoned rooftop equipment shall be removed prior to building final.
10. The hours of operation shall be permitted as follows:
  - Restaurant: 7:00 am – 10:00 pm (Sunday through Thursday)  
7:00 am – Midnight (Friday and Saturday)
  - Outdoor Patio: 7:00 am to 10:00pm daily
11. The business shall have a limited menu and complete meals so as to not become a sports bar, no bar type food items, no outdoor waiting or gathering areas, no beer and wine served without a meal, no screens, videos, music or amplified sound allowed outside, no counter bar seats, no table service of beer and wine and all food and drinks to be ordered at the counter.

*Noise*

12. A noise mitigate study will be required to mitigate noise impacts from the outdoor patio to nearby residential. All recommendations of the noise study shall be incorporated into the design and construction of the outdoor area, as well as operations of the area, to comply with Manhattan Beach Municipal Code noise standards.
13. No dancing or entertainment shall be permitted on the premises or outside at any time.
14. All interior music shall be limited to background music and/or television/videos only. The restaurant management shall control the volume of the music or any amplified sound. Exterior music or amplified sound systems or equipment is prohibited.
15. Noise emanating from the site shall be in compliance with the Manhattan Beach Municipal Code Noise Ordinance, Chapter 5.48.

*Signage*

16. A-frame or sidewalk signs in the public right-of-way shall be prohibited.
17. No temporary signs (banners) shall be erected on the site without City permit and approval.
18. The applicant shall submit a complete sign program including new signage and pole sign for review and approval of the Director of Community Development.

*Design*

19. Outdoor lighting on the rear parking lot, building, and entire site shall be minimized, shielded, and turned off after hours to lessen impacts to nearby residential.
20. The restaurant shall install, maintain in good working condition, and use a garbage disposal, a trash compactor, and a mop sink.
21. Access to the outdoor patio is only allowed from an exit door inside the restaurant that leads to a separate exterior walkway along the side of the building. No direct customer access, ingress or egress, is allowed except through the interior of the restaurant.
22. A minimum 6 foot high block wall, as measured from the floor level of the patio, shall be required to surround the outdoor patio. No heaters will be allowed on the patio unless reviewed and approved by the Director of Community Development.
23. The walkway along the side of the building shall be enclosed with a 5 to 6 foot high solid gate and 6 foot high solid fence or wall to direct customers to the rear patio.
24. A landscape plan must be submitted for review and approval and installed before certificate of occupancy.

*Parking and Access*

25. The applicant shall provide 22 parking spaces on-site.

*Procedural*

26. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.

27. Unless appealed by the City Council, the subject Use Permit shall become effective after expiration of the time limits established by the Manhattan Beach Municipal Code.
28. Pursuant to Public Resources Code Section 21089 (b) and Fish and Game Code Section 711.4 (c), the project is not operative, vested, or final until the required filing fees are paid.
29. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 27, 2011, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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RICHARD THOMPSON  
Secretary to the Planning Commission

## Angelica Ochoa

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**From:** Richard Thompson  
**Sent:** Friday, April 15, 2011 4:04 PM  
**To:** Angelica Ochoa  
**Subject:** FW: Planning Commissions - re: Hotdoggers

Include with Staff Report

Richard Thompson  
Director of Community Development  
P: (310) 802-5502  
E: rthompson@citymb.info  
City of Manhattan Beach, CA

-----Original Message-----

From: Megan Morgan [mailto: [REDACTED]]  
Sent: Wednesday, April 06, 2011 7:57 AM  
To: List - Planning Commission; Richard Thompson  
Cc: Oliver Morgan; Megan Morgan  
Subject: Planning Commissions - re: Hotdoggers

Manhattan Beach Planning Commission,

It has come to our attention that Hotdoggers, which is planned for the corner of Sepulveda and 17th Street, is planning to have late business hours (open until midnight or later on weekend evenings) and has applied for an alcohol license. We would like to represent our disagreement with these requests via email as we will not be able to be present in person at the planning meeting.

The neighborhood surrounding 17th Street and Sepulveda Avenue, which includes all of Oak Street and 17th Street is one of families with young children, families with pets, and elderly people. Businesses designed to stay open late (past 10pm) and serve alcohol will by definition create noise pollution and additional foot and automobile traffic that will result in noise complaints, parking violations in the area, and decreased home values as a result of these effects. This has been proven in the past, when Surf City was present in the same location.

We chose to purchase a home in this area specifically because it is a quiet neighborhood where we can safely raise our child, who is due on May 13. The owner of Hotdoggers' plans to have a bar that is open late will attract an element to our neighborhood which makes it significantly less safe to raise children here. This is unacceptable.

Based on reading the local news in the Beach Reporter, we realize that the Shade hotel had similar requests to stay open later, and that the residents in that neighborhood objected for the same reasons that we do. The property that will house Hotdoggers is significantly closer to our residential neighborhood than is the Shade to its contiguous neighborhood. Thus, the same complaints and concerns that were expressed by owners of property close to the Shade are magnified in this situation.

We respectfully request that Hotdoggers be allowed to serve alcohol only until 10 pm on all nights, and that the patio area behind the building be off limits for customers after that same hour. In addition, we request that the facility be allowed to stay open no later than 11 pm.

If you would like to discuss this matter or contact us, please feel free any time.

Sincerely,

Oliver Morgan and Megan Morgan  
[REDACTED] Oak Avenue, Manhattan Beach, CA, 90266  
phone: [REDACTED] (Oliver); [REDACTED] (Megan)

**Angelica Ochoa**

**From:** Laurie B. Jester  
**Sent:** Friday, April 15, 2011 8:03 AM  
**To:** 'Debbie Shevlin'  
**Cc:** Angelica Ochoa  
**Subject:** RE: Hottdoggers

Debbie-

My VM is working, not sure what happened, maybe the system was down-  
We will forward any comments to the Commission, and talk to Angelica next week-  
There is plenty of time, our report goes out next Friday

**Laurie B. Jester**  
**Planning Manager**

P: (310) 802-5510  
E: ljester@citymb.info



Please consider the environment before printing this email.

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**From:** Debbie Shevlin [mailto: [REDACTED]]  
**Sent:** Friday, April 15, 2011 6:55 AM  
**To:** Laurie B. Jester  
**Subject:** RE: Hottdoggers

Hi Laurie,

I tried to return your call unfortunately it just rang and rang didn't even go to voicemail. Since Angelica is not available can you please tell me what steps to take to object to this matter.

Just a little FYI 1605 Sepulveda and 1501 Sepulveda are on the same block. 1501 Sepulveda is Grunions sport bar. Grunions parking lot exits onto Oak Ave. 1605 Sepulveda's parking lot also exits onto Oak Ave. There are only 3 homes separating the two. Do we really need 2 bars 3 houses apart exiting onto the same residential street?

Can you please send this to the Planning Commission or tell me who to talk to that is in the office.

Thank you,  
Debbie Shevlin

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**From:** Laurie B. Jester [mailto: ljester@citymb.info]  
**Sent:** Thursday, April 14, 2011 17:26  
**To:** [REDACTED]  
**Cc:** Angelica Ochoa  
**Subject:** Hottdoggers

Debbie-


04/18/2011

I got your VM and returned your call- (REDACTED) I understand you have concerns with the 24/7 use, beer and wine, and outdoor patio. Angelica is the main contact, and you can talk to her next week when she returns. Please submit any comments in writing. The project is going to the Planning Commission on April 27<sup>th</sup>.

thanks

**Laurie B. Jester**  
**Planning Manager**  
P: (310) 802-5510  
E: ljester@citymb.info



 Please consider the environment before printing this email.

## Angelica Ochoa

**From:** Michael Lang [REDACTED]  
**Sent:** Tuesday, April 19, 2011 10:43 PM  
**To:** Richard Thompson; Angelica Ochoa  
**Cc:** David Lesser; Richard P. Montgomery; Nick Tell; Mitch Ward; [REDACTED]  
**Subject:** Hotdogger Permit

I am writing to communicate my major concerns regarding the application for the bar/restaurant Hotdogger. My wife Laura has sent her own note as well.

As you know, I have been concerned about the traffic and parking issues as a resident on Oak Ave. for many years. The street is used as a bypass as well as parking location for several commercial locations along Sepulveda -- including Grunion's Bar.

This potential Hotdogger establishment has many flaws as I see it --

For one, there is not adequate parking -- which will then mean that people will park on Oak. Also, with alcohol, people will drive along Oak and cause potential danger to the many residents (including children).

It seems like they're asking for an outdoor patio. Besides the clear noise issue to residents, this will also limit the parking which in-turn will impact Oak Ave.

And finally I've seen their request for 24-hours which seems crazy to me -- especially for the community surrounding. Why the city would support such an establishment -- let alone one open 24-hours sounds strange to me.

We do not need a bar with limited parking, outdoor premises, open 24-hours along a residential street in Manhattan Beach. A street just as important as other ones in Manhattan Beach.

Speaking for many in our community, I ask you to reject their permit to operate. There are many other locations along Sepulveda or even in the downtown business district that will not impact any homeowners (including Oak) in anyway.

The residents of Oak Ave have worked with the City to try to improve the situation of traffic and parking. By approving this permit, this will not only be a major step back -- but will be a significant impact to the quality of life and potentially home values on our street.

I ask you to please consider our request -- and although I won't be available to attend the open session (we have Spring Break as our kids are at American Martyrs) -- I ask that you read this note in the record -- and that I'll be available to participate in any other sessions or respond to any questions on my concerns.

Thanks

ML

**Angelica Ochoa**

**From:** Laura Lang [REDACTED]  
**Sent:** Tuesday, April 19, 2011 11:52 PM  
**To:** Angelica Ochoa; Richard Thompson  
**Cc:** Mike Lang  
**Subject:** Hotdoggers Application of Use Permit  
**Importance:** High

Dear Planning Commission Members-

My husband and I (and our family) have lived at Oak Avenue and 17th Street (in very close proximity to the Hotdoggers site) for over 13 years. We have lived in Manhattan Beach for over 20 years. And we are both adamantly opposed to ALL 3 Use Permit requests.

We have never stepped forward to oppose anything before the Planning Commission. In this particular case, we feel VERY strongly. If we could be present at the meeting on Wednesday, April 27th, we would be there. However it is Easter Break for a not insignificant part of the community and we will not be in town.

So we are writing to insure our voices, as long-time residents of the streets and neighborhood that will be affected by this petition are heard by this commission.

Regarding the outdoor dining patio and 24 hour operation that Hotdoggers is seeking – there is NO precedent for either of these uses along Oak Avenue. And there is definitely no precedent for the combination of all 3 uses. The address on the petition may read 1605 Sepulveda but the impact will be felt most heavily on the residential neighborhood street Oak Avenue. We feel that the lack of precedent alone should guide the Planning Commission's decision to NOT APPROVE/RECOMMEND to Council either of these uses. In fact, the only place in Manhattan Beach that we could think of that is open 24 hours is the Kettle – which is in the middle of the downtown area. We feel, perhaps cynically, that the 24 hour operation request is even a ploy to get one of their other requests.

There are many families with young, school-age children and working parents who need their sleep and having outdoor dining and being open 24 hours, while backing directly up to homes and our neighborhood, seems incompatible to us.

There are ALREADY 3 other bar/eating establishments (KAH, Grunions, CastleBar) within 4 blocks of each other along Oak and NONE of these establishments has outdoor dining (not to mention 24 hour operations) - and there isn't a need to start now. We don't need more noise from outdoor dining. And if the patio is added it will take space from an already small, tight parking lot, possibly decrease spaces in that lot (or their already low desirability), which will increase the likelihood of patrons parking on surrounding streets – most notably, Oak Avenue. We already have traffic issues on our street. The usage that Hotdoggers is seeking just puts more pressure on our NEIGHBORHOOD street. And combine that with alcohol usage at all hours, the use requests are NOT welcomed by us at all.

This is the WRONG project for this property:

- We don't need more bars along a 4 block span of Sepulveda that backs up to neighborhood (not commercial) street, Oak Avenue
- We don't need more traffic on Oak Avenue
- We don't need to be the guinea-pigs for the city of Manhattan Beach to see what happens if you combine a 24 hour establishment that serves alcohol on an outdoor patio that backs directly up into a neighborhood – in fact there is one home that will be less than 30 feet from the back of the

04/20/2011



restaurant!

- We don't need more noise when most people are sleeping

We respectfully ask the Planning Commission to:

1. Count how many bars are on your street
2. How many of them (if you have them) are open 24 hours?

And then imagine how you would feel if THIS project was actually getting considered for directly across the street from you? Think about how it would affect the quality of your NEIGHBORHOOD.

We are hopeful that each of the planning commissioners has visited the site-- as opposed to only looking at the developers plans which are nicely done but are not taking into account the surrounding homes, the people who live here, and their very close proximity to this potential nuisance.

If you have not been to visit the site, please, we invite you to come over and examine the site - at different times of day. At midday, you will likely realize that patrons would need to park in the neighborhood, further congesting our street, since street parking on 17th is already hard to come by. At rush hour, you'll see how many cars already fly down our street trying to avoid Sepulveda. At night, around 10pm, you'll see how quiet our street is and how quiet we'd like to keep it.

In conclusion, we are adamantly opposed to ALL petitions of use for this site and project. We don't need another bar (alcohol license); we don't need more noise (outdoor dining) and we definitely don't need more noise all night long (24 hour operation). It is the WRONG project for our neighborhood and we encourage the Planning Commission to REJECT/NOT RECOMMEND these site uses.

Respectfully Yours,  
Laura & Mike Lang

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

**TO:** See distribution below

**FROM:** Angela Soo, Executive Secretary  
(c/o Angelica Ochoa)

**DATE:** APRIL 8, 2011

**SUBJECT: Review Request for Proposed Project at:**  
**1605 N SEPULVEDA BLVD. (HotDoggers)**

**Use Permit / Remodel Existing Restaurant Space  
\*\*\* SECOND SUBMITTAL – due to revisions\*\*\***

The subject application has been submitted to the Planning Division. Please review the attached material(s) and provide specific comments and/or conditions you recommend to be incorporated into the draft Resolution for the project. Conditions should be primarily those which are not otherwise addressed by a City Ordinance.

If no response is received by **APRIL 18, 2011** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

*1605 N Sepulveda Blvd  
1700' WALKWAY  
NANOTE 90'*


*SEE ATTACHED*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Building Div.         | <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No City Attorney |
| <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Fire Dept             | <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Police Dept.: |
| <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Public Works (Roy)    | <input type="checkbox"/> Traffic  |
| <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Engineering (Steve F) | <input type="checkbox"/> Detectives   |
| <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Waste Mgmt (Anna)     | <input type="checkbox"/> Crime Prevention   |
| <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Traffic Engr.(Jack)   | <input checked="" type="checkbox"/> Alcohol License (Chris Vargas)                  |



**DATE:** April 10, 2011

**TO:** Angela Soo, Executive Secretary Community Development  
c/o Angelica Ochoa

**FROM:** Chris Vargas, Sergeant   
Manhattan Beach Police Department

**RE:** 1605 N. Sepulveda Blvd. (Hot Doggers)

There are no objections to the location serving beer and wine.

There are no objections as to the proposed hours of operation.

Concerns are with the proposed patio to the rear of the location and the potential of noise disturbances to the surrounding residential area.

- There is less than 30 feet between the proposed patio and the residence to the southwest (1604 Oak Ave.)
- There is approximately 90 feet between the residence to the northwest (1700 Oak Ave.)
- Occupant factor load of 30 people on the rear patio is a large concentration of people for such a small area, increasing the potential noise disturbances
- The ratio of total location occupancy of 78 persons to 22 parking spaces is inadequate for parking. This will force customers to park on the residential side of Oak Ave. and 17<sup>th</sup> St., increasing the potential of noise disturbances
- The increase potential for noise disturbances will increase calls for police services to the proposed location

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

**TO:** See distribution below

**FROM:** Angela Soo, Executive Secretary  
(c/o Angelica Ochoa)

**DATE:** APRIL 8, 2011

**SUBJECT:** Review Request for Proposed Project at:  
**1605 N SEPULVEDA BLVD. (HotDoggers)**

**Use Permit / Remodel Existing Restaurant Space  
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If no response is received by **APRIL 18, 2011** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

- *WATER UPGRADES?*

<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Building Div.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	City Attorney
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Fire Dept	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Police Dept.:
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Public Works (Roy)	<input type="checkbox"/>	Traffic
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Engineering (Steve F)	<input type="checkbox"/>	Detectives
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Waste Mgmt (Anna)	<input type="checkbox"/>	Crime Prevention
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Traffic Engr. (Jack)	<input checked="" type="checkbox"/>	Alcohol License (Chris Vargas)

City of Manhattan Beach  
Department of Public Works  
Memorandum

**To:** Angela Soo, Executive Secretary  
**Through:** Jim Arndt, Director of Public Works  
**From:** Steve Finton, City Engineer  
Roy Murphy, Public Works Inspector (310) 802-5306  
3621 Bell Avenue, Manhattan Beach CA 90266  
**Subject:** **1605 N. Sepulveda Blvd. (revision)**  
**Date:** April 11, 2011

*SP* *Arndt*

*SP*

*RJM*

**No Public Works comment or conditions for revision of the plans for the changing of the front and rear patios to just a rear patio eating area. Must follow the Public Works notes dated March 10<sup>th</sup>, 2011.**

cc: Roy Murphy

OPLN-NoComment

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

**TO:** See distribution below

**FROM:** Angela Soo, Executive Secretary  
(c/o Angelica Ochoa)

**DATE:** APRIL 8, 2011

**SUBJECT:** Review Request for Proposed Project at:

**1605 N SEPULVEDA BLVD. (HotDoggers)**

**Use Permit / Remodel Existing Restaurant Space  
\*\*\* SECOND SUBMITTAL – due to revisions\*\*\***

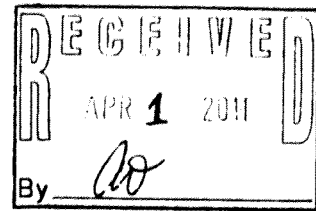
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Comments/Conditions (attach additional sheets as necessary):

<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Building Div.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	City Attorney
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Fire Dept	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Police Dept.:
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Public Works (Roy)	___	Traffic
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Engineering (Steve F)	___	Detectives
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Waste Mgmt (Anna)	___	Crime Prevention
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Traffic Engr.(Jack)	<input checked="" type="checkbox"/>	Alcohol License (Chris Vargas)

HotDoggers, Inc.  
1605 N. Sepulveda Blvd.  
Manhattan Beach, Ca.



Revised 03-24-2011

**Description of Business:**

HotDoggers is a family style restaurant with a menu for service of Breakfast, Lunch and Dinner.

The concept is based on Hot Dogs, Specialty Sausages, Hamburgers, Salads and Hawaiian style plate meals. The proposed beverages include Soft Drinks, Beverages, Smoothies and Beer/Wine.

The location is the site of a former Kentucky Fried Chicken Take out Restaurant that became a Cheese-steak sandwich shop and later an ice cream restaurant.

The hours of operation of the requested patio at the rear is proposed to be 7 am to 10 pm Sunday thru Thursday and 7 am to Midnight, Friday and Saturday. The existing restaurant is proposed for beer wine sales until midnight and the food service available up to 24 hours daily. The indoor seating capacity will be approx. 46 seats, the enclosed rear patio will accommodate up to approximately 24 seats for special events and children birthday parties or family gatherings. The restaurant will provide breakfast items to serve the community of the tree section with quality to rival the Kettle, Uncle Bills and Four Daughters Kitchen. The world class menu will be a credit to the Chef and the City of Manhattan Beach. Beer and wine will be sold with meals for table service only from 11 am – Midnight. There will be no fixed bar.

It is projected that the peak hours of operation will be 7-8 am, 12-3 pm and 5-7 pm. The location has a residential area to the west and commercial retail, services and hotel to the North, South and East. The Sepulveda Corridor is a major arterial road. The parking is located on site and there are street parking areas along 17<sup>th</sup> Street. The existing restaurant will continue 24 hour operation established by prior restaurants. This will provide an alternative to the current 24 hour operation of Jack in the Box on Sepulveda corridor to the south and the 24 hours of operation at the Kettle in Downtown.

The operation will emphasis the on-site meals and should have fewer turnovers than the previous restaurants in this location. Service will be a buffet style line with payment after meal is received. Take out will be available.

## **HotDoggers Restaurant**

1605 N. Sepulveda Blvd.

Manhattan Beach, CA 90266

### **Project Description revised April 1, 2011**

The project will remodel an existing 1612 SF one story restaurant building, originally built in 1972 as a Kentucky Fried Chicken Take out restaurant and 24 hour operation available for the last 39 years. The last tenant from 2007 to 2010 was an Ice Cream Store known as Glacier Ice Cream. The 2007 remodel included new restrooms that meet accessibility standards. These restrooms will remain as built in the current remodel. The freezer and plumbing for the scullery exist and will remain. The new construction includes demolishing a partial soffit, floor tiles, and removing two floor sinks used by the ice cream store. The existing double front doors will be moved and made a single swing glass door toward Sepulveda Blvd. The original double doors to the south elevation will be restored and will become the main entrance next to the parking lot. All paths of travel will be compliant with current California access standards. The parking lots will remain and a portion of the parking is located on a R zone lot to the west. The size of the parking stalls will be repainted to match the City standards for minimum sizes. This re-stripe will result in the addition of 4 additional full size parking spaces. These spaces will provide the required parking for the addition of outdoor dining, not to exceed 337 sf of area. The outdoor dining will be inside an existing 6' high walled courtyard at the rear of the building with continuous roofing and additional landscaping along the outside walls. A water feature fountain is proposed for dining atmosphere. The enclosure will isolate the sound and visual from the residential side and the roof will minimize the potential of noise into the residential neighborhood. The roof covered trash enclosure area will be moved to the drive access side of the parking lot at the south west corner of the patio and will be accessed by a walk way and gate inside the enclosed patio.

The total occupant load factor will be 48 seats inside and 30 on the rear patio.

The restaurant will provide breakfast items to serve the community of the tree section with quality to rival the Kettle, Uncle Bills and Four Daughters Kitchen. The world class menu will be a credit to the Chef and the City of Manhattan Beach. Beer and wine will be sold with meals for table service only from 11 am – Midnight. There will be no fixed bar.

The patio will close at 10 pm Sunday thru Thursday and midnight on Friday and Saturday with beer wine available when patio is opened.

The exterior will be remodeled and decorated in a Hawaiian/ extreme sports theme.

The menu will be a family oriented menu with a target for youthful and youthful thinking clients. The menu will include Hot Dogs, Specialty Sausages, Hamburgers, Grilled Cheese, Salads, Hawaiian Plate



Meals and a variety of chilies and soups. Individuals can build their own meals with approx. 50 different toppings and condiments. Other specials will be added on a reoccurring basis. Décor and design will emphasis the California Beach BBQ experience with "Rad" dogs and food. Take out will be available.

HOTDOGGERS™

RAD DOGS

CALIFORNIA BEACH BBQ™

**hot•dog•gers** *n.*

1. A person who shows off:  
**A SURFER OR SKATEBOARDER**  
who performs **EXTREME** stunts or tricks.

2. A place known to do

**things**  
to  
**hot**  
**dogs.**

HOTDOGGERS™

## BUILD YOUR DOG

- ▶ **CHOOSE YOUR BUN:** Enriched Egg Butter, Poppy Seed or choose a 14" Grande Tortilla and make any dog into a Burrito Dog!
- ▶ **CHOOSE YOUR DOG:** All dogs and sausages can be steamed, griddled or Beach BBQ'd upon request.
- ▶ **CHOOSE YOUR FREE TOPPINGS:** Up to 4 free toppings per dog.
- ▶ **OPTIONAL:** Choose extra toppings.

## TOP DOGS

- #1 **The Good Dog**  
You can't go wrong! The best value in town. . . . \$1.99  
With chili and cheese . . . . \$2.49
- #2 **The Long Board Dog™**  
10 inches of pure all-beef flavor . . . . \$3.49  
With chili and cheese . . . . \$4.49
- #3 **Cal Beach Dog 1/4 lb+ Man's Best Friend**  
100% all-beef classic . . . . \$3.99  
With chili and cheese . . . . \$4.49
- #4 **American Classic Bacon Cheddar Dog**  
Our 1/4 lb ABNF dog wrapped in Grade-A maple smoked bacon with Cheddar Cheese . . . . \$4.49
- #5 **The New York All-Beef Kosher Dog**  
Domestically raised & handled 100% pure buffalo, seasoned with western favors . . . . \$4.95
- #6 **The "Kobe Beef" Hot Doggie. Simply stated, the "Best of the Best."**  
1/2 lb of 100% Kobe Beef . . . . \$6.95  
Wrapped with smoked bacon then griddled. . . . \$7.95

## NEW WORLD SAUSAGES

- #7 **.50 Special Kielbasa Polish—Our Biggest Dog**  
Old country flavor, loaded with spices, 1/2 lb+ . . . \$5.50
- #8 **Chicken Habanera Pepper Sausage**  
Hot and high in favor, low in fat, high in protein . . . \$5.95
- #9 **Mild & Sweet or Hot Italian Sausage**  
Seasoned with garlic and mama's best, 1/2 lb . . . \$5.25
- #10 **Chicken Cajun Dog**  
All chicken packed with Southern Louisiana seasoning. The real deal, a 1/2 lb dog . . . . \$5.50
- #11 **The Big Bird 1/2 lb Turkey Dog**  
The dog that doesn't bark.  
Low fat, great favor. A good bird dog . . . . \$5.25
- #12 **Buffalo Bill Chipotle Dog**  
Domestically raised & handled 100% pure buffalo, seasoned with western favors . . . . \$6.95
- #13 **The Bratwurst White Veal Sausage**  
The Best all white veal Munich Style 1/2 lb . . . . \$5.50
- #14 **The Mediterranean Goat Cheese Sausage**  
Mediterranean spices, favorite that doesn't stop . . . \$6.95

## FREEBIE TOPPINGS

Your choice of any four on any dog, burger or sandwich for FREE. Additional toppings \$.50 each.

Jalapeno Peppers	Chopped Cabbage
Sports Peppers	Chopped Tomatoes
Sweet Peppers	Chopped Cilantro
Grilled Peppers	BBQ Sauce
Grilled Onions	Teriyaki Sauce
Green Onions	Chipotle Sauce
Chopped Onion	Dog Sauce
Chopped Red Onions	Bear n' Mustard
Sweet Relish	Mayo
Fritos	Ketchup
Sauerkraut	Celery Salt
Cucumbers	Blue Cheese Dressing
Julienne Carrots	Jalapeno Ranch Dressing
Chopped Black Olives	Thousand Island Dressing
Chopped Egg	Caesar House Special Dressing
Chopped Lettuce	

## BUILD YOUR HAMBURGER

- ▶ **CHOOSE YOUR HAMBURGER.**
- ▶ **CHOOSE YOUR FREE TOPPINGS:** Up to 4 free toppings per burger.
- ▶ **OPTIONAL:** Choose Extra Toppings

## HAMBURGERS

All served with a garnish of pickles, lettuce, tomato and onions.

- #15 **The World Burger**  
"Best in the World with the World on it"™  
100% all Kobe Premium Beef Pattie weighting in at 1/2 lb; the best meat you will ever eat served on our world class bun with your choice of four Freebie toppings and three Extra Dig toppings . . . . \$9.95
- #16 **540° Burger "For HotDoggers Only!"**  
Three 1/4 lb prime beef patties, cooked to order . . . \$6.95  
With cheese and chili . . . . \$7.95
- #17 **360° Burger**  
Two 1/4 lb patties of prime beef, grilled to order . . . \$4.95  
With cheese and chili . . . . \$5.95
- #18 **180° Burger**  
1/4 lb prime beef patty, grilled to order . . . . \$2.95  
With cheese and chili . . . . \$3.95
- #19 **Local Mocco Bra**  
Our 1/4 lb beach grilled beef patty, placed on a huge bed of HotDoggers Famous Hot Dog Fried Rice, then topped with a fried egg and HotDoggers chili . . . . \$5.95

## CAL BEACH SANDWICHES/WRAP

Choose our California Beach Bun or turn any sandwich into a wrap with our 14" Grande tortilla.

- #20 **Buffalo California Beach BBQ™ Chicken**  
Cuts of Buffalo thighs, loads of fresh chopped onion, avocado and tomatoes and mounds of lettuce in mayo sauce . . . \$6.95
- #21 **California Beach BBQ™ Tri Steak Strips**  
Our dry-rubbed California Beach BBQ™ Tri Tip, smothered in HotDoggers Beach BBQ™ sauce and onions . . . \$7.95
- #22 **Boneless Pork California Beach BBQ™ Spare Rib**  
Cuts of our country ribs with bacon, Backyard BBQ Baked Beans™, pepper jack cheese and shredded cabbage. . . . \$6.95
- #23 **Pastrami Swiss Cheese Meltdown**  
Griddled pastrami, melted Swiss cheese with jalapeños and onions, topped with slaw and spicy mustard . . . . \$6.95
- #24 **California Beach BBQ™ Chicken Pesto**  
Our boneless California Beach BBQ chicken thighs tossed in pesto garlic sauce with chopped tomatoes, red onions and romaine lettuce . . . . \$7.95

"Did you know?"  
Who invented snowboarding?

Answer: Peppin.

## EXTRA TOPPINGS FOR CASH

Cheddar Cheese . . . . \$ .50	Chopped Egg . . . . \$ .75
Swiss Cheese . . . . \$ .50	Avocado . . . . \$ .75
Pepper Jack Cheese . . \$ .50	Chicken Gravy . . . . \$ .75
Mozzarella Cheese . . . \$ .50	Bacon . . . . \$ 1.00
American Cheese . . . . \$ .50	Chili . . . . \$ 1.00
Blue Cheese Flake . . . \$ .50	Fried Egg . . . . \$ 1.50
Feta Cheese . . . . \$ .50	Shrimp Chili . . . . \$ 1.50
Parmesan Regiano . . . \$ .50	Grilled Pastrami . . . \$ 1.50
Cole Slaw . . . . \$ .50	

Answer: Modern snowboarding began in 1985 when Sherman Poppen, an engineer in Manchester, New Hampshire, invented a snowboard. Poppen's daughter, by fastening two skis together and attaching a rope to one, and so she would have some control as she stood on the board and glided down the hill. Poppen teamed up with his brother to manufacture and sell their invention "Surfers" combination snow and surfboard over the next few years.

## SPECIALTY "NO KA ONI" PLATES

*"The Best of the Best"*

All Plates are complete meals and come with your choice of two Plate Sides (see below).

Dogs are Steamed, Griddled or Beach BBQ'd upon request. All meats are cooked on our wood burning Beach BBQ.

Choice of a California Beach Bun, or turn any dog into a Burrito dog with a 14" Grande tortilla toasted on the grill.

### #25 The Hog

Our all-pork sausage seasoned to perfection with large cuts of our Beach BBQ country spare ribs and smoked bacon. Your choice of two cheese ..... \$9.00

### #26 Pizza Dog

Hot or mild Italian sausage and grilled pepperoni smothered in bell pepper, onion, tangy marinara sauce, mozzarella and parmigiano reggiano cheese ..... \$8.95

### #27 Steak Dog

100% all-beef dog 1/4 lb+ topped with cuts of special rubbed California Beach BBQ™ tri-tip simmering in HotDoggers Beach BBQ Sauce and topped with onions. .... \$9.95

### #28 Volcano Dog

Chicken dog with habanera peppers seasoned to kill with avocados, pepper jack cheese and topped with island-grown chopped pineapple and la salsa. .... \$7.95

### #29 Manhattan Dog

All white pure veal bratwurst sausage smothered in bacon and piled with mounds of jack, and cheddar cheese and topped with red onion. .... \$8.00

### #30 Hermosa Dewey BAT Dog

Our 100% pure beef Cal Beach dog, buried in avocado, bacon, chopped tomatoes, chopped egg, fresh mayo, and your choice of cheese ..... \$7.95

### #31 Brewski Hot Cajun Chicken Dog

Our Cajun Chicken 1/5 lb dog with cuts of Beach BBQ buffalo chicken thighs tossed in hot cayenne pepper sauce, topped with bacon, jalapeño peppers and pepper jack cheese. .... \$9.95

### #32 The Caesar Dog

Mild Sweet Italian sausage smothered in our California Beach BBQ™ Italian chicken thighs, sautéed in HotDoggers Caesar dressing, topped with lettuce, fresh tomato and Parmigiano Reggiano cheese. \$9.95

### #33 Redondo Ruben Dog

Our 1/4 lb all-beef dog buried in fresh N Y style griddle pastrami, piles of hot steamy sauerkraut and topped with our dressing and Swiss cheese ..... \$8.95

### #34 Big Bird Dog

Our 1/5 lb Big Bird turkey dog, mayo, bacon, chopped egg, chopped tomatoes and avocado ..... \$8.95

## PLATE SIDES

Your Choice of two Plate Sides with a Specialty Plate:

Mac 5™ (Macaroni & Five Cheeses)

Hot Dog Fried Rice

Hawaii 5-O Mac Salad™

Carolina Cole Slaw

Backyard BBQ Baked Beans™

Any Three Plate Sides ..... \$2.99

## A LA CARTE EXTREME SIDES DISHES

Rad Fries™	\$1.75
Rad Fries™ and Chicken Gravy	\$2.50
Rad Fries™ and AMNB Chili	\$2.95
Sweet Potato Fries	\$4.25
Rad and Sweet Fries 50/50	\$4.00
Mac 5™ (Macaroni & Five Cheeses)	\$2.50
Hawaii 5-O Mac Salad™	\$1.50
HotDoggers Hot Dog Fried Rice	\$2.50
Carolina Cole Slaw	\$1.50
Backyard BBQ Baked Beans™	\$1.50
Cheddar Cheese Biscuit	\$1.50

## HOTDOGERS SPECIALTIES

### #35 HotDoggers "Hot Dog Soup"™

Spicy sausages, vegetables, mixed beans and a touch of everything good in a special broth.  
Cup ..... \$2.50  
Bowl ..... \$4.95

### #36 The BurgerDog™

The One that started it all, 3/4 lb+  
One quarter-pound+ of 100% prime ground beef, stuffed and rolled with a 1/4 lb+ Cal Beach Dog, stuffed with cheese, wrapped with two strips of hardwood smoked bacon, then grilled on our wood burning California Beach BBQ™ and finished topped chopped lettuce and tomatoes ..... \$8.95  
With chili and cheese ..... \$9.95

### #37 The Big Mountain Burrito™

Piled into our 14" Tortilla are two LongBoard Dogs, bacon, chile, slaw, jalapeño, grilled onion, bell peppers and HotDoggers Dog sauce, topped with cheese and butter toasted on the griddle ..... \$6.95

### #38 The BurgerDog Special

Look Out! Not for Lightweights!  
Our 1/4 lb 100% ground beef burger thrown on the BBQ, topped with a filleted griddled all beef dog and fried egg, in our special Cal Beach bun for 200% pure Rad. .... \$6.95  
With chili and cheese ..... \$7.95

### #39 The Popper™ Dog

Our 100% pure beef 1/4 lb+ Cal Beach Dog thrown into the fryer until she pops, topped with Dog Sauce and onions; it will make your eyes pop out! ..... \$6.95  
With chili and cheese ..... \$7.95

### #40 Do Something Rad Dog

Couldn't find the hot dog you wanted? A Sport Dog, that New York dog, a Slaw Dog or the Betty Boop dog? No matter what the others called it, we will make any dog the way you like it or the way you had it somewhere else. Just tell us what kind of dog you want and what you want on it.  
Go for it... Do something RAD! ..... Market Price

## CHILI DEPARTMENT

### #41 HotDoggers AMNB California Chili™

All Meat, No Beans

Pure and simple: choice prime chuck beef, a varietal onions and others and HotDoggers house recipe which calls for time and that will we lead you to a particular outcome which is to best chili you ever ate. .... \$4.95

### #42 Chili Mac

Our Mac 5 (five cheese macaroni) topped with our all-meat chili, sour cream and cheddar cheese and onions; a meal in itself. .... \$4.95

### #43 Hawaiian 5-O With Chili

Hawaiian Mac salad topped with our all-meat chili, pepper jack cheese, and green onion ..... \$4.95

### #44 Frito Chili

A large pile of Fritos covered in our all-meat chili, your choice of cheese on top ..... \$4.95

### #45 Chili and Rice

Three scoops of sweet rice or Hotdoggers fried rice with our all meat chili, smothered with cheddar cheese \$4.95

### #46 HotDoggers Shrimp Chili™ & Beans

Lots of Baby Shrimp and Louisiana Sausage, toss in the kitchen sink with a few chili beans and a few spices for kicks, add in a little Father Time, top with cheese and fresh chopped onion. Served with our cheddar cheese biscuit, baked fresh at HotDoggers daily. We guarantee you have never tasted anything like it or so good.

Cup ..... \$4.75  
Bowl ..... \$6.50



## SO CAL SALAD DEPT.

- #47 Build your own Mixed Garden Salad**  
Choice of lettuce: romaine, cabbage or mixed.  
Choice of five Freebies. Choice of one Extra Dig.  
Your choice of dressings ..... \$6.95
- #48 Grilled Turkey Cobb Salad**  
Grilled, diced turkey dog on a bed of crisp romaine lettuce, bacon, blue cheese crumbles, chopped egg, tomatoes and avocado.  
Your Choice of dressings ..... \$8.95
- #49 Buffalo Beach BBQ Chicken Salad**  
Spicy boneless chicken over chopped cabbage and romaine, pepper jack cheese, corn niblets, chopped onions and bell peppers.  
Your choice of dressings ..... \$8.95
- #50 Cal Beach BBQ Tri Tip**  
Special rubbed and grilled Tri Tip on romaine with bacon, chopped egg, bell peppers, tomatoes and grilled onions.  
Your choice of dressings ..... \$8.95
- #51 Caesar Chicken Salad**  
Grilled boneless chicken in Caesar Sauce, romaine lettuce, mozzarella cheese, croutons and parmesan regiano.  
Topped with our HotDoggers Caesar dressing ... \$7.50  
Classic Caesar ..... \$5.50
- #52 Farmer's Market Chopped Cabbage Salad**  
On a bed of chopped crisp cold cabbage, cucumber, celery, green onion, tomatoes, feta cheese.  
Chef Kevin Horseradish Dill ..... \$6.95
- #53 Kitchen Garden Wedge Salad**  
Cold Iceberg Lettuce, green onion, minced tomatoes, sweet corn, bacon, red onion and cheddar cheese.  
Blue cheese dressing ..... \$6.95
- #54 Endless Summer Salad**  
Black olives, julienne carrots, cucumber, celery, green onion, tomatoes, cilantro, sweet corn and your choice of two cheeses, on a bed of chopped crisp cold romaine.  
Your choice of dressings ..... \$6.95

*Your Choice of  
HotDoggers Dressings:*

Blue Cheese, Jalapeno Ranch, Thousand Island, Caesar House Special, Miso Salad, Horseradish Dill, La Salsa, Vinaigrette

## OVEN FRESH PIZZA

## BREAKFAST ANYTIME

- #55 The AM Breakfast Dog**  
HotDoggers Breakfast Dog sausage, bacon, one egg, hashbrowns and cheese, topped with chicken gravy (optional), on a Cal Beach Bun ..... \$4.95
- #56 Jibb Breakfast Burrito**  
Breakfast sausage, bacon, fried egg, hashbrowns, pepper jack cheese and la salsa on a 14" tortilla and butter toasted on the griddle. .... \$4.95
- #57 The Gnarly Build Your Omelet**  
Three eggs, three freebie toppings, beef or turkey sausages, hashbrown, and cheddar cheese biscuit ..... \$4.95
- #58 The Local Mocco Bra**  
Your choice of white rice, hot dog fried rice or hashbrowns with our 1/4 lb beach grilled beef patty, bacon, then topped with a fried egg and chicken gravy and served with a cheddar cheese biscuit ..... \$5.95
- #59 Biscuits and Gravy**  
Two baked fresh daily cheddar cheese biscuits smothered in our country chicken gravy, good anytime ..... \$3.95
- #60 King Kamehameha**  
Sandwiched between a Hawaiian french toast bun, made with Hawaiian bread, are piles of hashbrowns, country sausages, eggs, bacon and topped with maple syrup, the kind bra ..... \$6.95

## BEVERAGES

## RENT OUR SECRET BEACH PARTY PATIO

**GOOD FOR:**  
BIRTHDAYS PARTIES  
BUSINESS MEETINGS  
SPECIAL EVENTS  
CLASSROOM PARTIES  
SPECIAL OCCASIONS  
SELF-SERVICE AND FULL SERVICE  
APPETIZERS, DINNERS,  
SIDE DISHES, CONDIMENTS,  
SALADS, DESSERTS, DRINKS  
CALL FOR PRICING  
CONTACT CHEF JASON  
TEL: 310-545-0066

## YOUR FOOD, OUR COMMITMENT.

At Hotdoggers we are committed to serving you the best food possible. All of our meats come from free-range animals that are fed only natural grains. Good for the animals.

Good for you. And good for the earth.

All of our serving ware comes from 100% recyclable materials and is 100% recyclable.

Good for us. Good for the earth.

## PARTY MENU TO GO



[www.hotdoggers.net](http://www.hotdoggers.net)

310.545.0066

1605 N Sepulveda Blvd., Manhattan Beach, CA 90266



04.27.11

To: City Manager Manhattan Beach  
Planning Commission

**Re:** Notice of Public Hearing mailed on April 13, 2011 and published April 14, 2011 HotDoggers, 1605 N. Sepulveda Blvd., Manhattan Beach, CA Conditional Use Permit Application and its Resolution by Staff

The applicant objects to the statements made in the Public Notice dated 04.13.2011 that misrepresent the facts, which were misleading and enticing and have created false impressions and ill-conceived perception. The applicant is of the opinion that the misleading statements have created undue confusion for the citizens of Manhattan Beach and specifically the neighbors of the project.

