



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

DATE: February 22, 2023

TO: Planning Commission

FROM: Talyn Mirzakhanian, Acting Community Development Director

BY: Angelica Ochoa, Associate Planner

SUBJECT: Consideration of a Use Permit Amendment to allow alcohol sales (the sale of beer and wine only for on-site consumption) at an existing “Eating and Drinking Establishments” use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard in the Downtown Commercial (CD) zoning district. Per LCP Section A.16.020(L), a use permit, or use permit amendment, shall be required for any new alcohol license within the Downtown Commercial (CD) zoning district. (Bluestone Lane restaurant)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution (PC 23-01) approving the Use Permit amendment to allow alcohol sales, subject to conditions, and adopt a determination of exemption under CEQA.

APPLICANT

BL 321 Manhattan CA LLC (Manny Diaz)
321 Manhattan Beach Boulevard,
Manhattan Beach, CA 90266

BACKGROUND

On September 9, 2021, the Community Development Department received an application requesting an amendment to a use permit, to allow alcohol sales, specifically on-site consumption of beer and wine only (Alcohol Beverage Control License Type 41 – On-sale Beer and Wine – Eating Place), at an existing “Eating and Drinking Establishment” use (Bluestone

Lane) located at 321 Manhattan Beach Boulevard. Bluestone Lane has been in operation since 2021, however, “Eating and Drinking Establishment” uses have occupied the subject site since 1996. On May 8, 1996, the Planning Commission adopted Resolution No. PC 96-11 (Attachment C), establishing an “Eating and Drinking Establishment” use at 321 Manhattan Beach Boulevard. Bluestone Lane currently operates pursuant to Resolution No. PC 96-11. The current operating hours are from 7:00 a.m. to 4:00 p.m. daily.

The subject property is located in the Downtown Commercial (CD) zoning district in Area District III, in the City’s Coastal Zone, with a General Plan land use designation of Downtown Commercial. The land use and zoning designations of surrounding properties are also Downtown Commercial (CD). Accordingly, neighboring properties are occupied with the following uses: a City-owned parking structure and Eating and Drinking Establishments uses to the North, business and professional offices and Eating and Drinking Establishments uses to the south, west, and east. The Vicinity Map included as Attachment B demonstrates the site configuration and surrounding uses.

The existing site is a single, 5,392 square-foot parcel, rectangular in shape, and is occupied by a 4,000 square-foot commercial building with two tenant spaces (321 and 327 Manhattan Beach Boulevard). The existing restaurant (Bluestone Lane) is the tenant of 321 Manhattan Beach Boulevard, occupying 1,250 square-feet of building space with a 250 square-foot outdoor dining patio on private property. The northerly tenant space is 2,750 square feet in size, and is currently occupied by a brewery (Culture Brewing Company) at 327 Manhattan Beach Boulevard. The site maintains one off-street parking space and an existing trash enclosure along the North West portion of the lot, which is accessed directly from Center 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 Section A.16.020(L) requires a use permit or use permit amendment for any new alcohol license.
- 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, BL 321 Manhattan CA LLC, is requesting an amendment to the existing Use Permit (PC 96-11) governing the commercial space at 321 Manhattan Beach Boulevard, to allow the sale of beer and wine only for on-site consumption in addition to the existing "Eating and Drinking Establishment" use (Bluestone Lane restaurant). All regulations in Resolution No. PC 96-11 governing the "Eating and Drinking Establishments" use remain in effect.

No modifications of the existing building envelope are proposed. However, to accommodate any additional refuse or recyclables generated by the requested alcohol sales, the applicant was required to make improvements to the trash enclosure located behind the commercial building. The proposed trash enclosure will continue to be accessible from Center Place.

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

PROJECT OVERVIEW		
Location:	321 Manhattan Beach Boulevard	
Legal Description:	Lots 6 and 7, Block 2, Manhattan Beach Division	
Assessor Parcel Number:	4179-005-005	
General Plan Land Use:	Downtown Commercial	
Zoning:	Downtown Commercial	
Area District:	III	
Land Use:	<u>Existing</u> Eating and Drinking Establishment	<u>Proposed</u> Eating and Drinking Establishment with sale of beer and wine only for on-site consumption
Required Parking:	None Required. One space provided.	No Change
Size:	1,250 sq. ft.	No Change
Hours of Operation:	7:00 a.m. to 4:00 p.m. No later than 11:00 p.m., per Resolution No. PC 96-11.	7:00 a.m. to 9:00 p.m. No later than 11:00 p.m., per Resolution No. PC 96- 11.
Alcohol Service:	N/A	Sale of beer and wine only for on-site consumption at eating place
Neighboring Zoning & Land Uses:	<u>North:</u> Downtown Commercial (Parking structure and Food and Beverage Sales)	

	<u>South:</u> Downtown Commercial (Food and Beverage Sales, business and professional offices)
	<u>East:</u> Downtown Commercial, (Retail and Eating and Drinking Establishment)
	<u>West:</u> Downtown Commercial, (Retail and Eating and Drinking Establishment)

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 (L), a Use Permit or Use Permit Amendment is required for any new alcohol license or modification to an existing alcohol license. Therefore, the sale of beer and wine only for on-site consumption at an existing “Eating and Drinking Establishments” use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard requires an amendment to existing Use Permit (as memorialized in Planning Commission Resolution 96-11). 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.

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

LCP Requirements

As outlined herein, the proposed project complies with the applicable regulations of the City’s LCP, since the site is located in the Coastal Zone. The determination was made that the project qualifies for an exemption pursuant to Chapter A.96.050.B.1. of the City’s LCP, Exemptions/Categorical Exclusions - Existing Structures Other than Single-Family Residences or Public Works Facilities, the maintenance and alteration of, or addition to, existing structures, provided the project does not involve any improvement to a structure that changes the intensity or use of the structure. The proposed use permit amendment does not alter the existing structure, existing buildable floor area or change any existing conditions outlined in the governing Resolution, and alcohol service is not considered “development”. Therefore, a Coastal Development Permit is not required.

Hours of Operation

The existing Use Permit, as regulated by Planning Commission Resolution 96-11, dictates that the operating hours for the “Eating and Drinking Establishment” use cannot exceed 11:00 p.m. The proposed operating hours of 7:00 a.m. to 9:00 p.m. daily are in compliance with the existing Use Permit condition of approval. However, Additionally, the City’s Local Coastal Program does not further regulate general operating hours for “Eating and Drinking Establishments” in the CD zoning district.

Alcohol Sales

The applicant is requesting to allow alcohol service (beer and wine only) at 321 Manhattan Beach Boulevard in conjunction with the operation of the existing restaurant (Bluestone Lane restaurant). 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. Additional conditions of approval regulating alcohol service are included in the attached resolution.

Interdepartmental Review

Furthermore, the Building and Traffic divisions, and the Public Works, Police, and Fire Departments have reviewed the request. The departments have raised no concerns or objections to the proposed use. The Police Department requested a condition regulating live amplified music on site, which included in draft Resolution No. PC 23-01 as Condition Number 12.

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.” Additionally, LCP Section A.16.020(L) provides that alcohol sales at an Eating and Drinking Establishments use requires a use permit or use permit amendment. Pursuant to 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 LCP Title A, 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 applicant is requesting alcohol sales in conjunction with the operation of an existing "Eating and Drinking Establishment" use in the City's CD zoning district, within which alcohol sales are allowed, contingent upon the approval of Use Permit. The 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 addition of beer and wine sales only for on-site consumption at the existing Bluestone Lane restaurant is consistent with the commercial land use regulations in LCP Section A.16.020 and provides a commercial service for the community.

It is also 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 Bluestone Lane is part of the mix of services that provides the services for residents and visitors in Downtown. The project proposes a conditionally permitted use, fully contained within an existing tenant space in the commercial building. The proposed project is compatible with neighboring uses, as neighboring lots to the north, south and east are also developed with similar commercial uses. Furthermore, the project was reviewed by various City divisions and Departments, which 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 alcohol sales at the existing Eating and Drinking Establishment use 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, the proposed alcohol sales would 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.

Fourth, the proposed amendment to add beer and wine sales only for on-site consumption, as conditioned, will not adversely impact – nor be adversely impacted by – nearby properties. Bluestone Lane has been operating at their current location (321 Manhattan Beach Boulevard) since 2021 and the added use is located in the commercial portion of Downtown Manhattan Beach, with most of the surrounding businesses having similar operating characteristics. The use permit amendment will not create demands exceeding the capacity of public services and facilities, considering that current use at 321 Manhattan Beach Boulevard is already operating in a commercial capacity and no new square-footage is proposed as part of this project. Therefore, the operating characteristics of the proposed use, in conjunction with the existing 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, Resolution No. PC 23-01 will serve as an amendment to Resolution No. PC 96-11. Condition Number 1 in Resolution No. PC 96-11 will be replaced by Condition Number 1 of Resolution No. PC 23-01, and Condition Number 12 in Resolution No. PC 96-11 will be replaced by Condition Number 9 of Resolution No. PC 23-01. Both resolutions would govern operations for 321 Manhattan Beach Boulevard.

PUBLIC NOTIFICATION AND COMMENT

A public notice for the February 22, 2023 public hearing was published in The Beach Reporter on February 09, 2023 and mailed to all property owners within a 500-foot radius, posted at City Hall, and posted on the City's website. No public comments were received.

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 1 categorical exemption pursuant to Section 15301 (**Existing Facilities**) of the State CEQA Guidelines, which exempts changes consistent with the operation, repair, maintenance, permitting, leasing,

licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. 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 alcohol sales (the sale of beer and wine only for on-site consumption) at an existing "Eating and Drinking Establishments" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard and adopting a determination of exemption pursuant to CEQA.

ATTACHMENTS:

- A. Draft Resolution No. PC 23-01
- B. Vicinity Map
- C. Planning Commission Resolution 96-11
- D. Bluestone Lane Architectural Plans
- E. Applicant's Written Materials (Application, Environmental document and Narrative)

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RESOLUTION NO. PC 23-___

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT AMENDMENT TO ALLOW FOR ALCOHOL SALES (BEER AND WINE) FOR ON-SITE CONSUMPTION AT AN EXISTING EATING AND DRINKING ESTABLISHMENT USE, WITHIN AN EXISTING COMMERCIAL BUILDING AT 321 MANHATTAN BEACH BOULEVARD, AND MAKING AN ENVIRONMENTAL DETERMINATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (BLUESTONE LANE RESTAURANT – BL 321 MANHATTAN CA LLC)

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On May 8, 1996, the City's Planning Commission adopted Resolution No. PC 96-11, establishing a coffee/tea restaurant with an outdoor seating area within an existing commercial building located at 321 Manhattan Beach Boulevard.

SECTION 2. On September 9, 2021, BL Manhattan CA LLC ("Applicant") applied for a Use Permit Amendment to: add beer and wine only for on-site consumption to an existing "Eating and Drinking Establishment" use.

SECTION 3. A Use Permit Amendment is required to add alcohol sales at an "Eating and Drinking Establishments" use pursuant to Sections A.16.020 (L) of the City's Local Coastal Program (LCP), which specifies that a Use Permit or Use Permit Amendment is required for any new alcohol license or modification to an existing alcohol license.

SECTION 4. On February 22, 2023, 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 1, Existing Facilities, Section 15301 of the CEQA Guidelines, which exempts changes consistent with the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; 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 6 and 7, Block 2, Manhattan Beach Division, 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 (across Center Place), CD to the South (across Manhattan Beach Boulevard), CD to the East, and CD to the West.
- 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. Bluestone Lane has been in operation since 2021 under a Use Permit (Resolution No. PC 96-11) approved by the Planning Commission in 1996. The use is located in the commercial portion of Manhattan Beach Boulevard in Downtown Manhattan Beach, with surrounding businesses having similar operating characteristics.
- D. The applicant is requesting approval of a Use Permit Amendment to allow the sale of beer and wine only for on-site consumption at an existing "Eating and Drinking Establishments" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard.
- E. The Police Department has reviewed the request and voiced no opposition to the proposed application.
- 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 applicant is requesting alcohol sales in conjunction with the operation of an existing "Eating and Drinking Establishment" use in the City's CD zoning district, within which alcohol sales are allowed, contingent upon the approval of Use Permit. The 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 addition of beer and wine sales only for on-site consumption at the existing Bluestone Lane restaurant 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 project 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 Bluestone Lane is part of the mix of services that provides the services for residents and visitors in Downtown. The project proposes a conditionally permitted use, fully contained within an existing tenant space in the commercial building. The proposed project is compatible with neighboring uses, as neighboring lots to the north, south and east are also developed with similar commercial uses. Furthermore, the project was reviewed by various City divisions and Departments, which 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.

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 alcohol sales at the existing Eating and Drinking Establishment use 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, the proposed alcohol sales would 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 amendment to add beer and wine sales only for on-site consumption, as conditioned, will not adversely impact – nor be adversely impacted by – nearby properties. Bluestone Lane has been operating at their current location (321 Manhattan Beach Boulevard) since 2021 and the added use is located in the commercial portion of Downtown Manhattan Beach, with most of the surrounding businesses having similar operating characteristics. The use permit amendment will not create demands exceeding the capacity of public services and facilities, considering that current use at 321 Manhattan Beach Boulevard is already operating in a commercial capacity and no new square-footage is proposed as part of this project. Therefore, the operating characteristics of the proposed use, in conjunction with the existing conditions of approval, 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 addition of Beer and Wine only for on-site consumption at an existing “Eating and Drinking Establishments” use (Bluestone Lane Restaurant - 321 Manhattan Beach Boulevard) 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 February 22, 2023 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. This condition replaces number 1 in Resolution No. PC 96-11.
2. Operations for 321 Manhattan Beach Boulevard shall be governed by this resolution and Resolution No. PC 96-11. Condition Number 1 in Resolution No. PC 96-11 will be replaced by Condition Number 1 of Resolution No. PC 23-01 and Condition Number 12 in Resolution No. PC 96-11 will be replaced by Condition Number 9 of Resolution No. PC 23-01.
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. Modifications and improvements to the tenant space shall be in compliance with applicable Building Division and Health Department regulations when applicable.

Operation

5. 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.
6. The operators of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
7. The subject business shall obtain approval from the California Department of Alcoholic Beverage Control.

8. The business shall be in substantial compliance with all restrictions imposed by the Alcohol Beverage Control Board (ABC) prior to service of beer and wine.
9. Alcohol service for beer and wine shall be conducted only in conjunction with food service during all hours of operation. This condition shall replace condition number 12 in Resolution No. PC 96-11.
10. At all times the business shall identify itself as a “restaurant” and will not identify itself as a “bar” in public advertisements.
11. 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.
12. The operator of the business shall control the volume of any background music. No amplified live entertainment or live amplified music is allowed.
13. 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 MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

Refuse

14. Plans approved through the plan check process for building permits must demonstrate a proposed trash enclosure that meets the full satisfaction of the City, as approved by the Public Works Director. Capacity requirements to be reviewed and approved by Public Works and Waste Management.
15. 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.

Procedural

16. 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.
17. *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.

February 22, 2023

Joseph Ungoco
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 **February 22, 2023** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Talyn Mirzakhanian
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

VICINITY MAP
321 MANHATTAN BEACH BOULEVARD



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RESOLUTION NO. PC 96-11

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE ESTABLISHMENT OF A COFFEE/TEA RESTAURANT WITH AN OUTDOOR SEATING AREA, AT AN EXISTING COMMERCIAL BUILDING, ON THE PROPERTY LOCATED AT 321 MANHATTAN BEACH BOULEVARD (International Coffee & Tea, Inc.)

WHEREAS, the Planning Commission of the **City of Manhattan Beach** conducted a public hearing pursuant to applicable law to consider an application for a Use Permit and Coastal Development Permit, for the property legally described as Lots 6 & 7, Block 92, Manhattan Beach Division #2., and located at 321 Manhattan Beach Boulevard, in the **City of Manhattan Beach**; and,

WHEREAS, the applicant for said project is International Coffee & Tea, Inc., and the owner of the subject property is Jack T. Bales; and,

WHEREAS, the public hearing was advertised pursuant to applicable law, testimony was invited and received; and,

WHEREAS, an Initial Study was performed and a Negative Declaration, was prepared in accordance with the California Environmental Quality Act (CEQA), as amended by the **City of Manhattan Beach** Guidelines. Based upon the analyses, it was determined that there will be no significant environmental impacts associated with the project; and,

WHEREAS, the Planning Commission finds that, based upon the Initial Study 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.

WHEREAS, the following findings were made with respect to this application:

1. The applicant requests approval of a Use Permit and Coastal Development Permit seeking to allow the conversion of a retail tenant space to a restaurant on the property located at 321 Manhattan Beach Boulevard.
2. The property is located in Area District III and is zoned CD, Downtown Commercial, as are the surrounding properties.
3. The proposed use is permitted in the CD zone, subject to a Use Permit and is in compliance with the City's General Plan designation of Downtown Commercial;
4. Approval of the conversion of the subject retail tenant space to restaurant use 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 detailed in the project Staff Report.
5. The project shall be in compliance with the provisions of the Manhattan Beach Municipal Code.
6. The conversion of a retail tenant space to restaurant use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities since it replaces existing development at a location with all appropriate services.
7. The change of use for the new restaurant within the Coastal Zone requires a Coastal Development Permit.

RESOLUTION NO. PC 96-11

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8. The project is consistent with the Land Use Plan of the Local Coastal Program approved for **Manhattan Beach**.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings, the Planning Commission hereby **APPROVES** the SUBJECT Use Permit, and Coastal Development Permit, subject to the conditions enumerated below:

{(*) denotes conditions unique to the subject project}

Site Preparation / Construction

1. The project shall be constructed in substantial compliance with the plans as reviewed by the Planning Commission on May 8, 1996.
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. * Any additional electrical, telephone, cable television system, and similar service wires and cables to those existing shall be installed underground to the appropriate utility pole(s) 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.

