

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

BY: Eric Haaland, Associate Planner

DATE: June 13, 2018

SUBJECT: Consideration of a Planned Development Permit Amendment to Add Eating And Drinking Establishment Use With Beer And Wine Service To A Food And Beverage Sales Use Located at 1700 Rosecrans Avenue. (Continental Development Co.- Mother's Market)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution **APPROVING** the proposed project subject to certain conditions.

APPLICANT/OWNER

Continental 1700 Rosecrans Corp.
2041 Rosecrans Ave., Ste. 200
El Segundo, CA 90245

PROJECT OVERVIEW

LOCATION

<u>Location</u>	1700 Rosecrans Ave. at the southeast corner of Rosecrans and Redondo Ave. – private - (See Site Location Map).
<u>Legal Description</u>	Portion of Section 19, Township 3 South, Range 14 West
<u>Area District</u>	II

LAND USE

<u>General Plan</u>	Manhattan Village Commercial	
<u>Zoning</u>	PD, Planned Development	
<u>Land Use</u>	<u>Existing</u> Vacant Grocery Store Space Retail/ Food & Bev. Sales Industrial/R&D	<u>Proposed</u> Food&Bev Sales w/ Eating & Drinking Retail/Food&Bev Industrial/R&D
<u>Neighboring Zoning/Land Uses</u>		
North (across Rosecrans)	El Segundo Office/Retail	
South	IP/Industrial (Northrup)	
East	PD/Retail (Manhattan Gateway)	
West (across Redondo Ave.)	IP/Entertainment Studios	

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	298,271 sq. ft.	22,500 sq. ft. min
Building Floor Area:	<u>112,610 sq. ft. total</u> 10,008 BevMo 16,603 Mothers Market 19,999 Office Depot 66,000 Industrial	Per PD Plan
Height	43 ft.	Per PD Plan
Parking:	280 spaces	275 spaces
Hours of Operation:		
Mother's Market	7am-10pm	Per PD Plan
Other Retail	No change	BevMo 9am-10pm
Industrial:	No change	No Existing Limit
Landscape Area	25,910 sq. ft.	23,861 sq. ft.
Vehicle Access	1 Rosecrans dwy. 2 Redondo Ave. dwys. 1 reciprocal access dwy.	Per PD Plan

BACKGROUND

The proposed project is to re-tenant an existing grocery store space in an existing multi-tenant commercial and industrial development with a new grocery store with an on-site dining (eating and drinking establishment) component. The tenant planned to initially occupy the space is Mother's Market, which features an on-site dining area that includes beer and wine service. Since the site's existing Planned Development (PD) Permit does not provide for the eating and drinking establishment use, an amendment to that existing PD permit is required. A Use Permit is not required as the PD Plan establishes all of the uses and development standards on the site.

DISCUSSION

Overview

The submitted plans show an existing 6.8 acre corner site developed with two industrial buildings at the rear, and one commercial building at the front, each surrounded by surface parking and landscaping. The front building, which also was originally used for industrial purposes, is proposed for a new grocery store tenant improvement with some modification creating 594 square feet of indoor, and 374 square feet of outdoor, dining area. The small exterior modification to the tenant space would add patio railing and furniture to the existing concrete walkway at the building frontage, facing a parking aisle and Rosecrans Avenue.

The provision of on-site dining as a secondary component to grocery store operations is a common feature in many recent examples (Bristol Farms and Gelson's in Manhattan Beach). Outdoor dining, in particular, is often considered an aesthetic enhancement to commercial areas when established appropriately.

Planned Development (PD) District and Plan

The PD Zone (Chapter 10.32 MBMC) that governs the site is intended to provide more flexibility in development of designated areas compared to the conventional commercial districts. The subject portion of the City along Rosecrans Avenue is largely designated for "planned developments" due to its initial use as expansive industrial facilities (e.g., tank farm), and subsequent expectations for larger, more comprehensive developments there than the other more traditional areas of the city. The PD zone leaves the primary development standards to the PD permit that is required for any development within that district.

Section 10.32.060 of the Zoning Code establishes the findings that the Planning Commission is required to consider and approve with the PD Plan as follows:

- A. Required Findings. The Planning Commission shall approve or conditionally approve a PD Plan or recommend approval or conditional approval of a Specific Plan upon finding that:
 1. The PD Plan or Specific Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development;

2. The PD Plan or Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the Plan were not approved;
3. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan; and
4. The PD Plan or Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

These required findings are addressed in the project application (Attachment D) as well as the draft Resolution. Section 10.32.070 of the Zoning Code requires a noticed public hearing before the Planning Commission for a revision or Amendment to the PD Plan. All of the required findings, noticing and public hearing requirements for the PD Plan Amendment have been met.

The PD permit currently governing the site requires conformance with the approved plan and limits the amount of retail space to 46,000 square feet. This Amendment to the PD Plan is required as a result of the eating and drinking establishment use being added. The project does conform to the City's requirements for signs, parking, and landscaping. The project issues that warrant discussion include the following:

Parking:

The proposed conversion of 594 square feet of grocery store area to dining, and addition of 374 square feet of patio dining area, creates a 15-space increase to the site's parking requirement. The current 20-space surplus in parking supply for the development (280 provided, 260 required) is adequate to serve the increased parking demand. The City's Traffic Engineer has also determined that the existing parking and circulation facilities are adequate for the small increase in vehicles visiting the site.

Since the Planning Commission's previous review of this site, total site parking has been reduced by 8 spaces for disabled access and other reasons, and the rear industrial buildings have been somewhat isolated from the more public oriented front portion of the site. Fencing and other potential measures are intended to discourage public access to the industrial area. Four of the parking spaces required for the industrial buildings are located in the front/retail portion of the site. A condition in the attached resolution requires that those spaces, or other compliant parking, be available for the industrial buildings as required by the Zoning Code and Community Development Director.

Signs:

The applicant has an existing approved sign program that provides for adequate signs for this commercial tenant, and is in compliance with the City's sign code. The program

includes two wall signs for the proposed tenant, and two monument signs shared by the three commercial tenants. No pole signs are existing or proposed for the site.

Alcohol Sales:

The applicant will continue grocery store sales of beer and wine for off-site consumption, and proposes a Type 41 license for on-site beer and wine consumption in the new dining areas. The 10pm closing time, secondary aspect to grocery sales, and lack of residential neighbors, appear to satisfy concerns related to the proposed on-sale alcohol license. The Police Department has not identified any concerns for this proposal.

Miscellaneous Conditions

As the proposed PD Permit amendment Resolution is drafted, the existing PD Permit containing conditions regarding remaining industrial uses, public improvements, etc., shall remain in effect. The previous PD Amendment for the BevMo tenant shall also remain in affect specifically for that space. Additional conditions (many similar to BevMo) proposed in the attached draft Resolution include the following: sign ordinance compliance, prohibition of pole signs, provision of storm water quality measures, provisions for sustainable building components, traffic and circulation, operational restrictions, trash/recycling programs, required on-site employee parking, Public Works approval of driveway designs, construction controls, and Police approval of security measures.

Public Comments

Staff has received one phone inquiry in response to the project hearing notice.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 1 & 2) as a conversion of an existing facility of similar intensity per Sections 15301 and 15302 of CEQA.

CONCLUSION

Staff believes that the proposed Planned Development Permit would comply with the City's Municipal Code/General Plan, would adequately provide the necessary protection against adverse impacts to the surrounding area, would not impact public services, meets the findings and intentions of the PD district, and recommends approval subject to the findings and conditions specified in the proposed draft resolution.

ALTERNATIVES

The alternatives available to the Planning Commission include:

1. **APPROVE** the project with revised findings or conditions, and **ADOPT** a modified version of the attached draft Resolution.

2. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.

Attachments:

- A. Draft Resolution PC 18-
 - B. Site Location Map
 - C. Existing Planned Development Permit (Resolution Nos. 5203 & PC 08-12)
 - D. Applicant request
 - E. List of alcohol licenses- Citywide
 - F. Plans (separate)
- cc: Continental Development, Applicant

RESOLUTION NO. PC 18-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT PERMIT AMENDMENT ALLOWING ON-SITE DINING WITH BEER AND WINE SERVICE TO BE ADDED TO FOOD AND BEVERAGE SALES WITHIN AN EXISTING RETAIL AND INDUSTRIAL DEVELOPMENT LOCATED AT 1700 ROSECRANS AVENUE (Continental Development / Mother's Market)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on June 13, 2018, received testimony, and considered an application for a planned development permit amendment to add eating and drinking establishment use with beer and wine service to a food and beverage sales use on the property legally described as a portion of Section 19, Township 3 South, Range 14 West located at 1700 Rosecrans Avenue in the City of Manhattan Beach.
- B. The applicant for the subject project is Continental 1700 Rosecrans Corp., the owner of the property.
- C. The existing commercial and industrial site is currently governed by Planned Development Permits (Resolution Nos. 5203 & PC 08-12) that permit the existing industrial use, and 46,000 square feet of existing retail/ food and beverage sales use. The proposal to add approximately 968 square feet of eating and drinking establishment use to the site requires Planning Commission approval of an amendment to the existing Planned Development Permit.
- D. The existing parcel is 298,271 sf in area and includes 3 separate buildings. Two buildings at the rear (#66-36,000 sf and #67-30,000 sf) provide 66,000 sf of warehouse space. The building at the front includes 3 retail/food beverage sales spaces (19,999 sf,- Office Depot, 10,008 sf – BevMo, and 16,603 sf- proposed Mother's Market). There are approximately 288 parking spaces on site with the subject proposal.
- E. The project is Categorically Exempt (Class 1 & 2, Sections 15301 & 15303) from the requirements of the California Environmental Quality Act (CEQA) since it involves conversion of an existing facility to a smaller size facility of similar intensity.
- F. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. The General Plan designation for the property is Manhattan Village Commercial. The project is consistent with the General Plan, and specifically supports Goal LU-8, encouraging maintenance of Rosecrans Avenue as a regional-serving commercial district, Goal LU-2 regarding increased landscaping, Goal LU-3, and Policy LU-3.1 related to positive aesthetics, Policy LU-6.2 by providing a diverse tax base, and Policy LU-8-2 related to upgrading and remodeling to meet business needs.
- H. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of commercial and industrial uses. The PD zone does not establish permitted uses or development standards, however, the project is compatible with the previous site development and the surrounding area. The subject amendment and the existing PD permits establish the use and development regulations for the site. The proposal is consistent with the PD district intentions for General Plan Compliance, quality design, and adequate public services.

Resolution No. PC 08-12

- I. Approval of on-site dining with beer and wine service, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since these activities will have limited night hours, serve a regional customer base, and be insulated from residential and other sensitive uses.
- J. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code as well as specific conditions contained herein further regulating the project.
- K. A determination of public convenience and necessity is made for the proposed Type 20 and 41 alcohol licenses (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of the decision.
- L. A de minimis impact finding is hereby made that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- M. This Resolution, upon its effectiveness, together with existing Planned Development Resolution Nos. 5203 and PC 08-12, constitute the Planned Development Permit/Plan for the subject site, and the State required Determination of Public Convenience and Necessity for the currently proposed Type 20 and Type 41 alcohol licenses.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Planned Development Permit Amendment for an on-site dining component with beer and wine service within a grocery store operation, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

- 1. The project shall be constructed and operated in substantial compliance with the submitted project description and plans as approved by the Planning Commission on June 13, 2018. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission. The subject property shall be in compliance with any previous permit requirements that remain effective.
- 2. * A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development Department prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

Prior to the commencement of any construction activity that would cause a disruption to traffic or lane closure on Rosecrans Avenue; the applicant shall submit plans which shall minimize traffic impacts associated with the proposed development for review and approval by the Community Development Department.