**Note:** Sepia color sections are staff reports taken from the city web site.

### **Notice:**

The notice for the April 27<sup>th</sup> 2011 planning Commission meeting is inaccurate, misleading and is inciting. The application did not request a new operation for 24 hours. Staff informed the commission during the Public Hearing of March 23, 2011 that the site has been entitled to operate for 24 hours for at least 38 years. The staff notice implies that this is a new entitlement, which is incorrect. The proper notice dated March 13, 2011 correctly notices the application for a beer/wine license and an outdoor dining permit. The 04.27.2011 public hearing is a continuation of the public hearing of March 23, 2011. The Public Hearing Notice dated April 27<sup>th</sup> repeats the onsite alcohol covered by the original notice and creates the ill-conceived perception of a 24 hour bar. This is a double notice and has been misstated by the Community Development Director (CDD), and was not the direction of the commission at 03.23.2011. Lastly the applicant told the Director before and after the 03.14.2011 meeting that reduction of hours of the existing restaurant was not a consideration. The public was lead to believe that city was giving a new entitlement. This was misleading and misrepresented.

**DISTRIBUTED  
AT 4/27/11  
P.C. MEETING**



The proof of this misleading notice is the three letters that the city received resulting from the second notice and none were received from the first. Nothing had change from the first to the second notice but six seats.

The Patio same size

Parking same

24 hours same

Floor plan same

Menu same

All three new letters refer to HotDoggers as a bar like Grunions, Castles, Surf City and others. One letter even inaccurately says that HotDoggers was on the Surf City site.

In comparison, the correct notice of March 14, 2011 did not have any written objections.

**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning Commission

**THROUGH:** Richard Thompson, Director of Community Development

**FROM:** Angelica Ochoa, Assistant Planner

**DATE:** March 23, 2011

**SUBJECT:** Consideration of a Use Permit for an existing restaurant to allow on-site consumption of beer and wine and outdoor dining for Hotdoggers, Inc. located at 1605 N. Sepulveda Boulevard

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Planning Commission  
**THROUGH:** Richard Thompson, Director of Community Development  
**FROM:** Angelica Ochoa, Assistant Planner  
**DATE:** April 27, 2011  
**SUBJECT:** Consideration of a Use Permit for an existing restaurant to allow on-site consumption of beer and wine, outdoor dining and 24 hour operation for Hotdoggers, Inc. located at 1605 N. Sepulveda Boulevard

Project description for April 27 th 2011 is inaccurate, misleading resulting in tainted pre conception of a bar and misstating the existing entitlements of the applicant. It represents the operation of the project in a negative way. In addition only one item needed to be re noticed. During the process of the Application, no governing agencies had objections to the application. The application passed all checks by all city agents, depts. and all state agencies alike **without a flaw** and only one objection . **This notice is unfair and inciting. The wording of the notice is prejudicial and is leading in nature, it combine items to make HotDoggers appear to be a 'Bar'.**

## **Background:**

### **Paragraph one:**

No mention that the site has had 24 hours rights for at least 38 years and not one problem on record, This was omitted is misleading.

### **BACKGROUND**

The applicant, HotDoggers, Inc., a new commercial tenant at 1605 North Sepulveda Boulevard, is requesting a Use Permit to allow outdoor dining at an existing restaurant and to request a new alcohol license for on-site sale and consumption of beer and wine (Type 41-On-Sale Beer and Wine for Public Premises). The existing restaurant occupies three lots, two fronting on Sepulveda Boulevard with the restaurant building and parking lot, and one on the southeast corner of Oak Avenue and 17<sup>th</sup> Street developed with a parking lot.

### **Paragraph two:**

At no time did applicant present a revised plan regarding operating hours, contrary to the CDD statement that one was submitted. The original application was for an outdoor patio and beer wine license with restricted hours. This application was not intended to alter the existing 24 hour entitlement of the interior restaurant. Nor was it perceived or accepted proven by the wording of the original notice of March 13. **NO hours of operation were mentioned. . The applicant checked with the city planning staff prior to signing a lease and was told there was no problem with 24 hours operational rights that came with the property. Applicant would not have signed the lease if that was not an ongoing right.**

The City of Manhattan Beach Section 10.16.020 (B), Commercial District Land Use Regulations, requires a Use Permit for eating and drinking establishments in the General Commercial (CG) district. Also, Section 10.16.030 (B) in the Commercial District requires a Use Permit for lots with more than 10,000 square feet of land area and Section 10.16.020 (L), requires a Use Permit and approval for any new alcohol license. The existing restaurant has no use permit and alcohol license. Since, the applicant is requesting a beer and wine license and an expansion of the restaurant with outdoor dining areas, a use permit is required. If a new restaurant moves into the existing building with no expansion and no alcohol, no Use Permit or other discretionary application is required, and the improvements would be approved administratively through the plan check process.

## **Discussion:**

**It was also omitted that the applicant had a perfect track records of owning, not one, but three ABC licenses and has not had one violation in 25 years. misrepresented was that that “neighbors” plural gave testimony, when in fact only one person in the entire city spoke against the project at the March 23 after the first mailing, and she was not even sure why. Lastly, there was no mention that the ABC has expressed no objections of any kind for operations from 6:00 am until 2:00 am.**

**The only thing that needed re-noticing was the new configuration and size of the patio.** The new patio plan was reviewed and well received by you, Commissioners at the hearing on March 23 2011. Instruction was given for staff to work with applicant to study the issues of the patio. The re-notice of onsite alcohol was not needed since it was properly noticed to the public in March and the applicant should not be subjected to additional city or public review. Even with this misleading, improperly worded notice only three residents in the entire city responded. The result of this poorly worded notice was evident by the three objections of neighbors that they perceived Hotdoggers as a late night bar.

## **DISCUSSION**

The Planning Commission heard testimony from neighbors and discussed the following issues at their regular meeting on March 23, 2011. The applicant explained that his business would function more like a casual family style restaurant with take out than a fast food restaurant. According to the owner, customers will order at a counter, be given a number and food would be delivered to the customer. Beer, wine and beverages would be brought by customers to tables. No table service would be available for drinks. The main focus of the restaurant would be on food and no alcohol would be served without ordering a meal. The proposed outdoor patio would be an area to accommodate birthday parties and gatherings. A neighbor who lives on the 1700 block of Oak Avenue objected to the project because of impacts to the neighborhood from the noise of the proposed outdoor patios, more traffic in the neighborhood from the proposed business, and alcohol service. The applicant felt that the Planning Commission could put conditions on his Use Permit to mitigate any impacts and restrictions could be imposed if there are complaints. Overall, the Planning Commissioners supported the project but still felt the following issues need to be addressed to approve the project.

## **Hours of Operation**

The claim that the hours of the business were limited to 7am - 10pm is incorrect. The CDD acknowledged that the existing restaurant can operate 24/7. This entitlement has been in place for at least 38 years with no reports of a single problem on record. The original Notice of Public Hearing had no reference to operating hours. That hearing was properly noticed originally on March 13,

### **Hours of Operation**

The proposed hours of operation for the business were originally proposed as 7am to 10pm Sunday through Thursday and 7am to Midnight Friday and Saturday. The applicant requested that these hours apply to the patios only and not the restaurant. The applicant felt that no limitations should be placed on the hours of the restaurant since the majority of sales would come from the restaurant. Currently, they can operate inside 24 hours.

The Planning Commission had concerns that the noise from the outdoor patio and alcohol service after 10pm would impact the neighbors. The Planning Commission felt it would be difficult to limit selling alcohol on the patio, if there was patio food service that continued later. Also, if the applicant demonstrated that the noise from the patio was contained and there were no complaints, the Planning Commission would review additional hours at the request of the applicant at a future date through an amendment.

2011.

## **Site Access and Circulation:**

Applicant has told Staff that we did not agree with this reading of the code related to non-conforming condition of the parking lot on residential zoned land. We have asked for an opinion from the city attorney. Nothing has been reported that this was done. Applicant has had two legal firms review this matter and concur with applicant architect. We also have agreed to follow all the laws of the city.

The applicant architect cites city code section:

**10.68.040 Table m.)** A twenty-foot (20') landscaped setback is required along Oak Avenue for any commercial structures, and no vehicular ingress or egress to Oak Avenue is allowed. Until such time that a new project is initiated, existing development with nonconforming access on Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard shall not utilize vehicular access to Oak Avenue between the hours of 10:00 p.m. to 6:00 a.m. daily.

This restriction is for non conforming access. The following code section indicates that pre existing parking lots Residential districts shall not be considered non conforming, so this section does not apply.

10.68.070 - Elimination of nonconforming uses and structures.

A.

**Nonconforming Fences or Walls.** The Community Development Director shall require that a nonconforming fence or wall be removed or altered to conform to the standards of this chapter within one (1) year of adoption of the ordinance codified in this title, or one (1) year from the date such fence or wall becomes nonconforming, whichever date is later upon finding that the nonconforming fence or wall does not adequately serve the purposes for which it is intended or does not meet the driveway visibility standards of Section 10.64.150

B.

**Nonconforming Use when No Structure Involved.** In any district the nonconforming use of land shall be discontinued within one (1) year from the effective date of the ordinance codified in this title or one (1) year from the date such use becomes nonconforming, whichever date is later.

1.

**Exceptions.** Pre-existing parking lots in R districts that serve adjacent commercial use shall not be considered nonconforming.

**This section indicates that the parking lot use shall not be considered non-conforming.**

**Municipal Codes makes no sense. It does not address the exception listed in 10.68.070 that indicates pre-existing parking lots in R districts shall not be considered nonconforming. If the parking lot is not non-conforming, then the terms of section 10.68.040 do not apply.**

Applicant and some residents in their letters have addressed that no one follows the ordinance now and it has not been enforced on any site. The ordinance is poorly written and should be removed from the books. HotDoggers is on a corner and immediately at the stop sign. HotDoggers with a right hand turn only sign will have no negative effect on Oak Ave. at any time of the day or night. If business was that good, applicant would hire a parking lot attendant to supervise and provide security.

100 % of the restaurant and 75% of the parking lot are on the commercial zoned property that is accessed on Sepulveda Blvd. All of the business transactions, including the patio are on the Sepulveda Corridor. The residential zoned lot has only 11 spaces in the rear, of which 3 or four will be for employee parking in the back and the patio closing at 10 reduces the parking by another 4 cars. Therefore in reality, the net result is 3 spaces that would potentially use the Oak Street exit after 10 pm. The City has produced no foundation, no traffic study, to support such inflamed statement of a traffic burden on Oak Street. Applicant understands Oak Street condition, however with that being said, Oak Street is a public of right way **and all citizens have the right to use the street likewise.** Certain people believe that Oak Street is some private driveway to their garages. In addition, the existing site has been a parking lot for a restaurant there for at least 38 years and residents knew what was there when they moved there. Omissions of facts from the report present the project in a different light.

### **Site Access and Circulation**

The current site has ingress and egress from Sepulveda Boulevard and an exit only from the rear lot onto Oak Avenue. The rear lot is zoned RS D-6 and has a restriction of no vehicle ingress or egress between the hours of 10pm and 6am to Oak Avenue per Section 10.44.040 (m) of the Overlay Design Standards and Section 10.60.20 F5. The applicant's architect stated that this business existed prior to this requirement being implemented and therefore it does not apply. However, Section 10.68.070 B.1. of the non-conforming chapter in the Municipal Code states that parking lots located in R districts that serve a commercial use shall not be considered non-conforming. Therefore, the parking lot use is not non-conforming but the access restriction is still applicable.

The Planning Commissioners discussed this issue and felt that the noise from vehicle traffic onto Oak Avenue would impact the neighborhood during the later hours of the business. They felt that the applicant should comply with the 10pm restriction onto Oak Avenue and not allow cars to leave or enter the rear lot after 10pm.

## **Outdoor patio**

The report fails to point out again that the area of the patio could be an interior additional square footage/ space that would require no CUP with no additional parking requirements and no Oak Street requirements, which is not different than the current application. So what is the big issue here? In addition the patio is short of a stockade with a 6' high wall with a trellis above and an enclosed roof. CDD director wants to approve the use of an outdoor heater. Heaters are common elements of patios in Southern California. What benefit would the city and the applicant have without heaters on the patio? Who would go thru delays to obtain permits, the restrictions and conditions imposed for the patio and the expenses to build a patio that could only be used on a warm summer day?

### **Outdoor Patio**

The alternative plan that the applicant presented at the Planning Commission meeting of March 23, 2011 proposed an outdoor patio at the rear only. The applicant originally proposed 2 outdoor patios, 1 patio on Sepulveda Boulevard and 1 patio at the rear of the restaurant. Due to heavy traffic on Sepulveda Boulevard, the front patio was eliminated and the patio at the rear was increased. The proposed rear patio includes a cover and a 6 foot wall to mitigate noise. The applicant's architect stated that the patio would be an extension of the interior dining area and the access would only be allowed through the restaurant. The revised plans show interior access to the patio from the kitchen area of the restaurant for staff use only. There is also exterior access from the restaurant to the outside patio. The Planning Commission felt that moving the patio to the rear and enclosing the patio with a wall and roof are good measures to mitigate noise.

This is a misstated the exhibit and description. The 24-hour operation is existing and this is not a new request. The patio hours include alcohol sales when open and the Beer & Wine are only sold between 11 am to midnight inside the main restaurant.

#### Revised Plan and Project Description (Exhibit E)

The revised project submitted by the applicant on April 1<sup>st</sup> and 20<sup>th</sup>, 2011 requests the approval of:

- Outdoor patio at the rear only,
- 24 hour operation of the restaurant,
- Patio hours - Sunday through Thursday 7am to 10pm  
Friday and Saturday 7am to midnight, and
- Beer and wine sales from 11am to midnight daily.

Environmental Determination

### Discussion:

#### Public Input:

The objection letters are from three households and are all objecting to a bar at this location. This is unfounded since there is no bar and the misleading notice has incited the neighbors into believing something that is not true. **The objection that is close to schools is not factual. The parking impacts concerns are unfounded since all parking of the complies with City Standards. In review of the video of the planning commission meeting of March 13, there were no neighbors who spoke to the issues listed in the public input. The city said there were 4. There were only three letters and two were from the same address. In all only four people have address this and three address this as a bar because of the wording of second notice. Three people vs. the whole city.**

#### Public Input

A notice of the public hearing for the revised project submitted on April 1, 2011 was mailed to all property owners within 500 feet of the project site and was published on April 14, 2011 in the Beach Reporter. Five neighbors objected to the project and their comments are attached as Exhibit C. Neighbors also attended the Planning Commission meeting on April 13, 2011 to voice their objections to the project. The following summarizes their concerns:

- 24 hour proposed operation of the restaurant,
- Additional noise and traffic from outdoor patio and nearness to residential,
- Alcohol being served after 10pm,
- Close proximity to residential and schools,
- Patios open after 10pm and restaurant open after 11pm,

- More businesses serving alcohol near residential, and
- Parking impacts to residential neighborhood



## Other Departments Input:

The staff provided information to the Police and Traffic Depts. that were misleading to the patio use. The previous patio at the rear was for 24 seats. The revised seating for the rear patio at the same location is 30 seats which is not an appreciable increase. The location of the 24 seat patio is the same location and distance to the neighboring properties. The number of cars did not change since the total patio area is no more than the original application and there were no objections to the original public notice. The density complies with building codes for the use. Staff did not provide information that the project is in compliance with parking standards and further did not include a statement about the area and the location of the patios being the same in size and location.

The police and traffic depts. make the statement in the review of April that there is increased noise and traffic! How can that happen when nothing has changed? The rear patio is in the same location, the parking is still the same and the total patio area is the same. What event happened for them to make such an statement?

Traffic division states that the site has inadequate site parking. Why, a month ago there were no problems. The number of parking spaces complies with city codes and nothing has changed. What has changed ?? Nothing!!

### Comments/Conditions (attach additional sheets as necessary):

*NO OBJECTIONS*

Yes / No Building Div.

Yes / No Fire Dept

Yes / No Public Works (Roy)

Yes / No Engineering (Steve F)

Yes / No Waste Mgmt (Anna)

Yes / No Traffic Engr.(Jack)

Yes / No City Attorney

Yes / No Police Dept.:

Traffic

✓ Detectives

✓ Crime Prevention

✓ Alcohol License (Chris Vargas)

*[Handwritten signature]*



### **Other Departments Input**

The plans and applications were distributed to other departments for their review and comments and are attached as Exhibit D. The Building Department indicated that plans would be reviewed through plan check and handicapped and disabled access would need to be met. The Department of Public Works had standard comments.

The Police Department Detectives and Traffic Divisions had specific concerns for the proposed outdoor patio, even though noise mitigation measures would be implemented and the hours of operation would be restricted:

- Close proximity to residential (30 feet and 90 feet, closest residential)
- Increase in noise disturbances and traffic from groups of people and social gatherings in a small area on the patio
- Parking impacts to residential neighborhood of Oak Avenue and 17<sup>th</sup> Street, inadequate site parking

All specific Department conditions will be included, if the project is approved, in the Resolution as appropriate and requirements will be addressed during the plan check process.

## **HotDoggers Summary**

The Staff stated that the input from the Planning Commission hearing of March 23 was to close the patio at 10 pm. This is not correct. Two were in favor of midnight and a third concurred. We suggest the Staff the video of the meeting and find that the commissioners were in favor of the patio staying open till midnight on weekends and there was a discussion of the serving of alcohol and enforcement.

The recommendations for conditions from staff are unilateral and we disagree to restrict the site that has current entitlement for 24 hours.

The conditions that would be acceptable are:

- Hours of operation:
- Restaurant - 24 hours or as market dictates.
- Alcohol Sales inside restaurant - 11am – Midnight daily
- Patio - 7am-10pm, Sunday -Thursday and 7am-midnight on Friday/Saturday.
- Alcohol sales on patio – 7am-10pm, Sunday -Thursday and 7am-midnight on Friday/Saturday

- Noise study is excessive for this small a project and the 6+ solid high wall facing all residential uses with roof is agreeable as mitigating sound control
- The same menu is offered at all times. There is neither application nor intent for a “Sports Bar” or any other kind of bar.
- Outdoor patio will be limited to 336 sf based on parking.
- The applicant has worked to create a full service restaurant, which would include food and beverage service to the customer. (Never has the applicant seen such a requirement on another license in the last 30 years
- The outdoor waiting bench is outside of alcohol sales and would available for everyone including the weak and elderly while waiting for a table or food to go. The location is proposed near Sepulveda on the sidewalks in compliance with all building and access codes.  
(This biased restriction is petty and has no community value, offering a place to sit while waiting for a seat or food to go is inherent in any quality restaurant.)
- There is no intent of offering beer/wine without food sales. There is no desire or intent to operate a bar at this location by HotDoggers.
- The food may be ordered at a counter or at the table depending on the time of day and the market demands. This would include beer/wine as long as it is with food orders.
- **No table service for beer or wine is not acceptable and too restrictive.**
- There is no counter for bar stools and no request for a counter with bar stools. There are not taps. There is no bar, there are no kegs and the only storage for beer is one 24” wide beverage cooler that also houses soft drinks, milk and juices. There are no darts, pool tables or electronic game and no entertainment, no dancing, no live music and no brass pole.
- The patio will have background subtle music, and paging system for emergencies its decibel level will not be heard beyond its perimeter. Manhattan Beach ordinances are in place to enforce these matters and it does not need to be addressed here.
- The building code restricts the use of sidewalks and HotDoggers will comply with all building codes.

## Staff Summary

### CONCLUSION

Staff recommends that the Planning Commission conduct the continued public hearing, discuss and approve the attached draft resolution with conditions that limit hours and operation. The Commission may modify the conditions as appropriate. The 10pm closing for the patio was proposed based on the input from the prior Planning Commission meeting of March 23, 2011. Since that time, staff has done further nighttime site inspections and received input from several neighbors. Staff feels that further restrictions for the outdoor patio of 9pm midweek closing may be appropriate, and should be discussed. Staff has included the following conditions in the attached draft resolution:

- Hours of operation for the restaurant, 7am to 10pm Sunday through Thursday and 7am to Midnight Friday and Saturday
- Hours of operation for the outdoor patio, 7am to 10pm daily
- Alcohol service would be restricted to the hours of operation for the restaurant and the patio,
- A noise mitigation study and measures incorporated into the design to mitigate noise impacts from the outdoor patio to nearby residential,
- Limited menu and complete meals to not become a sports bar, table service for food orders,
- Delivery only of food to tables,
- No outdoor waiting areas,
- No beer and wine without food service,
- Beer and wine must be ordered and picked up by customer at counter,
- No table service for beer and wine,
- No screens, videos or music/amplified sound outside,
- No counter bar seats

- 
- No loitering, tables or seating allowed along walkway at the side of the building,
  - Outside patio dining area limited to a maximum of 336 square feet and 30 seats
-

**We are a restaurant that serves limited alcohol, not a bar that serves food.**

The types of licenses including a Type 47 that allow for beverage sales to continue after the kitchen is closed. We will not do that and we are not a bar. Our kitchen hours based on market demand will be open up to 24 hours a day and will never close. During the course of that operation we will serve alcohol as prescribed by the City of Manhattan Beach and the ABC. After that time period, **we want to maintain what we are after alcohol sale stop, a bona fide restaurant that does not need alcohol to survive but needs food to survive.** When there are no alcohol sales, we do not want to give up a nearly 40 years of the right to serve food and become a Landmark Restaurant that our community can rely on for a quality meal at anytime. Having a beer with a dog is away of life why should HotDoggers be put at such a disadvantage and loosing customers over a beer that simply won't because of it. And why should we stop severing great food because we offer a beer on a patio until 10pm.

**Communities need gas stations, markets, pharmacies and community conveniences including late night restaurants. We are proposing to build a South Bay Icon that will be a beacon of light that will enhance the Sepulveda Corridor of Manhattan Beach that we all can be proud of instead of a site that has produced three consecutive bankruptcy, vacancies and failure for over a period of five years and lost taxes to this city. This site and many others can be readily found up and down El Segundo, Hermosa Beach, Redondo Beach and Manhattan Beach Corridor currently empty in this rough economical environment.**

The process of building this restaurant falls under the Community Development Dept. What we have experienced is a Community Development Department that wants to take more than it gives at all cost. I take one of my eggs out my basket and give it to you and you must now give me one of yours. Staff must take more than it gives without rhyme or reason for the taking at the expense of the community and the project. A quality restaurant operating 24 hours with limited alcohol sales is beyond the scope of this Staff, we need your help, you saw at the meeting that was a good thing for the kids, adults and the whole city. This will hurt no one, there are laws and ordinances abound to keep it check.

**We have attempted to build this potential icon and life style restaurant, we have spent tens of thousands of dollars and over 10 month period of time, due to changes of personnel within dept with no justification, misleading information, lack of clear direction regarding parking, patios and etc, resulting in HotDoggers still not being opened, in just short of one year time. And now the staff wants to have no table services so we can every be a real restaurant, no bench to sit on while waiting to get your food to go or a table, no heaters on a Patio, no delivery to business or homes and you can even order another beer after you been seated and severed or full food service if elected . I have never in my life see this; this is trying to put us out of business before we open and all of this was just added. No real restaurant could operate with these restrictions.**

HotDoggers **objects to the current resolution** and conditions submitted by staff and will submit and provide amendments that highlight the differences, it is enclosed here for your consideration. These differences are based on sound restaurant management and 30 years of successful business practices, without these amendments the success of HotDoggers will be in questions, HotDoggers has listen to its neighbors and has reached out to those it could contact. With all said and done only three people out of the entire city have come forward with any concerns and even some of those have misinterpreted our operation as a bar. Lastly, there is no foundation for any claim. No Police reports, no transportation or car counts studies. Plus there are laws that protected everyone regarding noise.

We are not a bar we have 24" of cold storage that holds, beer, milk, new age drinks and juice, we have no bar, no bar stools and no dancing pole.

**Here is away to make sure HotDoggers doesn't become a Bar!  
Put in CUP ,no step up/ fixed Bar, no bar stools and kitchen has remain  
open at all times of operation, especially while alcohol is being served.  
Add this and your set for life!**

**We are not a Bar! We are restaurant,.....**We have secrets beach patio, the largest menu in USA, and best Rad Dogs and Cal Beach BBQ,. We want what you and our 3 neighbors want a great restaurant that does bother anyone. We want everyone happy after all they are our customers. Please give us the chance, our record provides us that privilege and the agencies who check us out have said you're in goods hands. Remember everyone loves a good dog.

HotDoggers, Inc,

Sandy Saemann  
President and CEO

Honorable members of the Planning Commission.

Attached please find comments about the Resolution for tonight's discussion of the HotDoggers Application for outdoor dining and on site sale of beer and wine. These comments are related to the draft resolution posted on the website by staff on April 22, 2011.

Even though we have not applied for a fixed bar or any bar use such as bar stools, kegs with tap towers, or other similar items associated with a bar, the neighbors and staff are concerned that our restaurant or a future owner of a business on the site may allow such a bar.

We have proposed that condition 11 state that no fixed bar or bar stools be allowed. If any future restaurant wishes to remove that condition it would require a new public hearing and planning commission action.

Please note from the plan that the only storage for beer and wine is a single 24" wide glass door cooler at the end of the food service line. This cooler will also have energy drinks, milk, and juices. The walk in box at the rear is a freezer and would not allow for storage of additional beer, so even if we wanted to be a bar, there are not adequate facilities for a bar. This is essentially the same floor plan that was presented with the original application for a use permit and no bar has ever been shown or intended for this location.

Thank you for your volunteer service to the community and your thoughtful attention to our application.

Louis Skelton, Architect

for HotDoggers, Inc.

**TO:** Planning Commission

**FROM:** Louis Skelton, Architect for Applicant

**DATE:** April 27, 2011

**SUBJECT:** Consideration of a Use Permit for an existing restaurant with 24 hour operation to add outdoor dining and to allow limited on-site consumption of beer and wine, (Hotdoggers, Inc. located at 1605 N. Sepulveda Boulevard)

Resolution number P.C.-11-06 - April 27, 2011

The following are comments related to proposed conditions for approval of the Use Permit. All other conditions of Resolution are acceptable. Refer to attached Draft Resolution number. Notice especially that condition 11 prohibits the installation of a fixed bar and does not allow bar stools in front of the food counter. This condition is to avoid future restaurants from having a bar at this location without special approval by the Community Development Department and additional public input.

Condition # 3 – Alcohol sales to be 11am – Midnight except the patio which will have alcohol available from 11am until the patio closes at 10 pm on Sunday through Thursday and Midnight on Friday and Saturday.

Condition # 10 – Restaurant open 24 hours daily with alcohol sales from 11am – Midnight and the patio open from 7 am – 10 pm Sunday through Thursday and 7am-Midnight on Friday and Saturday. Patio to be vacated at closing.

Condition # 11 – The restaurant will have full menu available at all hours of operation. Outdoor waiting is proposed on a bench near the front door for customers waiting on a table or for customers waiting for their take out order to be prepared. Table service for food and beverage is proposed as market dictates. The restaurant may not sell alcohol to customers from a fixed bar and bar stools are not permitted in front of the food service counter. The kitchen must make the full menu available at all hours of alcohol sales.

Condition # 12 – A Noise mitigation study for a 336 sf patio with minimum six feet high solid walls and continuous roof is excessive. There is only one residence closer than 75 feet of the proposed patio. This residence also has a 6 feet high solid block wall along the entire Hotdoggers' property line. All other residences are in excess of 90 feet from the patio. The additional landscaping along the solid walls will further dampen reverberation from the surfaces of the patio walls.

Condition #14 HotDoggers proposes subtle background music and emergency intercom communication and speakers under the patio roofing and directed away from the residential neighbors and inaudible beyond the patio. These speakers would be silence when the patio is closed.

Condition #19 – Parking lot lights will be operated on the commercial zoned properties and properly shielded on the residential zone lot for security with proper shielding from adjacent residential uses.

Condition # 22 – Natural Gas Heaters are proposed to be mounted on the patio subject to design review by Community Development Director.

The following comments are related to the Staff proposed Resolution:

Finding No:

D – Property owner - Debbi Saunders as agent for RRSS Properties,LLC.

Applicant and business owner – Louis Skelton, Architect as agent for HotDoggers,Inc.

E - Overlay zone is RS D-6

I - The restaurant proposes to provide counter service and or table service for food and beverage

K - Hours of operation for the restaurant – 24 hours daily

Hours of Alcohol Sales – 11am – Midnight daily with food sales

Patio – 7 am - 10 pm Sunday through Thursday

7 am-Midnight Friday and Saturday

Area of patio restricted to 336 sf

L – (2) – remove “limited menu” from line 6

The proposed restaurant is designed to offer convenient, high quality food service for the Sepulveda Corridor and a community based gathering space for, birthday parties, youth sport teams and neighborhood family events on the patio. The alcohol sales will be bottled beer and wine from a 24 inch wide glass door refrigerator that will also store energy drinks, milk, bottled water and juices. There is no ability for this restaurant to function as a bar. The plan has limited seating and extensive food prep and cooking area for a full service menu. The décor and landscaping will provide an attractive addition to the commercial businesses along Sepulveda and offer an Hawaiian experience with a fun, family environment that will be a credit to the immediate neighborhood and the City of Manhattan Beach. Everyone loves a good dog.

Abstracts of Municipal Code:

Italics are comments by author for emphasis

**10.04 - Off-Street Parking Facilities:** A site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, **access** drives, and landscaped areas. (*The drive access onto Oak is part and parcel to the parking lot by definition in the Code*)

**10.04 - Nonconforming Use:** A use of a structure or land that was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of this title or by reason of annexation of territory to the City.

**10.68.070 - Nonconforming Use when No Structure Involved.** In any district the nonconforming use of land shall be discontinued within one (1) year from the effective



date of the ordinance codified in this title or one (1) year from the date such use becomes nonconforming, whichever date is later.

1.

**Exceptions.** Pre-existing parking lots ( *including drive access per definition above*) in R districts that serve adjacent commercial use shall not be considered non-conforming

10.44.040 - A twenty-foot (20') landscaped setback is required along Oak Avenue for any commercial structures, and no vehicular ingress or egress to Oak Avenue is allowed. Until such time that a new project is initiated, existing development with non-conforming access (*Drive access is not non-conforming per 10.68.070*) on Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard shall not utilize vehicular access to Oak Avenue between the hours of 10:00 p.m. to 6:00 a.m. daily. (*Code is silent to not non conforming and common usage for at least 38 has been for vehicular access on Oak Street from this parking lot*)

RESOLUTION NO. PC 11-06-a

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A NEW OUTDOOR PATIO, AND A NEW ALCOHOL LICENSE TYPE-41 FOR ON-SITE BEER AND WINE LOCATED AT AN EXISTING 24 HOUR RESTAURANT AT 1605 NORTH SEPULVEDA BOULEVARD (HOTDOGGERS)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach, California, hereby makes the following findings

A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on March 23, 2011 to consider an application for a Use Permit at an existing restaurant to allow outdoor dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North Sepulveda Boulevard in the City of Manhattan Beach. Said hearing was advertised pursuant to applicable law, testimony was invited and received. The item was continued to April 27, 2011.

B. The Planning Commission conducted a continued public hearing on April 27, 2011 to consider an application for a Use Permit to allow 24 hour operation of an existing restaurant, outdoor dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North Sepulveda Boulevard in the City of Manhattan Beach.

C. The subject property is legally described as Tract No. 1638 (ex of sts) Lot 1 Block 58 and (ex of st) Lots 23 and Lot 24 located at 1605 North Sepulveda Boulevard in the City of Manhattan Beach.

D. The property Owner is Debbi Saunders as agent for RRSS Properties,LLC.

The applicant and business owner is HotDoggers, Inc

E. The property is located within Area District II and is zoned General Commercial (CG) (Lots 23 and 24) and Residential Single Family Design Review Oak Avenue (RS D-6) (Lot 1) The properties to the North are zoned Commercial General and Single Family Residential), to the South (Commercial General, Mixed-Use Commercial and Single Family Residential with Oak Avenue Design Review), to the East, (Commercial General) and to the West, (Single Family Residential)

F. The General Plan designation for the property is General Commercial and Mixed-Use Commercial.

G. The existing subject property includes a building of 1612 square feet. There are a total of 18 parking spaces. The existing restaurant is non-conforming as it does not currently have a use permit. The parking lot on the residential zoned lot is not non-conforming.

H. The subject project consists of the following: 1) Proposed hours of operation for the restaurant to be 24 hours. 2) A new outdoor rear patio of 336 square feet is proposed with hours to be 7:00 am to 10:00 p.m. Sunday to Thursday and 7:00 a.m. to Midnight Friday and Saturday. 3) The proposed hours for beer and wine service are 11am to Midnight daily

I. The proposed fast casual family style restaurant will include menu items such as hot dogs, specialty sausages, hamburgers, salads and Hawaiian style meals for breakfast, lunch and dinner. The operation of the restaurant will function as a full service restaurant with counter order and table service.

J. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

K. This Resolution, upon its effectiveness, allows the following, 1) Operating hours for the restaurant to be 24 hours daily. 2) Operating hours for the outdoor rear patio to be 7am to 10pm Sunday through Thursday and 7am to Midnight Friday and Saturday; 3) Alcohol service to be allowed from 11am to midnight inside and on the patio during hours of operation 4) Outdoor patio area not to exceed 336 square feet;

## **EXHIBIT A**

### **PC MTG 4-27-11**

RESOLUTION NO. PC 11-06

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L. Based upon State law, and MBLCP Section A.84.060, relating to the Use Permit application for the proposed restaurant, the following findings are hereby made:

1. 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, is consistent with the Commercial Districts Chapter, Section A.16.010-Specific Purposes, since the subject proposal: a) is adding to and creating a vibrant mixture of uses in the area which provides a full range of office, retail commercial, and service commercial uses needed by residents of, b) strengthens the City's economic base, but also protect small businesses that serve city residents, c) creates a suitable environment for various types of commercial and compatible residential uses, and protects them from the adverse effects of inharmonious uses and minimizes the impact of commercial development on adjacent residential districts through the conditions of approval, d) ensures that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located and ensures the provision of adequate off-street parking and loading facilities, through the parking survey and the conditions of approval, e) encourages commercial buildings that are oriented to the pedestrian, by providing windows and doors accessible from city sidewalks at sidewalk level, protecting pedestrian access along sidewalks and alleys and maintaining pedestrian links to parks, open space, and the beach, and f) carries out the policies and programs of the certified Land Use Plan.

In addition the project is consistent with the purpose of the CG General Commercial District which states the purpose is to provide opportunities for the full range of retail and service business deemed suitable for location in Manhattan Beach,

Additionally, although the project is located within the D Design Overlay District there are limited sections that apply to the project. The purpose of the D Design Overlay District, Section A.44.010- Specific purpose and applicability, is to provide a mechanism to establish specific design standards, landscaping and buffering requirements to allow commercial and use of property in a residential area adjacent to Sepulveda Boulevard. Also, existing development with non-conforming access on Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard shall not utilize vehicular access to Oak Avenue between the hours of 10pm to 6am daily.

2. 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, the project is designed as a fast casual family style restaurant with a full menu and complete meals,

table order service, no dancing, no entertainment, no exterior music, no bar type items, not a sports bar, no alcohol without a meal, no screens, videos, music or amplified sound outside, no counter bar seats, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.

The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located, since the required notice and public hearing requirements have been met, all of the required findings have been addressed and conditions will be required to be met prior to the issuance of a certificate of occupancy and start of business operations. Letters were received from neighbors in objection of the subject proposal for 24 hour operation of the restaurant, noise from outdoor patio, parking impacts to neighborhood, increase in traffic from business, beer and wine service at outdoor patio and close proximity to residential.

3. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated, since the project is designed as a small family style take-out use and is consistent with the surrounding businesses, no entertainment, or amplified sound will be allowed outside, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.

RESOLUTION NO. PC 11-06

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M. A determination of public convenience and necessity is made for the proposed Type 41 alcohol license to allow on-site beer and wine (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of this project approval.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit, subject to the following conditions.

*General Conditions*

1. The proposed project shall be in substantial conformance with the plans submitted and the project description, as approved and conditioned by the Planning Commission on April 27, 2011. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.

*Alcohol Service*

2. In the event that the business known as the Hotdoggers should vacate the premises, the tenant space at 1605 North Sepulveda Boulevard, may be occupied by another similar use, if upon its review, the Department of Community Development determined that the replacement use has the same use characteristics as the subject fast casual family-style restaurant. The intent of this condition is to ensure that any replacement restaurant tenant, would be a use similar to Hotdoggers.

3. Beer and Wine service shall be restricted to hours of operation for the restaurant and outdoor patio or 11am to Midnight, whichever is more restrictive.

4. The property owner shall obtain approval from the State Department of Alcoholic Beverage Control for a Type-41 on-site beer and wine license and shall comply with all related conditions of approval.

*Operational*

5. Operations shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.

6. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter.

7. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.

8. The outdoor patio area is limited to a maximum of 336 square feet in area and 30 seats, to comply with the required 22 total parking spaces. No loitering or outside tables or seating shall be allowed along the walkway that leads to the outdoor rear patio along the side of the building, or along any other outdoor walkway.

9. All proposed rooftop mechanical equipment shall be screened from the public right-of-way and any abandoned rooftop equipment shall be removed prior to building final.

10. The hours of operation shall be permitted as follows:

- Restaurant: 24 hours daily
- Alcohol sales inside – 11:00 am to Midnight Daily
- Outdoor Patio: 7:00 am to 10:00pm (Sunday to Thursday)7:00 am – Midnight (Friday and Saturday)

11. The business shall have a full menu and complete meals so as to not become a sports bar, no bar type food items, no beer and wine served without a meal, no screens, videos, music or amplified sound allowed outside. The business may not sell alcohol to customers from a fixed bar and bar stools are not permitted in front of the food service counter. The kitchen must make the full menu available at all hours of alcohol sales.

#### RESOLUTION NO. PC 11-06

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##### *Noise*

12. Noise emanating from the site shall be in compliance with the Manhattan Beach Municipal Code Noise Ordinance, Chapter 5.48.

13. No dancing or entertainment shall be permitted on the premises or outside at any time.

14. All interior music shall be limited to background music and/or television/videos only. The restaurant management shall control the volume of the music or any amplified sound. Exterior music or amplified sound systems or equipment is prohibited.

15. Noise emanating from the Patio shall be in compliance with the Manhattan Beach Municipal Code Noise Ordinance, Chapter 5.48.

##### *Signage*

16. A-frame or sidewalk signs in the public right-of-way shall be prohibited.

17. No temporary signs (banners) shall be erected on the site without City permit and approval.

18. The applicant shall submit a complete sign program including new signage and pole sign for review and approval of the Director of Community Development.

##### *Design*

19. Outdoor lighting on the rear parking lot, building, and entire site shall be minimized, shielded, and turned off after hours to lessen impacts to nearby residential.

20. The restaurant shall install, maintain in good working condition, and use a garbage disposal, a trash compactor, and a mop sink.

21. Access to the outdoor patio is only allowed from an exit door inside the restaurant that leads to a separate exterior walkway along the side of the building. No direct customer access, ingress or egress, is allowed except through the interior of the restaurant.

22. A minimum 6 foot high block wall, as measured from the floor level of the patio, shall be required to surround the outdoor patio. No heaters will be allowed on the patio unless reviewed and approved by the Director of Community Development.

23. The walkway along the side of the building shall be enclosed with a 5 to 6 foot high solid gate and 6 foot high solid fence or wall to direct customers to the rear patio.

24. A landscape plan must be submitted for review and approval and installed before certificate of occupancy.

##### *Parking and Access*

25. The applicant shall provide 22 parking spaces on-site.

##### *Procedural*

26. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.

#### RESOLUTION NO. PC 11-06

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27. Unless appealed by the City Council, the subject Use Permit shall become effective after expiration of the time limits established by the Manhattan Beach Municipal Code.

28. Pursuant to Public Resources Code Section 21089 (b) and Fish and Game Code Section 711.4 (c), the project is not operative, vested, or final until the required filing fees are paid.

29. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 27, 2011, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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RICHARD THOMPSON  
Secretary to the Planning Commission

## BUILD YOUR OWN DOG OR BURGER!

- ▶ **STEP 1: CHOOSE YOUR BUN:** HOT DOGS: Cal Beach Bun, Poppy Seed Bun or choose a 14" Grande Tortilla and make any dog into a Burrito Dog! HAMBURGERS: Deluxe or Hawaiian bun.
- ▶ **STEP 2: CHOOSE YOUR DOG OR BURGER:** All dogs and sausages can be steamed, griddled or Beach BBQ'd upon request. Hamburgers can be griddled or Beach BBQ'd.
- ▶ **STEP 3: CHOOSE YOUR FREE TOPPINGS:** Up to 4 free toppings per dog, burger or sandwich.
- ▶ **STEP 4: OPTIONAL:** Choose extra toppings.

