



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

DATE: August 10, 2022

TO: Planning Commission

FROM: Carrie Tai, AICP, Community Development Director

THROUGH: Talyn Mirzakhanian, Planning Manager

BY: Austin Chavira, Assistant Planner

SUBJECT: Proposed Use Permit Amendment to allow an expansion of an existing 4,180 square-foot "Eating and Drinking Establishments" use (Arthur J restaurant) with full alcohol service, into an adjacent vacant 1,141 square-foot tenant space (formerly a dry cleaner) within an existing commercial building at 901 and 903 Manhattan Avenue in the Downtown Commercial (CD) zoning district. Per LCP Section A.16.020, a Use Permit is required for the establishment of an "Eating and Drinking Establishments" use and a use permit, or use permit amendment, shall be required for any new alcohol license or modification to an existing alcohol license within the Downtown Commercial (CD) zoning district. The expanded area will serve as a private dining room for the existing restaurant. (Arthur J)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution approving the Use Permit amendment subject to conditions, and adopting a determination of exemption under CEQA.

APPLICANT

Simms Restaurant Group/Mike Simms
108 Arena Street
El Segundo, CA 90245

BACKGROUND

On July 1, 2021, the Community Development Department received an application requesting an amendment to an existing Use Permit to allow for the expansion of an “Eating and Drinking Establishments” use with on-site consumption of beer, wine, and spirits (full alcohol service) located at 903 Manhattan Avenue, into the adjacent vacant commercial space (formerly Door to Door Cleaners – 901 Manhattan Avenue). The existing Arthur J restaurant has been in operation since 2015, however, a restaurant use has been on the site since in 1984. On January 4, 1984, the City Council adopted Resolution No. 4108 (Attachment C), establishing a restaurant with an on-site general alcohol license and live entertainment within an existing commercial building. Arthur J currently operates pursuant to Council Resolution No. 4108. Other approvals governing the site are limited to an encroachment permit and agreement dated 1971 that permits the existing southerly concrete building wall projection into a portion of the Ninth Street walk-street encroachment area.

Current operating hours at the existing restaurant are 4:00 p.m. to 12:00 a.m. Sunday through Thursday, and 4:00 p.m. to 1:00 a.m. Friday and Saturday. City Council Resolution No. 4108 strictly limits live entertainment to no later than 12:00 a.m. Sunday through Thursday and 1:00 a.m. Friday and Saturday. The proposed hours of operation at 901 Manhattan Avenue would coincide with the hours of operation of the existing restaurant.

The subject property is located in the Downtown Commercial (CD) zoning district in Area District III, with a General Plan land use designation of Downtown Commercial. The land use and zoning designations of surrounding properties include Downtown Commercial (CD) and Residential, High-Density (RH). Accordingly, neighboring properties are occupied with the following uses: retail, food and beverage sales (north), high-density residential, personal improvement services, offices, business and professional (south), retail sales and eating and drinking establishment (east), and multi-family residential (west). The Vicinity Map included as Attachment B demonstrates the site configuration and surrounding uses.

The existing site is a single, 5,387 square-foot parcel rectangular in shape, and is occupied by a 5,321 square-foot commercial building with two tenant spaces (901 and 903 Manhattan Avenue). The existing restaurant (Arthur J) is the primary tenant, occupying 4,180 square-feet of space within the main level and basement of the existing building, and identified by the address 903 Manhattan Avenue. The southerly tenant space is 1,141 square feet in size, and was previously occupied by a dry cleaner (personal service use), and addressed as 901 Manhattan Avenue. The site maintains four off-street parking spaces along the north portion of the lot, which are accessed directly from Ninth Place. The existing trash enclosure (located within the first floor of the building along Ninth Place) is not currently utilized for refuse, rather trash is stored in one stand-alone roll-off dumpster for restaurant waste disposal and one stand-

alone roll-off dumpster for recycled material disposal, located along the west property line wall, immediately adjacent to the Ninth Place.

Governing Regulations

The proposed project was reviewed for compliance with applicable regulations, including but not limited to the City's General Plan and Manhattan Beach Local Coastal Program (LCP).

Manhattan Beach General Plan

The General Plan is a long range policy document that identifies the community's vision for its collective future and establishes the fundamental framework to guide decision-making about development, resource management, public safety, public services, and general community well-being. This vision is expressed in goals and policies that allow this vision to be accomplished. All projects are reviewed to ensure the project aligns with the General Plan's goals and policies. The City's General Plan was adopted in December 2003. General Plans contain required "elements", or chapters, including a Land Use Element, which is used to guide the City's development, maintenance, and improvement of land and properties for the next twenty years. The subject project was evaluated for conformance with the Land Use element goals and policies.

Manhattan Beach Local Coastal Program

A portion of the City is under the jurisdiction of the California Coastal Act. The California Coastal Act authorizes coastal jurisdictions to create Local Coastal Programs (LCPs) that, as described by the California Coastal Commission's website, "specify appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances)... While each LCP reflects unique characteristics of individual local coastal communities, regional and Statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies." The California Coastal Commission certified the City's LCP in 1996. The proposed project is located in the Coastal Zone; therefore, the project was reviewed for compliance with the LCP, including but not limited to the following sections.

- LCP Chapter A.16 - governs commercial districts, including the Downtown Commercial district where the project is located.
- LCP Chapter A.56 - governs site regulations for nonresidential districts, including the Downtown Commercial district where the project is located. LCP Section A.56 regulates supplementary development regulations for Eating and Drinking Establishments with Fast-Food or Take-out Service.
- LCP Chapter A.84 - provides 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”.

PROJECT OVERVIEW

The applicant, Simms Restaurant Group, is requesting an amendment to the existing Use Permit governing the commercial space at 903 Manhattan Avenue, to allow for the expansion of an “Eating and Drinking Establishments” use with full alcohol service, into the adjacent vacant 1,141 square-foot commercial space (formerly Door to Door Cleaners – 901 Manhattan Avenue).

The proposed restaurant expansion will accommodate private events with up to 42 guests in two dining rooms, partitioned by built-in manifold doors, and each having private entrances from the adjacent sidewalk abutting Manhattan Avenue. As indicated on the proposed floor plans (Attachment D), food and beverages will be served into the expanded dining areas through a pass-through window from the existing kitchen serving the restaurant. A wait staff of up to five individuals will service the private dining area. Staff will have access to a service area, immediately adjacent to the pass-through window, as well as two, smaller service areas located near the entry doors. Additionally, the proposed expansions consist of constructing an ADA-compliant restroom and storage room. The existing kitchen area will not be modified as part of this project scope.

The applicant proposes façade improvements. The exterior façade alterations aim to extend the existing Arthur J storefront aesthetics onto the expanded exterior space. The proposed façade materials consists of wood cladding, brick veneer and black tile. No modifications of the existing building envelope are proposed.

Additionally, the applicant proposes to make improvements to the trash enclosure located within the lower level of the commercial building. Future trash enclosure modifications will be regulated by Public Works and a condition of approval is included in the draft resolution regulating waste capacity and other specifications of the on-site trash enclosure. The proposed trash enclosure will continue to be accessible from Ninth Place.

A detailed **project overview** is included in the following table:

PROJECT OVERVIEW	
Location:	901 and 903 Manhattan Avenue

Legal Description:	Lots 10 and 11, Block 10, Manhattan Beach Tract	
Assessor Parcel Number:	4179-015-017	
General Plan Land Use:	Downtown Commercial	
Zoning:	Downtown Commercial	
Area District:	III	
Land Use:	<u>Existing</u> Personal Services (901 Manhattan Ave.) and Eating and Drinking Establishment (903 Manhattan Ave.)	<u>Proposed</u> Eating and Drinking Establishment
Required Parking:	None Required. Four spaces provided.	No Change
Size:	1,141 sq. ft. (901 Manhattan Ave.); 4,180 sq. ft. (903 Manhattan Ave.)	No Change
Hours of Operation:	901 Manhattan Ave: vacant space/hours not regulated 903 Manhattan Ave: Sun-Thurs 4:00pm-12:00am Fri & Sat 4pm-1:00am. Current Use Permit limitation only applicable to hours of live entertainment	Sun-Thurs: No later than 12:00am Fri & Sat: No later than 1:00am
Alcohol Service:	Full alcohol service at 903 Manhattan Ave.	Full alcohol service at 903 and 901 Manhattan Ave.
Neighboring Zoning & Land Uses:	<u>North:</u> Downtown Commercial (Food and Beverage Sales and Retail)	
	<u>South:</u> Downtown Commercial and High-Density Residential (Residential, personal improvement services, offices, business and professional)	

	<u>East</u> : Downtown Commercial, (Retail and Eating and Drinking Establishment)
	<u>West</u> : High-Density Residential (Residential)

An analysis of the proposed project and compliance with required findings is provided in the following “Discussion” section.

DISCUSSION

Pursuant to the City’s LCP Section A.16.020, a request for the establishment of an “Eating and Drinking Establishments” use in the CD zoning district requires discretionary approval of a Use Permit. Additionally, pursuant to Section A.16.020(L), a Use Permit or Use Permit Amendment is required for any new alcohol license or modification to an existing alcohol license. Therefore, the proposal to expand the existing “Eating and Drinking Establishments” use with full alcohol service into the tenant space at 901 Manhattan Avenue requires an amendment to existing Use Permit (as memorialized in City Council Resolution No. 4108), which currently governs only the space at 903 Manhattan Avenue. Furthermore, pursuant to Section A.84.020 of the LCP, the Planning Commission is the decision-making authority for Use Permits and shall consider this request at a public hearing, prior to rendering a decision on the application.

While the applicant proposes to use the expanded space as a private dining area, the regulation of “Eating and Drinking Establishments” does not differentiate between general dining and private dining. Therefore, this Use Permit Amendment analyzes the project as a proposed restaurant expansion.

Project analysis included, but was not limited to, an evaluation of the following impact areas: parking, LCP requirements, hours of operation, alcohol sales, live entertainment, safety, and compliance with Use Permit findings as detailed herein:

Parking

Section A.64.050 of the City’s LCP states that, in the City’s CD zoning district, if the floor area factor of a site is less than 1:1, which is the case for the subject site, no parking is required for the site. Floor area factor is defined as the ratio of square-footage of buildable floor area to lot area. In the case of the subject site, with a total, existing buildable floor area of 5,321 square feet and a lot size of 5,387 square feet, the floor area factor of the site is less than 1:1 and no parking is required. Furthermore, the proposed restaurant expansion would not increase the buildable floor area on the site, thus maintaining a floor area factor below 1:1, and not triggering a requirement for parking spaces. Nevertheless, the proposal maintains the four existing on-site parking

spaces. Accordingly, the proposed expansion of an “Eating and Drinking Establishment” use into an existing, adjacent commercial space complies with parking requirements.

LCP Requirements

As outlined herein, the proposed project complies with the applicable regulations of the City’s LCP. Additionally, a Notice of Exemption from the requirement for a Coastal Development Permit was filed for the project with the California Coastal Commission in April 2022 (Attachment G). The notice outlined the bases on which a determination was made that the project qualifies for an exemption pursuant to Chapter A.96.050(B) of the City’s LCP, Exemptions/Categorical Exclusions - Existing Structures Other than Single-Family Residences or Public Works Facilities. The Coastal Commission concurred with, and did not appeal the City’s determination.

Hours of Operation

The proposed operating hours for the expanded space at 901 Manhattan Avenue would coincide with the operating hours for 903 Manhattan Avenue (Arthur J). As mentioned in the preceding “Overview” section, current operating hours at the existing restaurant are 4:00 p.m. to 12:00 a.m. Sunday through Thursday, and 4:00 p.m. to 1:00 a.m. Friday and Saturday. The existing Use Permit governing Arthur J does not regulate general operating hours. It strictly limits the hours for live entertainment. Additionally, the City’s Local Coastal Program does not regulate general operating hours for “Eating and Drinking Establishments” in the CD zoning district. To minimize impacts to surrounding residential uses, a condition of approval is included in the draft resolution limiting the operation of the expanded space to no later than 12:00 a.m. Sunday through Thursday, and 1:00 a.m. Friday and Saturday, aligned with the current closing hours. The applicant has requested flexibility with opening hours, reserving the right to serve brunch in the future.

