

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

**TO:** Planning Commission

**FROM:** Anne McIntosh, Director of Community Development

**THROUGH:** Laurie B Jester, Planning Manager

**BY:** Ted Faturos, Assistant Planner

**DATE:** June 12, 2019

**SUBJECT:** Proposed Master Use Permit Amendment for an Existing Commercial Building at 1125-1131 Manhattan Avenue, and 133 Manhattan Beach Boulevard; to Allow Full Liquor Service at an Existing Restaurant with Beer and Wine Service in Conjunction with a New Restaurant Tenant at 1129 Manhattan Avenue (Tacolicious/T-Lish IV, LLC)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached Resolution approving the Master Use Permit Amendment subject to certain conditions.

**APPLICANT/OWNER**

Tacolicious/T-Lish VI, LLC  
1129 Manhattan Avenue  
Manhattan Beach, CA 90266

**BACKGROUND**

On April 9, 2019, the Community Development Department received an application for an amendment to an existing Master Use Permit to allow for full alcohol service in conjunction with food service at an existing restaurant space located at 1129 Manhattan Avenue. The new tenant taking over the former Wahoo's space, Tacolicious, is the applicant requesting the change. The subject restaurant space is located in the "CD" (Downtown Commercial) zoning district in Area District III.

The subject site is part of a multi-tenant property located on the northwest corner of Manhattan Beach Boulevard and Manhattan Avenue. The entire 6,750 square foot site consists of three restaurant spaces facing Manhattan Avenue (Flyin Fin Sushi, Tacolicious, and Little Sister), a retail use occupying the corner space of Manhattan Beach Boulevard and Manhattan Avenue (Diane's Beachwear), and Manhattan Pizzeria facing Manhattan Beach Boulevard. The Master Use Permit governing the site is City Council Resolution No. 5312 (Attachment B).

**PROJECT OVERVIEW**

**LOCATION**

Location: 1129 Manhattan Avenue  
(See Vicinity Map- Attachment E)

Legal Description: Lots 10, 11, and 12, Block 13, Manhattan Beach Division No. 2

**LAND USE**

General Plan: Downtown Commercial  
 Zoning: CD, Downtown Commercial  
 Area District: III  
 Land Use: Existing 1,875 sq. ft. Restaurant      Proposed 1,875 sq. ft. (no change) Restaurant

Neighboring Zoning and Land Uses:

North (across Center Pl)	CD: Restaurant/Personal Service
South (across MBB)	CD: Retail (Skechers)
East (across Manhattan Ave)	CD: Bank (Chase)
West	CD: Restaurant/Retail/Public Parking

**PROJECT DETAILS**

	<u>Existing</u>	<u>Proposed</u>
Alcohol Service	On-Site Beer & Wine	On-Site Full Alcohol
Live Entertainment:	None	None
Hours of Operation:		
1129 Manhattan Ave	6am – 11pm, Sun – Thu 6am – 12am, Fri – Sat (service of alcohol on patio ends at 10pm Sun – Thu)	Same (no change)
1125 A Manhattan Ave	6am – 11pm, Sun – Thu 6am – 1:00am, Fri – Sat	Same (no change)
1131 Manhattan Avenue	6am – 11pm, Sun – Thu 6am – 12am, Fri – Sat	Same (no change)
133 Manhattan Beach Blvd	6am – 2am, Mon – Sun	Same (no change)

## **DISCUSSION**

The applicant is requesting an amendment to their existing Master Use Permit to allow full alcohol service in conjunction with food service for their designated tenant space. Master Use Permits are used to regulate multi-tenant buildings and sites that meet certain thresholds. The applicant's tenant space is part of a larger multi-tenant building governed by City Council Resolution No. 5312, which acts as the Master Use Permit governing the site. City Council Resolution No. 5312 allows beer and wine service in conjunction with food service for all four restaurant tenants located on the property: Manhattan Pizzeria (133 Manhattan Beach Boulevard), Flying Fin Sushi (formerly Mama D's- 1125A Manhattan Avenue), Tacolicious (1129 Manhattan Avenue), and Little Sister (1131 Manhattan Avenue). City Council Resolution No. 5312 does have different operating hour restrictions for each restaurant. The applicant is not requesting a change in operating hours, which are 6am to 11pm, Sunday through Thursday, and 6am to 12am, Friday and Saturday. The applicant's hours are similar to many other alcohol-serving Eating and Drinking Establishments in the Downtown (Attachment D). The applicant's tenant space has an additional restriction of not being able to sell alcohol to patrons on the outdoor patio after 10pm Sunday through Thursday. The applicant is not requesting to change the operating hours or alcohol entitlements of any other restaurant tenants governed by City Council Resolution No. 5312.

The applicant is proposing a tenant improvement to reconfigure the interior of their tenant space, which will include a bar counter with a total of 18 seats. The Draft Resolution (Attachment A) requires food service in conjunction with alcohol service at all times, and that food service be available to all patrons including the patrons sitting at the bar counter. The applicant will maintain an outdoor patio with seating for patrons. The outdoor patio will be separated from the sidewalk by a three foot high railing, matching the existing three foot high railing that currently exists on site. The applicant's proposed façade and overall design is aligned with the Downtown Design Guidelines, as the tenant's façade has a pedestrian orientation that matches the rhythm and scale of other downtown businesses.

The applicant currently operates five Tacolicious locations in the San Francisco Bay area, all of which operate with similar hours as the proposed location. Alcohol is served at all other Tacolicious locations.

City Council Resolution No. 5312 requires that a total of two off-site parking spaces be secured for the applicant's building. Staff has confirmed that Manhattan Pizzeria (133 Manhattan Beach Boulevard) has two off-site parking permits in Lower Level Metlox Park Lot (Lot M). Other businesses, including the applicant, can participate in the City's Bi-Annual Commercial Parking Lot Permit program if they choose too.

The Draft Resolution (Attachment A) carries over almost all of the same conditions of approval from the existing entitlement, with the most important change centered on the allowance of full alcohol service in conjunction with food service for the applicant's tenant space instead of the current entitlement's allowance of beer and wine service in conjunction with food service.

## **OTHER DEPARTMENT COMMENTS**

The Police Department has reviewed the applicant's request and has no objections to the applicant's proposed use or operating characteristics. There were no other comments from other City departments.

## **REQUIRED FINDINGS**

Section 10.84.010 of the Manhattan Beach Municipal Code states that "Use Permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area."

Master Use Permits have the same required findings as Use Permits. The following findings must be met in order to grant the Master Use Permit Amendment.

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or 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;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

Staff suggests the following findings in support of the Master Use Permit Amendment for the project:

1. Tacolicious will be an Eating and Drinking Establishment use located in the CD Downtown Commercial zone. The CD Commercial zone's purpose is to "provide a broad range of community businesses", and the Eating and Drinking Establishment use can be classified as a community business.
2. Tacolicious will be a commercial use consistent with the General Plan's Downtown Commercial land use designation on the project site and the neighboring lots. The proposed use is consistent and complimentary with neighboring uses, as the neighboring lots have also been developed with commercial uses, many of which are eating and drinking establishments that serve food and alcohol. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Tacolicious

can be part of the Downtown commercial mix of businesses that helps create a dynamic and interesting Downtown.

3. Tacolicious will be an Eating and Drinking Establishment use that complies with all provisions of the Municipal Code's Title 10 Planning and Zoning.
4. The proposed tenant, Tacolicious, will be an eating and drinking establishment located just off the busy Manhattan Beach Boulevard commercial corridor in the heart of Downtown Manhattan Beach, with some of the surrounded businesses having similar operating characteristics. Significant buffers between Tacolicious and residences exist, with Manhattan Beach Boulevard, Manhattan Avenue, Center Place, and other businesses providing sound barriers that help minimize any impacts associated with the use.

### General

The General Plan encourages Downtown businesses that offer "services and activities to our residents and visitors". The project is specifically consistent with General Plan Policies as follows:

LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

### **PUBLIC COMMENTS**

A public notice for tonight's hearing was published in the Beach Reporter on May 30, 2019 and mailed to all property owners within a 500' radius. As of the writing of this report, staff has not received any public comments.