### TOP DOGS

- #1 The Good Dog**  
You can't go wrong! The best value in town. . . . \$1.99  
With chili and cheese . . . . \$2.49
- #2 The Long Board Dog™**  
10 inches of pure all-beef flavor . . . . \$3.49  
With chili and cheese . . . . \$4.49
- #3 Cal Beach Dog 1/4 lb+ Man's Best Friend**  
100% all-beef classic. . . . \$3.99  
With chili and cheese . . . . \$4.49
- #4 The Wipe Out™**  
Our 100% pure beef 1/4 lb+ Cal Beach Dog thrown into the fryer until she pops, topped with Dog Sauce and onions; it will make your eyes pop out! . . . . \$3.95  
With chili and cheese . . . . \$4.95  
Total Wipe Out with bacon, chili and cheese . . . . \$5.95
- #5 American Classic Bacon Cheddar Dog**  
Our 1/4 lb ABNP dog wrapped in Grade-A maple smoked bacon with Cheddar Cheese . . . . \$4.49
- #6 The New York All-Beef Kosher Dog**  
Made from old world recipes, all New York in a Kosher Tradition . . . . \$4.95
- #7 The "Kobe Beef" Hot Doggie. Simply stated, the "Best of the Best."**  
1/2 lb of 100% Kobe Beef. . . . \$6.95  
Wrapped with smoked bacon then griddled . . . . \$7.95

### The DogBurger™

- #8 The DogBurger™**  
The One that started it all, 3/4 lb+  
One quarter-pound+ of 100% prime ground beef, stuffed and rolled with a 1/4 lb+ Cal Beach Dog, stuffed with cheese, wrapped with two strips of hardwood smoked bacon, then grilled on our wood burning California Beach BBQ™ and finished topped chopped lettuce and tomatoes . . . . \$8.95  
With chili and cheese . . . . \$9.95

### NEW WORLD SAUSAGES

- #9 .50 Special Kielbasa Polish—Our Biggest Dog**  
Old country flavor, loaded with spices, 1/2 lb+ . . . \$5.95
- #10 Chicken Habanero Pepper Sausage**  
Hot and high in flavor, low in fat, high in protein . . . \$5.95
- #11 Mild & Sweet or Hot Italian Sausage**  
Seasoned with garlic and mama's best, 1/2 lb . . . \$5.25
- #12 Chicken Cajun Dog**  
All chicken packed with Southern Louisiana seasoning. The real deal, a 1/2 lb dog . . . . \$5.50
- #13 The Big Bird 1/3 lb Turkey Dog**  
The dog that doesn't bark.  
Low fat, great flavor. A good bird dog. . . . \$5.25
- #14 Buffalo Bill Chipotle Dog**  
Domestically raised & handled 100% pure buffalo, seasoned with western favors . . . . \$6.95
- #15 The Bratworst White Veal Sausage**  
The Best all white veal Munich Style 1/2 lb . . . . \$5.50
- #16 The Mediterranean Sausage**  
Mediterranean spices, a favorite that doesn't stop . . . \$6.95

Didn't find your favorite dog? A Hell Dog, that Donald Trump dog, or the Betty Boop dog? No matter what the others places called it, we will make any dog the way you like it or the way you had it somewhere else. Just pick a dog from the list above tell us what you want on it. Go for it... Do something RAD. . . . Market Price

### HAMBURGERS

- All served with a gamish of pickles, lettuce, tomato and onions. Choose our Deluxe or Hawaiian burger bun.
- #18 180° Burger**  
1/2 lb prime beef patty, grilled to order . . . . \$2.95  
With cheese and chili . . . . \$3.95
  - #19 360° Burger**  
Two 1/4 lb patties of prime beef, grilled to order . . . \$4.95  
With cheese and chili . . . . \$5.95
  - #20 540° Burger "For HotDoggers Only!"**  
Three 1/4 lb prime beef patties, cooked to order . . . \$6.95  
With cheese and chili . . . . \$7.95

### #21 The DogBurger Special

Look Out! Not for Lightweights!  
Our 1/2 lb 100% ground beef burger thrown on the BBQ, topped with a filleted griddled all beef dog and fried egg, in our special Cal Beach bun for 200% pure Rod. . . . \$6.95  
With chili and cheese . . . . \$7.95

- #22 Local Mocco Bra**  
Our 1/2 lb beach grilled beef patty, placed on a huge bed of HotDoggers Famous Hot Dog Fried Rice, then topped with a fried egg and HotDoggers chili . . . . \$5.95
- #23 The World Burger**  
"Best in the World with the World on it"™  
100% all Kobe Premium Beef Pattie weighing in at 1/2 lb; the best meat you will ever eat served on our world class bun with your choice of four Freebie toppings and three Extra Dig toppings . . . . \$9.95

### FREEBIE TOPPING

Your choice of any four on any dog, burger or sandwich for FREE. Additional toppings \$.50 each.

Jalapeno Peppers	Chopped Tomatoes
Sports Peppers	Chopped Cilantro
Sweet Peppers	BBQ Sauce
Grilled Peppers	Teriyaki Sauce
Grilled Onions	Chipotle Sauce
Green Onions	Sweet Chili Sauce
Chopped Onion	Kim Chi Sauce
Chopped Red Onions	Longboard Dog Sauce™
Sweet Relish	Beer n' Mustard
Fritos	Mayo
Sauerkraut	Ketchup
Cucumbers	Celery Salt
Julienne Carrots	Blue Cheese Dressing
Chopped Black Olives	Jalapeno Ranch Dressing
Chopped Egg	Thousand Island Dressing
Chopped Lettuce	Caesar House Special Dressing
Chopped Cabbage	

### EXTRA TOPPING FOR EACH

Cheddar Cheese . . . . \$ .50	Macaroni and Cheese . . . \$ .75
Swiss Cheese . . . . \$ .50	Chopped Egg . . . . \$ .75
Pepper Jack Cheese . . \$ .50	Avocado . . . . \$ .75
Mozzarella Cheese . . . \$ .50	Chicken Gravy . . . . \$ .75
American Cheese . . . \$ .50	Bacon . . . . \$ 1.00
Blue Cheese Flake . . . \$ .50	Chili . . . . \$ 1.00
Feta Cheese . . . . \$ .50	Shrimp Chili . . . . \$ 1.50
Parmesan Regiano . . . \$ .50	Fried Egg . . . . \$ 1.50
Cole Slaw . . . . \$ .50	Grilled Pastrami . . . \$ 1.50
Baked Beans . . . . \$ .50	

## SPECIALS ONLY ON PLATES

*The Best of the Best!*

All Plates are complete meals and come with your choice of two Plate Sides. *(Sides are extra)*

Dogs are Steamed, Griddled or Beach BBQ'd upon request. All meats are cooked on our wood burning Beach BBQ.

Choice of a California Beach Bun, or turn any dog into a Burrito dog with a 14" Grande tortilla toasted on the grill.

### #24 The Hog

Our all pork sausage seasoned to perfection with large cuts of our Beach BBQ country spare ribs and smoked bacon. Your choice of two cheese ..... \$9.00

### #25 Pizza Dog™

Hot or mild Italian sausage and grilled pepperoni smothered in bell pepper, onion, tangy marinara sauce, mozzarella and parmigiano reggiano cheese ..... \$8.95

### #26 Steak Dog™

100% all beef dog 1/2 lb- topped with cuts of special rubbed California Beach BBQ™ tri tip simmering in HotDogger's Beach BBQ Sauce and topped with onions. .... \$9.95

### #27 Volcano Dog

Chicken dog with habanera peppers seasoned to kill with avocados, pepper jack cheese and topped with island-grown chopped pineapple and la salsa. .... \$7.95

### #28 Manhattan Dog

All white pure veal bratwurst sausage smothered in bacon and piled with mounds of jack, and cheddar cheese and topped with red onion. .... \$8.00

### #29 Hermosa Dewey BAT Dog

Our 100% pure beef Cal Beach dog, buried in avocado, bacon, chopped tomatoes, chopped egg, fresh mayo, and your choice of cheese ..... \$7.95

### #30 Brewski Hot Cajun Chicken Dog

Our Cajun Chicken 1/2 lb dog with cuts of Beach BBQ buffalo chicken thighs tossed in hot cayenne pepper sauce, topped with bacon, jalapeño peppers and pepper jack cheese. .... \$9.95

### #31 The Caesar Dog

Mild Sweet Italian sausage smothered in our California Beach BBQ™ Italian chicken thighs, sautéed in HotDogger's Caesar dressing, topped with lettuce, fresh tomato and Parmigiano Reggiano cheese. .... \$9.95

### #32 Redondo Ruben Dog

Our 1/2 lb all-beef dog buried in fresh NY style griddle pastrami, piles of hot steamy sauerkraut and topped with our dressing and Swiss cheese ..... \$8.95

### #33 Big Bird Dog

Our 1/2 lb Big Bird turkey dog, mayo, bacon, chopped egg, chopped tomatoes and avocado ..... \$8.95

## PLATE SIDES

Your Choice of two Plate Sides with a Specialty Plate:

Mac 5™ (Macaroni & Five Cheeses)  
Hot Dog Fried Rice  
Hawaii 5-O Mac Salad™  
Carolina Cole Slaw  
Backyard BBQ Baked Beans™

Any Three Plate Sides ..... \$2.79

## ALAGATE EXTREME SIDES DISHES

Rad Fries™ ..... \$1.75  
Rad Fries™ and Country Chicken Gravy ..... \$2.50  
Rad Fries™ and AMNB Chili ..... \$2.95  
Sweet Potato Fries ..... \$4.25  
Rad and Sweet Fries 50/50 ..... \$4.00  
Mac 4™ (Macaroni & Four Cheeses) ..... \$2.50  
Hawaii 5-O™ (Hawaiian Mac Salad) ..... \$1.50  
HotDoggers Hot Dog Fried Rice ..... \$2.50  
Carolina Cole Slaw ..... \$1.50  
Backyard BBQ Baked Beans™ ..... \$1.50  
Cheddar Cheese Biscuit ..... \$1.50

## HOTDOGGER SPECIALS

### #22 HotDogger's California Beach Dog

Home-made corn dogs using our special batter, double-dipped and rolled with special toppings

Regular ..... \$2.99  
Onion ring flakes ..... \$3.50

### #23 Beach Dog

Spicy sausages, vegetables, mixed beans and a touch of everything good in a special broth.

Cup ..... \$2.50  
Bowl ..... \$4.95

### #24 The Long Board Burrito™

Piled into our 14" Tortilla are two Long Board Dogs, bacon, chile, slaw, jalapeño, grilled onion, bell peppers and HotDoggers Dog Sauce, topped with cheese and butter toasted on the griddle ..... \$6.95

### #25 HotDoggers Shrimp Chili & Beans

Lots of baby shrimp and Louisiana sausage, toss in the kitchen sink with a few chili beans and a few spices for kicks, add in a little Father Time, top with cheese and fresh chopped onion. Served with our cheddar cheese biscuit, baked fresh at HotDoggers daily. We guarantee you have never tasted anything like it or so good.

Cup ..... \$4.75  
Bowl ..... \$6.50

### #26 Biscuits and Country Gravy

Two baked fresh daily cheddar cheese biscuits smothered in our country chicken gravy: good anytime! ..... \$3.95

## SANDWICHES & WRAPS

Choose our California Beach Bun or turn any sandwich into a wrap with our 14" Grande tortilla.

### #39 Buffalo California Beach BBQ™ Chicken

Cuts of Buffalo thighs, loads of fresh chopped onion, avocado and tomatoes and mounds of lettuce in mayo sauce ..... \$6.95

### #40 California Beach BBQ™ Tri Steak Strips

Our dry-rubbed California Beach BBQ™ Tri Tip, smothered in HotDoggers Beach BBQ™ sauce and onions ..... \$7.95

### #41 Boneless Pork Cal Beach BBQ™ Spare Rib

Cuts of our country ribs with bacon, Backyard BBQ Baked Beans,™ pepper jack cheese and shredded cabbage. .... \$6.95

### #42 Pastrami Swiss Cheese Meltdown

Griddled pastrami, melted Swiss cheese with jalapeños and onions, topped with slaw and spicy mustard ..... \$6.95

### #43 California Beach BBQ™ Garlic Chicken

Our boneless California Beach BBQ chicken thighs tossed in pesto garlic sauce with chopped tomatoes, red onions and romaine lettuce ..... \$7.95

## AMNB - ALL MEAT NO BEANS

### #44 HotDoggers AMNB California Chili™

HotDoggers all meat, no beans house recipe is pure and simple: prime chuck beef, a medley of onions and spices and "Father Time" leads you to a particular outcome—the best chili, you ever ate!

Cup ..... \$4.95  
Bowl ..... \$3.95  
With sour cream and green onions add ..... \$2.75

### #45 Chili Mac

A large portion of our Mac 4 Your cheese macaroni topped with our AMNB chili, cheddar cheese, sour cream and onions; a meal in itself ..... \$4.95

### #46 Hawaiian 5-O™ With Chili

Hawaiian Mac salad topped with our AMNB chili, pepper jack cheese, and green onion ..... \$4.95

### #47 Frito Chili

A huge pile of Fritos covered in our AMNB chili, your choice of cheese on top ..... \$4.95

### #48 Chili and Rice

Three scoops of sweet rice or HotDoggers fried rice with our AMNB chili ..... \$1.95



## HOT DOGS A LA CARTE —NO BUNS—

- #49 **The Good Dog**  
*You can't go wrong! The best value in town.* ..... \$1.50
- #50 **The Long Board Dog™**  
10 inches of pure all-beef flavor ..... \$1.99  
*Cal Beach Dog ½ lb+ Man's Best Friend*  
100% all-beef classic ..... \$2.25
- #51 **The Wipe Out Dog™**  
*Our 100% pure beef ½ lb+ Cal Beach Dog thrown into the fryer until she pops* ..... \$2.25  
*With bacon* ..... \$3.95
- #52 **American Classic Bacon Cheddar Dog**  
*Our ½ lb AMNB dog wrapped in Grade-A maple smoked bacon with Cheddar Cheese* ..... \$3.99

## SAUSAGES A LA CARTE —NO BUNS—

- #53 **The New York All-Beef Kosher Dog**  
*Made from old world recipes, all New York in a Kosher Tradition* ..... \$4.95
- #54 **The "Kobe Beef" Hot Doggie.**  
*Simply stated, the "Best of the Best."*  
½ lb of 100% Kobe Beef ..... \$4.95  
*Wrapped with smoked bacon then griddled* ..... \$7.95
- #55 **.50 Special Kielbasa Polish—**  
**Our Biggest Dog**  
*Old country flavor, loaded with spices, ½ lb+.* ..... \$4.95
- #56 **Chicken Habanero Pepper Sausage**  
*Hot and high in flavor, low in fat, high in protein.* ..... \$4.95
- #57 **Mild & Sweet or Hot Italian Sausage**  
*Seasoned with garlic and mamma's best, ½ lb.* ..... \$4.95
- #58 **Chicken Cajun Dog**  
*All chicken packed with Southern Louisiana seasoning. The real deal, a ½ lb dog.* ..... \$4.95
- #59 **The Big Bird ⅓ lb Turkey Dog**  
*The dog that doesn't bark.*  
*Low fat, great flavor. A good bird dog.* ..... \$4.95
- #60 **Buffalo Bill Chipotle Dog**  
*Domestically raised & handled 100% pure buffalo, seasoned with western favors* ..... \$4.95
- #61 **The Bratworst White Veal Sausage**  
*The Best all white veal Munich Style ½ lb.* ..... \$4.95
- #62 **The Mediterranean Sausage**  
*One-third pound of Mediterranean spices, favorite that doesn't stop.* ..... \$4.95
- #63 **HotDoggers Dog Pound™**  
*We rescued this one right before they were going to give it the needle.* ..... \$3.95

- ### Hot Sausage Sampler Platter
- Your choice of any of the above (one-third pound plus) sausages, prepared on our California Beach BBQ wood burning grill. Includes three world class dipping sauces: HotDoggers Beach BBQ, Pineapple Chipotle and HotDoggers Longboard Dog sauce.™*
- Two sausages ..... \$8.95  
Three sausages ..... \$13.50  
Four sausages ..... \$19.00

## COCA SALAD DRESSING

- #65 **Build Your Own Farmer's Market Mixed Salad**  
*Choice of lettuce: romaine, cabbage or mixed. Choice of four Freshies. Choice of one Extra Dog. Your choice of dressings* ..... \$6.95
- #66 **Grilled Turkey Cobb Salad**  
*Grilled, diced turkey dog on a bed of crisp romaine lettuce, bacon, blue cheese crumbles, chopped egg, tomatoes and avocado.*  
*Your Choice of dressings* ..... \$8.95
- #67 **Buffalo Beach BBQ Chicken Salad**  
*Spicy boneless chicken over chopped cabbage and romaine, pepper jack cheese, corn niblets, chopped onions and bell peppers.*  
*Your choice of dressings* ..... \$8.95
- #68 **Cal Beach BBQ Tri Tip**  
*Special rubbed and grilled Tri Tip on romaine with bacon, chopped egg, bell peppers, tomatoes and grilled onions.*  
*Your choice of dressings* ..... \$8.95
- #69 **Caesar Chicken Salad**  
*Grilled boneless chicken in sauce, romaine lettuce, mozzarella cheese, croutons and parmesan regiano. Topped with our HotDoggers Caesar dressing* ..... \$7.50  
*Classic Caesar no meat* ..... \$5.50
- #70 **Catalina Chopped Cabbage Salad**  
*On a bed of chopped crisp cold cabbage, cucumber, celery, green onion, tomatoes, feta cheese.*  
*Your choice of dressing.* ..... \$6.95
- #71 **Paddleboard Wedge Salad**  
*Cold iceberg lettuce, green onion, minced tomatoes, sweet corn, bacon, red onion and cheddar cheese.*  
*Blue cheese dressing* ..... \$6.95
- #72 **Endless Summer Salad**  
*Black olives, julienne carrots, cucumber, celery, green onion, tomatoes, cilantro, sweet corn and your choice of two cheeses, on a bed of chopped crisp cold romaine.*  
*Your choice of dressings* ..... \$6.95

*Your Choice of  
HotDoggers Dressings:*

**Blue Cheese, Jalapeno Ranch, Thousand Island, Caesar House Special, Miso Salad, Horseradish Dill, La Salsa, Vinaigrette**

*"Do you know?"  
Who invented snowboarding?*

*"Did you know?"  
Who invented snowboarding?*

Aspen, Colorado was the first place to invent snowboarding. In 1965, when the man...  
...invented snowboarding. He was a skier and a surfer. He wanted to combine the two...  
...and create a new sport. He called it snowboarding. It was a big risk, but he did it. And...  
...it was a success. Snowboarding is now one of the most popular winter sports in the world.



## BREAKFAST CHAIR

- #73 The AM Breakfast Dog**  
Hot Doggers Breakfast Dog sausage, bacon, one egg, hash browns and cheese, topped with chicken gravy (optional), on a Cal Beach Bun ..... \$4.95
- #74 Jibb Breakfast Burrito**  
Breakfast sausage, bacon, fried egg, hash browns, pepper jack cheese and hi salsa on a 14" tortilla and butter toasted on the griddle ..... \$4.95
- #75 The Gnarly Build Your Omelet**  
Three eggs, three tocher toppings, beef or turkey sausages, hash browns, and cheddar cheese biscuit ..... \$4.95
- #76 The Local Mocco Bra**  
Your choice of white rice, hot dog fried rice or hash browns with our 1/4 lb beach grilled beef patty, bacon, then topped with a fried egg and chicken gravy and served with a cheddar cheese biscuit ..... \$5.95
- #77 Big Mountain Biscuits and Gravy**  
Two baked fresh daily cheddar cheese biscuits smothered in our country chicken gravy. .... \$3.95
- #78 Pastrami 'N Eggs**  
Griddled New York style pastrami and three eggs of your choice, hash browns, covered with cheese and grilled chopped onions ..... \$5.95
- #79 King Kamehameha**  
Sandwiched between a Hawaiian French toast bun (made with Hawaiian bread) are pdes of hash browns, country sausages, eggs, bacon and topped with maple syrup, the kind bra ..... \$6.95

## SWEET DESERTS

- #80 Super Ding Dongs**  
Nothing like the ones Dad used to eat, unbelievable!  
Chocolair ..... \$4.95  
Red Velvet ..... \$4.95
- #81 Fresh Baked Cookies**  
Fresh baked to order right here  
Chocolate chip ..... \$1.95  
Macadamia nut ..... \$1.95

## ENTREES

- #82
- #83
- #84
- #85
- #86
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- #112
- #113

## Host Our Secret Beach Party Patio

Our private hideaway patio is a tropical beach oasis and a perfect setting for: BIRTHDAYS PARTIES, BUSINESS MEETINGS, SCHOOL EVENTS, PARTIES and SPECIAL OCCASIONS.

Self-Service and Full Service.  
Appetizers, Salads, Dinners, Side Dishes, Condiments, Drinks, Beer, Wine and Desserts.

Call for pricing and reservations  
CHEF JASON— tel: 310-545-0066

## Your Food, Our Commitment.

At Hordoggers we are committed to serving you the best food possible with the highest quality— from breads to deserts.

All of our meats come from free-range humanely raised animals that are fed only natural grains using holistic and natural methods. No antibiotics or hormones. Good for the animals. Good for you. Good for the earth.

All of our serving ware comes from 100% recyclable materials and is 100% recyclable.

Good for you. Good for the earth. Good for us.  
Please drink responsibly.  
Good for all of us.  
Mahalo and Aloha,

*Hordoggers*

## Angelica Ochoa

---

**From:** Richard Thompson  
**Sent:** Friday, April 15, 2011 4:04 PM  
**To:** Angelica Ochoa  
**Subject:** FW: Planning Commissions - re: Hotdoggers

Include with Staff Report

Richard Thompson  
Director of Community Development  
P: (310) 802-5502  
E: rthompson@citymb.info  
City of Manhattan Beach, CA

-----Original Message-----

**From:** Megan Morgan [mailto: [REDACTED]]  
**Sent:** Wednesday, April 06, 2011 7:57 AM  
**To:** List - Planning Commission; Richard Thompson  
**Cc:** Oliver Morgan; Megan Morgan  
**Subject:** Planning Commissions - re: Hotdoggers

Manhattan Beach Planning Commission,

It has come to our attention that Hotdoggers, which is planned for the corner of Sepulveda and 17th Street, is planning to have late business hours (open until midnight or later on weekend evenings) and has applied for an alcohol license. We would like to represent our disagreement with these requests via email as we will not be able to be present in person at the planning meeting.

The neighborhood surrounding 17th Street and Sepulveda Avenue, which includes all of Oak [1]reet and 17th Street is one of families with young children, families with pets, and elderly people. Businesses designed to stay open late (past 10pm) and serve alcohol will by definition create noise pollution and additional foot and automobile traffic that will result in noise complaints, parking violations in the area, and decreased home values as a result of these effects. This has been proven in the past, when Surf City was present in the same location. [2]

We chose to purchase a home in this area specifically because it is a quiet neighborhood where we can safely raise our child, who is due on May 13. The owner of Hotdoggers' plans to have a bar that is open late will attract an element to our neighborhood which makes it significantly less safe to raise children here. This is unacceptable. [3]

Based on reading the local news in the Beach Reporter, we realize that the Shade hotel had similar requests to stay open later, and that the residents in that neighborhood objected for the same reasons that we do. The property that will house Hotdoggers is significantly closer to our residential neighborhood than is the Shade to its contiguous neighborhood. Thus, the same complaints and concerns that were expressed by owners of property close to the Shade are magnified in this situation.

We respectfully request that Hotdoggers be allowed to serve alcohol only until 10 pm on all nights, and that the patio area behind the building be off limits for customers after that same hour. In addition, we request that the facility be allowed to stay open no later than 11 pm.

If you would like to discuss this matter or contact us, please feel free any time.

Sincerely,

Oliver Morgan and Megan Morgan  
[REDACTED] Oak Avenue, Manhattan Beach, CA, 90266  
phone: [REDACTED] (Oliver); [REDACTED] (Megan)

# Summary of Comments on Lets from 3 neighbors with comments.pdf

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Page: 1

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Sequence number: 1  
Author: SS  
Date: 04/27/2011 1:31:47 AM

**T**

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Sequence number: 2  
Author: SS  
Date: 04/27/2011 1:35:52 AM

Sequence number: 3  
Author: SS  
Date: 04/27/2011 1:32:19 AM

They bought this home when they new there was businesses, they have right to enjoy there home and we have right to operate, all business provide service and some times short non repetitive distrubstances the Firestone store makes more noise

---

**Angelica Ochoa**

**From:** Laurie B. Jester  
**Sent:** Friday, April 15, 2011 8:03 AM  
**To:** 'Debbie Shevlin'  
**Cc:** Angelica Ochoa  
**Subject:** RE: Hottdoggers

Debbie-  
My VM is working, not sure what happened, maybe the system was down-  
We will forward any comments to the Commission, and talk to Angelica next week-  
There is plenty of time, our report goes out next Friday

**Laurie B. Jester**  
**Planning Manager**  
P: (310) 802-5510  
E: ljester@citymb.info



CITY OF  
**MANHATTAN BEACH**

1190 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266  
WWW.CITYMB.INFO

Please consider the environment before printing this email

**From:** Debbie Shevlin [REDACTED]  
**Sent:** Friday, April 15, 2011 6:55 AM  
**To:** Laurie B. Jester  
**Subject:** RE: Hottdoggers

Hi Laurie,  
I tried to return your call unfortunately it just rang and rang didn't even go to voicemail. Since Angelica is not available can you please tell me what steps to take to object to this matter.

Just a little FYI 1605 Sepulveda and 1501 Sepulveda are on the same block. 1501 Sepulveda is Grunions  
[3] port bar. Grunions parking lot exits onto Oak Ave. 1605 Sepulveda's parking lot also exits onto Oak  
Ave. There are only 3 homes separating the two. Do we really need 2 bars 3 houses apart exiting onto the  
same residential street?

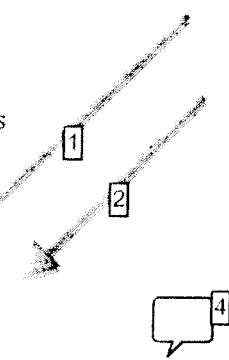
[5] Can you please send this to the Planning Commission or tell me who to talk to that is in the office.

Thank you.  
Debbie Shevlin

**From:** Laurie B. Jester [mailto:ljester@citymb.info]  
**Sent:** Thursday, April 14, 2011 17:26  
**To:** [REDACTED]  
**Cc:** Angelica Ochoa  
**Subject:** Hottdoggers

Debbie-

04/18/2011



## Page: 2

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Sequence number: 1  
Author: SS  
Date: 04/27/2011 1:39:59 AM

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Sequence number: 2  
Author: SS  
Date: 04/27/2011 1:40:03 AM

---

Sequence number: 3  
Author: SS  
Date: 04/27/2011 1:37:13 AM

**T**

---

Sequence number: 4  
Author: SS  
Date: 04/27/2011 1:37:36 AM

We are not a bar. This letters show that the ordinance isn't enforce

---

Sequence number: 5  
Author: SS  
Date: 04/27/2011 2:44:37 AM

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I got your VM and returned your call- [REDACTED] understand you have concerns with the 24/7 use, beer and wine, and outdoor patio. Angelica is the main contact, and you can talk to her next week when she returns. Please submit any comments in writing. The project is going to the Planning Commission on April 27<sup>th</sup>.

thanks

**Laurie B. Jester**  
**Planning Manager**

P: (310) 802-5510

E: ljester@citymb.info



CITY OF  
**MANHATTAN BEACH**

1100 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266  
[WWW.CITYMB.INFO](http://WWW.CITYMB.INFO)



Please consider the environment before printing this email.

This page contains no comments

**Angelica Ochoa**

**From:** Michael Lang [REDACTED]  
**Sent:** Tuesday, April 19, 2011 10:43 PM  
**To:** Richard Thompson; Angelica Ochoa  
**Cc:** David Lesser; Richard P. Montgomery; Nick Tell; Mitch Ward; [REDACTED]  
**Subject:** Hotdogger Permit

2 I am writing to communicate my major concerns regarding the application for the bar<sup>3</sup> restaurant Hotdogger. My wife Laura has sent her own note as well.

1 As you know, I have been concerned about the traffic and parking issues as a resident on Oak Ave. for many years. The street is used as a bypass as well as parking location for several commercial locations along Sepulveda -- including Grunion's Bar.

6 This potential Hotdogger establishment has many flaws as I see it --

For one, there is not adequate parking -- which will then mean that people will park on Oak. Also, with alcohol, people will drive along Oak and cause potential danger to the many residents (including children).

It seems like they're asking for an outdoor patio. Besides the clear noise issue to residents, this will also limit the parking which in-turn will impact Oak Ave.

9 And finally I've seen their request for 24-hours which <sup>10</sup> seems crazy to me -- especially for the community surrounding. Why the city would support such an establishment -- let alone one open 24-hours sounds strange to me.

11 We do not need a bar with limited parking, outdoor premises, open 24-hours along a residential street in Manhattan Beach. A street just as important as other ones in Manhattan Beach.

Speaking for many in our community, I ask you to reject their permit to operate. There are many other locations along Sepulveda or even in the downtown business district that will not impact any homeowners (including Oak) in anyway.

The residents of Oak Ave have worked with the City to try to improve the situation of traffic and parking. By approving this permit, this will not only be a major step back -- but will be a significant impact to the quality of life and potentially home values on our street.

I ask you to please consider our request -- and although I won't be available to attend the open session (we have Spring Break as our kids are at American Martyrs) -- I ask that you read this note in the record -- and that I'll be available to participate in any other sessions or respond to any questions on my concerns.

Thanks

ML




# Page: 4

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Sequence number: 1  
Author: SS  
Date: 04/27/2011 2:10:06 AM

---

Sequence number: 2  
Author: SS  
Date: 04/27/2011 1:42:20 AM

 Holdloggers is  
not a Car


---

Sequence number: 3  
Author: SS  
Date: 04/27/2011 1:41:48 AM

**T**

---

Sequence number: 4  
Author: SS  
Date: 04/27/2011 1:48:03 AM

 Again we have require parking that is needed and this statement ions incorrect

---


Sequence number: 5  
Author: SS  
Date: 04/27/2011 2:10:29 AM

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Sequence number: 6  
Author: SS  
Date: 04/27/2011 2:09:36 AM


---

Sequence number: 7  
Author: SS  
Date: 04/27/2011 1:43:22 AM

 Miss statement there is adequate parking

---

Sequence number: 8  
Author: SS  
Date: 04/27/2011 1:44:49 AM

 There no foundation to this statement, in fact there no foundation that Gruions which has hard alcohol has contributed to any of these claim, danger, what accidendents has Grunions caused that are on record.

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Sequence number: 9  
Author: SS  
Date: 04/27/2011 2:04:37 AM

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Sequence number: 10  
Author: SS  
Date: 04/27/2011 1:50:02 AM

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Sequence number: 11  
Author: SS  
Date: 04/27/2011 2:07:27 AM

Comments from page 4 continued on next page

Angelica Ochoa

From: Michael Lang [REDACTED]  
Sent: Tuesday, April 19, 2011 10:43 PM  
To: Richard Thompson; Angelica Ochoa  
Cc: David Lesser; Richard P. Montgomery; Nick Tell; Mitch Ward; [REDACTED]  
Subject: Hotdogger Permit

I am writing to communicate my major concerns regarding the application for the bar/restaurant Hotdogger. My wife Laura has sent her own note as well.

As you know, I have been concerned about the traffic and parking issues as a resident on Oak Ave. for many years. The street is used as a bypass as well as parking location for several commercial locations along Sepulveda -- including Grunion's Bar.

This potential Hotdogger establishment has many flaws as I see it --

For one, there is not adequate parking -- which will then mean that people will park on Oak. Also, with alcohol, people will drive along Oak and cause potential danger to the many residents (including children).

It seems like they're asking for an outdoor patio. Besides the clear noise issue to residents, this will also limit the parking which in-turn will impact Oak Ave.

And finally I've seen their request for 24-hours which seems crazy to me -- especially for the community surrounding. Why the city would support such an establishment -- let alone one open 24-hours sounds strange to me.

We do not need a bar with limited parking, outdoor premises, open 24-hours along a residential street in Manhattan Beach. A street just as important as other ones in Manhattan Beach.

Speaking for many in our community, I ask you to reject their permit to operate. There are many other locations along Sepulveda or even in the downtown business district that will not impact any homeowners (including Oak) in anyway.

The residents of Oak Ave have worked with the City to try to improve the situation of traffic and parking. By approving this permit, this will not only be a major step back -- but will be a significant impact to the quality of life and potentially home values on our street.

I ask you to please consider our request -- and although I won't be available to attend the open session (we have Spring Break as our kids are at American Martyrs) -- I ask that you read this note in the record -- and that I'll be available to participate in any other sessions or respond to any questions on my concerns.

Thanks

ML

---

Sequence number: 12

Author: SS

Date: 04/27/2011 1:50:48 AM

HotDoggers has that the right we are not asking for it this statement is caused by the poor wording of the staff and implies that we asking for 24 hrs when we all ready have it

---

Sequence number: 13

Author: SS

Date: 04/27/2011 1:53:05 AM

We are not a bar, we have the correct parking, we are not operating on a residential street we are on Sepulveda with only 11 space in the rear.

---

Sequence number: 14

Author: SS

Date: 04/27/2011 2:07:09 AM

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Sequence number: 15

Author: SS

Date: 04/27/2011 1:55:45 AM

There were only three people and one his wife in the entrie city there are no others, he also wants zero impact that means no one can drive down oak? We have right also and we ask the PC to remneber that balance

---

Sequence number: 16

Author: SS

Date: 04/27/2011 1:58:27 AM

He just has no foundation to statement, what has Grunion, Castle and Asian resturant at conner done?

---

Sequence number: 17

Author: SS

Date: 04/27/2011 1:59:39 AM

---

### Angelica Ochoa

**From:** Laura Lang [REDACTED]  
**Sent:** Tuesday, April 19, 2011 11:52 PM  
**To:** Angelica Ochoa; Richard Thompson  
**Cc:** Mike Lang  
**Subject:** Hotdoggers Application of Use Permit  
**Importance:** High

Dear Planning Commission Members-

1 My husband and I (and our family) have lived at Oak Avenue and 17th Street (in very close proximity to the Hotdoggers site) for over 13 years. We have lived in Manhattan Beach for over 20 years. And we are both adamantly opposed to ALL 3 Use Permit requests.



We have never stepped forward to oppose anything before the Planning Commission. In this particular case, we feel VERY strongly. If we could be present at the meeting on Wednesday, April 27th, we would be there. However it is Easter Break for a not insignificant part of the community and we will not be in town.

So we are writing to insure our voices, as long-time residents of the streets and neighborhood that will be affected by this petition are heard by this commission.



4 Regarding the outdoor dining patio and 24 hour operation that Hotdoggers is seeking – there is NO precedent for either of these uses along Oak Avenue. And there is definitely no precedent for the combination of all 3 uses. The address on the petition may read 1605 Sepulveda but the impact will be felt most heavily on the residential neighborhood street Oak Avenue. We feel that the lack of precedent alone should guide the Planning Commission's decision to NOT APPROVE/RECOMMEND to Council either of these uses. In fact, the only place in Manhattan Beach that we could think of that is open 24 hours is the Kettle – which is in the middle of the downtown area. We feel, perhaps cynically, that the 24 hour operation request is even a ploy to get one of their other requests.



6 There are many families with young, school-age children and working parents who need their sleep and having outdoor dining and being open 24 hours, while backing directly up to homes and our neighborhood, seems incompatible to us.

7 There are ALREADY 3 other bar/eating establishments (KAH, Grunions, CastleBar) within 4 blocks of each other along Oak and NONE of these establishments has outdoor dining (not to mention 24 hour operations) - and there isn o need to start now. We don't need more noise from outdoor dining. And if the patio is added it will take space from an already small, tight parking lot, possibly decrease spaces in that lot (or their already low desirability), which will increase the likelihood of patrons parking on surrounding streets – most notably, Oak Avenue. We already have traffic issues on our street. The usage that Hotdoggers is seeking just puts more pressure on our NEIGHBORHOOD street. And combine that with alcohol usage at all hours, the use requests are NOT welcomed by us at all.



This is the WRONG project for this property:

- 9 • We don't need more bars along a 4 block span of Sepulveda that backs up to neighborhood (not commercial) street, Oak Avenue
- We don't need more traffic on Oak Avenue
- We don't need to be the guinea-pigs for the city of Manhattan Beach to see what happens if you combine a 24 hour establishment that serves alcohol on an outdoor patio that backs directly up into a neighborhood – in fact there is one home that will be less that 30 feet from the back of the



## Page: 5

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Sequence number: 1  
Author: SS  
Date: 04/27/2011 2:11:44 AM

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Sequence number: 2  
Author: SS  
Date: 04/27/2011 2:11:06 AM

Same location as other letter should count as other vote we weren't asking for three permits again shows how badly staff notice was written

---

Sequence number: 3  
Author: SS  
Date: 04/27/2011 2:12:44 AM

If precedent is the standard then HotDoggers is in we 24 hours right , staff letter is again mis leading and implies we asking for something we already have. They even sate it is a request, no foundation to impact on Oak we are increasing nothing.

---

Sequence number: 4  
Author: SS  
Date: 04/27/2011 2:16:35 AM

---

Sequence number: 5  
Author: SS  
Date: 04/27/2011 2:17:03 AM

AM She hundreds of feet dorm the drive way and even more to patio and has no foundation to statement, Grunions should be a bigger brother. are there any complaints by her about them, Police told me they have no records

---

Sequence number: 6  
Author: SS  
Date: 04/27/2011 2:19:27 AM

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Sequence number: 7  
Author: SS  
Date: 04/27/2011 2:19:53 AM

---

Sequence number: 8  
Author: SS  
Date: 04/27/2011 2:19:36 AM

We are not a bar we are not severing until two am, and patio would close at midnight its not at all hours of night, there no traffic study or proof that we will cause anymore traffic, Don't citizen have a right to drive down Oak? And we have adequate parking which staff also forgot to say in its notice to the public

---

Sequence number: 9  
Author: SS  
Date: 04/27/2011 2:39:35 AM

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Sequence number: 10  
Author: SS  
Date: 04/27/2011 2:38:46 AM

We are not a bar , show again how bad staff letters was written, the home that backs up thirty feet has complain!!!!!! There a six foot wall around ther property and will be a6 foot wall around the patio, tow 6 foot brick wall? Noise ? Please

Comments from page 5 continued on next page

restaurant!

- We don't need more noise when most people are sleeping

We respectfully ask the Planning Commission to:



1. Count how many bars are on your street
2. How many of them (if you have them) are open 24 hours?

3 And then imagine how you would feel if THIS project was actually getting considered for directly across the street from you? Think about how it would affect the quality of your NEIGHBORHOOD.



We are hopeful that each of the planning commissioners has visited the site-- as opposed to only looking at the developers plans which are nicely done but are not taking into account the surrounding homes, the people who live here, and their very close proximity to this potential nuisance.

6 If you have not been to visit the site, please, we invite you to come over and examine the site - at different times of day. At midday, you will likely realize that patrons would need to park in the neighborhood, further congesting our street, since street parking on 17th is already hard to come by. At rush hour, you'll see how many cars already fly down our street trying to avoid Sepulveda. At night, around 10pm, you'll see how quiet our street is and how quiet we'd like to keep it.



In conclusion, we are adamantly opposed to ALL petitions of use for this site and project. We don't need another bar (alcohol license); we don't need more noise (outdoor dining) and we definitely don't need more noise all night long (24 hour operation). It is the WRONG project for our neighborhood and we encourage the Planning Commission to REJECT/NOT RECOMMEND these site uses.

Respectfully Yours,  
 Laura & Mike Lang

## Page: 6

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Sequence number: 1

Author: SS

Date: 04/27/2011 2:26:34 AM

One, we are not a bar, two, we don't sever hard alcohol, bar aren't open 24 hours restaurants are, three we have this right already, this project is not across the street from this as stated, there are no problems reported from these people regarding any of the above.

---

Sequence number: 2

Author: SS

Date: 04/27/2011 2:42:54 AM

Sequence number: 3

Author: SS

Date: 04/27/2011 2:43:06 AM

Sequence number: 4

Author: SS

Date: 04/27/2011 2:32:57 AM

Its been a 24 hours site and restaurant 38m years, she knew what was in the area we she brought her home

---

Sequence number: 5

Author: SS

Date: 04/27/2011 2:50:57 AM

Why are we blame for the cars and what they do, why are blame door all the parking when everyone at the beaches problem, why isn't UPS sore blame for its 500 customers a day , 1200 packages, troikas loading on 17 streets and hundreds of cars parking on Oaks and 17 street, and the Firestone store that using 17th street ad a storage lot during day, yet we take all the blame.

---

Sequence number: 6

Author: SS

Date: 04/27/2011 2:55:39 AM

---

Subject: Contact from hotdoggers.net <<http://hotdoggers.net/>> visitor

From: Wendy Triggs with an email of [REDACTED] com has this message: Welcome to the neighborhood!

We are the animal hospital on Sepulveda and 18th. I have 35 staff members here (that love to eat and drink!) So when you open can you send me 5 menus? Also - need to know if you deliver and if you have vegetarian options. Thanks so much and good luck with your meeting on the 27th!

Wendy Triggs  
Practice Manager

Bay Animal Hospital  
[REDACTED] Sepulveda Blvd.  
Manhattan Beach, CA 90266

=



**Subject:** Beach Magazine - Summer Calendar

**Date:** Wednesday, April 27, 2011 7:55 AM

**From:** Amy Berg [REDACTED]

**To:** [REDACTED]

**Conversation:** Beach Magazine - Summer Calendar

Hi Susan:

It was so nice talking to you and catching up.

I was surprised to hear that the restaurant is still not near Opening.

I was hoping that you would be advertising a Grand Opening in our Biggest Issue of the Year..

The May 12th issue of Beach magazine is our **Special Summer Calendar** issue.

Every event in the South Bay - such as bike races, kid surf camps, beach, pier and park concerts, paddleboard races, lifeguard competitions, fairs, and any other event worth mentioning are described in detail, including time, date and location, so readers can plan out their entire summer.

As a result, the **Summer Calendar issue has a tremendously long shelf life, as people hold onto it for months to refer back to the beach cities events during the summer**

This would have been a great issue to run in...**tons of exposure!!**

Keep me posted as to an Opening Date

Talk to you soon!

*Warmest Regards,*

Angelica,

Thank you for sending me the letters of concern/objection for the HotDoggers, Inc outdoor dining and alcohol sales application.

These 3 neighbor letters you sent indicate that the writers are objecting to a bar use and are mis-informed and must not have seen the plans we submitted. This site was noticed by the ABC in October and had no comments or complaints filed about alcohol sales at this location.