Live Entertainment

The existing Use Permit for Arthur J also allows for live entertainment at 903 Manhattan Avenue in conjunction with the operation of the restaurant. Pursuant to City Council Resolution No. 4108, live entertainment is permitted no later than 12:00a.m. Sunday to Thursday, and 1:00a.m. Friday and Saturday. Since the approval of the 1984 Use Permit, regulations have been modified to no longer require a Use Permit for live entertainment in conjunction with an Eating and Drinking Establishment use. In lieu of the Use Permit requirement, Section A.16.020(E) now requires that any establishment offering live entertainment obtain an Entertainment Permit from the City Manager, subject to provisions in Title 4. As such, no live entertainment for the expanded space is considered as part of this Use Permit Amendment. Accordingly, a condition of approval has been included requiring that the applicant obtain an Entertainment Permit, in

accordance with Title 4, for any live entertainment offered at the establishment. Furthermore, a condition has also been included limiting any future live entertainment at 901 Manhattan Avenue to the pre-established hours of live entertainment for the existing establishment.

Alcohol Sales

The applicant is requesting to expand full alcohol service into 901 Manhattan Avenue to coincide with the existing full alcohol service that serves 903 Manhattan Avenue (Arthur J). There is no new bar area proposed in the new space (901 Manhattan Avenue). Alcoholic beverages will be served to patrons in the proposed dining space at 901 Manhattan Avenue in the same manner as all food and beverages. As a condition of approval, the corresponding alcohol license would have to be obtained through the State Department of Alcoholic Beverage Control and the applicant shall abide by all State license requirements at all times.

Attachment F provides a list of all the Downtown restaurants that serve alcohol with information on their permitted operational characteristics for comparison with the applicant's proposal. The applicant's request is consistent with many restaurants in the Downtown area that also have full alcohol service and similar hours of operation.

Interdepartmental Review

Furthermore, the Building and Traffic divisions, and the Public Works, Police, and Fire Departments have reviewed the request. The Building and Traffic divisions, as well as the Police and Fire Departments raised no concerns or objections. The Public Works Department has imposed conditions of approval related to increasing trash enclosure capacity to accommodate the proposed change in use and obtaining encroachment permits for any potential encroachments into the public right-of-way. These conditions have been incorporated into the draft resolution as Conditions No. 21 and 26.

Required Findings

The City's LCP Section A.84.010 provides that, "[u]se permits are required for use classifications typically having unusual ... 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." Eating and Drinking Establishments with full alcohol service in the CD zone constitute a use with unusual operating characteristics that necessitate special consideration. Furthermore, pursuant to the City's LCP Section A.84.060(A), an application for a Use Permit shall be approved by the decision-making authority only if all of the required findings below can be made:

1. The proposed location of the site 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 the City's Planning and Zoning Title, including any specific conditions required for the proposed use in the district in which it would be located.
4. The proposed use will not adversely impact or be adversely impacted by nearby properties.

As demonstrated in Section 6 of the attached draft Resolution and in the discussion herein, staff evaluated the request in light of the required Use Permit findings and concludes that there is sufficient evidence that all four findings can be made as follows:

First, the expansion of the "Eating and Drinking Establishment" use with full alcohol service is proposed on a site located in the City's CD zoning district, which allows "Eating and Drinking Establishments" and on-site alcohol sales contingent upon the approval of Use Permit. The City's LCP's stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. This district is intended to accommodate a broad range of community businesses and to serve beach visitors. The proposed expansion of the existing Arthur J restaurant and alcohol sales is consistent with the commercial land use regulations in LCP Section A.16.020 and provides a commercial service for the community.

Second, the proposed expansion of the "Eating and Drinking Establishment" use with full alcohol service is consistent with the General Plan's Downtown Commercial land use designation for the subject property. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Arthur J is part of the downtown commercial mix of businesses that help create a dynamic and interesting Downtown. Arthur J's expansion will only enhance the services provided to residents and visitors. The project proposes a conditionally permitted use, fully contained within an existing commercial building. The proposed project is compatible

with neighboring uses, as neighboring lots to the north, south and east are also developed with commercial uses. The project also offers a service to surrounding residents. Furthermore, the project was reviewed by various City divisions and Departments, who raised no concerns or objections. Therefore, the project will not be detrimental to the public health, safety or welfare of persons working on the 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.

Third, the proposed expansion of the Eating and Drinking Establishment use with full alcohol service is permitted with the approval of a Use Permit (or corresponding amendment) within the subject property's zoning district (CD) per LCP Section A.16.020. If the Use Permit Amendment is approved, Arthur J's expansion into the space at 901 Manhattan Avenue will be in compliance with all provisions of Title A of the LCP. Furthermore, operating characteristics and amended conditions of approval serve to minimize the potential for adverse impacts. Additionally, no additional square-footage is proposed beyond the existing building footprint as a part of this project.

Fourth, the proposed use expansion, as conditioned, will not adversely impact – nor be adversely impacted by – nearby properties. Arthur J has been operating at their current location (903 Manhattan Avenue) since January 2015, serving alcohol (beer, wine, and liquor) in conjunction with food service. The proposed expansion is located in the commercial portion of Downtown Manhattan Beach, with some of the surrounding businesses having similar operating characteristics. Residential zoning and development is located west of the building. Accordingly, any potential impacts arising from the expanded space are minimized by conditions of approval contained in the draft resolution. The expansion will not create demands exceeding the capacity of public services and facilities, considering that the former use at 901 Manhattan Avenue was also commercial in nature and no new square-footage is proposed as part of this project. Therefore, the operating characteristics of the proposed use, in conjunction with the conditions of approval, minimize the potential for any adverse impacts to surrounding uses.

The Draft Resolution (Attachment A) implements conditions that ensure compliance with the required findings for a Use Permit. If adopted, PC Resolution No. 22-XX will serve as an amendment to City Council Resolution No. 4108. Both resolutions would govern operations for 901 and 903 Manhattan Avenue.

PUBLIC NOTIFICATION AND COMMENT

A public notice for the August 10, 2022 public hearing was published in The Beach Reporter on July 28, 2022 and mailed to all property owners within a 500-foot radius, posted at City Hall, and posted on the City's website. As of the writing of this report, staff has received five public comments from neighbors (Attachment H).

ENVIRONMENTAL DETERMINATION

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (**New Construction or Conversion of Small Structures**) of the State CEQA Guidelines, which exempts the conversion of existing small structures from one use to another, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Furthermore, there are no features that distinguish this project from others in the exempt class. Thus, no further environmental review is necessary.

CONCLUSION

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached draft resolution approving the Use Permit Amendment to allow an expansion of the "Eating and Drinking Establishments" use with full alcohol service at 903 Manhattan Avenue into the adjacent space at 901 Manhattan Avenue, and adopting a determination of exemption pursuant to CEQA.

ATTACHMENTS:

- A. Draft Resolution No. PC 22-__
- B. Vicinity Map
- C. City Council Resolution No. 4108
- D. Arthur J Expansion Architectural Plans
- E. Applicant's Written Materials
- F. List of Downtown Restaurants with Alcohol Use
- G. Notice of Coastal Development Permit Exemption
- H. Public comments received through August 3, 2022 at 5pm

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ATTACHMENT A

RESOLUTION NO. PC 22-XX

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT AMENDMENT TO ALLOW AN EXPANSION OF AN EXISTING EATING AND DRINKING ESTABLISHMENT USE, WITH ASSOCIATED FULL ALCOHOL SERVICE, WITHIN AN EXISTING COMMERCIAL BUILDING AT 901 AND 903 MANHATTAN AVENUE.

ARTHUR J (SIMMS RESTAURANT GROUP/MIKE SIMMS)

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On November 9, 1983, the City's Planning Commission adopted Resolution No. 83-40, establishing a restaurant with an on-site general alcohol license and live entertainment within an existing commercial building. On January 4, 1984, the City Council adopted Resolution No. 4108, upholding the decision of the Planning Commission documented in Resolution No. 83-40, with some modifications.

SECTION 2. On July 1, 2021, The Simms Restaurant Group ("Applicant") applied for a Use Permit Amendment to: expand an "Eating and Drinking Establishment" use with full alcohol service (Arthur J - 903 Manhattan Avenue) into the adjacent vacant commercial space (formerly Door to Door Cleaners – 901 Manhattan Avenue).

SECTION 3. A Use Permit Amendment is required to expand an "Eating and Drinking Establishments" use with full alcohol service pursuant to Sections A.16.020 of the City's Local Coastal Program (LCP). A request for the establishment of an "Eating and Drinking Establishments" use in the CD zoning district requires discretionary approval of a Use Permit. Additionally, pursuant to Section A.16.020(L), a Use Permit or Use Permit Amendment is required for any new alcohol license or modification to an existing alcohol license.

SECTION 4. On August 10, 2020, the Planning Commission conducted a duly noticed public hearing to consider the application. The Commission provided an opportunity for the public to provide evidence and testimony at the public hearing.

SECTION 5. The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303 of the CEQA Guidelines, which exempts the conversion of existing small structures from one use to another, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Thus, no further environmental review is necessary.

SECTION 6. The record of the public hearing indicates:

- A. The legal description of the site is: Lots 10 & 11, Block 10, Manhattan Beach Tract, in the City of Manhattan Beach, County of Los Angeles. The site is located in Area District III and is zoned CD, Downtown Commercial. The surrounding properties are zoned CD to the North, CD to the South (across 9th Place), CD to the East (across Manhattan Avenue), and RH to the West (between Manhattan Avenue and Ocean Drive).
- B. The use is conditionally permitted in the CD zone subject to a Use Permit and is in compliance with the City's General Plan designation of Downtown Commercial. The General Plan designation of Downtown Commercial encourages Downtown businesses that offer "services and activities to our residents and visitors."
- C. Arthur J has been in operation since 2015 under a Use Permit Amendment approved by the City Council in 1984. The use is located in the commercial portion of Manhattan Avenue in Downtown Manhattan Beach, with some of the surrounding businesses having similar operating characteristics. Residences are located west of the building, however the conditions of approval herein serve to minimize any potential adverse impacts.
- D. The applicant is requesting approval of a Use Permit Amendment to allow an expansion of an existing 4,180 square-foot Eating and Drinking Establishment use (Arthur J restaurant) with full alcohol service, into an adjacent vacant 1,141 square-foot tenant space within an existing commercial building at 901 and 903 Manhattan Avenue.
- E. The Police Department has reviewed the request and has raised no concerns or objections.
- F. 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.

SECTION 7. Based upon substantial evidence in the record, and pursuant to the LCP Section A.84.060, the Planning Commission hereby finds:

- 1. The proposed location of the expanded use is in accord with the objectives of Title A of the LCP and the purposes of the district in which the site is located.**

The expansion of the “Eating and Drinking Establishments” use with full alcohol service is proposed on a site located in the City’s CD zoning district, which allows “Eating and Drinking Establishments” and on-site alcohol sales contingent upon the approval of Use Permit. The City’s LCP’s stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. This district is intended to accommodate a broad range of community businesses and to serve beach visitors. The proposed expansion of the existing Arthur J restaurant and alcohol sales is consistent with the commercial land use regulations in LCP Section A.16.020 and provides a commercial service for the community.