- 3. Utility improvements such as property line cleanouts, backwater valves, mop sinks, drain lines, grease interceptors, etc., shall be installed and maintained as required by the Public Works Department.
- 4. Modifications and improvements to the tenant space shall be in compliance with applicable requirements of the Building Division, Health Department, and State Department of Alcohol Beverage Control.
- 5. A trash/recyclables storage area shall be provided and maintained on the site subject to the requirements of the Community Development and Public Works Departments.

Resolution No. PC 08-12

6. All new electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
7. During building construction, measures shall be implemented to minimize the impacts of dust on the surrounding area.
8. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
9. A site landscaping plan, for any landscape work that may occur, utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed landscape architect, as required by state law.
10. A low pressure or drip irrigation system shall be installed in any modified landscape areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
11. Project driveway entrances shall be constructed or modified in conformance with the requirements of the Public Works Department.
12. Final circulation, traffic visibility, pedestrian, bicycle, and parking design shall be subject to the review and requirements of the City's Traffic Engineer and Director of Community Development.
13. * Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works. Oil clarifiers and other post construction SUSMP items may be required for the project.
14. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.

Operational Restrictions

15. * The subject tenant space shall operate as a food and beverage sales, retail, or similar use as to determined by the Community Development Director. Entertainment, dancing, and alcohol licenses other than Type 20 or Type 41 shall be prohibited. Dining, beer, or wine consumption shall not be separated from retail operations beyond the extent required by Alcohol Beverage Control. Full retail sales operations to the public shall be conducted at all times that dining, beer or wine consumption is available. A full menu and service of food items, as determined by the Community Development Director, shall be available at any time that beer or wine service is available.
16. * Hours of operation for the proposed use shall be limited to 7am to 10pm daily. Beer or wine consumption shall be limited to 11 am to 10 pm daily. Future tenants that are retail, or more traditional food and beverage sales uses, may be open until midnight, subject to review and approval of the Director of Community Development.

Resolution No. PC 08-12

17. * Parking quantities, locations, and design shall be provided in conformance with the Manhattan Beach Municipal Code. Parking allocations, locations, and access to different tenants and uses within the 6.8 acre site shall be as determined to be appropriate by the Community Development Director.
18. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings shall be prohibited for the entire site. A sign program for the site shall be maintained with the approval of the Community Development Department.
19. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.
20. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
21. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.
22. The management of the facility shall police the property and all areas immediately adjacent to the business during the hours of operation to keep it free of litter.
23. The operator of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business as determined to be appropriate by the Chief of Police.
24. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.

Procedural

25. All provisions of the PD Permit are subject to review by the Community Development Department. The operator shall cooperate with the Department of the Community Development in its conduct of periodic reviews for compliance of conditions approval.
26. This PD Permit shall lapse two years after its date of approval, unless implemented or extended consistent with use permit time limits of Section 10.84.090 of the Municipal Code.
27. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
28. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
29. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the Applicant, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the Applicant shall record a covenant indicating its consent to the conditions of approval of this Resolution with the Office of the County Clerk/Recorder of Los Angeles. The covenant is subject to review and approval by the City Attorney. APPLICANT shall deliver the executed covenant, and all required recording fees, to the Department of Community Development within 30 days of the adoption of this Resolution. If APPLICANT fails to deliver the executed covenant within 30 days, this Resolution shall be null and void and of no further

Resolution No. PC 08-12

effect. Notwithstanding the foregoing, the Director may, upon a request by APPLICANT, grant an extension to the 30-day time limit.

- 30 Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. APPLICANT shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. APPLICANT shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify APPLICANT of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify APPLICANT of any claim, action, or proceeding, or it if the City fails to reasonably cooperate in the defense, APPLICANT shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. APPLICANT shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require APPLICANT to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. APPLICANT shall deposit that amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of June 13, 2018 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

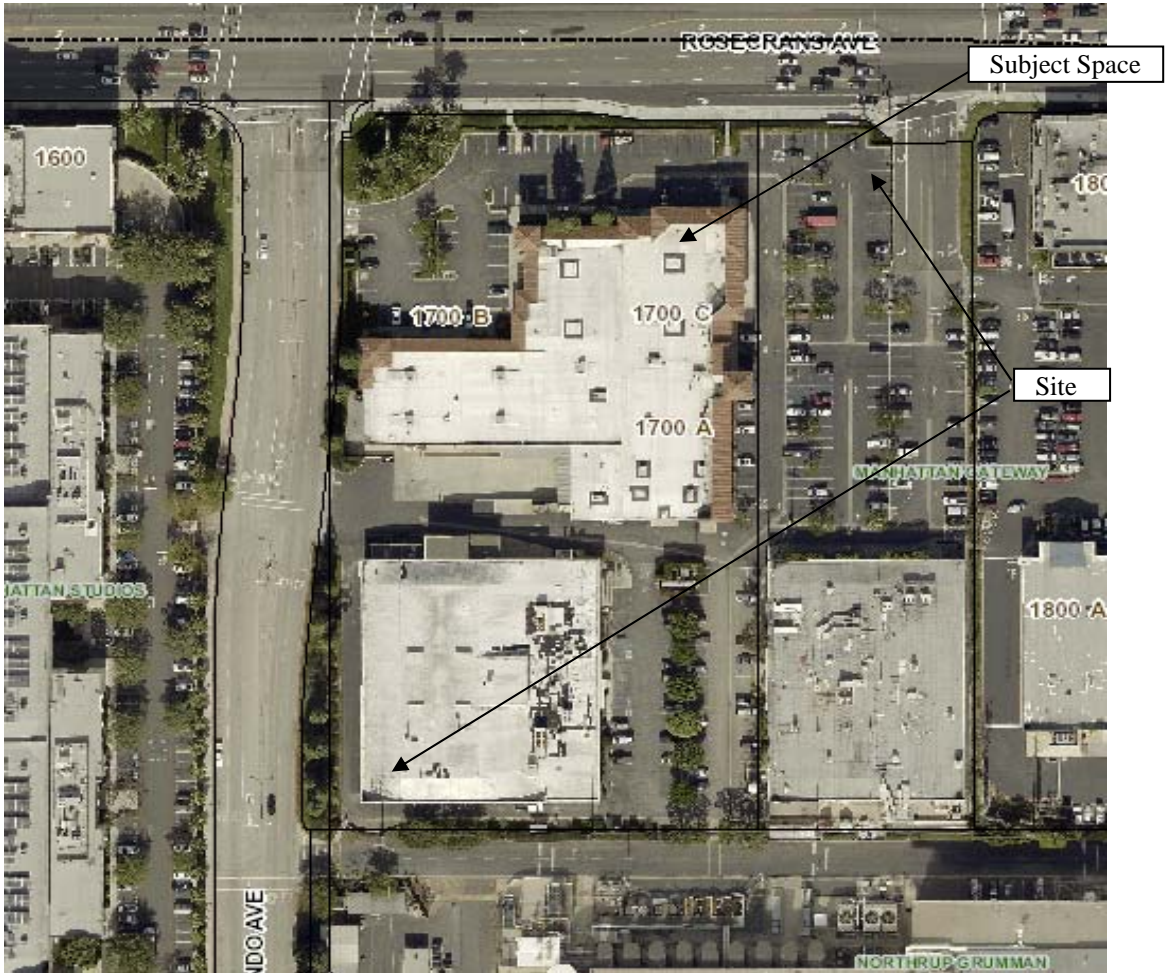
ANNE MCINTOSH,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

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1700 Rosecrans Ave.

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ATTACHMENT B
PC MTG 06-13-18

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1 RESOLUTION NO. 5203

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
3 OF MANHATTAN BEACH, CALIFORNIA, APPROVING A
4 PLANNED DEVELOPMENT PROJECT TO ALLOW THE
5 ADAPTIVE RE-USE OF A PORTION OF AN EXISTING
6 INDUSTRIAL BUILDING FOR GENERAL COMMERCIAL
7 PURPOSES, AND TO ALLOW THE CONTINUED
8 UTILIZATION OF EXISTING INDUSTRIAL BUILDINGS
9 ON SITE FOR INDUSTRIAL USE FOR THE PROPERTY
10 LOCATED AT 1700 ROSECRANS AVENUE IN THE CITY
11 OF MANHATTAN BEACH (CONTINENTAL DEVELOPMENT
12 CORPORATION)

13 WHEREAS, pursuant to applicable law, the Planning
14 Commission of the City of Manhattan Beach, California, conducted
15 a public hearing at the request of the property owner (Continental
16 Development Corporation), to consider the proposed amendment to
17 Chapter 10.01.020 B (Zoning Map) of Title 10 of the City of
18 Manhattan Beach Municipal Code for the property legally described
19 as follows and located at 1700 Rosecrans Avenue:

- 20 1) A portion of the north half of the northeast quarter of the
21 northeast quarter of Section 19, Township 3 South, Range 14
22 west, in the City of Manhattan Beach, County of Los Angeles,
23 State of California, being also known as the north quarter of
24 Lot 1 as shown upon partition of the lands of Redondo Land
25 Company, Rancho Sausal, Redondo, known as Recorder's file map
26 No. 140, in the office of the County Recorder; and,
- 27 2) A portion of parcel 2 of that real property situated in the
28 City of Manhattan Beach, County of Los Angeles, State of
29 California shown on a map entitled "Record of Survey in the
30 City of Manhattan Beach, State of California" which map was
31 filed in the office of the Recorder of the County of Los
32 Angeles on March 27, 1967 in Book 83 of Records of Survey at
pages 53 and 54, the same being a portion of Section 19,
Township 3, South, Range 14 West, San Bernardino Base and
Meridian.

WHEREAS, Section 10.32.060 of the Manhattan Beach
Municipal Code requires that a proposed reclassification to a "PD"
(Planned Development) Zoning District be accompanied by a "PD"
plan; and,

WHEREAS, the applicant has submitted a "PD" Plan for
approval; and,

WHEREAS, the applicant for the Planned Development is

ATTACHMENT C
PC MTG 06-13-18

1
2 the Continental Development Corporation, owners of the subject
3 property; and,

4 WHEREAS, a public hearing was advertised pursuant to
5 applicable law, testimony was invited at said hearing; and,

6 WHEREAS, the Planning Commission at the hearing of
7 October 25, 1995 voted to indefinitely continue the hearing on the
8 application; and,

9 WHEREAS, the Planning Commission's decision effectively
10 constitutes a denial without prejudice of the application; and,

11 WHEREAS, within the time period allowed by law, on
12 October 31, 1995, there was filed with the City Council of the
13 City of Manhattan Beach, California, an appeal of the Planning
14 Commission's decision to indefinitely continue an application for
15 a proposed Planned Development Project for the property located at
16 1700 Rosecrans Avenue; and

17 WHEREAS, the purpose of the proposed Planned Development
18 is to provide for the underlying zoning designation to accommodate
19 a request to allow the re-use of a 36,000 square foot portion of
20 an existing industrial building for general retail use, and to
21 allow for the continued industrial use of the remaining 22,000
22 square foot portion of this existing building; and

23 WHEREAS, the purpose of the proposed Planned Development
24 is to further provide for the underlying zoning designation to
25 allow the continued industrial use of the existing 36,000 square
26 foot and 30,000 square foot industrial buildings; and,

27 WHEREAS, a Mitigated Negative Declaration was prepared
28 for the proposal to address the potential environmental impacts
29 which might result from approval of the proposal, and has been
30 circulated and filed, pursuant to the California Environmental
31 Quality Act (CEQA) and the City of Manhattan Beach CEQA