Could you please forward me a copy of the notice that indicates we have applied for a bar use or advise the source of this information?

There is no bar, there are no beer/wine sales without food, there are no stools, there are not televisions to watch organized sports, and there is no beer cooler or tap tower. There are none of the elements for a bar, either in fact or intended by HotDoggers, Inc.

The only area for beer storage is behind the food counter and is a single reach in refrigerator that is 24" wide with a glass door. This reach in will also house bottled ice teas, juices, milk and other similar beverages to be sold with food. The large walk in is a freezer for the meat and could not house any beer/wine storage. The only other refrigeration is the two reach in refrigerators next to the cookline and the under range refrigerated doors for daily supplies of food items.

Whatever indicated the use of bar should be corrected and I would advise the staff respond to these letters to clarify the information that the application is for a restaurant with limited beer/wine on-sales without a bar. Furthermore, the response should also include information that the existing restaurant is entitled for 24/7 operation and that we have not asked for any new consideration. When the patio and alcohol sales stop per the CUP, HotDoggers, Inc application is that the normal restaurant operations may continue. This is no change from the hours of the original restaurant that was built at this site in 1972, a period of almost 40 years. The market demand may not dictate that the operation will be 24 hours, but just like the Jack in the Box on Sepulveda, and the Kettle on Highland, this is an option that HotDoggers wants to continue.

Please forward me a copy of the any responses you send to the three objection letters.

The issues of noise mitigation, landscaping and parking will be discussed per the plans we submitted after changes made from the meetings with Mr.Thompson and review of the video recording of the public hearing to address the one neighbor and planning commissioners concerns. We are prepared to discuss these on Wednesday night.

Thank you,  
Louis Skelton, Architect  
310-962-4017

On Thu, 4/21/11, Angelica Ochoa <aochoa@citymb.info> wrote:

**Angelica Ochoa**

**From:** Leilani Kowal [REDACTED]  
**Sent:** Wednesday, April 27, 2011 3:58 PM  
**To:** List - Planning Commission; Richard Thompson; Angelica Ochoa; Laurie B. Jester  
**Cc:** Eric Kowal  
**Subject:** Hotdoggers, Inc - Request for Use Permit (Alcohol, Extended Hours, Outdoor Patio)  
**Attachments:** Hotdoggers - Kowal Letter 4-27-2011.pdf

I will be attending tonight's Planning Commission meeting and am forwarding our comments to you in writing.

Thank you,

LeiLani Kowal and Eric Kowal

April 27, 2011

Planning Commission

City of Manhattan Beach

Manhattan Beach, CA 90266

**Subject: Opposition to Request for Use Permit for an Existing Restaurant to Allow On-Site Consumption of Beer and Wine, Outdoor Dining, and 24-Hour Operation, for Hotdoggers, Inc 1605 North Sepulveda Blvd. Unless Requirements are Revised**

Dear Members of the Manhattan Beach Planning Commission:

As residents of Manhattan Beach for twelve years, parents of two young children, and homeowners near 17<sup>th</sup> & Oak Avenue, we are writing to you to express our concerns and opposition related to the proposed Use Permit for the "Hotdoggers" restaurant at 1605 North Sepulveda Blvd., Manhattan Beach. We understand the City's desire to improve that property and increase city tax revenues, but it should not be at the expense of our community. There are

more than a dozen young children that reside near Oak Avenue and 17<sup>th</sup> Street adjacent to the project site, and more if you go further down Oak in either direction or west on 17<sup>th</sup> Street.

As currently proposed, this project doesn't work and can be improved. This restaurant – with alcohol, extended hours and outdoor patio – introduces new safety and nuisance impacts to a quiet family neighborhood with a nearby elementary school where kids walk to/from school. The proposed restaurant and accompanying business plan for a combined 70-seat restaurant and dining patio is not to scale with the existing small lot size and will result in chronic safety, noise, traffic and parking complaints to the City.

**We strongly urge the Planning Commission to continue this hearing until the design of the project is appropriately scaled down to align with the existing lot size and available on-site parking, as well as incorporate adequate and enforceable mitigation measures into this Use Permit that protect the character of the adjacent residential neighborhood.**

The project proponent, Mr. Seaman, indicated at the public hearing on March 23, 2011 that he had support from adjacent residents, yet the public record includes no support letters or public comments that bolster this claim. In fact, the record includes only letters and comments in opposition. Mr. Seaman's claims that Hotdoggers restaurant will not impact our neighborhood are entirely unfounded and should be rejected by the Planning Commission.

We have reviewed the project application (and subsequent revisions), both staff reports, and design submittal (as of 4/19/2011) and I have also come into the City Hall to speak to staff about the project and neighborhood impacts. Contrary to Mr. Seaman's claims, the Police Department review of the project identifies the same impacts raised by the residents:

*"Occupancy factor load of 30 people on the rear patio is a large concentration of people for such a small area, increasing the potential for noise disturbances. The ratio of total location occupancy of 78 persons to 22 parking spaces is inadequate parking. This will force customers to park on the residential side of Oak Avenue and 17<sup>th</sup> Street, increasing the potential for noise disturbances. The increase calls for noise disturbances will increase calls for police services to the proposed location."[1]*

Ironically, Mr. Seaman is familiar with these types of nuisance concerns, as he has personally testified at the Hermosa City Council on a number of occasions about his own concerns of noise, parking and traffic related to

a restaurant, a bar and proposed noise ordinance allowing permitted parties. In 2006 he spoke *in opposition* to a Conditional Use Permit and Alcohol Permit for the Hermosa restaurant Stillwater American Contemporary Bistro. That restaurant was in a commercial mall and did not include outdoor dining.

- *“Sandy Seaman – Hermosa Beach, said the city did not need another bar and two hours of free parking was not enough; said he was a current and past owner of restaurants and that Mr. Shook [the project proponent] was talking about having special banquets, which would increase parking requirements dramatically; said noise from taxis honking horns would increase if this restaurant were approved.” [2]*
- *“Sandy Seaman – Hermosa Beach, said he had mixed feelings about the proposed [Noise Ordinance] amendment, was concerned that this permit would be a license to make noise;” [3]*
- *“Sandy Seaman - expressed concern about noise impacts coming from the open door of the neighboring North End Bar and from customers outside smoking and drinking; suggested a reduction of their bar hours and removal of public parking from the street;” [4]*

Hotdoggers proposes to use the outdoor patio for parties and would be allowed to host them any day or night of the week without requiring a permit. This location is not suitable for that type of use and should be prohibited in the Use Permit.

The Planning Commission should strive for higher standards, especially when considering a new alcohol-serving establishment. To our dismay, the permit conditions that are being proposed for this Use Permit fall far short of addressing the legitimate concerns by those that will be directly impacted on a daily basis.

Again, we support the addition of a new, attractive, fresh restaurant at 1605 Sepulveda Blvd. and new tax revenue for the City. However, this project must be appropriately scaled for the lot size and location with hours of operation that do not impose safety or nuisance impacts on the residents. The Hotdoggers business plan must not only be viable as a business, it must also be viable as a good neighbor. If Hotdoggers cannot develop a proposal that avoids unnecessary and unreasonable safety and nuisance impacts on residents, then the Use Permit should not be granted for this location. To borrow from Mr. Seaman’s own words – we don’t need another alcohol establishment – especially one so close to residents and children.

In the attachment, we discuss three areas of concern 1) parking, 2) noise, and 3) traffic, and provide potential remedies that should be further considered by the City. Please consider these comments carefully and take the time to develop thoughtful ways to improve Hotdoggers and address the community’s very real and legitimate concerns as part of the requested Use Permit.

Sincerely,

LeiLani Kowal and Eric Kowal

Residents of Oak Avenue

Manhattan Beach, CA

[REDACTED]

[REDACTED]

Attachment

**Hotdoggers, Inc. 1605 North Sepulveda Blvd., Manhattan Beach**

**Request for Use Permit for an Existing Restaurant to Allow On-Site**

**Consumption of Beer and Wine, Outdoor Dining, and 24-Hour Operation**

Safety and Nuisance Impacts and Potential Mitigation for Adjacent Residential Area

April 27, 2011

- 1) **RESIDENTIAL PARKING**: We strongly recommend that the Planning Commission reject the proposal for an outdoor patio and thereby avoid further aggravation of existing parking impacts on the neighborhood. The Commission should also require that employees park on-site. If the patio is approved, the Planning Commission should institute a residential parking permit program on Oak Avenue and 17<sup>th</sup> Street to preserve residential parking after 5:00 p.m. on weekdays and all day on weekends.

The immediate neighborhood has limited residential parking that is regularly used by businesses on Sepulveda at 17<sup>th</sup> Street as overflow parking and employee parking. The proposed Use Permit will require only 22 parking spaces, but the restaurant and patio have a combined location capacity of 78 persons, of which 30 are located outside on the patio. We do not want a commercial business to rely on residential street parking to conduct its business. Even if the restaurant never reaches full capacity, adding 4 on-site parking spots is insufficient to support the increased capacity of the new 30-seat outdoor patio. The conditional requirement that the parking lot be closed from 10:00 p.m. – 6:00 a.m. cannot be reasonably enforced, especially with narrow diagonal parking. It would be unreasonable to expect cars to back up through the parking lot to the Sepulveda entrance to exit the premise. The result will be continued traffic and parking impacts on Oak Avenue.

The 22 parking spaces is a minimum parking requirement, not a maximum requirement, and it is based on the building/patio square footage, not the number of seats. The project site is too small to accommodate the additional parking needs beyond the existing restaurant space. I was told by city staff that street parking is public parking and that Manhattan Beach does not issue residential parking permits, but that is not true. In fact, residential tags are provided for morning hours of 8:00 a.m. – 10:00 a.m. adjacent to Pennekamp School in east Manhattan Beach on Curtis Ave. and Gates Ave. to mitigate residential parking impacts associated with the school. This scenario is no different for residents on Oak Avenue, except that we would experience

impacts all day/night, 7 days a week, 365 days a year, while schools operate only 200 days per year.



- 2) **NOISE**: We strongly recommend that the Planning Commission reject the proposal for an outdoor patio and thereby avoid noise/nuisance impacts that cannot be reasonably mitigated. If the patio is approved, the Planning Commission should require that the patio be closed by 8:00 p.m. daily. No parties or organized gatherings should be allowed on the patio.

The noise from patrons dining on the outdoor patio will do nothing but negatively impact the residential neighborhood, especially any noise from proposed uses like birthday parties and sports team parties. Moving it from the front at Sepulveda to the rear, closer to residents, mitigates noise impacts on the restaurant patrons, but not the residents. The patio design that includes a corrugated roof and six-foot walls from the patio level will leave a 4-5 foot opening between the top of the wall and roof and is not sufficient to contain the noise that will spill over into the adjacent neighborhood. Patio operating hours until 10:00 p.m. on weekdays and midnight on Friday and Saturday provide no relief for the surrounding residents. If the patio is approved, it should be open no later than 8:00 p.m. daily. Parties and other organized events that generate noise and parking impacts should not be allowed on the patio.

- 3) **TRAFFIC**: We request that the Planning Commission direct staff to conduct a traffic study on Oak Avenue and develop specific recommendations for the City's consideration and adoption as part of this Use Permit or separate action if necessary.

The single family neighborhood at 17<sup>th</sup> & Oak Avenue is one that has numerous families with young children and pets, as well as an elementary school with kids that walk to/from school. There are at least a dozen young children, toddlers and infants that reside on Oak Avenue and 17<sup>th</sup> Street adjacent to the project site, and more if you go further down Oak in either direction, or west on 17<sup>th</sup> Street. We already experience periods of high volume and high speed traffic on Oak and 17<sup>th</sup> on a daily basis, particularly when Sepulveda is backed up and drivers use our residential street as a short cut. Cars and taxis speed up and down Oak with no regard for pedestrian safety -- a particular concern in the absence of sidewalks. The combination of an alcohol permit, egress from the project site onto Oak Ave. and extended hours to midnight aggravate an already persistent traffic problem and make for an unacceptable safety concern for young children and pedestrians. Just today, we noticed there are new 35 foot long heavy skid marks on Oak at the next block at 19<sup>th</sup> Street. Will it take an accident or fatality before the City takes notice? Why does the Use Permit and proposed conditions provide no mitigation for the increased traffic on Oak, when we clearly have a problem that will be further aggravated?

Some potential mitigation measures that should be considered and evaluated include: 1) move the parking lot egress from Oak Avenue to 17<sup>th</sup> Street so that traffic flows out to Sepulveda instead of Oak Avenue; 2) install a 4-way stop at 17<sup>th</sup> Street and Oak Avenue to improve pedestrian safety and require vehicles to slow to a stop for cross traffic; 3) install marked wide/low speed mounds and signage that force vehicles to slow down on Oak Avenue, while allowing emergency vehicles to pass through at safe speeds without delay; 4) post speed

limits and install a permanent speed sign/meter on Oak informing drivers of their actual speed.

[1] Memo from Chris Vargas, Sergeant, Manhattan Beach Police Department regarding Hotdoggers, dated April 10, 2011.

[2] <http://www.hermosabch.org/departments/cityclerk/agenmin/cca20061010/minutes.html>. Conditional Use Permit 06-4 for "On-Sale" Alcohol in Conjunction with a Restaurant, "Still Water Contemporary American Bistro," and Parking Plan Amendment 06-2 to Modify the Allocation of the Uses Within the Hermosa Pavilion at 1601 Pacific Coast Hwy #170: Excerpt from Hermosa City Council meeting minutes, October 10, 2006.

[3] <http://www.hermosabch.org/departments/cityclerk/agenmin/cca20070522/minutes.html> Excerpt from Hermosa City Council meeting minutes, Proposed Amendments to Noise Ordinance and Adding a Permit System for Parties on Private Property, dated May 22, 2007.

[4] <http://www.hermosabch.org/departments/cityclerk/agenmin/ccm92800.html> Excerpt from Hermosa City Council meeting minutes, September 28, 2000.

**Angelica Ochoa**

**From:** Richard Thompson  
**Sent:** Monday, April 25, 2011 2:50 PM  
**To:** Angelica Ochoa  
**Subject:** FW: Contact from hotdoggers.net visitor

Please include as public record

**Richard Thompson**  
**Director of Community Development**

P: (310) 802-5502  
E: rthompson@citymb.info



 Please consider the environment before printing this email.

---

**From:** Kathleen Paralusz [REDACTED]  
**Sent:** Monday, April 25, 2011 12:07 PM  
**To:** Richard Thompson  
**Subject:** FW: Contact from hotdoggers.net visitor

Richard,

Can you please make sure this is part of the public record? thanks

---

> Date: Sun, 24 Apr 2011 18:03:43 -0700  
> Subject: FW: Contact from hotdoggers.net visitor  
> From: [ssewww@gte.net](mailto:ssewww@gte.net)  
> To: [PlanningCommission@citymb.info](mailto:PlanningCommission@citymb.info)  
>  
>  
>  
> From: [ssenokaoui <ssenokaoui@p3nlhq403.shr.prod.phx3.secureserver.net>](mailto:ssenokaoui@p3nlhq403.shr.prod.phx3.secureserver.net)  
> Date: Fri, 22 Apr 2011 17:47:09 -0700  
> To: [<info@hotdoggers.net>](mailto:info@hotdoggers.net)  
> Subject: Contact from hotdoggers.net visitor  
>

> From: Wendy Triggs with an email of [REDACTED] as this  
> message: Welcome to the Neighborhood!  
>  
> I am the Practice Manager for Bay Animal Hospital just one long block away  
> from your new establishment. We employ 36 employees and we are all so  
> excited to have a new place to go to lunch!  
>  
> You fill a need! There are no great hot dog places anywhere near us! So  
> please send over menus when they are printed!  
>  
> Lastly, many of us are also looking forward to relaxing after work with a  
> great hot dog and a cold glass of beer!  
>  
> We will be looking for the OPEN sign!  
>  
> Good luck!  
>  
>  
>  
>  
>  
>  
>  
>  
>  
> ----- End of Forwarded Message  
>  
>

CERTIFIED, RETURN RECEIPT

Department of Alcoholic Beverage Control  
3927 Lennane Drive,  
Suite 100  
Sacramento, CA 95834

Joseph A. Mueller, M.D.  
[REDACTED]  
Manhattan Beach, CA 90266-5111

January 9, 2011

Protest against 1605 N. Sepulveda Manhattan Beach, CA 90266 application for  
Alcoholic Beverage Permit

Recently a notice has been posted notifying the public that a company called "Hotdoggers Inc." intends to serve alcoholic beverages at the above address while operating as a restaurant. The business in question will be occupying a building that, at least for the last 20 years, has never served alcohol; previously it was an ice cream shop, before that a sandwich shop and before that a KFC. Its frontage on one of the busiest arterials in Los Angeles, Sepulveda Boulevard and adjacency to a UPS store having an extremely high volume of foot traffic will create a dangerous situation.

The geography of the situation is unique. The building in question sits on the southwest corner of Sepulveda Boulevard and 17<sup>th</sup> street in Manhattan Beach. From 7PM to 3PM southerly Sepulveda traffic flows along in two lanes with parking spaces allowed against the curb until 3PM. After 3PM, southerly traffic expands to three lanes with parking prohibited. The UPS store, directly south (where I rent a mailbox, and which is open 24 hours to its box holders), enjoys a very large amount of foot traffic for a building its size, having up to 230 visits (460 exits and entrances) per day by customers either visiting their boxes or shipping and receiving packages. Customers enter 1601 N. Sepulveda from either street parking (when it is available), the four spaces that exist on its lot behind the building to the west, or parking along 17<sup>th</sup> (to the North), Oak street (to the west) and beyond as the available parking is inadequate.

The scenario I fear is this: at the height of Christmas rush at 5:45 PM (~30 minutes after civil twilight) a customer with her child exits 1601 N. Sepulveda laden with packages and proceeds north along the sidewalk towards her car parked on 17<sup>th</sup> street. Sepulveda traffic is flowing south at the speed limit of 35 mph. A customer with a blood alcohol of 0.075% begins to exit the east driveway of 1605 N. Sepulveda and he does not observe the UPS customer, instead concentrating on the traffic coming from the south in order to enter it. As it is dark and she is distracted, the UPS customer, assuming she is seen, crosses in front of the exiting and impaired restaurant customer who suddenly begins his right turn, pushing her and her child into the number three lane, which is only a curb ~~and gutter~~ from the sidewalk. As an emergency physician for over 25 years, I have unfortunately a rich experience with the ghastly results of split-second decisions made by impaired drivers.

The applicants for this permit will argue that there is already an establishment a few doors south that already has a liquor license ("Grunions Sports Bar and Grill", 1501 N. Sepulveda). This is irrelevant, as Grunions has a comparatively huge parking lot and nothing like the foot traffic flow across its driveway that exists at 1605 N. Sepulveda. The applicants may also suggest that only ingress be allowed from their east driveway and egress from their driveway to the west, but I believe this can not be legally enforced without publically dedicating their parking lot. They could install a one-way tire barrier, but this would be a tripping hazard in a ripe location for the reasons above.

The application for a liquor license should be denied, the juxtaposition of drinking drivers, pedestrians and 35MPH traffic over a space measured in only inches is a danger to the public.

The tragedy described above is not a matter of "if" but of *when*.

Sincerely,

Joseph A. Mueller, M.D.  
Diplomate, American Board of Emergency Medicine

Google Maps reference:

[http://maps.google.com/maps?f=q&source=s\\_q&q=us&hl=en&q=1605+N+Sepulveda+Blvd%2C+Manhattan+Beach%2C+CA+90266-5111&q=1605+north+sepulveda+boulevard&btnG=Search+Maps](http://maps.google.com/maps?f=q&source=s_q&q=us&hl=en&q=1605+N+Sepulveda+Blvd%2C+Manhattan+Beach%2C+CA+90266-5111&q=1605+north+sepulveda+boulevard&btnG=Search+Maps)

## UPS Store Data

Number of active box holders  $285 + 222 = 507$

assume

$$10\% \text{ daily} = 507 \times .10 = 51$$

$$10\% \text{ 3/week} = (507 \times .10)(3/7) = 22$$

$$40\% \text{ 2/week} = (507 \times .40)(2/7) = 58$$

$$40\% \text{ 1/week} = (507 \times .40)(1/7) = 18$$

149 visits/day

Dec 15th 2010 70 packages

Dec 17th 2010: 72 packages

Jan 21st 2011: 52 packages

Feb 7th 2011: 55 packages

Say 60 packages

20 dropoffs / non-package sales

150 mailbox visits = 230 visits = 520 ingresses/egresses per day

To: Angelica Ochoa and Planning Commission  
From: Mahel K Jagatich ~~██████████~~ Cal Ave MB  
Date: April 27, 2011  
SUBJECT: HOT DOGGERS - 1405 N. Sepulveda Blvd

I respectfully reject the proposed grandiose plan for Hotdoggers. The space is just too small for the this plan plopped in the middle of residences on all sides - except Sepulveda.

The open patio is a great concern. The <sup>6 foot</sup> six foot wall as indicated is only 3' 8" on the <sup>17<sup>th</sup></sup> street side. The proposed 3 to 4 feet open space would allow the noise from the patio to carry out into the neighborhood. The noise will not be mitigated. Open patios cause all kinds of trouble for residences nearby - note Shade Hotel complaints.

My house is the second house from 17<sup>th</sup> ST on the east side of Oak and I know from experience the noise wafts over from 17<sup>th</sup> & the parking lot. Open patios only bring distress to the neighborhood. Please consider how close the open patio will be to neighbors. Would you want one 50' from your bedroom?



The parking lot is <sup>odd</sup> shaped and will definitely be a problem with ingress and egress. Parking on 17<sup>th</sup> between Sepulveda and Oak is always filled with cars - so parking will fill all the residential streets - not only Oak but Elm, Pine, Walnut and especially 17<sup>th</sup> closer to Pacific school field.

The hours of operation is another concern - please remember some of us sleep at night. Does Manhattan Beach really need two (2) establishments serving alcohol within a half block of each other? Grunion's serve food also until 11:00pm. They do not have an outdoor patio and they have ample parking.

Please listen to our Police Dept's objections. They know the city and what causes problems - and this project is one of them. We the residents of MB are more important than any fees you receive from businesses. Your consideration of these facts will be much appreciated. Thank you  
Mabel Jagatich  
M J Jagatich

**CITY OF MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
APRIL 27, 2011**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 27th day of April, 2011, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

**1. ROLL CALL**

Present: Andreani, Fasola, Chairperson Paralusz  
Absent: Seville-Jones, present prior to beginning of meeting; left due to illness  
Staff Present: Richard Thompson, Director of Community Development  
Eric Haaland, Associate Planner  
Angelica Ochoa, Assistant Planner  
Recording Secretary, Sarah Boeschen

**2. APPROVAL OF MINUTES – April 13, 2011**

A motion was MADE and SECONDED (Fasola/Andreani) to **APPROVE** the minutes of April 13, 2011.

AYES: Andreani, Fasola  
NOES: None  
ABSENT: Seville-Jones  
ABSTAIN: Chairperson Paralusz

**3. AUDIENCE PARTICIPATION**

**4. GENERAL BUSINESS**

**04/27/11-2 Request for a One-Year Time Extension of a Use Permit, Coastal Development Permit, and Vesting Tentative Parcel Map 69052 for Proposed Construction of a Mixed Use Building with One Commercial Condominium Unit and Two Residential Condominium Units on the Property Located at 3920 Highland Avenue**

Director Thompson stated that the subject project was approved and has since expired. He indicated that the Commission may approve a one year time extension.

Associate Planner Haaland summarized the staff report. He stated that the Code allows for a one-year time extension be granted for construction of the project after expiration of the Use Permit if the Commission determines that the findings made for the original approval are still valid.

Commissioner Andreani pointed out that the first paragraph of page 2 of the staff report indicates that the request is for an extension of the Use Permit to July 17, 2011. She indicated that her understanding is that the extension should be until March of 2012 rather than July of 2011 as indicated in the staff report.

Associate Planner Haaland indicated that the extension would be until March 12, 2012.

In response to a question from Commissioner Andreani, Associate Planner Haaland indicated that the owner is Lina Hu and not Dennis Cleland, the developer, as indicated in Section 1, Item C of Resolution No. PC 08-04. He pointed out that there is no new or revised Resolution related to the pending extension that would correct that language.

In response to a question from Chairperson Paralusz, Associate Planner Haaland indicated that there has been no activity or changes related to the project since it was originally approved.

### **Commission Discussion**

Commissioner Fasola commented that that the project includes 5,097 square feet of residential use and 694 square feet of commercial use. He stated that he does not feel that having such a small area of commercial space with such a large area of residential space is the proper direction for development in the commercial area. He indicated, however, that he would not vote against allowing the extension.

Commissioner Andreani said that she supports the comments of Commissioner Fasola.

Chairperson Paralusz stated that she also agrees with the comments of Commissioner Fasola. She pointed out that the issue of the ratio of residential and commercial space in mixed use developments in the commercial area could be raised at the next joint meeting with the Commission and City Council.

Commissioner Fasola commented that a commercial district must have a certain amount of commercial use in order to be viable. He indicated that such small commercial spaces are not large enough to become a restaurant or other types of commercial uses.

### **Action**

A motion was MADE and SECONDED (Andreani/Fasola) to **APPROVE** a one-year time extension of a Use Permit, Coastal Development Permit, and Vesting Tentative Parcel Map 69052 for proposed construction of a mixed use building with one commercial condominium unit and two residential condominium units on the property located at 3920 Highland Avenue to March 12, 2012.

AYES: Andreani, Fasola, Chairperson Paralusz  
NOES: None  
ABSENT: Seville-Jones  
ABSTAIN: None

Director Thompson indicated that the item will be placed on the City Council's Consent Calendar for their meeting of May 17, 2011.

## **5. PUBLIC HEARINGS**

### **04/27/11-3 Consideration of a Use Permit for an Existing Restaurant to Allow On-Site Consumption of Beer and Wine, Outdoor Dining and 24-Hour Operation for HotDoggers, Inc. Located at 1605 North Sepulveda Boulevard**

Director Thompson stated that the Commissioners have been provided with additional information that was submitted by the applicant after the staff report was prepared.

Assistant Planner Ochoa summarized the staff report.

In response to a question from Commissioner Andreani, Assistant Planner Ochoa indicated that only one handicapped parking space is required for the proposal.

In response to a question from Commissioner Andreani, Director Thompson said that the proposal would need to go through plan check after it is approved which will ensure that it complies with all ADA requirements for access into the restaurant. He commented that there are very strict requirements as to accessibility from pathways into the restaurant. He indicated that any obstructions to the pathway that are currently proposed would be removed or relocated.

Commissioner Andreani commented that the plans indicate that the patio would be 336 square feet; however, Exhibit E, applicant's documentation, of the staff report indicates that the outdoor dining would not exceed 337 square feet of area. The correct number is 336 square feet and will be shown correctly.

In response to a question from Commissioner Fasola, Director Thompson stated that cars would be required to exit the site off of Sepulveda Boulevard after 10:00 p.m. He indicated that there

are a number of driveways along Sepulveda Boulevard that have similar conditions for entering and exiting. He commented that staff will ensure compliance with the condition if there is a complaint.

In response to a question from Commissioner Fasola, Director Thompson indicated that the applicant would need to request additional hours through a Use Permit Amendment with a public hearing if they wish to have longer hours of operation than are approved with the Use Permit. He indicated that the process of a Use Permit Amendment is the same whether the hours are requested to be increased by the applicant or if it is determined through complaints that they should be reduced.

In response to a question from Chairperson Paralusz, Director Thompson commented that it is very difficult to reduce operating hours once they have been approved through a use permit.

In response to questions from Chairperson Paralusz, Assistant Planner Ochoa stated that the proposal is before the Commission because of the requests for the outdoor patio and alcohol service. She said that the site currently does not have a Use Permit and there currently are no set hours of operation established for the site. She indicated that the approval of the Use Permit for the subject applicant would carry to future operators of the site. She commented that The Kettle is a 24 hour operation.

Chairperson Paralusz opened the public hearing.

### **Audience Participation**

**Sandy Seaman**, the applicant, indicated that he was informed by the City that they would have the ability to operate 24 hours which was a large factor in his signing the lease for the site. He commented that he wanted to provide an establishment where people could eat late after attending the theater or coming back from the airport. He stated that the lot is adjacent to Sepulveda Boulevard. He commented that noise from the restaurant would not be audible to the adjacent neighbors. He indicated that the notice for this hearing indicates that they are requesting 24 hour operation and alcohol service with an outdoor patio, which implies that they are planning to become a bar. He said that the notice for the prior hearing stated that the request was for a patio and alcohol service. He pointed out that they are proposing to have one 24" wide cooler that would hold five or six beers. He pointed out that there was only one person who attended the prior hearing to raise concerns.

**Mr. Seaman** said that they would put a 6 foot brick wall around the patio. He indicated that the residents who have provided objections to the proposal live hundreds of yards away from the site. He commented that the nearest residents are 100 yards from the site. He indicated that the establishment would not create any additional impact to the neighbors. He also pointed out

that there are methods to enforce the City's noise standards. He indicated that Oak Avenue is a street and not a private driveway. He stated that the establishment would be a restaurant and not a bar. He indicated that they are permitted to have 24 hour operation as a restaurant. He pointed out that people go to The Kettle for a meal and not to drink. He commented that there also is the ability to repeal the alcohol license if the establishment is in violation. He said that they are proposing to have a rear patio that is well secured and well protected and hours for liquor service that would end at a reasonable hour. He commented that there is no basis for the contentions of the neighbors that there would be noise and traffic impacts. He said that they have agreed to all of the conditions except 12 items. He pointed out that the conditions would ensure that the establishment would be a restaurant and not become a bar.

**Jason Hogan**, the chef for the restaurant, said that the standard for the food at the establishment would be very high and the menu would be diverse. He commented that the establishment would be more similar to a restaurant than a take-out establishment.

**Louis Skelton**, the project architect, stated that the storage for beers would be limited to a 24" cooler. He suggested that language be added to Condition 11 restricting them from selling alcohol to customers from a fixed bar and restricting bar stools from being placed in front of the food service line. He indicated that they are requesting low level background music on the patio. He stated that they are also requesting that the wording of Condition 19 be modified to allow lighting for security which would be shielded from the neighbors. He said that they would like Condition 22 to be modified to allow natural gas heaters on the patio. He pointed out that Condition 26 indicates that all of the conditions are subject to review six months after occupancy and annually thereafter.

In response to a question from Commissioner Fasola, **Mr. Skelton** said that they would like the wording of Condition 11 to be modified to allow background music on the patio.

**Mr. Skelton** pointed out that they would exceed the parking requirement during hours that the patio is closed.

**Dawn Vodier**, a resident of the 1600 block of Oak Avenue, stated that none of the other businesses in the area have an outdoor patio. She pointed out that the Kettle is in the downtown area, and the comparison to the subject establishment is not accurate. She commented that the bedroom of her home would be visible from the patio, and she does feel the subject establishment would impact their property. She indicated that people drive through the neighborhood very fast, and the subject property is adjacent to a residential area. She commented that she does not support serving alcohol until midnight in a residential area. She indicated that they want Oak Avenue to be protected as a residential street. She indicated that she does not feel a 24 hour restaurant that serves alcohol is appropriate adjacent to residences.

**Leilani Kowal**, a resident of Oak Avenue, said that cars drive up Oak Avenue and 17<sup>th</sup> Street very fast, and there are no sidewalks along 17<sup>th</sup> Street. She commented that there is also not a four-way stop at the intersection of 17<sup>th</sup> Street and Oak Avenue. She indicated that combining the requests for 24 hour operation and alcohol service is a concern. She said that providing 22 parking spaces would not be sufficient to accommodate seating for 40 in the restaurant and 30 on the patio. She commented that she is not certain that restricting cars from exiting the parking lot onto Oak Avenue between 10:00 p.m. and 6:00 a.m. is enforceable. She said that they would like for the property to have a viable business but feel that it is also important for the business operators to be respectful to the neighbors. She indicated that she feels the plans as proposed need improvement and would like for further consideration of revising the plans based on public comments. She pointed out that the parking in the area is used by residents. She suggested if the patio is approved that the adjacent residents be issued permits to park their cars on the street. She pointed out that residents near Pennecamp School are issued permits for street parking between 8:00 a.m. and 10:00 a.m. on weekdays. She suggested that the permits be for parking daily from after 5:00 p.m. and on weekends. She commented that they feel there is an opportunity to improve the project and there is not a rush for it to be approved as currently proposed.

**Ms. Kowal** read a letter from **Mabel Jacitich**, who is a resident of Oak Avenue. **Ms. Jacitich** indicates in the letter that the space is too small for the proposed plan and that the open patio is a concern to the residents. She indicated that the 6' wall surrounding the patio would only be a height of 3'8" on the 17<sup>th</sup> Street side, and noise from the patio would carry into the neighborhood. She asked that the Commission consider the location of the proposed patio directly adjacent to residences. She indicated that the parking lot is an odd shape and would result in problems with ingress and egress. She indicated that people parking for the establishment on the adjacent streets is a concern. She indicated that the hours of operation are a concern to the adjacent neighbors who wish to sleep at night. She indicated that the City does not need two establishments that serve alcohol within a half block of each other. She indicated that Grunions serves food until 11:00 p.m. and does not have an outdoor patio.

**Joseph Mueller**, a Manhattan Beach resident, read a letter that he sent to the Alcoholic Beverage Control board in January regarding the project. He stated in the letter that alcohol was not served at the previous businesses on the site. He indicated that the location of the subject site to the adjacent UPS store create a concern with safety given the large amount of pedestrian traffic. He indicated that the mailboxes at the UPS store to the south of the subject site are accessible 24 hours. He said that the UPS store generates a large amount of pedestrian traffic, with over 250 people accessing the store daily. He commented that his concerns are regarding someone walking along the street being hit from a car leaving the subject establishment, which is a particular concern with alcohol service. He indicated that customers leaving the subject establishment are concentrating on oncoming southbound traffic on

Sepulveda Boulevard rather than pedestrians that may be crossing the driveway. He said that he feels the request for alcohol service should be withdrawn due to safety concerns.

**Mr. Seaman** indicated that he should not be responsible for all of the traffic and parking problems on Oak Avenue. He commented that he should not be held responsible for parking issues with the UPS store on the adjacent property. He pointed out that allowing people to leave their restaurant drunk would be in violation of their alcohol license, and he cannot be held responsible for safety concerns that have not occurred. He pointed out that there would be a 6 foot wall brick surrounding the patio. He indicated that they have supplied detailed plans for the project which would supply adequate parking. He stated that the business is located on Sepulveda Boulevard. He pointed out that they would exceed the parking requirement by four parking spaces when the patio is closed. He said that they are providing the requirements that are necessary for operating a business. He indicated that they do not plan to operate the restaurant 24 hours if there is no demand, but they want to have the option of allowing it to remain open. He suggested that the Conditional Use Permit include conditions that a bar area and barstools not be permitted and that the kitchen must remain open while the restaurant is in operation. He said that they are hoping to incorporate full table service if they are able to support the staff.

In response to a question from Chairperson Paralusz, **Mr. Seaman** said that they are requesting hours for alcohol service of 11:00 a.m. to midnight seven days a week inside the restaurant.

In response to a question from Commissioner Fasola, **Mr. Seaman** said that they are requesting background music on the patio. He also indicated that they would like the ability to provide full table service rather than only provide for ordering at the counter. He pointed out that there is not a difference with the alcohol license as to whether alcohol is ordered at a counter or served at a table provided that it is served with food.

Chairperson Paralusz closed the public hearing.

### **Commission Discussion**

In response to a question from Commissioner Fasola, Director Thompson stated that providing full table service as opposed to having customers order at a counter changes the parking requirement. He commented that the establishment was initially proposed as a take-out restaurant in order to meet the parking requirements.

In response to a question from Commissioner Fasola, Assistant Planner Ochoa said that the parking ratio for full service restaurants is one parking space per 50 square feet of seating area. She indicated that the parking requirement for fast food establishments with counter service is 1 parking space per 75 square feet of gross floor area. She stated that the existing parking is



allowed to remain to provide for the main restaurant area, and the applicant would provide an additional four parking spaces to accommodate the proposed patio area of 336 square feet.

In response to a question from Chairperson Paralusz, Director Thompson said that the plans were revised initially before the project came to the Commission at the last hearing regarding the issue. He said that the initial plans had smaller patios in the front and in the rear which was then combined with a larger patio in the rear. He stated that the initial project also indicated certain operating hours which the applicant changed at the previous meeting. He said that the Commission then directed that the project be renoticed to include the new project description of 24 hour operation for the restaurant. He indicated that the Police Department may have provided comments for the revised plans because of concerns with the change in the request to a larger patio in the rear. He commented that the Police Department also did not initially consider that the establishment would be operating 24 hours.

In response to a question from Chairperson Paralusz, Director Thompson said that the staff report is finalized and put on the City's website on the Friday afternoon before the meeting. He said that the staff report is provided to the public once it is delivered to the Commissioners. He commented that the applicant does not receive the staff report before it is available to the Commission and the public.

In response to a question from Commissioner Fasola, Director Thompson indicated that his understanding is that the applicant's main disagreement with the draft Resolution as proposed is regarding 24 hour operation of the establishment. He said that staff is confident with the conditions as presented in the draft Resolution for the proposed project. Staff has not changed its recommendation to prohibit 24 hour operation at the subject site without changes. He indicated that the applicant would currently be allowed to operate on the site but would not be able to have alcohol service or an outdoor patio. He pointed out that the applicant also has the right to appeal the decision of the Commission to the City Council.

Commissioner Fasola indicated that residents who live on Oak Avenue must accept that there is an impact from businesses located on Sepulveda Boulevard. He stated that exiting onto Oak Avenue would be less dangerous than exiting onto Sepulveda Boulevard, and he is not convinced that closing the driveway to Oak Avenue after 10:00 p.m. would be the best option for safety. He indicated that he does have a concern with opening a patio in a residential area, as it can be very difficult to eliminate issues with noise. He commented that he would suggest allowing operating hours Sunday through Thursday for the interior of the restaurant until midnight and limiting the hours on the patio from 8:00 a.m. to 9:00 p.m. daily.

Commissioner Andreani indicated that the restaurant would bring a unique style to the Sepulveda Corridor. She said that the residents knew that they are near a commercial area, and the applicant knew that they were buying near a residential area with mixed use. She said that

she would not support allowing 24 hour operation, and it was not included as part of the original proposal. She stated that she would support operating hours for the restaurant between 7:00 a.m. and midnight and for the patio between 10:00 a.m. and 9:00 p.m. She commented that she does not feel there is a need for the patio open at 8:00 a.m. for breakfast. She indicated that she would support restricting ingress and egress from Oak Avenue between 10:00 p.m. to 6:00 a.m. She commented that she feels the hours for alcohol service should be limited to the hours of operation within the restaurant as well as on the patio. She commented that she feels parking requirements should be based on occupancy of a restaurant rather than based on the square footage.

**Commissioner Andreani** indicated that she feels the decision of the Commission should be based on the proposal for counter service with 22 parking spaces being required rather than for a full service restaurant. She commented that the proposal was originally for no video or music on the outdoor patio; however, she would not object to allowing low level background music on the patio. She indicated that she is concerned that noise would escape from the patio and impact the neighboring residents, which is a reason to limit the hours for use of the patio.

In response to a question from Commissioner Andreani, Director Thompson said that the proposal does meet the City's requirements regarding signage.

Commissioner Fasola said that he would support maintaining the Code requirement for restricting ingress and egress from the driveway onto Oak Avenue between 10:00 p.m. and 6:00 a.m. He indicated that he also would support allowing alcohol service within the hours of operation for the restaurant and for the patio. He commented that he would not support allowing background music on the patio. He indicated that he is concerned with any noise from music on the patio impacting the neighbors.

Commissioner Andreani indicated that she would also agree to prohibiting music on the patio, as she is also concerned with any noise impacts to the neighbors.

Chairperson Paralusz stated that the business will be a great addition to the neighborhood. She commented that while neighboring residents should expect some noise being located next to a commercial district, the applicant also has a responsibility to be a good neighbor to the adjacent residents. She commented that she feels staff has done a good job of balancing the input of the Commission and the neighbors with the concerns of the applicant in running a successful business. She pointed out that the applicant could currently open a 24 hour establishment on the site with no alcohol service or patio, and that entitlement ends when changes are approved with a new application. She indicated that she is not in favor of allowing 24 hour operation for the subject establishment, particularly because of the close proximity of the adjacent residents on Oak Avenue. She said that The Kettle is not located adjacent to residents. She commented that she would not support allowing the subject restaurant to be open 24 hours given that it

would include alcohol service and have a patio located 50 feet from adjacent homes. She indicated that it is easier to add operating hours than to remove operating hours after a Use Permit is approved. She also pointed out that the entitlements remain with the property for future operators. She suggested adding language into Condition 19 to allow for security lighting. She also suggested adding language in Condition 22 to allow for heaters on the patio.

Director Thompson said that staff will add language to allow for minimal security lighting. He pointed out that Condition 22 would allow for heating on the patio if it is done appropriately and approved.

Chairperson Paralusz commented that she would support allowing hours of operation for the patio between 8:00 a.m. to 9:00 p.m. daily and hours of operation for the main restaurant between 7:00 a.m. to midnight daily. She commented that she would support enforcing the ingress and egress from the parking lot onto Oak Avenue between 10:00 p.m. and 6:00 a.m. She stated that she also would support limiting alcohol service to the hours of operation for the restaurant and patio. She indicated that she also would not support allowing music on the patio, as she does not feel that any music could be approved without being micromanaged. She said that she can support the signage as proposed.

The Commissioners agreed to support allowing hours of operation from 7:00 a.m. to midnight for the main restaurant and 8:00 a.m. to 9:00 p.m. for the patio seven days a week.