- 2. The proposed location of the expanded 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.**

The proposed expansion of the “Eating and Drinking Establishments” use with full alcohol service is consistent with the General Plan’s Downtown Commercial land use designation for the subject property. The General Plan encourages a “vibrant downtown” that offers “services and activities for residents and visitors”, and Arthur J is part of the downtown commercial mix of businesses that help create a dynamic and interesting Downtown. Arthur J’s expansion will only enhance the services provided to residents and visitors. The project proposes a conditionally permitted use, fully contained within the confines of an existing commercial building. The proposed project is compatible with neighboring uses, as neighboring lots to the north, south and east are also developed with commercial uses. The project also offers a service to surrounding residents. Furthermore, the project was reviewed by various City divisions and Departments, who raised no concerns or objections, subject to conditions. Therefore, the project will not be detrimental to the public health, safety or welfare of persons working on the 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 Title A of the LCP, including any specific condition required for the proposed use in the district in which it would be located.**

The proposed expansion of the Eating and Drinking Establishments use with full alcohol service is permitted with the approval of a Use Permit (or corresponding amendment) within the subject property’s zoning district (CD) per LCP Section A.16.020. If the Use Permit amendment is approved, Arthur J’s expansion into the space at 901 Manhattan Avenue will be in compliance with all provisions of Title A of the LCP. Furthermore, operating characteristics and conditions of approval serve to minimize the potential for adverse impacts. Additionally, no additional square-footage is proposed beyond the existing building footprint as a part of this project.

- 4. The expansion of the use will not adversely impact or be adversely impacted by nearby properties.**

The proposed use expansion, as conditioned, will not adversely impact – nor be adversely impacted by – nearby properties. Arthur J has been operating at their current location (903 Manhattan Avenue) since January 2015, serving alcohol (beer, wine, and liquor) in conjunction with food service. The proposed expansion of the use is located on the commercial portion of Manhattan Avenue in the heart of Downtown Manhattan Beach, with some of the surrounding businesses having similar operating characteristics. Residential zoning is located west of the building. Accordingly, any potential impacts arising from the expanded space are either minimal or mitigated by conditions of approval contained in the draft resolution. The expansion will not create demands exceeding the capacity of public services and facilities, considering that the former use at 901 Manhattan Avenue was also commercial in nature and no new square-footage

is proposed as part of this project. . Therefore, the operating characteristics of the proposed use minimize the potential for any adverse impacts to surrounding uses..

SECTION 8. Based upon the foregoing, the Planning Commission hereby **APPROVES** the Use Permit Amendment to allow the expansion of an “Eating and Drinking Establishments” use with full alcohol service (Arthur J - 903 Manhattan Avenue) into the adjacent vacant commercial space (901 Manhattan Avenue) subject to the following conditions:

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on August 10, 2022 as amended and conditioned. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
2. Operations for 901 and 903 Manhattan Avenue shall be governed by this resolution and City Council Resolution No. 4108, except that Conditions No. 5 and 11 in City Council Resolution No. 4108 are replaced by Condition No. 20 herein.
3. 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.
4. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans building plans to the Building Division. 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.
5. Modifications and improvements to the tenant space shall be in compliance with applicable Building Division and Health Department regulations when applicable.

Operation

6. Maximum capacity for the expanded dining space at 901 Manhattan Avenue is 42 persons.
7. The operators of the business shall not usher food and beverage service from 903 Manhattan Avenue to 901 Manhattan Avenue across the public right-of-way.
8. The operators of the business 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.
9. The operators of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
10. All rooftop mechanical equipment shall be screened from the public right-of-way.
11. The subject business shall obtain approval from the California Department of Alcoholic Beverage Control.
12. The business shall be in substantial compliance with all restrictions imposed by the Alcohol Beverage Control Board (ABC) prior to service of liquor.
13. Alcohol service shall be conducted only in conjunction with food service during all hours of operation.
14. At all times the business shall identify itself as a “restaurant” and will not identify itself as a “bar” in public advertisements.
15. The operator of the business must obtain an Entertainment Permit, in accordance with Title 4, Article 4, for any live entertainment offered at the establishment within 901 and 903 Manhattan Avenue.
16. Hours of any future live entertainment shall be limited to be no later than 12:00 a.m. Sunday through Thursday, and 1:00 a.m. Friday and Saturday.

17. 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.
18. The operator of the business shall control the volume of any background music.
19. Upon determination that there are reasonable grounds for revocation or modification of the Use Permit, the Planning Commission or City Council may review the Use Permit 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.
20. City staff will periodically review the approved use to determine compliance with conditions imposed and Municipal Code requirements.

Refuse

21. Plans submitted to plan check for building permits must demonstrate a proposed trash enclosure that can accommodate four, three-yard bins (two trash bins and two recycle bins) and four, 65-gallon food waste carts, or as otherwise determined by the Department of Public Works.
22. 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. All refuse shall be stored within the trash enclosure.

Signage

23. All new signs and alterations to existing signs shall receive permits, and shall be in compliance with the City's sign code.
24. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
25. No temporary banner or other signs shall be placed on the site without City permit and approval.

Procedural

26. The property 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.
27. 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.
28. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The operator 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 operator 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.

SECTION 9. 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.

SECTION 10. This Resolution shall become effective when all time limits for appeal as set forth in LCP Section A.84.080 have expired.

SECTION 11. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant. The Secretary shall make this resolution readily available for public inspection.

SECTION 12. This Use Permit Amendment shall lapse two years after its date of approval, unless implemented or extended pursuant to A.84.090 of the Local Coastal Program.

August 10, 2022

Planning Commission Chair

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 **August 10, 2022** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Carrie Tai, AICP,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

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ATTACHMENT C

RESOLUTION NO. 4108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING THE DECISION OF THE PLANNING COMMISSION MADE IN ITS RESOLUTION NO. 83-40, AS MODIFIED, AND GRANTING A CONDITIONAL USE PERMIT AND SIGN APPEAL FOR PROPERTY LOCATED AT 903 MANHATTAN AVENUE IN SAID CITY

WHEREAS, there was filed with the Planning Commission of the City of Manhattan Beach, California, an application for a Conditional Use Permit and Sign Appeal on the property herein-after described, by Tseng Kee Hsu, lessee of the subject property, pursuant to the provisions of the Municipal Code; and

WHEREAS, after processing said application and holding a public hearing thereon, the Planning Commission adopted its Resolution No. 83-40 (which is now on file in the office of the Secretary of said Commission in the City Hall of said City, open to public inspection and hereby referred to in its entirety and by this reference incorporated herein and made part hereof), on the 9th day of November, 1983, approving said Conditional Use Permit and Sign Appeal, subject to certain conditions; and

WHEREAS, on December 6, 1983, the City Council appealed the matter within the time permitted by law and pursuant to the provisions of the Municipal Code; and

WHEREAS, the City Council held a public hearing on the 3rd day of January, 1984, receiving and filing all written documents and hearing oral argument for and against; thereafter on said January 3, 1984, the Council directed that the decision of said Commission as reflected in Resolution No. 83-40 be modified, and that said Conditional Use Permit and Sign Appeal be granted subject to the deletion of Conditions 8, 10, and 13;

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

1 1. The management of the restaurant shall police the
2 property and all areas immediately adjacent to the business
during the hours of operation to keep it free of litter.

3 2. The business proprietor shall provide adequate
4 management and supervisory techniques to prevent loitering,
unruliness, and boisterous activities of patrons outside the
5 subject business or in the immediate area.

6 3. The service of alcohol shall be in conjunction
with minimum food service during all hours of operation.

7 4. The hours of entertainment shall be limited to be
8 no later than 12:00 midnight Sunday through Thursday and no
later than 1:00 a.m. Friday and Saturday.

9 5. The conditions of approval shall be reviewed
annually to verify continued compliance.

10 6. The on-site parking accommodations shall be
11 restricted to patrons only and signs shall be erected designating
such.

12 7. Damaged and deteriorated sidewalk on the Manhattan
13 Avenue frontage of the property shall be removed and reconstructed
to the approval of the Public Works Department.

14 8. The refuse enclosure area which is to serve the
15 project shall be provided in a location and design approved by
the Public Works Department.

16 9. The noise emanating from the property shall be
17 within the limitations prescribed by the City's Noise Ordinance
and shall not create a nuisance to the surrounding residential
18 neighbors.

19 10. All doorways providing access to the business
shall remain closed at all times during live entertainment.

20 11. The Conditional Use Permit shall be reviewed
21 within six (6) months from the date of occupancy and annually
thereafter.

22 SECTION 5. This resolution shall take effect
23 immediately.

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

30 PASSED, APPROVED and ADOPTED this 3rd day of
31 January, 1984.

32 / / /

1 Ayes: Lesser, Sweeney, Switzer, Walker, and Mayor Holmes
 Noes: None
 2 Absent: None
 Abstain: None

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C. R. Holmes

Mayor, City of Manhattan Beach,
California

ATTEST:

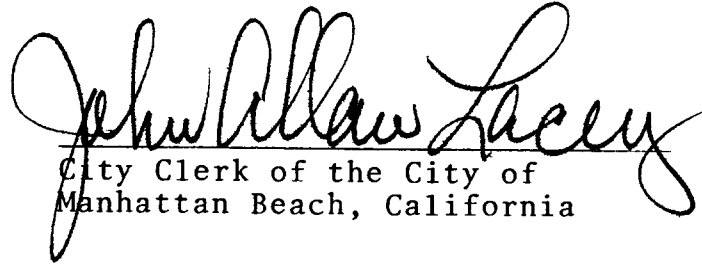
John Allan Lacey
 City Clerk

1 STATE OF CALIFORNIA)
2 COUNTY OF LOS ANGELES) ss.
3 CITY OF MANHATTAN BEACH)
4

5 I, JOHN ALLAN LACEY, City Clerk of the City of Manhattan
6 Beach, California, do hereby certify that the whole number
7 of members of the City Council of said City is five;
8 that the foregoing resolution, being Resolution No. 4108,
9 was duly and regularly introduced before and adopted by the
10 City Council of said City at a regular meeting
11 of said Council, duly and regularly held on the 3rd
12 day of January, 19 84, and that the same was so
13 passed and adopted by the following vote, to wit:

14 AYES: Lesser, Sweeney, Switzer, Walker, and Mayor Holmes
15 NOES: None
16 ABSENT: None
17 ABSTAIN: None

18 IN WITNESS WHEREOF, I have hereunto subscribed my name
19 and affixed the official seal of said City this 4th
20 day of January, A.D., 19 84.

