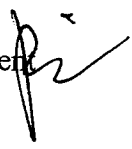



**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Laurie B. Jester, Senior Planner 

DATE: September 24, 2008

SUBJECT: Consideration of a Master Use Permit Amendment to allow conversion of a portion of an existing office to restaurants or other commercial uses and allow a new restaurant (Tin Roof Bistro) with a new outdoor dining patio and on-site consumption of alcohol at 3500 Sepulveda Boulevard, Manhattan Village Shopping Center (Mark Neumann and Mike Simms).

RECOMMENDATION

Staff recommends that the Planning Commission **CONTINUE THE PUBLIC HEARING TO OCTOBER 22ND**.

PROPERTY OWNER

Mark Neumann- 3500 Sepulveda, LLC
620 Manhattan Beach Boulevard
Manhattan Beach, CA 90266

APPLICANT

Same and Mike Simms, Tin Roof Bistro
121 20th Street, B
Manhattan Beach, CA 90266

DISCUSSION

The subject property is a separate parcel located within the Manhattan Village Shopping Center. It is the only parcel with an different owner; the rest of the Mall property is owned by REEFE. Staff and the City Attorney met with the property owners attorney and was advised that they are in the process of negotiating an agreement with REEFE regarding the existing Master Use Permit entitlements on the properties. At that time it was it was agreed that the hearing should be continued to allow time to complete the negotiations. If these two property owners reach an agreement regarding the existing entitlements then a Master Use Permit Amendment to allow conversion of a portion of the existing office to restaurants or other commercial uses will not be required. An Amendment to allow on-site consumption of alcohol at the new restaurant (Tin Roof Bistro) will still be required in accordance with the existing Use Permit, and will be presented to the Commission at a later date.

CONCLUSION

Staff recommends that that Planning Commission continue the item to October 22, 2008.