**Mr. Skelton** pointed out that they have added a roof on the patio and increased the height of the wall from 6' to 6'6" on the west and south sides. He commented that there was consideration of making the wall 8' on the side adjacent to 17<sup>th</sup> Street. He indicated that arriving at the design has been an ongoing process with staff. He commented that the background music on the patio would be at a level of approximately 5 decibels, and the level of street noise would be higher than the level of the music. He said that they are not proposing to have a video screen on the patio. He stated that the video screen inside the restaurant would have surfing videos and videos that are provided by customers.

Chairperson Paralusz commented that she would want to ensure that any videos brought in by customers are screened before they are placed on the video screens.

**Mr. Seaman** commented that there would be review and editing before any videos from customers are put on the screens.

**Mr. Skelton** indicated that the operation would not remain open 24 hours if there is not enough business during late hours to support the staff. He said, however, that they would like to have the opportunity to remain open 24 hours, particularly during the summer. He pointed out that the level of parking demand would be reduced if they had full table service. He said that the

parking requirement for full table service is based on the square footage of dining area, which would result in a requirement of approximately 20 parking spaces rather than 22 as required with counter service.

### **Action**

A motion was MADE and SECONDED (Fasola/Andreani) to **APPROVE** a Use Permit for an existing restaurant to allow on-site consumption of beer and wine, outdoor dining and operating hours for HotDoggers, Inc. located at 1605 North Sepulveda Boulevard with the revision of Condition 10 to reflect permitted operating hours between 7:00 a.m. to midnight seven days a week for the main restaurant and between 8:00 a.m. and 9:00 p.m. seven days a week on the patio; with the change to Condition 19 to state: "Outdoor lighting on the rear parking lot, building and entire site shall be minimized and shielded ~~and turned off~~ after hours to lessen impacts to nearby residential"; with the revision to the first sentence of Condition 11 to read: "The business shall ~~have a limited menu and~~ provide complete meals so as not to become a sports bar . . ."; and with the addition of language to Condition 10 to state that alcohol service shall be permitted during same hours as permitted for operation of the restaurant and patio.

AYES: Andreani, Fasola, Chairperson Paralusz  
NOES: None  
ABSENT: Seville-Jones  
ABSTAIN: None

Director Thompson explained the 15-day appeal period and stated that the item will be placed on the City Council's consent calendar for their meeting of May 17, 2011.

#### **6. AUDIENCE PARTICIPATION**

#### **7. DIRECTORS ITEMS**

#### **8. PLANNING COMMISSION ITEMS**

Commissioner Fasola commented that he will be moving to Hermosa Beach, and his last meeting will be May 25, 2011.

#### **9. TENTATIVE AGENDA May 11, 2011**

#### **10. ADJOURNMENT**

The meeting was adjourned at 8:50 p.m. to Wednesday, May 11, 2011, in the City Council

Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN  
Recording Secretary

ATTEST:

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RICHARD THOMPSON  
Community Development Director

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4-29-2011 BY LOUIS SIKELTON, ARCHITECT

RE: 1605 N. SEPULVEDA BLVD  
HOT DOGGERS RESTAURANT.

THIS APPEAL IS TO CITY COUNCIL THE  
RESOLUTION APPROVED ON APRIL 27, 2011  
BY PLANNING COMMISSION.

THE PUBLIC PERCEPTION FROM THE  
PLANNING DEPT NOTICE WAS THAT  
THIS APPLICATION WAS FOR A BAR.

THE APPLICATION IS FOR A 24 HOUR RESTAURANT  
WITH LIMITED HOURS OUTDOOR DINING  
AND LIMITED HOURS OF BEER WINE SALES.

THE REQUEST INCLUDES.

1. WAIVER OF APPEAL FEE
2. 24 HOUR OPERATION OF FOOD SERVICE
3. OUTDOOR DINING IN COVERED, ENCLOSED  
PATIO W/ 6'-6" HIGH SOLID WALLS OF  
7AM-10PM SUNDAY-THURSDAY & 7AM-MIDNIGHT  
ON FRIDAY-SATURDAY
4. BEER-WINE SALES FROM 11-MIDNIGHT  
INSIDE & ON PATIO WHEN OPEN.

REVISED RESOLUTION WITH ALL CORRECTIONS  
TO BE FORWARDED ON OR BEFORE MAY 5, 2011.

This appeal is:

This appeal is consistent with the General Plan. The existing restaurant site for the last 38 years is in an established commercial area with 24 hours rights existing and the noise generating uses within the building are located adjacent to the Commercial Street and commercial businesses on either side. The building to the south a UPS Store serving approx 250 postal customers in the area also operating 24 hour for the past decade.

**1. Allow food service to continue inside the restaurant 24 hours Daily to service the local business. Many would be serviced, Standard Oil, Federal Express, Skechers, Raleigh Studios, air cargo companies and local late night airport service personnel just to mention a few. 24 hour food service to local residents, airport commuters catching early morning or arriving on redeye flights at LAX, and provide food service for early morning commuters, surf teams and members of Health Clubs coming out in the early morning hours, again just to mention a few that would benefit with just too many to list. There is only one food service operation in area, residents, employees, customers, vendors, hotels guests, visitors, beach goers, airport travelers and so forth will all benefit.**

The Sepulveda Corridor through Manhattan Beach is home to many 24 hour operations with little food service accompaniment, such as two Large Box drugstores with alcohol sales from 6am to 2 am (Walgreens was approve last month, two blocks from HotDoggers), a convenience market with 24 hour sales and alcohol from 6am to 2 am, a 24 hour gas station, seven 24 hour Motels with parking lots adjoining residential uses, a US Post Office with 24 hour lobby and parking adjoining residential uses, two private UPS type stores with 24 hour access to the lobbies , a car rental company with 24 hour return to parking lot, nine banks with 24 hour ATM machines and a restaurant with 24 hour drive through service backed up to residential uses. In addition, there are five bars that operate until 2 am and three with parking lots adjoining residential streets

**2. Allow for interior operation of restaurant to function as a full menu, full service, sit down, counter service or take-out or delivery with no restrictions on table service or type of food and beverage served.**

The full menu is offering a " Manhattan Beach sports life style concept" that will provide a unique environment for Longboard Hot Dogs, 18 specialty sausages, the 360 hamburger, Hawaiian Plates, Salads and California Beach BBQ, with complete emphasis on food and beer and wine only to be served as a compliment. There is no bar, no bar fixtures, no bar stools, no taps or keg service. The only available storage for alcohol is a 24" wide glass door refrigerator that also has juices, new age sodas, and milk. The projected alcohol sale for this restaurant is less than 4 % of total sales.



**3. Allow for a bench near the front entrance closer to Sepulveda Blvd. for customers to wait for a table or wait while a take-out order is prepared.**

The area proposed for the bench is between the front door and the driveway entrance approximately 40 feet from Sepulveda Blvd. Traffic noise will be louder. This will provide a service for waiting patrons with handicap issues and to avoid standing near the doors or in the lobby. No other food service has this restriction on it in Manhattan Beach. Without a waiting area HotDoggers would lose its dining capability.

**4. Request review of outdoor dining hours from 7a.m. to 10 p.m. daily and 12a.m.(midnight) closing on Friday and Saturday. If a problem is recognized for noise issues a noise study could be required or a review 6 months after opening and appropriate mitigation measures installed per Acoustic Engineer recommendations.**

## **Summary**

HotDoggers will be an asset to the Manhattan Beach Commercial Corridor and provide a convenience and a much needed necessity of "Local" foods at an affordable price for the Citizens of Manhattan Beach.

## **Job Creation and Demand**

The business will provide and could create 34 full time equivalent jobs with up to 32 more part time during peak seasons and hours, with estimated payroll of up to \$500,000 dollars. The sales are projected at the end of year one to be at 1.5 million dollars growing to 2.5 million with related sales tax. Additional over flow services to other businesses are most certain, benefitting all in the area. The demand and need for additional food service will be market driven and the food service will provide a community place especially for our kids with our local South Bay life style.

## **Vitalization**

The site will be an iconic restaurant recognizing Manhattan Beach contributions to surfing and skating with lush tropical landscaping and provide full parking requirements to the standards of the City zoning ordinances and operating under its noise ordinance chapter 5.48 and under its ABC license. HotDoggers interior and exterior design will ignite the Manhattan Beach / Sepulveda Corridor. This addition will take an empty space and create a positive and exciting visual and economic advantage to Manhattan Beach.

**HotDoggers, Inc**

Sandy Saemann,

## BUILD YOUR OWN DOG OR BURGER

- ▶ **STEP 1: CHOOSE YOUR BUN:** HOT DOGS: Cal Beach Bun, Poppy Seed Bun or choose a 14" Grande Tortilla and make any dog into a Burrito Dog! HAMBURGERS: Deluxe or Hawaiian bun.
- ▶ **STEP 2: CHOOSE YOUR DOG OR BURGER:** All dogs and sausages can be steamed, griddled or Beach BBQ'd upon request. Hamburgers can be griddled or Beach BBQ'd.
- ▶ **STEP 3: CHOOSE YOUR FREE TOPPINGS:** Up to 4 free toppings per dog, burger or sandwich.
- ▶ **STEP 4: OPTIONAL:** Choose extra toppings.

### TOP DOGS

- #1 **The Good Dog**  
You can't go wrong! The best value in town . . . \$1.99  
With chili and cheese . . . \$2.49
- #2 **The Long Board Dog™**  
10 inches of pure all-beef flavor . . . \$3.49  
With chili and cheese . . . \$4.49
- #3 **Cal Beach Dog ¼ lb+ Man's Best Friend**  
100% all-beef classic . . . \$3.99  
With chili and cheese . . . \$4.49
- #4 **The Wipe Out™**  
Our 100% pure beef ¼ lb+ Cal Beach Dog thrown into the fryer until she pops, topped with Dog Sauce and onions; it will make your eyes pop out! . . . \$3.95  
With chili and cheese . . . \$4.95  
Total Wipe Out with bacon, chili and cheese . . . \$5.95
- #5 **American Classic Bacon Cheddar Dog**  
Our ¼ lb ABNP dog wrapped in Grade-A maple smoked bacon with Cheddar Cheese . . . \$4.49
- #6 **The New York All-Beef Kosher Dog**  
Made from old world recipes, all New York in a Kosher Tradition . . . \$4.95
- #7 **The "Kobe Beef" Hot Doggie. Simply stated, the "Best of the Best."**  
½ lb of 100% Kobe Beef . . . \$6.95  
Wrapped with smoked bacon then griddled . . . \$7.95

### #8 The DogBurger™

The One that started it all, 3/4 lb+  
One quarter-pound+ of 100% prime ground beef, stuffed and rolled with a ¼ lb+ Cal Beach Dog, stuffed with cheese, wrapped with two strips of hardwood smoked bacon, then grilled on our wood burning California Beach BBQ™ and finished topped chopped lettuce and tomatoes . . . \$8.95  
With chili and cheese . . . \$9.95

### NEW WORLD SAUSAGES

- #9 **.50 Special Kielbasa Polish—Our Biggest Dog**  
Old country flavor, loaded with spices, ½ lb+ . . . \$5.95
- #10 **Chicken Habanero Pepper Sausage**  
Hot and high in flavor, low in fat, high in protein . . . \$5.95
- #11 **Mild & Sweet or Hot Italian Sausage**  
Seasoned with garlic and mama's best, ½ lb . . . \$5.25
- #12 **Chicken Cajun Dog**  
All chicken packed with Southern Louisiana seasoning. The real deal, a ½ lb dog . . . \$5.50
- #13 **The Big Bird ½ lb Turkey Dog**  
The dog that doesn't bark.  
Low fat, great flavor. A good bird dog . . . \$5.25
- #14 **Buffalo Bill Chipotle Dog**  
Domestically raised & handled 100% pure buffalo, seasoned with western favors . . . \$6.95
- #15 **The Bratwurst White Veal Sausage**  
The Best all white veal Munich Style ½ lb . . . \$5.50
- #16 **The Mediterranean Sausage**  
Mediterranean spices, a favorite that doesn't stop . . . \$6.95

### #17 Do Something Rad Dog

Didn't find your favorite dog? A Hueli Dog, that Donald Trump dog, or the Betty Boop dog? No matter what the others places called it, we will make any dog the way you like it or the way you had it somewhere else. Just pick a dog from the list above tell us what you want on it. Go for it... Do something RAD . . . Market Price

### HAMBURGERS

All served with a garnish of pickles, lettuce, tomato and onions: Choose our Deluxe or Hawaiian burger bun.

- #18 **180° Burger**  
¼ lb prime beef patty, grilled to order . . . \$2.95  
With cheese and chili . . . \$3.95
- #19 **360° Burger**  
Two ¼ lb patties of prime beef, grilled to order . . . \$4.95  
With cheese and chili . . . \$5.95
- #20 **540° Burger "For HotDoggers Only!"**  
Three ¼ lb prime beef patties, cooked to order . . . \$6.95  
With cheese and chili . . . \$7.95

### #21 The DogBurger Special

Look Out! Not for Lightweights!  
Our ¼ lb 100% ground beef burger thrown on the BBQ, topped with a filleted griddled all beef dog and fried egg, in our special Cal Beach bun for 200% pure Rad . . . \$6.95  
With chili and cheese . . . \$7.95

### #22 Local Mocco Bra

Our ¼ lb beach grilled beef patty, placed on a huge bed of HotDoggers Famous Hot Dog Fried Rice, then topped with a fried egg and HotDoggers chili . . . \$5.95

### #23 The World Burger

"Best in the World with the World on it"™  
100% all Kobe Premium Beef Pattie weighting in at ½ lb; the best meat you will ever eat served on our world class bun with your choice of four Freebie toppings and three Extra Dig toppings . . . \$9.95

### FREEBIE TOPPINGS

Your choice of any four on any dog, burger or sandwich for FREE. Additional toppings \$.50 each.

Jalapeno Peppers	Chopped Tomatoes
Sports Peppers	Chopped Cilantro
Sweet Peppers	BBQ Sauce
Grilled Peppers	Teriyaki Sauce
Grilled Onions	Chipotle Sauce
Green Onions	Sweet Chili Sauce
Chopped Onion	Kim Chi Sauce
Chopped Red Onions	Longboard Dog Sauce™
Sweet Relish	Beer n' Mustard
Fritos	Mayo
Sauerkraut	Ketchup
Cucumbers	Celery Salt
Julienne Carrots	Blue Cheese Dressing
Chopped Black Olives	Jalapeno Ranch Dressing
Chopped Egg	Thousand Island Dressing
Chopped Lettuce	Caesar House Special Dressing
Chopped Cabbage	

### \$ EXTRA TOPPINGS FOR CASH

Cheddar Cheese . . . \$ .50	Macaroni and Cheese . . . \$ .75
Swiss Cheese . . . \$ .50	Chopped Egg . . . \$ .75
Pepper Jack Cheese . . . \$ .50	Avocado . . . \$ .75
Mozzarella Cheese . . . \$ .50	Chicken Gravy . . . \$ .75
American Cheese . . . \$ .50	Bacon . . . \$ 1.00
Blue Cheese Flake . . . \$ .50	Chili . . . \$ 1.00
Feta Cheese . . . \$ .50	Shrimp Chili . . . \$ 1.50
Parmesan Regiano . . . \$ .50	Fried Egg . . . \$ 1.50
Cole Slaw . . . \$ .50	Grilled Pastrami . . . \$ 1.50
Baked Beans . . . \$ .50	

## SPECIALTY "NO KA OI" PLATES

*"The Best of the Best"*

All Plates are complete meals and come with your choice of two Plate Sides (see Plate Sides below).

Dogs are Steamed, Griddled or Beach BBQ'd upon request. All meats are cooked on our wood burning Beach BBQ.

Choice of a California Beach Bun, or turn any dog into a Burrito dog with a 14" Grande tortilla toasted on the grill.

### #24 The Hog

Our all-pork sausage seasoned to perfection with large cuts of our Beach BBQ country spare ribs and smoked bacon. Your choice of two cheese . . . \$9.00

### #25 Pizza Dog™

Hot or mild Italian sausage and grilled pepperoni smothered in bell pepper, onion, tangy marinara sauce, mozzarella and parmigiano reggiano cheese . . . \$8.95

### #26 Steak Dog™

100% all-beef dog ¼ lb+ topped with cuts of special rubbed California Beach BBQ™ tri-tip simmering in HotDoggers' Beach BBQ Sauce and topped with onions. . . . \$9.95

### #27 Volcano Dog

Chicken dog with habanera peppers seasoned to kill with avocados, pepper jack cheese and topped with island-grown chopped pineapple and la salsa. . . \$7.95

### #28 Manhattan Dog

All white pure veal bratwurst sausage smothered in bacon and piled with mounds of jack, and cheddar cheese and topped with red onion. . . . \$8.00

### #29 Hermosa Dewey BAT Dog

Our 100% pure beef Cal Beach dog, buried in avocado, bacon, chopped tomatoes, chopped egg, fresh mayo, and your choice of cheese . . . \$7.95

### #30 Brewski Hot Cajun Chicken Dog

Our Cajun Chicken ½ lb dog with cuts of Beach BBQ buffalo chicken thighs tossed in hot cayenne pepper sauce, topped with bacon, jalapeño peppers and pepper jack cheese. . . . \$9.95

### #31 The Caesar Dog

Mild Sweet Italian sausage smothered in our California Beach BBQ™ Italian chicken thighs, sautéed in HotDoggers Caesar dressing, topped with lettuce, fresh tomato and Parmigiano Reggiano cheese. \$9.95

### #32 Redondo Ruben Dog

Our ¼ lb all-beef dog buried in fresh N Y style griddle pastrami, piles of hot steamy sauerkraut and topped with our dressing and Swiss cheese . . . \$8.95

### #33 Big Bird Dog

Our ½ lb Big Bird turkey dog, mayo, bacon, chopped egg, chopped tomatoes and avocado . . . \$8.95

## PLATE SIDES

Your Choice of two Plate Sides with a Specialty Plate:

Mac 5™ (Macaroni & Five Cheeses)  
Hot Dog Fried Rice  
Hawaii 5-O Mac Salad™  
Carolina Cole Slaw  
Backyard BBQ Baked Beans™

Any Three Plate Sides . . . . . \$2.99

## A LA CARTE EXTREME SIDES DISHES

Rad Fries™	\$1.75
Rad Fries™ and Country Chicken Gravy	\$2.50
Rad Fries™ and AMNB Chili	\$2.95
Sweet Potato Fries	\$4.25
Rad and Sweet Fries 50/50	\$4.00
Mac 4™ (Macaroni & Four Cheeses)	\$2.50
Hawaii 5-O™ (Hawaiian Mac Salad)	\$1.50
HotDoggers Hot Dog Fried Rice	\$2.50
Carolina Cole Slaw	\$1.50
Backyard BBQ Baked Beans™	\$1.50
Cheddar Cheese Biscuit	\$1.50

## HOTDOGGERS SPECIALTIES

### #34 HotDoggers "California Corn Dog"™

Home-made corn dogs using our special batter, double-dipped and rolled with special toppings  
Regular . . . . . \$2.99  
Onion ring flakes . . . . . \$3.50

### #35 HotDoggers "Hot Dog Soup"™

Spicy sausages, vegetables, mixed beans and a touch of everything good in a special broth.  
Cup . . . . . \$2.50  
Bowl . . . . . \$4.95

### #36 The Iron Man Burrito™

Piled into our 14" Tortilla are two LongBoard Dogs, bacon, chile, slaw, jalapeño, grilled onion, bell peppers and HotDoggers Dog Sauce, topped with cheese and butter toasted on the griddle . . . . . \$6.95

### #37 HotDoggers Shrimp Chili™ & Beans

Lots of baby shrimp and Louisiana sausage, toss in the kitchen sink with a few chili beans and a few spices for kicks, add in a little Father Time, top with cheese and fresh chopped onion. Served with our cheddar cheese biscuit, baked fresh at HotDoggers daily. We guarantee you have never tasted anything like it or so good.  
Cup . . . . . \$4.75  
Bowl . . . . . \$6.50

### #38 Biscuits and Country Gravy

Two baked fresh daily cheddar cheese biscuits smothered in our country chicken gravy; good anytime! . . . \$3.95

## SANDWICHES & WRAPS

Choose our California Beach Bun or turn any sandwich into a wrap with our 14" Grande tortilla.

### #39 Buffalo California Beach BBQ™ Chicken

Cuts of Buffalo thighs, loads of fresh chopped onion, avocado and tomatoes and mounds of lettuce in mayo sauce . . . \$6.95

### #40 California Beach BBQ™ Tri Steak Strips

Our dry-rubbed California Beach BBQ™ Tri Tip, smothered in HotDoggers Beach BBQ™ sauce and onions . . . \$7.95

### #41 Boneless Pork Cal Beach BBQ™ Spare Rib

Cuts of our country ribs with bacon, Backyard BBQ Baked Beans,™ pepper jack cheese and shredded cabbage. . . . . \$6.95

### #42 Pastrami Swiss Cheese Meltdown

Griddled pastrami, melted Swiss cheese with jalapeños and onions, topped with slaw and spicy mustard . . . \$6.95

### #43 California Beach BBQ™ Garlic Chicken

Our boneless California Beach BBQ chicken thighs tossed in pesto garlic sauce with chopped tomatoes, red onions and romaine lettuce . . . . . \$7.95

## AMNB—ALL MEAT, NO BEANS

### #44 HotDoggers AMNB California Chili™

HotDoggers all meat, no beans house recipe is pure and simple; prime chuck beef, a medley of onions and spices and "Father Time" leads you to a particular outcome—the best chili, you ever ate!

Cup . . . . . \$4.95  
Bowl . . . . . \$3.95  
With sour cream and green onions add . . . . . \$ .75

### #45 Chili Mac

A large portion of our Mac 4 (four cheese macaroni) topped with our AMNB chili, cheddar cheese, sour cream and onions; a meal in itself . . . . . \$4.95

### #46 Hawaiian 5-O™ With Chili

Hawaiian Mac salad topped with our AMNB chili, pepper jack cheese, and green onion . . . . . \$4.95

### #47 Frito Chili

A large pile of Fritos covered in our AMNB chili, your choice of cheese on top . . . . . \$4.95

### #48 Chili and Rice

Three scoops of sweet rice or Hotdoggers fried rice with our AMNB chili. . . . . \$3.95



## HOT DOGS A LA CARTE —NO BUNS—

- #49 The Good Dog**  
*You can't go wrong! The best value in town.* . . . . \$1.50
- #50 The Long Board Dog™**  
*10 inches of pure all-beef flavor.* . . . . \$1.99  
*Cal Beach Dog ¼ lb+ Man's Best Friend*  
*100% all-beef classic.* . . . . \$2.25
- #51 The Wipe Out Dog™**  
*Our 100% pure beef ¼ lb+ Cal Beach Dog thrown into the fryer until she pops.* . . . . \$2.25  
*With bacon.* . . . . \$3.95
- #52 American Classic Bacon Cheddar Dog**  
*Our ¼ lb AMNB dog wrapped in Grade-A maple smoked bacon with Cheddar Cheese.* . . . . \$3.99

## SAUSAGES A LA CARTE —NO BUNS—

- #53 The New York All-Beef Kosher Dog**  
*Made from old world recipes, all New York in a Kosher Tradition.* . . . . \$4.95
- #54 The "Kobe Beef" Hot Doggie.**  
*Simply stated, the "Best of the Best."*  
*½ lb of 100% Kobe Beef.* . . . . \$4.95  
*Wrapped with smoked bacon then griddled.* . . . . \$7.95
- #55 .50 Special Kielbasa Polish—  
Our Biggest Dog**  
*Old country flavor, loaded with spices, ½ lb+.* . . . \$4.95
- #56 Chicken Habanero Pepper Sausage**  
*Hot and high in flavor, low in fat, high in protein.* . \$4.95
- #57 Mild & Sweet or Hot Italian Sausage**  
*Seasoned with garlic and mama's best, ¼ lb.* . . . \$4.95
- #58 Chicken Cajun Dog**  
*All chicken packed with Southern Louisiana seasoning. The real deal, a ½ lb dog.* . . . . \$4.95
- #59 The Big Bird ⅓ lb Turkey Dog**  
*The dog that doesn't bark. Low fat, great flavor. A good bird dog.* . . . . \$4.95
- #60 Buffalo Bill Chipotle Dog**  
*Domestically raised & handled 100% pure buffalo, seasoned with western favors.* . . . \$4.95
- #61 The Bratworst White Veal Sausage**  
*The Best all white veal Munich Style ⅓ lb.* . . . . \$4.95
- #62 The Mediterranean Sausage**  
*One-third pound of Mediterranean spices, favorite that doesn't stop.* . . . . \$4.95
- #63 HotDoggers Dog Pound™**  
*We rescued this one right before they were going to give it the needle.* . . . . \$3.95

### #64 SAUSAGE SAMPLER PLATTER

- Your choice of any of the above (one-third pound plus) sausages, prepared on our California Beach BBQ wood burning grill. Includes three world class dipping sauces: HotDoggers Beach BBQ, Pineapple Chipotle and HotDoggers Longboard Dog sauce.™*
- Two sausages . . . . \$8.95  
Three sausages . . . . \$13.50  
Four sausages . . . . \$19.00

## SO CAL SALAD DEPT.

- #65 Build Your Own Farmer's Market  
Mixed Salad**  
*Choice of lettuce: romaine, cabbage or mixed. Choice of four Freebies. Choice of one Extra Dig. Your choice of dressings.* . . . . \$6.95
- #66 Grilled Turkey Cobb Salad**  
*Grilled, diced turkey dog on a bed of crisp romaine lettuce, bacon, blue cheese crumbles, chopped egg, tomatoes and avocado.*  
*Your Choice of dressings.* . . . . \$8.95
- #67 Buffalo Beach BBQ Chicken Salad**  
*Spicy boneless chicken over chopped cabbage and romaine, pepper jack cheese, corn niblets, chopped onions and bell peppers.*  
*Your choice of dressings.* . . . . \$8.95
- #68 Cal Beach BBQ Tri Tip**  
*Special rubbed and grilled Tri Tip on romaine with bacon, chopped egg, bell peppers, tomatoes and grilled onions.*  
*Your choice of dressings.* . . . . \$8.95
- #69 Caesar Chicken Salad**  
*Grilled boneless chicken in sauce, romaine lettuce, mozzarella cheese, croutons and parmesan regiano. Topped with our HotDoggers Caesar dressing . . . \$7.50*  
*Classic Caesar no meat . . . . \$5.50*
- #70 Catalina Chopped Cabbage Salad**  
*On a bed of chopped crisp cold cabbage, cucumber, celery, green onion, tomatoes, feta cheese.*  
*Your choice of dressing.* . . . . \$6.95
- #71 Paddleboard Wedge Salad**  
*Cold iceberg lettuce, green onion, minced tomatoes, sweet corn, bacon, red onion and cheddar cheese. Blue cheese dressing . . . . \$6.95*
- #72 Endless Summer Salad**  
*Black olives, julienne carrots, cucumber, celery, green onion, tomatoes, cilantro, sweet corn and your choice of two cheeses, on a bed of chopped crisp cold romaine.*  
*Your choice of dressings . . . . \$6.95*

## Your Choice of HotDoggers Dressings:

Blue Cheese, Jalapeno Ranch, Thousand Island, Caesar House Special, Miso Salad, Horseradish Dill, La Salsa, Vinaigrette

"Do you know?"  
Who invented snowboarding?

See answer on next page...

"Did you know?"  
Who invented snowboarding?

Answer: Modern snowboarding began in 1965 when Sherman Poppen, an engineer in Muskegon, Michigan invented a toy for his daughter by fastening two skis together and attaching a rope to one and so she would have some control as she stood on the board and glided down the hill. Poppen licensed the idea to manufacture and sold about 1 million "Snowboards" (combining snow and surfers) over the next decade.

## BREAKFAST 6-11 A.M.

- #73 The AM Breakfast Dog**  
*HotDoggers Breakfast Dog sausage, bacon, one egg, hash browns and cheese, topped with chicken gravy (optional), on a Cal Beach Bun.....\$4.95*
- #74 Jibb Breakfast Burrito**  
*Breakfast sausage, bacon, fried egg, hash browns, pepper jack cheese and la salsa on a 14" tortilla and butter toasted on the griddle.....\$4.95*
- #75 The Gnarly Build Your Omelet**  
*Three eggs, three feebie toppings, beef or turkey sausages, hash browns, and cheddar cheese biscuit.....\$4.95*
- #76 The Local Mocco Bra**  
*Your choice of white rice, hot dog fried rice or hash browns with our ¼ lb beach grilled beef patty, bacon, then topped with a fried egg and chicken gravy and severed with a cheddar cheese biscuit.....\$5.95*
- #77 Big Mountain Biscuits and Gravy**  
*Two baked fresh daily cheddar cheese biscuits smothered in our country chicken gravy.....\$3.95*
- #78 Pastrami 'N Eggs**  
*Griddled New York style pastrami and three eggs of your choice, hash browns, covered with cheese and grilled chopped onions.....\$5.95*
- #79 King Kamehameha**  
*Sandwiched between a Hawaiian French toast bun (made with Hawaiian bread) are piles of hash browns, country sausages, eggs, bacon and topped with maple syrup, the kind bra.....\$6.95*

## SWEET DESERTS

- #80 Super Ding Dongs**  
*Nothing like the ones Dad used to eat: unbelievable!*  
Chocolate.....\$4.95  
Red Velvet.....\$4.95
- #81 Fresh Baked Cookies**  
*Fresh baked to order right here*  
Chocolate chip.....\$1.95  
Macadamia nut.....\$1.95

## BEVERAGES

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### *Rent Our Secret Beach Party Patio*

Our private hideaway patio is a tropical beach oasis and a perfect setting for: BIRTHDAYS PARTIES, BUSINESS MEETINGS, SCHOOL EVENTS, PARTIES and SPECIAL OCCASIONS.

Self-Service and Full Service.  
Appetizers, Salads, Dinners, Side Dishes, Condiments, Drinks, Beer, Wine and Desserts.

Call for pricing and reservations  
CHEF JASON— tel: 310-545-0066

### *Your Food, Our Commitment.*

At Hotdoggers we are committed to serving you the best food possible with the highest quality— from breads to deserts.

All of our meats come from free-range humanely raised animals that are fed only natural grains using holistic and natural methods. No antibiotics or hormones. Good for the animals. Good for you. Good for the earth.

All of our serving ware comes from 100% recyclable materials and is 100% recyclable.

Good for you. Good for the earth. Good for us.  
Please drink responsibly.  
Good for all of us.  
Mahalo and Aloha,

*HotDoggers*

RESOLUTION NO. PC 11-06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A NEW OUTDOOR PATIO, AND A NEW ALCOHOL LICENSE TYPE-41 FOR ON-SITE BEER AND WINE LOCATED AT AN EXISTING RESTAURANT AT 1605 NORTH SEPULVEDA BOULEVARD (HOTDOGGERS)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach, California, hereby makes the following findings

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on March 23, 2011 to consider an application for a Use Permit at an existing restaurant to allow outdoor dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North Sepulveda Boulevard in the City of Manhattan Beach. Said hearing was advertised pursuant to applicable law, testimony was invited and received. The item was continued to April 27, 2011.
- B. The Planning Commission conducted a continued public hearing on April 27, 2011 to consider an application for a Use Permit to allow 24 hour operation of an existing restaurant, outdoor dining and a new alcohol license, Type-41 to allow on-site beer and wine at 1605 North Sepulveda Boulevard in the City of Manhattan Beach.
- C. The subject property is legally described as Tract No. 1638 (ex of sts) Lot 1 Block 58 and (ex of st) Lots 23 and Lot 24 located at 1605 North Sepulveda Boulevard in the City of Manhattan Beach.

D. The applicant and business owner is HotDoggers, INC, Sandy Saemann, President  
The property owner is Debbi Saunders as agent for RRSS Properties, LLC.

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E. The property is located within Area District II and is zoned General Commercial (CG) (Lots 23 and 24) and Residential Single Family Design Review Oak Avenue (RS D-5) (Lot 1). The properties to the North are zoned Commercial General and Single Family Residential, to the South (Commercial General, Mixed-Use Commercial and Single Family Residential with Oak Avenue Design Review), to the East, (Commercial General) and to the West, (Single Family Residential)

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F. The General Plan designation for the property is General Commercial (front on Sepulveda Boulevard) and Mixed-Use Commercial (rear on Oak Avenue).

G. The existing subject property includes a building of 1612 square feet. There are a total of 18 parking spaces. The existing restaurant is non-conforming as it does not currently have a use permit.

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H. The subject project reviewed by the Planning Commission on April 27, 2011 consists of the following: 1) Proposed available hours of operation for the restaurant will continue to be 24 hours. 2) A new outdoor rear patio of 336 square feet is proposed with hours to be 7:00 am to 10:00 p.m. Sunday to Thursday and 7:00 a.m. to Midnight Friday and Saturday. 3) The proposed hours for beer and wine service to be 7am to 12:00 am daily for inside dining and the hours of operation for the outdoor dining.

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I. The proposed, casual family style restaurant will include menu items such as hot dogs, specialty sausages, hamburgers, salads and Hawaiian style meals for breakfast, lunch and dinner. The operation of the restaurant will function as a full service, sit down, and/or counter service, and table service will be provided for food and beverages with take-out and food delivery.

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RESOLUTION NO. PC 11-06

J. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

K. This Resolution, upon its effectiveness, allows the following, 1) Operating hours for the restaurant will continue up to 24 hours daily; 2) Operating hours for the outdoor rear patio to be 7am to 10pm Sunday –Thursday and 7 am to Midnight on Friday and Saturday; 3) Alcohol service to be allowed per hours of operation, outdoor patio and 7 am to 12:00 am for inside dining; 4) Outdoor patio not to exceed 336 square feet; with low ambient background music, operating under the Manhattan Beach Noise Ordinance Chapter 5.48.

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L. Based upon State law, and MBLCP Section A.84.060, relating to the Use Permit application for the proposed restaurant, the following findings are hereby made:

1. 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, is consistent with the Commercial Districts Chapter, Section A.16.010-Specific Purposes, since the subject proposal: a) is adding to and creating a vibrant mixture of uses in the area which provides a full range of office, retail commercial, and service commercial uses needed by residents of, b) strengthens the City's economic base, but also protect small businesses that serve city residents, c) creates a suitable environment for various types of commercial and compatible residential uses, and protects them from the adverse effects of inharmonious uses and minimizes the impact of commercial development on adjacent residential districts through the conditions of approval, d) ensures that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located and ensures the provision of adequate off-street parking and loading facilities, through the parking survey and the conditions of approval, e) encourages commercial buildings that are oriented to the pedestrian, by providing windows and doors accessible from city sidewalks at sidewalk level, protecting pedestrian access along sidewalks and alleys and maintaining pedestrian links to parks, open space, and the beach, and f) carries out the policies and programs of the certified Land Use Plan.

In addition the project is consistent with the purpose of the CG General Commercial District which states the purpose is to provide opportunities for the full range of retail and service business deemed suitable for location in Manhattan Beach.

Additionally, although the project is located within the D Design Overlay District there are limited sections that apply to the project. The purpose of the D Design Overlay District, Section A.44.010- Specific purpose and applicability, is to provide a mechanism to establish specific design standards, landscaping and buffering requirements to allow commercial and use of property in a residential area adjacent to Sepulveda Boulevard. Also, existing development with non-conforming access on Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard shall not utilize vehicular access to Oak Avenue between the hours of 10pm to 6am daily.

2. 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, the project is designed as a fast casual family style restaurant with a full menu and complete meals, no dancing, no entertainment, no exterior music except for low level background music, not a sports bar, no screens, videos, music or amplified sound outside except for low level background music, no counter bar seats, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.

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RESOLUTION NO. PC 11-06

The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located, since the required notice and public hearing requirements have been met, all of the required findings have been addressed and conditions will be required to be met prior to the issuance of a certificate of occupancy and start of business operations. Letters were received from neighbors in objection of the subject proposal for 24 hour operation of the restaurant, noise from outdoor patio, parking impacts to neighborhood, increase in traffic from business, beer and wine service at outdoor patio and close proximity to residential. The closest residential uses area 30 feet to the southwest and 90 feet to the northwest away, the prior uses on the site, fast food and ice cream store, with non conforming rights to operate 24 hours for 38 years, and Sepulveda Boulevard traffic is relatively quiet at nighttime.

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3. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated, since the project is designed as a small family style full service, sit down, counter and take-out use and is consistent with the surrounding businesses, no entertainment, or amplified sound will be allowed outside except for low level background music, and the extensive conditions of approval will ensure that there are not detrimental impacts to the neighborhood or City.

- M. A determination of public convenience and necessity is made for the proposed Type 41 alcohol license to allow on-site beer and wine (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of this project approval.

**SECTION 2.** The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit, subject to the following conditions.

*General Conditions*

1. The proposed project shall be in substantial conformance with the plans submitted and the project description, as approved and conditioned by the Planning Commission on April 27, 2011. Any substantial deviation from the approved plans and description must be reviewed and approved by the Planning Commission.

*Alcohol Service*

2. In the event that the business known as the Hotdggers should vacate the premises, the tenant space at 1605 North Sepulveda Boulevard, may be occupied by another similar use, if upon its review, the Department of Community Development determined that the replacement use has the same use characteristics as the subject, casual family-style restaurant. The intent of this condition is to ensure that any replacement restaurant tenant, would be a use similar to Hotdggers.
3. Beer and Wine service shall be restricted to hours of operation for the restaurant and outdoor patio.
4. The property owner shall obtain approval from the State Department of Alcoholic Beverage Control for a Type-41 on-site beer and wine license and shall comply with all related conditions of approval.

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*Operational*

5. Operations shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
6. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter.



RESOLUTION NO. PC 11-06

7. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.

8. The outdoor patio area is limited to a maximum of 336 square feet in area and 30 seats, to comply with the required 22 total parking spaces. No loitering or outside tables or seating shall be allowed along the walkway that leads to the outdoor rear patio along the side of the building, or along any other outdoor walkway. Front door/Waiting area seating on Sepulveda south parking area allowed, under the conditions of Chapter 5.48 of Manhattan Beach Ordinance.

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9. All proposed rooftop mechanical equipment shall be screened from the public right-of-way and any abandoned rooftop equipment shall be removed prior to building final.

10. The hours of operation shall be permitted as follows:

- Restaurant: Up to 24 hours daily
- Outdoor Patio: 7:00 am to 10:00 pm Sunday thru Thursday and 7:00 am to Midnight on Friday and Saturday
- Beer and Wine service shall be restricted to hours of operation for the and outdoor dining and 7 am to 12:00 for inside dining room.

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11. The business shall provide complete meals so as to not become a sports bar, no beer and wine served without a meal, no screens, videos, music or amplified sound allowed outside except for low level background music, no counter bar seats, table service of beer and wine and all food and drinks or to be ordered at the counter.

Noise

12. Upon verified complaint, A noise mitigation study will be required to mitigate noise impacts from the outdoor patio to nearby residential. All recommendations of the noise study shall be incorporated into the design and construction of the outdoor area, as well as operations of the area, to comply with Manhattan Beach Municipal Code noise standards.

t3. No dancing or entertainment shall be permitted on the premises or outside at any time.

t4. All interior music shall be limited to background music and/or television/videos only. The restaurant management shall control the volume of the music or any amplified sound. Exterior music or amplified sound systems or equipment is prohibited except for low level background music.

15. Noise emanating from the site shall be in compliance with the Manhattan Beach Municipal Code Noise Ordinance, Chapter 5.48.

Signage

16. A-frame or sidewalk signs in the public right-of-way shall be prohibited.

17. No temporary signs (banners) shall be erected on the site without City permit and approval.

18. The applicant shall submit a complete sign program including new signage and pole sign for review and approval of the Director of Community Development.

RESOLUTION NO. PC 11-06

*Design*

19. Outdoor lighting on the rear parking lot, building, and entire site shall be minimized and shielded after closing hours to minimize impacts to nearby residential.
20. The restaurant shall install, maintain in good working condition, a mop sink.
21. Access to the outdoor patio is only allowed from an exit door inside the restaurant that leads to a separate exterior walkway along the side of the building. No direct customer access, ingress or egress, is allowed except through the interior of the restaurant.
22. A minimum 6 foot high block wall, as measured from the floor level of the patio, shall be required to surround the outdoor patio. Heaters will be allowed on the patio after being reviewed and approved by the Director of Community Development.
23. The walkway along the side of the building shall be enclosed with a 5 to 6 foot high solid gate and 6 foot high solid fence or wall to direct customers to the rear patio.
24. A landscape plan must be submitted for review and approval and installed before certificate of occupancy.

Deleted: and use a garbage disposal, a trash compactor, and

Deleted: No heaters

Deleted: unless

*Parking and Access*

25. The applicant shall provide 22 parking spaces on-site or fully comply with all Parking Standards for the operation of the restaurant.