21
22
23 
24 City Clerk of the City of
25 Manhattan Beach, California
26

27 (SEAL)
28
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ATTACHMENT D

PROJECT INFORMATION

PROJECT ADDRESS:
903 MANHATTAN AVE
MANHATTAN BEACH, CA 90286

PROJECT DESCRIPTION / SCOPE:
THE INTENT OF THE SCOPE CONTAINED WITHIN THESE DOCUMENTS RELATES TO A TENANCY IMPROVEMENT OF AN EXISTING RESTAURANT BUILDING SHELL AND INTERIORS, WITH RELATED IMPROVEMENTS
PROJECT WORK INCLUDES BUT IS NOT LIMITED TO:
INTERIOR FINISHES, INTERIOR FURNISHINGS, EXTERIOR FINISHES

DISTRICT OF ZONING: CD
DISTRICT OF AREA: III
TYPE OF CONSTRUCTION: VB
OCCUPANCY CLASSIFICATION: A-2
TOTAL OCCUPANT LOAD: 18 (PROPOSED EXPANSION)
SPRINKLERED BUILDING: NO
PROJECT AREA LIMITATIONS: TYPE: 3B + OCCUPANCY: A-2
NEW ADDITION SQ. FT.: 1,141 SF.
TOTAL NO. STORIES: 1 STORY
PROJECT ALLOWABLE HEIGHT: 75 FEET
PROJECT TOTAL HEIGHT: 14 FEET
PARKING REQUIREMENTS: FAF < 1:1 (0) REQUIRED

TOTAL SQUARE FOOTAGE OF THE LOT	5,387
TOTAL BUILDING SQUARE FOOTAGE	4,048
TOTAL FOOTAGE OF BASEMENT BFA AREA WITH HEIGHT 6' AND LESS WHEN COMPARED TO ALLEY EXPOSURE	287 (30% OF 287 + 86)
TOTAL FOOTAGE OF BASEMENT BFA AREA WITH HEIGHT 6' AND MORE WHEN COMPARED TO ALLEY EXPOSURE	1187
TOTAL SQUARE FOOTAGE OF	5,321 (Building Size < Lot Size)

APPLICABLE BUILDING CODES

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
GREEN BUILDING: 2019 CALIFORNIA GREEN BUILDING CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
FIRE CODE: 2019 CALIFORNIA FIRE CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
ACCESSIBILITY CODE: 2019 CALIFORNIA BUILDING CODE FOR ACCESSIBILITY, CHAPTER 11B
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE, TITLE 24
FIRE ALARMS: NFPA 72

SEPERATE & DEFERRED SUBMITTALS

1. DOCUMENTATION FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE GOVERNING JURISDICTION FOR APPROVAL AND HAVE BEEN FOUND TO BE IN CONFORMANCE TO THE DESIGN OF THE BUILDING. DEFERRED SUBMITTALS SHALL NOT BE INSTALLED UNTIL SUCH DOCUMENTATION IS APPROVED BY THE GOVERNING JURISDICTION.
 - A. SEPERATE & DEFERRED SUBMITTAL:
 1. SIGNAGE - IF ANY CHANGES ARE TO BE MADE

PROJECT DIRECTORY

TENANT:
SIMMS RESTURANT GROUP
108 ARENA GROUP
EL SEGUNDO, CALIFORNIA 90245
TEL: 310-487-0222

DAVID LEFEVRE
OWNER
310-878-4620
david@eatmbpost.com

DESIGN TEAM: ARCHITECTURE: INNOVATION & DESIGN IN ARCHITECTURE
115 PINE, STE 250
LONG BEACH, CA 90802

ARCHITECT OF RECORD:
GEOFF LIM
geoff@idaexperience.com
562-206-7720

PROJECT MANAGER:
PHOEBE LAM
phoebel@idaexperience.com
714-797-2208

INTERIOR DESIGN:
HATCH DESIGN GROUP
3198-G AIRPORT LOOP DR.
COSTA MESA, CA 92626
714-978-8385

ENGINEERING TEAM:

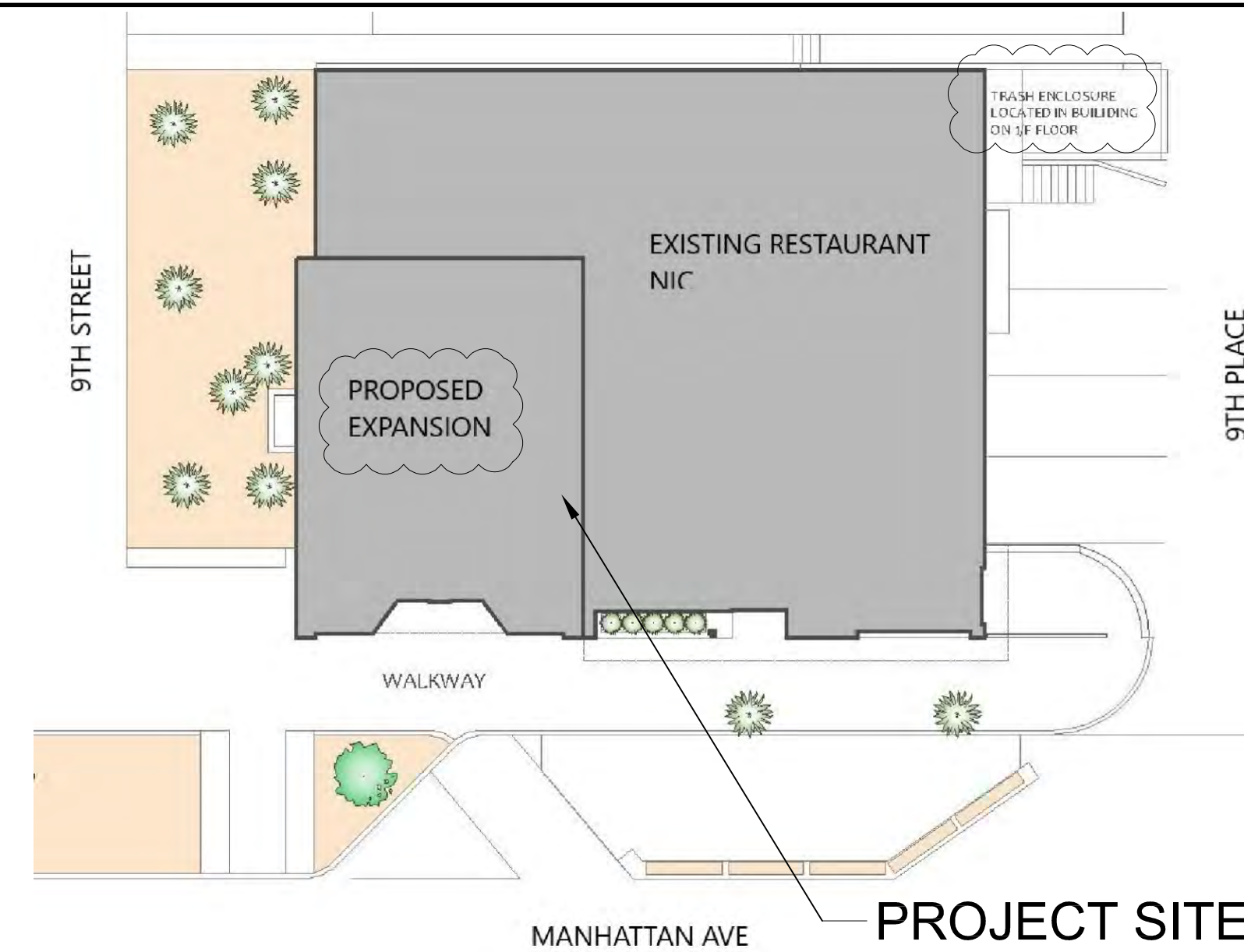
ARTHUR J

903 MANHATTAN AVE
MANHATTAN BEACH, CA 90286
TENANT IMPROVEMENT

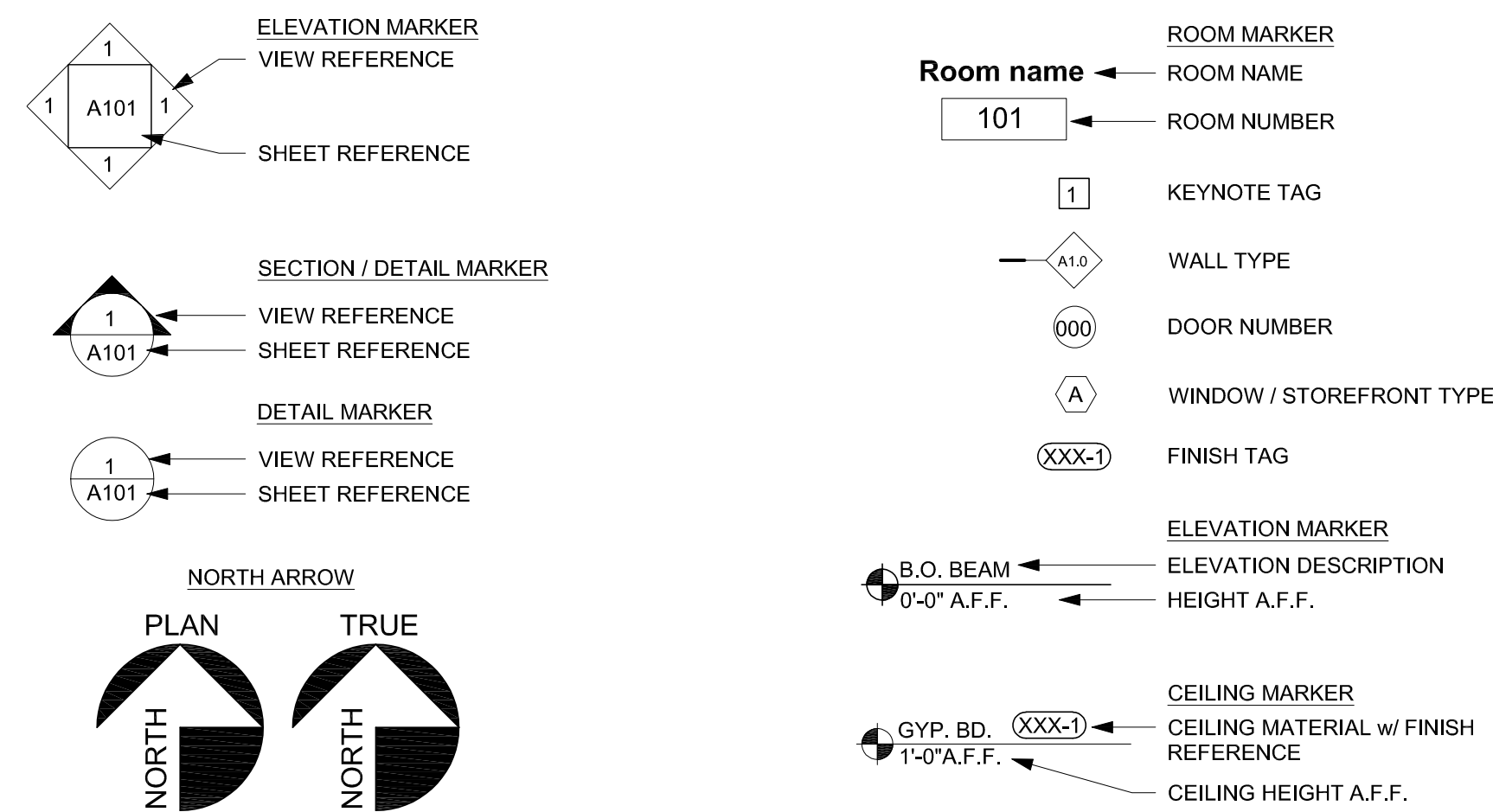
ISSUE FOR: PERMIT SET
ISSUE DATE: 02/21/2022



LOCATION MAP



SYMBOLS LEGEND



CITY OF MANHATTAN BEACH DEVELOPMENT SERVICES

MANHATTAN BEACH BUILDING/ PLANNING DEPARTMENT
1400 HIGHLAND AVE.
MANHATTAN BEACH, CA 90286
(310) 802-5000

SHEET INDEX

SHEET NO.	SHEET NAME	CURRENT REVISION	REVISION DATE	REVISION DESCRIPTION
GENERAL	COVER SHEET			
G0.0				
ARCHITECTURAL				
A1.0	SITE PLAN			
A1.1	BASEMENT FLOOR PLAN			
A1.2	FLOOR PLAN			
A1.3	EXTERIOR ELEVATIONS			
A1.4	EXTERIOR ELEVATIONS			
A2.1	BUILDING PLAN SURVEY			
A2.2	BASEMENT PLAN SURVEY			

NOT FOR CONSTRUCTION

Design Consultant:

ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 PINE STREET STE 250
Long Beach, CA 90802
www.idaexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Engineering Consultant:

PROENGINEERING
INC.

