

CITY OF MANHATTAN BEACH
[DRAFT]MINUTES OF THE REGULAR MEETING OF THE PLANNING
COMMISSION
MAY 14, 2008

1 A regular meeting of the Planning Commission of the City of Manhattan Beach was held on
2 Wednesday, May 14, 2008, at 6:35p.m. in the City Council Chambers, City Hall, 1400 Highland
3 Avenue.

4
5 **ROLL CALL**

6
7 Chairman Lesser called the meeting to order.

8
9 Members Present: Bohner, Fasola, Powell, Seville-Jones, Chairman Lesser
10 Members Absent: None
11 Staff: Richard Thompson, Director of Community Development
12 Laurie Jester, Senior Planner
13 Daniel Moreno, Associate Planner
14 Sarah Boesch, Recording Secretary
15

16 **APPROVAL OF MINUTES** **April 23, 2008**

17
18 Commissioner Seville-Jones requested that the spelling of “Beth Morse” be corrected to “Bev
19 Morse” on page 12, line 34 of the April 23 minutes.

20
21 Commissioner Seville-Jones requested that page 13 line 24 be revised to read: “She indicated
22 that ~~he~~ she would request that the City’s Traffic Engineer consider whether it is a valid concern.”
23

24 Commissioner Fasola requested that page 21, line 5, be revised to read: “He indicated that some
25 of the issues associated with marijuana would be eliminated if it were legal.”
26

27 Commissioner Fasola requested that page 21, line 7, be revised to read: “~~He said that he feels it~~
28 ~~is the duty of the City to oppose the Federal law, which is misguided in his opinion.~~ He said that
29 Federal law and State law are in obvious conflict. In his opinion the Federal law is misguided
30 and it is the duty of the Commission to oppose the Federal law if that is what they believe.”
31

32 Commissioner Powell requested that page 5, line 12 be revised to read: “He said that the
33 applicant has made appropriate changes as requested by the Planning Commission to reduce the
34 massing of the building.”
35

36 Commissioner Powell requested that page 14, line 17 be revised to read: “He also said that
37 people with small children ~~who~~ would be able to utilize the drive-thru window . . .”
38

39 Chairman Lesser requested that wording be added on page 9 line 9 to state: “Chairman Lesser
40 asked if staff has any concerns with the project placing additional strains on Sepulveda
41 Boulevard traffic, which currently ~~is impacted~~ can be congested at certain hours.”

1
2 A motion was MADE and SECONDED (Powell/Bohner) to **APPROVE** the minutes of April 23,
3 2008, as amended.

4
5 AYES: Bohner, Fasola, Powell, Seville-Jones, Chairman Lesser
6 NOES: None
7 ABSENT: None
8 ABSTAIN: None
9

10 **AUDIENCE PARTICIPATION** None

11
12 **BUSINESS ITEMS**

13
14 **PUBLIC HEARINGS, CONTINUED**

15
16 **08/0423.2-1 Consideration of a Use Permit for a Retail Drug Store, With a Drive-Thru**
17 **Pharmacy, Located at 2400 Sepulveda Boulevard (Walgreens)**

18
19 Director Thompson commented that he has e-mailed the Commissioners Walgreens' business
20 development model.

21
22 Associate Planner Moreno summarized the staff report. He stated that memos have been
23 provided to the Commissioners from the City's Traffic Engineer and from the applicant's traffic
24 engineer recommending no restrictions for traffic on 22nd street because the amount of traffic
25 during late hours would be very low; restricting turns would unnecessarily impact the neighbors
26 to the east of the site; and enforcement would be difficult at late hours. He commented that
27 condition 14 requires that the pole sign be removed and replaced with a monument sign at the
28 corner of the property at 22nd Street and Sepulveda Boulevard. He said that condition 3 requires
29 the applicant to submit plans to the City for review prior to the commencement of any work
30 along Sepulveda Boulevard. He indicated that condition 21 requires that the applicant provide
31 plans which would remove all of the elements of the drive-thru window and provide additional
32 landscaping in the event it is not used. He described the changes that have been made to the
33 draft Resolution. He commented that several standard Public Works conditions have been added
34 which are typical for a commercial site. He pointed out that a condition originally included in
35 the draft Resolution requiring removal of an existing electrical pole on the site has been deleted,
36 as the pole has already been removed.