### **ENVIRONMENTAL DETERMINATION**

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Existing Facilities Section 15301 based on Staff's determination that there is no expansion of use associated with the Project.

### **CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, discuss the applicant's request, and approve the attached draft Resolution approving the Use Permit subject to certain conditions.

#### Attachments:

- A. Draft Resolution No. PC 19-
- B. City Council Resolution No. 5312
- C. Applicant's Written Documents
- D. Downtown Businesses- Alcohol and Hours of Operation List
- E. Vicinity Map
- F. Tacolicious' Plans

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# ATTACHMENT A

## RESOLUTION NO. PC 19-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A MASTER USE PERMIT AMENDMENT FOR AN EXISTING COMMERCIAL BUILDING LOCATED AT 1125 – 1131 MANHATTAN AVENUE, AND 133 MANHATTAN BEACH BOULEVARD; TO ALLOW FULL LIQUOR SERVICE IN CONJUNCTION WITH FOOD SERVICE AT AN EXISTING RESTAURANT WITH BEER AND WINE AT 1129 MANHATTAN AVENUE (TACOLICIOUS/T-LISH VI LLC)**

**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. On February 18, 1997, the City Council of the City of Manhattan Beach adopted City Council Resolution No. 5312, modifying a discretionary Master Use Permit for a multi-tenant building at the property located at 1129 Manhattan Avenue, subject to a number of conditions.
- B. Under the entitlements conferred by City Council Resolution No. 5312, the tenant space located at 1129 Manhattan Avenue (Maui Wrap) was granted the ability to serve beer and wine as part of their restaurant operations.
- C. The Planning Commission of the City of Manhattan Beach conducted a public hearing on June 12, 2019, received testimony, and considered an application for a Master Use Permit Amendment to allow full alcohol service in conjunction with food at an existing restaurant (Tacolicious) located at 1129 Manhattan Avenue. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- D. The subject property is legally described as Lots 10, 11, & 12, Block 13, Manhattan Beach Division No. 2 in the City of Manhattan Beach, County of Los Angeles.
- E. The applicant for the subject project is Tacolicious/T-Lish VI LLC, the owner of the business (hereafter referred to as “the owner”).
- F. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Existing Facilities Section 15301 based on Staff’s determination that there is no expansion of use associated with the Project.
- G. 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.
- H. The subject property is located in Area District III and is zoned CD, Downtown Commercial. The surrounding properties are zoned CD to the North (across Center Place), South (across Manhattan Beach Boulevard), East (across Manhattan Avenue), and West.
- I. The use is permitted in the CD zone subject to a Master Use Permit and is in compliance with the City’s General Plan designation of Downtown Commercial.
- J. The General Plan designation for the property is Downtown Commercial. The General Plan encourages Downtown businesses that offer “services and activities to our residents and visitors”. The project is specifically consistent with General Plan Policies as follows:
  - LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
  - LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.
- K. The Planning Commission makes the following findings required to approve the Master Use Permit Amendment pursuant to MBMC Section 10.84.060:

- 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

Tacolicious will be an Eating and Drinking Establishment use located in the CD Downtown Commercial zone. The CD Commercial zone’s purpose is to “provide a broad range of

community businesses”, and the Eating and Drinking Establishment use can be classified as a community business.

2. **The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or 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.**

Tacolicious will be a commercial use consistent with the General Plan’s Downtown Commercial land use designation on the project site and the neighboring lots. The proposed use is consistent and complimentary with neighboring uses, as the neighboring lots have also been developed with commercial uses, many of which are eating and drinking establishments that serve food and alcohol. The General Plan encourages a “vibrant downtown” that offers “services and activities for residents and visitors”, and Tacolicious can be part of the Downtown commercial mix of businesses that helps create a dynamic and interesting Downtown.

3. **The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.**

Tacolicious will be an Eating and Drinking Establishment use that complies with all provisions of the Municipal Code’s Title 10 Planning and Zoning.

4. **The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The proposed tenant, Tacolicious, will be an eating and drinking establishment located just off the busy Manhattan Beach Boulevard commercial corridor in the heart of Downtown Manhattan Beach, with some of the surrounded businesses having similar operating characteristics. Significant buffers between Tacolicious and residences exist, with Manhattan Beach Boulevard, Manhattan Avenue, Center Place, and other businesses providing sound barriers that help minimize any impacts associated with the use.

- L. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.
- M. This Resolution, upon its effectiveness, constitutes the Master Use Permit Amendment for the subject project, and the Master Use Permit for the entire site, replacing City Council Resolution No. 5312.

**SECTION 2.** The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the Master Use Permit Amendment subject to the following conditions:

1. The project shall be in substantial conformance with the project description submitted to, and approved by the Planning Commission on June 12, 2019 as amended and conditioned. Any substantial deviation from the approved project description, as conditioned, shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
3. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
4. All 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.



**Operation**

5. The restaurant uses of the site shall be limited to the four specified tenant spaces, any of which may also be occupied during any interim periods by retail/personal service tenants.
6. A trash enclosure(s), with adequate total capacity for all site tenants, shall be provided on the site which is accessible from the exterior of the building for each tenant’s trash disposal and City pick-up, subject to the specifications of the Public Works Department, Community Development Department, and City’s waste contractor.
7. The tenants shall provide a minimum of two off-site vehicle parking spaces which may include combinations of the following:
  - A. Payment of in-lieu fees to the Downtown Parking District Program.
  - B. Proof of access and use of off-site parking spaces located within a walking distance of up to 1,000 feet from the subject use. City parking permits in Downtown parking lots may be used for this purpose subject to any restrictions or limitations imposed by the City’s Local Coastal Program Plan and City Council’s policy on Downtown Parking.

Should any of the parking spaces provided for compliance with this condition become inaccessible or unusable during the life of the use, the Community Development Department shall be notified in writing immediately and this Use Permit shall become subject to revocation/modification action within 30 days if replacement parking is not obtained.
8. All new signs and alterations to existing signs shall receive permits. All signs shall be in compliance with the City’s Sign Code except as provided below:
  - A. The permitted total sign area, upon replacement of all nonconforming signs, on the site may be a maximum of 165 square feet.
  - B. Each tenant space shall be permitted one square foot of wall sign area per lineal foot of tenant street frontage except for 1125 Manhattan Avenue.
  - C. The tenant space at 1125 Manhattan Avenue shall be permitted 80 square feet of wall sign area upon removal or 50% replacement of any of the existing nonconforming signs.
  - D. Freestanding or pole signs shall be prohibited on the subject property.
9. Restaurant hours of operation shall be limited as follows:
 

1125 A Manhattan Avenue	6:00am – 11:00pm, Sunday – Thursday 6:00am – 1:00am, Friday – Saturday
1129 Manhattan Avenue	6:00am – 11:00pm, Sunday – Thursday 6:00am – 12:00am, Friday – Saturday
1131 Manhattan Avenue	6:00am – 11:00pm, Sunday – Thursday 6:00am – 12:00am, Friday – Saturday
133 Manhattan Beach Blvd	6:00am – 2:00am, Monday – Sunday
10. No live entertainment, live music, or dancing shall be permitted in any of the restaurants on site.
11. All interior amplified music shall be limited to background music only. The restaurant management shall control the volume of the music. Exterior music or amplified sound is prohibited.
12. The establishments at 1125A, 1131 Manhattan Avenue, and 133 Manhattan Beach Boulevard are permitted to maintain an “eating place with beer and wine” type of alcohol license. 1129 Manhattan Avenue is permitted to maintain an “eating place with full alcohol” type of alcohol license. No sale of alcoholic beverages at 1129 Manhattan Avenue shall be permitted in the patio dining area after 10:00pm, Sunday through Thursday. Alcohol service must be in conjunction with food service at all hours of operation for all restaurants, and no specific bar area serving exclusively alcohol shall be permitted in any of the restaurants.