Stamp:

Project Owner:

TENANT IMPROVEMENT

Project Address:
ARTHUR J
903 MANHATTAN AVE
MANHATTAN BEACH, CALIFORNIA
90286

Issue For: PERMIT SET
Issue Date: 02/21/2022

Revisions:

NO.	REASON	DATE
1	ISSUED FOR PERMIT CORRECTIONS	05/18/2022

Principal in Charge:
JC

Project Manager:
PL

Drawn By:
IDA

Project Number:
195-002-21

Sheet Title:
COVER SHEET

Sheet Number:
G0.0

Page 27 of 48

PROPERTY LINE

9TH STREET

9TH PLACE

EXISTING RESTAURANT
NIC

PROPOSED EXPANSION

BIKE RACKS

LIGHT POLE

SIDEWALK

PARKLETS

METER PARKING

SEE SHEET G.00 FOR PARKING REQUIREMENTS

MANHATTAN AVENUE

METER PARKING

NOT FOR CONSTRUCTION

Design Consultant:



ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 PINE STREET STE 250
Long Beach, CA 90802
www.idexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Engineering Consultant:




PROENGINEERING
AND CONSULTANTS

Stamp:



Project Owner:



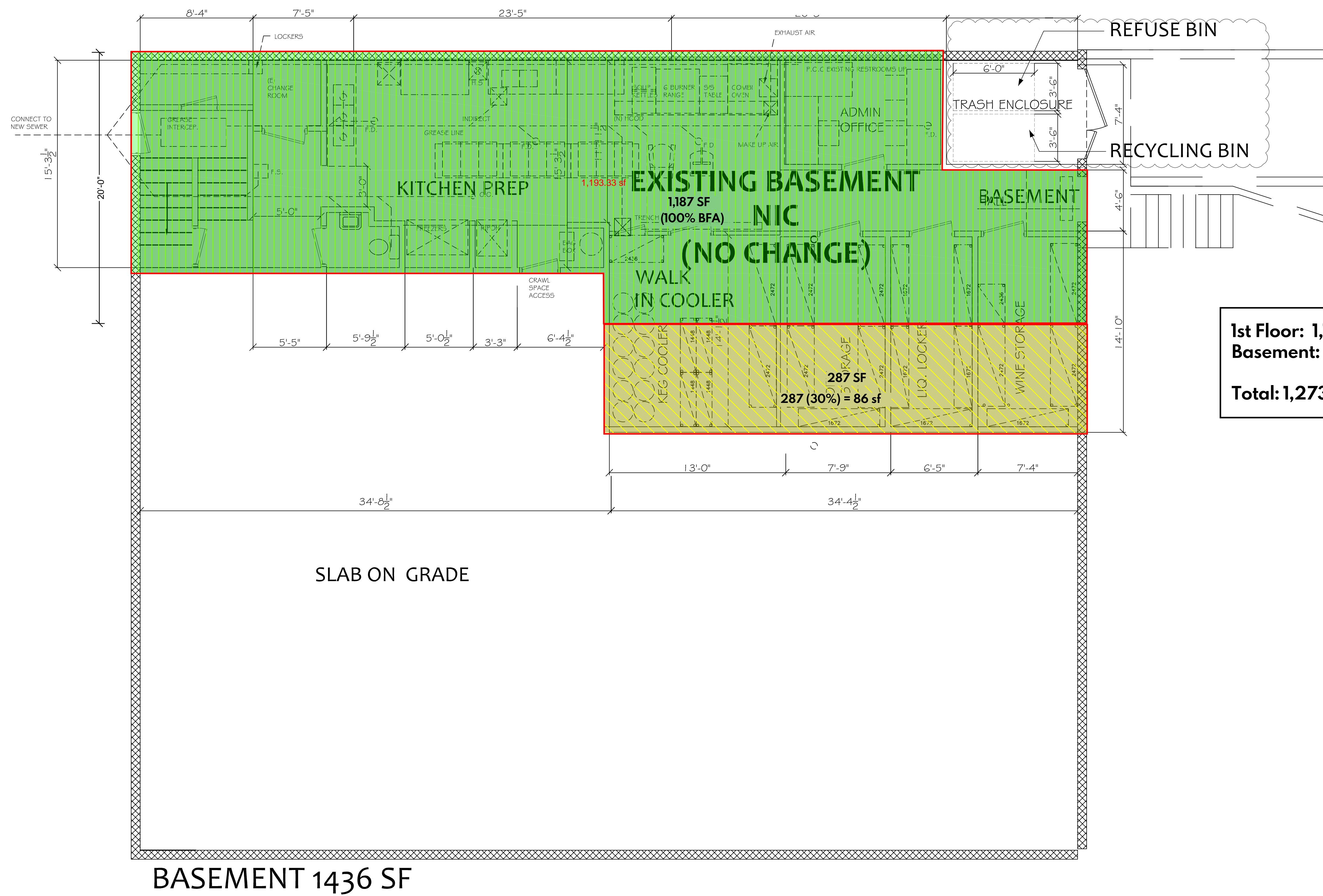
TENANT IMPROVEMENT

PROJECT: ARTHUR J
ADDRESS: 608 MANHATTAN AVE
MANHATTAN BEACH, CALIFORNIA
90266

Issue For: PERMIT SET
Issue Date: 02/21/2022
Revisions:
NO. REASON DATE
1 ISSUED FOR PERMIT CORRECTIONS 05/19/2022

Principal in Charge: JC
Project Manager: PL
Drawn By:
Project Number:
195-002-21
Sheet Title:
SITE PLAN

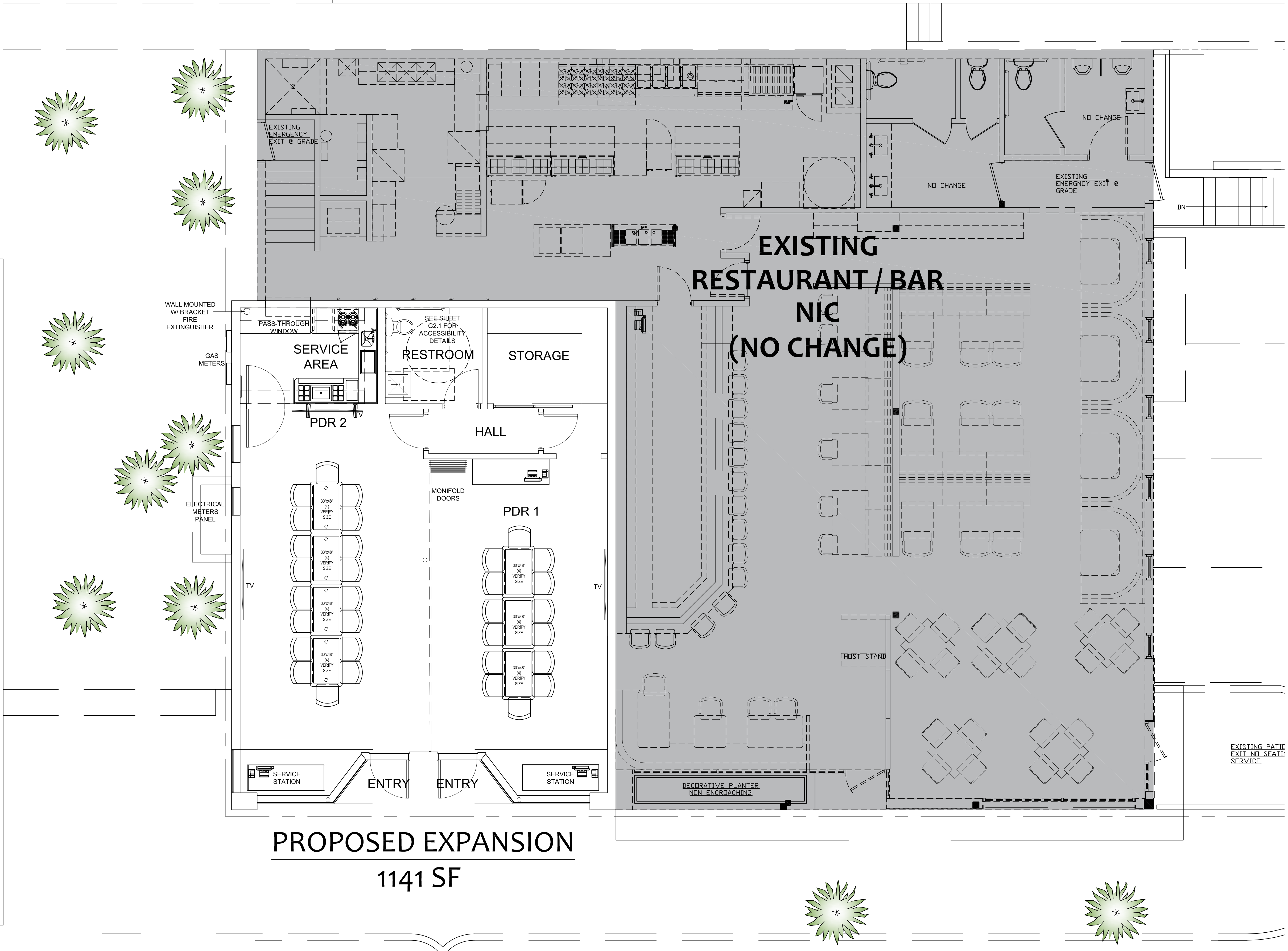
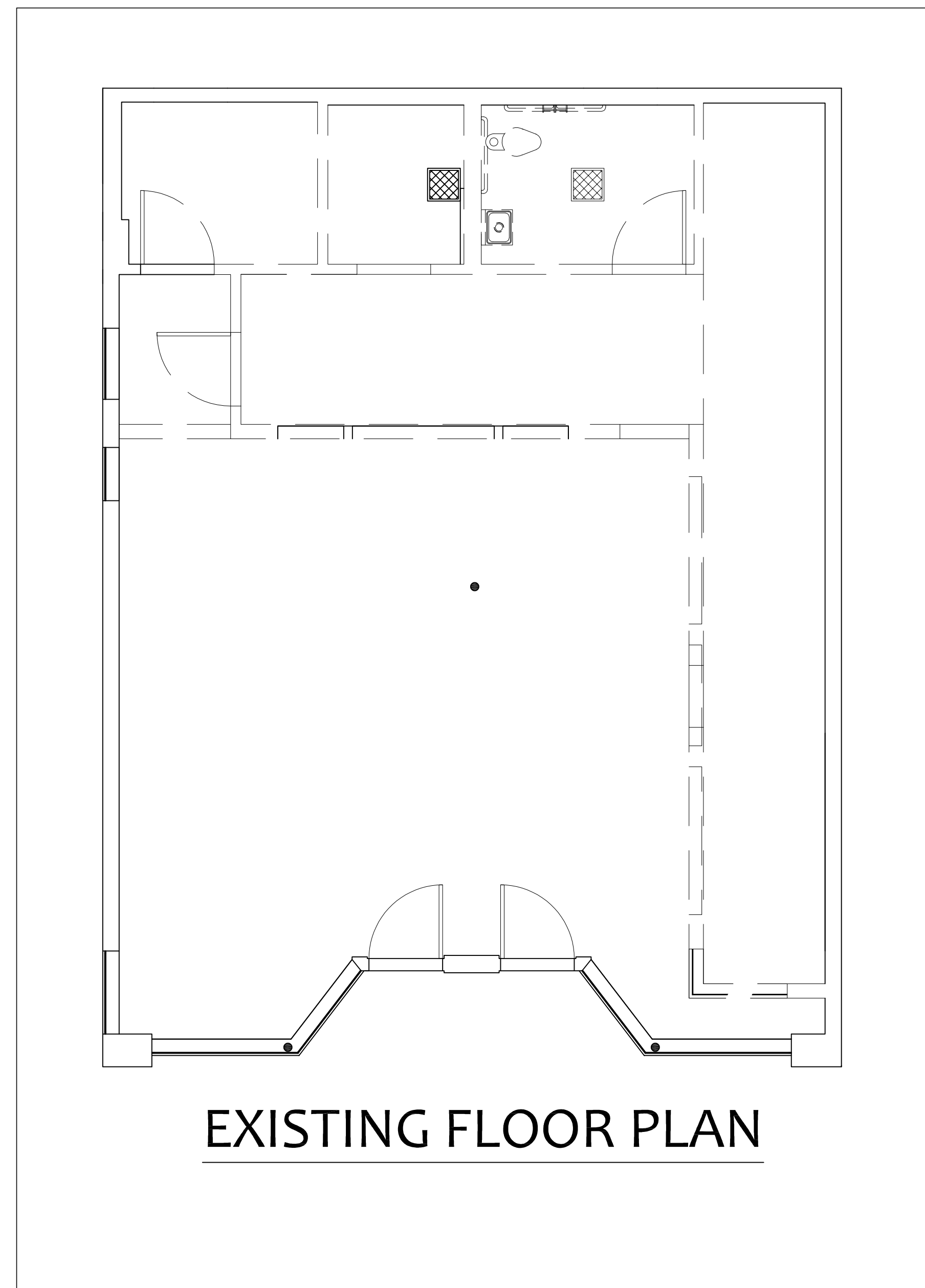
Sheet Number:
A1.0



1st Floor: 1,187 (100% BFA)
 Basement: 86 (30% BFA)
 Total: 1,273 sq. ft.