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2 Guidelines. Based upon the analyses it was determined, that
3 subject to recommended mitigation measures, there will be no
4 significant environmental impacts associated with the project;
5 and,

6 WHEREAS, the Mitigated Negative Declaration has been
7 filed and previously approved in conjunction with a related
8 (General Plan Amendment) application, pursuant to the California
9 Environmental Quality Act (CEQA) and the City of Manhattan Beach
10 CEQA Guidelines; and,

11 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
12 MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND,
13 DETERMINE, AND ORDER AS FOLLOWS:

14 SECTION 1. That the City Council does hereby make
15 the following findings:

- 16 1. The applicant appealed the decision of the Planning
17 Commission, rendered on October 25, 1995 by minute
18 resolution, which continued the hearing on the application
pending certification of the Project Environmental Impact
Report (EIR).
- 19 2. The action of the Planning Commission is an indefinite
20 continuation of the hearing, which effectively constitutes a
Denial Without Prejudice of the project application.
- 21 3. The City Council held a duly noticed public hearing on the
22 appeal on November 21, 1995.
- 23 4. The applicant requests approval of a Planned Development
24 Project to allow the re-use of a 36,000 square foot portion
25 of an existing industrial building for general retail use,
26 and to allow for the continued industrial use of the
remaining 22,000 square foot portion of this existing
building; and, to further to allow the continued industrial
use of the existing 36,000 square foot and 30,000 square foot
industrial buildings on site.
- 27 5. The City Council has considered an amendment to the General
28 Plan Land Use Element and Land Use Policy Map redesignating
the subject site from "Industrial" to "Manhattan Village
Commercial".
- 29 6. The City Council has considered a Zone Change for the subject
30 site from "Industrial Park" (IP) to "Planned Development"
31 (PD) consistent with the requirements of Section 10.32.060 of
the Manhattan Beach Municipal Code.

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- 7. The Planned Development is consistent with the goals and policies of the City of Manhattan Beach General Plan, specifically Goal 8 of the Land Use Element which encourages high quality commercial and industrial development along Rosecrans Avenue between Sepulveda and Aviation Boulevards.
- 8. The Planned Development will allow the re-use of a vacant industrial building for General Commercial purposes, and will enhance the site design of the subject property.
- 9. The proposed use of the site is compatible with surrounding development which includes general commercial, service commercial, office, and industrial usage.
- 10. The proposed utilization of the site will not exceed the capacity to provide adequate public services, emergency vehicle access, or utility provision.

SECTION 2. That the City Council does hereby approve the subject Planned Development Project to allow the following: re-use of a 36,000 square foot portion of an existing industrial building (Building No. 65) for general retail use; allow the continued industrial use of the remaining 22,000 square foot portion of this existing building (Building No. 65); and, to allow the continued industrial use of the remaining two (2) industrial buildings (Building Nos. 66 and 67) on the site, for the property located at 1700 Rosecrans Avenue subject to the following conditions:

LAND USE / ENTITLEMENTS

- 1. The applicant (Continental Development Corporation) shall pay their "fair share" of the cost of any off-site improvements deemed necessary by the City to mitigate cumulative impacts associated with the TRW, Inc. / Continental Development Corp. / Manhattan Beach Holding Company Planned Development. The allocation of "fair share" responsibility for each of the subject property owner(s) shall be determined by the City. Contingent upon certification of the Environmental Impact Report (Case No. 8-95, SCH. No. 95081010), and adoption of the TRW, Inc. / Continental Development Corporation / Manhattan Beach Holding Company Planned Development, no building permits shall be issued for any development projects implementing the Planned Development until such "fair share" costs have been provided to the satisfaction of the City. **(Environmental Mitigation)**
- 2. Future industrial uses proposed for Buildings Nos. 65, 66, and 67 shall be limited to those types of activities as defined in Section 10.08.060 D "Industry, Research and Development", and Section 10.08.050 V "Research and

Development Services" of the City's Municipal Code. Such activities within Buildings 66, 67, and the non-retail portion of Building 65 shall be, in the opinion of the Community Development Director, reasonably compatible with the adjacent retail use of Building No. 65. **(Environmental Mitigation)**

3. Any proposed industrial usage, including research and development service usage, of Buildings Nos. 65, 66, and 67 shall be subject to the review and determination of the City's Community Development Director and Fire Chief. The Community Development Director shall have the authority to prohibit any such uses as may be deemed objectionable for the reasons of production of offensive odors, dust, noise, or vibration. The City's Fire Chief shall have the authority to prohibit any such uses as may be deemed objectionable for the reasons of the storage of hazardous materials. **(Environmental Mitigation)**

4. An amendment to the Planned Development will be required for any new industrial or accessory use, major addition or alteration to an existing use, that involves the manufacture, storage, handling, or processing of hazardous substances in sufficient quantities that would require permit as hazardous chemicals under the Uniform Fire Code adopted by the City. Hazardous substances in container sizes of 10 gallons or less that are stored or maintained for the purposes of retail or wholesale sales are exempt from this requirement. **(Environmental Mitigation)**

SITE REQUIREMENTS

5. A Traffic Management Plan shall be submitted in conjunction with the building plans, to be approved by the Police and Public Works Departments prior to issuance of the building and / or demolition permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

6. During the construction phases of the development, a daily clean-up program for the site shall occur, including the pick-up of all debris, utilizing an approved trash dumpster from the Right of Way Division.

TRASH

7. A trash enclosure(s), with adequate capacity for all site tenants, shall be provided on the site which is accessible from the exterior of the building for tenant trash disposal and City pick-up, subject to the specifications and approval of the Public Works and Community Development Departments, and the City's waste contractor.

8. A trash and recycling plan shall be approved by the Public Works and Community Development Departments. All trash receptacles shall be provided with lids that close tightly at all times. All trash and waste material shall be removed from around the receptacles on a daily basis.

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UTILITIES AND LIGHTING

- 9. The Southern California Gas Company shall be consulted and involved throughout the construction phase to ensure that underground pipelines are completely purged and monitored for residual gas prior to relocation, in accordance with applicable Public Utilities Commission (PUC) requirements and regulations. **(Environmental Mitigation)**
- 10. The applicant shall submit a parking lot lighting plan which identifies parking lot lights and any proposed decorative lighting. Outdoor parking lot lighting shall be designed in such a manner to avoid direct illumination onto an adjacent street. **(Environmental Mitigation)**

SIGNS

- 11. The applicant shall submit a comprehensive sign program, for the purposes of establishing uniform sign design guidelines for all uses and/or buildings on the site, for the review and approval of the Community Development Department.
- 12. The applicant shall obtain sign permits issued by the Community Development Department for all signs, including temporary and permanent signs erected on the site, consistent with the approved comprehensive sign program.
- 13. All outdoor illuminated signage shall comply with the provision of Section 10.72.060 of the Manhattan Beach Municipal Code regarding allowed illumination standards. **(Environmental Mitigation)**

LANDSCAPING

- 14. A site landscaping plan, including elevation drawings, prepared by a licensed Landscape Architect shall be submitted for review and approval concurrent with the Building Permit application. The applicant shall utilize drought tolerant materials wherever feasible based on water, light, drainage, and soil conditions. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. **(Environmental Mitigation)**
- 15. All landscaped areas shall be provided with a permanent irrigation system that is capable of delivering the minimum volume of water required to sustain the plan growth after it has become established. All irrigation systems shall be placed on automatic timers. **(Environmental Mitigation)**

CIRCULATION / PARKING

- 16. Emergency vehicles will continue to have 24-hour unobstructed access to all buildings on the site from Rosecrans Avenue and Redondo Avenue. **(Environmental Mitigation)**
- 17. Passenger and delivery vehicles to the retail and/or office uses will have access from Rosecrans Avenue and Redondo

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Avenue but will have signs directing vehicles to parking and loading/delivery areas separate from the parking areas for Buildings 66 and 67. **(Environmental Mitigation)**

18. Passenger vehicles and delivery vehicles to the industrial uses that remain on the site after the introduction of retail and/or office uses will have access from Redondo Avenue only. **(Environmental Mitigation)**

19. City-required parking for retail and/or office uses will be separated from parking provided on-site for any industrial uses that remain on-site concurrent with retail and/or office uses. **(Environmental Mitigation)**

20. The applicant shall re-stripe north bound Redondo Avenue at Rosecrans Avenue to provide one (1) exclusive left turn lane, one (1) left / through lane, and one (1) right turn only lane. **(Environmental Mitigation)**

21. The applicant shall document the total parking requirement for the three buildings (Nos. 65, 66, and 67) and show the location of the parking spaces uses to satisfy the combined parking demand. This analysis shall demonstrate that the size and location of the intended parking areas are adequate and that parking spaces required for other nearby buildings are not displaced. **(Environmental Mitigation)**

NOISE

22. All construction related activity will comply with the provisions of the City's Noise Ordinance (Ordinance No. 1875). Hours of construction shall be limited to the following: 7:30 am - 6:00 pm, Monday thru Friday; 9:00 am - 6:00 pm, Saturday; and, 10:00 am - 4:00 pm, Sunday. **(Environmental Mitigation)**

23. Noise emanating from the property shall be within the limitations prescribed by the City's Noise Ordinance.

FIRE AND SAFETY

24. Paint, insulation, coatings and other products causing air particulate emission should be applied according to manufacturer's specifications and applicable Occupational Safety and Health Administration (OSHA) regulations. **(Environmental Mitigation)**

25. All labor related activities shall be conducted in compliance with the California State Labor Code relating to the handling of hazardous materials and/or waste (per OSHA and California Title 22). **(Environmental Mitigation)**

26. Equipment fuels should be stored and handled according to the City's Fire Department regulations to minimize the potential for spills, leaks, and fires. **(Environmental Mitigation)**

27. If Underground Storage Tanks (UST's) are encountered during excavation, area excavation shall be immediately halted, the City Fire Department shall be contacted immediately, and appropriate UST removal procedures must be followed.

(Environmental Mitigation)

PROCEDURAL

- 28. The Planned Development shall not become effective until the effective date of the General Plan Amendment redesignating the site from "Industrial" to "Manhattan Village Commercial".
- 29. The Planned Development shall become effective on the same date as the Ordinance creating the "Planned Development" (PD) zoning district.
- 30. The project shall be developed and operated in substantial conformance with the plans and related documents as submitted to the Community Development Department on March 15, 1995.
- 31. The applicant agrees, as a condition of approval of this Planned Development, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach in defending any legal action brought against the City within 90 days after the City's final approval of the project, other than one by the Applicant, challenging the approval of this project, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate its expenses for the litigation and Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
- 32. The Planned Development may be reviewed at the discretion of the Community Development Department for compliance.
- 33. The Planned Development shall expire 2 years after the effective date unless a building permit has been issued and a vesting right established.
- 34. At any time in the future, the Planning Commission or City Council may review the Planned Development Resolution for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

SECTION 3. The City Council hereby certifies the accompanying environmental assessment, including a Mitigated Negative Declaration, for the proposed General Plan Amendment, Zoning Map Amendment, and Planned Development Project.

SECTION 4. Pursuant to Government Code Section 65907 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to


determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action of proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

SECTION 5. This resolution shall not become effective prior to the effective date of the General Plan Amendment redesignating the site from "Industrial" to "Manhattan Village Commercial"; and, shall become effective on the same date as the Ordinance creating the "Planned Development" (PD) zoning district.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

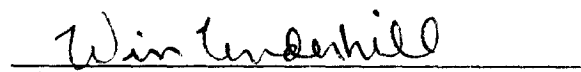
PASSED, APPROVED, and ADOPTED this 21st day of November, 1995.