13. The restaurants on the site shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
14. The restaurants on the site shall maintain in compliance with all Fire and Building occupancy requirements at all times.
15. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter and food debris.
16. The operators of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
17. All rooftop mechanical equipment shall be screened from the public right-of-way.
18. All mats shall be cleaned on the premises with no outside cleaning of mats permitted. If any floor mats cannot be cleaned within the premises, a service company must be contracted.
19. Sale of alcoholic beverages for consumption off-premise is prohibited.
20. The owner shall be in substantial compliance with all restrictions imposed by the Alcohol Beverage Control Board (ABC) prior to service of liquor.
21. At all times the business shall identify itself as a "restaurant" and will not identify itself as a "bar" in public advertisements.
22. Noise emanating from the property shall be within the limitations prescribed by the City Noise Ordinance and shall not create a nuisance to nearby property owners.
23. At any time in the future, the Planning Commission or City Council may review the Master Use Permit for the purpose of revocation or modification in accordance with the requirements of the MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

**Refuse**

24. The management shall arrange for special on-site pickup as often as necessary to ensure that the refuse area has adequate space to accommodate the needs of the subject business.
25. No refuse generated at the subject site shall be located in the non-alley Public Right-of-Way for storage or pickup, including the disposal of refuse in any refuse container established for public use.

**Signage**

26. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
27. No temporary banner or other signs shall be placed on the site without City permit and approval.
28. The sanitary sewer laterals shall be video recorded to check their structural integrity. The video shall be made available to the Public Works Department for review. A determination will be made at the time whether the lateral needs replacing, repair, or used as it.
29. If the sanitary sewer laterals are repaired or replaced a property line cleanout shall be installed.

**Procedural**

30. The owner shall be required to obtain a City of Manhattan Beach right-of-way encroachment permit for any projections into the public right-of-way.
31. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
32. This Master Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.

33. This Resolution shall serve as the amended and restated Master Use Permit for the subject property. City Council Resolution No. 5312 is rescinded and no longer in effect.
34. 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.
35. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.
36. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the owner. The Secretary shall make this resolution readily available for public inspection.
37. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
38. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner 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. The owner 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 the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner 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. The owner 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 the owner 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. The owner shall deposit said 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 following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **June 12, 2019** and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Anne McIntosh,**  
Secretary to the Planning Commission

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**Rosemary Lackow,**  
Recording Secretary

# ATTACHMENT B

## RESOLUTION NO. 5312

1  
2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 MANHATTAN BEACH APPROVING A MASTER USE  
4 PERMIT AMENDMENT FOR A NEW BEER/WINE ALCOHOL  
5 LICENSE ON THE PROPERTY LOCATED AT 1129  
6 MANHATTAN AVENUE (NANCE/MAUI WRAP)

7 WHEREAS, this Resolution shall amend, supersede, and replace Resolution No.  
8 PC 97-4 adopted by the Planning Commission on January 8, 1997; and,

9 WHEREAS, the Planning Commission of the City of Manhattan Beach conducted  
10 a public hearing on December 11, 1996, pursuant to applicable law, to consider a Master Use  
11 Permit Amendment for the property legally described as Lots 10, 11, and 12, Block 2, Manhattan  
12 Beach Division #2, and located at 1125, 1125A, 1131 Manhattan Avenue and 133 Manhattan  
13 Beach Boulevard, in the City of Manhattan Beach; and,

14 WHEREAS, the Planning Commission denied the subject Master Use Permit  
15 Amendment at their hearing of December 11, 1996, and on January 8, 1997, adopted Resolution  
16 No. PC 97-4; and,

17 WHEREAS, on January 15, 1997, the decision of the Planning Commission was  
18 appealed, pursuant to Section 10.100.040 (A) of the Manhattan Beach Municipal Code (MBMC);  
19 and,

20 WHEREAS, the City Council conducted a public hearing on February 4, 1997,  
21 pursuant to applicable law, to consider Resolution No. PC 97-4; and,

22 WHEREAS, the applicant for said project is Matthew Nance, business owner and  
23 tenant for Maui Wrap Café, 1129 Manhattan Avenue; and,

24 WHEREAS, all public hearings were advertised pursuant to applicable law,  
25 testimony was invited and received; and,

26 WHEREAS, pursuant to Section 15061(b)(3), Review for Exemption, of the  
27 California Environmental Quality Act (CEQA), and in accordance with City of Manhattan Beach  
28 CEQA Guidelines, the subject application was determined to be exempt from CEQA; and,  
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WHEREAS, pursuant to section A.96.050B.1., of the Manhattan Beach Local Coastal Program, the subject application was determined to be exempt from the requirement for a Coastal Development Permit on the basis that it is not an increase in the intensity of the use of the existing structure; and,

WHEREAS, the City Council finds that, based upon the above cited exemption from CEQA and hearing record, 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; and,

WHEREAS, the subject property is located Downtown and is zoned (CD) Downtown Commercial and is designated "Downtown Commercial" in the General Plan.

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

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

1. The applicant requests approval of a Master Use Permit Amendment to allow the sale and service of beer and wine at an existing restaurant known as Maui Wrap Café, located at 1129 Manhattan Avenue.
2. The Planning Commission denied the Master Use Permit Amendment at a public hearing on December 11, 1996, and subsequently adopted Resolution No. PC 97-4 on January 8, 1997.
3. On January 15, 1997, the decision of the Planning Commission was appealed, pursuant to the provisions of Section 10.100.040 (A) of the MBMC.
4. The City Council conducted a public hearing on February 4, 1997.
5. The City Council reversed the decision of the Planning Commission and approved the application as requested, authorizing the addition of beer and wine sale and service at 1129 Manhattan Avenue, subject to conditions, and modifying previous City Council Resolution 5175.

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6. The property is located in Area District III and is zoned Downtown Commercial (CD), as are the surrounding properties. The General Plan designation for this parcel is "Downtown Commercial".
7. The project will not result in any significant adverse impacts to traffic, including access to the site and circulation based upon the review of the project by the City's Traffic Engineer.
8. Based upon State law, the proposed project will meet the required findings as follows:
  - a. The proposed project is consistent with the development standards of Title 10 (Zoning Ordinance), and is in accordance with the objectives of the CD zoning district (Chapter 10.16) located in Area District III.
  - b. The proposed project is consistent with the General Plan and will facilitate Goal 6 and Policy 6.1 of the Land Use Element which seek to support and encourage the upgrading of businesses and promoting Downtown as a community center which also meets the needs of beach area residents. Consistency with the General Plan, Title 10, this Resolution and applicable City Ordinances will ensure the proposed alcoholic beverage sale 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 not be detrimental to properties or improvements in the vicinity or to the general welfare of the City as detailed in the project Staff Report dated December 11, 1996.
  - c. The proposed project will comply with all applicable provisions of the Manhattan Beach Municipal Code, the Local Coastal Program, and with all applicable conditions of this Resolution.

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d. The proposed project, as conditioned by this Resolution, will not create any significant adverse impacts upon public services/facilities, nor upon traffic circulation or parking, and new demand can be adequately met by existing and proposed public facilities.

SECTION 2. The City Council does hereby approve the subject Master Use Permit Amendment for the property located at 1125, 1125A, 1131 Manhattan Avenue and 133 Manhattan Beach Boulevard, subject to the following conditions: (\*Denotes conditions of approval specifically applicable to this project).

Site Preparation/Construction:

1. \* The project shall be constructed and maintained in substantial compliance with the plans as reviewed by the Planning Commission on May 10, 1995, except: the 1125 Manhattan Avenue tenant space shall remain as retail use, the areas shown as outdoor dining areas may be replaced by enclosed space at the property owner's discretion, and an exterior accessible trash storage area shall be included. Substantial compliance shall include limiting the total seating area for each restaurant tenant to not exceed those shown on said plans.
2. A Traffic Management Plan shall be submitted in conjunction with all tenant improvement and other building plans, to be approved by the Police and Public Works Departments 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.
3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility pole(s) in compliance with all applicable Building and Electrical Codes, safety



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regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.

Site Operational Restrictions:

4. \* The restaurant uses of the site shall be limited to the four specified tenant spaces, any of which may also be occupied during any interim periods by retail/personal service tenants.