37
38 In response to a question from Chairman Lesser, Associate Planner Moreno indicated that staff is
39 satisfied with the pedestrian access to the building from Sepulveda Boulevard as shown in the
40 plans.

41
42 Chairman Lesser commented that the discussion at the prior hearing was focused on the location

May 14, 2008

Page 3

1 of the structure in relation to the street. He asked whether staff feels the pedestrian access to the
2 building is sufficient, which is one of the issues addressed in the Sepulveda Corridor Guidelines.

3
4 Associate Planner Moreno indicated that staff is satisfied with the pedestrian access to the
5 building from Sepulveda Boulevard, and the City's Traffic Engineer is comfortable with the
6 proposed design.

7
8 In response to a question from Chairman Lesser, Director Thompson indicated that staff has
9 discretion to restrict a left hand turn southbound onto Sepulveda Boulevard from 22nd Street if it
10 is determined to be necessary and recommended by the Traffic Engineer in the future.

11
12 Commissioner Powell requested that the last sentence on page 2, item 1 of the draft Resolution
13 which reads: "The proposed project is located within the (CG) General Commercial district, and
14 would replace a vacant supermarket" be corrected to include a period.

15
16 In response to a question from Commissioner Powell, Associate Planner Moreno indicated that
17 the applicant is in compliance with the square footage permitted for sign area.

18
19 In response to a question from Chairman Lesser, Associate Planner Moreno indicated that staff
20 does not have a concern with the 24 hour operation of the store seven days a week and feels any
21 concerns can be mitigated. He commented that the proposal would be the first drug store in the
22 City with 24 hour operation of the store and a drive-thru window. He pointed out that the drug
23 store also would be the first to exclude the sale of alcohol. He stated that the elevation of the
24 adjacent residences along Cedar Avenue is high in relation to the subject property which would
25 help to mitigate any noise impacts.

26
27 Director Thompson said that staff originally had concerns with the 24 hour operation and the
28 drive-thru. He indicated that the applicant has demonstrated why they believe the window
29 would be a service to the community and would not create a negative impact.

30
31 In response to a question from Chairman Lesser, Director Thompson said that including
32 sustainable building provisions during construction is a priority for the City. He indicated,
33 however, that such requirements have not yet been established as an ordinance. He said that
34 staff has included a condition in the draft Resolution that would require staff to work with the
35 developer and applicant in designing sustainable building components into the project.

36
37 Associate Planner Moreno said that many architectural firms include architects who are LEED
38 certified.

39
40 Commissioner Powell commented that he was pleased to hear the list from the applicant of best
41 practices, and he was satisfied with their response. He indicated that there is a City Council
42 work plan item for incorporating guidelines for sustainable certification standards.

1
2 Director Thompson said that such requirements are being considered, and eventually a
3 recommendation will be made to the City Council as to the appropriate direction.

4
5 Chairman Lesser opened the public hearing.

6
7 There being no one wishing to speak on the issue, Chairman Lesser closed the public hearing.

8
9 Commissioner Bohner and Commissioner Fasola stated that they would support the Resolution.

10
11 Commissioner Seville-Jones commented that there was a very detailed discussion of the proposal
12 at the previous meeting, and the presentation by the applicant at that hearing was very well done.
13 She indicated that three alternative locations for the building on the site were shown, and the
14 applicant presented the reasons why they felt their proposal was the best option. She indicated
15 that the point was also raised at the previous hearing that the site has traditionally included a
16 retail use, and it is a benefit that the new proposal is for a retail store which will help to increase
17 the City's tax base. She commented that she was satisfied with the reports of the City's Traffic
18 Engineer and the consultant hired by the applicant with respect to traffic noise resulting from 24
19 hour operation of the store to the residences along Cedar Avenue. She said that she is also
20 pleased that the issue of any construction along Sepulveda Boulevard has been addressed, as the
21 construction of the Chevron service station at the corner of Rosecrans Avenue and Sepulveda
22 Boulevard resulted in closure of the street and disrupted traffic. She indicated that she would
23 support the project and she commended the applicant for working well with staff.