Ayes: Lilligren, Barnes, Jones, Cunningham, Mayor Napolitano
Noes: None
Absent: None
Abstain: None



Mayor, City of Manhattan Beach,
California

ATTEST:



City Clerk

1 STATE OF CALIFORNIA)
2 COUNTY OF LOS ANGELES) SS.
3 CITY OF MANHATTAN BEACH)

4 I, WIN UNDERHILL, City Clerk of the City of Manhattan
5 Beach, California, do hereby certify that the whole number of
6 members of the City Council of said City is five; that the
7 foregoing resolution, being Resolution No. 5203, was duly and
8 regularly introduced before and adopted by the City Council of
9 said City at a regular meeting of said Council, duly and regularly
10 held on the 21st day of November, 1995, and that the same was so
11 passed and adopted by the following vote, to wit:

12 Ayes: Lilligren, Barnes, Jones, Cunningham, Mayor Napolitano
13 Noes: None
14 Absent: None
15 Abstain: None

16 IN WITNESS WHEREOF, I have hereunto subscribed my name
17 and affixed the official seal of said City this 28th day of
18 November, 1995.

19 Win Underhill
20 City Clerk of the City of
21 Manhattan Beach, California

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23 (SEAL)
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1 RESOLUTION NO. PC 08-12

2 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT
4 PERMIT AMENDMENT ALLOWING CONVERSION OF EXISTING
5 WAREHOUSE SPACE TO FOOD AND BEVERAGE SALES WITH BEER
6 AND WINE SAMPLING WITHIN AN EXISTING RETAIL AND
7 INDUSTRIAL DEVELOPMENT LOCATED AT 1700 ROSECRANS
8 AVENUE (Continental Development / BevMo)

9 THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES
10 HEREBY RESOLVE AS FOLLOWS:

11 SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the
12 following findings:

- 13 A. The Planning Commission of the City of Manhattan Beach conducted a public
14 hearing on August 27, 2008, received testimony, and considered an application for a
15 planned development permit amendment to allow conversion of an existing warehouse
16 space to retail food and beverage sales including general alcohol sales, and on-site sale
17 and consumption of beer and wine samples on the property legally described as a portion
18 of Section 19, Township 3 South, Range 14 West located at 1700 Rosecrans Avenue in the
19 City of Manhattan Beach.
- 20 B. The applicant for the subject project is Continental 1700 Rosecrans Corp., the owner of
21 the property.
- 22 C. The existing commercial and industrial site is currently governed by a Planned
23 Development Permit (Resolution No. 5203) that permits the existing industrial use, and
24 36,000 square feet of existing retail use. The proposal to add approximately 10,000
25 square feet of commercial use to the site requires Planning Commission approval of an
26 amendment to the existing Planned Development Permit.
- 27 D. The existing parcel is 298,271 sf in area and includes 3 separate buildings. Two buildings
28 at the rear (#66-36,000 sf and #67-30,000 sf) provide 66,000 sf of warehouse space. The
29 building at the front includes 3 retail/food beverage sale spaces (19,999 sf retail and
30 16,603 food and beverage sales existing) and one 10,008 sf food and beverage sales
31 (subject proposal). There are approximately 288 parking spaces on site with the subject
proposal.
- E. The project is Categorically Exempt (Class 1 & 2, Sections 15301 & 15303) from the
requirements of the California Environmental Quality Act (CEQA) since it involves
conversion of an existing facility to a smaller size facility of similar intensity.
- F. The project will not individually nor cumulatively have an adverse effect on wildlife
resources, as defined in Section 711.2 of the Fish and Game Code.
- G. The General Plan designation for the property is Manhattan Village Commercial. The
project is consistent with the General Plan, and specifically supports Goal LU-8,
encouraging maintenance of Rosecrans Avenue as a regional-serving commercial
district, Goal LU-2 due to increased landscaping, Goal LU-3, and Policy LU-3.1 related
to positive aesthetics, Policy LU-6.2 by providing a diverse tax base, and Policy LU-8-2

08 0031782

- H. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of commercial and industrial uses. The PD zone does not establish permitted uses or development standards, however, the project is compatible with the previous site development and the surrounding area. The subject amendment and the existing PD permit establish the use and development regulations for the site. The proposal is consistent with the PD district intentions for General Plan Compliance, quality design, and adequate public services.
- I. Approval of retail sales of alcohol and on-site sampling of beer and wine, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since these activities will have limited night hours, serve a regional customer base, and be insulated from residential and other sensitive uses.
- J. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code as well as specific conditions contained herein further regulating the project.
- K. A determination of public convenience and necessity is made for the proposed Type 42 alcohol license (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of this project approval.
- L. A de minimis impact finding is hereby made that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- M. This Resolution, upon its effectiveness, together with existing Planned Development Resolution No. 5203 constitutes the Planned Development Permit/Plan for the subject site, and the State required Determination of Public Convenience and Necessity for the currently proposed Type 21 and Type 42 alcohol licenses.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Planned Development Permit Amendment subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

- 1. The project shall be constructed and operated in substantial compliance with the submitted project description and plans as approved by the Planning Commission on August 27, 2008. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission. The subject property shall be in compliance with any previous permit requirements that remain effective.
- 2. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development Department prior to issuance of building permits. The plan shall provide for the

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management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

Prior to the commencement of any construction activity that would cause a disruption to traffic or lane closure on Rosecrans Avenue; the applicant shall submit plans which shall minimize traffic impacts associated with the proposed development for review and approval by the Community Development Department.

3. Utility improvements such as property line cleanouts, backwater valves, mop sinks, drain lines, etc., shall be installed and maintained as required by the Public Works Department.

4. Modifications and improvements to the tenant space shall be in compliance with applicable requirements of the Building Division, Health Department, and State Department of Alcohol Beverage Control.

5. A trash/recyclables storage area shall be provided and maintained on the site subject to the requirements of the Community Development and Public Works Departments.

6. All new electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.

7. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.

8. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.

9. A site landscaping plan, consistent with the project rendering on file with the Community Development Department, utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed landscape architect, as required by state law.

10. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.

11. Project driveway entrances shall be constructed or modified in conformance with the requirements of the Public Works Department.

12. * Final circulation, traffic visibility, pedestrian, bicycle, and parking design shall be subject to the review and requirements of the City's Traffic Engineer and Director of Community Development.

13. * Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works. Oil clarifiers and other post construction SUSMP items shall be required for the project.
14. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
15. * Plans shall incorporate sustainable building components into the building and site design as determined to be appropriate by the Public Works and Community Development Departments such as: LEED (leadership in Energy and Environmental Design) and Build-it-Green components, permeable pavement, energy efficient plumbing mechanical and electrical systems, and storm water retention.

Operational Restrictions

16. * The subject tenant space (space B) shall operate as a food and beverage sales, retail, or similar use as determined by the Community Development Director. Primary kitchen equipment such as stoves, convection ovens, and commercial kitchen hoods shall be prohibited. Entertainment, dancing, and alcohol licenses other than Type 21 or Type 42 shall be prohibited. Beer or wine consumption shall not be separated from retail operations beyond the extent required by Alcohol Beverage Control. Full retail sales operations to the public shall be conducted at all times that on-site beer or wine consumption is available.
17. * In the event that the business known as BevMo should vacate the premises, the tenant space at 1700 B Rosecrans Avenue, may be occupied by another similar use, if upon its review, the Department of Community Development determines that the replacement use has the same use characteristics as BevMo including type of service provided, and peak hours of activity. The intent of this condition is to ensure that any replacement retail tenant, if exercising a Type 42 ABC license for on-site consumption of beer or wine, would be a use similar to BevMo.
18. * The on-site alcohol consumption shall be conducted only in designated areas (maximum area of 100 square feet) in conformance with the submitted floor plan. Beer and wine tasting shall be limited to maximum 1 ounce size samples, and a maximum of five samples of wine or beer per person. The wine and beer sampling area shall be limited to 100 square feet, shall have no seating, furniture or fixtures, and shall be separated by a physical barrier from other store areas. Sampling shall be limited to patrons at least 21 years in age. No exterior signage advertising wine or beer tasting will be permitted.
19. * Hours of operation for the proposed use shall be limited to 9am to 10 pm daily. Beer or wine tasting shall be limited to 11 am to 7 pm daily. Future tenants that are retail, or more traditional food and beverage sales uses, may be open until midnight, subject to review and approval of the Director of Community Development.
20. * Parking quantities and design shall be provided in conformance with the Manhattan Beach Municipal Code. Parking allocations to different tenants and uses within the

- 1 site shall be as determined to be appropriate by the Community Development
2 Director.
- 3 21. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally
4 illuminated awnings shall be prohibited for the entire site. A sign program for the site
5 shall be provided for the approval of the Community Development Department.
- 6 22. * Noise emanating from the site shall be in compliance with the Municipal Noise
7 Ordinance. Any outside sound or amplification system or equipment is prohibited.
- 8 23. The operation shall comply with all South Coast Air Quality Management District
9 Regulations and shall not transmit excessive emissions or odors across property lines.
- 10 24. The operation shall remain in compliance with all Fire and Building occupancy
11 requirements at all times.
- 12 25. The management of the facility shall police the property and all areas immediately
13 adjacent to the business during the hours of operation to keep it free of litter.
- 14 26. * The operator of the facility shall provide adequate management and supervisory
15 techniques to prevent loitering and other security concerns outside the subject
16 business as determined to be appropriate by the Chief of Police.
- 17 27. * No waste water shall be permitted to be discharged from the premises. Waste water
18 shall be discharged into the sanitary sewer system.

16 **Procedural**

- 17 28. All provisions of the PD Permit are subject to review by the Community
18 Development Department 6 months after occupancy and yearly thereafter. The
19 operator shall cooperate with the Department of the Community Development in its
20 conduct of periodic reviews for compliance with conditions of approval.
- 21 29. This PD Permit shall lapse two years after its date of approval, unless implemented
22 or extended consistent with use permit time limits of Section 10.84.090 of the
23 Municipal Code.
- 24 30. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code
25 section 711.4(c), the project is not operative, vested or final until the required filing fees
26 are paid.
- 27 31. The applicant agrees, as a condition of approval of this project, to pay for all
28 reasonable legal and expert fees and expenses of the City of Manhattan Beach, in
29 defending any legal actions associated with the approval of this project brought
30 against the City. In the event such a legal action is filed against the project, the
31 City shall estimate its expenses for the litigation. Applicant shall deposit said
amount with the City or enter into an agreement with the City to pay such
expenses as they become due.

Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The Department of Community Development shall send a copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of August 27, 2008 and that said Resolution was adopted by the following vote:

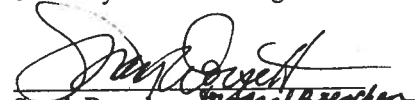
AYES: Fasola, Powell, Seville-Jones,
Chairman Lesser

NOES: None

ABSTAIN: None

ABSENT: Paralusz


RICHARD THOMPSON,
Secretary to the Planning Commission


Sarah Boesch,
Recording Secretary

1700 Roxecrams 8-27-08

ATTACHMENT D

PC MTG 06-13-18

Attachment "A" Project Description

Application for Amendment to a Planned Development Permit (PD Amendment)
1700 Rosecrans Avenue, Manhattan Beach, CA 90266
March 6, 2018

Overview

1700 Rosecrans Avenue has operated for many years as a multi-tenant commercial and industrial development. The site is 6.8 acres and is zoned PD (Planned Development). 1700 Rosecrans is improved with three buildings totaling approximately 112,610 sf and a surface parking lot. A northerly building with frontage along Rosecrans Avenue (Building 65) is currently occupied by Office Depot (Suite A) and BevMo (Suite B). Suite C, previously occupied by Fresh & Easy Neighborhood Market, has been vacant since mid-2015. Two rear buildings (Building 66 and 67) are occupied by Northrop Grumman. The current PD plan for the property was adopted by the Planning Commission on August 27, 2008 (Resolution No. PC 08-12).