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

6. \* The project shall provide a minimum of 2 off-site vehicle parking spaces which may include combinations of the following:

- A. Payment of in-lieu fees to the Downtown Parking District program.
- B. Proof of access and use of off-site parking spaces located within a walking distance of up to 1000 feet from the subject use. City parking permits in Downtown parking lots may be used for this purpose subject to any restrictions or limitations imposed by the City's Local Coastal Program Implementation Plan and City Council's policy on Downtown parking.

Should any of the parking spaces provided for compliance with this condition become inaccessible or unusable during the life of the use, the Community Development Department shall be notified in writing immediately and this Use Permit shall become subject to revocation/modification action within 30 days if replacement parking is not obtained.

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7.\* All signs shall be in compliance with the City's Sign Code except as provided below:

- A. The permitted total sign area, upon replacement of all nonconforming signs, on the site may be a maximum of 165 square feet.
- B. Each tenant space shall be permitted one square foot of wall sign area per lineal foot of tenant street frontage except for 1125 Manhattan Avenue.
- C. The tenant space at 1125 Manhattan Avenue shall be permitted 80 square feet of wall sign area upon removal or 50% replacement of any of the existing nonconforming signs.
- D. Freestanding or pole signs shall be prohibited on the subject property.

8. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.

Restaurant Operational Restrictions:

9.\* Restaurant hours of operation shall be limited as follows:

- 1125A Manhattan Avenue 6:00 am - 11:00 pm, Sunday through Thursday.  
6:00 am - 1:00 am, Friday and Saturday.
- 1129 Manhattan Avenue 6:00 am - 11:00 pm, Sunday through Thursday.  
6:00 am - midnight, Friday and Saturday.
- 1131 Manhattan Avenue 6:00 am - 11:00 pm, Sunday through Thursday.  
6:00 am - midnight, Friday and Saturday.
- 133 Manhattan Beach Bl. 6:00 am - 2:00 am, Daily

10.\* No live entertainment, live music, or dancing shall be permitted in any of the restaurants on the site.

11. A permanent barrier, at least 36 inches in height, shall be installed around the perimeter of both restaurant outdoor seating areas (1129 & 1131 Manhattan Ave.) with one exterior access entry for each establishment subject to Community Development and Fire Department approvals.

- 1 12.\* Any outside sound or amplification system or equipment is prohibited for all  
2 restaurants on the site.
- 3 13.\* The establishments at 1125A, 1129, and 1131 Manhattan Avenue, and 133  
4 Manhattan Beach Boulevard are permitted to maintain an "eating place with beer  
5 and wine" type of alcohol license and shall make a full menu of food service  
6 available during all hours of operation. In addition, no sale of alcoholic beverages  
7 at 1129 Manhattan Avenue shall be permitted in the patio dining area after 10:00  
8 pm, Sunday through Thursday.
- 9  
10 14. Two restrooms shall be made available to patrons during all hours of operation for  
11 the restaurant located at 1131 Manhattan Avenue. Restaurants located at 1125A  
12 and 1129 Manhattan Avenue, and 133 Manhattan Beach Boulevard shall provide  
13 restrooms in conformance with the requirements of the Building Official.
- 14  
15 15. The restaurants on the site shall comply with all South Coast Air Quality  
16 Management District Regulations and shall not transmit excessive emissions or  
17 odors across property lines.
- 18  
19 16. The restaurants on the site shall remain in compliance with all Fire and Building  
20 occupancy requirements at all times.
- 21  
22 17. The management of the restaurants on the site shall police the property and all  
23 areas immediately adjacent to the business during the hours of operation to keep it  
24 free of litter.
- 25  
26 18. The business proprietors of each restaurant shall provide adequate management  
27 and supervisory techniques to prevent loitering, unruliness, and boisterous  
28 activities of patrons outside the subject business or in the immediate area.
- 29  
30 19.\* The ordering and service of food and beverage at all restaurants on the site, except  
31 133 Manhattan Beach Boulevard, shall be primarily by employee service to  
32 customers seated at tables, and therefore shall have no take-out counters or  
windows. Retail food and beverage sales with counter service may be combined

1 with a restaurant use if the counter is limited to: a 5 foot maximum length, two  
2 cash registers, and service to walk-out customers only. Counter/fast-food service is  
3 permitted at 133 Manhattan Beach Boulevard and the existing take-out window  
4 may remain subject to the requirements of the City's Municipal Code and policies.  
5

6 20.\* No retail/customer service bar serving alcohol beverages shall be permitted in any  
7 of the restaurants.

8 Public Works Department:

9 21. A Grease interceptor shall be provided for the kitchen area of the proposed  
10 restaurants at 1131 Manhattan Avenue, and shall be placed into scheduled  
11 maintenance program. Grease is not permitted to be discharged into the sanitary  
12 sewer system.  
13

14 22. A trash and recycling plan shall be approved by the Public Works Department. All  
15 trash receptacles shall be provided with lids that close tightly at all times. All trash  
16 and waste material shall be removed from around the receptacles on a daily basis.  
17

18 23. A dedicated mop sink shall be provided for the kitchen of the proposed restaurant  
19 at 1131 Manhattan Avenue. All floor mats for the entire site shall be cleaned  
20 within the premises. No outside cleaning of floor mats is permitted. If the floor  
21 mats cannot be cleaned within the premises, a contract service that can perform  
22 this task shall be used.

23 24. No waste water shall be permitted to be discharged from any of the site premises.  
24 Waste water shall be discharged into the sanitary sewer system.  
25

26 25. The sanitary sewer laterals shall be televised to check their structural integrity.  
27 The tape shall be made available to the Public Works Department for review. A  
28 determination will be made at the time whether the lateral needs replacing, repair,  
29 or used as is.  
30

31 26. If the sanitary sewer laterals are repaired or replaced a property line cleanout shall  
32 be installed.

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Procedural:

27. All provisions of the Use Permit Amendment are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.

28.\* This Use Permit Amendment shall lapse one year after its effective date of approval, unless implemented or extended pursuant to 10.84.90 of the Municipal Code. Implementation for this Use Permit Amendment will consist of approval by the State Department of Alcoholic Beverage Control (ABC).

29. 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.

30. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

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 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 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. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

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SECTION 6. The City Clerk shall certify to the adoption of this Resolution and  
thenceforth and thereafter the same shall be in full force and effect.

PASSED, APPROVED, and ADOPTED this 18<sup>th</sup> day of February, 1997.

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

  
\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

Attest:

  
\_\_\_\_\_  
City Clerk



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CITY HALL 1400 HIGHLAND AVENUE  
TELEPHONE (310) 545-5621

MANHATTAN BEACH, CALIFORNIA 90266-4795  
FAX (310) 545-5234

TDD (310) 546-3501

27 February 1997

Matthew E. Nance  
Maui Wrap Café  
1129 Manhattan Avenue  
Manhattan Beach, CA 90266

Dear Mr. Nance:

Please find enclosed a certified copy of Resolution No. 5312, which was adopted by the City Council at their regular meeting of February 18, 1997. Resolution No. 5312 approves a Master Use Permit Amendment for a New Beer/Wine Alcohol License on the Property Located at 1129 Manhattan Avenue (NANCE/MAUI WRAP).

Sincerely,

Liza Tamura  
Assistant City Clerk

Enclosure (1)

c: Ed Laurance, Property Owner  
Richard Thompson, Community Development Department  
Maxine Rhyne, Community Development Department  
Bobby Ray, Community Development Department

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. 5312 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  
10 regularly held on the 18th day of February 1997, and that the  
11 same was so passed and adopted by the following vote, to wit:

- 12 Ayes: Napolitano, Jones, Cunningham, Lilligren, Mayor Barnes
- 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 25th day of  
18 February, 1997.

19 *Win Underhill*  
20 \_\_\_\_\_  
21 City Clerk of the City of  
22 Manhattan Beach, California

23 (SEAL)  
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**FE DESIGN & CONSULTING**

**Use Permit  
Additional Information/Findings  
1129 Manhattan Avenue**

**REQUEST**

An amendment to an existing Use Permit (City Council Resolution No. 5312) to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant already serving beer and wine.

