

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 8, 2008**

The Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 8th day of October, 2008, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

A. ROLL CALL

Present: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
Absent: None
Staff Present: Richard Thompson, Eric Haaland
Recording Secretary: Sarah Boeschen

B. APPROVAL OF MINUTES – September 24, 2008

Commissioner Paralusz requested that the seventh line of the first paragraph on page 7 of the September 24 minutes be revised to read: “She indicated that she is concerned with the scope of the sign in relation to the surrounding area . . .”

Chairman Lesser requested that the third paragraph of page 7 be revised to read: “Chairman Lesser commented that the studio is a unique ~~aspect of the~~ community asset which should be supported.”

A motion was MADE and SECONDED (Seville-Jones/Fasola) to **APPROVE** the minutes of September 24, 2008, as amended.

AYES: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
NOES: None.
ABSENT: None.
ABSTAIN: None.

C. AUDIENCE PARTICIPATION

None.

D. PUBLIC HEARINGS (CONTINUED)

1. Consideration of a Master Use Permit to Allow Conversion 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, Manhattan Village Shopping Center

Director Thompson said that staff received a letter late in the afternoon before this meeting from the applicant requesting a continuance to October 22. He commented that staff would support the applicant’s request for a continuance. He said that it would be appropriate to allow anyone in the audience an opportunity to speak on this issue.

Chairman Lesser opened the public hearing.

There being no one wishing to speak, Chairman Lesser closed the public hearing.

Discussion

Commissioner Seville-Jones asked whether the mall received notice and whether they have stated any position regarding the proposal.

Director Thompson said that representatives of the mall have are tracking the hearings but have not provided any written comments to staff.

Commissioner Paralusz requested that staff provide comparable hours of operation for other restaurants in Manhattan Village Shopping Center to the subject proposal. She commented that the subject restaurant is proposed to be open until 11:00 p.m. daily, and she would be interested in a comparison with the operating hours for the other restaurants at the mall.

Commissioner Powell requested information regarding whether any restaurants in Manhattan Village Shopping Center have differing hours for serving alcohol as opposed to their general operating hours.

Action

A motion was MADE and SECONDED (Paralusz/Powell) to **CONTINUE** Consideration of a Master Use Permit to allow conversion 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, Manhattan Village Shopping Center to the meeting of October 22, 2008.

AYES: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
NOES: None.
ABSENT: None.
ABSTAIN: None.

In response to a question from Commissioner Fasola, Director Thompson commented that it is unusual for staff to receive a request to continue an item the same day as the hearing is scheduled.

E. BUSINESS ITEMS

Consideration of a Sign Exception Regarding the Installation of Two Ground Based Electronic Changeable Copy Signs Totaling 648 Square Feet of Area at the Manhattan Beach Studios Facility at 1600 Rosecrans Boulevard

Director Thompson indicated that the Planning Commission did not support the subject proposal after the applicant's presentation at the last meeting. He said that the applicant has chosen not to revise the proposal in order to address the concerns that were raised but rather to appeal the denial of the Commission to the City Council.

Vernon Chin, representing the applicant, stated that Marvel Studios has signed a deal which will make Manhattan Beach Studios the base for their productions. He commented that they have chosen not to modify their current proposal and are asking the Commission to consider it as proposed.

Discussion

Commissioner Powell said that with no additional information being provided relative to the requests of the Commission to scale down the sign, he would stand by his initial position against the proposal. He said that the studio has been a good neighbor, and it is unfortunate that the signage was not scaled down. He indicated that the intent of the Sign Code is to provide business identification and not for third-party advertising. He commented that the sign is ambitious as proposed; is not compatible with the surrounding buildings; and would be a distraction to motorists. He indicated that he understands the applicant's desire to have the signage; however, the intent of the Sign Code is to provide for the aesthetics of the City. He said that not allowing other use for the sign beyond business identification would not deny reasonable enjoyment of the property.

Commissioner Seville-Jones said that the studio is a good neighbor. She pointed out that the fact that Marvel Studio has signed with the studio suggests that the applicant's argument regarding unreasonable deprivation for use of the property without the proposed signage is more difficult to meet. She commented that there was an article in the Los Angeles Times regarding the issues Los Angeles is facing with the proliferation of signs. She indicated that she has forwarded the article to Director Thompson, and she suggested that the article also be provided to the City Council.

Commissioner Paralusz indicated that she concurs with the statements of the other Commissioners. She congratulated the applicant in signing with Marvel Studios. She stated that she also agrees that the studio is a great neighbor. She said that she also stands by her original comments at the previous meeting that the sign as proposed does not meet the standards of the Sign Ordinance. She indicated that she cannot support the application.

Commissioner Fasola said that he also stands by his comments at the previous meeting.

Chairman Lesser said that he views the studio as a unique asset to the community. He stated, however, that he cannot support the sign as proposed because of the express prohibition against billboards in the City. He said that the deal reached between the applicant and Marvel Studios suggests that the studio has achieved a high reputation regardless of the signage. He indicated that the scale of the sign does not meet the intent of the Sign Code.

Action

A motion was MADE and SECONDED (Fasola/Paralusz) to **ADOPT** the draft Resolution **DENYING** a Sign Exception Regarding the Installation of Two Ground Based Electronic Changeable Copy Signs Totaling 648 Square Feet of Area at the Manhattan Beach Studios Facility at 1600 Rosecrans Boulevard

AYES: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
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 November 5, 2008.

F. DIRECTORS ITEMS

None.

G. PLANNING COMMISSION ITEMS

Commissioner Paralusz indicated that she will be unable to attend the meeting of October 22, 2008, as she will be out of town.

H. TENTATIVE AGENDA October 22, 2008

1. Use Permit for an Expansion at 1826-1832 Manhattan Beach Boulevard, of an Existing School (Manhattan Academy) Located at 1740 and 1808 Manhattan Beach Boulevard

I. ADJOURNMENT

The meeting was adjourned at 6:50 p.m. to Wednesday, October 22, 2008 in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director