Existing Improvements/Uses:

Building 65: 46,610 sf Retail/Food & Beverage Sales (demised – 3 tenant spaces)
Building 66: 36,000 sf Industrial
Building 67: 30,000 sf Industrial

Neighboring Zoning/Land Uses

North: El Segundo/Office/Retail/Restaurant
South: IP/Industrial (Northrop Grumman)
East: PD/Retail (Manhattan Gateway)
West: IP/Entertainment Studios

Project Description

The applicant is requesting approval of an amendment to the current PD plan to allow up to 1,000 square feet of indoor and outdoor café seating area to accommodate a new retail/food & beverage sales tenant for Suite C in Building 65 (space previously occupied by Fresh & Easy Neighborhood Market). This application also requests approval of two alcohol licenses:

- A Type 20 ABC license for off sale beer and wine
- A Type 41 ABC license for onsite sale and service of beer and wine for the cafe

The new tenant, Mother's Market & Kitchen, specializes in health foods, supplements, and lifestyle related products. The proposed café is an accessory use to the market. Approximately 594 sf of existing in-store sales area in Suite C will be converted to café seating area, and an outdoor dining seating area of approximately 374 sf is proposed along the north elevation of the existing storefront. The café service will be fast casual and offerings will feature organic ingredients. Beer and wine would be sold in the market and served in the indoor and outdoor café areas in compliance with all ABC license regulations. For additional project details, please refer to the attached site plan, floor plan, and

elevations prepared by Carlile Coatsworth Architects, Inc. dated March 6, 2018. The attached introduction letter from Mother's Market & Kitchen explains operational details of the store and details of the request for Type 20 and Type 41 ABC licenses.

Parking

There are 280 parking spaces on site. The parking summary provided below demonstrates that the site has sufficient parking capacity for the proposed café use.

Parking Summary: Existing Uses/PD Plan PC 08-12 for 1700 Rosecrans Avenue

Building No.	Use	Parking Ratio*	Spaces Required	Spaces Provided
Building 65	Retail/Food & Bev.	5,000 SF @1 per 200	25	
Building 65	Retail/Food & Bev.	41,610 SF @ 1 per 250	167	
Building 66	Industrial	36,000 SF @ 1 per 1,000	36	
Building 67	Industrial	30,000 SF @ 1 per 1,000	30	
Total			258	280

*Manhattan Beach Municipal Code 10.64.030

Parking Summary: Proposed PD Amendment to allow up to a total of 1,000 sf of interior and exterior café use for Space C

Building No.	Use	Floor Area Square Feet	Parking Ratio*	Spaces Required	Spaces Provided
65	Retail/Food & Beverage Space A 19,999 sf Space B 10,008 sf Space C 16,009sf	5,000	1 per 200	25	
		41,016	1 per 250	164	
65	Interior dining Space C	594	1 per 50	12	
		Patio Area			
65	Patio dining Space C	374	1 per 50	8	
66	Industrial	36,000	1 per 1,000	36	
67	Industrial	30,000	1 per 1,000	30	280
Total		112,610**		275	280

*Manhattan Beach Municipal Code 10.64.030

**Excludes patio area

Findings

Following is the Applicant's written description of how the proposed PD amendment for 1700 Rosecrans Avenue meets the required Findings as set forth in 10.32.060 of the Manhattan Beach Municipal Code.

- 1. The PD Plan or Specific Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding developments;**

Land Use Element of General Plan:

The Zoning Designation for 1700 Rosecrans Avenue is PD (Planned Development). The site is situated in General Plan Area District II, within the Manhattan Village Commercial land use category.

The PD amendment proposes continuance of a mix of retail and industrial uses on the site. The proposed change to the existing PD Plan is a request to add a small café with outdoor dining as an accessory use for a new retail/food & beverage sales tenant. The table below illustrates how the proposed PD amendment is consistent with the adopted Land Use Element of the General Plan and applicable policies.

Goal/Policy		Compatibility
Goal LU-6	Maintain the viability of the commercial areas of Manhattan Beach	The proposed PD amendment serves the stated goal of maintaining and enhancing the diversity and vitality of the Manhattan Village Commercial area.
Policy LU-6.2	Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.	The PD provides a mix of commercial uses that meet the stated policy objective.
Goal LU-8	Maintain Sepulveda Blvd., Rosecrans Ave., and the commercial areas of Manhattan village as regional-serving commercial districts.	The intended uses are local and regional-serving uses.
Policy LU-8.1	Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses	The amended PD encourages commercial uses that serve a broad market area.
Policy LU-8.2	Support the remodeling and upgrading needs of businesses as appropriate within these regional-serving districts.	The proposed PD amendment includes modification/upgrade of Building 65 (outdoor dining) that will enhance the Rosecrans Avenue streetscape.

The proposed café use is an accessory use to the retail/food & beverage sales store that will occupy Suite C. This use is compatible with the character and scale of the surrounding development which includes office and restaurant to the north, industrial to the south, restaurant and retail to the east, and film studio and office to the west. The proposed café is compatible with the surrounding development, and it will provide another walkable casual dining option for the employees of nearby offices.

The PD Plan or Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the Plan were not approved.

The proposed amendment to the current PD Plan will bring a popular new specialty retail and grocery store with café and outdoor dining to the site. The project will further enhance the character of the high quality commercial development along the Rosecrans Avenue Corridor.

2. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan.

This application proposes an amendment to an existing PD plan. The proposed PD plan amendment is fully compatible with the base district regulations. Benefits of the current PD plan will be enhanced by the improvements proposed by the PD plan amendment.

- 3. The PD Plan or Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access, and public service demands will not exceed the capacity of existing and planned systems.**

Under the amended PD Plan, the development at 1700 Rosecrans Avenue will continue to include adequate provisions for utilities, services, and emergency vehicle access. All utilities requirements and emergency vehicle access requirements will be met.

The applicant respectfully requests approval of the proposed PD Plan amendment.

For your reference, the following plans and correspondence accompany this application:

Title Sheet T-1
Site Plan A-1
Floor Plan A-2
Elevations A-3
Mother's Market & Kitchen Introduction Letter 2-27-18

Prepared by: T. Reina



Fresh • Organic • Delicious

February 27, 2018

City of Manhattan Beach
Associate Planner
1400 Highland Avenue
Manhattan Beach, CA 90266

Dear Associate Planner,

We are proud and excited to announce that Mother's Market and Kitchen is working with Continental Development and the City of Manhattan Beach to bring our store to your community at 1700 Rosecrans Avenue and hereby request the City of Manhattan Beach approve the positive findings of Public Convenience of Necessity (PCN).

Nearly 40 years ago, friends and family that practiced yoga together founded Mother's Market & Kitchen. A 2500 square foot store opened in 1978 in Costa Mesa providing health foods, supplements and lifestyle related products that were not readily available elsewhere. Since its start in 1978, Mother's has gained a reputation in California and beyond for the best in natural foods. With new investors and stakeholders in 2016 bringing experience and financial resources to the team, Mother's is prepared for growth into your community. The residents and work community of Manhattan Beach can expect friendly and caring staff to provide the freshest and best selection of organic fruits and vegetables, an offering of supplements, sports nutrition and natural beauty care that is unparalleled. Groceries and foods for special diets with choices in vegan, vegetarian, raw, organic, Non-GMO, low carbohydrate, low sugar, dairy-free, low glycemic and allergen-free. Chicken is certified organic and certified humane, fish and seafood that meet strict sustainability criteria and beef that is humanely raised, rotationally-grazed and grass fed. Our Manhattan Beach family will enjoy juices made-to-order from the freshest organic produce, original deli salads and delicious homemade meals along with an organic coffee bar and treats.

The café will feature organic ingredients for all times of the day. There are many breakfast, lunch and dinner items to choose from. Examples include Celia's bowl, roasted cauliflower avocado toast, omelets, sandwiches, wraps, salads, homemade soups and entrees including panko crusted mac and cheese, organic rotisserie chicken, eggplant rollatini and more. The service will be fast casual with approximately 89 seats split between an indoor dining area and outdoor patio. Additionally, Manhattan Beach fans will find beer and wine in categories such as organic, biodynamic, vegan, gluten-free and local selections. Tastings will be held in the licensed area of the café once

Corporate Office • 100 Kalmus Drive • Costa Mesa, California 92626
www.MothersMarket.com • (714) 549-6400 • Fax (714) 708-3620

a month during regular business hours with 1 oz. samples and staff following all license regulations including payment and age requirements.

Mother's Market & Kitchen will employ approximately 150 local residents; additional help may be hired during the holidays.

Mother's Market & Kitchen is committed to the responsible marketing of alcoholic beverage products which is demonstrated by:

1. Hours of operation being limited to: 7 A.M. to 10 P.M.
2. Company policy prohibiting the sale of cigarettes and products of abuse (such as 40 oz. of malt liquor, low-priced, screw-top fortified wines, and pints or half- pints of spirits).
3. Company policy prohibiting the use of video or pinball games, pay telephones, lottery tickets, and other products that would promote loitering.
4. Company posts and maintains professional quality signs stating:
 - a. "No loitering, no public drinking of alcoholic beverages"
 - b. "Warning: Drinking distilled spirits, beers, coolers, wine and other alcoholic beverages may increase cancer risk, and during pregnancy, can cause birth defects"
 - c. "No open containers of alcoholic beverages beyond this point"

Mother's Market & Kitchen requires license type 20 and 41 on-sale of beer and wine.

Beer and wine tastings will be offered in-store in the Type 41 licensed area of the café limited to two hours of duration. Service in this area will be by winemakers, vendor representatives and trained store staff. Staff will be trained for type 20 and 41 licenses using TIPS training and ServSafe, as required.

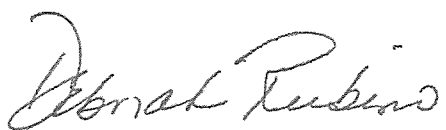
Samples are approximately 1 oz. in size and a fee is charged as required by the ABC. Disposable plastic tasting cups are used; all samples must take place within the boundaries of the tasting area in the type 41 licensed area. An exit-only door to be installed in outdoor patio as permitted by law with proper signage (see items 4.a. and 4.c.). Customers will be prohibited from bringing in spirits or shopping carts of any kind into the type 41 area.

Permitting the sale of alcoholic beverages and offering tastings at this location will provide residents with a convenient, well-maintained facility with selections of biodynamic, organic, and vegan wine and craft beer not available elsewhere that will have a positive impact on the local economy and community.

In conclusion, Mother's Market & Kitchen respectfully requests the City of Manhattan Beach grant a finding of Public Convenience of Necessity for the alcoholic beverage licenses.

If you have any further questions, please contact me at (714) 549-6417.

We look forward to serving you!



