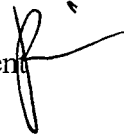
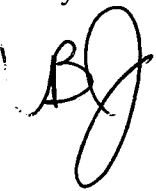


**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Laurie B. Jester, Planning Manager 

DATE: October 22, 2008

SUBJECT: Consideration of a Master Use Permit 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, Hacienda/Haagen building at Manhattan Village Shopping Center (Mark Neumann and Mike Simms).

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT THE CONTINUED PUBLIC HEARING AND CONTINUE THE HEARING.**

PROPERTY OWNER

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

APPLICANT

Mark Neumann- 3500 Sepulveda, LLC and
Mike Simms, Tin Roof Bistro
121 20th Street, B
Manhattan Beach, CA 90266

BACKGROUND

The subject property is a separate legal parcel located within the Manhattan Village Shopping Center. It is the only parcel with a different owner; the rest of the Mall property is owned by RREEF. Staff and the City Attorney met with the property owners attorney and were advised that they are in the process of negotiating an agreement with RREEF regarding the existing Master Use Permit entitlements on the properties. The applications were continued from the September 24th Planning Commission meeting to the October 8th meeting, and then from the October 8th meeting to tonight's meeting at the applicants request.

Staff has been verbally informed that these two property owners have now reached an agreement regarding the existing entitlements, however as of the completion of this report we have not received anything in writing to confirm this. Staff requested a letter withdrawing the application for the conversion of a portion of an existing office to restaurants or other commercial uses and a copy of the Settlement Agreement between the property owners that confirms that the existing Master Use Permit for the Shopping Center site applies to the subject site. Without these documents staff would suggest that the applications be continued until we have receive the letter and the Agreement, and have had adequate time to review the documents. As an alternative the Planning Commission could review and take action on the applications as presented in the October 8th staff report which is attached.

EXHIBITS:

- A. Planning Commission Staff report and attachments- October 8, 2008