Operational Restrictions

4. A trash enclosure(s), with adequate total capacity for all site tenants, shall be provided on the site, subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor.
5. All signs shall be in compliance with the City's Sign Code and freestanding or pole signs shall be prohibited on the subject property.
6. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
7. * Restaurant hours of operation shall be limited to 6:30am to 11:00pm daily.
8. No live entertainment, live music, or dancing shall be permitted.
9. A permanent barrier, at least 36 inches in height, shall be installed around the perimeter of the restaurants outdoor seating areas, subject to Community Development and Fire Department approvals.
10. Seats, chairs or other obstructions shall not be located within or effectively obstruct the public right-of-way or entry way to the restaurant.
- 11.* Any outside sound or amplification system or equipment is prohibited.
12. Alcohol beverages shall be prohibited.

RESOLUTION NO. PC 96-11

Page 3 of 4

13. The restaurant shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
14. The restaurant shall remain in compliance with all Fire and Building occupancy requirements at all times.
15. The management of the restaurants on the site shall police the property and all areas immediately adjacent to the business during the hours of operation to keep it free of litter.
16. The business proprietor shall provide adequate management and supervisory techniques to prevent loitering, unruliness, and boisterous activities of patrons outside the subject business or in the immediate area.
17. Take-out windows and any other sales, service, or promotional activities outside the building or designated patio area shall be prohibited.

Public Works Department

18. If, at any time, the Director of Public Works determines that a grease interceptor is necessary for the operation of the restaurant, a grease interceptor shall be installed and continuously maintained, subject to review and approval of the Department of Public Works. Grease shall not be permitted to be discharged into the sanitary sewer system.
19. A trash and recycling plan shall be approved by the Public Works Department. All trash receptacles shall be provided with lids that close tightly at all times. All trash and waste material shall be removed from around the receptacles on a daily basis.
20. A dedicated mop sink shall be provided for the kitchen of the proposed restaurant. All floor mats for the entire site shall be cleaned within the premises. No outside cleaning of floor mats is permitted. If the floor mats cannot be cleaned within the premises, a contract service that can perform this task shall be used.
21. No waste water shall be permitted to be discharged from any of the site premises. Waste water shall be discharged into the sanitary sewer system.
22. The sanitary sewer laterals shall be televised to check their structural integrity. The tape 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 is.
23. If the sanitary sewer laterals are repaired or replaced a property line cleanout shall be installed.

Procedural

24. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
25. This Resolution shall become effective on June 8, 1996, unless appealed to the City Council within the required 30 day appeal period.

RESOLUTION NO. PC 96-11

Page 4 of 4

26. This Use Permit shall lapse one-year after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
27. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
28. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, up to \$20,000, in defending any legal action brought against the City within 90 days after the City's final approval of the project, other than one by the Applicant, challenging the approval of this project, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate its expenses for the litigation Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
29. 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.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of May 8, 1996 and that said Resolution was adopted by the following votes:

AYES: Fahey, Kaplan, Vining
Chairman Blanton

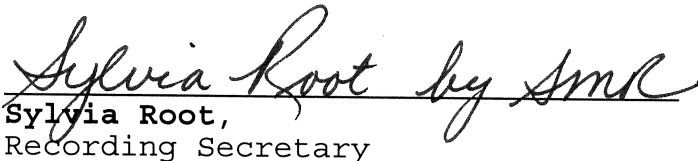
NOES: None

ABSTAIN: None

ABSENT: Hall



RICHARD THOMPSON, Secretary
to the Planning Commission



Sylvia Root,
Recording Secretary



BLUESTONE LANE COFFEE

Use Permit for Coffee Shop with Beer & Wine

321 Manhattan Beach Blvd Manhattan Beach, CA 90266

LEGAL DESCRIPTION:

APN . 4179-005-005
REGION/CLUSTER: 26 / 26681
PROPERTY TYPE: COMMERCIAL
PROPERTY BOUNDARY: MANHATTAN BEACH DIV #2 LOTS 6 AND LOT 7 BLK 92

BUILDING CODE / PROJECT DATA

SCOPE OF WORK: USE PERMIT APPLICATION FOR COFFEE SHOP WITH BEER AND WINE (NO CHANGE TO HEIGHT IN ELEVATION)

OCCUPANCY: GROUP A2 (OCCUPANCY >50)

ZONING: CD, DOWNTOWN COMMERCIAL, AREA DISTRICT III

EXISTING USE: GROUP A2 - RETAIL

TYPE OF CONSTRUCTION: TYP IIIA

PROPOSED USE: RETAIL/COFFEE SHOP

PROJECT SIZE: (CAFE) 1250 SQ. FT

LOT SIZE SQ FT: 5392 SQ FT

BUILDABLE FLOOR AREA: 1.5 x 5392 (LOT SIZE)= 8088 SQFT MAX ALLOWABLE
EXISTING SUBJECT PROPERTY IS AT 4000 SQFT

NUMBER OF (E) STORIES: 1

INDOOR PROJECT AREA: (CAFE) 1250 SQ. FT.
(NEIGHBOR TENANT) 2750 SQFT

OUTDOOR FLOOR AREA: (CAFE SEATING) 250 SQ. FT.
WITHIN PRIVATE PROPERTY

ALL EXISTING ACCESSIBLE PARKING

TOTAL INDOOR SEATS: 41 seats
INDOOR / OUTDOOR SEATS: 41 / 11 = 52 total
AREA OF PREP AREA: 400 SQ. FT.
PREP OCCPNT LOAD FACTOR: 200 = 2 OCCPNT
AREA OF SERVICE AREA: 160
TOTAL # OF OCCUPANTS: 43

PROJECT PARTICIPANTS

CLIENT:
BLUESTONE LANE COFFEE
321 MANHATTAN BEACH BLVD
MANHATTAN BEACH CA 90266
DESIGN-BUILD/CONTRACTOR:
A-INDUSTRIAL DESIGN BUILD
1401 SOUTH SANTA FE AVE #3
LOS ANGELES, CA 90021
213.290.0091

APPLICABLE CODES

- 2019 CALIFORNIA FIRE CODE (TITLE 32) Based on the 2013 California Fire Code and the 2012 International Fire Code
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 31) Based on the 2013 California Green Building Standards Code
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE

SHEET INDEX

- A0.0-COVER/SITE PLOT PLAN
- A0.1-ELEVATIONS / ROOF PLAN
- A0.2-ACCESSIBLE RESTROOM DTLS
- A0.3-ACCESSIBLE PARKING DTLS
- A1.0-FLOOR PLAN
- A1.1-PLUMBING/WASTE
- A1.2-DEMO PLAN
- A2.0-FINISH PLAN
- A3.0-SPECS

ADDITIONAL PROJECT NOTES:

- Obtain Cal-OSHA permit to any demolition work that involves asbestos/hazardous waste removal/disposal/abatement.
- Comply with CBC Sec 3306 regarding protection of pedestrians during construction.
- Finishes shall comply with CBC Chap.8 Table 803.11 (interior wall and ceiling finish). Interior floor finishes shall comply with Section 804.
- Comply with CBC Sec 1015.3 and Sec 1015.4 for guardrails required where mechanical equipment requiring service and/or roof access hatch openings are within 10 feet of a roof edge or open side of a walking surface and such edge or open side is more than 30 inches above the floor roof or grade below.
- Install fire extinguishers as directed by the Fire Inspector.
- Penetrations of fire rated ceiling and walls shall comply with CBC Sec 714.
- Toilet requirements to comply with Sec 1209. Required number and type of plumbing fixtures to comply with 2019 California Plumbing Code Sec 1209.1.
- Toilet walls shall be finished with smooth, hard, non-absorbent materials (i.e. tile, sheet vinyl, FRP board, etc) over water resistive drywall or equivalent to a height of 4 feet. See CBC Section 1210.2.2.
- Comply with the current disabled access regulations per CCR T-24 and the 2016 CBC Chapter 11B.
- Comply with California Green Building Standard Code (CGBSC) 2016 Section 301.3.2 regarding waste diversion required for alteration (T) that requires a building permit. Comply with Section 5.408 regarding construction waste reduction disposal and recycling.
- Use fire dampers as needed and investigate demolition to determine fire-rating an actual walls/ceilings. Comply with 2019 CBC Sec 714 for fire resistive wall/ceiling penetrations and membranes.
- Contractor shall determine all new plumbing piping materials used for new work and comply/follow standard sizing charts per CPC 2019 & comply with plumbing inspector's mandates.
- Contractor shall determine all points of connection for water and sewer systems through investigative demolition to comply with CPC 2019 standards. Inspect with plumbing inspections.
- Maximum water velocity in pipes shall be 8fps for cold water and 5 fps for hot water as pipe sizing criteria.
- Provide/install sewer drain cleanouts per 2019 CPC section 707.0. Inspect as needed with plumbing inspections. Cleanouts shall be placed near the connection between building drain and the building sewer. Cleanouts shall be provided in a drainage line for each aggregate horizontal change of direction exceeding 135 degrees.
- No cooking nor grease involved otherwise a grease interceptor may be required.
- Parapets, satellite antennae, rails, skylights, roof equipment must be within the height limit.
- Separate permits and plans are required for signs, demolition, and sewer cap of existing buildings.

City of Manhattan Beach Department of Public Works Standard Notes

From: Michael Guerrero, Principal Civil Engineer (310) 802-5355

Subject: 321 Manhattan Beach Blvd Commercial T.I. - Blue Stone Lane Coffee

Permit No. BLDC-21-00170 Build

Date: July 26, 2021

ALL THE PUBLIC WORKS NOTES AND CORRECTIONS MUST BE PRINTED ON THE PLAN IN ITS ENTIRETY AND IN ORDER SHOWN AND NOTED ON THE SITE PLAN, WHERE APPLICABLE. NO EXCEPTIONS

Property was inspected by Public Works staff on July 19, 2021. All the following items are required and must be listed on plans. Public Works Comments & Conditions subject to change.

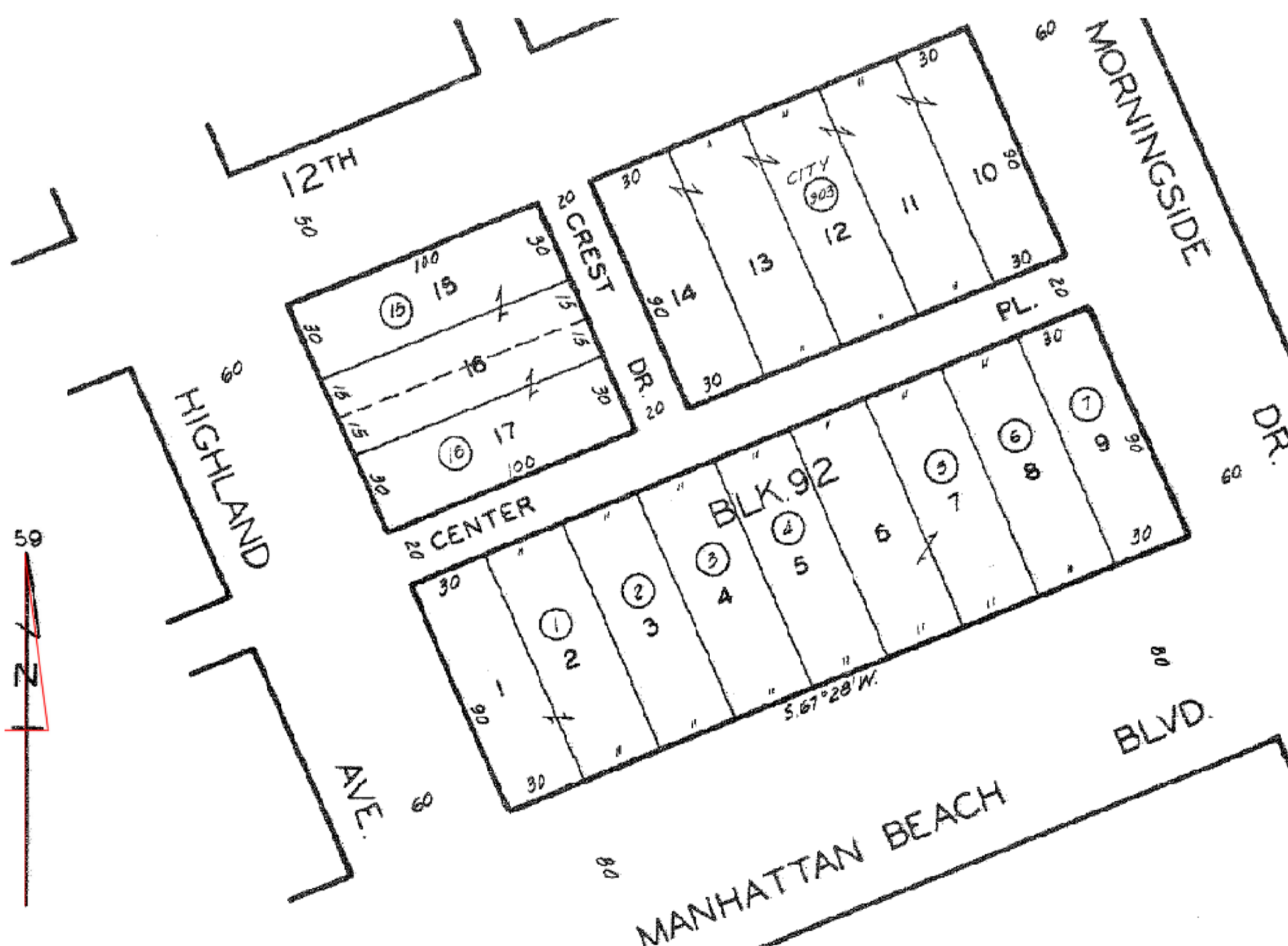
- All landscape irrigation backflow devices must meet current City requirements for proper installation.
- No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted. No refuse of any kind generated on a construction site may be deposited in residential, commercial, or public refuse containers at any time. The utilization of weekly refuse collection service by the City's hauler for any refuse generated at the construction site is strictly prohibited. Full documentation of all materials/trash landfilled and recycled must be submitted to the Permits Division in compliance of the City's Construction and Demolition Recycling Ordinance.
- Erosion and sediment control devices BMPs (Best Management Practices) must be implemented around the construction site to prevent discharges to the street and adjacent properties. BMPs must be identified and shown on the plan. Control measures must also be taken to prevent street surface water entering the site.
- All storm water, nuisance water, etc. drain lines installed within the street right of way must be constructed of 3" cast iron pipe and labeled on the Site Plan. Drain lines must be shown on the plans.
- Connecting on-site drainage line to sewer lateral is strictly prohibited.
- All concentrated runoff water from the roof and side yards and patios must discharge onto Manhattan Beach Boulevard/Center Place through the drain lines and must be shown on the plans with all required outlet flow line elevations at the discharge point.
- Commercial enterprises must comply with the National Pollutant Discharge Elimination System (NPDES) clean water requirements. Discharge of mop water, AC condensate, floor mat washing, trash can cleaning and/or washing out trash enclosures into the street or storm drain system is prohibited. M.B.M.C. 5.84.060, 5.84.090.
- A mop sink must be installed and/or must be shown on the site plan and plumbing plan.
- Sidewalk, driveway, curb, and gutter construction, repairs or replacement must be completed per Public Works Specifications. See City Standard Plans ST-1, ST-2, ST-3 and ST-10.
- Private use of the public right of way requires an Encroachment Permit per M.B.M.C. 7.36.
- Contractor to protect all existing property corners during construction. If any of the property corners are destroyed during construction, it would be the responsibility of the contractor to restore them.
- Contractor to protect in place all existing property corners are removed or destroyed during construction, it would be the responsibility of the contractor to restore them.
- All existing or construction related damages or displaced curb/gutter, sidewalk or driveway approach must be replaced and shown on the plans. Additional public improvements may be required during and/or near the completion of construction per M.B.M.C. 9.72 as determined by the Public Works Inspector based on conditions of public improvements.
- It is the responsibility of the contractor to protect all the street signs, street lamps/lights, walls/fences, and/or trees around the property. If they are damaged, lost or removed, it is the responsibility of the contractor to replace them at the contractor's expense. Contact the Public Works Inspector for sign specification and suppliers.
- New 6" VCP sewer lateral will be installed if the existing lateral is less than 6" in diameter. Sewer cleanout should be located within private property lines. A backwater valve is required on the sanitary sewer lateral if the discharges from fixtures with flood level rims are located below the next upstream manhole cover of the public sewer (Per City Standard Plan ST-24).
- If any existing sewer lateral (6" minimum) is used, it must be televised to check its structural integrity prior to any demolition work. The tape must be made available for review by the Public Works Department and must show proof of the location of where it was shot. The Public Works Department will review the tape and determine at that time if the sanitary sewer lateral needs repairing, replaced, or that it is structurally sound and can be used in its present condition. Videoing of lateral must be in its original state. No cleaning, flushing or altering prior to videoing is permitted.
- If a new sewer lateral is to be installed at a different location on the sewer main line, the old lateral must be capped at the property line and at the main line. Prior to structure demolition a sewer cap and approval from Public Works Inspector is required.
- Water meters MUST remain accessible for meter readers during construction. Water meters shall be placed near the property line and out of the driveway approach whenever possible. Water meter placement must be shown on the plans. See City Standard Plan ST-15. For existing water service relocations and/or abandonment, water service must be capped at the main and at the meter.
- The water meter box must be purchased from the City, and must have a traffic rated lid if the box is located in the driveway.
- Backflow preventers for fire and domestic water services must be installed per Public Works Department requirements.
- All trash enclosures shall be enclosed, have a roof, built in such a manner that storm water will not enter, and a drain installed that empties into the sanitary sewer system. Floor drain or similar traps directly connected to the drainage system shall be provided with an approved automatic means of maintaining their water seals. See 1007.0 Trap Seal Protection in the Uniform Plumbing Code. Contact the City's refuse contractor for sizing of the enclosure. Drawings of the trash enclosure must be on the plan, and must be approved by the Public Works Department before a permit is issued. See Standard Plan ST-25.
- Commercial establishments are required, by Municipal Code 5.24.030 (C)(2) to have a sufficient refuse and recycling storage space to enclose a commercial lift container(s). The refuse storage space or facility must be screened from public view and be either constructed within the building structure or in a screened enclosure on private property. Please read the code section for further clarification.
- All work done within the public right-of-way shall be done by a licensed contractor with a Class A, C-12 or C-34 license for all trenching and paving or a Class C-08 license for all concrete work. A Class B license may be acceptable for minor curb, gutter and sidewalk work constructed in conjunction with a single-family residential structure. A separate permit is required for work in the public right-of-way.
- Plan holder must have the plans rechecked and stamped for approval by the Public Works Department before the building permit is issued.
- The contractor shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, ensuring strict adherence to the following:
 - Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - All excavations shall be backfilled at the end of each working day and roads opened to vehicular traffic unless otherwise approved by the City Engineer.
 - All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the construction operations.
 - All construction to be in conformance with the regulations of Cal-OSHA.