24
25 Commissioner Powell also commended the applicant on the project. He pointed out that a
26 representative of the applicant attended the previous hearings for the Rite Aid pharmacy, and
27 they took into consideration the concerns that were raised with that project. He indicated that
28 they also held a community meeting and designed the project with consideration to the adjacent
29 neighbors. He pointed out that the project does not include any Variance requests; it meets the
30 Code requirements for height; it includes twice the amount of landscaping than is required; it
31 includes excellent traffic circulation; thoughtful consideration was given to mitigating noise to
32 the neighbors; the mechanical equipment located on the roof is below the height of the parapet
33 and would not be visible from the ground or the neighbors; and no request has been made to
34 include the sale of alcohol at the store. He indicated that he supports the proposal.

35
36 Chairman Lesser stated that he echoes the comments of the other Commissioners. He
37 commented that he initially had a concern with the orientation of the building as proposed, as
38 there was a great deal of discussion regarding the location of the structure with the Rite Aid
39 project. He indicated, however, that he feels the applicant made a very compelling argument as
40 to the reasons why the proposed location of the structure is the most desirable. He indicated that
41 a concern was also raised that the project would result in too many pharmacies being located
42 within the community. He commented, however, that the argument was made that such

1 operations serve as general stores rather than simply as pharmacies. He said that he was
2 persuaded by the materials provided to the Commissioners by the applicant which explain the
3 demographics and why they feel the store would be successful. He stated that he is confident
4 that any potential impacts resulting from the 24 hour operation of the store and drive-thru
5 window can be mitigated. He said that he is also is confident that staff will ensure that adequate
6 pedestrian access to the store from Sepulveda Boulevard in accordance with the Sepulveda
7 Corridor Guidelines. He indicated that he is also pleased with the revision of the condition
8 regarding any blocking of traffic along Sepulveda Boulevard during construction to ensure that
9 traffic is not disrupted. He commented that he would support the project.

10
11 A motion was MADE and SECONDED (Seville-Jones/Fasola) to **APPROVE** a Use Permit for a
12 retail drug store, with a drive-thru pharmacy, located at 2400 Sepulveda Boulevard

13
14 AYES: Bohner, Fasola, Powell, Seville-Jones, Chairman Lesser
15 NOES: None
16 ABSENT: None
17 ABSTAIN: None

18
19 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
20 the City Council's Consent Calendar for their meeting of June 3, 2008.

21
22 **PUBLIC HEARINGS , NEW**

23
24 **08/0514.2 Consideration of a Master Use Permit Amendment to Allow On-Site Sales**
25 **and Consumption of Beer and Wine at an Existing Bakery on the Metlox**
26 **Plaza at 451 Manhattan Beach Boulevard**

27
28 Senior Planner Jester summarized the staff report. She stated that on site consumption of alcohol
29 is currently permitted at two restaurants and the Shade Hotel within the Metlox development,
30 and limited sales for off site consumption is allowed for a small retail component of Petros
31 restaurant to sell specialty Greek wines. She said that the subject use is a 1,353 square foot
32 bakery with limited hours. She indicated that a list of the existing alcohol licenses in the
33 downtown area has been provided to the Commissioners. She indicated that the list was not
34 originally included with the staff report because staff felt the subject proposal was very different
35 from other operations that serve alcohol which are open until 11:00 p.m. or midnight. She
36 commented that the subject use is a bakery with very limited hours of 7:00 a.m. to 7:30 p.m. She
37 indicated that the bakery is slightly over 1,300 square feet with a very small kitchen. She said
38 that there are 42 inside seats inside and 56 outside seats. She commented that their menu is very
39 limited because of their small size and because they are a bakery rather than a full service
40 restaurant. She indicated that the proposal is to allow for a very limited selection of beer and
41 wine in conjunction with food. She indicated that the percentage of alcohol sales at the
42 applicant's other locations is .3 to 2.2 percent of the total sales. She indicated that the only