Deborah Rubino
Chief Integration Officer
(714) 549-6417
DeborahR@mothersmarket.com
www.MothersMarket.com

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City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
1	2nd Half Sports Grill	516 N. Sepulveda Blvd.	11am-2am, Daily	11am-2am, Daily	Full Liquor	90-04 01/23/90	Pool Tournaments
2	900 Manhattan Club/Downstairs	900 Manhattan Ave.	9am to 12am Sunday 11am-12 am, Mon-Thu 11am-1 am, Fri 9am-1am, Sat	9am to 12am Sunday 11am-12 am, Mon-Thu 11am-1 am, Fri 9am-1am, Sat-Sun	Full Liquor	CC Reso. 5155 04/04/95	Live allowed on 2nd floor Dancing allowed on Fri/Sat nights
3	Arthur J	903 Manhattan Ave.	11am-12am, Sun-Thu 11am-2am, Fri-Sat	11am-12am, Sun-Thu 11am-2am, Fri-Sat	Full Liquor	CC Reso. 4108 01/03/84	No Limit
4	Beach Pizza	3301 Highland Ave.	11am-12am, Sun-Thu 11am-1am, Fri-Sat	11am-12am, Sun-Thu 11am-1am, Fri-Sat	Beer & Wine	84-31 07/24/84	None
5	Belamar Hotel	3501 N. Sepulveda Blvd.	Garden Room & Outdoor Patios: 9am-10pm, Sun-Thu 9am-11pm, Fri-Sat No Other Limits Specified	Not Specified	Full Liquor	91-08 04/23/91	None
6	Big Wok	350 N. Sepulveda Blvd	11:30am-10pm, Daily	11:30am-10pm, Daily	Beer & Wine	CC 5617 11/07/00	
7	Brewco	124 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	09-01 01/14/09	None
8	Brickworks Roasthouse & Grill	3212 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
9	Bristol Farms	1570 Rosecrans Ave. Suite H	7am-10pm, Daily	7am-10pm, Daily 11am-9pm, On-Site Tasting	Beer & Wine & Off Sale General	PC 15-04 06/24/15 90-29 10/10/90	None
10	CA Pizza Kitchen	3280 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
11	Century Club/vacant	304 12th Street	10am-12am, Sun-Thu 10am-1am, Fri-Sat	10am-12am, Sun-Thu 10am-1am, Fri-Sat	Full Liquor	87-36 12/08/87	Live Entertainment & Dancing
12	Chili's	2622 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
13	China Grill/vacant	3282 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	01-27 12/12/01	None
14	Cocos	2620 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
15	Nikau Kai	1140 Highland Ave.	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	Beer & Wine	02-14 05/08/02	None
16	Darren's Restaurant	1141 Manhattan Ave.	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor	02-28 08/28/02	None

**City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service**

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
17	El Gringo	921 N. Sepulveda Blvd.	No Resolution	No Resolution	Beer & Wine	No Resolution	
18	El Sombrero	1005 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
19	El Sombrero #2	1157 Artesia Blvd. Suite B	11am-10pm, Daily	11am-10pm, Daily	Beer & Wine	84-30 06/26/84	None
20	El Tarasco	350 N. Sepulveda Blvd. #2	10am-11pm, Daily	10am-11pm, Daily	Beer & Wine	05-03 01/26/05	None
21	El Torito	600 S. Sepulveda Blvd.	11am-12am, Daily	11am-12am, Daily	Full Liquor	94-33 11/09/94	None
22	Ercoles	1101 Manhattan Ave.	11am-2am, Daily	11am-2am, Daily	Full Liquor	85-32 11/12/85	None
23	FishBar	3801 Highland Ave.	9am-2am, Daily	9am-2am, Daily	Full Liquor	89-50 12/19/89	None
24	Fishing with Dynamite	1148 Manhattan Ave.	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	Full Liquor	01-24 11/28/01	None
25	Fonzs	1017 Manhattan Ave.	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	Full Liquor	01-04 02/14/01	None
26	Four D./Café Wild	3505 Highland Ave.	Unspecified opening time, Closes by 2am	6am-2am, ABC	Beer & Wine	82-32 10/12/82	None
27	Fusion Sushi	1150 Morningside Dr.	9am-11pm, Sun-Wed 7am-12am, Thu-Sat	9am-11pm, Sun-Wed 7am-12am, Thu-Sat	Beer & Wine	05-05 03/23/05	Entertainment/Dancing for Private Parties In Banquet Room Only Thu-Sat
28	Grunions	1501 Sepulveda Blvd.	No Resolution	No Resolution	Full Liquor	No Resolution	
29	Hennesseys	313 Manhattan Beach Blvd.	11am-2am, Daily No Outdoor Dining After 10pm When Entertainment Performs	11am-2am, Daily	Full Liquor	83-18 04/26/83	Live entertainment til 1:30am, Mon-Sun
30	Houston's Restaurant	1550 Rosecrans Ave.	6am-12am, Daily	6am-12am, Daily	Full Liquor	90-19 07/25/90	None
31	Il Fornaio	1800 Rosecrans Ave. Unit F	6am-2am, Daily	6am-2am, Daily	Full Liquor	98-25 08/12/98	None
32	India's Tandoori	916 N. Sepulveda Blvd.	11am-9pm, Mon-Thu 11am-11pm, Fri 8am-11pm, Sat 8am-8pm, Sun	11am-9pm, Mon-Thu 11am-11pm, Fri 8am-11pm, Sat 8am-8pm, Sun	Beer & Wine	00-38 12/13/00	None
33	Islands	3200 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None

City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
34	Izaka-Ya	1133 Highland Ave.	11:00am-11:00pm, Sun-Wed 11:00am-12am, Thu-Sat	11:00am-11:00pm, Sun-Wed 11:00am-12am, Thu-Sat	Beer & Wine	10-04 07/14/10	None
35	Joey's Smokin BBQ	3564 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Beer	01-27 12/12/01	None
36	Katsu	302 Rosecrans Ave.	5pm-11pm, Sun-Thu 5pm-12am, Sat-Sun	5pm-11pm, Sun-Thu 5pm-12am, Sat-Sun	Beer & Wine	02-11 03/27/02	None
37	Kettle	1138 Highland Ave.	24 Hours Daily	11am-1am	Beer & Wine	83-06 01/11/83	None
38	Le Pain Quotidien	451 Manhattan Beach Blvd.	7am-7:30pm, Daily	10am-7:30pm, Daily	Limited Selection of Beer & Wine	CC 5770 07/16/02 08-08 05/14/08	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
39	Lido Di Manhattan Beach	1550 Rosecrans Ave. Suite G	6am-2am, Daily	6am-2am, Daily	Full Liquor	90-30 10/10/90	None
40	Little Sister	1131 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
41	Love and Salt	317 Manhattan Beach Blvd.	9am-1am, Daily	9am-1am, Daily	Full Liquor & Caterer's	94-20 07/13/94	2 entertainers til 1am Fri, Sat & 12am Sun
42	Mama D's	1125 A Manhattan Ave.	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
43	Mangiamo	128 Manhattan Beach Blvd.	11am-12am, Mon-Sat 8am-12am, Sun	11am-12am, Mon-Sat 8am-12am, Sun	Full Liquor	83-28 06/14/83	Maximum 3 musicians, nonamplified
44	Manhattan House	1019 Manhattan Beach Blvd.	11:30am-3pm, Mon-Fri 5pm-12am, Sun-Thu 5pm-1am, Fri-Sat	11:30am-3pm, Mon-Fri 5pm-12am, Sun-Thu 5pm-1am, Fri-Sat	Full Liquor	83-43 08/09/83	None
45	Manhattan Pizzeria	133 Manhattan Beach Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	CC Reso. 5175 06/20/95 86-38 12/09/86	None
46	Marine Street Café	2201 Highland Ave.	6am-10:30pm, Daily Patio Dining Stops @ 9pm, Sun-Thu	6am-10:30pm, Daily Patio Dining Stops @ 9pm, Sun-Thu	Beer & Wine	03-10 5/14/03	None
47	MB Post	1142 Manhattan Ave.	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun No Alcohol on Patio After 10pm	Full Liquor	CC 5513 10/19/99	"Kids Night" Monday 5pm-7pm

**City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service**

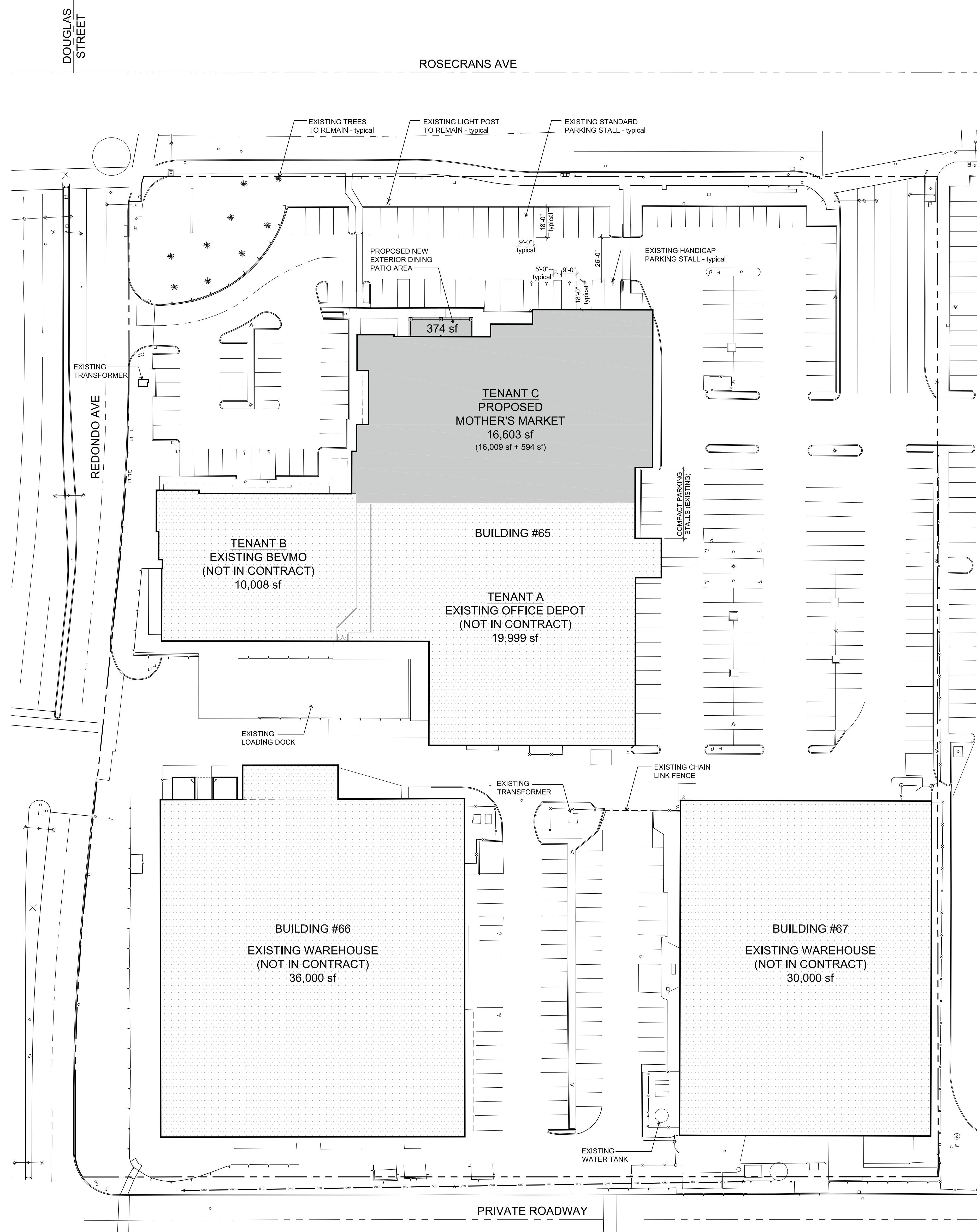
	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
48	North End Café	3421 Highland Ave	7am-10pm, Sun-Thu 7am-11pm, Fri-Sat	7am-10pm, Sun-Thu 7am-11pm, Fri-Sat	Beer & Wine	10-06 8/25/10	None
49	OB's Bar & Grill	3610 Highland Ave.	8am-2am, Daily	8am-2am, Daily	Full Liquor & Caterers	92-22 10/20/92	Live entertainment 8pm-1am Thu-Sat; 3pm-9pm Sun/Holidays No dancing
50	Old Venice	1001 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
51	Olive Garden	2610 Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Full Liquor	01-27 12/12/01	None
52	O-Sho	913 N. Sepulveda Blvd.	No Resolution	No Resolution	Beer & Wine	No Resolution	
53	Pachanga Grill	1590 Rosecrans Ave Suite E	7am - 11pm, Sun-Thu 7am - 12am, Fri-Sat	7am - 11pm, Sun-Thu 7am - 12am, Fri-Sat	Beer & Wine	91-18 7/24/91	None
54	Pancho's	3615 Highland Ave.	Unspecified Opening Time 2am (Rest, Bar, Lounge) 9pm (Deck & Patio)	6am-2am, ABC	Full Liquor	76-10 02/10/76	2 Musicians
55	Petro's	451 Manhattan Beach Blvd Suite B-110	6am-12 am, Sun-Thu 6am-1am, Fri-Sat	6am-11:30pm, Sun-Thu 6am-12:30am, Fri-Sat	Full Liquor	06-20 12/13/06 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
56	Pitfire Pizza	401 Manhattan Beach Blvd.	7am-11pm, Daily	7am-11pm, Daily	Beer & Wine	05-05 03/23/05	None
57	Residence Inn	1700 N. Sepulveda Blvd.	No Limits Specified	4pm-9pm, Daily Hospitality Service	Beer & Wine	90-24 09/19/90	None
58	Rice	820 Manhattan Ave.	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	Beer & Wine	89-23 06/27/89	Nonamplified live music
59	Rock N Fish	120 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	99-04 02/10/99	None
60	Rockefeller	1209 Highland Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-04 05/09/07	None
61	Rubios Baja Grill	2000 Sepulveda Blvd.	No Limits Specified	Must Be In Conjunction w/ Food Service at All Hours	Beer & Wine	08-05 04/09/08	4 Video Games
62	The Rice Teriyaki and Sushi	1570 Rosecrans Ave. Suite P	6am-12am, Daily	6am-12am, Daily	Beer & Wine	04-12 06/14/04	None
63	Sesame Moe's/vacant	2640 N. Sepulveda Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	01-27 12/12/01	None