NOTE* PLEASE INSERT PUBLIC WORKS COMMENTS BELOW IN ITS ENTIRETY AND ORDER SENT

It shall be the duty of every person cutting or making an excavation in or upon any public place, to place and maintain barriers and warning devices for the safety of the general public. M.B.M.C. 7.16.080. If any excavation is made across any public street, alley, or sidewalk, adequate crossings shall be maintained for vehicles and pedestrians. M.B.M.C. 7.16.100.

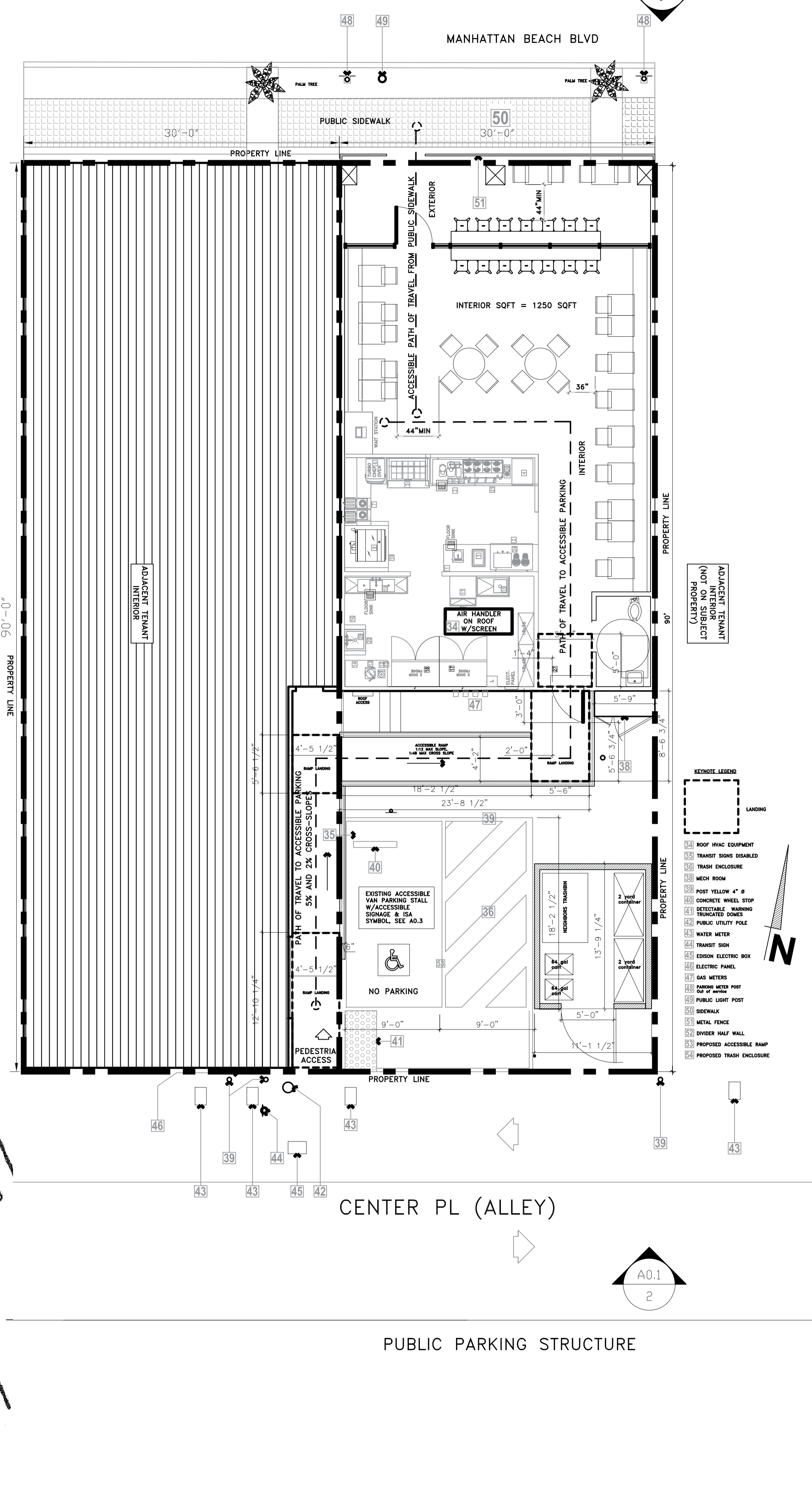
cc: Carl W. Blank 111

321 Manhattan Beach Blvd - Comm T.I. - PW-Use Blue Stone Lane Coffee - Tenant Improvement to Existing Coffee Shop; Install New Equipment



PLOT PLAN NTS

2

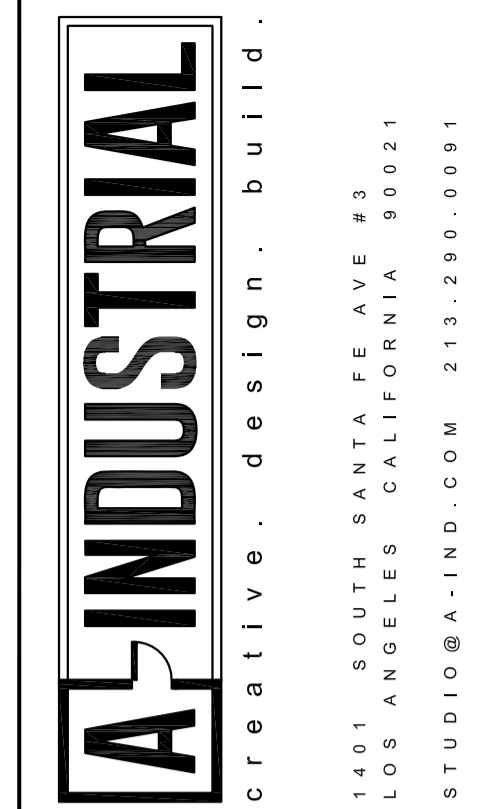


SITE PLAN NTS

1

ATTACHMENT D

A0.1
1



BLUESTONE LANE
MANHATTAN BEACH
321 Manhattan Beach Blvd
Manhattan Beach, CA 90266

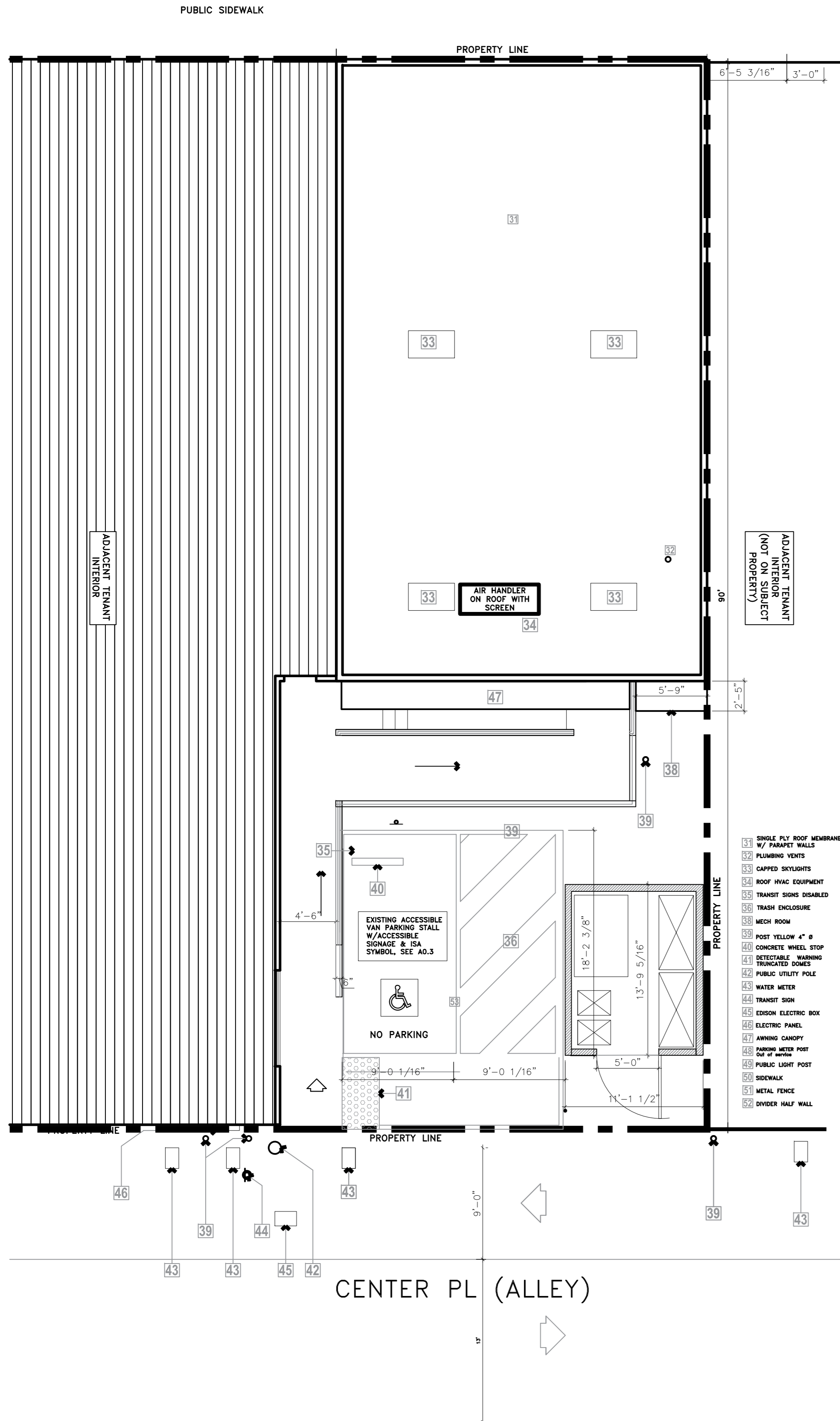
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Date: Dec 30, 2022

COVER /PLOT

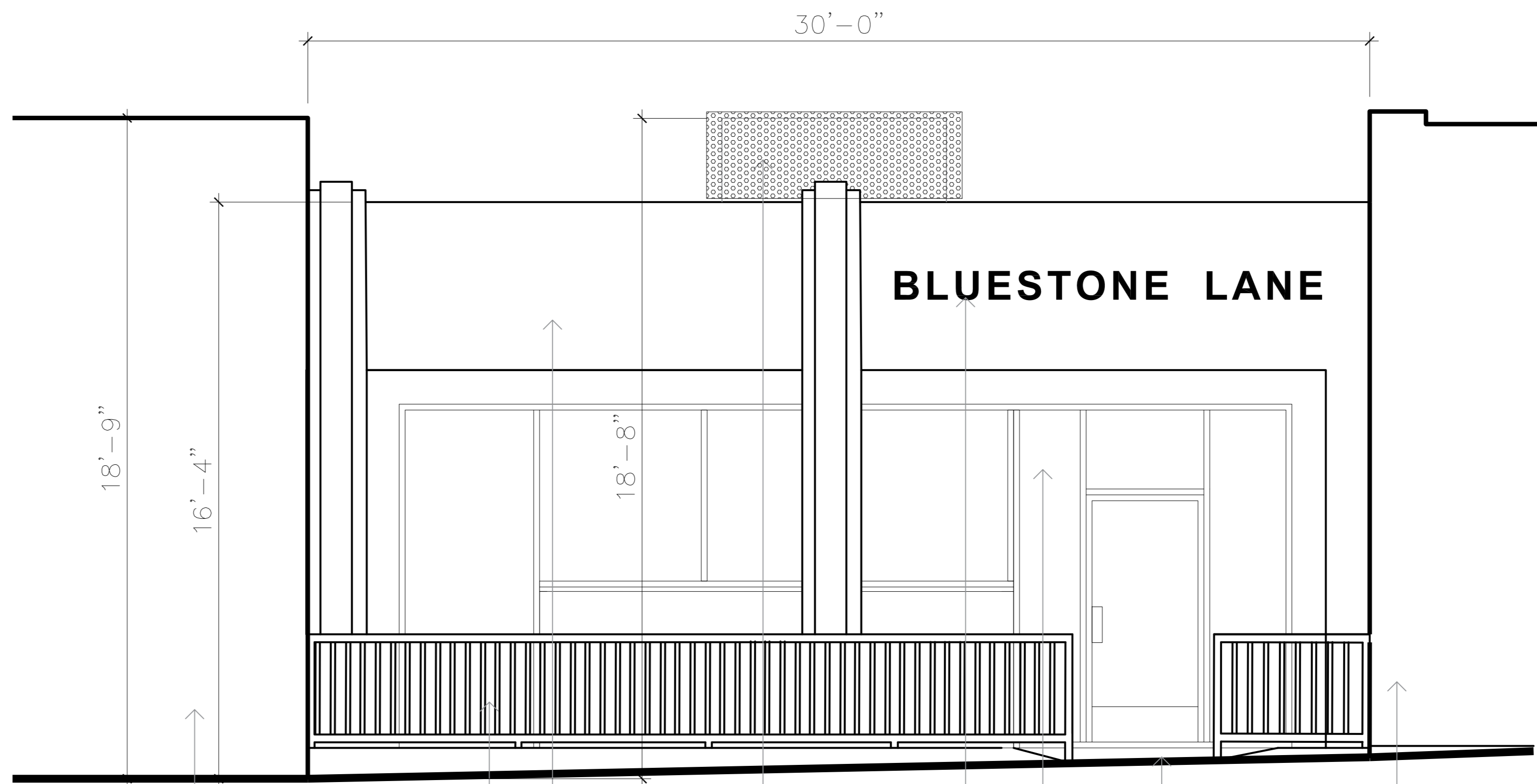
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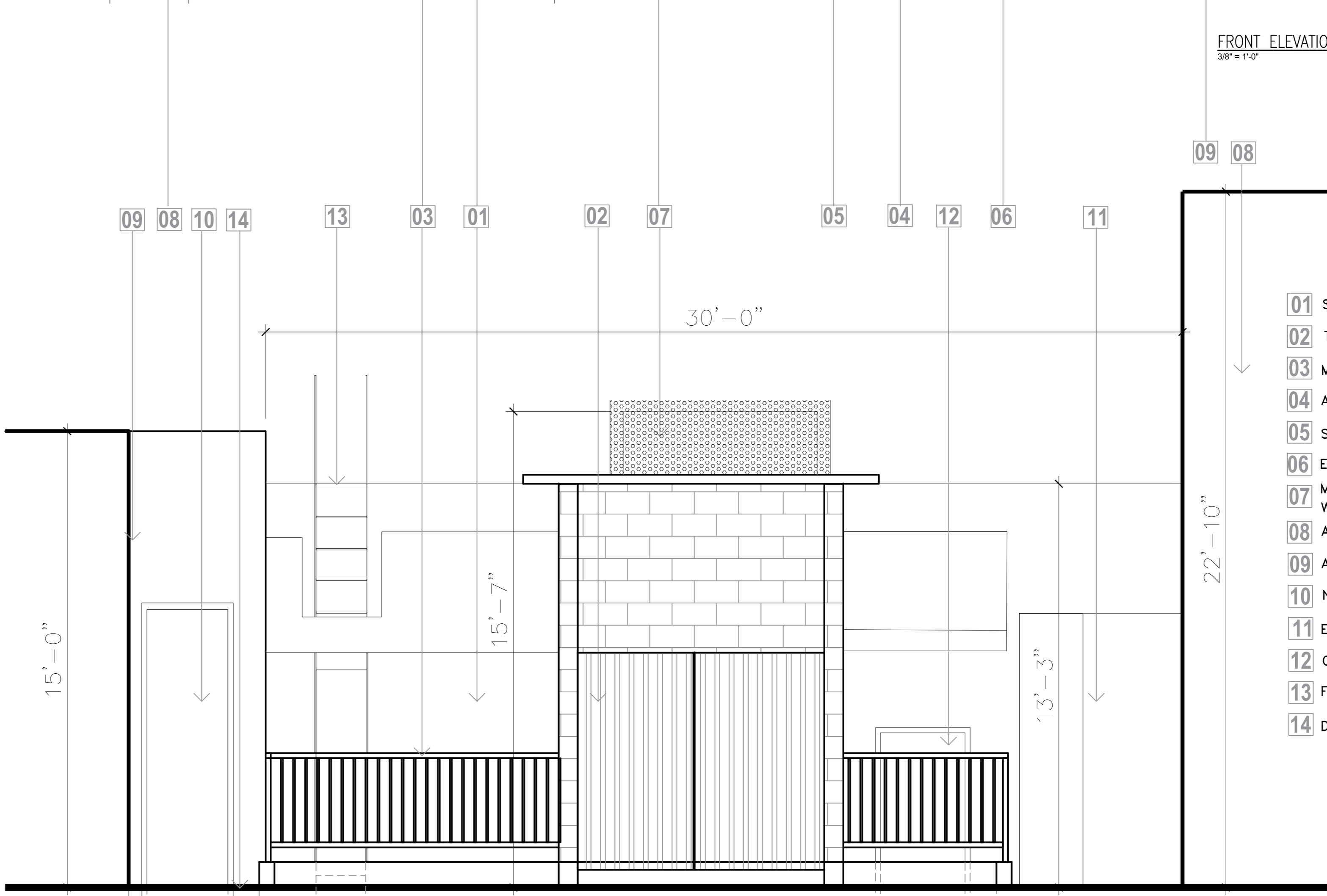


ROOF PLAN
NTS

NOTES:
-MECHANICAL HVAC PER MANHATTAN BEACH MUNICIPAL CODE SECTION 10.60.090 - Screening materials may have evenly distributed openings or perforations averaging fifty percent (50%) of the surface area and shall effectively screen mechanical equipment so that it is not visible from a street or adjoining lot.