1 proposed change to the existing businesses is for the alcohol sales and an outdoor railing
2 required by the Alcoholic Beverage and Control (ABC) to enclose the area where alcohol would
3 be served.
4

5 Senior Planner Jester pointed out that no live entertainment is proposed and no changes are
6 proposed for the existing hours of operation. She indicated that alcohol could not be served at
7 the tables outside of the patio area. She said that an amendment to the Coastal Permit is not
8 required with the proposal. She indicated that staff has determined that the proposal is within the
9 scope of approval of the Disposition and Development Agreement, and an amendment would not
10 be required. She indicated that a notice to the adjacent property owners was sent by the ABC.
11 She said that four letters of protest were received with concerns regarding noise, parking, and the
12 quality of life of the neighborhood. She said that her impression is that the concerns raised in the
13 letters are regarding the other adjacent uses in the area which serve alcohol and not specifically
14 regarding the subject use. She indicated that this hearing was noticed to property owners within
15 500 feet and in the Beach Reporter, and staff did not receive any public comments. She stated
16 that no comments or concerns were raised by the other City departments.
17

18 In response to questions from Chairman Lesser, Senior Planner Jester said that the applicants
19 would inform their patrons that alcohol cannot be served on the tables outside of the patio and
20 that they must sit within the designated area if they wish to order beer or wine. She commented
21 that staff does not have a concern that the proposal would result in a significant increase in noise
22 because the use is very limited and alcohol sales would be a minimal part of the business. She
23 indicated that if the request for alcohol service is approved, the applicant would need to apply for
24 a Use Permit Amendment if they wanted to request any extension of their hours.
25

26 In response to a question from Commissioner Bohner, Senior Planner Jester stated that there is
27 no restriction as to the earliest hour that alcohol can be served in the morning beyond the
28 proposed hours of operation and requirements of the ABC.
29

30 Chairman Lesser pointed out that the Petition for Conditional Lease by the ABC states that sales,
31 service and consumption of alcoholic beverages shall be permitted between the hours of 10:00
32 a.m. and 8:00 p.m.
33

34 Commissioner Bohner said that he would like a condition to be placed on the hour when alcohol
35 service can begin. He said that he feels it may be appropriate to include such a condition in the
36 Resolution even though it is a condition of the lease.
37

38 In response to a question from Commissioner Fasola, Senior Planner Jester said that the ABC
39 has a limited number of alcohol licenses that businesses owners may purchase from a broker or
40 obtain from a previous business which has closed. She indicated that the ABC establishes a ratio
41 of the number of licenses that should be allowed per square mile within Los Angeles County,
42 and downtown Manhattan Beach has more than the average. She said that there is no limit on

1 the number of licenses that is allowed per jurisdiction. She indicated that the City Council must
2 make a finding of public convenience and necessity. She said that alcohol licenses are limited
3 by the requirement for a Use Permit and by their availability for purchase through a broker.
4

5 In response to questions from Commissioner Seville-Jones, Senior Planner Jester stated that she
6 is not aware of complaints regarding noise from the Metlox development within the past two
7 years with the exception of a complaint received over a month ago. She indicated that the
8 resident who talked to her indicated that they had contacted the police regarding the noise
9 several times over the past two years. She said that her understanding is that the complaint was
10 regarding people congregating on the east side after the Shade hotel closes who are loud and
11 disruptive after they had been drinking. She indicated that there is a condition in the draft
12 Resolution that requires any future use to be of the same type and characteristics as the existing
13 business as determined by the Community Development Director. She said that staff does not
14 expect noise to increase as a result of the proposal because alcohol sales would be a very minor
15 part of the business and because of the limited hours of operation.
16

17 In response to a question from Commissioner Powell, Senior Planner Jester indicated that
18 alcohol being served in conjunction of food would be a condition that would need to be enforced
19 by the employees of the bakery.
20

21 Director Thompson pointed out that the condition that alcohol only be served in conjunction with
22 food is not unusual and has worked well for other businesses in the downtown area. He
23 commented that most of the complaints with the Metlox development relate to later hours after
24 8:00 p.m. particularly in the summer. He indicated that staff does not feel the proposal would
25 generate any negative impact.
26