**City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service**

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
64	Shade Hotel	1221 Valley Drive	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 11pm, Sun-Thurs 12am, Fri-Sat Rooftop Deck, 10pm Daily	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 10:30pm, Sun-Thurs 11:30pm, Fri-Sat Rooftop Deck, 9pm Daily	Full Liquor	05-08 05/25/05 CC 5770 07/16/02 (CC 6275 07/09/10 Expired)	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
65	Sharkeez	3600 Highland Ave.	No Limits Specified	6am-2am, ABC	Full Liquor	89-19 05/23/89	No more than 5 musicians. Live entertainment must stop by 1am
66	Sharks Cove	309 Manhattan Beach Blvd.	7am-2am, Daily	7am-2am, Daily	Full Liquor	03-24 12/10/03	3 nonamplified muscians, no later than 12am
67	Shellback	116 Manhattan Beach Blvd.	No Resolution	No Resolution	Full Liquor	No Resolution	
68	Simmzy's	229 Manhattan Beach Blvd.	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	Beer & Wine	03-20 01/22/03	None
69	Sion's	235 S. Sepulveda Blvd.	7am-10pm, Mon-Sun	7am-10pm, Mon-Sun	Beer & Wine	CC 4338 07/01/86	None
70	Sloopy's Beach Café	3416 Highland Ave.	Unspecified opening time, Closes by 9 pm	Unspecified opening time, Closes by 9 pm	Beer & Wine	83-14 03/22/83	None
71	Summers	3770 Highland Ave.	Unspecified opening time, Closes by 2am	6am-2am, ABC	Full Liquor	82-25 08/24/82	None
72	Thai Dishes	1015 N. Sepulveda Blvd.	11am-10:30pm, Daily	11am-10:30pm, Daily	Beer & Wine	89-03 01/24/89	None
73	La Cantina/Vacant	926 N. Sepulveda Blvd.	Unspecified opening time, Closed by 12am, Sun-Thu Closed by 1am, Fri-Sat	Unspecified Start Time, End by 12am, Sun-Thu End by 1am, Fri-Sat	Full Liquor	84-43 09/25/84	None
74	The Castle	2401 Sepulveda Blvd.	Unspecified opening time, Closes by 2am	6am-2am, ABC	Full Liquor	80-12 06/22/80	None
75	The Hanger Inn	1001 S. Aviation Blvd.	No Resolution	No Resolution	Beer	No Resolution	
76	The Local Yolk	3414 Highland Ave.	6am-12am, Daily 6am-11pm Outdoor Dining	6am-12am, Daily 6am-11pm Outdoor Dining	Beer & Wine	02-26 08/14/02	None
77	The Strand House	117 Manhattan Beach Blvd.	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	Full Liquor	CC Reso. 6304 04/19/11 PC 11-02 02/23/11	Live Entertainment & Dancing Fri-Sat, till 1am Thu & Sun, till 11:30pm

**City of Manhattan Beach
Citywide List of Restaurants and Bars with On-Sale Alcohol Service**

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
78	Tin Roof Bistro	3500 N. Sepulveda Blvd. Ste. 100	11am-12am, Daily	11am-12am, Daily	Full Liquor	CC 01/06/09 Minute Action 08-15 11/12/08 01-27 12/12/01	None
79	Tin Roof Bistro (Private Dining Area)	3500 N. Sepulveda Blvd. Ste. 120	8am-12am, Daily	8am-12am, Daily	Beer & Wine	12-02 02/08/12	None
80	Union Pizza Company	1570 Rosecrans Ave. Suite K	9am-12am, Daily	9am-12am, Daily	Beer & Wine	91-04 03/13/91	None
81	Brooklyn Brick Pizza	500 S. Sepulveda Blvd	6am-10pm, Sun-Thu 6am-12am, Fri-Sat	6am-10pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	95-20 07/12/95	None
82	Nick's Manhattan Beach	451 Manhattan Beach Blvd Suite D-126 1200 Morningside	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-10:30pm, Sun-Thu 6am-11:30pm, Fri-Sat	Full Liquor	CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
83	Verandas	401 Rosecrans Ave.	7am-12am, Daily	7am-12am, Daily	Full Liquor	99-15 05/26/99	Entertainment/Dancing subject to permit
85	Wahoo's	1129 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5312 02/18/97	None



PARKING REQUIREMENTS:

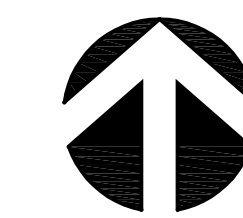
BUILDING NO.	USE	FLOOR AREA SQUARE FEET*	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
65	RETAIL/FOOD & BEVERAGE: SPACE A 19,999 SF SPACE B 10,008 SF SPACE C 16,009 SF	5,000 41,016	1 PER 200 1 PER 250	25 164	
65	INTERIOR DINING SPACE C	594	1 PER 50	12	
65	PATIO DINING SPACE C	374	1 PER 50	8	
	TOTAL	46,610*	SUBTOTAL	209	218
66	INDUSTRIAL	36,000	1 PER 1,000	36	
67	INDUSTRIAL	30,000	1 PER 1,000	30	
	TOTAL	66,000	SUBTOTAL	66	62
	TOTAL		TOTAL	275	280
			STANDARD		263
			COMPACT		5
			STD. HANDICAP		6
			VAN HANDICAP		6

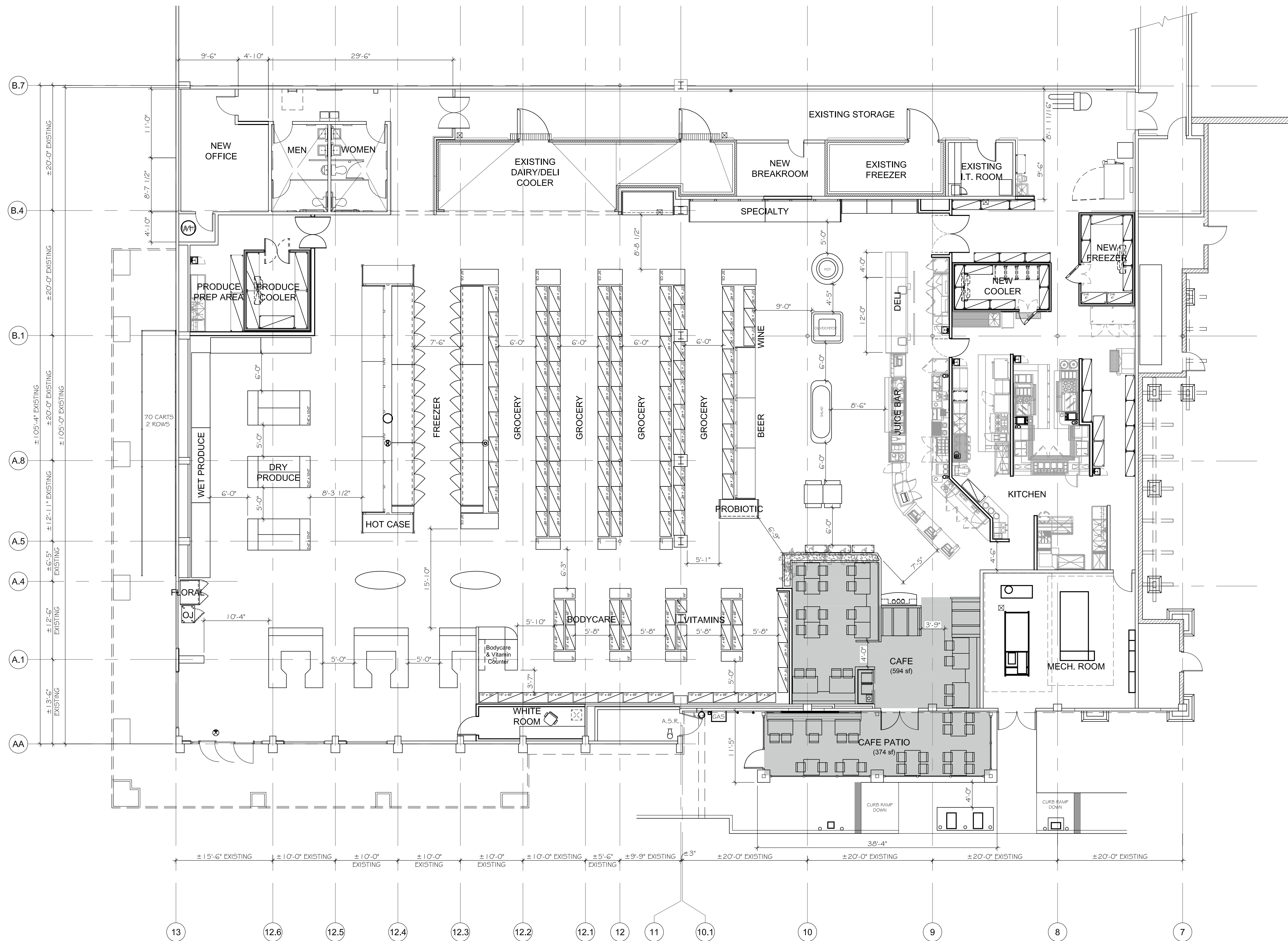
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*EXCLUDES PATIO DINING AREA

SITE PLAN

Mother's Market & Kitchen
1700 Rosecrans Ave, Manhattan Beach, CA



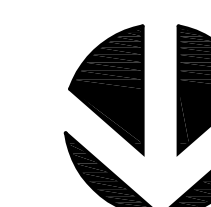
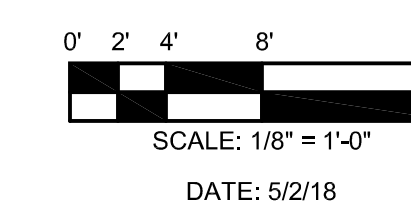


OCCUPANCY TABULATIONS				
OCCUPANCY AREA	OCCUPANCY	FLOOR AREA (SF)	OCC. / SF	NUMBER OF OCCUPANTS
SALES FLOOR	M	8,814	1 / 60	144
OFFICES	B	421	1 / 100	5
EMPLOYEE BREAKROOM	B	120	1 / 15	8
STORAGE / STOCK	S-2	2,028	1 / 300	7
KITCHEN / DELI / PREP	B	2,076	1 / 100	21
CAFE - 594 sf (UNCONCENTRATED SEATING AREA + BOOTH LENGTH)	A-2	460 sf (unconcentrated)	1 / 15	52'-0" / 2'-0" = 26
ACCESSORY	-	2,750	0	0
TOTAL:		16,803 sf		242 occ.
CAFE PATIO - 374 sf (UNCONCENTRATED SEATING AREA + BOOTH LENGTH)	A-2	348 sf (unconcentrated)	1 / 15	15'-0" / 2'-0" = 8
TOTAL:		16,977 sf		274 occ.