FRONT ELEVATION
3/8" = 1'-0"



REAR ELEVATION
3/8" = 1'-0"

- 01 STUCCO FINISH WHITE
- 02 TRASH ENCLOSURE
- 03 METAL GUARD RAIL
- 04 ALUM. STORE FRONT
- 05 SIGNAGE
- 06 ENTRY RAMP
- 07 MECHANICAL HVAC UNIT WITH SCREENING PER NOTES
- 08 ADJACENT TENANT (NIC)
- 09 ADJACENT TENANT (ON PROP)
- 10 NEIGHBOR TENANT REAR DOOR
- 11 ELECTRIC PANEL
- 12 CAFE REAR DOOR
- 13 FIXED ROOF ACCESS LADDER
- 14 DESCENDING RAMP TO LANDING

no.	revision	date

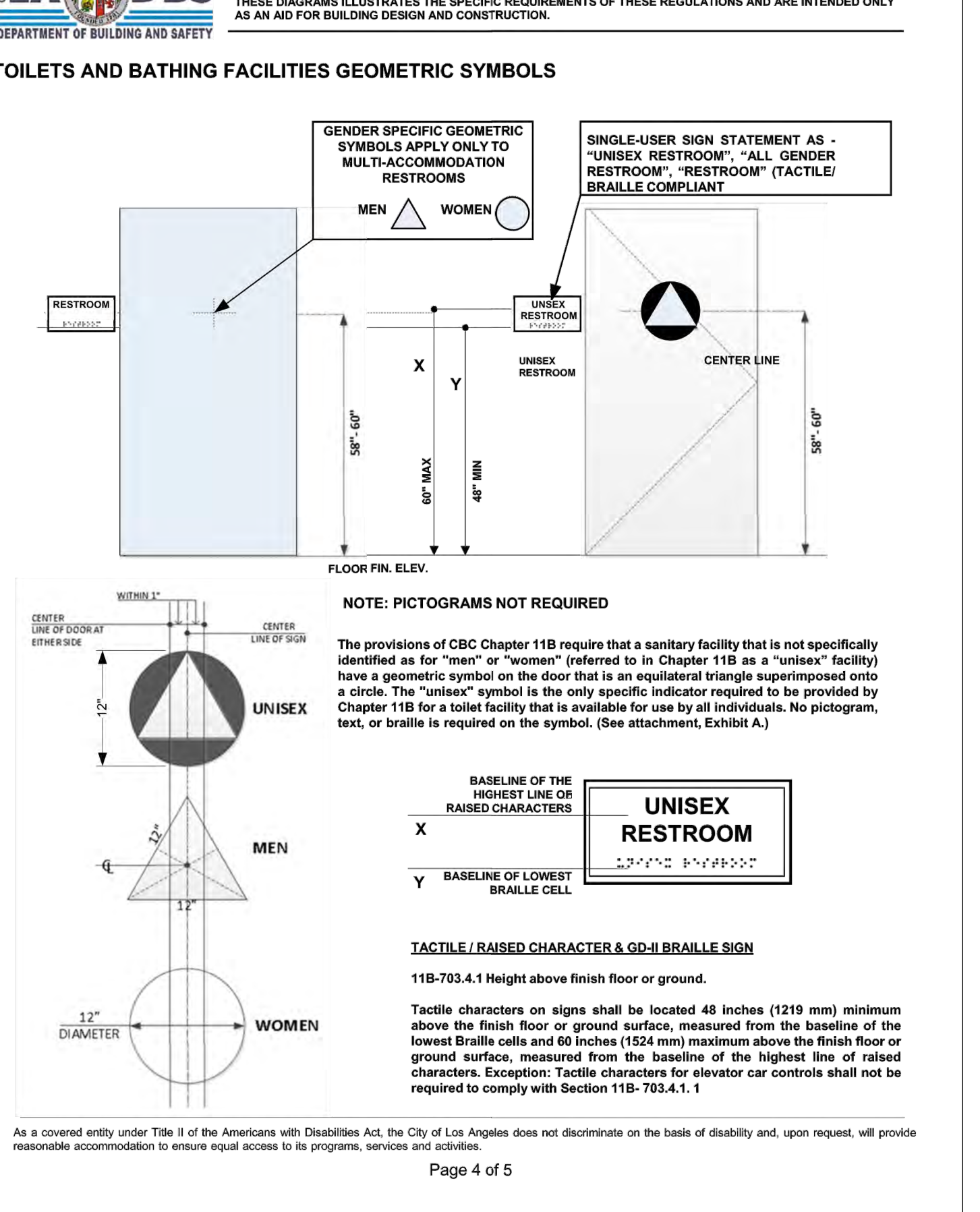
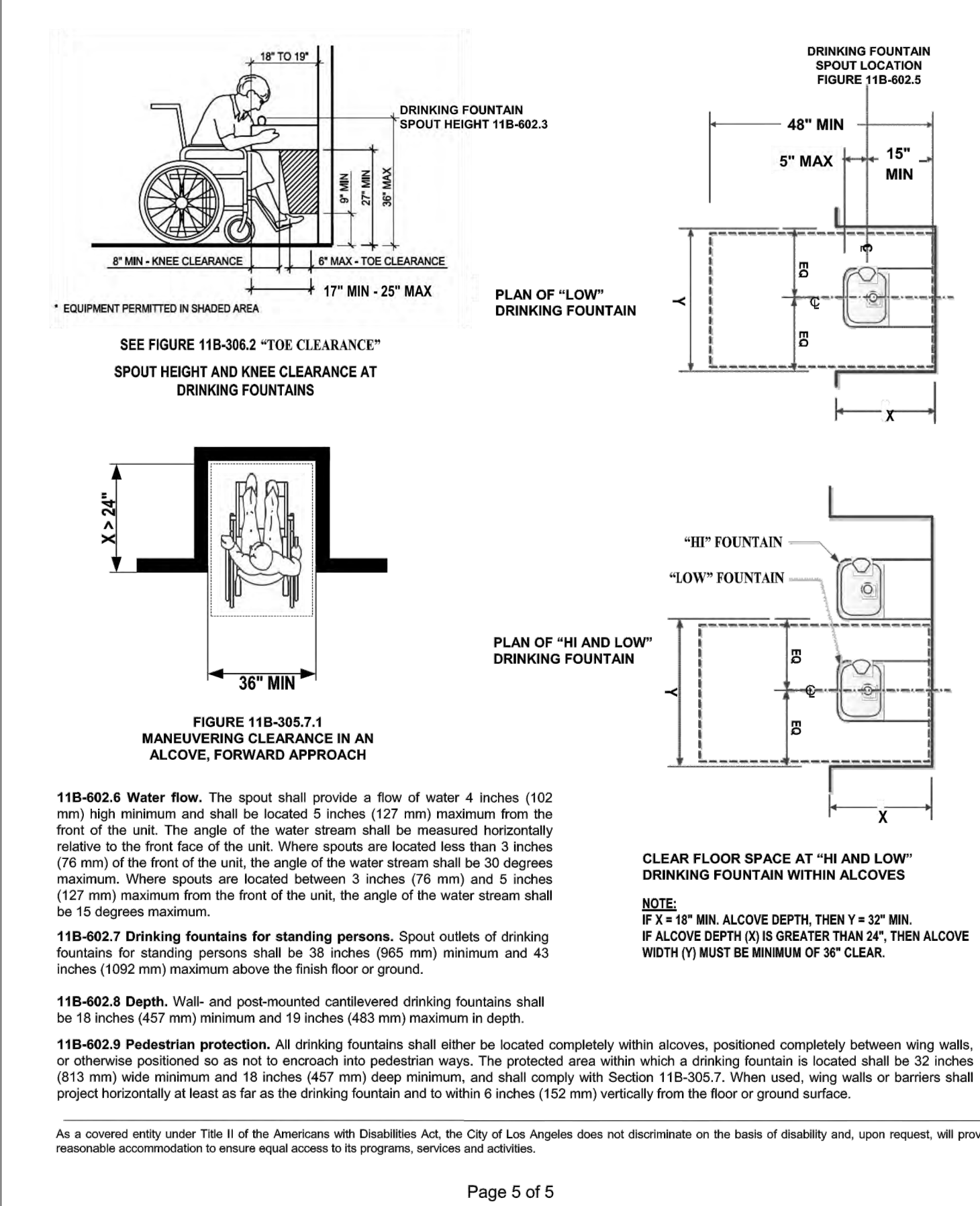
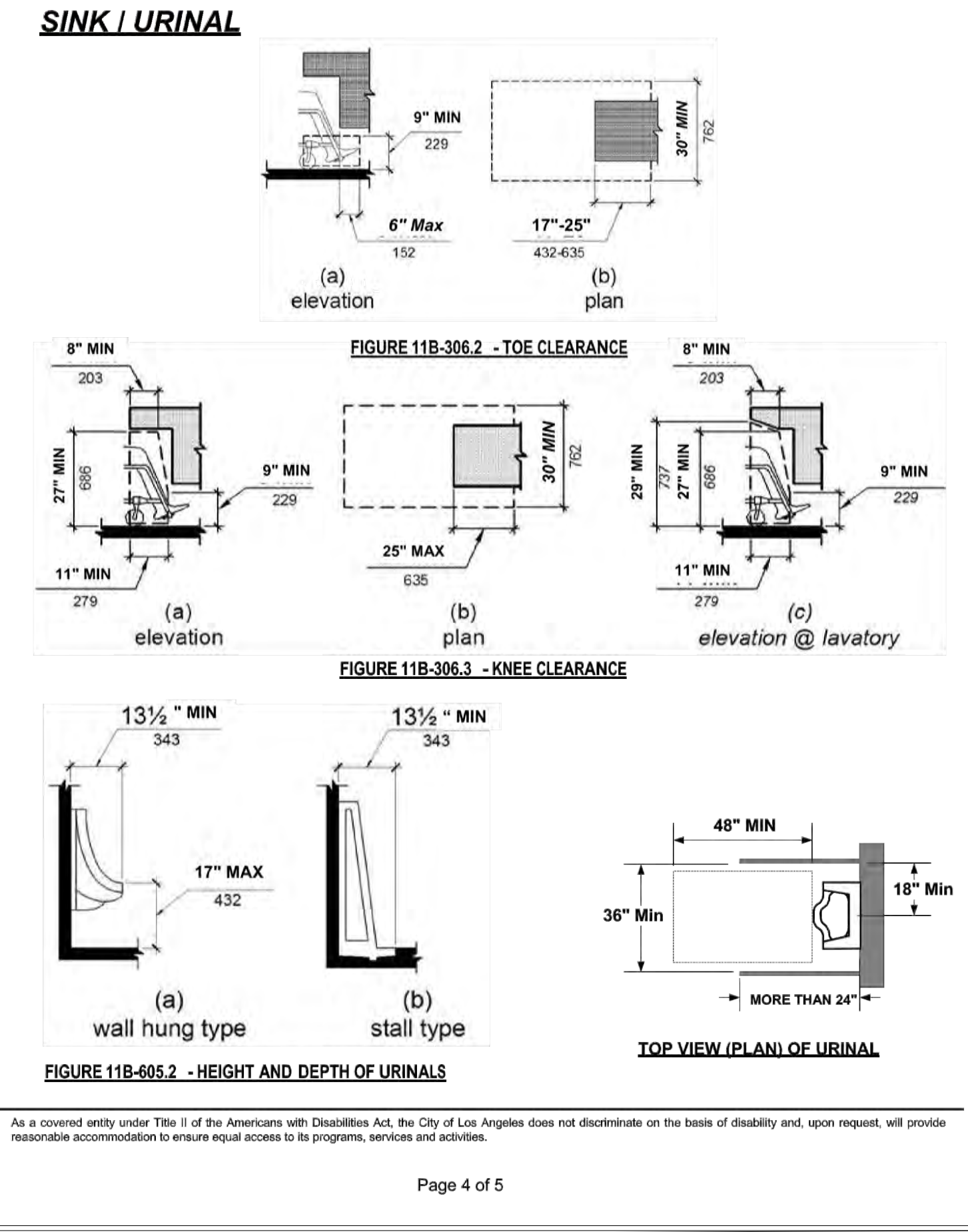
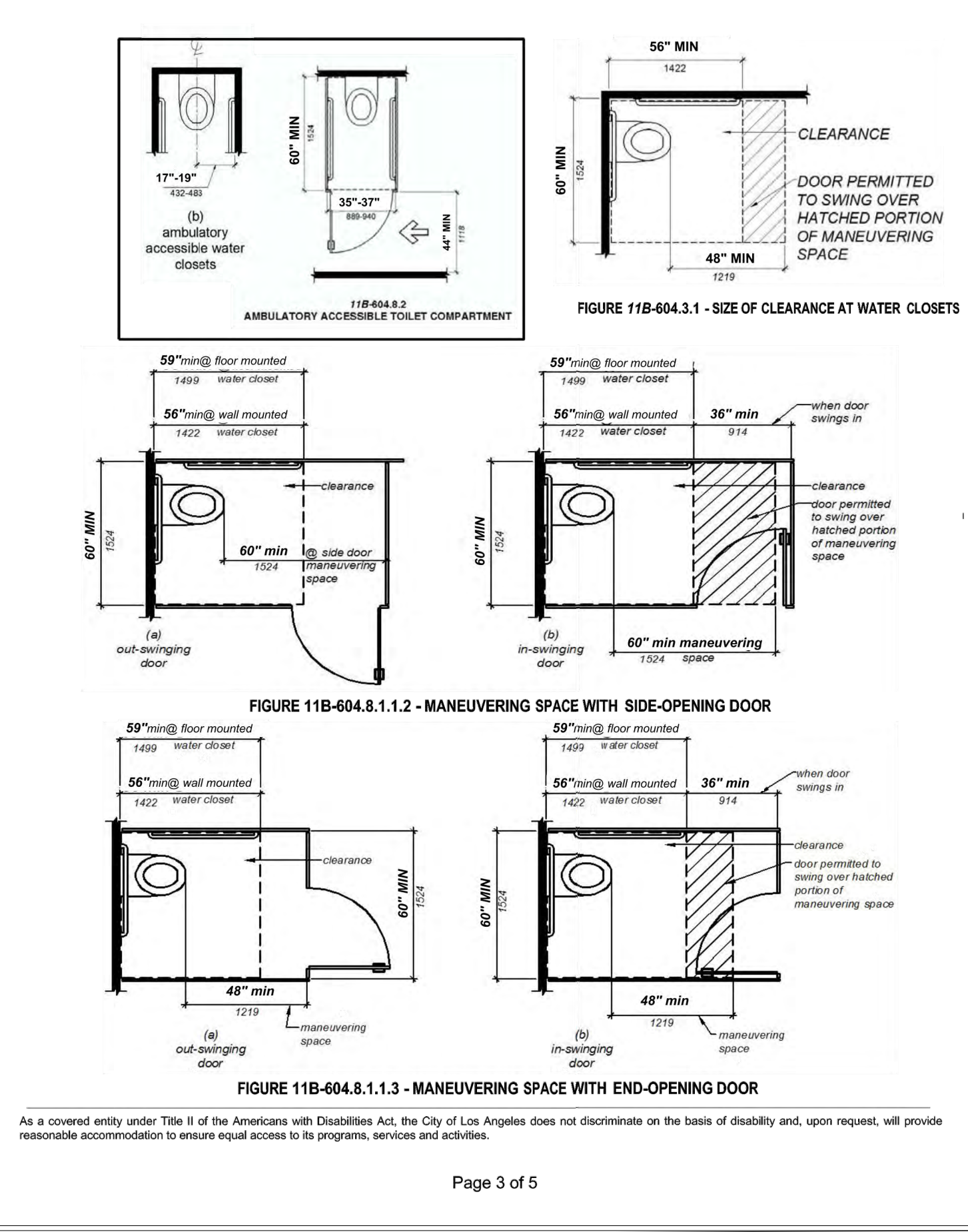
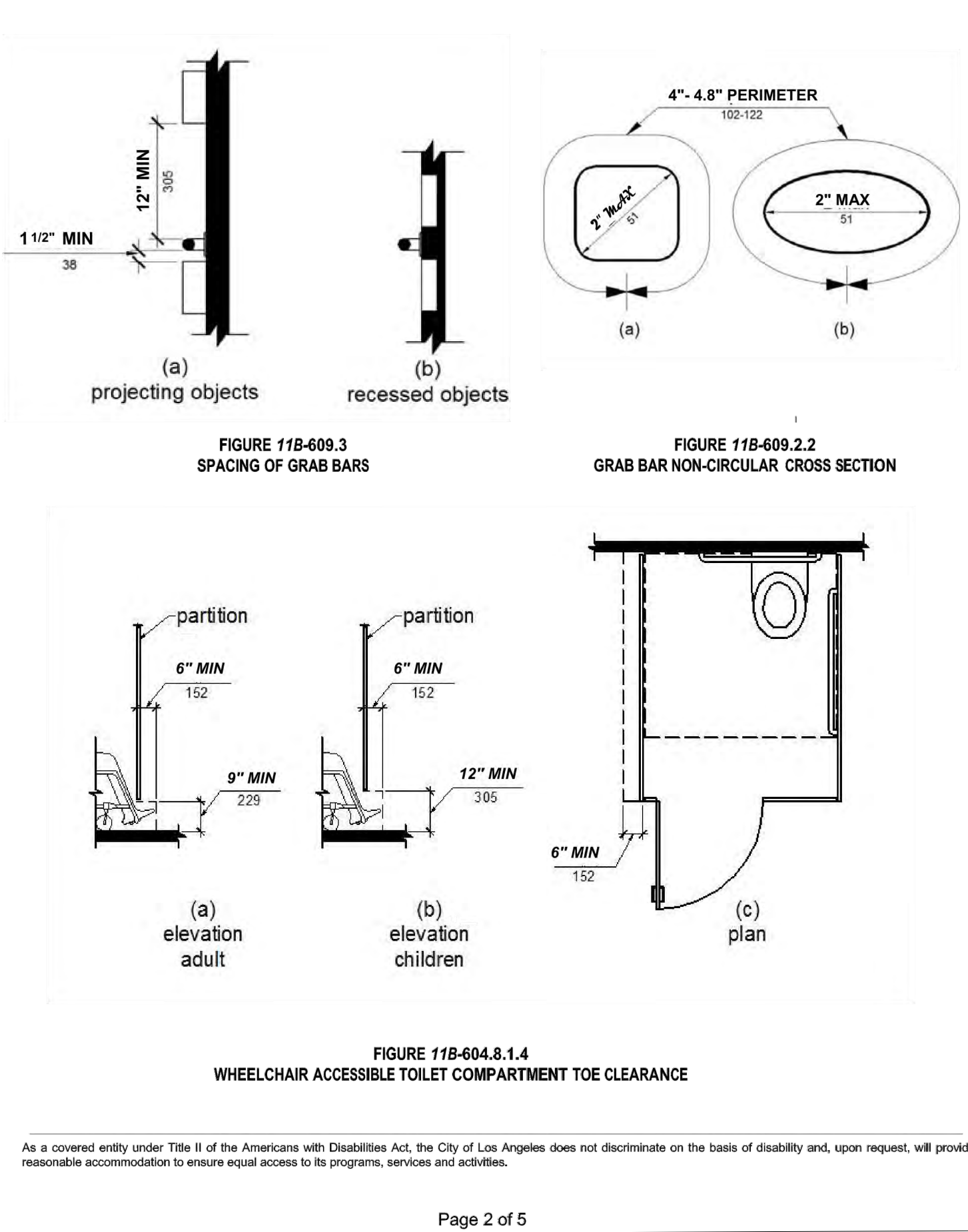
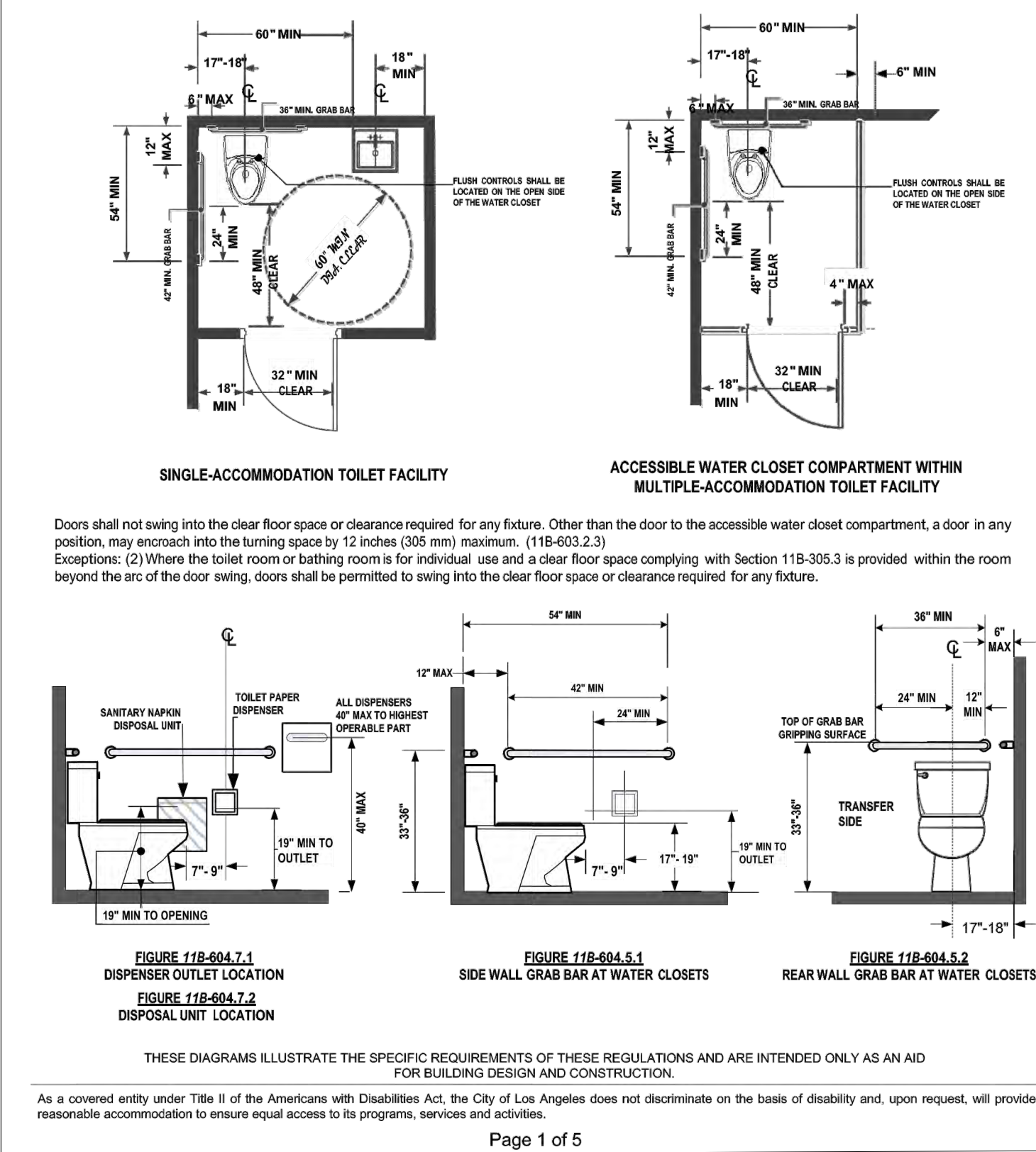
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Date: Dec 30, 2022