**BACKGROUND**

The subject request is for a new restaurant tenant in an existing restaurant space at 1129 Manhattan Avenue in downtown Manhattan Beach. The space was most recently a “Wahoo’s Fish Tacos” outlet. The new tenants will be “Tacolicious”, a San Francisco-based full-service Mexican restaurant. The company began in 2009 and they now have five locations in the Bay Area. Manhattan Beach will be their first Southern California location. They had been wanting to open in the area for some time and chose Manhattan Beach because it reminded them of their Marina location in San Francisco – a laid-back, family-friendly community with a small-town feeling. They are very excited to open at this location.

Cocktails are an important part of the Tacolicious concept, so they would like to be able to serve a full line of alcohol at their new Manhattan Beach location. The property already has a Use Permit to allow beer and wine at a restaurant. That permit, which is under Council Resolution number 5312, dates back to 1998. The Planning Commission originally denied the request for beer and wine but were overturned on appeal to the City Council. “Maui Wrap Café” was issued a Type 41 license in April of 1997. In June of 1998, that license was transferred to Wahoo’s. That license is still active today but will be expiring in May of 2019.

Since there is an existing Use Permit on the property, the subject application is for an amendment to that existing permit. Other than the request to upgrade the alcohol license from beer and wine (Type 41) to a full line of alcohol (Type 47), there are no substantial changes proposed to the existing conditions. The floor plan will be similar to what exists today, and the existing patio – which is under the building roof - will be maintained. The Tacolicious team look forward to being part of the Manhattan Beach community and serving local residents and beach-goers fresh, tasty Mexican food.



## **FE DESIGN & CONSULTING**

### **A. USE PERMIT FINDINGS**

**1. The proposed location of the use is in accordance with the objectives of this title and the purposes of the district in which the site is located.**

The property is located within the Downtown Commercial area of Manhattan Beach. The area is planned and zoned for small-scale, neighborhood-serving commercial businesses such as small restaurants. The project is located within an existing one-story building which is an existing restaurant space. It is therefore a perfect fit for the existing urban fabric. The General Plan's Land Use Element goal number 6 is to "Maintain the viability of the commercial areas of Manhattan Beach." Restaurants are an important part of a vibrant commercial area. Visitors who come to the area to shop will inevitably look for a place to eat, and those who come to eat are likely to also frequent the local shops. A restaurant therefore helps maintain the viability of the downtown commercial area. Land Use Policy 7-1 is to "Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors." This space is an existing restaurant space, and the new tenants are requesting an upgrade in the alcohol license type in order to better serve the needs of both the business and restaurant patrons. Alcohol is a desired amenity in restaurants and often is the difference between a successful business and one that does not last. Patrons who go out for a full-service Mexican meal often expect drink options beyond just beer and wine, so it makes sense for the restaurant to offer a cocktail menu. Ultimately, the requested change to the existing Use Permit is in accordance with the purposes of the district in which the site is located, and will help both the business and the overall Downtown district be viable in the long-term.

**2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; 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.**

As was mentioned, this is an existing restaurant space with a history of alcoholic beverage service. The surrounding uses are all commercial, and the area is planned and zoned for small-scale commercial activity. Although there are residential uses in the Downtown area, they are far enough away from the main entrance and the outdoor component of the restaurant to avoid being impacted. The requested amendment to the existing use permit is simply an upgrade in the licensing type – the overall nature of the conditions and the business will not change. Tacolicious is a full-service restaurant with a ten-year history of successful operations in similar neighborhoods in the Bay Area. When all this is taken into consideration, it can be seen that the location and proposed conditions will be consistent with the General Plan and will not be detrimental to those working or residing in the neighborhood, or to the general welfare of the city.



## **FE DESIGN & CONSULTING**

**3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.**

The existing Use Permit has a series of conditions and this application does not propose any changes to those existing conditions. The only request is for an upgrade from beer and wine to a full line of alcohol. The business will still be a full-service restaurant with a food-focused menu. The applicants chose to locate in Manhattan Beach in part because it is a family-friendly community. They are committed to running a business that is in harmony with the policies of Manhattan Beach and as such will comply with the conditions of approval.

**4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The property is an existing restaurant and no change of use or expansion is proposed. The proposed use will therefore have a negligible impact on traffic, parking, noise, and odors because there will be no change to these. The Tacolicious team want to be good neighbors and will always ensure that they maintain a safe and aesthetically pleasing business that contributes to resident security, personal safety, and the overall aesthetics of downtown. The applicants are proposing a new sign but it will be within the parameters of the existing business sign – they will not have anything any bigger.

Tacolicious is a company that believes in philanthropy as part of their business model. Through their Tacolicious School Project, they select neighboring public schools to receive 15% of their Monday proceeds. To date, they have given over one million dollars to local public schools near their other Tacolicious locations. This is indicative of the type of neighbors they hope to be in Manhattan Beach. They want to be a part of the community and be a part of making their community even better. Given all this, it can be seen that the proposed use will not adversely impact nor be adversely impacted by nearby properties.

4/8/2019 DG

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# ATTACHMENT D

## DOWNTOWN LIST OF RESTAURANTS & BARS WITH ALCOHOL SERVICE

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
1	900 Manhattan Club/Downstairs Bar	900 Manhattan Ave.	9am-12am, Sunday 11am-12am, Mon-Wed 11am-12am, Thu (downstairs) 11am-1am, Thu (upstairs) 11am-1am, Fri 9am-1am, Sat	9am-12am, Sunday 11am-12am, Mon-Wed 11am-12am, Thu (downstairs) 11am-1am, Thu (upstairs) 11am-1am, Fri 9am-1am, Sat	Full Liquor	CC Reso. 18-0075 06/06/18	Live allowed on 2nd floor Dancing allowed on Fri/Sat nights
2	Sugarfish	304 12th Street	10am-12am, Sun-Thu 10am-1am, Fri-Sat	10am-12am, Sun-Thu 10am-1am, Fri-Sat	Full Liquor	CC Reso. 4471 02/16/88 BZA 87-36 12/08/87	Live Entertainment & Dancing
3	Arthur J's	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	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
5	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
6	Ercoles	1101 Manhattan Ave.	11am-2am, Daily	11am-2am, Daily	Full Liquor	85-32 11/12/85	None
7	Homie	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
8	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
9	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
10	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
11	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
12	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
13	Kettle	1138 Highland Ave.	24 Hours Daily	11am-1am	Beer & Wine	83-06 01/11/83	None

14	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
15	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
16	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
17	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
18	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
19	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
20	MB Brewing Co	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
21	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 18-0074 06/05/2018 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
22	Jimmy's Kouzina	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
23	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
24	Pitfire Pizza	401 Manhattan Beach Blvd.	7am-11pm, Daily	7am-11pm, Daily	Beer & Wine	05-05 03/23/05	None
25	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