27 Commissioner Fasola commented that he does not foresee a problem with the proposed alcohol
28 permit which would be limited to 7:30 p.m. He indicated that people who live in the downtown
29 understand that they are located near businesses which generate activity and noise until late at
30 night. He said, however, that the Shade Hotel has become more popular than was originally
31 intended, and the neighbors to the east can hear the noise from the balcony of the hotel until
32 11:00 p.m. He asked if there was any review by the City that could help to reduce the noise
33 impacts.
34

35 Senior Planner Jester said that there has been an ongoing review of the Shade, and they have
36 made several revisions to minimize noise impacts and have made modifications to address the
37 neighbors' concerns.
38

39 **Christie Larosa**, representing the applicant, indicated that the amount of alcohol sales would be
40 minimal. She stated that the intent of the proposal for alcohol service is to allow customers to
41 have a glass of wine with cheese rather than for a group of people to order a bottle of wine with
42 their meal while sitting at the large communal table. She commented that people generally will

1 not be drinking wine or beer at early hours in the morning; however, they would like to have the
2 ability to serve mimosas with brunch. She said that their main focus would remain with the
3 service of their breads, pastries, soups and salads.
4

5 **Dieter Pietsch** said that their restaurants are very family oriented. He commented that baking is
6 a craftsmanship, and their focus is on the bakery rather than on serving wine and beer. He
7 indicated that the request for serving beer and wine is in response to requests from their
8 customers who have indicated that it would be nice to order a glass of wine with cheese or a
9 mimosa with brunch. He said that their concept is for service of breakfast and lunch rather than
10 serving until later hours. He stated that they would be very careful with regulating the service of
11 alcohol. He pointed out that it is important for them to avoid an atmosphere that encourages
12 people become drunk, as one drunken customer can upset a much larger number of patrons.
13

14 In response to a question from Commissioner Bohner, **Ms. Larosa** said that they would like the
15 ability to serve mimosas with brunch. She indicated that they would not object to alcohol
16 service being permitted to start at 10:00 a.m. She commented that they fully train their staff and
17 management regarding serving of alcohol.
18

19 In response to a question from Chairman Lesser, **Ms. Larosa** said that they would inform
20 customers that they are not able to be served alcohol outside of the railing and must sit in the
21 designated area if they wish to order beer or wine.
22

23 In response to a question from Chairman Lesser, **Mr. Pietsch** indicated that they are not
24 proposing to change the number of existing tables at the bakery. He said that they are able to
25 communicate the requirements for serving alcohol to their customers.
26

27 Chairman Lesser opened the public hearing.
28

29 **Martha Andreani** said that the characteristic of the plaza as being family oriented needs to be
30 protected. She said that the bakery is one of the successes of the Metlox development. She
31 asked however, if alcohol service is really necessary for their business and whether it is in the
32 best interests of the City to allow it for an additional business. She commented that allowing
33 alcohol service could result in the bakery attracting a different type of customer than it attracts
34 currently. She pointed out that the license remains with the property, and another business could
35 utilize the license if the bakery leaves the site. She commented that there is the potential that
36 the increased noise from customers at brunch on weekends could carry to the adjacent
37 residences. She stated that approval could set a precedent for other similar businesses that
38 currently do not sell alcohol to apply for a license in order to compete for business.
39

40 **Esther Besbris** commented that the application indicates that the bakery serves breakfast
41 brunch, and lunch; however, hours until 7:30 p.m. seems late for service of lunch. She said that
42 it is possible that an application to allow for later hours could follow in the future. She pointed

May 14, 2008

Page 9

1 out that the properties located within 500 feet from the subject site are mainly businesses, and
2 the noticing within that area did not allow for as great a response from nearby residents. She
3 indicated that the noise which impacts the adjacent residents is not only from the Shade but is
4 also from patrons of local bars who walk through the Metlox development. She said that her
5 understanding is that there have been a number of complaints from the residents regarding noise.
6 She commented that the introduction of beer and wine to an additional establishment may be a
7 means to generate additional business; however, the City should consider the entire Metlox
8 development and whether more alcohol licenses are necessary in order to increase sales.