ELEVATIONS
& ROOF
PLAN

Sheet Number
Sheet Title

A0.1

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



FOR REFERENCE ONLY

- NOTES:**
- RESTROOM DOORS SHALL BE SELF-CLOSING
 - ALL DOORS ARE SELF CLOSING
 - ALL WALL TILES ARE SMOOTH, UNLESS OTHERWISE NOTED
 - ALL EQUIPMENT ON 6" HIGH LEGS, COMMERCIAL CASTORS OR COMPLETELY SEALED IN POSITION ON A 4" MASONRY CONTINUOUS COVERED BASE WITH 3/8" RADIUS TO FACILITATE CLEANING.
 - ALL CONDUITS, DUCTS, PLUMBING AND ELECTRICAL ARE CONCEALED WITHIN THE WALLS AND CEILING IN ALL THE FOOD / EMPLOYEE AREAS

no.	revision	date

Printed on Apr 01, 2019
 Date: Apr 01, 2019

ENLARGED RESTROOM

ANDREW HERNANDEZ
CSLB CONTRACTOR CLASS B #969373
EXPIRATION DATE: 01/31/2022

REUSE RECYCLE

**BLUESTONE LANE
MANHATTAN BEACH**
321 Manhattan Beach Blvd
Manhattan Beach, CA 90266

no.	revision	date

Printed on Oct 11, 2021
Date: Oct 11, 2021

FLOOR PLAN

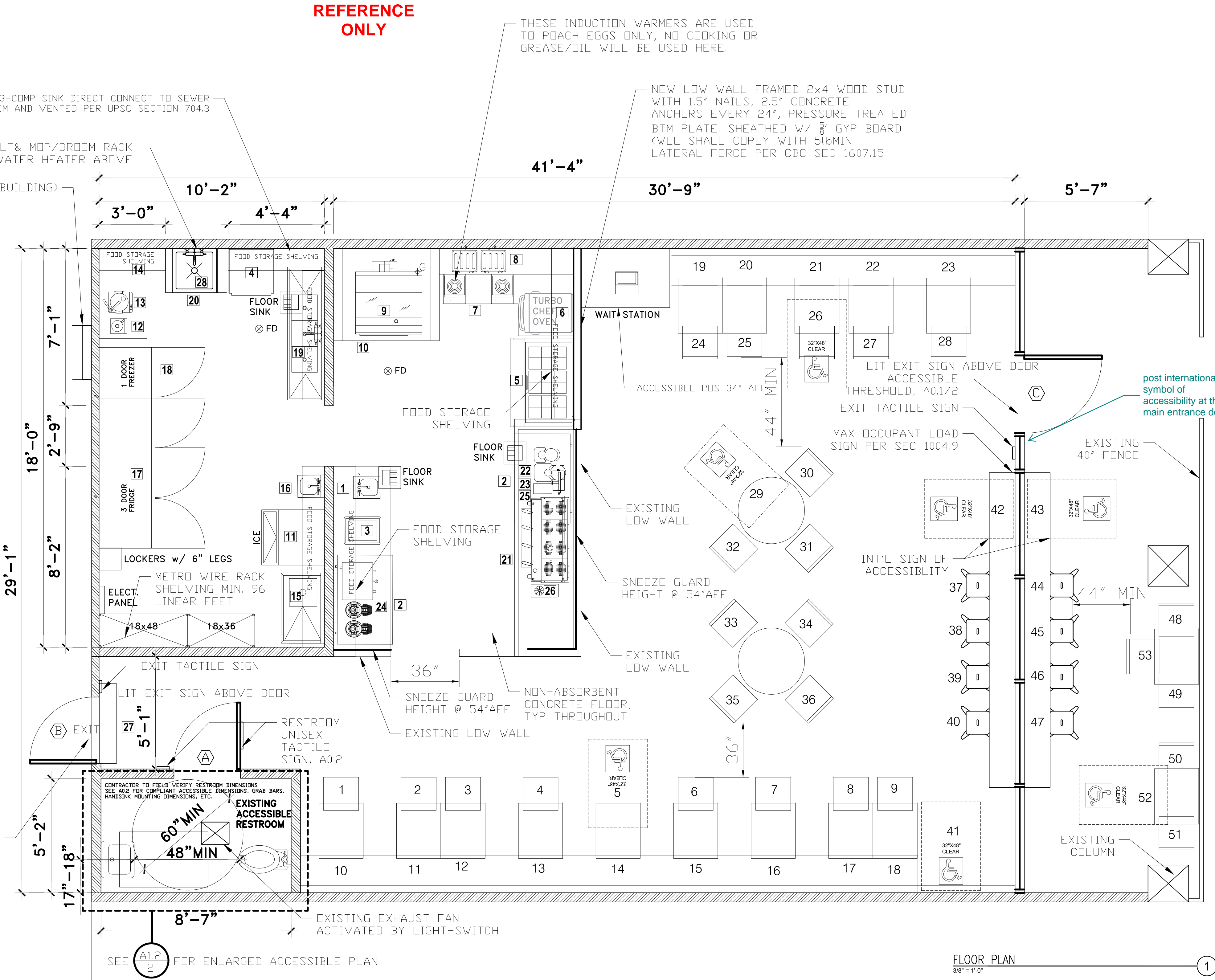
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A1.0

FOR REFERENCE ONLY

#	ARE A	EQUIPMENT	QTY	MAKE	MODEL	ELECTRICAL	HOT/COLD WATER	WASTE (DIRECT/INDIRECT)	
1	SERVICE AREA	DROP IN MOUNTED HAND SINK (N)	1	W/ SPLASH GUARDS			H/C 1/2"	DIRECT	
2		2 DOOR UNDERCOUNTER REFRIGERATOR (E)	2	CULITEK	MRUCRF-48	115V, 2.7amps			
3		DROP IN ICE BIN (N)	1	KROWNE	D278				INDIRECT 1/2"
4		GLASS WASHER (N)	1	ECOLAB	U-HT	208V, 45 amps	H		INDIRECT
5		2 DOOR SANDWICH PREP TABLE (N)	1	CULITEK					
6		SPEED OVEN (N)	1	TURBO CHEF	BULLET	208/240V, 30 amps			
7		INDUCTION BURNER (N)	3	WINCO	EIC-400	x			
8		TOASTERS (N)	2	HATCO	TPT-120	x			
9		36" GRIDDLE W/CONVECTION OVEN (N)	1	IMPERIAL	IHR-GT36-E	x			
10		HOOD (N)	1	HALIFAX/NAKS	VH48	x			
11		ICE MACHINE (N)	1	SCOTSMAN	C0233	x			
12		BLENDER (N)	1	VITAMIX	62824	120V, 11.5 amps			
13		FOOD PROCESSOR (N)	1	ROBOT COUPE	RZB	120V, 7 amps			
14	BACK OF HOUSE	STAINLESS STEEL TABLE-48" (N)	1	TURBO AIR	NA				
15		PREP SINK (E)	1	KINTERA SINGLE COMP.			H/C 1/2"	INDIRECT	
16		WALL MOUNTED HAND SINK (N)	1	KROWNE 12" W/ SPLASH GUARDS			H/C 1/2"	INDIRECT	
17		3 DR REACH IN FRIDGE (N)	1	TURBO AIR FRIDGE ER72-3-N-V		x			
18		1 DR REACH IN FREEZER (N)	1	TURBO AIR FREEZER EF19-1-N-V		x			
19		3 COMP SINK (E)	1	DSW NSF			H/C 1/2"	INDIRECT	
20		MOP SINK (E)	1	ELEVATED SINK W/ SPLASH GUARDS			H/C 1/2"	DIRECT	
21	COFFEE	ESPRESSO MACHINE (E)	1	LA MARZOCCO 3 GROUP	208/240V, 50 amps	C 1/2"		INDIRECT	
22		COFFEE GRINDER (E)	1	MAZZER	ROBUR	800 watt			
23		COFFEE GRINDER (E)	1	MAHLOKONIG	EK43	120V			
24		COFFEE BREWER + DISPENSERS X 2 (E)	1	CURTIS	TWIN	220V, 50 amps	C		
25		PUQ PRESS (N)	1	PUQ PRESS	Q2	110V			
26		PITCHER RINSER (N)	1	ESPRESSO PARTS	15" X 7"	NA	C 1/2"	INDIRECT	
27		AIR CURTAIN (E)	1	MARS	X				
28	EXISTING GAS WATER HEATER (E)		BRADFORD WHITE - ULG250H53N	48 GAL	GAS	55,000 BTU			

EQUIPMENT SCHEDULE



FLOOR PLAN
3/8" = 1'-0"

NOTES:
 -EXISTING HVAC MECHANICAL SYSTEM TO REMAIN, NO MODIFICATIONS SHALL BE DONE.
 -CONTINUOUS 1-HR FIRE RATED CEILING AND WALLS, (TYPICAL 5/8" GYP-X BOARD ON BOTH SIDES)
 -1HR FIRE RESISTANCES RATING OVER ANY NEW BUILDING ENVELOPE CONSTRUCTION, CONTRACTOR ALSO RESPONSIBLE TO MAINTAIN THE SAME FIRE RESISTANCE RATING ON ANY AND ALL NEW WORK INCLUDING ANY REPAIRED/PATCHED DEMOLISHED EXISTING WALLS TO MAKE WAY FOR NEW CONSTRUCTION
 -ACCESSIBLE EXIT SIGN PLACARD INSTALLED 60" ON JAMB EXIT DOOR
 -ILLUMINATED EXIT SIGN ABOVE EXIT DOOR
 -RESTROOM DOORS SHALL BE SELF-CLOSING
 -ALL DOORS ARE SELF CLOSING
 -CONTRACTOR TO PROVIDE COMPLIANT & REQUIRED COAT HOOK INSIDE OF DOOR OF UNISEX TOILET AND SHELVES INSIDE PER SECTION 11B-604.8
 -STOREFRONT WINDOWS ARE FIXED & NON-OPERABLE
 -EXTERIOR DOORS ARE TIGHT-FITTING
 -EXTERIOR WINDOWS ARE FIXED, NON-OPERABLE
 -DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS
 -ALL WALL TILES ARE SMOOTH, UNLESS OTHERWISE NOTED
 -ALL EQUIPMENT ON 6" HIGH LEGS, COMMERCIAL CASTORS OR COMPLETELY SEALED IN POSITION ON A 4" MASONRY CONTINUOUS COVERED BASE WITH 3/8" RADIUS TO FACILITATE CLEANING.
 -ALL CONDUITS, DUCTS, PLUMBING AND ELECTRICAL ARE CONCEALED WITHIN THE WALLS AND CEILING IN ALL THE FOOD / EMPLOYEE AREAS
 -FLOOR FINISH SHALL BE SLIP RESISTANT
 -ENTIRE FLOOR LEVEL WITHIN THE BUILDING SHALL BE FLAT AND LEVEL, IF THRESHOLDS ARE NEEDED AT ENTRANCES & DOORS, USE THRESHOLD DETAIL 2 ON SHEET A0.1
 -CONTRACTOR TO POST MAX OCCUPANCY LOAD PER CBC SEC 1004.9
 -EXIT SIGNS PER CBC SEC1013.1, EMERGENCY EXIT SIGNS (1F.C.) WITH (90) IN BACKUP POWER

WALL LEGEND
3/8" = 1'-0"

	FULL HEIGHT WALL PARTITION
	HALF HEIGHT WALL PARTITION
	UNDERCOUNTER HEIGHT WALL PARTITION
	STOREFRONT GLASS PARTITION

DOOR SCHEDULE

	LOCATION	SIZE (WxH)	FINISH	HARDWARE	NOTES
	RESTROOM	36"x82"	PAINTED, SMOOTH, SOLID CORE	PULL/PUSH LEVER @ 40" AFF	CLOSER W/ PRIVACY LATCH & COAT HOOK INSIDE UNISEX TOILET DOOR
(A)	REAR ENTRY	36"x82"	GLASS, SMOOTH, ALUM FRAME	PANIC HARDWARE @ 40" AFF	CLOSER
(B)	FRONT ENTRY	36"x82"	GLASS, SMOOTH, ALUM FRAME	PANIC HARDWARE @ 40" AFF	CLOSER

