

**CITY OF MANHATTAN BEACH  
[DRAFT] PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JUNE 22, 2011**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 22nd day of June, 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, Conaway, Gross, Seville-Jones, Chairperson Paralusz  
Absent: None  
Staff Present: Richard Thompson, Director of Community Development  
Angelica Ochoa, Assistant Planner  
Recording Secretary, Sarah Boeschen

**2. APPROVAL OF MINUTES – May 25, 2011**

A motion was MADE and SECONDED (Seville-Jones/Andreani) to **APPROVE** the minutes of May 25, 2011.

Commissioner Andreani requested that the second paragraph under “Approval of Minutes” on page 1 of the May 25 minutes be revised to read: “. . . Arndt further stated staff is recommending the City increase the AYSO participation fee to so as to assist with replacement costs . . .”

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

**3. AUDIENCE PARTICIPATION**

**4. PUBLIC HEARINGS**

**05/25/11-2 Consideration of a Use Permit Amendment to allow a Revision from Off-Site Beer and Wine Only Sales to Full Alcohol at an Existing Target Store Located at 1200 North Sepulveda Boulevard.**

Director Thompson pointed out that Condition 5 on page 4 of the draft Resolution has been revised since the staff report was distributed to further clarify that the sale area for all beer, wine and distilled spirits sales shall be limited to two aisles, approximately 32 feet in length with two sides (four sides total) of multi-tiered shelving and the end caps associated with those aisles, as shown on the approved plans. He stated that the Commissioners have been provided with copies of the revised plans, which show a highlighted area that would be permitted for alcohol sales. He stated that staff is comfortable with the proposed restrictions and feels they could be easily enforced. He indicated that the applicant is in support of Condition 5 as written.

In response to a question from Commissioner Andreani, Director Thompson said that each of the two aisles is 32 feet long.

Commissioner Andreani suggested clarifying in Condition 5 that the aisles are 32 feet in length each.

Commissioner Conaway indicated that he reviewed the minutes and was in attendance at the last meeting regarding the issue. He pointed out that the rear of the store is also outlined on the revised plans. He asked for clarification that the only area permitted for alcohol sales would be the two aisles as indicated by staff.

Director Thompson said that the area permitted for alcohol sales would not include the rear area of the store. He stated that the only area permitted for alcohol sales would be the aisles as indicated on the approved plans.

Chairperson Paralusz opened the public hearing.

**Beth Abolathia**, representing the applicant, stated that they are in agreement with Condition 5 as has been revised. She indicated that she hopes the Commission will approve the draft Resolution as revised.

Chairperson Paralusz closed the public hearing.

### **Commission Discussion**

Commissioner Seville-Jones commented that there was discussion at the previous hearing regarding the reason for selling hard alcohol as part of including a larger grocery section for Target. She indicated that the Commissioners indicated at the previous hearing that they wanted staff and the applicant to be in agreement with the area that is identified for allowing alcohol sales. She stated that she supports the proposal.

Commissioner Andreani thanked the applicant for reaching an agreement with staff and understanding that the Use Permit transfers with the property. She indicated that she supports the proposal.

Commissioner Conaway commented that he is comfortable with the draft Resolution as written and feels that it addresses the issue regarding defining the area specified for alcohol sales.

Commissioner Gross stated that he also heard the discussion from the previous meeting regarding the issue and has reviewed the minutes. He also commended staff and the applicant and stated that he is in favor of approving the proposed draft Resolution. He commented that the applicant has done a wonderful job in the community and has not created any issues in the adjacent neighborhood. He indicated that there have been no comments from the neighboring residents regarding the proposal, which attests to the fact that Target is supported by the community. He said that there are many empty stores along Sepulveda Boulevard, and it is important for the City to help its businesses be successful. He said that he is concerned with the restrictions that have been placed on the applicant, such as not allowing cold storage of alcohol. He said that by incorporating a larger grocery section, the applicant is in competition with Ralph's and Vons. He stated that he would not want businesses to be overly restricted, although attention must be given in cases when concern has been expressed by neighboring residents. He indicated that he is in support of the draft Resolution as proposed. He commented, however, that he does have a concern with over restricting good businesses within the City.

Commissioner Seville-Jones said that her understanding is that the Police Department recommended restricting allowing cold storage for alcohol as part of the proposal because

Target has a higher rate of shoplifting than Vons or Ralph's. She commented that she is concerned with over regulation of businesses, but she appreciates the basis for the recommendation by the Police Department. She commented that the Police Department does not often recommend restrictions on businesses.

Chairperson Paralusz said that there is more of a potential problem for shoplifting at Target than at regular grocery stores because they also sell merchandise other than groceries that may be more attractive for shoplifters.

Chairperson Paralusz stated that she is in favor of the Resolution. She thanked the applicant for being a good neighbor in the community and for working with staff to clarify the space that would be allowed for alcohol sales. She indicated that the fact that that no neighboring residents attended the hearings is an indication that the applicant has been a good neighbor.

### **Action**

A motion was MADE and SECONDED (Andreani/Gross) to **APPROVE** a Use Permit Amendment to allow a revision from off-site beer and wine only sales to off-site full alcohol sales and continue restriction of not allowing refrigerated full alcohol at an existing Target Store located at 1200 North Sepulveda Boulevard with the plans and draft Resolution as amended and presented to the Commissioners at the hearing.

AYES: Andreani, Conaway, Gross, 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 July 19, 2011.

### **5. DIRECTORS ITEMS**

### **6. PLANNING COMMISSION ITEMS**

Commissioner Conaway said that he attended a community workshop hosted by the South Bay Bicycle Coalition, where the draft South Bay Bicycle Master Plan for the region was presented. He encouraged the public to visit their website at [www.southbaybicyclecoalition.org](http://www.southbaybicyclecoalition.org). He said that the public comment period regarding the draft plan is open through July 13, 2011. He stated that another workshop is scheduled for Thursday, June 23, 2011, in Hermosa Beach at 861 Valley at 7:30 p.m.

Chairperson Paralusz welcomed new commissioners Christopher Conaway and Paul Gross.

**7. TENTATIVE AGENDA July 13, 2011**

**8. ADJOURNMENT**

The meeting was adjourned at 6:55 p.m. to Wednesday, July 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