1 BASEMENT PLAN
 1/4" = 1'-0"

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

Design Consultant:
ID
ARCHITECTURE
INNOVATION & DESIGN
In ARCHITECTURE, Inc.
115 PINE STREET STE 250
Long Beach, CA 90802
www.idexperience.com

Architect:
GEOFFREY B. LIM
AIA, NCARB, LEED AP
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Engineering Consultant:
PROENGINEERING
LLP CONSULTANTS



Project Owner:
Arthur J

TENANT IMPROVEMENT
Project: **ARTHUR J**
Address: **903 MANHATTAN AVE
MANHATTAN BEACH, CALIFORNIA
90266**

Issue For: **PERMIT SET**

Issue Date: **09/21/21**

Revisions:

NO.	REASON	DATE
1	ISSUED FOR PERMIT CORRECTIONS	05/03/2022

Principal in Charge:
JC
Project Manager:
PL
Drawn By:
IDA
Project Number:
195-002-21
Sheet Title:
PROPOSED FLOOR PLAN

Sheet Number:
A1.2

BK1



Bekken Brick - Thompson Building Materials
 Style: Modular Black Diamond Velour
 Color: Black Diamond
 Size: 3-5/8"W x 2-1/4"H x 7-5/8"L
 Thickness: 5/8"
 Type of Brick: Thin
 Installation: Per manufacturer's recommendation for specific intended application.
 Adhesive: Per manufacturer's recommendation for each specific intended application.
 Mortar Color: Mac Products Color Ma Plus Black 500
 Joint Width: 3/8"
 Contact: Allison Dillard, 949-355-3840, ADillard@thompsonbldg.com
 Budget Price: \$2.15 piece, \$6.86 corner piece (if applicable)
 Lead Time: Depends on SF. Production lead time 14-16 Week.
 Provided By: General Contractor
 S/M: Inter or and Exterior Walls

WD1



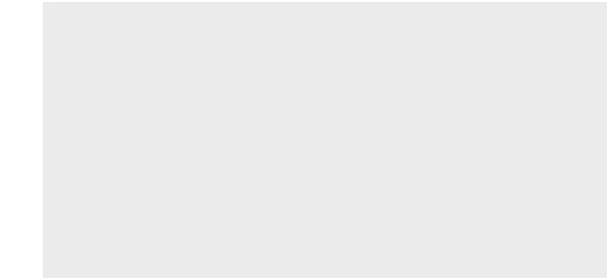
Solid Walnut Wood
 Color: Walnut
 Finish: Natural
 Provided By: General Contractor
 S/M: Exterior Paint as Noted

P1

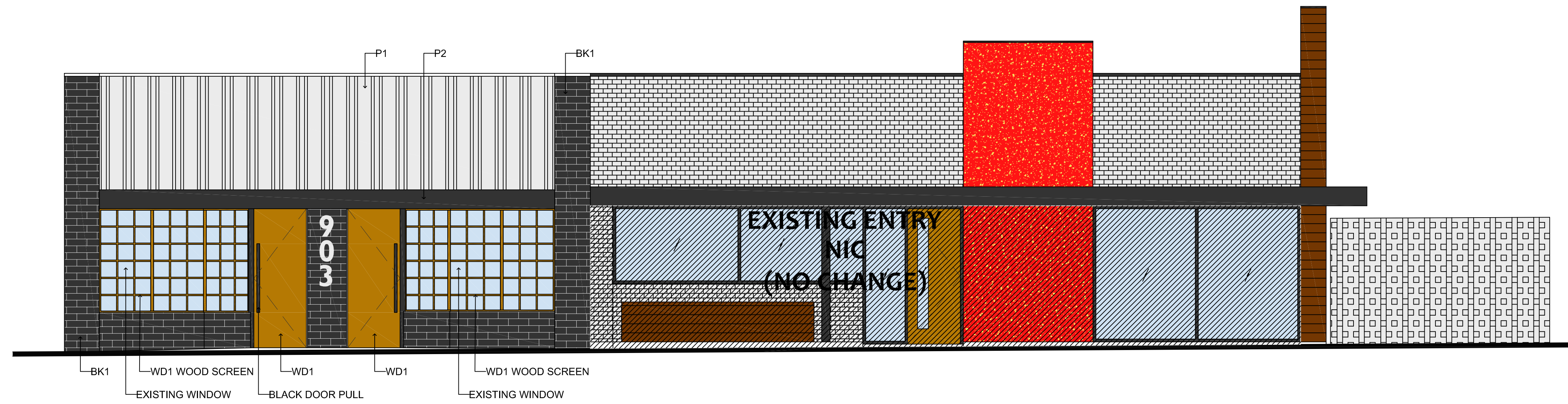


Dunn Edwards
 Color: DE6357 Black Tie
 Finish: Gloss
 Provided By: General Contractor
 S/M: Exterior Paint as Noted

P2



Sherwin-Williams
 Color: SW 7005 Pure White
 Finish: Satin
 Provided By: General Contractor
 S/M: Exterior Paint as Noted



EAST ELEVATION

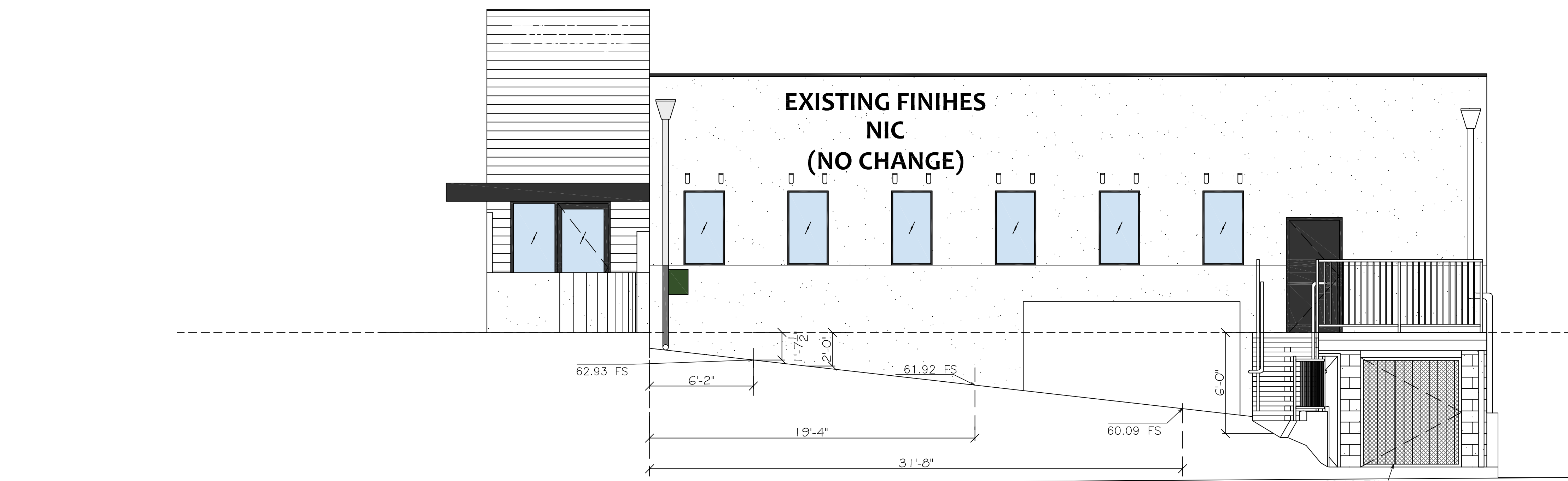


EXISTING EAST ELEVATION

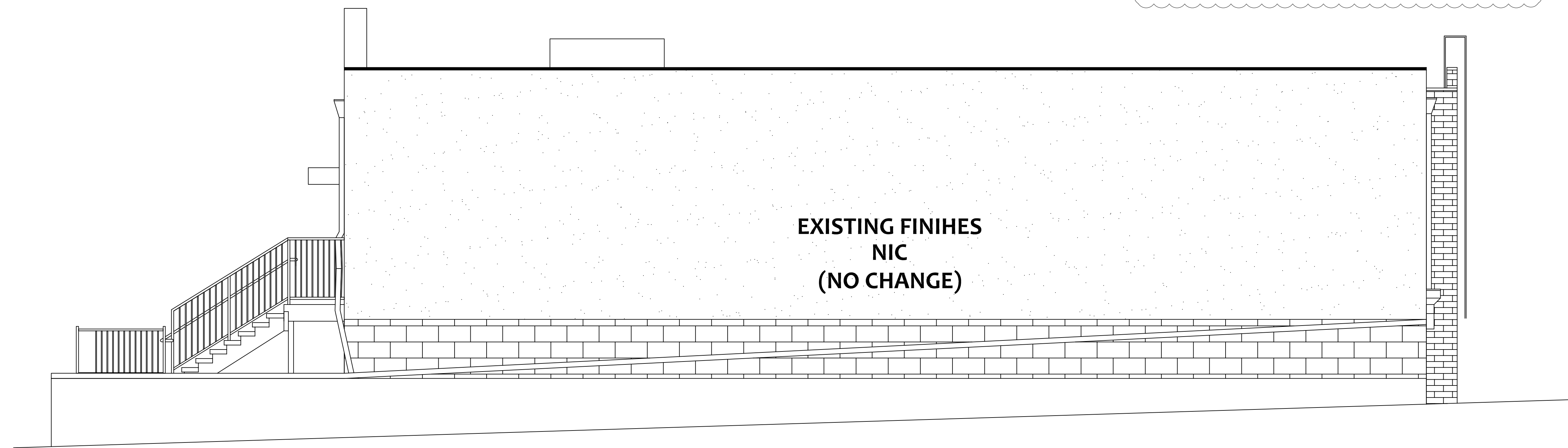


EXISTING STORE FRONT

NOT FOR CONSTRUCTION



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION

NOT FOR CONSTRUCTION

Design Consultant:

ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 PINE STREET STE 250
Long Beach, CA 90802
www.idexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Engineering Consultant:

Stamp:

Project Owner:

TENANT IMPROVEMENT

Project: **ARTHUR J**
Address: 903 MANHATTAN AVE
MANHATTAN BEACH, CALIFORNIA 90266

Issue For: PERMIT SET

Issue Date: 09/21/21

Revisions:

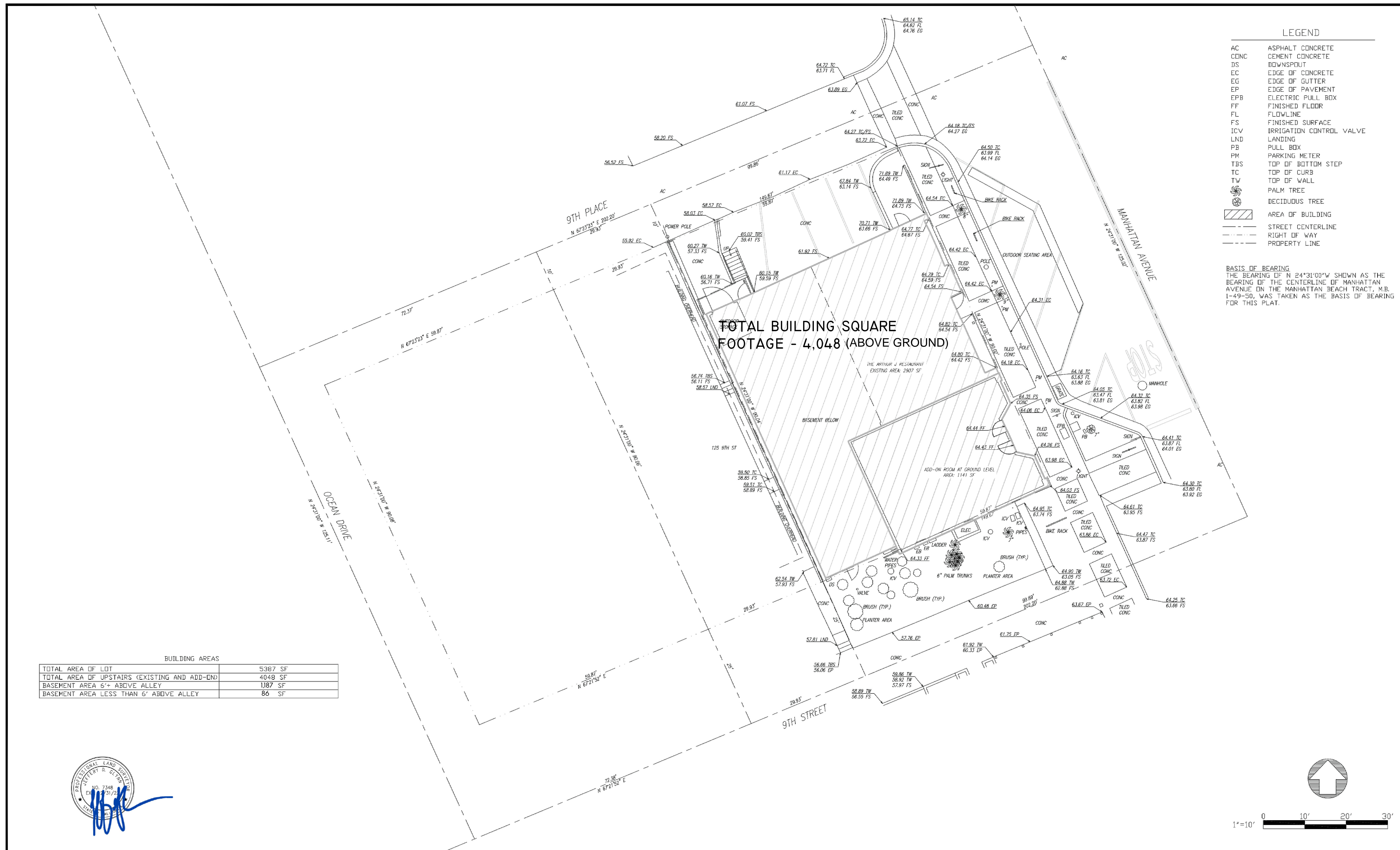
NO.	REASON	DATE
1	ISSUED FOR PERMIT CORRECTIONS	05/18/2022

Principal in Charge: JC
Project Manager: PL
Drawn By:

Project Number: 195-002-21
Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number: A1.4



BUILDING AREAS	
TOTAL AREA OF LOT	5387 SF
TOTAL AREA OF UPSTAIRS (EXISTING AND ADD-ON)	4048 SF
BASEMENT AREA 6'-+ ABOVE ALLEY	1187 SF
BASEMENT AREA LESS THAN 6' ABOVE ALLEY	86 SF



REVISIONS			REFERENCES
NO.	DATE	INITIALS	



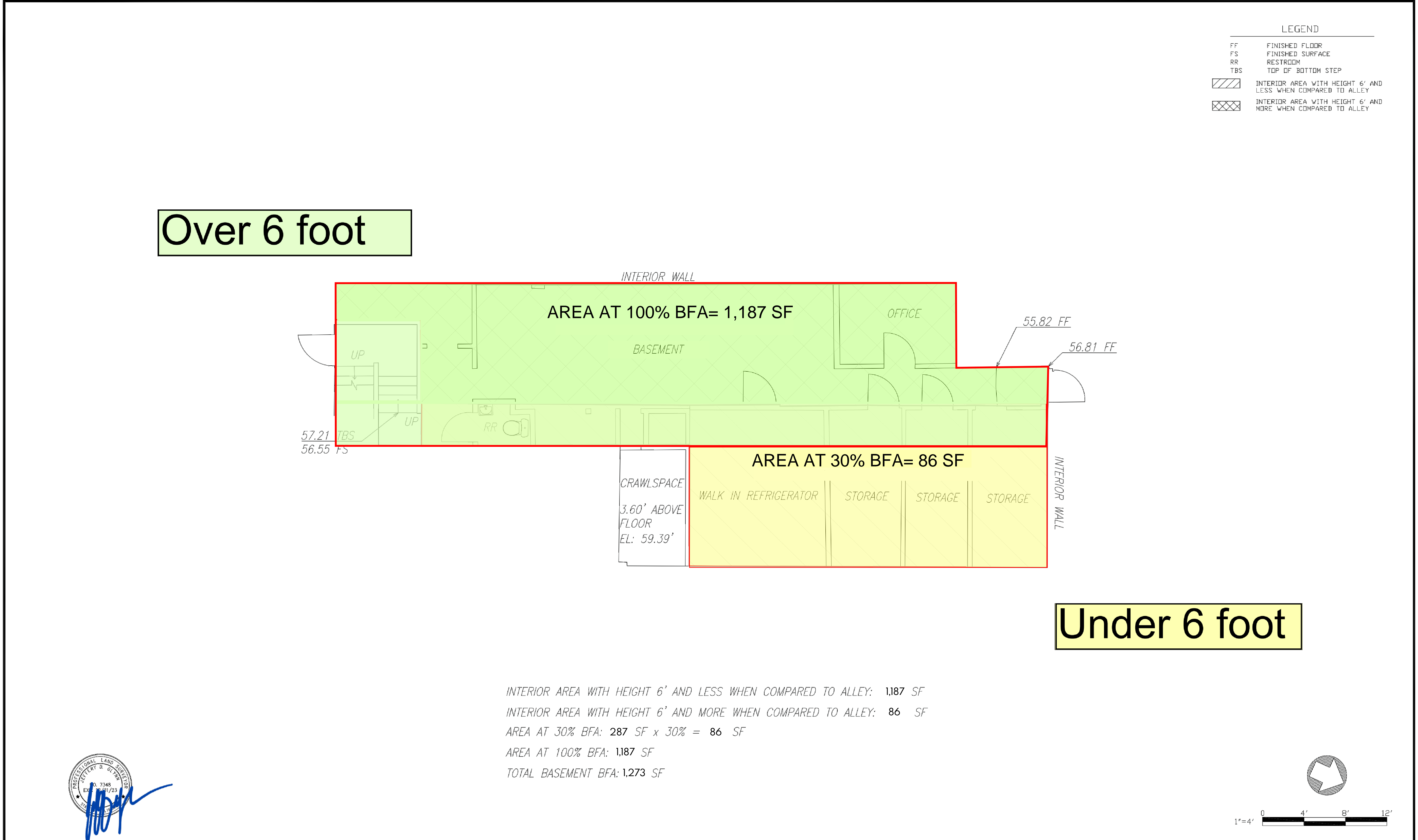
PROJECT NAME:	ARTHUR J RESTAURANT	Job No. IDA0101
SHEET TITLE:	TOPOGRAPHIC SURVEY	DATE: 02/08/22
CITY OF MANHATTAN BEACH	COUNTY OF LOS ANGELES	CALIFORNIA
		DRAWN BY: CF
		CHECKED BY: JG
		SHEET 1 OF 3

TOTAL SQUARE FOOTAGE OF THE LOT	5,387
TOTAL BUILDING SQUARE FOOTAGE	4,048
TOTAL FOOTAGE OF BASEMENT INTERIOR AREA WITH HEIGHT 6' AND LESS WHEN COMPARED TO ALLEY	287 (30% OF 287 = 86)
TOTAL FOOTAGE OF BASEMENT INTERIOR AREA WITH HEIGHT 6' AND MORE WHEN COMPARED TO ALLEY	1,187
TOTAL SQUARE FOOTAGE OF INTERIOR (4,048 + 1,187 + 86)	5,321

NOT FOR CONSTRUCTION

G:\SURVEY\PROJECT\DA01 INNOVATION DESIGN ARCHITECTURE\DA0101 ARTHUR J RESTAURANT\CAD\DA0101 ARTHUR J RESTAURANT TOPOGRAPHIC SURVEY.DWG

NOT FOR CONSTRUCTION



Over 6 foot

Under 6 foot

INTERIOR AREA WITH HEIGHT 6' AND LESS WHEN COMPARED TO ALLEY: 1,187 SF
 INTERIOR AREA WITH HEIGHT 6' AND MORE WHEN COMPARED TO ALLEY: 86 SF
 AREA AT 30% BFA: 287 SF x 30% = 86 SF
 AREA AT 100% BFA: 1,187 SF
 TOTAL BASEMENT BFA: 1,273 SF



REVISIONS			REFERENCES
NO.	DATE	INITIALS	
1	04/28/22	CF	ROTATED BASEMENT ORIENTATION 180 DEGREES, ADDED SQUARE FOOTAGES TO BASEMENT AREAS



PROJECT NAME: ARTHUR J RESTAURANT	Job No. IDA0101
SHEET TITLE: BASEMENT	DATE: 02/08/22
CITY OF MANHATTAN BEACH COUNTY OF LOS ANGELES CALIFORNIA	DRAWN BY: CF
	CHECKED BY: JG
	SHEET 2 OF 3

O:\SURVEY\PROJECT\DA01 INNOVATION DESIGN ARCHITECTURE\DA0101 ARTHUR J RESTAURANT\CADD\DA0101 ARTHUR J RESTAURANT TOPOGRAPHIC SURVEY.DWG

ATTACHMENT E

Arthur J. Private Dining Room
900 Manhattan Avenue

Project Narrative

The application request is to approve the sale of alcoholic beverages for on-site consumption to expand into an adjacent space. The subject site is currently a 3,756+/- sq. ft. restaurant space (Arthur J) that offers a full-service menu, including a full-service bar. The project is proposing to expand its operations into an adjacent 1,141 sq. ft. +/- space previously occupied by the dry cleaners. The expansion space will be utilized as a Private Dining Room to hold small events up to 42 guests. A waitstaff of up to 5 individuals will service the room. There is no proposed entrances from the existing restaurant into the new Private Event Space, thus it will remain its own space. The project will create a change of use as the subject expansion area is currently permitted as a personal improvement use. The dry cleaner operation did not include alcoholic beverage services, therefore the applicant is requesting formal approval to expand its existing operational characteristics, which include full-service alcohol, into the subject space.

The scope of work would include non-bearing demo of existing partition walls, equipment, and decorative finishes in the existing drycleaner space. The existing kitchen (back of house) area will not be modified as part of this project scope.

From an exterior modification standpoint, the project will propose continuing the look and feel of the existing Arthur J storefront onto the expansion space. New wood cladding, brick veneer and a small canopy are also proposed as part of the exterior enhancements.

The proposed hours of operations would coincide with the hours of the existing Arthur J Restaurant. Those operational hours are currently

4pm - 12am Sunday through Thursday
4pm - 1am Friday and Saturday

These times may change based on the demand for other meal periods; therefore, the applicant requests continuing the flexibility granted in the current CUP on file. Other notable conditions that the applicant wishes to continue include condition 4: the hours of entertainment shall be limited to be no later than 12:00 midnight Sunday through Thursday and no later than 1:00 a.m. Friday and Saturday.

Please refer to the plan documents for further information on the scope of work.