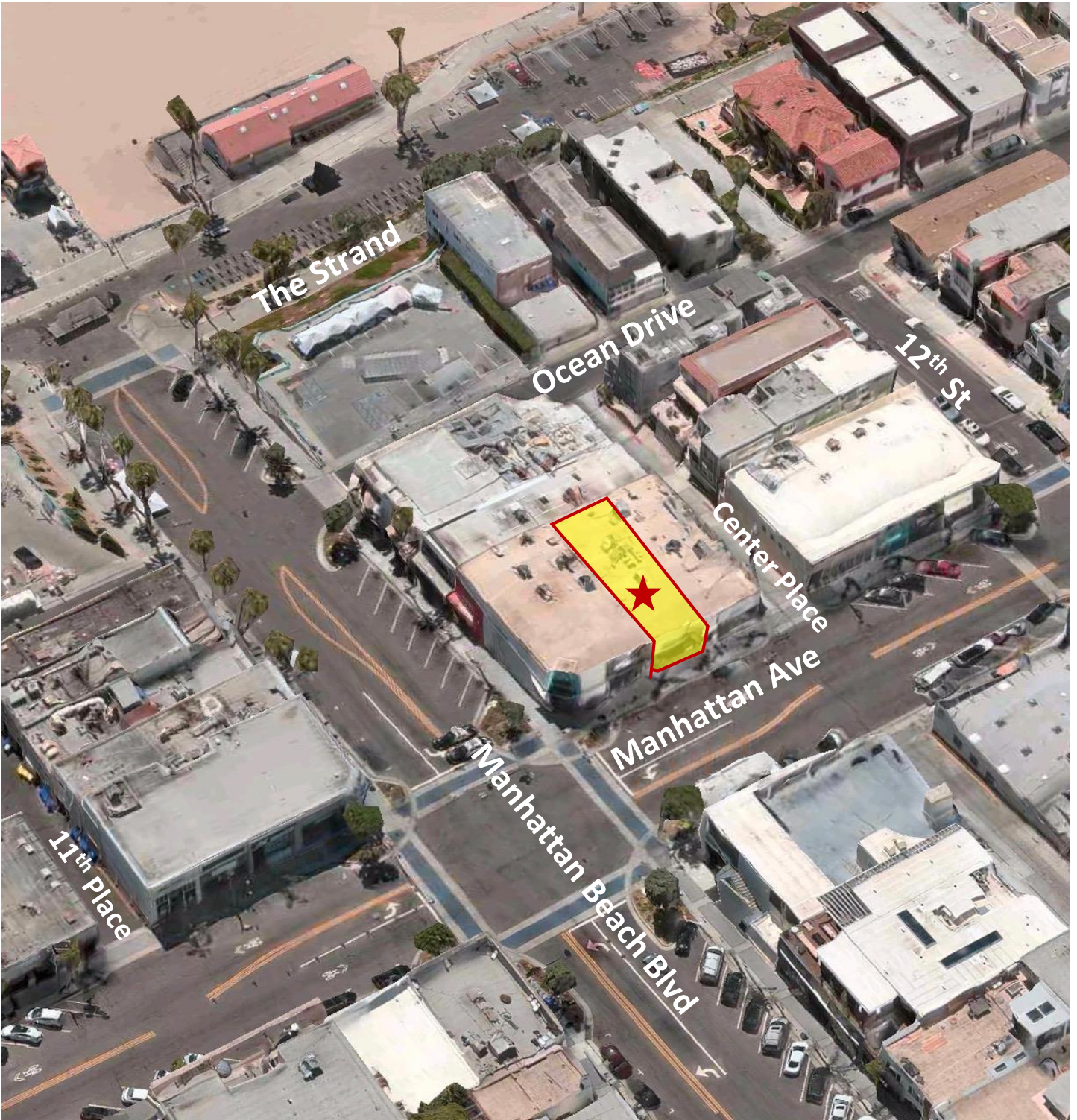
26	Rice	820 Manhattan Ave.	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	Beer & Wine	89-23 06/27/89	Nonamplified live music
27	Rock N Fish	120 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	99-04 02/10/99	None
28	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
29	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 Hours Not Shown As Reso. Not Yet Implemented)	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
30	Esperanza	309 Manhattan Beach Blvd.	7am-2am, Daily	7am-2am, Daily	Full Liquor	19-03 03/27/19	1:30am, 7 days a week 5 Musicians/vocalists
31	Shellback	116 Manhattan Beach Blvd.	No Resolution	No Resolution	Full Liquor	No Resolution	
32	Simmzy's	229 Manhattan Beach Blvd.	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	Full Liquor	18-15 09/26/18	None
33	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
34	Culture Brewing Co	327 Manhattan Beach Blvd	8am - 10pm, Daily	8am - 10pm, Daily	Beer, Off-Site Beer Sales	PC 19-05 05/27/2019	None
35	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

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# ATTACHMENT E

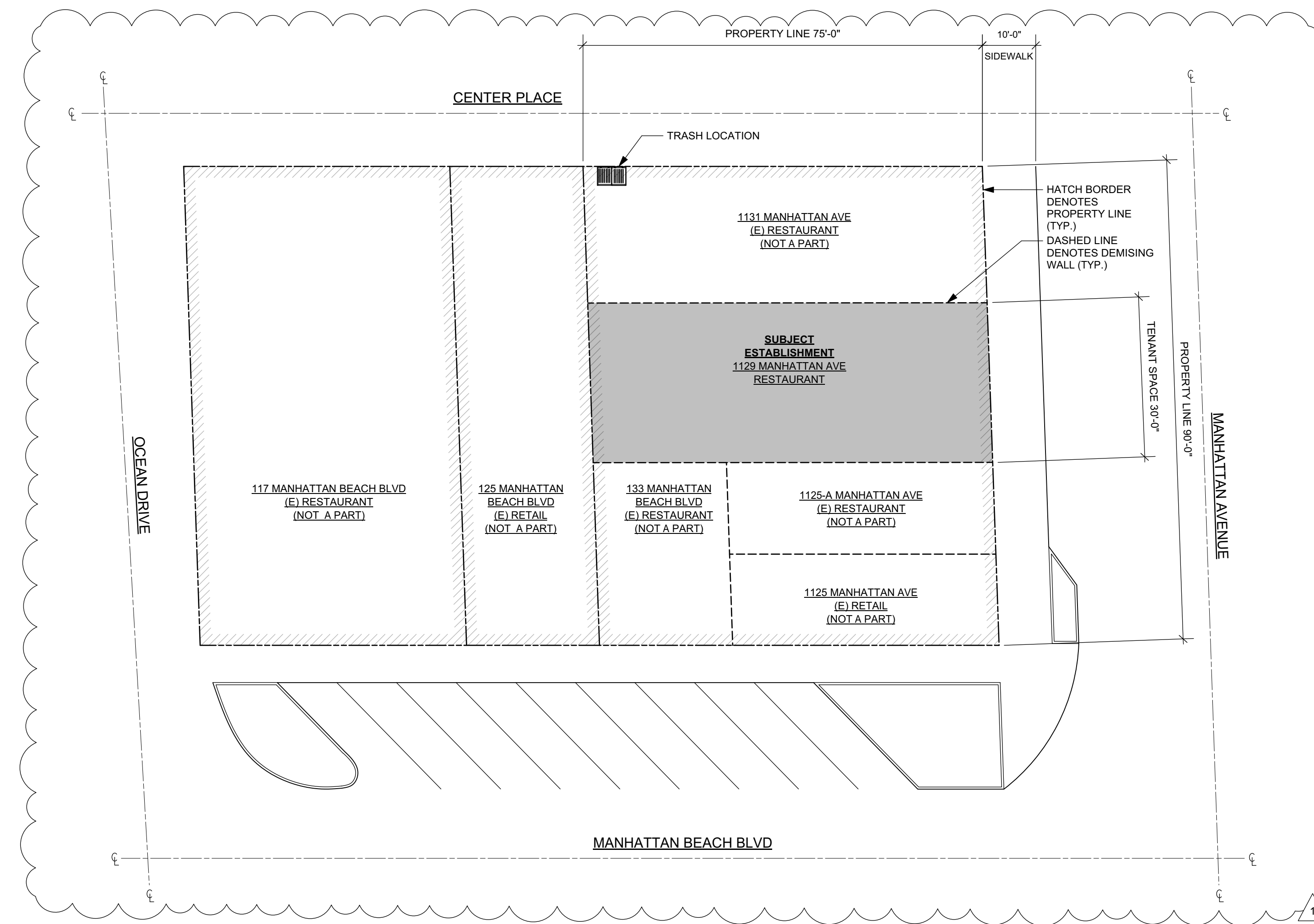
## Vicinity Map



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# ATTACHMENT F



NOTE: NOT A SURVEY



8 NOT USED

7 SITE PLAN



12 VICINITY MAP (NOT TO SCALE)

PROJECT DESCRIPTION: TENANT INTERIOR RENOVATION

PROJECT ADDRESS: 1129 MANHATTAN AVENUE, MANHATTAN BEACH, CALIFORNIA 90266  
 ARCHITECT: LINEOFFICE ARCHITECTURE, INC  
 2339 THIRD STREET, SUITE 18  
 SAN FRANCISCO, CA 94107  
 TEL: 415.355.0095  
 CONTACT: ROSS HUMMEL