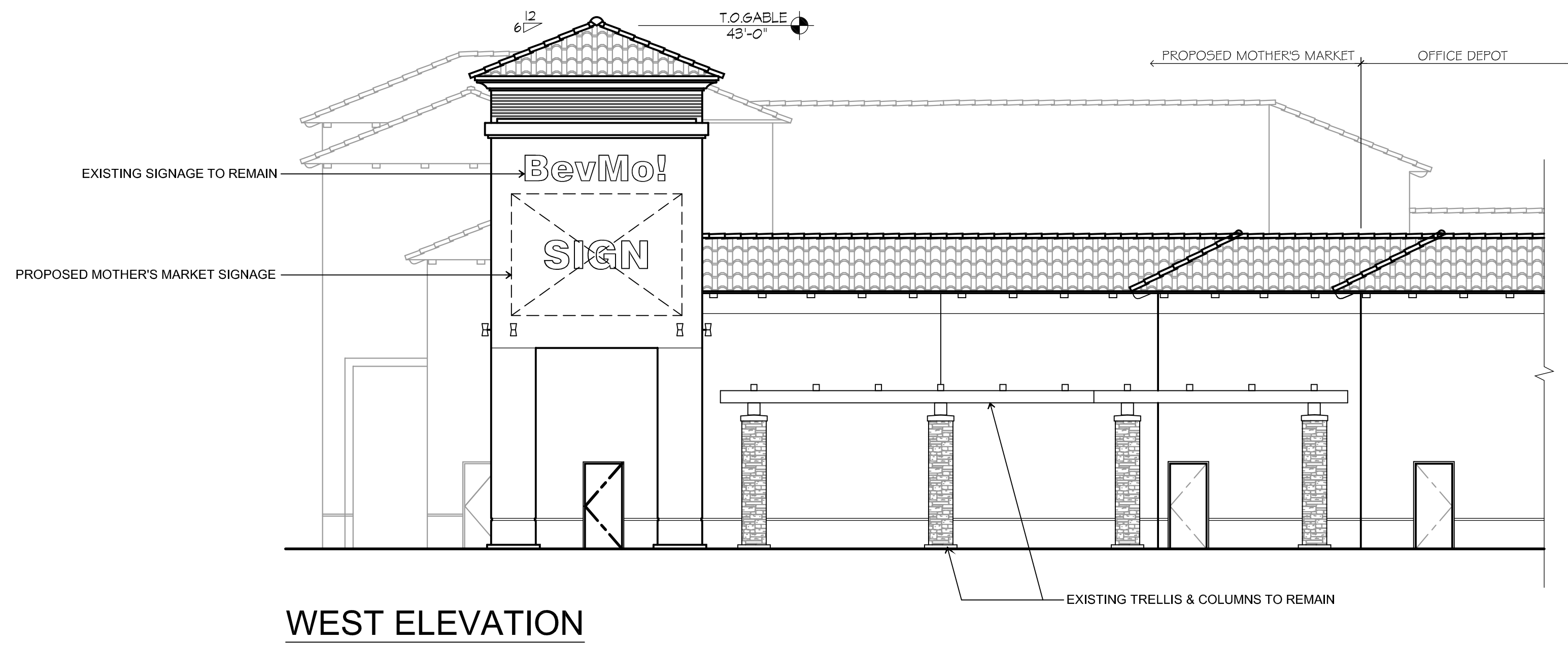
*TOTAL EXIT WIDTH REQUIRED = TOTAL OCCUPANCY x 0.2 = 274 x 0.2 = 54.8"

FLOOR / FIXTURE PLAN

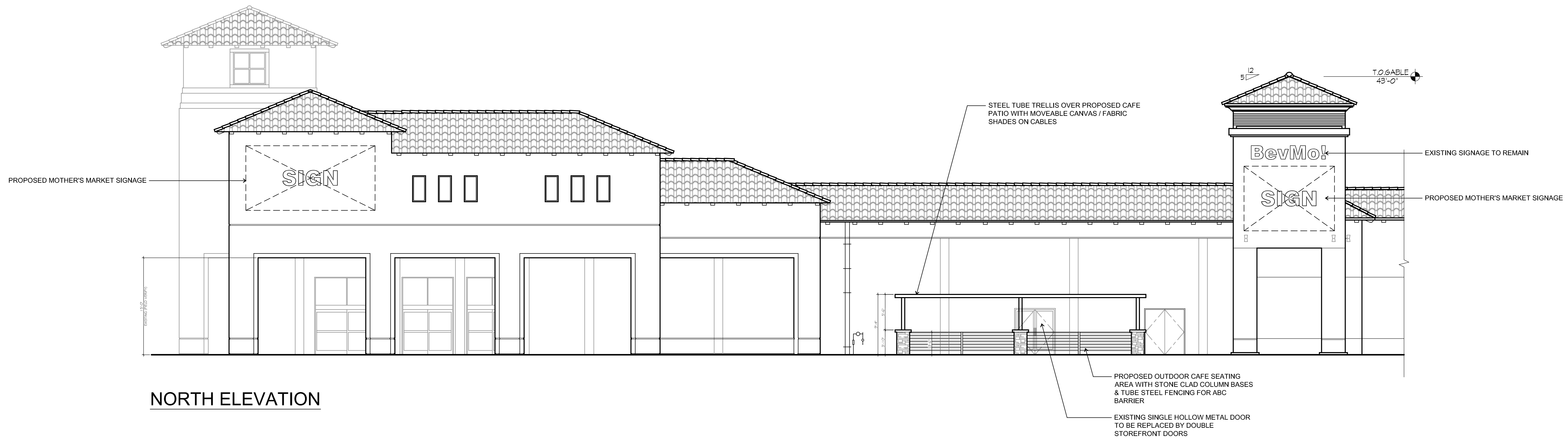
MOTHER'S MARKET & KITCHEN
1700 Rosecrans Ave., Manhattan Beach, CA



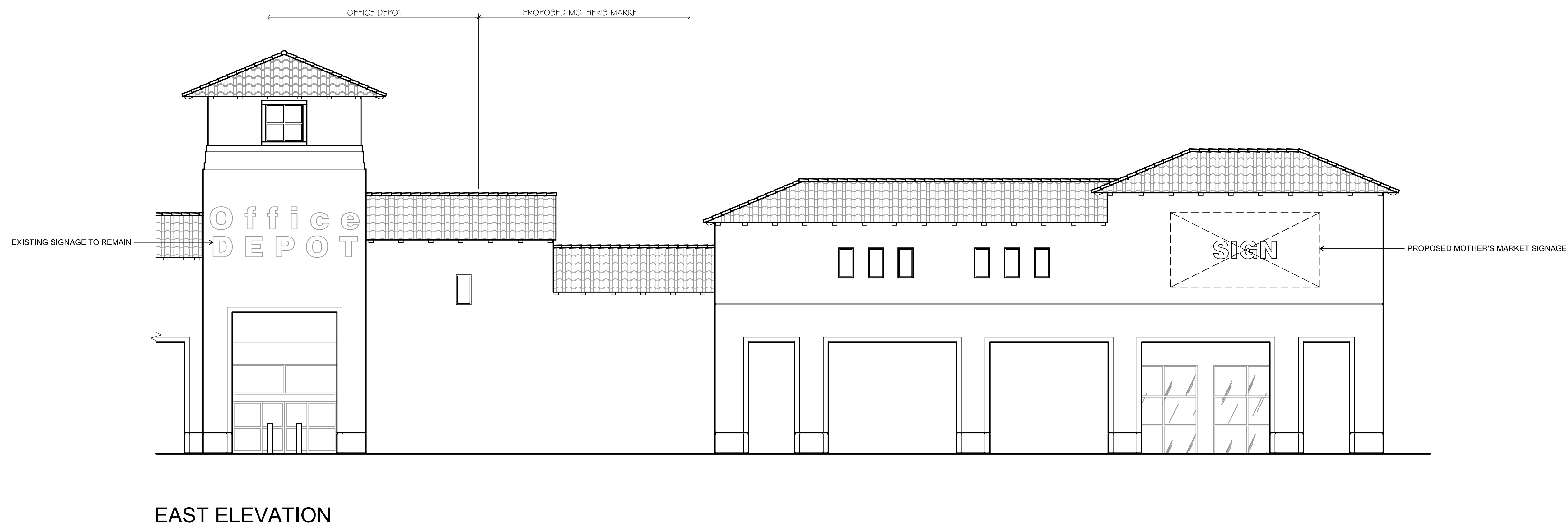
A-2



WEST ELEVATION



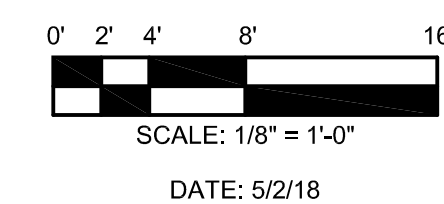
NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

Mother's Market & Kitchen
1700 Rosecrans Ave, Manhattan Beach, CA



A-3

P.D. AMENDMENT

NEW RETAIL / FOOD & BEVERAGE - TENANT "C"

MOTHER'S MARKET & KITCHEN

1700 ROSECRANS AVENUE

MANHATTAN BEACH, CA

PROPERTY OWNER

CONTINENTAL DEVELOPMENT CORPORATION
 2041 ROSECRANS AVE, SUITE 200
 EL SEGUNDO, CA 90245
 CONTACT: TONI REINA
 PHONE: (310) 640-1520 x205
 email: treina@continentaldevelopment.com

TENANT

MOTHER'S MARKET & KITCHEN
 100 KLAMUS DRIVE
 COSTA MESA, CA 92626
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ARCHITECT

CARLILE COATSWORTH ARCHITECTS, INC.
 2495 CAMPUS DRIVE, SECOND FLOOR
 IRVINE, CA 92612
 CONTACT: JAMIE POLADIAN
 PHONE: (949) 833-1930
 email: jamiep@cccarchitects.com

PROJECT TEAM

- T-1 TITLE SHEET
- A-1 PROPOSED SITE PLAN & PARKING CALCULATIONS
- A-2 PROPOSED FLOOR PLAN & OCCUPANCY CALCULATIONS
- A-3 PROPOSED EXTERIOR ELEVATIONS

SHEET LIST



VICINITY MAP

Mother's Market & Kitchen
 1700 Rosecrans Ave, Manhattan Beach, CA



T-1