Deleted:

*Procedural*

26. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy.
27. Unless appealed by the City Council, the subject Use Permit shall become effective after expiration of the time limits established by the Manhattan Beach Municipal Code.
28. Pursuant to Public Resources Code Section 21089 (b) and Fish and Game Code Section 711.4 (c), the project is not operative, vested, or final until the required filing fees are paid.
29. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

Deleted: and yearly thereafter.¶

**SECTION 3.** Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

RESOLUTION NO. PC 11-06

I hereby certify that the foregoing is a full, true and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 27, 2011, and that said Resolution was adopted by the following vote:

AYES: Chairperson Paralusz, Andreani  
and Fasola

Deleted:

NOES: None

ABSTAIN: None

ABSENT: Seville-Jones

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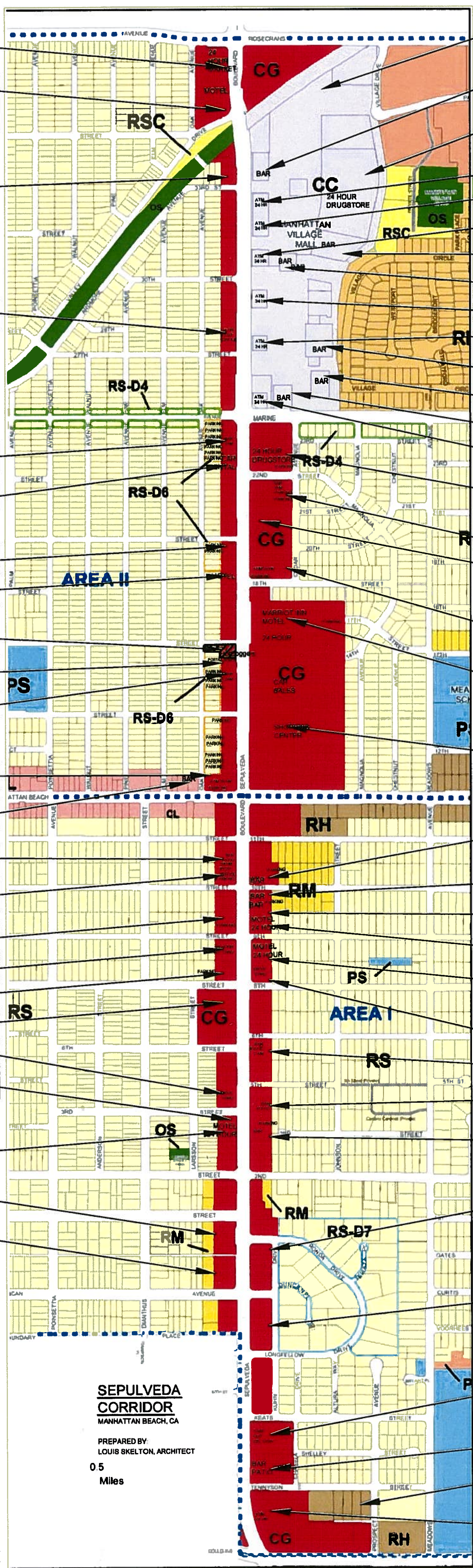
RICHARD THOMPSON  
Secretary to the Planning Commission

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SARAH BOESCHEN  
Recording Secretary



- # \* CHEVRON 24 HOUR MARKET ALCOHOL 2AM
- # \* BELMAR HOTEL ENTRANCE ON OAK STREET OUTDOOR DINING ALCOHOL 24 HOUR
- \* MAHATTAN VILLAGE IN N 24 HOUR
- \* POST OFFICE 24 HOUR ACCESS
- # \* CASTLES SPORTS BAR 2 AM
- \* ENTERPRISE CAR RENTAL 24 HOUR RETURN
- COMMERCIAL PARKING LOT
- HAWTHORNE SUITES 24 HOUR
- PROPOSED HOTDOGGERS 24 HOUR OUTDOOR DINING ALCOHOL TIL 12 AM
- \* UPS POST OFFICE 24 HOUR
- # GRUNIONS BAR 2 AM
- \* WELLS FARGO ATM 24 HOUR
- # KAI BAR
- # THAI BAR OUTDOOR DINING
- \* US POST OFFICE 24 HOUR
- COMMERCIAL PARKING LOT
- \* JACK IN THE BOX 24 HOUR DRIVE THRU
- COMMERCIAL PARKING LOT
- COMMERCIAL PARKING LOT
- DEL TACO DRIVE THRU
- # \* SION BAR OUTDOOR DINING
- # \* SEAHORSE MOTEL 24 HOUR
- \* PANDA EXPRESS
- \* SKECHERS CORP HEADQUARTERS



- SMOKING JOES BAR #
- TIN ROOF BISTRO BAR #
- # \* CVS 24 HOUR ALCOHOL TIL 2 AM
- BANK 24 HOUR ATM
- BANK 24 HOUR ATM
- WELLS FARGO BANK 24 HOUR ATM
- ISLANDS BAR #
- CALIFORNIA PIZZA KITCHEN BAR #
- BANK OF AMERICA 24 HOUR ATM
- BANK 24 HOUR ATM #
- OPEN SESAME BAR #
- CHILIS BAR #
- OLIVE GARDEN BAR #
- CHASE BANK 24 HOUR ATM
- WALGREENS 24 HOUR ALCOHOL TIL 2 AM #
- THE SCHOONER ALCOHOL TIL 2 AM #
- RUBIOS BEER WINE
- BANK 24 HOUR ATM \*
- MARRIOTT INN HOTEL 24 HOUR #
- TARGET ALCOHOL TIL 10 PM #
- VERSAILLES OUTDOOR DINING BAR #
- AMERICAN FARMHOUSE BAR #
- KINDA LAHINA BAR
- COMFORT INN MOTEL 24 HOUR \*
- WAVE MOTEL 24 HOUR \*
- EL POLLO DRIVE THRU OUTDOOR DINING #
- POCKETS SPORTS BAR OUTDOOR SMOKING PATIO #
- EL TARASCO BAR OUTDOOR DINING #
- BIG WOK BAR #
- HI VIEW INN 24 HOUR \*
- SKECHERS CORP HEADQUARTERS \*
- BROOKLYN PIZZA BAR DELIVERY AND TAKE OUT #
- EL TORITO SPORTS BAR OUTDOOR SMOKING PATIO #
- EL SOMBRERO ALCOHOL #
- CHASE BANK 24 HOUR ATM \*

**LEGEND**

- \* 24 HOUR OPERATION
- # 2 AM ALCOHOL
- # ALCOHOL

**SEPULVEDA CORRIDOR**  
 MANHATTAN BEACH, CA

PREPARED BY  
 LOUIS SKELTON, ARCHITECT

0.5 Miles



APPLICANT PLANS  
NOT  
AVAILABLE  
ELECTRONICALLY

<b>CITYWIDE SURVEY OF EATING AND DRINKING</b>						
<b>ESTABLISHMENTS WITH ALCOHOL SERVICE</b>						
	<b>Establishment</b>	<b>Address</b>	<b>Hours of Operation</b>	<b>Alcohol License</b>	<b>Resolution Nos. and Dates</b>	<b>Entertainment</b>
1	Houston's Restaurant	1550 Rosecrans Ave.	6am-12am, Daily	Full Liquor	90-19 07/25/90	None
2	12th+Highland	304 12th Street	10am-12am, Sun-Thu 10am-1am, Fri-Sat	Full Liquor	87-36 12/08/87	Live Entertainment & Dancing
3	Kettle	1138 Highland Ave.	24 Hours Daily	Beer & Wine	83-06 01/11/83	None
4	Mr. Cecils California Ribs	1209 Highland Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	99-09 04/14/99	None
5	Miki Sushi Gallery	2201 Highland Ave.	6am-10:30pm, Daily	Beer & Wine	03-10 5/14/03	None
6	Beach Pizza	3301 Highland Ave.	11am-12am, Sun-Thu 11am-1am Fri-Sat	Beer & Wine	84-31 07/24/84	None
7	The Local Yolk	3414 Highland Ave.	6am-12am, Daily	Beer & Wine	81-50 08/22/81 72-21 03/28/72	None
8	Sloopy's Beach Café	3416 Highland Ave.	Unspecified opening time, Closes by 9 pm	Beer & Wine	83-14 03/22/83	None
9	North End Café	3421 Highland Ave	7am-10pm, Sun-Thu 7am-11pm, Fri-Sat	Beer & Wine	10-06 8/25/10	None
10	Four Daughters	3505 Highland Ave.	Unspecified opening time, Closes by 2am	Beer & Wine	82-32 10/12/82	None
11	Sharkeez	3600 Highland Ave.	No Limits Specified	Full Liquor	83-19 08/26/83	No more than 5 musicians. Live entertainment must stop by 1am
12	OB's Bar & Grill	3610 Highland Ave.	8am-2am, Daily	Full Liquor & Caterers	92-22 10/20/92	Live entertainment 8pm-1am Thu-Sat; 3pm-9pm Sun/Holidays No dancing
13	Pancho's	3615 Highland Ave.	2am (Rest, Bar, Lounge) 9pm (Deck)	Full Liquor	76-10 02/10/76	2 Musicians
14	The Beach Hut	3713 Highland Ave.	7am-1am, Daily	Beer & Wine	86-34 10/28/86	Live entertainment no later than 12:30am daily
15	Summers	3770 Highland Ave.	Unspecified opening time, Closes by 2am	Full Liquor	82-25 08/24/82	None

16	FishBar	3801 Highland Ave.	9am-2am, Daily	Full Liquor	89-50 12/19/89	None
17	Strata	117 Manhattan Beach Blvd.	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	Full Liquor	CC Reso. 6304 04/19/11 PC 11-02 02/23/11	Live Entertainment & Dancing Fri-Sat, till 1am Thu & Sun, till 11:30pm
18	Manhattan Pizzeria	133 Manhattan Beach Blvd.	6am-2am, Daily	Beer & Wine	CC Reso. 5175 06/20/95 86-38 12/09/86	None
19	Sharks Cove	309 Manhattan Beach Blvd.	7am-2am, Daily	Full Liquor	03-24 12/10/03	3 nonamplified muscians, no later than 12am
20	Hennesseys	313 Manhattan Beach Blvd.	11am-2am, Daily	Full Liquor	83-18 04/26/83	Live entertainment til 1:30am, Mon-Sun
21	Café Pierre	317 Manhattan Beach Blvd.	9am-1am, Daily	Full Liquor & Caterer's	94-20 07/13/94	2 entertainers til 1am Fri, Sat & 12am Sun
22	Fusion Sushi	1150 Morningside Dr.	9am-11pm Sun-Wed 7am-12am Thu-Sat	Beer & Wine	03-05 03/23/05	None
23	Pasta Pomodoro	401 Manhattan Beach Blvd.	7am-11pm, Mon-Sun	Beer & Wine	03-05 03/23/05	None
24	Sun & Moon Café	1131 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
25	Post	1142 Manhattan Ave.	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun	Full Liquor	99-20 07/28/99	"Kids Night" Mon 5pm-7pm
26	Katsu	302 Rosecrans Ave.	5pm-11pm Sun-Thu 5pm-12am Sat-Sun	Beer & Wine	02-11 03/27/02	None
27	Verandas	401 Rosecrans Ave.	7am-12am, Daily	Full Liquor	99-15 05/26/99	Entertainment/Dancing subject to permit
28	Kah	1019 Manhattan Beach Blvd.	11:30am-3pm, Mon-Fri 5pm-12am, Sun-Thu 5pm-1am, Fri-Sat	Full Liquor	83-43 08/09/83	None
29	Grunions	1501 Sepulveda Blvd.	No Resolution	Full Liquor	No Resolution	
30	The Castle	2401 Sepulveda Blvd.	Unspecified opening time, Closes by 2am	Full Liquor	80-12 06/22/80	None
31	Cocos	2620 Sepulveda Blvd.	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
32	The Schooner	1120 22nd St.	No Limits Specified	Full Liquor	81-07 02/10/81	None

33	Residence Inn	1700 Sepulveda Blvd.	4pm-9pm, Daily	Beer & Wine	90-24 09/19/90	None
34	Open Sesame	2640 Sepulveda Blvd.	6am-2am, Daily	Beer & Wine	01-27 12/12/01	None
35	CA Pizza Kitchen	3280 Sepulveda Blvd.	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
36	China Grill	3282 Sepulveda Blvd.	6am-2am, Daily	Beer & Wine	01-27 12/12/01	None
37	Joeys Smokin BBQ	3564 Sepulveda Blvd.	6am-2am, Daily	Beer	01-27 12/12/01	None
38	Chili's	2622 Sepulveda Blvd.	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
39	Tin Roof Bistro	3500 Sepulveda Blvd.	11am-12am, Daily	Full Liquor	08-15 11/12/08 01-27 12/12/01	None
40	Lido Di Manhattan Beach	1550 Rosecrans Ave.	6am-2am, Daily	Full Liquor	90-30 10/10/90	None
41	Bristol Farms	1570 Rosecrans Ave. Suite H	7am-10pm, Daily	Beer & Wine & Off Sale General	90-29 10/10/90	None
42	Beech Street Pizzeria	1571 Rosecrans Ave. Suite K	9am-12am, Daily	Beer & Wine	91-04 03/13/91	None
43	Samari Sams Grill	1572 Rosecrans Ave. Suite P	6am-12am, Daily	Beer & Wine	04-12 06/14/04	None
44	Rubios Baja Grill	2000 Sepulveda Blvd.	No Limits Specified	Beer & Wine	71-40 07/21/71	4 Video Games
45	Olive Garden	2610 Sepulveda Blvd.	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
46	Islands	3200 Sepulveda Blvd.	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
47	LA Food Show	3212 Sepulveda Blvd.	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
48	Belamar Hotel	3501 Sepulveda Blvd.	Garden Room & Outdoor Patios: 9am-10pm, Sun-Thu 9am-11pm, Fri-Sat No Other Limits Specified	Full Liquor	91-08 04/23/91	None
49	El Sombrero #2	1157 Artesia Blvd. Suite B	11am-10pm, Daily	Beer & Wine	84-30 06/26/84	None



50	American Farmhouse Roadside Grill	350 Sepulveda Blvd.	8am-4pm, Sun-Mon 8am-9pm, Tue-Sat	Beer & Wine	78-44 10/10/78	None
51	El Tarasco	350 Sepulveda Blvd. #2	10am-11pm, Daily	Beer & Wine	05-03 01/26/05	None
52	Mr. Pockets	516 Sepulveda Blvd.	11am-2am, Daily	Full Liquor	90-04 01/23/90	Pool Tournaments
53	Back Home in Lahaina	916 Sepulveda Blvd.	11am-9pm, Mon-Thu 11am-11pm, Fri 8am-11pm, Sat 8am-8pm, Sun	Beer & Wine	00-38 12/13/00	None
54	Szechwan	924 Sepulveda Blvd.	Unspecified opening time, Closed by 12am, Sun-Thu Closed by 1am, Fri-Sat	Full Liquor	84-43 09/25/84	None
55	The Hanger Inn	1001 S. Aviation Blvd.	No Resolution	Beer	No Resolution	
56	Brooklyn Brick Oven Pizza	500 S. Sepulveda Blvd	6am-10pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	95-20 07/12/95	None
57	El Torito	600 S. Sepulveda Blvd.	11am-12am, Daily	Full Liquor	94-33 11/09/94	None
58	Versailles	1000 Sepulveda Blvd.	7am-10pm, Daily	Full Liquor	86-25 09/09/86	None
59	Sions	235 Sepulveda Blvd.	7am-10pm, Mon-Sun	Beer & Wine	86-15 05/13/86	None
60	Osho	913 Sepulveda Blvd.	No Resolution	Beer & Wine	No Resolution	
61	Thai Dishes	1015 Sepulveda Blvd.	11am-10:30pm, Daily	Beer & Wine	89-03 01/24/89	None
62	El Gringo	921 Sepulveda Blvd.	No Resolution	Beer & Wine	No Resolution	
63	Izaka-Ya	1133 Highland Ave.	11:00am-11:00pm Sun-Wed 11:00am-12am Thu-Sat	Beer & Wine	10-04 07/14/10	None
64	Shellback	116 Manhattan Beach Blvd.	No Resolution	Full Liquor	No Resolution	
65	Rock N Fish	120 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	99-04 02/10/99	None
66	MB Brewing Co	124 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	09-01 01/14/09	None
67	Mangiarno	128 Manhattan Beach Blvd.	11am-12am, Mon-Sat 8am-12am, Sun	Full Liquor	83-28 06/14/83	Maximum 3 musicians, nonamplified
68	Penny Lane	820 Manhattan Ave.	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	Beer & Wine	89-23 06/27/89	Nonamplified live music

69	900 Manhattan Club/Sidedoor	900 Manhattan Ave.	11am-12 am, Mon-Thu 11am-1 am, Fri 9am-12am, Sat-Sun	Full Liquor	CC Reso. 5155 04/04/95	Live allowed on 2nd floor Dancing allowed on Fri/Sat nights
70	Mucho	903 Manhattan Ave.	11am-12am, Sun-Thu 11am-2am, Fri-Sat	Full Liquor	CC Reso. 4108 01/03/84	No Limit
71	Old Venice	1001 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
72	El Sombrero	1005 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
73	Fonzs	1017 Manhattan Ave.	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	Full Liquor	01-04 02/14/01	None
74	Ercoles	1101 Manhattan Ave.	11am-2am, Daily	Full Liquor	85-32 11/12/85	None
75	Mama D's	1125 A Manhattan Ave.	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
76	Wahoo's	1129 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5312 02/18/97	None
77	Darren's	1141 Manhattan Ave.	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor	02-28 08/28/02	None
78	Talia's	1148 Manhattan Ave.	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	Full Liquor	01-24 11/28/01	None
79	Crème De La Crepe	1140 Highland Ave.	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	Beer & Wine	02-14 05/08/02	None
80	Simmzy's	229 Manhattan Beach Blvd.	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	Beer & Wine	03-20 01/22/03	None
81	Le Pain Quotidien	451 Manhattan Beach Blvd.	7am-7:30pm, Daily	Limited Beer & Wine	08-08 05/14/08	2 unamplified entertainiers
82	Shade Hotel	1221 Valley Drive	Zinc Lobby Bar, Terrace, Conf Room and Courtyard-(Special Events)- Su-Th 6am-11pm, F, S and Sun before Mem and Labor days 12am midnight. Courtyard-(Functions)and Roofdeck Daily 6am-10pm	Full Liquor	02-18 07/10/02	2 unamplified entertainiers
83	Petro's	451 Manhattan Beach Blvd Suite B-110	6am-12 am, Sun-Thu 6am-1am, Fri-Sat	Full Liquor	06-20 12/13/06	2 unamplified entertainiers
84	Sashi	451 Manhattan Beach Blvd Suite D-126 1200 Morningside	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor	02-18 07/10/02	2 unamplified entertainiers

85	Il Forniao	1800 Rosecrans Ave. Unit F	6am-2am, Daily	Full Liquor	98-25 08/12/98	None
86	Vacant	200 Aviation Blvd Manhattan Triangle	6am-11pm, Daily	Beer & Wine	02-21 07/24/02	None

**Angelica Ochoa**

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**From:** Debbie Shevlin [REDACTED]  
**Sent:** Wednesday, June 01, 2011 11:49 AM  
**To:** List - City Council; Richard Thompson; Angelica Ochoa  
**Cc:** [REDACTED]; 'Alessandra Waller'; Dave Barakat; "Glenn"; Jeff Ward; 'Jen Temperley'; Karen Green; "oak ave list"; Scott Chamber; 'Susan '  
**Attachments:** 001 - Copy.JPG; IMG\_0392.jpg

Wednesday, June 01, 2011

Manhattan Beach City Council,

The current city parking ordinance 1631 at Grunions is not being enforced, as residents on Oak Ave. How can we accept assurances a similar ordinance will be enforced at Hotdoggers ?

We live on Oak Ave. across from Grunions' parking lot. The parking lot according to the posted Manhattan Beach ordinance 1631 is to be closed from 2200-0600 (10PM-6AM). It has not been closed nightly in over a year.

We have been in regular contact with Jacqueline Harris Manhattan Beaches' Code Enforcement Officer. She has been very responsive with getting back to us and keeping us current with what is happening. She tells us she has been contacting the owners of Grunions and advising them of the need to chain close the parking lot and she will be sending them their second warning today.

As we stated this has been an issue for over a year. The first excuse was they didn't know it was to be closed. That is a very interesting statement since it is posted on the parking lot wall (please see attachments).

The bigger issue to us is that the burden of enforcement is placed on the general public. Forcing resident to complain before anything is done. We feel the city should be a little more proactive in enforcing its own ordinances.

Now the city has approved another bar (Hotdoggers) 3 houses north of Grunions with a parking lot exiting onto Oak Ave. that is to be closed at 2200 (10PM). Who is going to make sure that happens? you? Another resident?

We have been instructed to check and see if the parking lot is closed and report back to Officer Harris. We do not mind doing this if it is what it takes to have the parking lot closed at night and preventing our vehicles from being hit by people leaving Grunions at night (we stopped counting after 5 hit and runs and quit reporting it to MBPD when the officer told me nothing would be done "We just

come and take a report for your insurance company.)”

Will other residents be burden with policing Hotdoggers parking lot? Will families be forced to complain about noisy, inconsiderate people walking to their cars after having a few drinks? Who is going to protect local residents? It’s not like our children can walk safely on the sidewalks to and from school.

It is clear to us that the city is unable to enforce ordinance 1631 with Grunions. We do not feel it will enforce the parking lot closing at Hotdoggers any better than it has at Grunions.

Before one inebriated driver leaving Grunions crashing into another inebriated driver leaving Hotdoggers or worse yet hits a child. I would like to strongly suggest the city reconsider the current new permits for Hotdoggers . It is a lot easier to remove restriction once they are placed then it is place restriction after initially allowing something to be.

Then perhaps when Grunions’ permits come up for review something more enforceable can be done with Grunions .

Placing the burden on private citizens to prove the current permits are a public safety issue is a bit short sighted in our opinions. It would really be unfortunate if nothing was done to prevent public harm until after someone was injured or killed.

Perhaps a more suitable solution would be to:

1. Close off any Oak Ave. parking lot that serves alcohol 24/7.
2. Close other Oak Ave. parking lots after 10P.M.

In the case of Hotdoggers

- Do not grant them a permit to serve alcohol at 7 A.M. Honestly drinking drivers and kids walking to school sharing, a street without sidewalks is a recipe for disaster.
- Instead no alcohol to be served before 11A.M. or after 10P.M.

If Hotdoggers truly would like to serve local families there is really no need to be open after 10P.M. Most children (and many adults) are asleep by 10P.M. If someone wants something to drink after 10P.M. they can walk 3houses down the street to Grunions or be safe and drink in their own home.

Thank you for your time and consideration.

Response requested,

Debbie Shevlin, Ian Waller and Alessandra Waller







**CAUTION**  
One-way Drive  
90 pm to 5 am

**NO  
PARKING**

150



**CAUTION**

**CHEK**

**Driveway Closed**  
**10 pm till 6 am**

M.B. Ordinance 1631

**Angelica Ochoa**

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**From:** Laura Lang [REDACTED]  
**Sent:** Tuesday, May 31, 2011 10:20 PM  
**To:** Angelica Ochoa; Richard Thompson  
**Cc:** Mike Lang  
**Subject:** Hotdoggers Appeal to MB City Council  
**Importance:** High

Dear Manhattan Beach City Council Members-

My husband and I are long-time residents (20 years)/home-owners (13 years) of Manhattan Beach, living at the corner of Oak and 17th for 13 years. We are deeply concerned with the [lack of] planning, subsequent appeal by petitioner and [lack of] attention that our elected and appointed representatives have thus far given to Hotdoggers (new establishment to be located at the corner of 17th and Sepulveda). My husband and I both wrote letters to the Planning Commission in advance of their meeting on 4/27 that subsequently moved the Hotdoggers project forward. We have already gone on record with our concerns and we feel it's important to point out that we have never opposed anything like this before. Our concerns remain about this project not being the 'right' project for this property and location. However, we are now concerned with the process itself.

We strongly feel that the project as it stands is COMPLETELY INAPPROPRIATE for our neighborhood. While the address is on Sepulveda, the impact will be felt by our residential neighborhood (which already carries other issues, like heavy non-neighborhood traffic, speeding in residential neighborhood, lack of non-neighborhood parking--all of which would be exacerbated by stated project).

Specifically, we already have 3 bars within a 2 block radius (Kah, Grunion's, and Castle Bar) and therefore feel that no new alcohol permits should be issued. We are DEEPLY concerned with the hours of operation that the owner intends for his establishment – as well as his intended use of the establishment (positioned as restaurant but operating as bar??). We feel that the city has been way too vague in it's requests of the petitioner and perhaps needs to examine the idea of having a CLEAR, ENFORCEABLE, and CONSISTENT alcohol policy. The hours being requested by petitioner, and those that were approved by Planning Commission, are inconsistent with nearly ALL other establishments in Manhattan Beach – including the downtown area! In fact, there are NO OTHER establishments in Manhattan Beach, except the Kettle, which have 24 hour operation, an open air patio and serve alcohol!!! We are incensed that the City of Manhattan Beach would consider putting this combination of factors together, essentially not present ANYWHERE else in Manhattan Beach, in a well-established neighborhood (the nearest house to this proposed establishment is less than 25 feet away from the back wall of the building). We are also OPPOSED to an open air patio that may emit noise into our residential area – especially late in the evening when school-age kids and working parents are going to bed. Additionally, our understanding is that the site has approximately 70 maximum occupancy. There are approximately 15 parking spaces. There seems to be a disconnect between parking and occupancy – though you cannot have occupancy without providing parking. Where are all these other cars going to park – in the downtown public parking garages?? – no, they will park in our neighborhood.

We have elected officials (who therefore appoint commissioners) who thus far, do not seem to be concerned with representing EXISTING constituents. To our knowledge, the owner is not a resident (and therefore is not a constituent) and were you to do a basic Google search on him, would quickly find out how he does business with the Hermosa Beach City Council. And while we expect that our local government is to be trusted with doing it's job, we have a tough time feeling like they have done their homework.

In these tough economic times, people are looking for ways to hold onto or add to the value of their homes, NOT detract from it. This project is not the right project for this location.

06/01/2011



Please DO NOT approve the alcohol license (no more bars are needed in this section of Oak Avenue); DO NOT approve any hours of operation unless they are consistent with other similar types of establishments, in similar locations; and DO NOT approve an open air patio. Additionally, please carefully and comprehensively examine the following: parking (or lack thereof), the SPECIFIC intended usage of this property, and provide CLEAR, CONSISTENT, ENFORCEABLE alcohol policy that can be readily examined/understood by both neighborhood constituents, owner and law enforcement.

Thank you for your consideration and attention.

Sincerely,

Laura & Mike Lang

## Angelica Ochoa

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**From:** Leilani Kowal [REDACTED]  
**Sent:** Tuesday, May 31, 2011 4:58 PM  
**To:** List - City Council; List - Planning Commission; Richard Thompson; Angelica Ochoa  
**Cc:** Eric Kowal  
**Subject:** Hotdoggers - Comment Letter on Appeal of Use Permit to City Council  
**Attachments:** Hotdoggers\_Kowal Letter\_5-31-2011.pdf; Hotdoggers - Kowal Letter 4-27-2011.pdf

To the Manhattan Beach City Council:

Please consider the attached comment letter regarding Hotdoggers' appeal to the City Council. Additionally, I have attached our previous comment letter to the City Planning Commission, dated April 27, 2011.

Sincerely,  
LeiLani and Eric Kowal

May 31, 2011

City Council  
City of Manhattan Beach  
Manhattan Beach, CA 90266

**Subject: Opposition to Request for Appeal of Use Permit for an Existing Restaurant to Allow On-Site Consumption of Beer and Wine, Outdoor Dining, and 24-Hour Operation, for Hotdoggers, Inc 1605 North Sepulveda Blvd. Unless Requirements are Revised**

Dear Members of the Manhattan Beach City Council:

We adamantly oppose Hotdoggers, Inc. appeal of a Use Permit (Resolution No. PC 11-06) approved by the Planning Commission on April 27, 2011 requesting, among other things, 24-hour service, extended hours for patio dining, and extended hours of alcohol service. This proposed restaurant has continually changed, making it nearly impossible for the public, the City staff, and the Planning Commission to effectively evaluate it. At the hearing, I requested that the Commission delay approval of the Use Permit until staff had enough time to review and address the concerns raised by the adjacent residents regarding safety, traffic, parking and noise impacts. However, Commissioner Fasola insisted on taking action on the Use Permit, and then he abruptly announced that he was leaving the Planning Commission and moving to Hermosa Beach. Knowing this, he should have refrained from – rather than insisted on – voting on this Use Permit and allowed a full commission with new members to address it at a future meeting. With only three commissioners present (1 absence, 1 vacancy), this action was a disservice to the community and has now become a problem for you, the City Council, to resolve. If the City Council approves the Use Permit, please place meaningful conditions on the use of alcohol, outdoor patio, and operating hours so that you protect the adjacent community from the menace this restaurant can potentially become.

**1) The Planning Commission Hearing:**

The Planning Commission was too generous with the conditions approved for the Use Permit, including operating hours until midnight daily, outdoor patio dining, and patio hours until 9:00 p.m. daily. To our dismay, Commissioner Jim Fasola dismissed community concerns about children's pedestrian safety and suggested that 'residents living on Oak Avenue should know they are living next to and will be impacted by commercial businesses.' That is an entirely inadequate response to those that will be DIRECTLY and PERMANENTLY impacted by the new sale of alcohol, the new outdoor patio, and the new longer hours of operation that are unprecedented not just on this site, but for anywhere else in Manhattan Beach adjacent to residences. The Use Permit does not include adequate protections for the adjacent community to ensure that Hotdoggers does not become a nuisance. More importantly, if this restaurant fails, the new conditions allowed under this Use Permit for this site will be grandfathered to the next business.

**2) Hours of Operation:**

The original application showed hours of 7:00 am - 10:00 pm, which was consistent with previous restaurants on this site. The hours approved by the Planning Commission (indoor until midnight) are inconsistent with previous restaurants on this site, and conflict with the restricted egress (exit) onto Oak Avenue, which must be closed 10:00 pm - 6:00 am daily by ordinance. The Use Permit should not allow operating hours beyond 10:00 pm or else it will create a circulation problem such that diagonally parked vehicles on the site will be required to back out of the parking lot onto Sepulveda where there is a blind hill and no stop light, thereby creating a traffic hazard. The City Council should modify the permit to restrict hours of operation to 7:00 am-10:00 pm.

**3) Late Night Patrons:**

Originally, Hotdoggers was presented as a family restaurant, but now it has become clear that the target patrons include late-night "local airport cargo handlers." If alcohol accounts for only 4% of revenues, as Hotdoggers claims in the appeal, then the restriction of hours to 10:00 pm should not negatively impact revenue or patrons. Back in 2006, Sandy Saemann (the President of Hotdoggers) submitted an email comment to the Hermosa Beach City Clerk for a public hearing opposing a Conditional Use/Alcohol Permit for another restaurant, the Stillwater American Contemporary Bistro (Hermosa Beach). His public comment is particularly relevant to today's discussion about Hotdoggers and the appeal for extended hours of operation beyond normal mealtime hours:

<b>From:</b>	Sandy Saemann [ssewww@gte.net]
<b>Sent:</b>	Monday, December 11, 2006 3:05 PM
<b>To:</b>	Elaine Doerfling
<b>Subject:</b>	Stillwater

This is a joke the parking, the place and need for another outlet with alcohol in the city of HB, when are you going to stop. And if you do allow it should be close at 10:00, if not its a bar, we all know that except for a few on the council that blind.

--  
Sandy Saemann  
SSE

<http://www.hermosabch.org/departments/cityclerk/agenmin/ccca20061212/5a.pdf>

**4) Alcohol Service and Pedestrian Safety:**

The Planning Commission restricted the alcohol service to no earlier than 11:00 am, and yet now Hotdoggers is requesting alcohol service starting at 7:00 am This would be just in time for the 7:45 am rush when kids walk and bike to/from school west on 17th Street to Pacific School and American Martyrs a few blocks away. If the City wants to create safe paths to school, then reject the request for alcohol service starting at 7:00 am, especially since Hotdoggers is adjacent to a significant pedestrian school route.

**5) Happy Hour, Draft Beer, and Alcohol Specials Should Be Prohibited:**

The Use Permit does include some restrictions to ensure that it does not operate like a bar. However, it fails to include any restrictions consistent with the Applicant's claim to 'sell only bottled beer from a 24" display unit.' That condition should be included in the permit. In the

absence of any restrictions, Hotdoggers will be able to sell draft pitchers of beer, offer “happy hour” specials every day of the week, and discounts on alcohol just like a bar to attract patrons primarily for drinking, not eating. This should be strictly prohibited, as it is not the standard practice of other restaurants in Manhattan Beach like the Kettle that have beer/wine service and an outdoor patio.

**6) The Outdoor Patio:**

The applicant’s project description and staff report failed to include a discussion about “rental of the secret beach patio for parties” and whether this was an appropriate use of an outdoor space adjacent to residences. Rather than imposing conditions to ensure the patio is used only for an overflow eating area, the Use Permit is entirely silent on the rental of the space for parties. More importantly, the site design appears to allow patio access from the outside only and is not visible or accessible from the interior. The permit conditions do not require proper monitoring to prevent underage drinking. The City Council should remove the outdoor patio from the Use Permit. If the patio is approved, it should be restricted such that it is used only for overflow and not rented out for parties or other organized events that are the source of uncontrolled noise.

**7) Annual Permit Review:**

The approved conditions include an annual review of the Use Permit. The applicant's appeal proposes to have one 6-month review after opening, and proposes to delete the requirement for an annual review of the Use Permit thereafter. This request should be rejected, as the annual review is the only procedural requirement that offers an opportunity for the conditions of the Use Permit to be adjusted if there are any problems that arise.

As our elected officials, please avoid asking the applicant the superficial questions about signage and landscape design. Focus on the tough questions that the community wants answers to regarding alcohol, patio use, and extended hours. There is a lot of room for improvement and we hope that you will consider these comments carefully. We stand ready to work with the Planning staff and Commission to make sure this Use Permit is workable for the community that is impacted, not just Hotdoggers the restaurant. If the applicant's business plan relies on 24/7 operation, alcohol, and a new 30-seat patio and to be successful, then he should have picked a better location with adequate space and parking that is not immediately adjacent to a residential neighborhood with small children.

Sincerely,

LeiLani and Eric Kowal

[REDACTED]

Residents of Oak Avenue  
Manhattan Beach, CA

[REDACTED]

April 27, 2011

Planning Commission  
City of Manhattan Beach  
Manhattan Beach, CA 90266

**Subject: Opposition to Request for Use Permit for an Existing Restaurant to Allow On-Site Consumption of Beer and Wine, Outdoor Dining, and 24-Hour Operation, for Hotdoggers, Inc 1605 North Sepulveda Blvd. Unless Requirements are Revised**

Dear Members of the Manhattan Beach Planning Commission:

As residents of Manhattan Beach for twelve years, parents of two young children, and homeowners near 17<sup>th</sup> & Oak Avenue, we are writing to you to express our concerns and opposition related to the proposed Use Permit for the "Hotdoggers" restaurant at 1605 North Sepulveda Blvd., Manhattan Beach. We understand the City's desire to improve that property and increase city tax revenues, but it should not be at the expense of our community. There are more than a dozen young children that reside near Oak Avenue and 17<sup>th</sup> Street adjacent to the project site, and more if you go further down Oak in either direction or west on 17<sup>th</sup> Street.

As currently proposed, this project doesn't work and can be improved. This restaurant – with alcohol, extended hours and outdoor patio – introduces new safety and nuisance impacts to a quiet family neighborhood with a nearby elementary school where kids walk to/from school. The proposed restaurant and accompanying business plan for a combined 70-seat restaurant and dining patio is not to scale with the existing small lot size and will result in chronic safety, noise, traffic and parking complaints to the City.

**We strongly urge the Planning Commission to continue this hearing until the design of the project is appropriately scaled down to align with the existing lot size and available on-site parking, as well as incorporate adequate and enforceable mitigation measures into this Use Permit that protect the character of the adjacent residential neighborhood.**

The project proponent, Mr. Seaman, indicated at the public hearing on March 23, 2011 that he had support from adjacent residents, yet the public record includes no support letters or public comments that bolster this claim. In fact, the record includes only letters and comments in opposition. Mr. Seaman's claims that Hotdoggers restaurant will not impact our neighborhood are entirely unfounded and should be rejected by the Planning Commission.

We have reviewed the project application (and subsequent revisions), both staff reports, and design submittal (as of 4/19/2011) and I have also come into the City Hall to speak to staff about the project and neighborhood impacts. Contrary to Mr. Seaman's claims, the Police Department review of the project identifies the same impacts raised by the residents:

*“Occupancy factor load of 30 people on the rear patio is a large concentration of people for such a small area, increasing the potential for noise disturbances. The ratio of total location occupancy of 78 persons to 22 parking spaces is inadequate parking. This will force customers to park on the residential side of Oak Avenue and 17<sup>th</sup> Street, increasing the potential for noise disturbances. The increase calls for noise disturbances will increase calls for police services to the proposed location.”<sup>1</sup>*

Ironically, Mr. Seaman is familiar with these types of nuisance concerns, as he has personally testified at the Hermosa City Council on a number of occasions about his own concerns of noise, parking and traffic related to a restaurant, a bar and proposed noise ordinance allowing permitted parties. In 2006 he spoke **in opposition** to a Conditional Use Permit and Alcohol Permit for the Hermosa restaurant Stillwater American Contemporary Bistro. That restaurant was in a commercial mall and did not include outdoor dining.

- *“Sandy Seaman – Hermosa Beach, said the city did not need another bar and two hours of free parking was not enough; said he was a current and past owner of restaurants and that Mr. Shook [the project proponent] was talking about having special banquets, which would increase parking requirements dramatically; said noise from taxis honking horns would increase if this restaurant were approved.”<sup>2</sup>*
- *“Sandy Seaman – Hermosa Beach, said he had mixed feelings about the proposed [Noise Ordinance] amendment, was concerned that this permit would be a license to make noise;”<sup>3</sup>*
- *“Sandy Seaman - expressed concern about noise impacts coming from the open door of the neighboring North End Bar and from customers outside smoking and drinking; suggested a reduction of their bar hours and removal of public parking from the street;”<sup>4</sup>*

Hotdoggers proposes to use the outdoor patio for parties and would be allowed to host them any day or night of the week without requiring a permit. This location is not suitable for that type of use and should be prohibited in the Use Permit.

The Planning Commission should strive for higher standards, especially when considering a new alcohol-serving establishment. To our dismay, the permit conditions are that are being

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<sup>1</sup> Memo from Chris Vargas, Sergeant, Manhattan Beach Police Department regarding Hotdoggers, dated April 10, 2011.

<sup>2</sup> <http://www.hermosabch.org/departments/cityclerk/agenmin/cca20061010/minutes.html>. Conditional Use Permit 06-4 for “On-Sale” Alcohol in Conjunction with a Restaurant, “Still Water Contemporary American Bistro,” and Parking Plan Amendment 06-2 to Modify the Allocation of the Uses Within the Hermosa Pavilion at 1601 Pacific Coast Hwy #170: Excerpt from Hermosa City Council meeting minutes, October 10, 2006.

<sup>3</sup> <http://www.hermosabch.org/departments/cityclerk/agenmin/cca20070522/minutes.html> Excerpt from Hermosa City Council meeting minutes, Proposed Amendments to Noise Ordinance and Adding a Permit System for Parties on Private Property, dated May 22, 2007.

<sup>4</sup> <http://www.hermosabch.org/departments/cityclerk/agenmin/ccm92800.html> Excerpt from Hermosa City Council meeting minutes, September 28, 2000.

Manhattan Beach Planning Commission  
April 27, 2011  
Page 3 of 3

proposed for this Use Permit fall far short of addressing the legitimate concerns by those that will be directly impacted on a daily basis.

Again, we support the addition of a new, attractive, fresh restaurant at 1605 Sepulveda Blvd. and new tax revenue for the City. However, this project must be appropriately scaled for the lot size and location with hours of operation that do not impose safety or nuisance impacts on the residents. The Hotdoggers business plan must not only be viable as a business, it must also be viable as a good neighbor. If Hotdoggers cannot develop a proposal that avoids unnecessary and unreasonable safety and nuisance impacts on residents, then the Use Permit should not be granted for this location. To borrow from Mr. Seaman's own words – we don't need another alcohol establishment – especially one so close to residents and children.

In the attachment, we discuss three areas of concern 1) parking, 2) noise, and 3) traffic, and provide potential remedies that should be further considered by the City. Please consider these comments carefully and take the time to develop thoughtful ways to improve Hotdoggers and address the community's very real and legitimate concerns as part of the requested Use Permit.

Sincerely,

LeiLani Kowal and Eric Kowal  
Residents of Oak Avenue  
Manhattan Beach, CA





## Attachment

### **Hotdoggers, Inc. 1605 North Sepulveda Blvd., Manhattan Beach Request for Use Permit for an Existing Restaurant to Allow On-Site Consumption of Beer and Wine, Outdoor Dining, and 24-Hour Operation**

Safety and Nuisance Impacts and Potential Mitigation for Adjacent Residential Area  
April 27, 2011

- 1) RESIDENTIAL PARKING: We strongly recommend that the Planning Commission reject the proposal for an outdoor patio and thereby avoid further aggravation of existing parking impacts on the neighborhood. The Commission should also require that employees park on-site. If the patio is approved, the Planning Commission should institute a residential parking permit program on Oak Avenue and 17<sup>th</sup> Street to preserve residential parking after 5:00 p.m. on weekdays and all day on weekends.**

The immediate neighborhood has limited residential parking that is regularly used by businesses on Sepulveda at 17<sup>th</sup> Street as overflow parking and employee parking. The proposed Use Permit will require only 22 parking spaces, but the restaurant and patio have a combined location capacity of 78 persons, of which 30 are located outside on the patio. We do not want a commercial business to rely on residential street parking to conduct its business. Even if the restaurant never reaches full capacity, adding 4 on-site parking spots is insufficient to support the increased capacity of the new 30-seat outdoor patio. The conditional requirement that the parking lot be closed from 10:00 p.m. – 6:00 a.m. cannot be reasonably enforced, especially with narrow diagonal parking. It would be unreasonable to expect cars to back up through the parking lot to the Sepulveda entrance to exit the premise. The result will be continued traffic and parking impacts on Oak Avenue.

The 22 parking spaces is a minimum parking requirement, not a maximum requirement, and it is based on the building/patio square footage, not the number of seats. The project site is too small to accommodate the additional parking needs beyond the existing restaurant space. I was told by city staff that street parking is public parking and that Manhattan Beach does not issue residential parking permits, but that is not true. In fact, residential tags are provided for morning hours of 8:00 a.m. – 10:00 a.m. adjacent to Pennekamp School in east Manhattan Beach on Curtis Ave. and Gates Ave. to mitigate residential parking impacts associated with the school. This scenario is no different for residents on Oak Avenue, except that we would experience impacts all day/night, 7 days a week, 365 days a year, while schools operate only 200 days per year.