PARCEL: 4179-022-006  
 ZONING: CD  
 AREA DISTRICT: 3

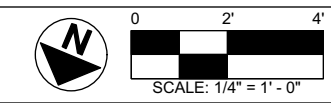
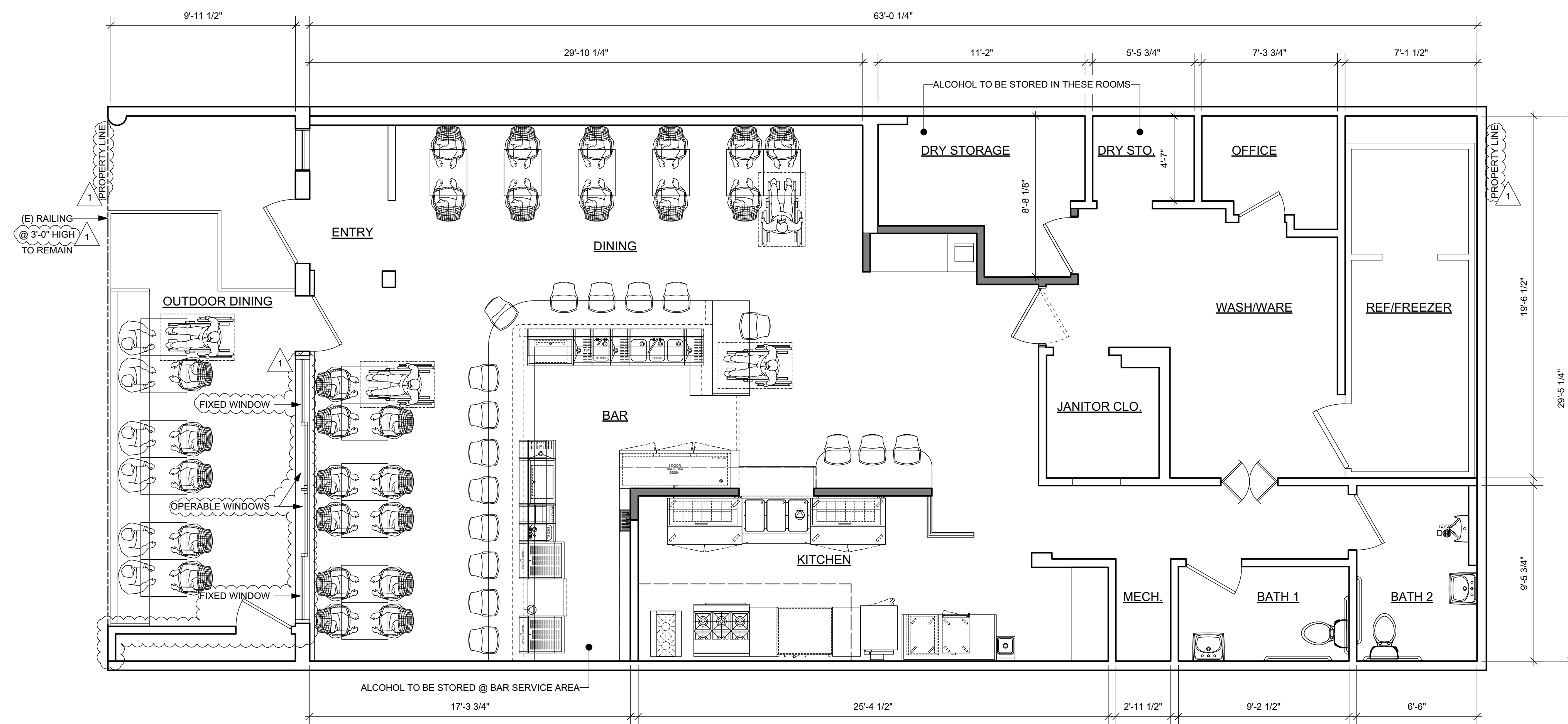
APPLICABLE CODES:  
 2016 CALIFORNIA BUILDING CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA GREEN BUILDING

ALL SIGNS UNDER SEPARATE SIGN PERMIT. ALL MECHANICAL EQUIPMENT UNDER SEPARATE MECHANICAL PERMIT.

OCCUPANCY GROUP: EXISTING: B (BUSINESS)  
 PROPOSED: B (BUSINESS) **NO CHANGE**  
 CONSTRUCTION TYPE: EXISTING: TYPE V-B  
 PROPOSED: TYPE V-B **NO CHANGE**  
 SQUARE FOOTAGE: EXISTING: 1,850 (GROSS FLOOR AREA)  
 PROPOSED: 1,850 (GROSS FLOOR AREA) **NO CHANGE**  
 NO. OF STORIES: EXISTING: ONE (1) STORY  
 PROPOSED: ONE (1) STORY **NO CHANGE**