*ENTRY DOORS ARE OPERABLE AT 5LB FORCE HAVE DURING BUSINESS HOURS DOORS MUST BE UNLOCKED STICKER ON HEADER

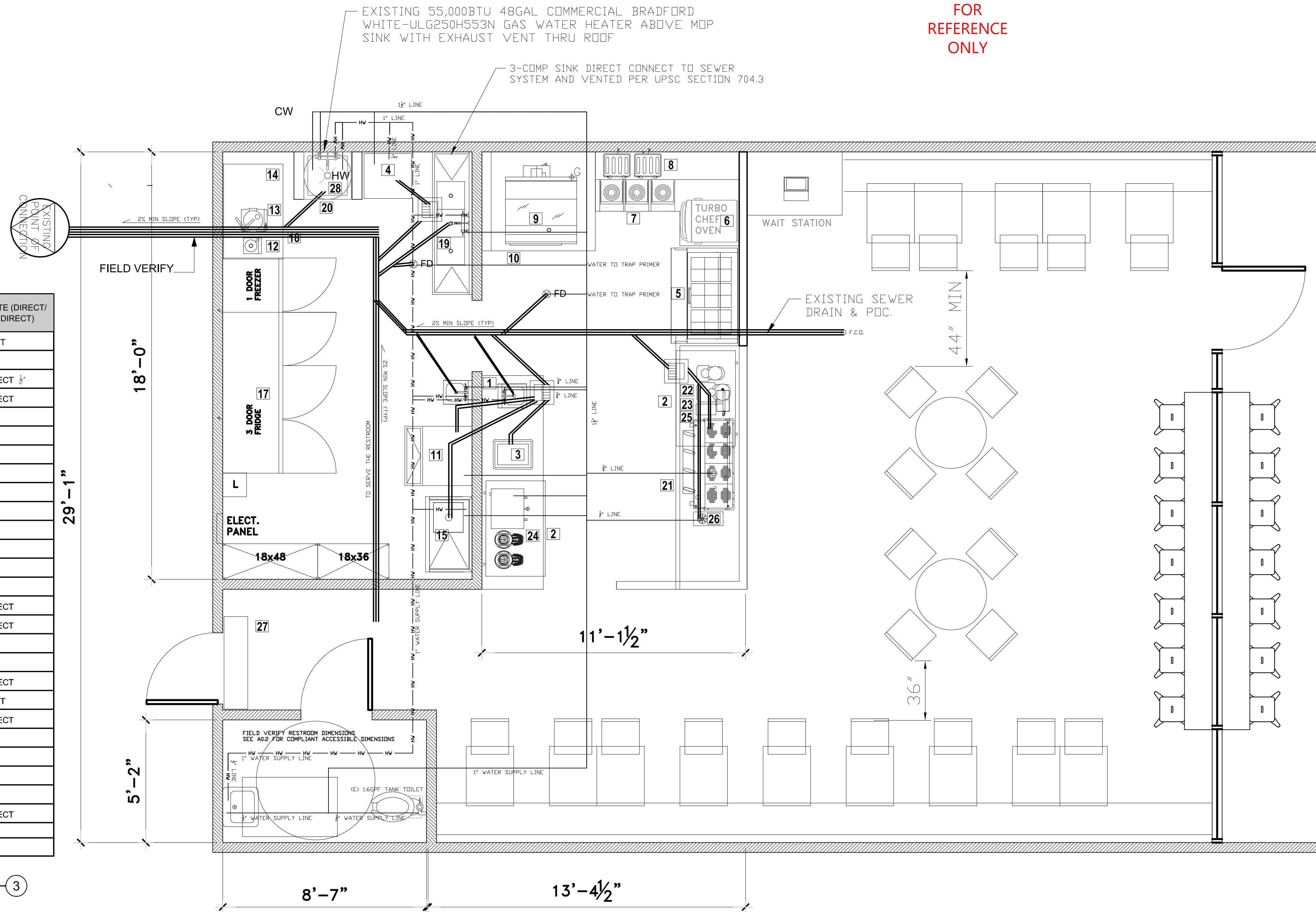
SEATING SCHEDULE

TYPE	ACCESSIBLE	SEATS TOTAL	ACCESSIBLE SEATS PROVIDED	ACCESSIBLE % PROVIDED
INDIVID. CHAIR	YES	TOTAL = 22	TOTAL = 2	9%
BENCH STYLE	YES	TOTAL = 14	TOTAL = 1	7%
INDOOR WINDOW STOOL	YES	TOTAL = 5	TOTAL = 1	20%
OUTDR. WINDOW STOOL	YES	TOTAL = 5	TOTAL = 1	20%
OUTDR INDIVID CHAIR	YES	TOTAL = 6	TOTAL = 1	16%

*DISBALED SEATING PER CBC SECTION 11B

#	AREA	EQUIPMENT	QTY	MAKE	MODEL	ELECTRICAL	HOT/COLD WATER	WASTE (DIRECT/INDIRECT)
1	SERVICE AREA	DROP IN MOUNTED HAND SINK	(ND) 1	W/ SPLASH GUARDS			H/C 1/2"	DIRECT
2		2 DOOR UNDERCOUNTER REFRIGERATOR	(E) 2	CULITEK	MRUCRF-48	115V, 2.7amps		
3		DROP IN ICE BIN	(ND) 1	KROWNE	D278			INDIRECT 1/2"
4		GLASS WASHER	(ND) 1	ECOLAB	U-HT	208V, 45 amps	H	INDIRECT
5		2 DOOR SANDWICH PREP TABLE	(ND) 1	CULITEK				
7		SPEED OVEN	(ND) 1	TURBO CHEF	BULLET	208/240V, 30 amps		
8		INDUCTION BURNER	(ND) 3	WINCO	EIC-400	x		
9		TOASTERS	(ND) 2	HATCO	TPT-120	x		
10		36" GRIDDLE W/CONVECTION OVEN	(ND) 1	IMPERIAL	IHR-GT36-E	x		
11		HOOD	(ND) 1	HALIFAX/NAKS	VH48	x		
12	BACK OF HOUSE	ICE MACHINE	(ND) 1	SCOTSMAN	C0233	x		
13		BLENDER	(ND) 1	VITAMIX	62824	120V, 11.5 amps		
14		FOOD PROCESSOR	(ND) 1	ROBOT COUPE	R2B	120V, 7 amps		
15		STAINLESS STEEL TABLE- 48"	(ND) 1	TURBO AIR		NA		
16		PREP SINK	(E) 1	KINTERA SINGLE COMP.			H/C 1/2"	INDIRECT
17		WALL MOUNTED HAND SINK	(ND) 1	KROWNE 12" W/ SPLASH GUARDS			H/C 1/2"	INDIRECT
18		3 DR REACH IN FRIDGE	(ND) 1	TURBO AIR FRIDGE ER72-3-N-V		x		
19		1 DR REACH IN FREEZER	(ND) 1	TURBO AIR FREEZER EF19-1-N-V		x		
20		3 COMP SINK	(E) 1	GSW NSF			H/C 1/2"	INDIRECT
21		MOP SINK	(E) 1	ELEVATED SINK W/ SPLASH GUARDS			H/C 1/2"	DIRECT
22	COFFEE	ESPRESSO MACHINE	(E) 1	LA MARZOCCO	3 GROUP	208/240V, 50 amps	C 1/2"	INDIRECT
23		COFFEE GRINDER	(E) 1	MAZZER	ROBUR	800 watt		
24		COFFEE GRINDER	(E) 1	MAHLOKONIG	EK43	120V		
25		COFFEE BREWER + DISPENSERS X 2	(E) 1	CURTIS	TWIN	220V, 50 amps	C	
26		PUQ PRESS	(ND) 1	PUQ PRESS	Q2	110V		
27		PITCHER RINSER	(ND) 1	ESPRESSO PARTS	15" X 7"	NA	C 1/2"	INDIRECT
28	AIR CURTAIN	(E) 1	MARS		X			
28	EXISTING GAS WATER HEATER	(E)	BRADFORD WHITE	ULG250H553N	48 GAL	GAS	55,000 BTU	

EQUIPMENT SCHEDULE ③



FOR REFERENCE ONLY

FLOOR PLAN ①

GAS (BTU) WATER HEATER CALCULATION

HAND SINK 3 X 5 = 15 GPH
 3 COMP SINK 3 X 18 = 54
 PREP SINK 1 X 15 = 15
 MOP SINK 1 X 15 = 15
 TOTAL = 99
 80% GPH USE TOTAL = 79.2 X 60F X 8.33LB/GALL / 0.75 = 52,779BTU
 BTU RATING = 52,779 BTU
 MIN BTU WTR HTR RATING = 52,779 BTU < 55,000BTU INSTALLED = OK

WALL LEGEND
3/8" = 1'-0"

===== FULL HEIGHT WALL PARTITION

===== HALF HEIGHT WALL PARTITION

===== UNDER-COUNTER HEIGHT WALL PARTITION

===== STOREFRONT GLASS PARTITION

— COLD WATER LINE copper type "L" or same as (E)
 - - - - - HOT WATER LINE copper type "L" or same as (E)
 ===== SEWER LINE cast iron or ABS, same as (E)

NOTES:

- EXISTING HVAC MECHANICAL SYSTEM TO REMAIN, NO MODIFICATIONS SHALL BE DONE.
- SEE ADDITIONAL PROJECT NOTES ON A0.0
- ALL HOT AND COLD WATER SUPPLY BRANCH ARM LINES FROM MAIN PIPE ARE 1/2" PIPE
- CEILING LIGHT FIXTURES MUST GENERATE A MINIMUM OF 50 FOOT CANDLES OF LIGHT INTENSITY
- RECESSED LIGHTING FIXTURES MUST BE FULLY ENCLOSED WITH LENS COVER W/ A FLUSH MOUNT INSTALL AT THE CEILING SURFACE.
- PLUMBING FIXTURES DRAINING TO A FLOOR SINK MUST HAVE AN DIRECT 1" AIR GAP
- HOT WATER IS SOURCED FROM BUILDING MAIN SUPPLY LINE IN THE EXISTING KITCHEN
- CONTINUOUS 1-HR FIRE RATED CEILING
- 1HR FIRE RESISTANCES RATING OVER ANY NEW STRUCTURAL BEAMS
- ACCESSIBLE EXIT SIGN PLACARD INSTALLED 60" ON JAMB EXIT DOOR
- ILLUMINATED EXIT SIGN ABOVE EXIT DOOR
- RESTROOM DOORS SHALL BE SELF-CLOSING
- ALL DOORS ARE SELF CLOSING
- STOREFRONT WINDOWS ARE FIXED & NON-OPERABLE
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ANDREW HERNANDEZ
 CSLB CONTRACTOR CLASS B #969373
 EXPIRATION DATE: 01/31/2022



BLUESTONE LANE
 MANHATTAN BEACH
 321 Manhattan Beach Blvd
 Manhattan Beach, CA 90266

no.	revision	date

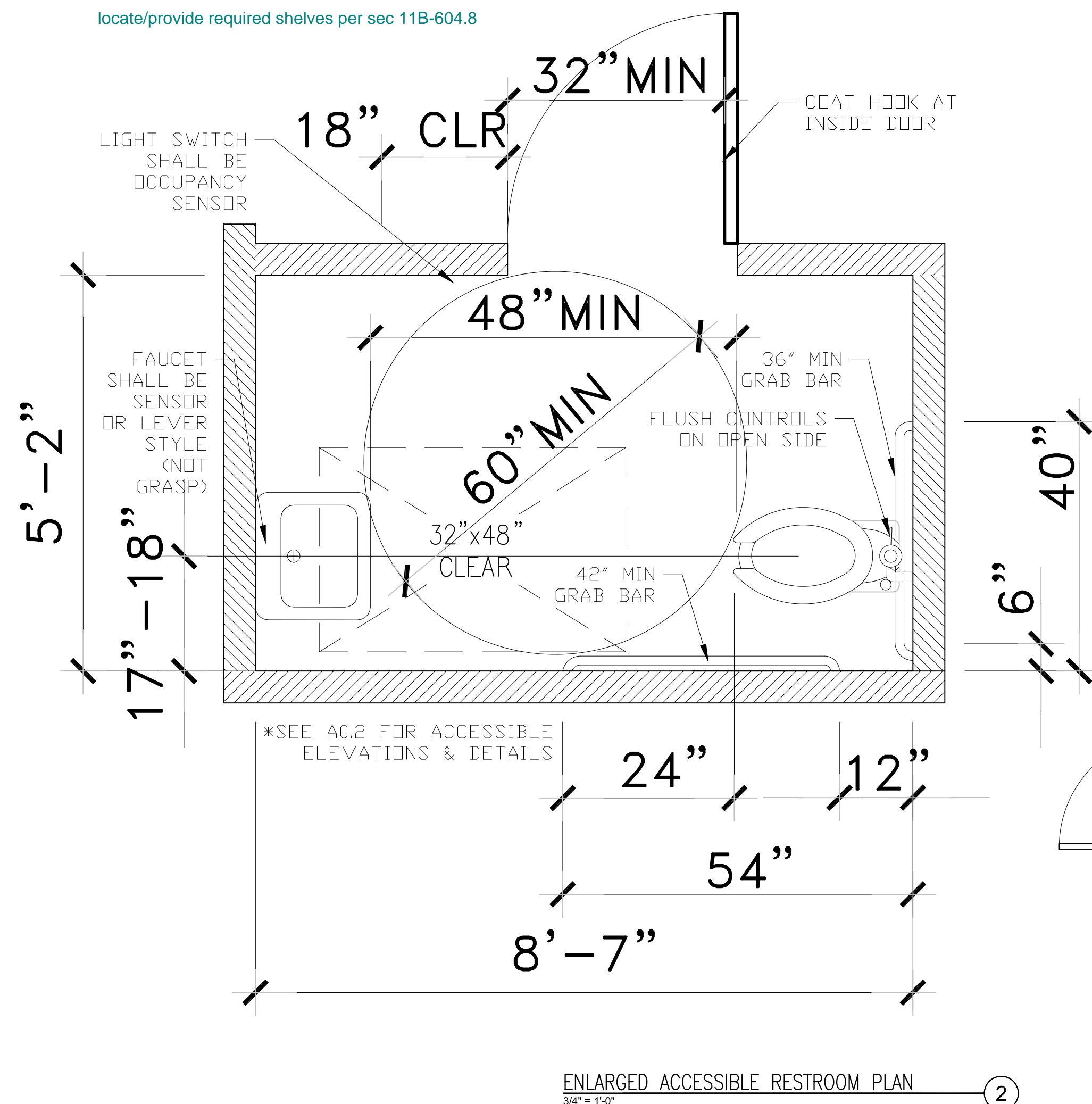
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 Date: Oct 11, 2021

**PLUMBING
 SUPPLY
 & WASTE
 PLAN**

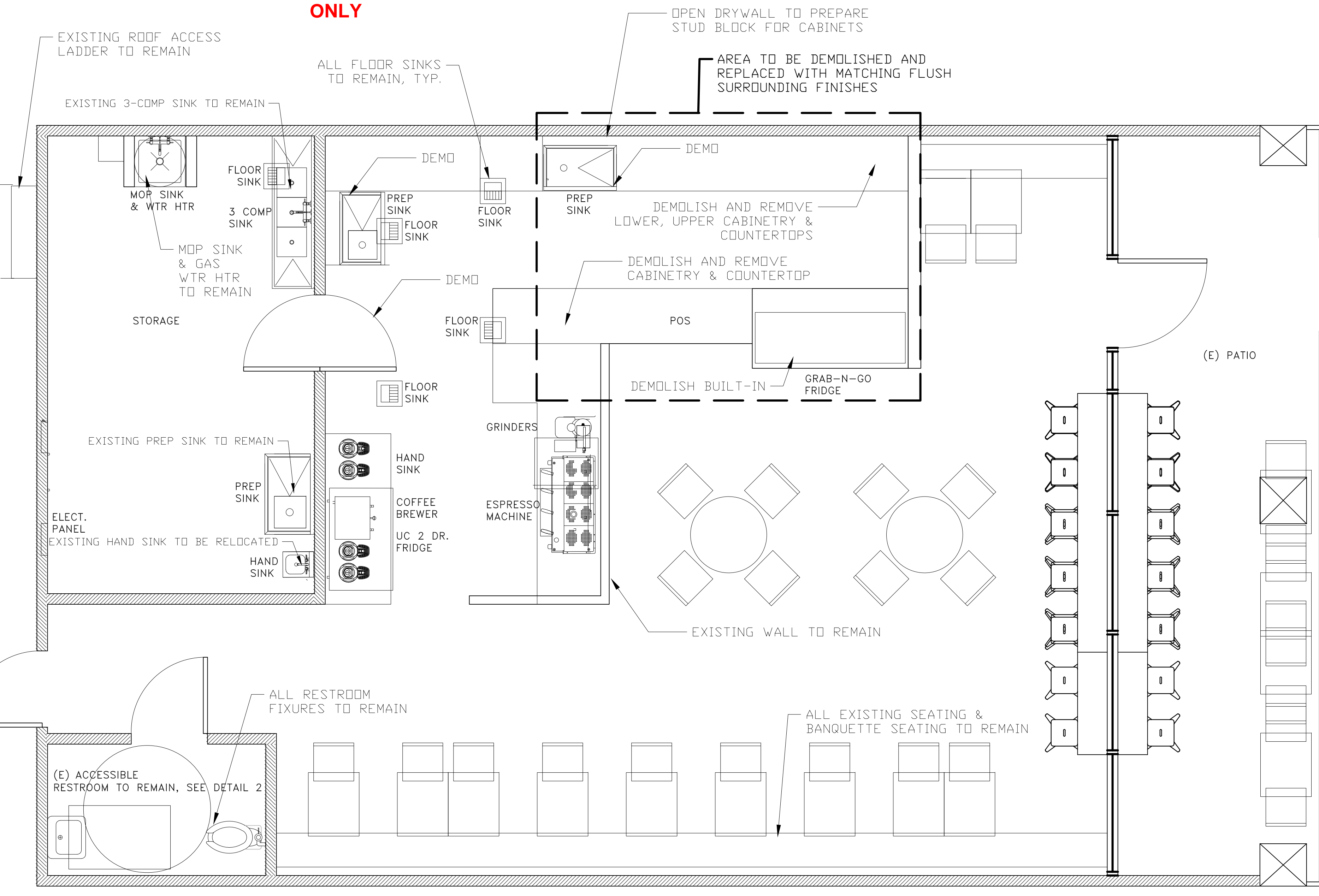
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FOR REFERENCE ONLY



ENLARGED ACCESSIBLE RESTROOM PLAN
3/4" = 1'-0"



EXISTING / DEMO FLOOR PLAN
3/8" = 1'-0"

SUMMARY OF ACCESSIBILITY UPGRADES FOR COMMERCIAL PROJECTS
(For existing buildings where the adjusted construction cost is \$172,418.00)
COMMUNITY DEVELOPMENT DEPARTMENT
1400 Highland Avenue, Manhattan Beach, CA 90266-4795
Telephone (310) 802-5500 FAX (310) 802-5501 TDD (310) 546-3501
Website: www.citymb.info

The provisions of Section 11B-202.4 Exception 8 apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

When the adjusted construction cost* of alterations, structural repairs, or additions to existing buildings and facilities within three years of the original alteration does not exceed a valuation threshold of \$172,418.00, the cost of compliance with Section 11B-202.4 of the 2019 California Building Code, shall be limited to 20% of the adjusted construction cost of alterations, structural repairs or additions.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the area of alteration, structural repair, or addition (see definition of accessible route Section 202 & 11B-206.2.1 for more information on accessible routes and site arrival points);
3. At least one accessible restroom for each sex serving the area of alteration, structural repair or addition;
4. Accessible telephones, if provided, serving the area of alteration, structural repair, or addition;
5. Accessible drinking fountains, if provided, serving the area of alteration, structural repair, or addition; and
6. When possible, additional accessible elements such as parking, storage, signs and alarms.