- 2) **NOISE**: We strongly recommend that the Planning Commission reject the proposal for an outdoor patio and thereby avoid noise/nuisance impacts that cannot be reasonably mitigated. If the patio is approved, the Planning Commission should require that the patio be closed by 8:00 p.m. daily. No parties or organized gatherings should be allowed on the patio.

The noise from patrons dining on the outdoor patio will do nothing but negatively impact the residential neighborhood, especially any noise from proposed uses like birthday parties and sports team parties. Moving it from the front at Sepulveda to the rear, closer to residents, mitigates noise impacts on the restaurant patrons, but not the residents. The patio design that includes a corrugated roof and six-foot walls from the patio level will leave a 4-5 foot opening between the top of the wall and roof and is not sufficient to contain the noise that will spill over into the adjacent neighborhood. Patio operating hours until 10:00 p.m. on weekdays and midnight on Friday and Saturday provide no relief for the surrounding residents. If the patio is approved, it should be open no later than 8:00 p.m. daily. Parties and other organized events that generate noise and parking impacts should not be allowed on the patio.

- 3) **TRAFFIC**: We request that the Planning Commission direct staff to conduct a traffic study on Oak Avenue and develop specific recommendations for the City's consideration and adoption as part of this Use Permit or separate action if necessary.

The single family neighborhood at 17<sup>th</sup> & Oak Avenue is one that has numerous families with young children and pets, as well as an elementary school with kids that walk to/from school. There are at least a dozen young children, toddlers and infants that reside on Oak Avenue and 17<sup>th</sup> Street adjacent to the project site, and more if you go further down Oak in either direction, or west on 17<sup>th</sup> Street. We already experience periods of high volume and high speed traffic on Oak and 17<sup>th</sup> on a daily basis, particularly when Sepulveda is backed up and drivers use our residential street as a short cut. Cars and taxis speed up and down Oak with no regard for pedestrian safety -- a particular concern in the absence of sidewalks. The combination of an alcohol permit, egress from the project site onto Oak Ave. and extended hours to midnight aggravate an already persistent traffic problem and make for an unacceptable safety concern for young children and pedestrians. Just today, we noticed there are new 35 foot long heavy skid marks on Oak at the next block at 19<sup>th</sup> Street. Will it take an accident or fatality before the City takes notice? Why does the Use Permit and proposed conditions provide no mitigation for the increased traffic on Oak, when we clearly have a problem that will be further aggravated?

Some potential mitigation measures that should be considered and evaluated include: 1) move the parking lot egress from Oak Avenue to 17<sup>th</sup> Street so that traffic flows out to Sepulveda instead of Oak Avenue; 2) install a 4-way stop at 17<sup>th</sup> Street and Oak Avenue to improve pedestrian safety and require vehicles to slow to a stop for cross traffic; 3) install marked wide/low speed mounds and signage that force vehicles to slow down on Oak Avenue, while allowing emergency vehicles to pass through at safe speeds without delay; 4) post speed limits and install a permanent speed sign/meter on Oak informing drivers of their actual speed.

**Angelica Ochoa**

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**From:** Leilani Kowal [REDACTED]  
**Sent:** Tuesday, May 31, 2011 10:47 AM  
**To:** List - City Council; List - Planning Commission; Richard Thompson; Angelica Ochoa  
**Cc:** Debbie Shevlin; Dawn Boisvert  
**Subject:** Petition Opposing Hotdoggers' Appeal of Use Permit to Manhattan Beach City Council  
**Attachments:** Hotdoggers\_Signed Petition\_as of 5-31-2011.pdf

To the Manhattan Beach City Council:

For your consideration, please see the attached petition signed by 61 residents (as of 5/31/2011) requesting the City Council to:

1. Reject the appeal being requested by Hotdoggers, Inc.; and,
2. Modify the Use Permit approved by the Manhattan Beach Planning Commission on April 27, 2011 for a proposed restaurant, located at 1605 Sepulveda Blvd., Manhattan Beach by restricting operating hours, eliminating the outdoor patio, and restricting hours for alcohol service in recognition of the significant concerns of residents and other community members regarding safety, traffic, parking, and noise.

FOR THIS SITE, WE SUPPORT:

1. The addition of a viable family restaurant within the existing structure that contributes to the City's economic health;
2. Landscape improvements to enhance the site;
3. Operations that positively complement the surrounding community;
4. Restaurant hours of 7:00am–10:00pm;
5. Beer and wine service from 11:00am–10:00pm; and,
6. Egress closure from 10:00pm–6:00am that is enforced with a rolling gate.

WE OPPOSE:

A restaurant that:

1. Is based on a poorly formulated and continually changing business plan;
2. Permanently grandfathered permit conditions for future businesses on this site that will negatively impact adjacent residents and businesses (safety, noise, parking, traffic);
3. Negatively impacts nearby property values;
4. Operates 24-hour on a site that historically never had a restaurant operate beyond 10:00pm;
5. Serves alcoholic beverages before 11:00am or after 10:00pm;
6. Targets non-family late night patrons including "local late night airport service personnel" (as noted by Applicant);
7. Increases noise impacts from outdoor dining immediately adjacent to single family residential land use;
8. Increases occupancy to 70 people on a small, irregular site;
9. Includes any music or any other amplified sound outside the existing structure; and
10. Remains open beyond parking egress restrictions of 10:00pm–6:00am on Oak Avenue.

Individual comments will be submitted separately.

Sincerely,  
LeiLani Kowal

05/31/2011

61 signatures  
(As of 5/31/11: 18 pgs.)

**PETITION**  
**To the Manhattan Beach City Council**  
**For Public Hearing on Hotdoggers Restaurant Appeal Scheduled for June 7, 2011**


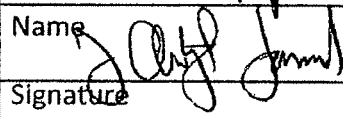
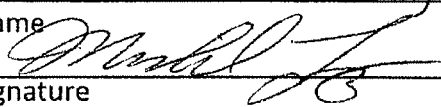

WE, THE UNDERSIGNED, HEREBY PETITION the Manhattan Beach City Council to: 1) reject the appeal being requested by Hotdoggers, Inc., and 2) modify the Use Permit approved by the Manhattan Beach Planning Commission on April 27, 2011 for a proposed restaurant, located at 1605 Sepulveda Blvd., Manhattan Beach by restricting operating hours, eliminating the outdoor patio, and restricting hours for alcohol service in recognition of the significant concerns of residents and other community members regarding safety, traffic, parking, and noise.

FOR THIS SITE, WE SUPPORT:

1) The addition of a viable family restaurant within the existing structure that contributes to the City's economic health; 2) landscape improvements to enhance the site; 3) operations that positively complement the surrounding community; 4) restaurant hours of 7:00am-10:00pm; 5) beer and wine service from 11:00am-10:00pm; and 6) egress closure from 10:00pm-6:00am that is enforced with a rolling gate.

WE OPPOSE:

A restaurant that: 1) is based on a poorly formulated and continually changing business plan; 2) permanently grandfather's permit conditions for future businesses on this site that will negatively impact adjacent residents and businesses (safety, noise, parking, traffic); 3) negatively impacts nearby property values; 4) operates 24-hour on a site that historically never had a restaurant operate beyond 10:00pm; 5) serves alcoholic beverages before 11:00am or after 10:00pm; 6) targets non-family late night patrons including "local late night airport service personnel" (as noted by Applicant); 7) increases noise impacts from outdoor dining immediately adjacent to single family residential land use; 8) increases occupancy to 70 people on a small, irregular site; 9) includes any music or any other amplified sound outside the existing structure; and 10) remains open beyond parking egress restrictions of 10:00pm-6:00am on Oak Avenue.

①	Laura Lang	J. Christopher Lauricella	③
	Name	Name	
			
	Signature	Signature	
Email (optional)			
Address (optional)	██████ Oak Ave, MB 90266	██████ Oak Ave, MB. 90266	
②	Michael Lang	E Lauricella	④
	Name	Name	
			
	Signature	Signature	
Email (optional)			
Address (optional)	██████ oak Ave MB 90266	██████ OAK AVE, MB 90266	

# PETITION

## To the Manhattan Beach City Council

### For Public Hearing on Hotdoggers Restaurant Appeal Scheduled for June 7, 2011

WE, THE UNDERSIGNED, HEREBY PETITION the Manhattan Beach City Council to: 1) reject the appeal being requested by Hotdoggers, Inc., and 2) modify the Use Permit approved by the Manhattan Beach Planning Commission on April 27, 2011 for a proposed restaurant, located at 1605 Sepulveda Blvd., Manhattan Beach by restricting operating hours, eliminating the outdoor patio, and restricting hours for alcohol service in recognition of the significant concerns of residents and other community members regarding safety, traffic, parking, and noise.

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⑤	Jill Tregillis Bacon	Brian Boisvert	①
	Name	Name	
	<i>Jill Tregillis Bacon</i>	<i>Brian Boisvert</i>	
	Signature	Signature	
Email (optional)		Email (optional)	
Address (optional)	Elm Ave	Address (optional)	Oak Ave.
	MB, CA 90266		MB, CA 90266
⑥	Dawn Boisvert		
	Name	Name	
	<i>Dawn Boisvert</i>		
	Signature	Signature	
Email (optional)		Email (optional)	
Address (optional)	Oak Avenue	Address (optional)	

# PETITION

## To the Manhattan Beach City Council

### For Public Hearing on Hotdoggers Restaurant Appeal Scheduled for June 7, 2011




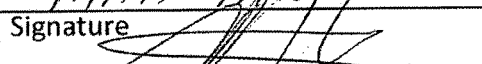
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8 Name <i>Debbie Shevlin</i>	10 Name <i>Ian Waller</i>
Signature 	Signature 
Email (optional) [Redacted]	Email (optional) [Redacted]
Address (optional) [Redacted] block of Oak	Address (optional) [Redacted] Block of Oak
9 Name <i>THOMAS BRENNER</i>	11 Name <i>MATT DAUGGINGTON</i>
Signature 	Signature 
Email (optional) [Redacted]	Email (optional) [Redacted]
Address (optional) [Redacted] Block of Oak	Address (optional) [Redacted] Oak Ave, MBCA

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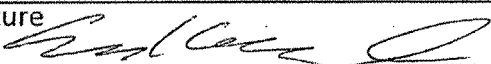

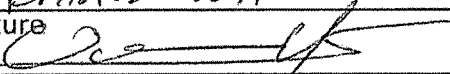

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(2)	Name ERIC KOWAL	Name Leilani Kowal	(14)
	Signature 	Signature 	
	Email (optional)	Email (optional)	
	Address (optional) OAK AVE	Address (optional) Oak Avenue	
(13)	Name STEPHANE WANDEL	Name Olga Amaral	(15)
	Signature 	Signature Olga Amaral	
	Email (optional)	Email (optional)	
	Address (optional) OAK AVE	Address (optional)  Oak Ave.	

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<p>16 Name Megan Morgan</p> <p>Signature <i>Megan Morgan</i></p> <p>Email (optional) [REDACTED]</p> <p>Address (optional) [REDACTED] Oak Avenue, MB, CA, 90266</p>	<p>18 Name LOCCIN JOHNSON</p> <p>Signature <i>Loccin Johnson</i></p> <p>Email (optional) [REDACTED]</p> <p>Address (optional) [REDACTED]</p>
<p>17 Name Oliver Morgan</p> <p>Signature <i>Oliver Morgan</i></p> <p>Email (optional) [REDACTED]</p> <p>Address (optional) [REDACTED] Oak Avenue, Manhattan Beach, CA, 90266</p>	<p>19 Name KEVIN SAMUELS</p> <p>Signature <i>Kevin Samuels</i></p> <p>Email (optional) [REDACTED]</p> <p>Address (optional) [REDACTED] OAK AVE. MB 90266</p>



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<p>20</p> <p>MABEL R JAGATICH</p> <p>Name</p> <p>Signature</p> <p>Email (optional)</p> <p>Address (optional)</p>	<p>22</p> <p>STEPHEN C. JAGATICH</p> <p>Name</p> <p>Signature</p> <p>Email (optional)</p> <p>Address (optional)</p>
<p>21</p> <p>Jeff NEE</p> <p>Name</p> <p>Signature</p> <p>Email (optional)</p> <p>Address (optional)</p>	<p>23</p> <p>BURCIN NEE</p> <p>Name</p> <p>Signature</p> <p>Email (optional)</p> <p>Address (optional)</p>

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<p style="text-align: right;">(24)</p> <p style="font-size: 1.5em; font-family: cursive;">Tracy Stickney</p>	<p style="text-align: right;">(20)</p> <p style="font-size: 1.5em; font-family: cursive;">Ken Stickney</p>
Name	Name
[Signature]	[Signature]
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)
[Redacted] Elm Ave	[Redacted] Elm Ave, MB
<p style="text-align: right;">(25)</p> <p style="font-size: 1.5em; font-family: cursive;">Alex Hodge</p>	<p style="text-align: right;">(27)</p> <p style="font-size: 1.5em; font-family: cursive;">Kathleen Nichols</p>
Name	Name
[Signature]	[Signature]
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)
[Redacted] Elm Ave	[Redacted] Elm Ave. MB

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<p>28</p> <p>Name <i>Kristen Anderson</i></p> <p>Signature <i>Kristen Anderson</i></p> <p>Email (optional)</p> <p>Address (optional) <i>Oak Ave</i></p>	<p>30</p> <p>Name <i>Clara Turner</i></p> <p>Signature <i>Clara Turner</i></p> <p>Email (optional)</p> <p>Address (optional) <i>Oak Ave</i></p>
<p>29</p> <p>Name <i>Lawrence Ribeiro</i></p> <p>Signature <i>[Signature]</i></p> <p>Email (optional)</p> <p>Address (optional) <i>Oak Ave</i></p>	<p>31</p> <p>Name <i>Kirsten Frances</i></p> <p>Signature <i>[Signature]</i></p> <p>Email (optional)</p> <p>Address (optional) <i>Oak Av</i></p>

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<p>32</p> <p style="font-size: 2em; font-family: cursive;">Briana Keatzer</p>	<p style="font-size: 2em; font-family: cursive;">Eugene Kohn</p>
Name	Name
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)
<p>33</p> <p style="font-size: 2em; font-family: cursive;">Victoria Kohn</p>	<p style="font-size: 2em; font-family: cursive;">Dennis McComnick</p>
Name	Name
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)
	OAK AVE

**Brian Boisvert**

---

**From:** (36) Scott Papera [REDACTED]  
**Sent:** Monday, May 30, 2011 11:22 AM  
**To:** [REDACTED]@yahoo.com  
**Cc:** (37) Kathie Papera  
**Subject:** Hot Doggers

Hi Dawn-

Thank you for putting together the opposition flyer for Hotdoggers. My wife Kathie and I would like to sign the petition as well because we vehemently oppose the 24 hour operation of the proposed restaurant. We live on Oak and have enough trouble with drunk drivers leaving Grunions and heading north on Oak to avoid being spotted by police on Sepulveda (a fight for another day). Please add our names to the list of neighbors who do not want Hotdoggers to be open past 10pm.

Thank you.

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Elizabeth Chambers	
Name	Name
Elizabeth Chambers	Signature
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)
[Redacted] Oak Ave M.B.	

39

Sharon Shulby	
Name	Name
[Redacted Signature]	Signature
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)
[Redacted] Oak Ave M.B. 90266	

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CHRIS HONG	MASAKO OSHITA
Name	Name
C. Hong	Masako Oshita
Signature	Signature
[Redacted]	[Redacted]
Email (optional)	Email (optional)
Address (optional)	Address (optional)
[Redacted] OAK AVENUE	[Redacted] Oak Ave.
Name	Name
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)

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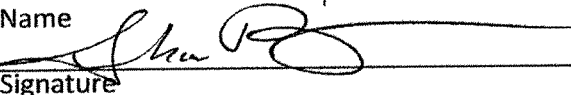








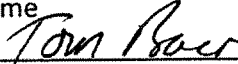


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<p style="text-align: right;">(42)</p> <p style="font-size: 1.2em;">Shannon Ryan</p> <p>Name</p> <p></p> <p>Signature</p> <p></p> <p>Email (optional)</p> <p> Elm Ave, MB 90266</p> <p>Address (optional)</p>	<p style="text-align: right;">(44)</p> <p style="font-size: 1.2em;">CHRIS RYAN</p> <p>Name</p> <p></p> <p>Signature</p> <p></p> <p>Email (optional)</p> <p> ELM AVE MB 90266</p> <p>Address (optional)</p>
<p style="text-align: right;">(43)</p> <p style="font-size: 1.2em;">COLLEEN MCKENNA</p> <p>Name</p> <p></p> <p>Signature</p> <p></p> <p>Email (optional)</p> <p> ELM AVE. MB 90266</p> <p>Address (optional)</p>	<p style="text-align: right;">(45)</p> <p style="font-size: 1.2em;">Tom Bacon</p> <p>Name</p> <p></p> <p>Signature</p> <p></p> <p>Email (optional)</p> <p> Elm Ave., MB 90266</p> <p>Address (optional)</p>



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46 Name Jill White	Name Jon Temperley
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Email (optional)	Email (optional)
Address (optional) [Redacted] OAK AVE	Address (optional) [Redacted] OAK
47 Name Scott C. Chamber	Name Karen Green
Signature <i>[Signature]</i>	Signature Karen P. Green
Email (optional)	Email (optional)
Address (optional)	Address (optional)

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50	52
Name RONALD J. GARFINKEL	Name Natalie Sagadevan
Signature <i>Ronald J. Garfinkel</i>	Signature <i>NPSagadevan</i>
Email (optional)	Email (optional)
Address (optional) [redacted] OAK	Address (optional) [redacted] oak Ave.
51	53
Name Adi Zucker	Name Eric Zucker
Signature <i>adi Zucker</i>	Signature <i>ez</i>
Email (optional)	Email (optional)
Address (optional) [redacted] oak Ave	Address (optional) [redacted] oak Ave
Address (optional)	Address (optional)

# PETITION

## To the Manhattan Beach City Council

### For Public Hearing on Hotdoggers Restaurant Appeal Scheduled for June 7, 2011




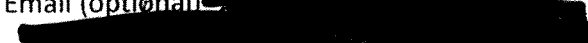

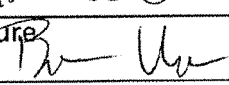
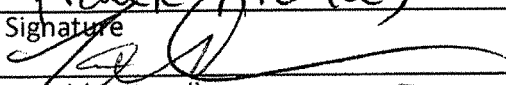

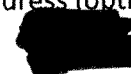

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54	Name	JEFF WARD	Name	David Bueket	56
	Signature		Signature		
	Email (optional)		Email (optional)		
	Address (optional)	1413 OAK, MB, 90266	Address (optional)	 Oak Ave MB 90266	
55	Name	Bruce Unouca	Name	Frank Arenas	57
	Signature		Signature		
	Email (optional)		Email (optional)		
	Address (optional)	 Oak Ave	Address (optional)		

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(58) Name <u>GLENN HENRY</u>	Name <u>JEFF WHITE</u> (60)
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Email (optional) <u>[Redacted]</u>	Email (optional)
Address (optional) <u>[Redacted] OAK AVE. MB 90266</u>	Address (optional) <u>[Redacted] OAK AVE</u>
(59) Name <u>Susan Brady Henry</u>	
Signature <u>[Signature]</u>	Name
Email (optional) <u>[Redacted]</u>	Signature
Address (optional) <u>[Redacted]</u>	Email (optional)
Address (optional) <u>[Redacted] Oak Ave</u>	Address (optional)

Manhattan Beach 90266  
pg. 17

# PETITION

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61

Name Doug Shulby Jr	Name
Signature <i>[Handwritten Signature]</i>	Signature
Email (optional) [REDACTED]	Email (optional)
Address (optional) [REDACTED] OAK AVENUE	Address (optional)
Name	Name
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)

## Angelica Ochoa

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**From:** K Anderson [REDACTED]  
**Sent:** Wednesday, May 25, 2011 11:03 PM  
**To:** Angelica Ochoa  
**Subject:** Oppose Hotdoggers Appeal to MB City Council

**Importance:** High

To the Manhattan Beach City Council,

As a resident of Manhattan Beach I am greatly disappointed by the MB Planning Commission's approval of a Use Permit for Hotdoggers (ref Resolution No. PC 11-06). Clearly the members have not even bothered to see the site in person to appreciate the impact the request would have to the adjacent residential neighborhood. I absolutely oppose the appeal requested by Hotdoggers without modification. I do support modifications which include the elimination of an outdoor patio, restricting hours for alcohol service (11am - 10pm), and enforcing egress closure from 10pm - 6am to Oak Ave. The request made by Hotdoggers is completely inappropriate for this location and is inconsistent with nearby businesses of a similar nature (Castle Bar, Kah Restaurant & Lounge, and Grunions Bar). The fact that the approval of this request without modification would allow all future businesses to operate 24/7 should not be taken likely. There are NO other businesses in the immediate area with these operating hours - This is NOT the business to set that precedence. As a MB resident who votes, i urge the council to reject the appeal requested by Hotdoggers and modify the Use Permit approved by the MB Planning Commission.

Thank you for your common sense in this matter.

Regards,  
K. Anderson  
Oak Ave Resident.

>

**Angelica Ochoa**

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**From:** Kenneth Simon [REDACTED]  
**Sent:** Friday, May 20, 2011 4:23 PM  
**To:** Angelica Ochoa  
**Subject:** Appeal of Hotdoggers, Inc

Dear Ms. Ochoa,

Please accept my letter in response to a mailing notifying us that an appeal by a proposed restaurant, Hotdoggers, is pending and that they made a request to serve alcohol until midnight at their proposed 24 hour restaurant. The proposed restaurant is directly behind our home and one block away. I live at [REDACTED] Elm Avenue. My husband and I are opposed to a restaurant operating at that location with a 24 hour per day schedule. Furthermore, we are opposed to their serving alcohol for that length of time or even until midnight.

As residents who have resided here for a scant 1 and 1/2 years, we have had 3 incidents involving people wandering into this block and creating trouble. At midnight one evening, someone knocked very hard and loudly on my front door. When I called to them from behind the closed door, they disappeared. I called the police who were already looking for someone who had just done the same thing on the block before mine (the other side of 17th street). 4 police vehicles arrived and scouted the area without successfully apprehending said perpetrator. The Police informed that they believed it may have been someone who was drunk and trying to find their way back home.

On another occasion, my vehicle which was locked and parked on my driveway overnight (next to and under my living room windows) was broken into and the contents of the glove compartment strewn about the seats and floor. The officer apologized for her delay that Monday morning and said that they were following calls of home break-ins where the person rapped loudly on the front door and if no one answered, then they attempted entry at a rear door. In one incident that morning, two children at home did not answer but called the police when back door entry was attempted. The Police successfully arrested on one of the calls that morning.

Lastly, during a short time here, I drove home one evening and saw that the police had detained a male on the corner of 17th Street and Elm. I suspected he had wandered down from Sepulveda Blvd into the area and they were called and were investigating. These wanderings into the area are not new. I have been informed by the Police that truck loads of people are brought in and dispersed. All solicitors must acquire a license beforehand and we should be wary of unlicensed solicitors. I have witnessed illegal soliciting and in one case, the subject tried to convince me that a neighbor (using her first name) sent him. The proposed Hotdoggers with a proposed rear dining patio would encourage additional wanderings into an exclusively single home, bedroom community.

Beyond the above concerns, I have a deep concern that our proximity to the Marriott Residence Inn, which would be located directly across the street from the proposed Hotdoggers is yet another serious complication for our security within these few blocks. As a transplant from the East coast, I lived approximately 6 months at the Marriott. During our time there, the hotel had serious security issues on the weekends. The manager at the time, hired independent security guards to monitor weekend activity. Weekend guests at the hotel would arrive after 5pm and came in large groups and booked blocks of rooms. They left their doors open between and among the rooms, played loud music, sprawled out into the parking lot and basically drank and partied all night. The police were routinely called in also to settle them and restore peace.

We believe that a walk across the street to a restaurant, with an outside patio, serving alcohol will be an attractive nuisance. Additionally, a rear patio would place the hazard even closer to our doorstep and invite patrons to walk around the block before returning to the hotel. Such rear patio would face them in our direction. It is not only conceivable but also probable that a 24 hour per day operating schedule would beckon the transients who sojourn at the Residence Inn on summer nights. Add to that, the liberal availability of alcohol and I am certain, our peaceful enjoyment of our new home will be great jeopardized and affected.

A neighborhood restaurant is one thing, but another bar is another. There is a bar located a half block north of

05/20/2011

the proposed Hotdoggers on Sepulveda and one on the corner of Oak and Sepulveda, and one near Marine and Sepulveda. It seems there are enough places for drinkers to go already. (which our police department acknowledge, have patrons who cannot always find their way home)!

Clearly, a 24 hour restaurant is also unwarranted in this residential community. The Kettle, which operates 24 hours at the corner of Highland and Manhattan Beach Blvd is in the business district. Similarly, IHOP on Sepulveda in El Segundo is near LAX. No other businesses near here on Sepulveda (not even the Marriott, where presumably everyone is sleeping and I know, the front door is locked) is open 24 hours. Why would we invite a restaurant with a 24 hour schedule to spew cooking odors, noise and traffic into a neighborhood where children are sleeping before school and parents are sleeping before work?

Thank you for your thorough investigation into this matter and for allowing our input. We will be out of town for the next meeting but would be otherwise available if needed.

Respectfully submitted,

Mary (and Ken) Simon  
[REDACTED] Elm Avenue



## Angelica Ochoa

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**From:** joni wells [REDACTED]  
**Sent:** Friday, May 20, 2011 8:51 PM  
**To:** Angelica Ochoa  
**Subject:** 1605 Sepulveda Planning Permit Appeal (HOTDOGGERS, INC).  
**Importance:** High

I received notification of the appeal of the planning restrictions vis-a-vis hours of operation and alcohol service re: 1605 Sepulveda Planning Permit Appeal (HOTDOGGERS, INC).

The notification stated that one could provide written comments but NOT to whom the comments should be addressed; ergo I am sending my comments to you in the expectation that you will forward them to the appropriate party (and CC me) or tell me whom I should write.

**Any deleterious conditions produced by cooking odors, outdoor patio noise, and intoxicated patrons would impact us directly as we live near the intersection of Elm and 17th. Among our specific objections are:**

- 1) **Outdoor patio & resulting noise: we do NOT need the additional noise from an outdoor patio especially after dark. The noise generated by Sepulveda traffic, the loudspeakers at Toyota & Pacific Elementary school and Grunions are already on the outside limit of tolerable.**
- 2) **Traffic: 17th street does not have a 4 way stop at either Oak or Elm. There's an existing problem with speeders on Elm (many dead pets); intoxicated patrons using side streets as a police avoidance route will worsen the situation. Additionally, other businesses' trucks are already using Elm as a short-cut (viz. refrigerated and armored trucks).**
- 3) **Parking is already limited for residents because of Sepulveda and MB Blvd business employees. The many dental workers at the 2 buildings at MB Blvd & Elm are an especial problem.**
- 4) **Air pollution: KFC used to be on the same property: there was frying chicken odors from opening to closing and grease on one's windows and grease in one's lungs. MOST unhealthy.**

**We don't need a high-traffic, partying-youth oriented business at 1605 Sepulveda. The only way this business would be acceptable to me is if 17th was blocked off at Oak from through-traffic.**

**Joan & Gerald Wells**

## Angelica Ochoa

---

**From:** Lyn Amor Macaraeg [REDACTED]

**Sent:** Monday, May 02, 2011 10:30 PM

**To:** Angelica Ochoa

**Cc:** [REDACTED]

**Subject:** Comment re: Hotdoggers, Inc. Application

Dear Ms. Ochoa:

I am writing with regard to Hotdoggers, Inc. application for a use permit for an existing restaurant to request a new alcohol license to allow on-site consumption of beer and wine, outdoor dining, and 24 hour operation at 1605 North Sepulveda Blvd ("Application").

I regret that I was not able to attend the public hearing that was held on April 27 because I have a 9 month old baby and did not have child care during that time, but feel the need to express my concern regarding the Application in hopes that my comments would be considered by the City as it deliberates its decision.

My family lives directly behind / adjacent to the location at issue and I am vehemently against any proposed restaurant that would include alcohol, outdoor dining and/or 24 hour operation.

As mentioned above, I am a mother of a young baby and my interest in the safety and peacefulness of my family and our neighborhood is of paramount concern. Outdoor dining, especially in the rear of the proposed restaurant would undoubtedly create unwelcomed issues of noisy crowds, parking noise, and increased traffic, all of which would cause issues with our baby's ability to sleep peacefully throughout the day and night. These issues would be exacerbated by the proposed availability of alcohol and 24 hour operation. Alcohol and crowds gathered socially throughout the night is a sure recipe for loitering and raucous behavior at obscene hours of the night and increased issues of safety and security, which is unacceptable so close to a quiet and residential neighborhood.

I feel very strongly that such an establishment is not at all suited for a location so close to a quiet, residential location, many of which have young children where a quiet, peaceful and safe neighborhood is so very important, and is what we bargained for when moving into this neighborhood.

Our household would be most affected by the City's decision on the matter because of our close proximity to the proposed restaurant and urge the City to consider my comments and concerns. I have confidence that the City will ultimately do what is best for its concerned residents in this situation.

Thank you,  
Lyn Amor Macaraeg

Record Sale Dated of the people who signed the  
Petition against HotDoggers

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78 80 87 89 93 94 95 96 98 00 01 03 04 05 07 09 10 11

The above list is clear that HotDoggers site was in operation, and had 24-hour rights since 1972, which precedes any one of the people who purchased their homes and signed the petition against HotDoggers being open for 24 hours. What they are saying is common statement “we moved next to the airport and now we don't want the planes to land here anymore.”

This petition claims concerns of the residents regarding safety, traffic, parking and noise. We find no foundation for these claims and concerns. Hotdoggers has violated none of the claims listed in this petition.

**Re: Safety.** Its is our understanding that we have followed all the rules and conditions of the building department and health department, there are no reports or complaints that we propose to build or operate anything that hasn't met the codes and would be unsafe. This petition does not address what dangers Hotdoggers impacts on the residences who signed this petition or what safety codes we have violated.

**Re: Traffic.** We have complied with all traffic regulations or laws and have met and exceeded all parking requirements. What significant concerns or reports that the residents who signed this petition have in their possession to claim that there is a traffic problem that we have caused or will cause. This business has operated at this site for 40 years and there is not one known report of a traffic impact on Oak Street or any other street for that matter. We have reached out to this community and are willing to mitigate any real concern, but such unfounded spin by few residents who think they live in a gated community is unacceptable and unfair to our business rights.

**Re: Parking.** HotDoggers has addressed the parking requirements in two planning commission hearings and has received approval from the planning commission and the community development director, both times. **We have met all parking requirements under all codes and conditions as outlined by the city of Manhattan Beach.** Again we are willing to reach out to the community and fix or react to something that is a genuine concern. However, the people who have signed this petition do not want to acknowledge that we have met the requirements put upon us by the city and if there is a parking problem they should look to the people who are causing it not Hotdoggers. Again, this is the unfounded non-significant concern, which is overstated in this petition, it has absolutely no foundation.

**Re: Noise.** HotDoggers has gone to great lengths to provide a safe, beautiful and iconic restaurant with outdoor dining, that will be private, not heard and will operate within the noise ordinance of the city of Manhattan Beach. In addition we haven't even opened with or without a patio. We have no complaints of any kind filed at the police department. In fact we have asked the police department to give us any reports regarding noise on Oak Street and there are none, on any business. There is no foundation or proof Hotdoggers will negatively impact any adjacent residence or business operating an outdoor patio that's fully enclosed. This patio was in fact conditionally approved by the planning commission and the community development director and required certain building materials to ensure that it would meet the city's standards. In addition Hotdoggers put on the plans extensive and costly, beautiful landscaping that would virtually make the outdoor patio completely obscure. We have also at the request of the city paid for a costly noise report that shows that the patio will have no negative impact on anyone.

**Re: 24 hours.** The agenda item before HotDoggers, at the planning commission's March 16, 2011 meeting approved the Walgreens, having a 24-hour operations and alcohol till 2 AM in the morning. Its parking lot is three times the size of Hotdoggers; it empties onto 22<sup>nd</sup> St. and then on to Cedar Street, identical to Oak Street. The parking lot entrance

faces two bars; one of them is open till 2 AM. HotDoggers should have the same rights as Walgreens, the citizens of Manhattan Beach should not be discriminated against because they would like to have a hot dog at three o'clock in the morning versus picking up some cough syrup, or ½ gallon of ice cream at Walgreens. The Sepulveda corridor is full of 24-hour operations, including Hotdoggers next-door neighbor a 24-hour UPS store that has traffic coming to it all night long, parking in Hotdoggers parking lot, yet no one complains.

**Re: False claims and Misstated information.**

The petition also has incorrect and inaccurate information and makes false claims.

**One:** The occupancy level of this site has been increased. This occupancy is according to the Planning Department rules and follows all building codes and regulations by the city of Manhattan Beach.

**Two:** The petition also claims that the site is a irregular we see no foundation for that statement. This site/ project comprises three town lots and is not irregular, has no negative impact.

**Three:** HotDoggers targets non-family late-night patrons, we find this statement to be prejudicial. This petition has really no claims, nor significant concerns. This petition is by a few and ignores the benefits of many. Excluding certain classes of people, by making a statement like this obvious that the residences who signed this petition are prejudiced. Hotdoggers does not exclude any class of people. At the March 16, 2011 planning commission meeting HotDoggers explained "some of the types of people" who would use our services. As being a long time resident of Manhattan Beach I must remind these residents in our town that in 50s and 60s we gained great popularity because of the airport and the people who work there, baggage claim personal, flight attendances and pilots, moved into Manhattan Beach and helped build this city. Putting these people in such a "class" as being unacceptable is the most perfect example of this prejudicial petition.

Wednesday, June 1, 2011

A Protest to the Petition filed by Certain Residents of Oak Street

To: City Council of Manhattan Beach  
Re: Appeal of HotDoggers June 7, 2011  
Subject: Protesting the petition against HotDoggers

Dear Mayor and Council Members,

We have reviewed the signing of this petition and its contents and protest the foundation and the facts stated in this petition. It's signatures and its false claims that are listed herein.

**Unknown and Duplicated Signatures:**

There are not 61 signatures many are duplicates from the same residence and have no foundation as to the age and who signed them, missing addresses etc. We have eliminated duplications of certain signatures that come from the same residents, signatures that have no addresses, and not located on Oak Street (other streets couldn't possibly be effected). After this reduction there are really only 21 signatures and many these don't fall within the sphere of influence.

The below figures show the recorded closing dates of the properties that signed the petition against HotDoggers. Also enclosed is a official copy of a MLS report verifying selling dates. Hotdoggers believes in community input and has a real sense of community values and believes that we incorporate their feelings and the way we operate. That being said, there has to be a balance between business and residential uses. Every one that purchased a home on Oak Street knew that there was a restaurant at 1605 Sepulveda since 1972. All businesses should operate under the codes and laws in their cities likewise residential should be aware of what they were moving next to when they purchased their home.

# PETITION

61 signatures  
(As of 5/31/11: 18 pgs.)

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DATE  
98

LAURA LANG	J. Christopher Lauricella
Name <i>L. Lang</i>	Name <i>J. Chris Lauricella</i>
Signature <i>L. Lang</i>	Signature <i>J. Chris Lauricella</i>
Email (optional)	Email (optional)
Address (optional) 1707 Oak Ave, MB 90266	Address (optional) 1725 Oak Ave, MB. 90266
MICHAEL LANG	E. Lauricella
Name <i>Michael Lang</i>	Name <i>E. Lauricella</i>
Signature <i>Michael Lang</i>	Signature <i>E. Lauricella</i>
Email (optional) m.ke@b-lang.com	Email (optional)
Address (optional) 1707 Oak Ave MB 90266	Address (optional) 1725 OAK AVE, MB 90266

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# PETITION

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<p>5</p> <p>Jill Tregillis Bacon</p> <p>Name</p> <p><i>Jill Bacon</i></p> <p>Signature</p> <p>tcbacon@verizon.net</p> <p>Email (optional)</p> <p>1705 Elm Ave</p> <p>Address (optional)</p> <p>MB, CA 90266</p>	<p>7</p> <p>Brian Boisvert</p> <p>Name</p> <p><i>Brian Boisvert</i></p> <p>Signature</p> <p>boisvertb@yahoo.com</p> <p>Email (optional)</p> <p>1609 Oak Ave.</p> <p>Address (optional)</p> <p>MB, CA 90266</p>
<p>6</p> <p>Dawn Boisvert</p> <p>Name</p> <p><i>Dawn Boisvert</i></p> <p>Signature</p> <p>1609 Oak Avenue</p> <p>Email (optional)</p> <p>Address (optional)</p>	<p>10</p> <p></p> <p>Name</p> <p>Signature</p> <p>Email (optional)</p> <p>Address (optional)</p>



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8	Name Debbie Shevlin	Name Ian Walker	10
	Signature 	Signature 	
03	Email (optional) debbie@the-walkers.com	Email (optional) iwalker@holdenandrew.com	
	Address (optional) 1500 block of Oak	Address (optional) 1500 block of oak	
9	Name THOMAS BRENNER	Name MATT MUGGINGTON	11
	Signature 	Signature 	
03	Email (optional) TBRENNER2000@EARTHLINK	Email (optional)	
	Address (optional) 1400 Block of Oak	Address (optional) 1409 oak Ave, MBCA	

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		<b>PUR "09"</b>	
⑫ 09	Name	ERIC KOWAL	Leilani Kowal
	Signature	<i>[Signature]</i>	<i>[Signature]</i>
	Email (optional)		leilani.kowal@gmail.com
	Address (optional)	OAK AVE	Oak Avenue
⑬ 03	Name	STEPHANE WANDEL	Olga Amoral
	Signature	<i>[Signature]</i>	<i>[Signature]</i>
	Email (optional)		
	Address (optional)	OAK AVE 1812	1821 Oak Ave.

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<p>16 Name <u>Megan Morgan</u></p> <p>Signature <u>[Signature]</u></p> <p>Email (optional) <u>megan.morgan@gmail.com</u></p> <p>Address (optional) <u>1705 Oak Avenue, MB, CA, 90266</u></p>	<p>18 Name <u>LOREN DORNSON</u></p> <p>Signature <u>[Signature]</u></p> <p>Email (optional) <u>CDEORIMETLO@YAHOO.COM</u></p> <p>Address (optional)</p>
<p>17 Name <u>Oliver Morgan</u></p> <p>Signature <u>[Signature]</u></p> <p>Email (optional) <u>odemorgan@gmail.com</u></p> <p>Address (optional) <u>1705 Oak Avenue, Manhattan Beach, CA, 90266</u></p>	<p>19 Name <u>KEVIN SAMUELS</u></p> <p>Signature <u>[Signature]</u></p> <p>Email (optional) <u>KEVINSAMUELS@MAC.COM</u></p> <p>Address (optional) <u>1809 OAK AVE. MB 90266</u></p>

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<p>20</p> <p>89</p>	MABEL R JAGATICH	STEPHEN C. JAGATICH	<p>22</p>
	Name	Name	
	<i>M R Jagatich</i>	<i>S.C. Jagatich</i>	
	Signature	Signature	
		DUP	
	Email (optional)	Email (optional)	
	1704 OAK AVE	1704 OAK AVE M.B.	
	Address (optional)	Address (optional)	
<p>21</p> <p>87</p>	Jeff NEE	BURCIN NEE	<p>23</p>
	Name	Name	
	<i>J NEE</i>	<i>BURCIN NEE</i>	
	Signature	Signature	
		DUP	
	Email (optional)	Email (optional)	
	1713 OAK AVE	1713 OAK AVE MB	
	Address (optional)	Address (optional)	
	90264		

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24	Tracy Stickney	Ken Stickney	26
	Name	Name	
	Signature	Signature	
	Email (optional)	Email (optional)	
	Address (optional)	Address (optional)	
	1420 Elm Ave	1420 Elm Ave, MB	
	Alex Hodge	Kathleen Nichols	27
	Name	Name	
	Signature	Signature	
	Email (optional)	Email (optional)	
	Address (optional)	Address (optional)	
	1420 Elm Ave	1413 Elm Ave. MB	

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(28) Name <i>Kristen Anderson</i>	Name <i>Clara Turner</i> (30)
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Email (optional) <i>[Signature]</i>	Email (optional) <i>[Signature]</i>
Address (optional) <i>Oak Ave</i>	Address (optional) <i>1728 Oak Ave</i>
(29) Name <i>Lawrence Ribeiro</i>	Name <i>Kirsten Frances</i> (31)
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Email (optional) <i>[Signature]</i>	Email (optional) <i>[Signature]</i>
Address (optional) <i>Oak Ave</i>	Address (optional) <i>Oak Av</i>

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<p>32</p> <p><i>Brian Keatzer</i></p>	<p><i>Eugene Kohrt</i></p>
<p>Name</p>	<p>Name</p>
<p><del><i>[Signature]</i></del></p> <p><i>[Signature]</i></p>	<p><i>[Signature]</i></p>
<p>Signature</p>	<p>Signature</p>
<p>1440121212</p> <p>Email (optional)</p>	<p>Email (optional)</p>
<p>Address (optional)</p>	<p>Address (optional)</p>
<p>33</p> <p><i>Victoria Kohn</i></p>	<p><i>Dennis McGonnick</i></p>
<p>Name</p>	<p>Name</p>
<p><i>Victoria Kohn</i></p> <p>Signature</p>	<p><i>[Signature]</i></p> <p>Signature</p>
<p>Email (optional)</p>	<p>Email (optional)</p>
<p>Address (optional)</p>	<p>Address (optional)</p> <p>OAK AVE</p>

PAGE 10  
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38 gb	Elizabeth Chambers	
	Name	Name
	Elizabeth Chambers	Signature
	Signature	Signature
	Email (optional)	Email (optional)
	Address (optional)	Address (optional)
	1404 Oak Ave M.B.	
39 fb	Sharon Shulby	
	Name	Name
	Sharon Shulby	Signature
	Signature	Signature
	Email (optional)	Email (optional)
	Address (optional)	Address (optional)
	SD Shulby RN@roadrunner.com	
	1417 Oak Ave M.B. 90226	
	Address (optional)	Address (optional)

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40  
69

Name CHRIS HONG	Name MASAKO OSHITA
Signature C. Hong	Signature Masako Oshita
Email (optional) CHONG@OAKWOOD.COM	Email (optional) —
Address (optional) 1825 OAK AVENUE	Address (optional) 1829 Oak Ave.
Name	Name
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)

41

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<p>42</p> <p>Shannon Ryan</p> <p>Name</p> <p><del>Signature</del></p> <p>Shannon Ryan 2 @ me . com</p> <p>Email (optional)</p> <p>1400 Elm Ave, MB 90266</p> <p>Address (optional)</p>	<p>44</p> <p>CHRIS RYAN</p> <p>Name</p> <p><del>Signature</del></p> <p>CHRISRYAN2@GMAIL.COM</p> <p>Email (optional)</p> <p>1400 ELM AVE MB 90266</p> <p>Address (optional)</p>
<p>43</p> <p>COLLEEN MCKENNA</p> <p>Name</p> <p><del>Signature</del></p> <p>MCKENNA.COLLEEN@GMAIL.COM</p> <p>Email (optional)</p> <p>1704 ELM AVE. MB 90266</p> <p>Address (optional)</p>	<p>45</p> <p>Tom Basun</p> <p>Name</p> <p><del>Signature</del></p> <p>fbasun@ucsb.edu</p> <p>Email (optional)</p> <p>1705 Elm Ave, MB 90266</p> <p>Address (optional)</p>

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(46) Name Signature <i>Jill White</i> Email (optional) Address (optional) 1500 OAK AVE	Name Signature <i>Jan Temperley</i> Email (optional) Address (optional) jtemperley@hawthorn.com 1408 OAK
(47) Name Signature Email (optional) Address (optional)	Name Signature Email (optional) Address (optional)

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A restaurant that: 1) is based on a poorly formulated and continually changing business plan; 2) permanently grandfathered permit conditions for future businesses on this site that will negatively impact adjacent residents and businesses (safety, noise, parking, traffic); 3) negatively impacts nearby property values; 4) operates 24-hour on a site that historically never had a restaurant operate beyond 10:00pm; 5) serves alcoholic beverages before 11:00am or after 10:00pm; 6) targets non-family late night patrons including "local late night airport service personnel" (as noted by Applicant); 7) increases noise impacts from outdoor dining immediately adjacent to single family residential land use; 8) increases occupancy to 70 people on a small, irregular site; 9) includes any music or any other amplified sound outside the existing structure; and 10) remains open beyond parking egress restrictions of 10:00pm-6:00am on Oak Avenue.