16 PROJECT DATA

15 FLOOR PLAN



1 05.09.19 PLAN CHECK

REVISION

1 03.26.19 USE PERMIT

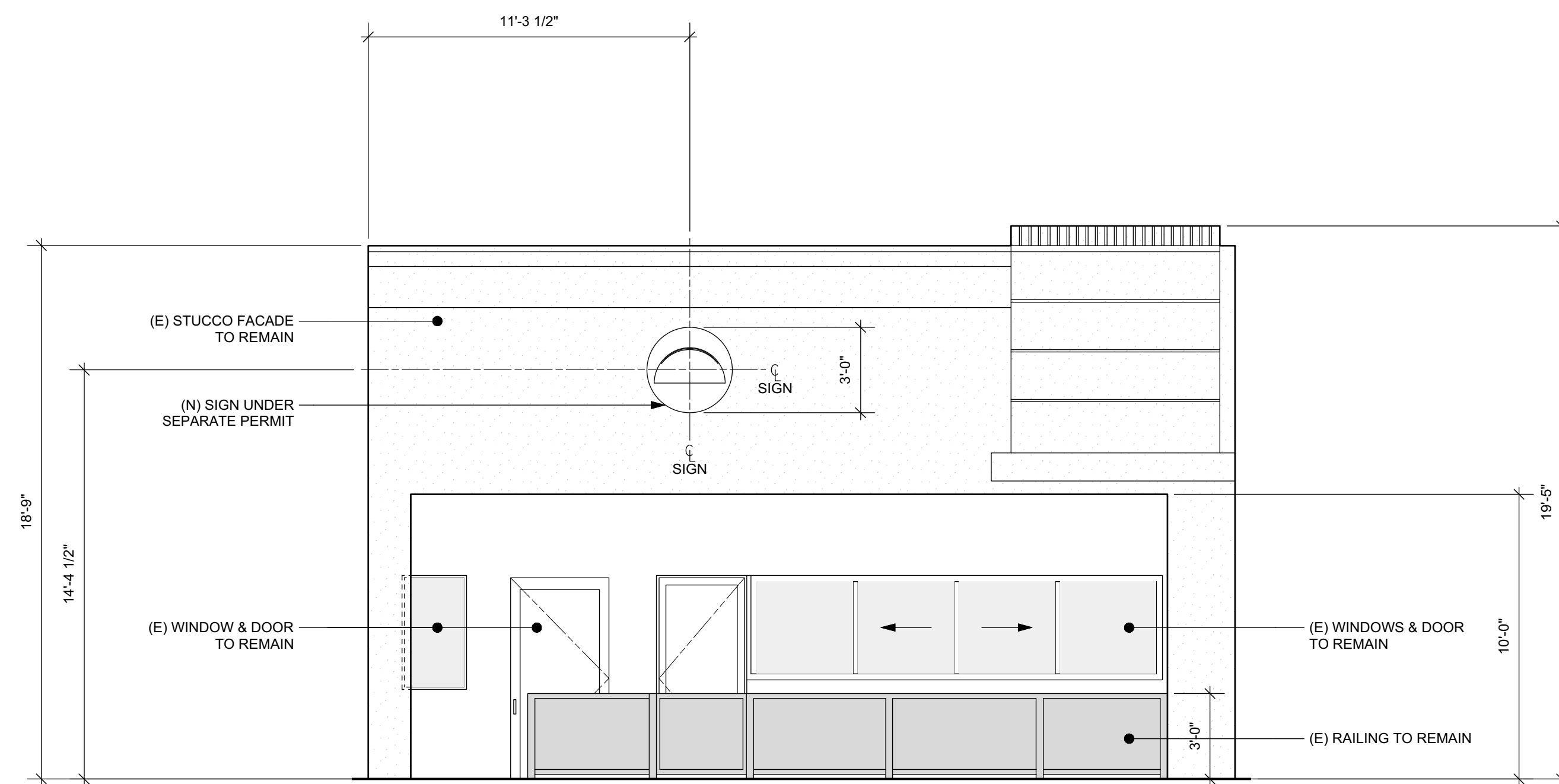
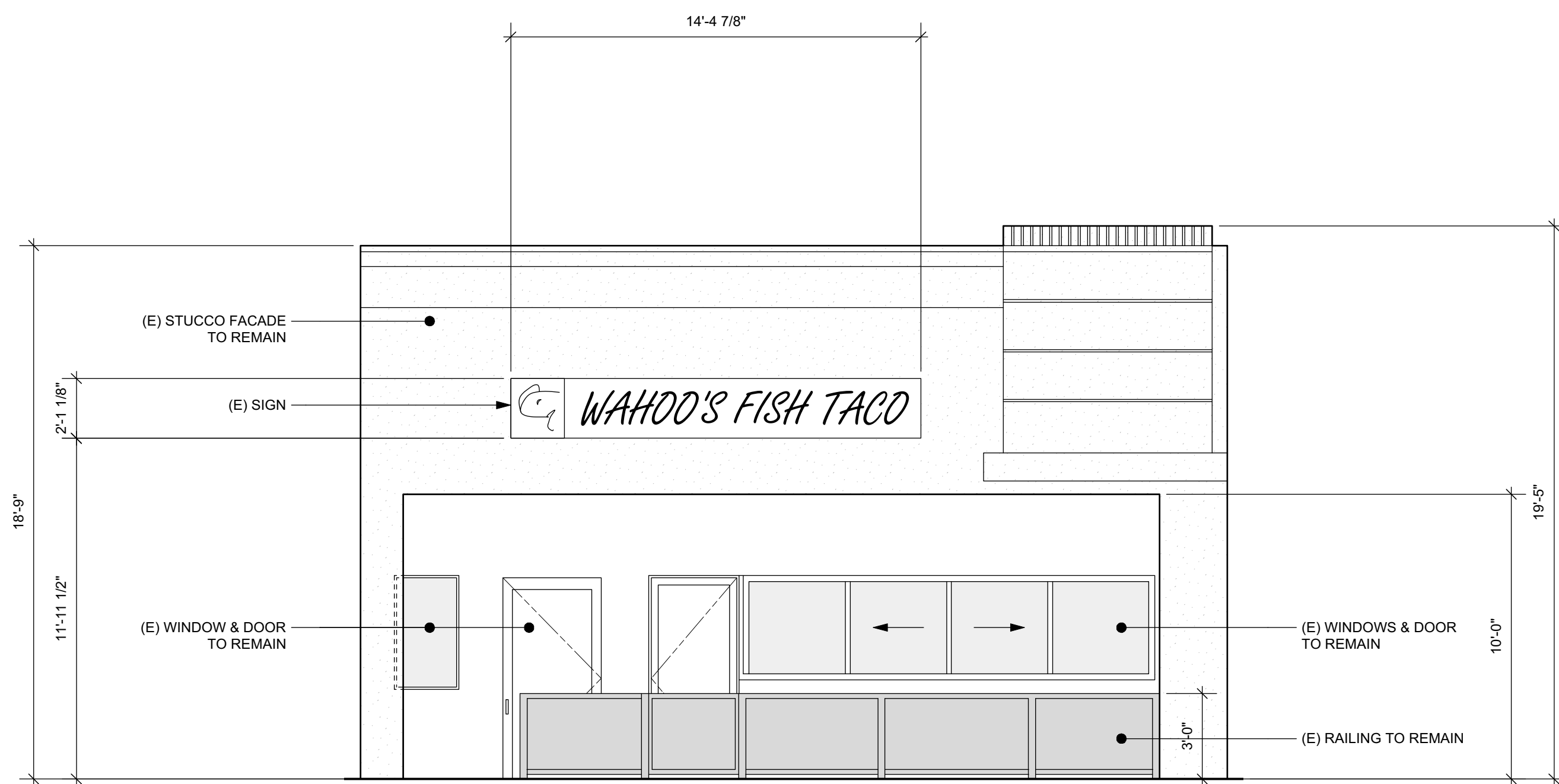
ISSUE

SCALE AS NOTED

DATE 05.09.2019

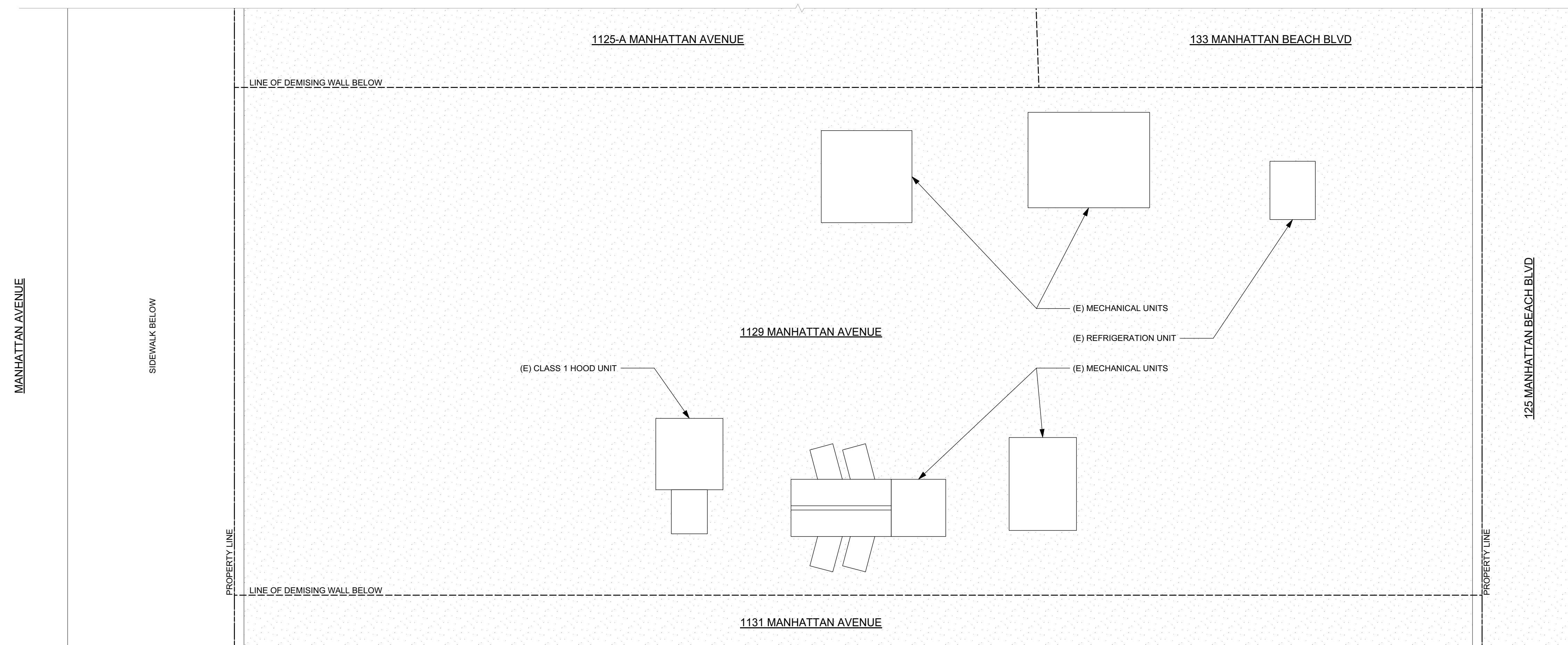
SHEET PLANS

A1.0



8 EXISTING ELEVATION

6 PROPOSED ELEVATION



NOTE: LOCATION OF ROOF ELEMENTS & DEMISING WALLS FOR REFERENCE ONLY & BASED ON VISUAL OBSERVATIONS.

16 ROOF PLAN

1	05.09.19	PLAN CHECK
REVISION		
1	03.26.19	USE PERMIT
ISSUE		
SCALE AS NOTED		
DATE 05.09.2019		
SHEET ROOF PLAN & ELEVATIONS		