Please complete the attached worksheet and provide a site and floor plan of the existing and proposed accessibility improvements along the accessible route to the area of alteration. Please see the attached example form for information.

Please note that this request for hardship is subject to approval by the Building Official.

Note: Barrier removal is an ongoing obligation for the Americans with Disabilities Act and this application does not exempt the applicant from any obligations to removing barriers in a reasonable time frame. By signing this report you understand that this 20% is for this additional alteration alone.

*When alterations, structural repairs or additions are made to existing buildings or facilities, the term "path of travel" as defined in Chapter 2 of the CBC also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work.
*Adjusted cost of construction does not include the cost of alterations to path of travel elements required to be upgraded outside the area of alteration, structural repair, or addition.

SUMMARY OF ACCESSIBILITY UPGRADES FOR COMMERCIAL PROJECTS
(For existing buildings where the adjusted construction cost is less than or equal to \$172,418.00)

Project Address: 321 Manhattan Beach Blvd Application No.
Project Description/Location: Interior tenant improvement of an existing coffee shop Permit Valuation: \$42,000
Type: Alteration Structural Repair Addition *Adjusted Cost of Proposed Construction: \$40,000

PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION			
Accessible Features	Does existing feature meet accessibility standards of Chapter 11B of the current CBC?	Will this feature be replaced or altered to meet Chapter 11B of the current CBC?	If so, how much will be spent to make the feature accessible?
1. Accessible entrance	Yes		
2. Accessible route to the altered area	Yes		
3. Accessible restroom for each sex or a unisex restroom serving the area	No	Yes	200
4. Accessible telephones	N/A		
5. Accessible drinking fountains	N/A		
6. Other (Any of the below)			
A. Accessible parking spaces	No	Yes	1700
B. Signs	No	Yes	100
C. Alarms	N/A		
D. Other:			
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1 - 6 provided above.		2000
Adjusted Cost of Proposed Construction (B)	Construction cost for all proposed work on this permit application except Accessible Features Nos 1 - 6 provided above.		42000
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost on Same Path of Travel.		6%

Description of Access Features Provided:
No ADA symbol signage, repaint striping and lettering NO PARKING in contrasting color in accessible parking stall, threshold clearances, restroom door hooks.

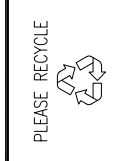
Applicant Certification
I certify that the above information is true and correct to the best of my knowledge and belief.
Signature: Andrew Hernandez Date: 10 / 11 / 21 Company: A-Industrial Design Build
Name (print): Andrew Hernandez Address: 1401 S Santa Fe Ave #3
Title: General Contractor City, State Zip: LA CA 90021
Agent for: Owner Architect Engineer Contractor Phone No.: 213-290-0091
For Building Official Use Only
Approved by: Title: Date: / /

*If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

- NOTES:
-PROJECT SHALL COMPLY WITH 20% RULE OF ACCESSIBILITY UPGRADES PER SECTION 11B-202.1 EXCEPTION 8. SEE SUMMARY OF ACCESSIBILITY UPGRADES FOR COMMERCIAL PROJECTS.
-DEMO ALL EXISTING CABINETRY/BUILT-INS/STAINLESS STEEL COUNTERTOPS TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE NOTED
-ALL EXISTING WALL/WOOD WORKING SHALL REMAIN AND SHALL BE PREPPED FOR NEW FINISH PAINT, UNLESS OTHERWISE NOTED
-ALL EXISTING CEILING SOFFITS AND SUSPENDED DROP CEILING TO REMAIN
-ALL EXISTING CEILING FINISHES SHALL BE PREPPED FOR NEW PAINT, UNLESS OTHERWISE NOTED
-ALL FLOOR SINKS AND FLOOR DRAINS TO REMAIN, UNLESS OTHERWISE NOTED
-ALL PERIMETER WALLS / STRUCTURAL WALLS / GLAZING TO REMAIN
-ALL EXISTING ELECTRICAL WORK & LIGHTING TO REMAIN, UNLESS OTHERWISE NOTED
-CONTINUOUS 1-HR FIRE RATED CEILING AND WALLS
-1HR FIRE RESISTANCE RATING OVER ANY NEW STRUCTURAL BEAMS
-ACCESSIBLE EXIT SIGN PLACARD INSTALLED 60" ON JAMB EXIT DOOR
-ILLUMINATED EXIT SIGN ABOVE EXIT DOOR
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-FLOOR FINISH SHALL BE SLIP RESISTANT
-ENTIRE FLOOR LEVEL WITHIN THE BUILDING SHALL BE FLAT AND LEVEL

A-INDUSTRIAL
creative. design. build.
1401 SOUTH SANTA FE AVE #3
LOS ANGELES CALIFORNIA 90021
STUDIO@A-IND.COM 213.290.0091

ANDREW HERNANDEZ
CSLB CONTRACTOR CLASS B #969373
EXPIRATION DATE: 01/31/2022



BLUESTONE LANE
MANHATTAN BEACH
321 Manhattan Beach Blvd
Manhattan Beach, CA 90266

no.	revision	date

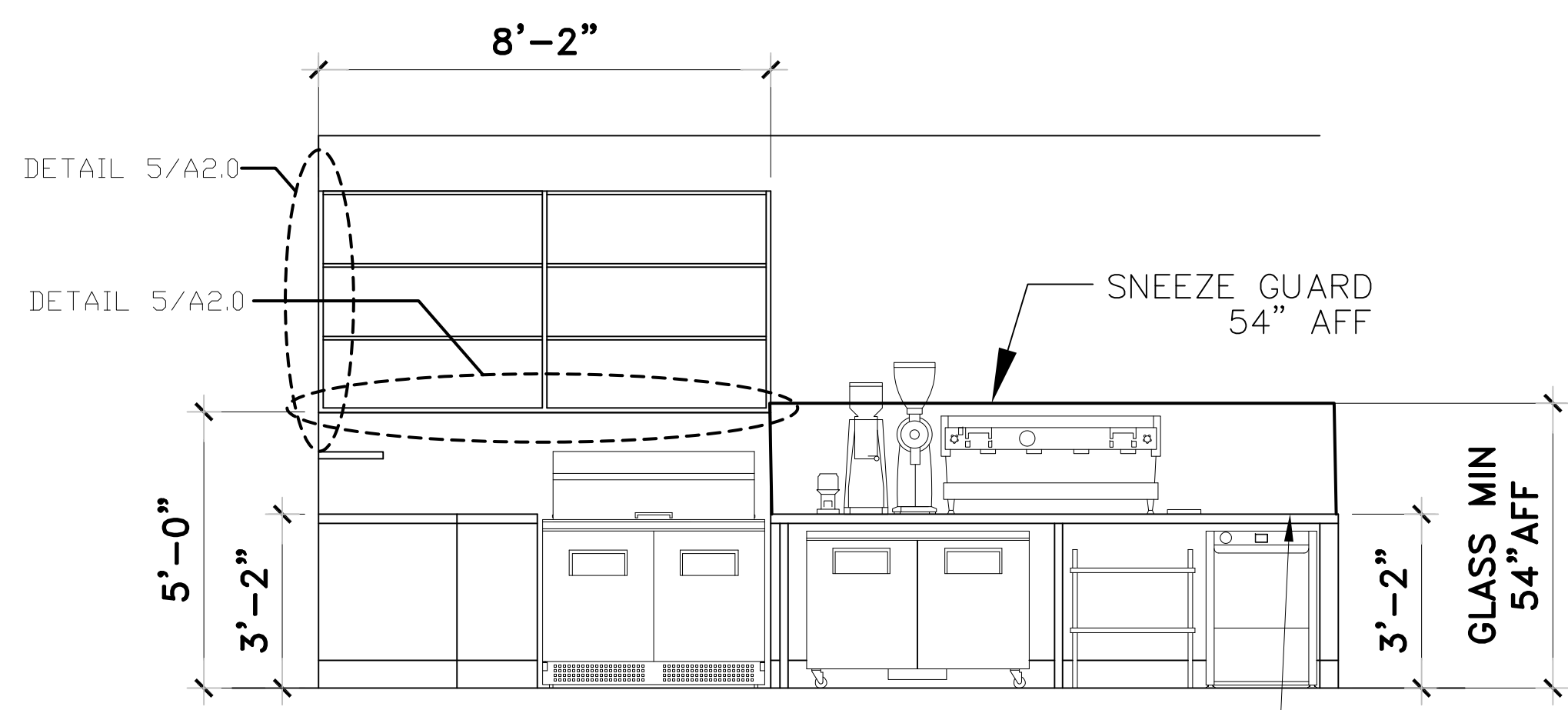
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EXISTING / DEMO PLAN

Sheet Number

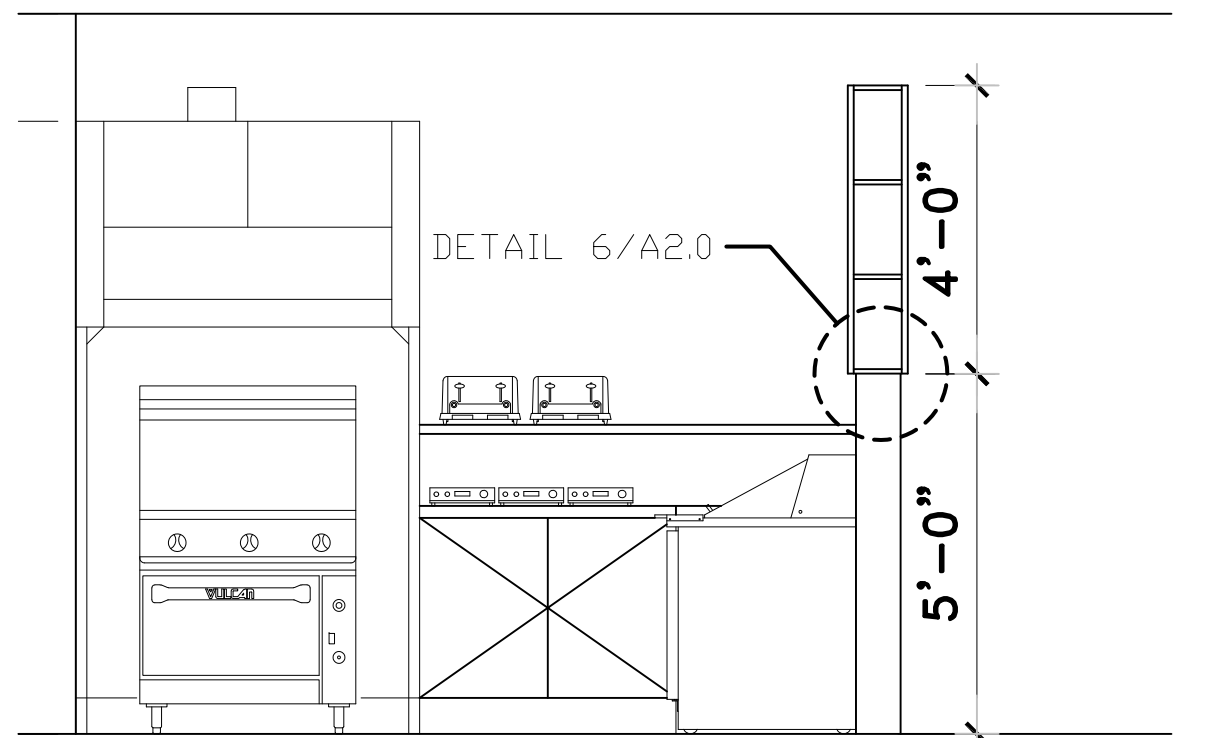
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REFERENCE
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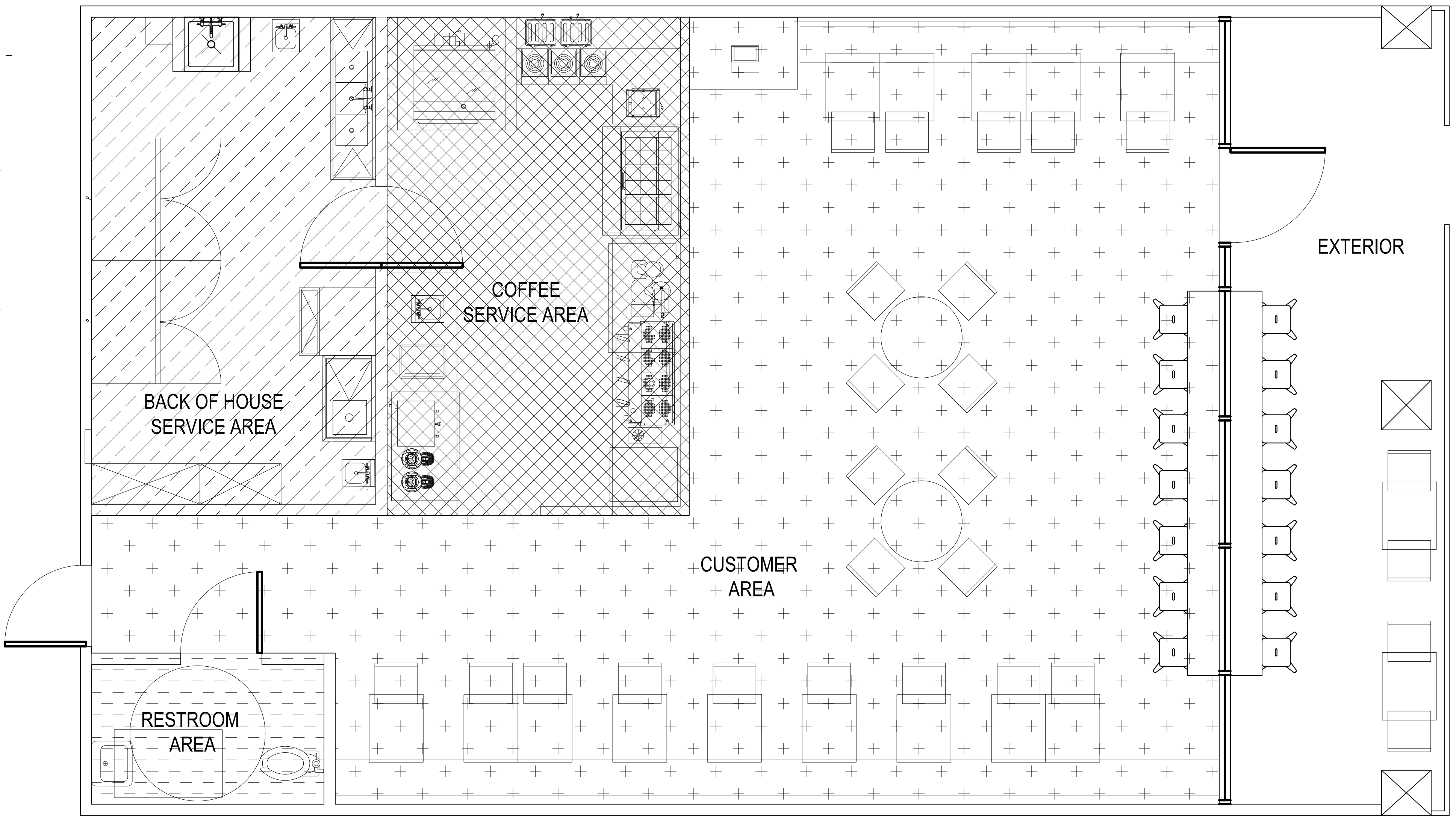


SERVICE ELEVATION ③

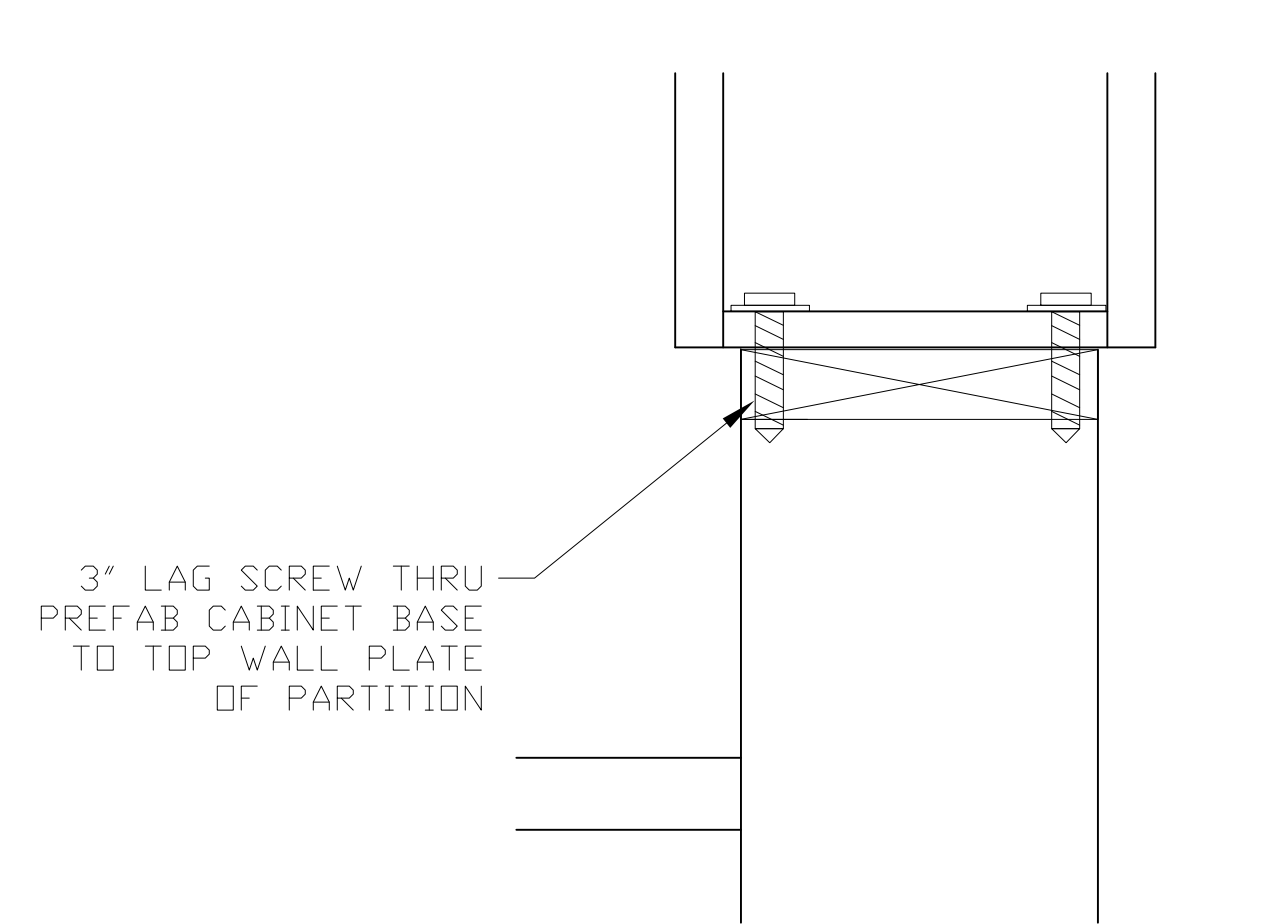
SERVICE USE ONLY
(NOT FOR CUSTOMER)