<p>50</p> <p><del>RONALD J. CARPENTER</del></p> <p><del>Signature</del></p> <p><del>Email (optional)</del></p> <p><del>Address (optional)</del> 1405 OAK</p>	<p><del>NO RECORD</del></p>	<p>52</p> <p>of</p>		
			Name	Natalie Sagadevan
			Signature	<i>NPSagadevan</i>
			Email (optional)	NatalieP Nolan@hotmail
Address (optional)	1406 Oak Ave.			
<p>51</p> <p>Adi Zucker</p> <p><i>adi Zucker</i></p> <p>Signature</p> <p>Email (optional)</p> <p>1416 Oak Ave</p> <p>Address (optional)</p>	<p>53</p> <p>81</p>			
		Name	Eric Zucker	
		Signature	<i>Eric Zucker</i>	
		Email (optional)	1416 Oak Ave	
Address (optional)				

# PETITION

To the Manhattan Beach City Council

For Public Hearing on Hotdoggers Restaurant Appeal Scheduled for June 7, 2011

WE, THE UNDERSIGNED, HEREBY PETITION the Manhattan Beach City Council to: 1) reject the appeal being requested by Hotdoggers, Inc., and 2) modify the Use Permit approved by the Manhattan Beach Planning Commission on April 27, 2011 for a proposed restaurant, located at 1605 Sepulveda Blvd., Manhattan Beach by restricting operating hours, eliminating the outdoor patio, and restricting hours for alcohol service in recognition of the significant concerns of residents and other community members regarding safety, traffic, parking, and noise.

FOR THIS SITE, WE SUPPORT:

1) The addition of a viable family restaurant within the existing structure that contributes to the City's economic health; 2) landscape improvements to enhance the site; 3) operations that positively complement the surrounding community; 4) restaurant hours of 7:00am-10:00pm; 5) beer and wine service from 11:00am-10:00pm; and 6) egress closure from 10:00pm-6:00am that is enforced with a rolling gate.

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54	Name JEFF WARD	Name David Buelat	56
67	Signature 	Signature 	
	Email (optional) jeffp@green-ward.com	Email (optional) wcbuelat@yahoo.com	
	Address (optional) 1413 OAK, MB, 90266	Address (optional) 1505 Oak Ave MB 90266	
63	Name Bruce Anouca	Name Frank <del>no address</del>	57
63	Signature 	Signature 	
	Email (optional)	Email (optional) FrankCarenas@gmail	
	Address (optional) 1509 Oak Ave	Address (optional)	

PAGE 17  
OF  
PETITION  
MISSING

# PETITION

## To the Manhattan Beach City Council

### For Public Hearing on Hotdoggers Restaurant Appeal Scheduled for June 7, 2011

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61  
70

Name Doug Shury Jr	Name
Signature <i>[Handwritten Signature]</i>	Signature
Email (optional) IKARLOTTER@GMAIL.COM	Email (optional)
Address (optional) 1417 OAK AVENUE	Address (optional)
Name	Name
Signature	Signature
Email (optional)	Email (optional)
Address (optional)	Address (optional)



Tax Billing Address	Tax Billing City & State	Tax Billing Zip	Owner Name	Owner Name 2	House No	Street Name	Street Suffix	Property City	Recording Da	Settle Date	Sale Price	Owner Phone
Po Box 1832	Needles CA	92363	Douglas L Christopher		1300	Oak Ave		Manhattan Beach				
1301 Oak Ave	Manhattan Beach CA	90266	Dennis R Komick	Komick Elizabeth A	1301	Oak Ave		Manhattan Beach				
1304 Oak Ave	Manhattan Beach CA	90266	Laura G Martinez		1304	Oak Ave		Manhattan Beach	7/16/03	12/9/02	\$605,000	
1305 Oak Ave	Manhattan Beach CA	90266	Robert Sandell	Family Sanddell	1305	Oak Ave		Manhattan Beach	7/16/04	5/21/04	\$1,500,000	
4100 Del Rey Ave	Manhattan Beach CA	90266	Paul M Plotkin		1308	Oak Ave		Manhattan Beach	3/24/89	02/00/1989	\$430,000	
1305 Oak Ave	Manhattan Beach CA	90266	Linda C Davis		1309	Oak Ave		Manhattan Beach	3/19/98	3/12/98	\$250,000	
4100 Del Rey Ave	Manhattan Beach CA	90292	Paul M Plotkin	Plotkin Trust	1312	Oak Ave		Manhattan Beach	9/16/93		\$295,000	
1313 Oak Ave	Manhattan Beach CA	90266	William M Young	Young Alexa V	1313	Oak Ave		Manhattan Beach	1/10/97			
1400 Oak Ave	Manhattan Beach CA	90266	De Dios Jericho A Vergel	Vergel Eden B	1400	Oak Ave		Manhattan Beach	5/7/08	4/28/08	\$1,760,000	
1404 Oak Ave	Manhattan Beach CA	90266	Scott C Chambers	Chambers Elizabeth F	1404	Oak Ave		Manhattan Beach	7/28/08	6/16/08	\$780,000	(310) 545-4849
6810 Del Monte Ave	Richmond CA	94805	Francis J Jackson		1405	Oak Ave		Manhattan Beach	6/23/96		\$251,500	
1406 Oak Ave	Manhattan Beach CA	90266	Romesh Sagadevan		1406	Oak Ave		Manhattan Beach				
1409 Oak Ave	Manhattan Beach CA	90266	Simon Temperley	Temperley Family	1408	Oak Ave		Manhattan Beach	6/30/04	4/22/04	\$1,365,000	
1413 Oak Ave	Manhattan Beach CA	90266	Diane L Collins		1409	Oak Ave		Manhattan Beach	8/8/05	7/13/05	\$1,625,000	
		90266	Jeffrey Ward	Green Karen D	1413	Oak Ave		Manhattan Beach	8/2/04	7/14/04	\$804,000	
			Eric Zucker	Zucker Adi	1416	Oak Ave		Manhattan Beach	7/27/07		\$1,628,500	
1417 Oak Ave	Manhattan Beach CA	90266	Sharon D Shulby		1417	Oak Ave		Manhattan Beach	10/19/01	8/23/01	\$430,000	
1421 Oak Ave	Manhattan Beach CA	90266	Brenner J Thomas		1421	Oak Ave		Manhattan Beach	6/23/78		\$90,000	
1501 Oak Ave	Manhattan Beach CA	90266	Ian R Waller	Shevlin Waller Debbie	1501	Oak Ave		Manhattan Beach	11/10/83		\$144,000	
1413 N Sepulveda Blvd	Manhattan Beach CA	90266	William Riddle	Riddle Family	1504	Oak Ave		Manhattan Beach	3/5/03	2/6/03	\$835,000	
1505 Oak Ave	Manhattan Beach CA	90266			1504	Oak Ave		Manhattan Beach	11/27/85			
1508 Oak Ave	Manhattan Beach CA	90266	Jeffrey S White		1508	Oak Ave		Manhattan Beach	10/23/09	9/18/09	\$750,000	
1509 Oak Ave	Manhattan Beach CA	90266	Bruce Unoura	Unoura Jan K	1509	Oak Ave		Manhattan Beach	3/7/11	2/8/11	\$815,000	
1600 Oak Ave	Manhattan Beach CA	90266	Glenon Henry	Brady Henry Susan	1600	Oak Ave		Manhattan Beach	12/8/03	12/2/03	\$825,000	
1601 Oak Ave	Manhattan Beach CA	90266	Lana L Jordan		1601	Oak Ave		Manhattan Beach	2/8/05	1/10/05	\$1,065,000	
855 Hillcrest St	El Segundo CA	90245	Roy T Fujihara	Fujihara Dawn	1604	Oak Ave		Manhattan Beach	9/30/88	08/00/1988	\$320,000	
1609 Oak Ave	Manhattan Beach CA	90266	Brian Boisvert	Boisvert Dawn	1605	Oak Ave		Manhattan Beach	6/9/76		\$102,500	
8241 Zilota Ter	Playa Del Rey CA	90293	Genevieve C Denault		1609	Oak Ave		Manhattan Beach	3/24/10	2/9/10	\$910,000	
1701 Oak Ave	Manhattan Beach CA	90266	Roger B Williams		1700	Oak Ave		Manhattan Beach	1/10/80		\$25,000	
1704 Oak Ave	Manhattan Beach CA	90266	Mabel K Jagatich		1701	Oak Ave		Manhattan Beach	10/31/88	08/00/1988	\$655,000	
1705 Oak Ave	Manhattan Beach CA	90266	Oliver D E Morgan	Morgan Megan J	1704	Oak Ave		Manhattan Beach	3/30/89			
1708 Oak Ave	Manhattan Beach CA	90266	Eric Kowal	Kowal Leilani J	1705	Oak Ave		Manhattan Beach	1/29/10	12/17/09	\$990,000	(310) 545-6924
1709 Oak Ave	Manhattan Beach CA	90266	Michael B Lang	Lang Michael & Laura	1708	Oak Ave		Manhattan Beach	6/18/09	4/28/09	\$795,000	
1963 E Alvarado St	Fallbrook CA	92028	Donald W Kratzer	Kratzer Carol A	1709	Oak Ave		Manhattan Beach	3/5/98	1/27/98	\$430,000	
1713 Oak Ave	Manhattan Beach CA	90266	Jeffrey Hee	Burcin Kasapoglu	1712	Oak Ave		Manhattan Beach				
1716 Oak Ave	Manhattan Beach CA	90266	Andrew Cohen		1713	Oak Ave		Manhattan Beach	9/14/87	8/3/07	\$1,082,500	
1717 Oak Ave	Manhattan Beach CA	90266	Thomas E Johnson	Johnson Anne A	1716	Oak Ave		Manhattan Beach	3/31/06	3/17/06	\$400,000	
1720 Oak Ave	Manhattan Beach CA	90266	Matthew J Ertman	Ertman Stephanie L	1717	Oak Ave		Manhattan Beach	3/25/77		\$71,000	
1211 Steinhart Ave	Redondo Beach CA	90278	Paul Gillett		1720	Oak Ave		Manhattan Beach	7/8/08	5/30/08	\$1,450,000	
1724 Oak Ave	Manhattan Beach CA	90266	Melissa L Sugiura		1721	Oak Ave		Manhattan Beach	3/28/97		\$322,000	
1725 Oak Ave	Manhattan Beach CA	90266	John C Lauricella		1724	Oak Ave		Manhattan Beach	3/16/11	2/15/11	\$1,575,000	
1728 Oak Ave	Manhattan Beach CA	90266	Elaine L Turner		1725	Oak Ave		Manhattan Beach	12/14/87	10/31/07	\$2,050,000	
1729 Oak Ave	Manhattan Beach CA	90266	Eugene J Kohn	Kohn Victoria	1728	Oak Ave		Manhattan Beach	7/24/87	07/00/1987		
1732 Oak Ave	Manhattan Beach CA	90266	Joseph D Dabney	Dabney Anna G	1729	Oak Ave		Manhattan Beach	8/23/03		\$375,000	
1733 Oak Ave	Manhattan Beach CA	90266	Dennis McCormick	McCormick Family	1732	Oak Ave		Manhattan Beach	11/21/95	8/8/03	\$1,015,000	
1800 Oak Ave	Manhattan Beach CA	90266	Jason E L Durand		1733	Oak Ave		Manhattan Beach				
6435 Amethyst Way	Carlsbad CA	92011	Dan W Christy	Christy Nanc	1800	Oak Ave		Manhattan Beach	4/20/05	4/12/05	\$1,230,000	
Po Box 13	Manhattan Beach CA	90267	Jerome J Askin		1801	Oak Ave		Manhattan Beach	6/21/93			
1805 Oak Ave	Manhattan Beach CA	90266	R Scott Papera	Papera Kathleen D	1804	Oak Ave		Manhattan Beach	11/4/75		\$39,000	
Po Box 13	Manhattan Beach CA	90267	Jerome J Askin		1805	Oak Ave		Manhattan Beach	5/16/97		\$427,500	
930 Duncan Ave	Manhattan Beach CA	90266	Suzanne E Flanders	Flanders Chris B & Jani	1808	Oak Ave		Manhattan Beach	11/14/75		\$39,000	
1812 Oak Ave	Manhattan Beach CA	90266	Stephane Wandell	Wandell Trust	1809	Oak Ave		Manhattan Beach	5/9/00	4/14/00	\$565,000	
1109 Via Coronel	Palos Verdes Estates CA	90274	Cynthia L Hodgins		1812	Oak Ave		Manhattan Beach	11/18/03	10/8/03	\$1,099,000	
1816 Oak Ave	Manhattan Beach CA	90266	Ngoc Nguyen Vu	Hien Thuy Tran	1813	Oak Ave		Manhattan Beach	3/25/83		\$148,000	
1515 Ray Dr	Placerita CA	92870			1816	Oak Ave		Manhattan Beach	2/7/92	01/00/1992	\$530,000	
573 S Boyle Ave #mc249	Los Angeles CA	90033	John A Funtsch	Funtsch Family	1817	Oak Ave		Manhattan Beach	5/13/94			
1821 Oak Ave	Manhattan Beach CA	90266	Olga Amaral		1820	Oak Ave		Manhattan Beach	9/24/02	9/18/02	\$85,000	(323) 980-8225
1825 Oak Ave	Manhattan Beach CA	90266			1821	Oak Ave		Manhattan Beach	8/11/80		\$137,000	
1829 Oak Ave	Manhattan Beach CA	90266	Jack H Oshita	Oshita Trust	1825	Oak Ave		Manhattan Beach	8/6/09	6/26/09	\$1,679,000	
1900 Oak Ave	Manhattan Beach CA	90266	Rongzhi Liu	Sun Hongmin	1829	Oak Ave		Manhattan Beach	9/16/93			
					1900	Oak Ave		Manhattan Beach	12/4/09	10/27/09	\$980,500	

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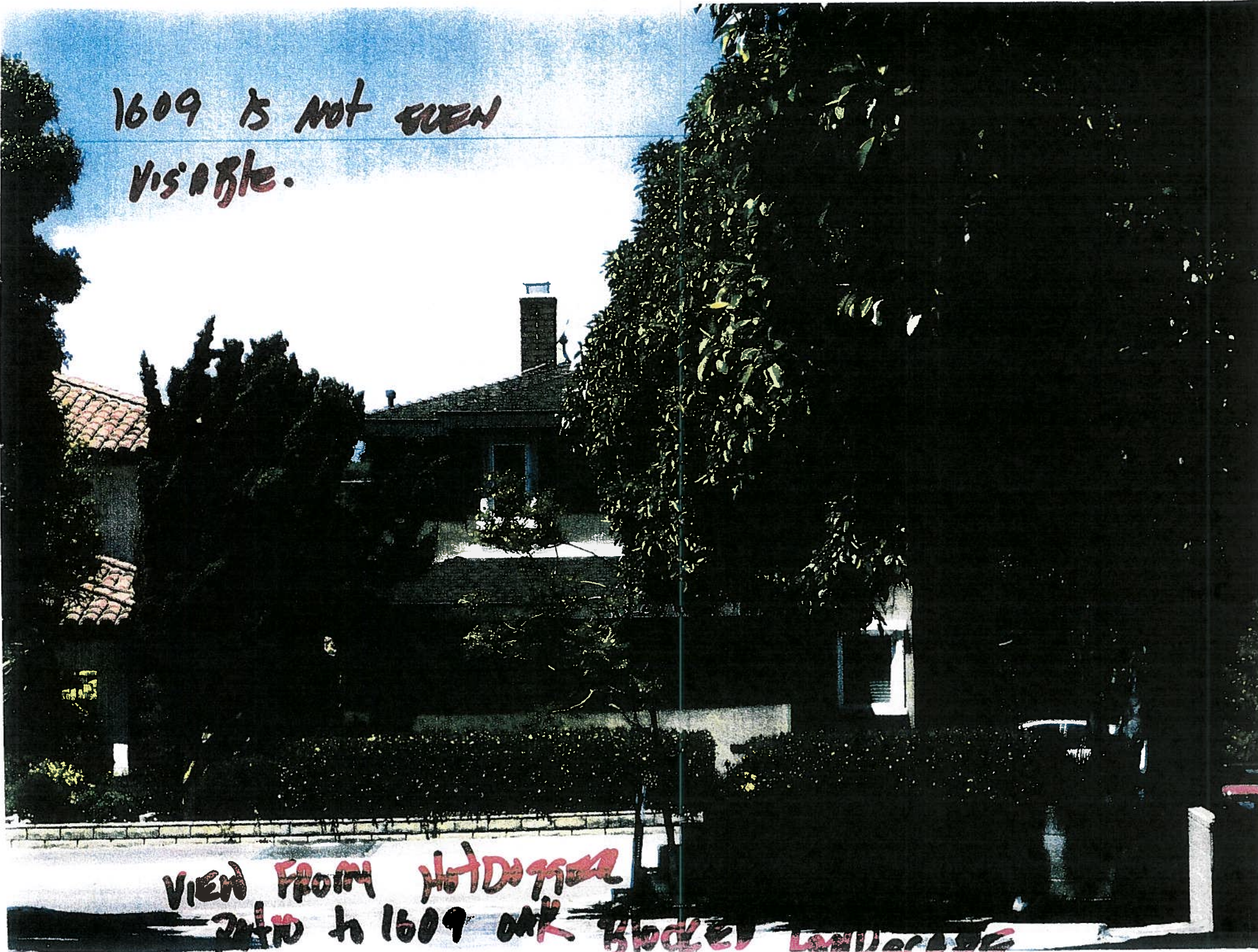
1609 IS NOT EVEN  
VISIBLE.

VIEW FROM HOTDOGGER  
2ND TO 1609 OAK BLOCKED LANDSCAPE

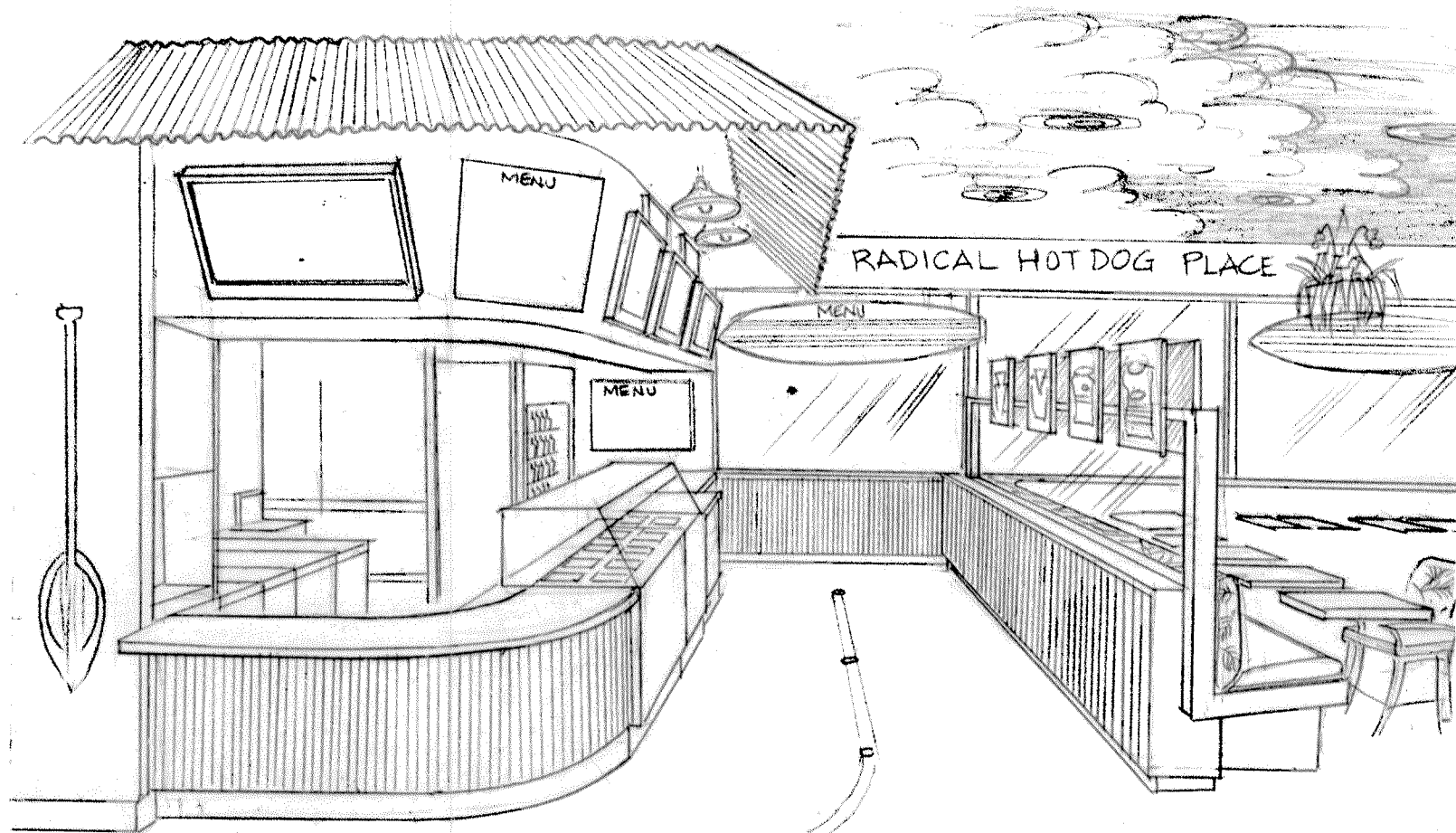


1609 IS NOT EVEN  
VISIBLE.

VIEW FROM HOTDOGGER  
2410 to 1609 oak blocked landscape







HOT DOGGERS / CONCEPT SKETCH # 1  
DRASINDESIGN@ROADRUNNER.COM

8-26-10

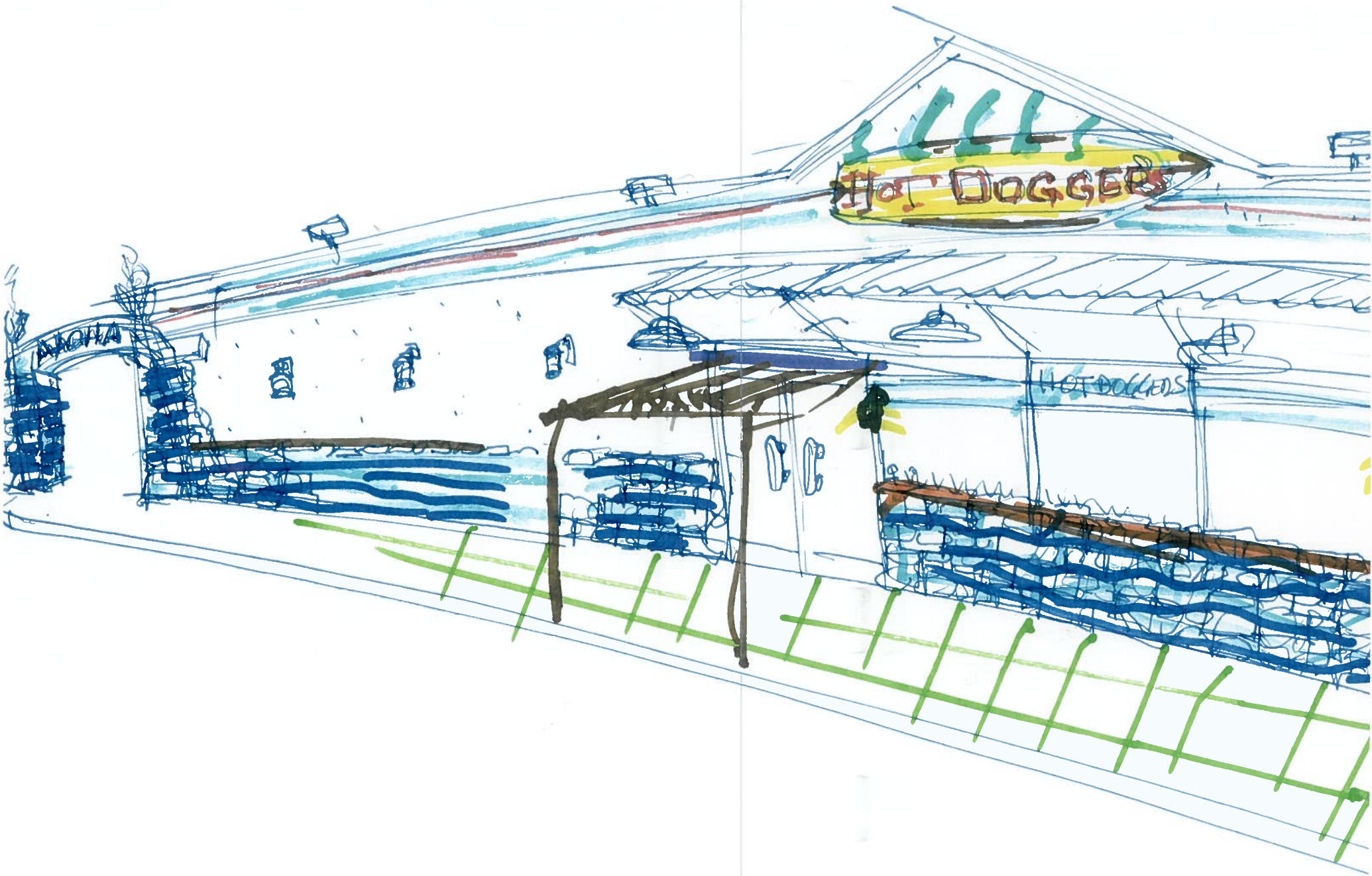
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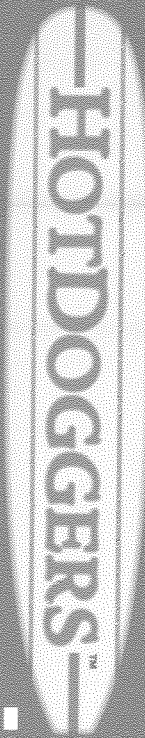
# hot•dog•gers *n.*

1. A person who shows off:  
**A SURFER OR SKATEBOARDER**  
who performs **EXTREME** stunts or tricks.

---

2. A place known to do

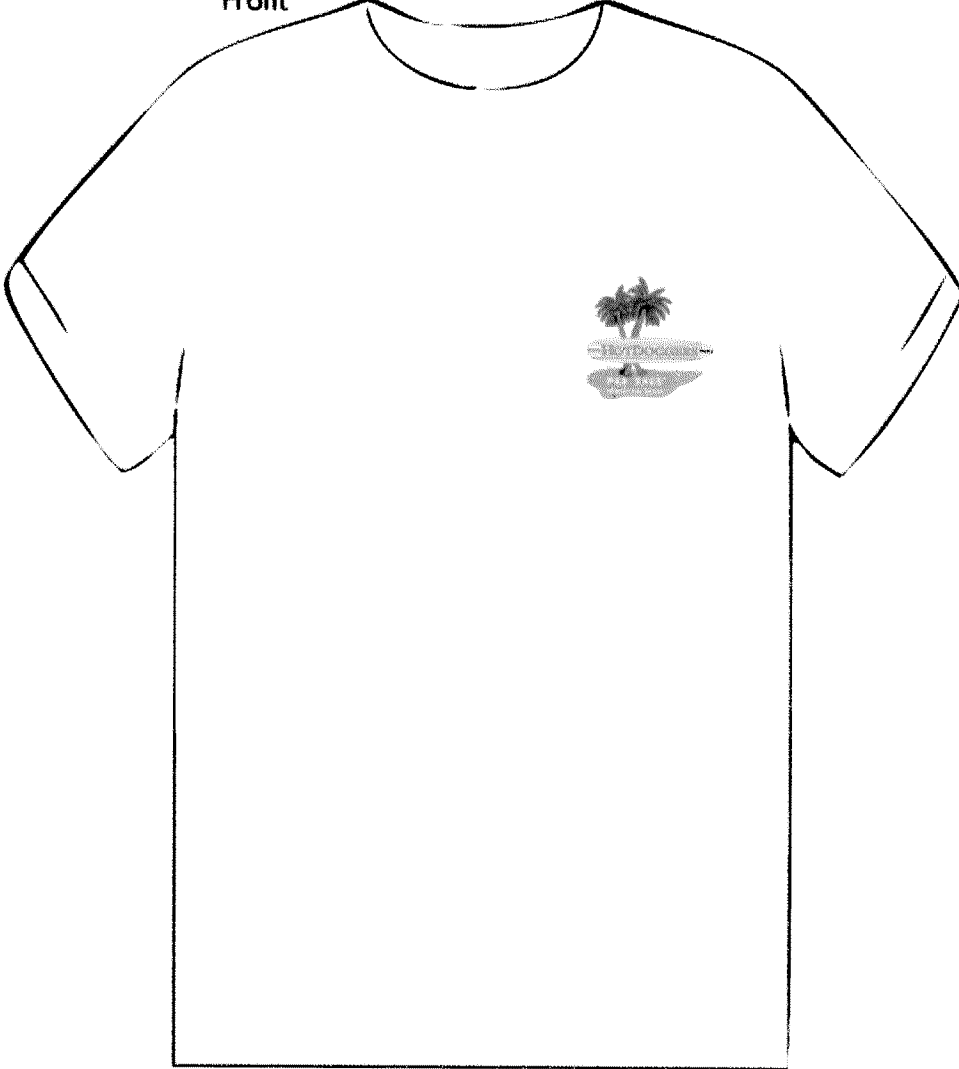
**things**  
to  
**hot**  
**dogs.**



# HotDoggers T-Shirts

**PALM**

Front



Back

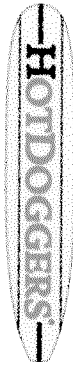


# Hot•dog•gers® *n.*

1. A person(s) who shows off:  
**A SURFER OR SKATEBOARDER**  
who performs **EXTREME** stunts or tricks.

2. A place known to do

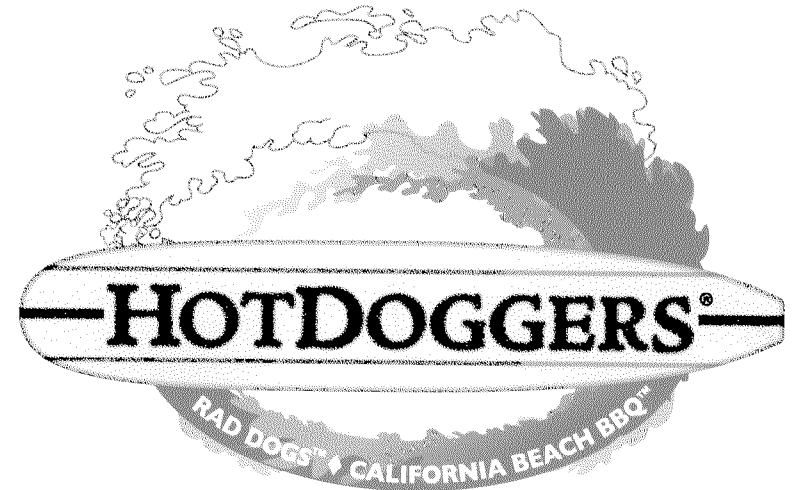
**things**  
to  
**hot**  
**dogs**™



 **Something RAD**®

[www.hotdoggers.net](http://www.hotdoggers.net)

 [facebook.com/hotdoggers](https://facebook.com/hotdoggers)



MANHATTAN BEACH, CA



**MANHATTAN BEACH, CA**





**Project Data:**

Address: 1605 N. Sepulveda Blvd.  
 Manhattan Beach, CA 90266  
 Legal: Lots Tract 1638 Lots 1, 26 and  
 portion of Lot 25  
 APN # : 4170-007-001, 021, 022

**Project Description:** Tenant  
 Improvements for Restaurant with alcohol, new  
 outdoor dining, exterior renovations and  
 re-stripe parking lot



**Parking Analysis:**

Existing parking required by CUP = 18 spaces  
 Actual Area of Building = 1612 sf is deemed conforming as to parking,  
 loading and landscaping (Manhattan Beach Municipal Code 10.6B.020(a & c))  
 Re-striped parking, move access parking = 4 new spaces + 18 = 22  
 Total Spaces provided  
 Maximum Allowable area of patio = 336sf/ 75sf/space = 4 spaces  
 Proposed area of Patios = 336 sf  
 Total required parking for conformity = 21 spaces  
 22 required Parking Spaces  
 22 provided = 22 Required ok

**LANDSCAPE CALCULATIONS**

TOOF LANDSCAPE - 224+45+126+80+78+29+178+76 = 882 SF

TOTAL LOT AREA = 12800

Existing landscape = 694 / 12800 = 5.42 % = 5%  
 Proposed landscaping = 882 / 12800 = 6.89% = 7%  
 TOTAL PARKING LOT = 9400SF  
 612 / 9400 = 6.51% = 7%

REVISIONS	BY
PLAN STAFF	LES
021111	
PLAN STAFF	
022311	
original	
application	
030411	
staff	
Comments	
031011	
PC+HEALTH	
CHECK 041311	
OWNER	
REVISIONS	
041911	

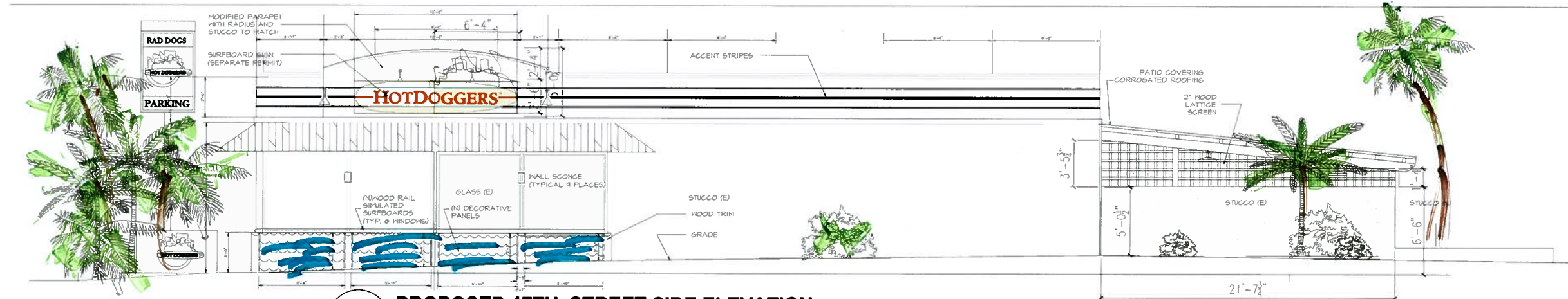
PROPOSED  
SITE PLAN

A REMODEL  
HOT DOGGERS  
1605 SEPULVEDA BLVD.  
MANHATTAN BEACH, CA 90265

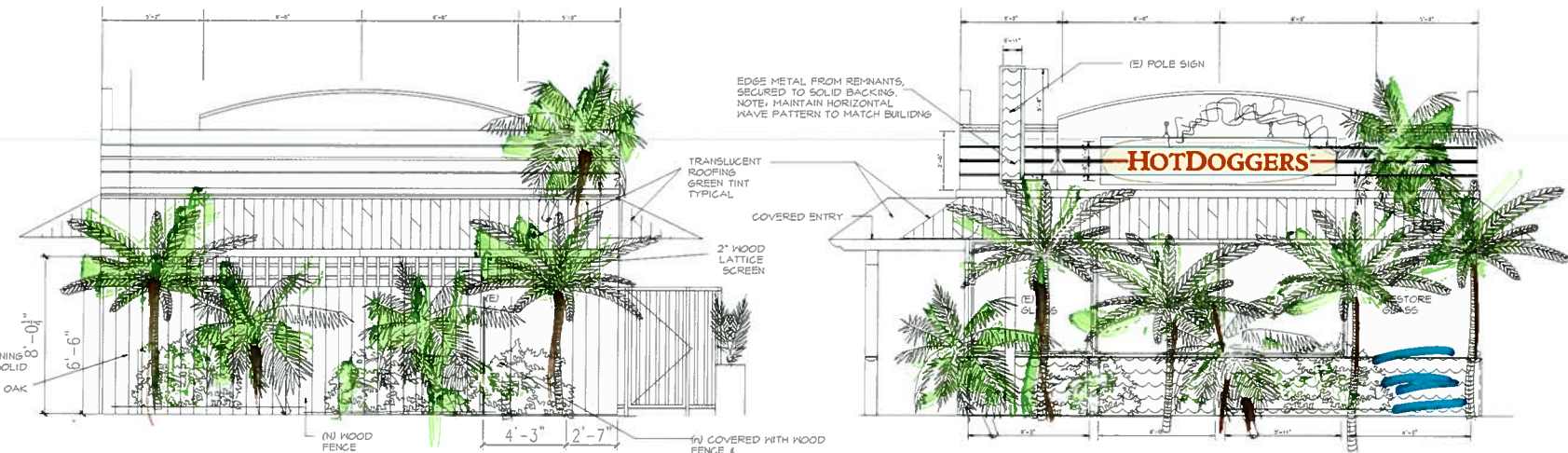
**LOUIS SKELTON, ARCHITECT**  
 2537 D PACIFIC COAST HIGHWAY - # 168  
 TORRANCE, CALIFORNIA 90505  
 e-MAIL: admin@LouisSkelton.com  
 (310) 375-9992 FAX (310) 375-1935

<b>DRAWN</b>	LES
<b>CHECKED</b>	LES
<b>DATE</b>	JULY 31, 2010
<b>SCALE</b>	AS NOTED
<b>JOB NO.</b>	MB-HOT-D
<b>SHEET</b>	
<b>SP-1.0</b>	





**01 PROPOSED 17TH STREET SIDE ELEVATION**  
 Scale: 1/4" = 1'-0"



**02 PROPOSED REAR SIDE ELEVATION**  
 Scale: 1/4" = 1'-0"

**03 NEW FRONT SIDE ELEVATION**  
 Scale: 1/4" = 1'-0"



**04 NEW ENTRANCE - PARKING SIDE ELEVATION**  
 Scale: 1/4" = 1'-0"

REVISIONS	BY
cup app	LES
03-04-11	
LANDSCAPE	
03-23-11	
CITY STAFF	
04-5-11	
ADD LATTICE	
04-19-11	

PROPOSED  
 EXTERIOR  
 ELEVATIONS

A REMODEL  
 HOT DOGGERS  
 1605 SEPULVEDA BLVD.  
 MANHATTAN BEACH, CA 90265

LOUIS SKELTON, ARCHITECT  
 2551 D PACIFIC COAST HIGHWAY - # 163  
 TORRANCE CALIFORNIA 90505  
 E-MAIL: admin@LouisSkelton.com  
 (310) 315-4442 FAX (310) 315-1435

DRAWN	LES
CHECKED	LES
DATE	JULY 31, 2010
SCALE	AS NOTED
JOB NO.	MB-HOT-D
SHEET	
<b>A-2.0</b>	