9
10 **Jacki May** stated that the additional alcohol license being requested is not necessary in order to
11 provide a public convenience or necessity. She said that the future of the City must be
12 considered as to whether it will become more of a bar town with the additional number of
13 businesses receiving licenses for alcohol service. She indicated that the license does stay with
14 the property in the event the applicant leaves the site, and approving the application would set a
15 precedent.

16
17 Chairman Lesser closed the public hearing.

18
19 Commissioner Bohner commented that any new business would need to come before the
20 Commission if the director determines it is not similar in nature to the bakery. He said that the
21 subject use is very small, and the hours of operation are limited. He said that he would support
22 prohibiting alcohol service until after 10:00 a.m. He commented that he does not feel the
23 proposal would result in any significant impact to the adjacent residents because of the limited
24 amount of alcohol service. He indicated that the hours of operation until 7:30 p.m. would not
25 result in the same noise impacts as with other businesses that are open until 10:00 p.m. or 11:00
26 p.m. He indicated that alcohol service would only be a small component rather than the main
27 focus of the business. He said that he does not feel that alcohol service should be permitted as
28 early as 7:00 a.m. and feels it should be restricted until after 10:00 a.m. or 11:00 a.m.

29
30 In response to a question from Commissioner Fasola, Director Thompson commented that staff
31 would carefully look at the project description and the conditions of the existing project in
32 determining whether any future proposal is similar in nature. He said that any new proposal
33 could be approved by staff if it were consistent with the existing business, and otherwise it
34 would need to come back before the Planning Commission to determine consistency with the
35 permit or for a request for an amendment.

36
37 Commissioner Fasola commented that he does not have a problem with the subject proposal
38 because of the closing hour of 7:30 p.m. He stated that issues regarding noise do not arise until
39 later hours. He said, however, that there could potentially be an issue to the neighbors with the
40 afternoon crowd becoming noisy. He said that allowing an alcohol permit does intensify the use,
41 and the character of the City is slowly changed as a result. He commented that the underground
42 parking structure for the Metlox Development has changed the character of the downtown area

1 by allowing in many more cars and increasing traffic and generating more business for local
2 establishments. He indicated that every approval such as the subject proposal does result in a
3 change to the City, and he is very wary of the impact to the quality of life as the City becomes
4 denser with more intense businesses. He indicated that he does not feel the impact of the subject
5 proposal is an issue; however, it does slightly change the overall character of the City. He stated
6 that he would support the proposal and would support restricting alcohol service until after 10:00
7 a.m. if it is agreeable to the applicant.

8
9 Commissioner Powell commented that the members of the public who spoke raised important
10 concerns. He indicated that the Metlox development was approved as a town plaza where
11 families would congregate. He said that condition 6 of the draft Resolution is very clear that any
12 future use must have the same characteristics as the subject business which would prevent it
13 from becoming a bar or full service restaurant. He commented that providing an enclosed area
14 where alcohol could be served does separate any alcohol consumption from the remaining
15 outdoor dining area. He indicated that the square footage of the bakery is not very large and the
16 hours of operation are rather restricted. He said that he also would support restricting alcohol
17 service until after 10:00 a.m. He stated that he would be in favor of the proposal for the subject
18 business. He stated that he would not support it if it were a full service restaurant or bar.

19
20 In response to a question from Chairman Lesser, Senior Planner Jester said that there are no
21 restrictions on the hours which alcohol can begin to be served in the morning for the Shade or
22 Petros other than the restrictions of the ABC.

23
24 Commissioner Seville-Jones indicated that she agrees with **Ms. Andreani** that great care needs
25 to be given in the issuance of alcohol licenses and that it is important to maintain the existing
26 character of the plaza. She indicated that consideration of the impact to the downtown area and
27 the plaza with an additional alcohol license is very important. She commented that she supports
28 the application because she does not feel it would change the existing character of the business.
29 She indicated that the proposal is for only a small percentage of alcohol sales, and alcohol
30 service would not be the main draw for customers. She stated that the language of condition 6
31 would prevent any future use from varying greatly to the subject bakery. She said that the
32 amount of space in the bakery is very small and there are limited operating hours. She also
33 commented that the location of the bakery on the east side of the Shade would prevent any noise
34 impacts from reaching neighboring residents, and the proposal would not add to the problems of
35 noise during later hours. She commented that she also would support restricting the sale of
36 alcohol until after 10:00 a.m. She suggested that staff consider providing the Commission with
37 an annual report of any complaints that are received regarding businesses or placing the
38 Conditional Use Permits for businesses on line so that any resident can view the requirements to
39 determine whether a particular establishment is in compliance. She commented that the
40 Commissioners expect that applicants will comply with conditions that are enacted for approval
41 of a project. She indicated that it is not reasonable to expect that staff can check compliance of
42 all businesses, and it would be helpful to allow members of the public to determine whether

