

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 28, 2016**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 28th day of September, 2016, at the hour of 6:30 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

1. ROLL CALL

Present: Apostol, Conaway, Ortmann, Chairperson Hersman
Absent: Bordokas
Staff Present: Laurie Jester, Planning Manager
Angelica Ochoa, Associate Planner
Rosemary Lackow, Recording Secretary

2. AUDIENCE PARTICIPATION (3-minute limit)

Scott Yanofsky, longtime resident stated that, as Manhattan Beach is a small town perhaps it is time to think about scaling back development of all types. He has concerns in particular that a proposed Gelsons will not have enough parking.

3. APPROVAL OF THE MINUTES – August 10, 2016

A motion was MADE and SECONDED (Ortmann/Apostol) to **APPROVE** the minutes of August 10, 2016 as submitted.

Roll Call:

AYES: Apostol, Ortmann, Chairperson Hersman
NOES: None
ABSENT: Bordokas
ABSTAIN: Conaway

4. PUBLIC HEARING

09/28/16-2. Use Permit for Proposed On-Site Instructional Alcohol Tasting (Type 86) Within an Existing Supermarket Located at 2700 Sepulveda Boulevard (Ralph's – Manhattan Village Mall)

Associate Planner Angelica Ochoa gave an overview of the application, that the request is to allow Ralph's supermarket, under a Type 86 license issued by the State Department of Alcoholic Beverage Control (ABC), to operate instructional tastings of beer, wine and distilled spirits of limited volumes to the public at least 21 years of age, in a designated area in the store daily between 10 am and 9 pm. This would be in addition to Ralphs' existing Type 21 ABC license that permits the store to sell alcohol for off-site consumption. Ms. Ochoa noted the staff recommendation is to conduct the public hearing, accept input and approve the application subject to conditions contained in a draft Resolution.

There being no questions of staff, Chair Hersman opened the public hearing and invited the applicant to address the Commission.

PUBLIC HEARING

Alex Campbell, Art Rodriguez & Associates, representing Ralphs, gave a brief presentation, clarifying the application. He has processed over 30 similar applications, and most recently at a launch at the Westwood Ralphs (largest nationally) he observed that 4 store employees handled the activity, including monitoring the line and checking IDs and all went smoothly.

In response to questions from the Commission, Mr. Campbell clarified a number of issues. Regarding the ID scanners he commented that they are useful in detecting fraudulent ID cards and are needed when the tasting

area is remote to the checkout area. Some cities such as Los Angeles require them but he is not sure that this is because the existing Type 21 license already has this as a requirement and it is carried over to the tasting permit. Regarding flexibility in location of the tasting area in the store, typically stores are afforded a lot of flexibility, but Ralphs is very comfortable if a city wants to specify a designated area.

There being no further questions of the applicant, and no one from the public wishing to address the Commission, Chair Hersman closed the public hearing and invited the Commission to discuss the application.

COMMISSION ACTION

Commissioner Conaway stated that he had no issues with the application generally but noted that the suggested location near the deli queue might be difficult. The deli area can be very congested and it's not uncommon for underage young folks to be in this area, and he is not against giving the store flexibility but would like to see the proposed area moved. Commissioner Ortmann pointed out that this could be addressed by locating the tasting in a special wine area if there is one in Ralph's. Commissioner Apostol stated he supports granting full flexibility to the store in locating the tasting area and he does not believe that the ID scanners need to be required because he believes the store will have a high incentive to properly self-police and he believes further that the City does not need to regulate more strictly than the State ABC which grants the alcohol license.

Commissioner Ortmann made a motion to adopt the draft Resolution, approving the application. After a brief discussion, Commissioner Ortmann amended his motion to reflect revision of the first sentence of condition 3 of the draft resolution to read: "The on-site alcohol tasting shall be conducted only in a designated area and shall have no seating."

Roll Call:

AYES: Apostol, Conaway, Ortmann, Chairperson Hersman
NOES: None
ABSENT: Bordokas
ABSTAIN: None

5. DIRECTOR'S ITEMS

Planning Manager Jester gave status reports as follows:

- Gelsons: the environmental process is on-going and when responses to public comments are completed, a public hearing will be scheduled, anticipated in November or December of this year.
- The Downtown Specific Plan public hearing will be scheduled before the Planning Commission on October 26th.

6. PLANNING COMMISSION ITEMS - None

7. TENTATIVE AGENDA – October 12, 2016

There are no items and the meeting will be canceled.

8. ADJOURNMENT

The meeting was adjourned at 6:56 pm to Wednesday, October 12, 2016 in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW
Recording Secretary

ATTEST:

MARISA LUNDSTEDT
Community Development Director