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LIST OF DOWNTOWN 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. 20-0119 02/18/20	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.	none	none	Full Liquor	CC Reso. 4108 01/03/84	Entertainment 12am, Sun-Thu 1am, Fri-Sat
4	SLAY Steak + Fish House	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	Coasta Manhattan Beach	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	PC 19-10 6/12/19	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	Dash Dashi (under construction)	1127 Manhattan Ave.	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	Beer & Wine	PC 19-10 6/12/19	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	PC 19-10 6/12/19	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	Slay Italian Kitchen	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.	6am-11pm, Sun-Wed 6am-1am, Thu-Sat	6am-11pm, Sun-Wed 6am-12am, Thu-Sat	Full Liquor	CC Reso No. 20-0049 5/14/20	None
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 Company	327 Manhatta Beach Blvd.	8am - 10pm	8am - 10pm	Beer	PC 19-05 05/22/19	None
35	Tacolicious	1129 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Alcohol	PC 19-10 6/12/19	None

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CITY OF MANHATTAN BEACH

1400 Highland Avenue, Manhattan Beach, CA 90266

Department of Community Development

www.manhattanbeach.gov • planning@manhattanbeach.gov • (310) 802-5020

March 25, 2022

NOTICE OF COASTAL DEVELOPMENT PERMIT EXEMPTION

The City of Manhattan Beach has determined that the project described below, located in the City's Coastal Zone, is exempt from the requirement for a Coastal Development Permit.

Project Location: 903 Manhattan Avenue between 9th Street and 9th Place, Manhattan Beach

Project Applicant: Mark Fernandez, Applicant
Golden Property Development, LLC
20025 E. Country Hollow Drive

Project Description:

Arthur J is an existing restaurant located at 903 Manhattan Avenue in Manhattan Beach, California. The property is zoned Downtown Commercial (CD), located within Area District III and the appealable portion of the coastal zone. The building in which the subject restaurant is located houses two tenants, the subject restaurant and a dry cleaner, and is served by four on-site parking spaces. The subject restaurant operates under an approved use permit issued in 1983 (see attached) for a restaurant use with an on-site general alcohol license and permission for live entertainment within an existing commercial building. The applicant, Golden Property Development, LLC, proposes to amend their use permit and expand Arthur J restaurant into the existing, adjacent 1,200 square-foot commercial tenant space, currently occupied by the dry cleaner tenant. The existing floor area previously occupied by the dry cleaner would be replaced with a private dining area, a service area, storage, and a new restroom operated by Arthur J restaurant.

The proposed expansion of the restaurant into an existing, adjacent commercial space does not increase the existing building's footprint; nor does the expansion into the existing adjacent commercial space prompt a requirement to provide additional parking spaces pursuant to Section A.64.050 of the City's Local Coastal Program (LCP). Section A.64.050 states that, in the City's Downtown Commercial (CD) zoning district, if the floor area factor of a site is less than 1:1, which is the case for the subject site, no parking is required for the site. Floor area factor is defined as the ratio of square-footage of buildable floor area to lot area. In the case of the subject site, with a total, existing buildable floor area of 4,897 square feet and a lot size of 5,380 square feet, the floor area factor of the site is less than 1:1 and no parking is required. Furthermore, the proposed restaurant expansion would not increase the buildable floor area on the site, thus, maintaining a floor area factor below 1:1, and not triggering a requirement for additional parking spaces.

Based on the determination that: (a) the project proposes replacing one commercial use with another commercial use in an existing space; (b) the project does not propose an expansion of the building footprint; and (c) the project does not require additional parking spaces, staff has determined that there is no intensification of use; therefore, the project is exempt from a Coastal Development Permit. Furthermore, the project will not impact public access to the coastal area and beach, as no exterior changes are proposed to the existing structure.

Determination:

The City of Manhattan Beach hereby determines that the project is exempt from the requirement for a Coastal Development Permit pursuant to **Chapter A.96.050(B) Exemptions/categorical exclusions - Existing Structures Other than Single-Family Residences or Public Works Facilities** of the Manhattan Beach Local Coastal Program Implementation Program.

Final Action Body: Planning Commission: _____ City Council: _____
 Planning Division (Administrative): X

(for)

Carrie Tai, AICP
Community Development Director

Copies of this notice have also been sent via first-class mail to:
-Project Applicant

Attachments:

1. 1983 Use Permit
2. Proposed Plans

ATTACHMENT H

From: dmcphersonla@gmail.com
To: [List - Planning Commission](#)
Cc: [Liza Tamura, MMC](#); [Martha Alvarez, MMC](#); [Carrie Tai, AICP](#); [Talyn Mirzakhanian](#); [Austin Chavira](#)
Subject: [EXTERNAL] Arguments Opposing Arthur J Expansion, 10 August 2022 Hearing
Date: Tuesday, August 2, 2022 12:41:47 PM
Attachments: [220810-Notice-PC-Expansion-ArthurJ.pdf](#)

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

2 August 2022

Planning Commission
City of Manhattan Beach

Via Email: PlanningCommission@citymb.info

Subject: Arguments Opposing Arthur J Expansion, 10 August 2022 Hearing

This letter shall serve to summarize arguments opposing the subject expansion of use.

On August 4, I leave to join the family annual backpack in the Sierras, so can neither attend the hearing nor review the staff report beforehand. Consequently, a thorough report opposing the project must await my appeal to the City Council.

Based on the attached annotated notice, however, the project violates the parking ordinance in the Local Coastal Program ["LCP"] by a 17-space deficit. [See attachment] As result, this constitutes a factor in the California Environmental Quality Act ["CEQA"] that requires an environmental impact report. [CEQA Guidelines § 15183(f & g)]

Additionally, the city may not expand the Arthur J use, because currently, its eat & drink encroachments into the public right of way allegedly violate the premises alcohol license, the California Building Code, Penal Code § 370 and the LCP. With exception to the latter item, the first three violations may constitute misdemeanors by the applicant and certain city officials.

Since 31 December 2021, for the project, all COVID-19 regulatory relief issued by the Department of Alcoholic Beverage Control has lapsed. As result, the applicant and responsible city officials possibly liable to penalties totaling \$3,000 and 18 months in jail for the three misdemeanor counts each day. As of the hearing on Wednesday August 10, for each of the applicant and responsible city officials, this could amount to \$222,000 in fines and years in jail.

Thanks for your consideration,

Don McPherson

1014 1st St, Manhattan Beach CA 90266

dmcphersonla@gmail.com

Distribution: City Clerk, Community Development

From: [David Nelson](#)
To: [Austin Chavira](#)
Subject: [EXTERNAL] Resident in support of Arthur J expansion
Date: Tuesday, August 2, 2022 4:30:17 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Austin,

I live nearby the Arthur J restaurant (with my fiancé) as a now Hermosa Beach resident (34th St). 10-months ago, we lived a block from Arthur J at 805 Bayview Dr in Manhattan Beach. Arthur J was and still is one of our top restaurants in the downtown MB area.

We are sending this email in support of their expansion into a space next door. My fiancé had a work happy hour there once and her employees who lived outside of the South Bay area were immediately impressed with Arthur J and their impressions of downtown MB.

In the Downtown MB area, I have noticed it has a decent amount of business travelers due to its proximity to LAX. Mike Simms has proven success with many restaurants in the South Bay area and I'm confident his expansion plans would deliver value to the downtown Manhattan Beach area.

Thanks,

David Nelson

Enterprise Sales Executive



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From: [JR Johnson](#)
To: [Austin Chavira](#)
Subject: [EXTERNAL] support of Arthur J expansion
Date: Tuesday, August 2, 2022 4:22:59 PM

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hey Austin,

I wanted to weigh in here and share my support for the expansion of the Aurthur J into the old dry cleaners space. I live just a couple blocks way on 7th and Ocean and as a nearby resident I am in full support of this expansion. They have been such a solid addition to the neighborhood and never once have we, or any of our neighbors, had any issues with them. We love having them and look forward to being able to host some groups in the new dining area they are planning.

Please feel free to reach out if you have any questions or if i can help in any way.

JR Johnson
621 Ocean Drive
MB CA 90266

--

JR Johnson
M: 805.750.5700

From: Martha Andreani <mandreani09@gmail.com>
Sent: Thursday, August 4, 2022 12:37 PM
To: Carrie Tai, AICP <ctai@manhattanbeach.gov>
Cc: Liza Tamura, MMC <ltamura@manhattanbeach.gov>
Subject: [EXTERNAL] Planning Commission Mtg of Aug 10, 2022/Expansion of the Arthur J restaurant

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Director Tai,

It seems that I am having some technical difficulties in sending an email to all Planning Commissioners. I hope this email can be added to their packet for their upcoming meeting of 08/10/22, regarding the proposed expansion of the Arthur J restaurant on Manhattan Avenue in Downtown Manhattan Beach. Thank you.

Dear Chair Morton and Commissioners Dillavou, Sistos, Tokashiki, and Ungoco:

After I am able to access the Agenda for your August 10, 2022 Planning Commission Meeting, I will be able to be more precise about my comments regarding the proposed expansion of the Arthur J restaurant. At this point, I am requesting your careful study and consideration of the following issues, which are already problematic due to the "dining decks" in the Downtown. An expansion of the Arthur J, close in proximity to several residential properties, will exasperate these already-identified issues:

Trash, particularly along 9th Place

Adverse health & safety conditions; overflowing trash from restaurants and public trash receptacles is causing a cockroach and rat problem at several residences
Crowded, messy PUBLIC sidewalks, already too narrow for the current use by the Arthur J

Noise from delivery trucks, trash trucks, the not-so-ambient/background sound system
Pollution of air from increased, slow traffic along Manhattan Avenue

Parking, already decreased parking and potential plans for relaxing the parking requirements for an expanded restaurant, causes traffic to move more slowly, increasing air pollution and decreasing beach access, as well as parking availability for other retail/professional businesses in the Downtown

Encroachment onto the 9th Street sidewalk; don't do it; it's not permitted under Municipal Code

Our Downtown has been and should continue to be a "mixed use" environment for residents, visitors, retail, professional offices, and restaurants. All functions need to be considered. It also seems to me that the Downtown Business and Professional Association (DBPA) seems most intent to of granting favors to the restaurants (yes, we have great ones!!), rather than the charm and ambiance of a mixed use Downtown.

Thank you,

Martha Andreani
Resident of the Downtown

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

I would like to state my objection to the expansion of Arthur J.

I am a longtime resident of Manhattan Beach living at 124 tenth street for over 37 years.
The expansion will create more of the following:

HUGE roaches that have never been seen before Both on the streets and inside my home.
Neighbors have told me of large rats down roaming our alleys.
I now have to fund fumigating my own property when these rodents/pests are not my responsibility?

Dirty sidewalks - not being cleaned properly thereby bringing in rodents and pests.

Inability to walk down sidewalks - definitely anyone in a wheelchair - so not ADA compliant. I have issues now walking my dog past Arthur J. Waiters running back and forth - setup tables and podium outside Will there be another outside podium that blocks the sidewalk?

Trash situation - HUGE issue for me personally on 9th Place.
Open containers of garbage ALWAYS open - leading to more pests Empty Boxes clogging up alley Adding more capacity in the same trash area just compounds the already big problem.

Delivery trucks:
All time of the day - impossible to get out of my garage.

Noise of trucks:
Polluting air and consistently smelly
Repairs/cleaning (i assume) of drains/oil/ that are NOISY and smelly At 7am! Or earlier in the morning

Increasing capacity of diners which means more deliveries (ie more trucks and repairs) Equating to More noise and disruption of the alleyway.
Equating to more trash.

I am assuming Arthur J will be requesting more outdoor dining on the sidewalk as well as 9th street area. More outdoor dining?

Our town was not built or planned for this type of density and overcapacity of diners.

Thank you,
Suzanne Lerner
124 Tenth Street
Manhattan Beach, CA. 9066
Cell: (310) 422-1661