1 business owners are in fact complying with their permits.

2
3 Director Thompson stated that staff does conduct an annual review of all Use Permits that are
4 approved to make sure that they are in general compliance.

5
6 Commissioner Seville-Jones said that a report which lists any complaints that are received would
7 be helpful for the Commissioners, as they are typically focused on individual projects before
8 them and are not always able to have a general sense of what is happening in the community.

9
10 Chairman Lesser thanked the members of the community for their comments. He stated that he
11 also has a concern with the cumulative impact of the noise resulting from an additional
12 establishment being permitted to serve alcohol even though it is a very small use with restricted
13 hours. He indicated that the amount of vibrancy that the applicant has brought to the plaza is a
14 great benefit, and the limited nature of the application allows him to support it. He commented
15 that he is persuaded that the impact would be limited because alcohol would only be served
16 within a designated area. He said that the location of the bakery in relation to the Shade would
17 help to mitigate any additional noise from impacting the neighbors. He stated that he has a
18 concern that prohibiting alcohol service before 10:00 a.m. might be restricting a right of the
19 applicant that has been permitted to the other businesses. He commented, however, that he
20 would support such as restriction provided that the applicant is agreeable.

21
22 **Ms. Larosa and Mr. Pietsch** Indicated that they would agree to a restriction of alcohol service
23 before 10:00 a.m.

24
25 A motion was MADE and SECONDED (Fasola/Bohner) to **APPROVE** a Master Use Permit
26 Amendment to Allow On-Site Sales and Consumption of Beer and Wine at an Existing Bakery
27 on the Metlox Plaza at 451 Manhattan Beach Boulevard with the condition that alcohol will not
28 be served before 10:00 a.m.

29
30 AYES: Bohner, Fasola, Powell, Seville-Jones, Chairman Lesser
31 NOES: None
32 ABSENT: None
33 ABSTAIN: None

34
35 Director Thompson explained the 15 day appeal period and stated that the item will be placed on
36 the City Council's Consent Calendar for their meeting of June 3, 2008.

37
38 **DIRECTOR'S ITEMS** None

39
40 **PLANNING COMMISSION ITEMS**

41
42 Commissioner Powell stated that he attended the American Planning Association's 100th annual

1 National Planning Conference, along with Director Thompson and City Planners Moreno and
2 Ochoa. He said that as a member of the Executive Board of the American Planning
3 Association's Los Angeles section, he was one of 14 California delegates at the APA National
4 Delegate Assembly. He commented that he and the Delegate Assembly drafted an official
5 Policy Guide on Planning and Climate Change and a Position Paper on U.S. Transportation
6 Policies.

7
8 **TENTATIVE AGENDA: May 28, 2008**

- 9
10 A. Use Permit to Allow Construction of a Three-Level 6,142 Square Foot General Office
11 Building Located at 818 Manhattan Beach Boulevard
12
13 B. Coastal Development Permit/Vesting Tentative Parcel Map 69392 to Allow
14 Construction of Two New Condominium Units Located at 220 11th Street
15

16 **ADJOURNMENT**

17
18 The meeting of the Planning Commission was **ADJOURNED** at 8:20 p.m. in the City Council
19 Chambers, City Hall, 1400 Highland Avenue, to Wednesday, May 28, 2008, at 6:30 p.m. in the
20 same chambers.

21 _____
22 RICHARD THOMPSON
23 Secretary to the Planning Commission

SARAH BOESCHEN
Recording Secretary