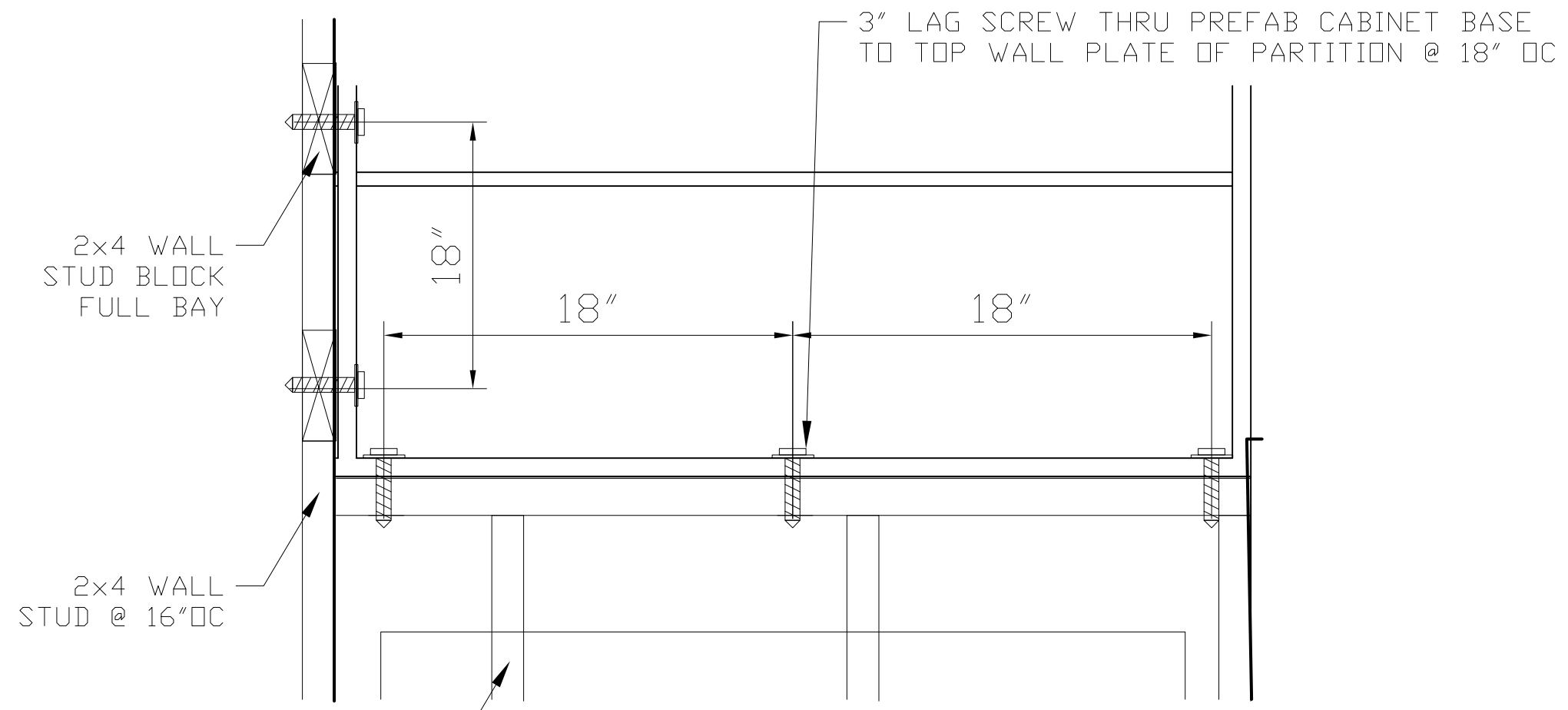
SERVICE ELEVATION ④



FINISHES FLOOR PLAN ①
1/4" = 1'-0"



ANCHOR DETAIL ⑥



ANCHOR DETAIL ⑤

FINISH SCHEDULE

AREA	HATCH	FLOORS	COVE BASE	WALLS	CEILINGS	OTHER FINISHES
COFFEE SERVICE AREA	[Hatch]	Smooth semi-gloss 12x24 ceramic Tile Color: Gray, Low Sheen	Daltile Cove Tile Top-set Slim-foot (smooth) 3x6 SemiGloss WHITE, min 3/8" radius	FRP AT WET/SINK AREAS, Painted drywall w/semi gloss, WHITE smooth finish	2x4 drop ceiling w/ WHITE wipe-able smooth vinyl-faced surface tiles	Countertops, Engineered Quartz, sealed, low sheen
BACK OF HOUSE SERVICE AREA	[Hatch]	Existing 6x6 smooth ceramic Tile, light grey color, sealed	Existing 6x6 smooth cove tile, light grey color, min 3/8" radius	FRP AT SINK AREAS, Painted drywall w/semi gloss, WHITE throughout, smooth finish	Painted drywall w/ semi gloss, WHITE, smooth finish	Stainless steel mop sink & cove trims
RESTROOM AREA	[Hatch]	Existing 6x6 smooth ceramic Tile, light grey color, sealed	Existing 6x6 smooth cove tile, light grey color, min 3/8" radius	Ceramic tile on all walls, wipe-able surface, smooth finish, sealed	Painted drywall w/ semi gloss, WHITE, smooth finish	
CUSTOMER AREA	[Hatch]	Existing 6x6 smooth ceramic Tile, light grey color, sealed	Existing 6x6 smooth cove tile, light grey color	Painted wood & drywall w/semi gloss, WHITE throughout, smooth finish	2x4 drop ceiling w/ WHITE wipe-able, smooth finish surfaces tiles	

FINISH SCHEDULE ②

NOTES:

- ALL INTERIOR MATERIALS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.1 PER TABLES.
- RESTROOM DOORS SHALL BE SELF-CLOSING
- ALL DOORS ARE SELF CLOSING
- STOREFRONT WINDOWS ARE FIXED & NON-OPERABLE
- EXTERIOR DOORS ARE TIGHT-FITTING
- EXTERIOR WINDOWS ARE FIXED, NON-OPERABLE
- DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS
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ANDREW HERNANDEZ
CSLB CONTRACTOR CLASS B #969373
EXPIRATION DATE: 01/31/2022

REUSE RECYCLE

BLUESTONE LANE
MANHATTAN BEACH
321 Manhattan Beach Blvd
Manhattan Beach, CA 90266

Printed on Oct 11, 2021
Date: Oct 11, 2021

FINISH
PLAN

Sheet Title
Sheet Number

A2.0

VENTLESS EXHAUST HOOD
OPERATORS MANUAL AND PARTS LIST
REV. JUNE 2020



NORTH AMERICAN KITCHEN SOLUTIONS, INC.
172 REASER COURT
ELYRIA, OH 44035
PHONE: (800) 854-3267
FAX: (800) 365-2100

Clearances and Coverage:
• Ceiling 18" and Pull Station side 30"

Model	Surface Nozzles	Tank Size
VH-24	1N	3.0
VH-36	290	3.0
VH-42	290	3.0
VH-48	290	3.0

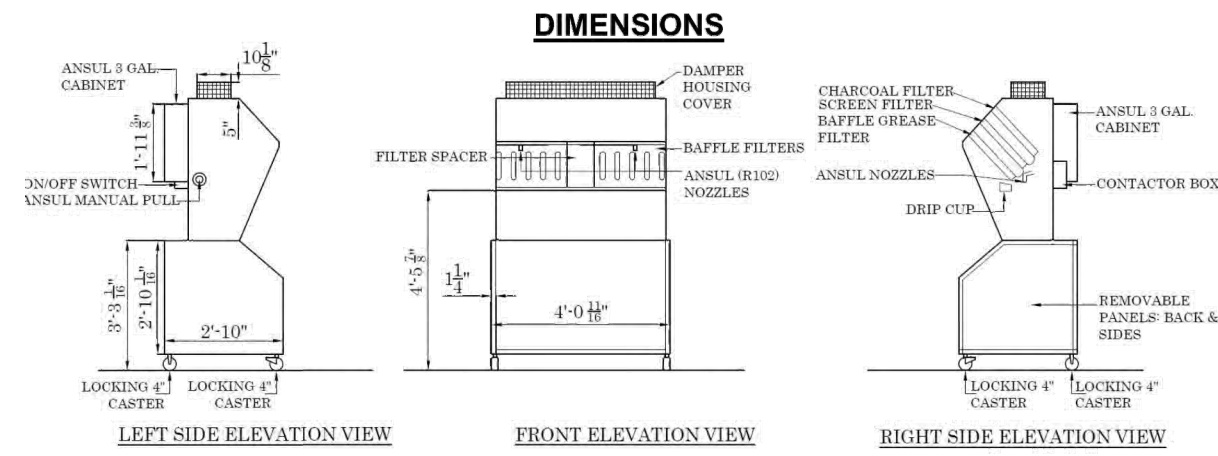
Note: Coverage for Fryers, Griddles, & Ranges - Cooking surface of each appliance cannot exceed 480 square inches.

FIRE SUPPRESSION SYSTEM

The fire suppression system used in your Ventless Hood System is an Ansul R-102 Restaurant Fire Suppression System (Standard UL 300 Listed).

- In accordance with the system's listing, an authorized Ansul distributor must perform final installation, charging and testing of the system.
- The fire suppression system is designed and UL-listed to provide fire protection for cooking appliances such as fryers. It automatically protects your unit 24 hours per day.
- The integrated ANSUL system contains piping and nozzles.
- All nozzles have been factory installed in the proper operating position. DO NOT MOVE OR ADJUST.

This Hood also requires use of a Manual Pull System. The Manual Pull System is already integrated into your system if fire suppression system is factory installed.



MODEL VH-48

REGULATORY LISTINGS (CERTIFICATIONS):

The Ventless System shall be built in accordance to NFPA96, be UL listed, and comply with UL710B Standards. Hoods shall be tested to comply with NSF Sanitation Mark.

Unit Weight: 985 lbs.

UNPACKING:

Your unit may arrive enclosed by a wooden crate. The Hood is secured to a wooden platform by means of high-tensile strength strapping.

NOTE:

- If the crate is damaged, immediately inspect the unit and notify the carrier of any damage to the unit.
- Exercise care when lifting or moving the unit.
- Exercise care when removing the wooden crate from around the unit.

LOCATE AND IDENTIFY THE FOLLOWING COMPONENTS AFTER UNPACKING:

- Hood and Fire Suppression System
- Floor Stand and Contactor Box
- ANSULEX® Fire Suppressant, 3.0 Gallon
- Drip Cup
- Grease (baffle) Filter, Air (Mesh) Filter, Charcoal Filter

FOR REFERENCE ONLY

ELECTRICAL REQUIREMENTS

- Consult a qualified electrician to ensure all electrical specifications have been met.
- The unit must be adequately and properly grounded. Improper grounding may result in electrical shock. Always refer to your local electrical code to ensure proper grounding of this and any other electrical equipment. Always consult with an electrician or other qualified service person to ensure breakers and wiring are of sufficient rating and gauge for the equipment being operated.
- Improper installation, adjustment, alteration, service or maintenance could result in death or serious injury and/or equipment/property damage, and void the warranty.

Model #	Voltage	Hz	Phase	Amps
VH-24	208-240	60	1-3	75

NOTE: 3 AMPS FOR HOOD

Model #	Voltage	Hz	Phase	Amps
VH-36	208-240	60	1-3	75

NOTE: 4.5 AMPS FOR HOOD

Model #	Voltage	Hz	Phase	Amps
VH-42	208-240	60	1-3	75

NOTE: 4.5 AMPS FOR HOOD

Model #	Voltage	Hz	Phase	Amps
VH-48	208-240	60	1-3	75

NOTE: 6 AMPS FOR HOOD

CONNECT HOOD POWER:

- Apply AC power to the Contactor box.
- The power requirement of the fryer will determine the input.
- Remove plug (if present) from the AC power cord of the fryer; connect the fryer power cord to the contactor output
- All connections should be made by a qualified electrician to ensure all electrical specifications have been met and comply with all local codes.

HOOD AND APPLIANCE INTERLOCK CONNECTION

This connection will cause the appliance below the hood to shut down if any of the following occurs:

- Any filter becomes excessively dirty and does not allow proper airflow through the hood.
- Any filter is missing or not installed properly.
- Fire Extinguisher System is activated.

NOTE: IF FIRE SYSTEM IS FIELD INSTALLED, WIRING MUST BE VERIFIED BY LICENSED ANSUL SYSTEM INSTALLER AND PERFORMED TO MEET ALL STATE AND LOCAL CODES.

FIELD INSTALL SUPPRESSION DIRECTIONS

All Fire System Components to be installed by an **AUTHORIZED ANSUL INSTALLER**

COMPONENTS FOR INSTALLATION MUST INCLUDE ANSUL PARTS AS FOLLOWS:

- SINGLE TANK NITROGEN CARTRIDGE 34 OZ OR LT-20-R
- TERMINAL DETECTOR P/N 6538
- PULL ELBOWS - 7 REQUIRED, P/N 7423250
- PULL STATION P/N 4835
- ELECTRIC SWITCH P/N 423878
- FUSIBLE LINK 439245
- ANSUL TANK - 3 GALLON
- FIRE SUPPRESSION SYSTEM ENCLOSURE:
- STAINLESS STEEL, 0.026" IN. THICK MIN, 23-1/2" X 16-1/2" X 7-1/2"

PRIOR TO INSTALLATION, POWER MUST BE DISCONNECTED. WIRING DIAGRAM TO BE FOLLOWED IN ORDER TO INTEGRATE INTO FIRE SYSTEM. INSTALLATION SHALL BE PERFORMED TO MEET ALL LOCAL CODES.

ALL PIPING TO BE ROUTED AND INSTALLED PER THIS DIAGRAM AND PAGES 14 AND 15 OF THE INSTALLATION MANUAL.

FIRE SYSTEM ENCLOSURE TO BE INSTALLED ON THE REAR OF THE HOOD SYSTEM AS SHOWN ON THE DIAGRAMS.

FOR 3'-0" AND 4'-0" UNITS, FOLLOWING FIRE TEST, THERMAL LINK MUST BE REPLACED. REPLACEMENT LINK IS SHIPPED WITH INSTALL MANUAL.

RE: 48" Ventless hood BLDG DEPT approval [Change](#) [Track](#)

Brittney Roush broush@naksinc.com
to: me, alex@naksinc.com
Hello,

Yes, we comply with all these items and they are called out on our UL listing label.
However, I would note, it looks like the CMC 516 Section 551.1 exception 4 may be a mis-quote with the grease laden air as it states:

1. Cooking [appliance](#) that is in accordance with UL 710B for reduced emissions where the [grease discharge](#) does not exceed 2.9 E-09 ounces per cubic inch (oz/in³) (5.9 E-06 kg/m³) where operated with total airflow of 500 cubic feet per minute (cfm) (1,238 m³/m).
2. [Recirculation systems](#) listed in accordance with UL 710B and installed in accordance with Section 516.5.

Please let us know if you need anything further.

Thanks,

Brittney Roush - Account Executive
Phone: (440) 365-1999 Ext. 452 | Toll Free: 800-755-1514
Fax: 800-755-1214 | Email: broush@naksinc.com
172 Reaser Ct - Elyria, OH 44035 | www.hoodmart.com



This e-mail message and any documents attached to it are confidential and may contain information that is protected from disclosure by various federal and state laws. This information is intended to be used solely by the entity or individual to whom this message is addressed. If you are not the intended recipient, be advised that any use, dissemination, forwarding, printing, or copying of this message without the sender's written permission is strictly prohibited and may be unlawful. If you have received this message in error, please notify the sender immediately by return e-mail or call 440-365-0957 and then delete this message.

UL Product IQ

Y2C77.E206700 - Hoods/Recirculating Systems for Use with Specified Commercial Cooking Appliances Certified for Canada

Product Category: [Y2C77](#)

Manufacturer: [North American Kitchen Solutions, Inc. also NAKS](#)

Address: [172 Reaser Ct, Elyria, OH 44035 United States](#)

Business hours: For use with commercial cooking appliances as specified on the marking on the hooded hood, hoodless hood, or range hood, depending on the length.
Product label: For use with UL listed commercial cooking appliances as specified on the marking on the hooded hood, hoodless hood, or range hood, depending on the length.

UL Product IQ

Y2C77.Guidelinfo - Hoods/Recirculating Systems for Use with Specified Commercial Cooking Appliances Certified for Canada

Product Category: [Y2C77](#)

Manufacturer: [North American Kitchen Solutions, Inc. also NAKS](#)

Address: [172 Reaser Ct, Elyria, OH 44035 United States](#)

Business hours: For use with commercial cooking appliances as specified on the marking on the hooded hood, hoodless hood, or range hood, depending on the length.
Product label: For use with UL listed commercial cooking appliances as specified on the marking on the hooded hood, hoodless hood, or range hood, depending on the length.

ANDREW HERNANDEZ
CSLB CONTRACTOR CLASS B #969373
EXPIRATION DATE: 01/31/2022



BLUESTONE LANE
321 Manhattan Beach Blvd
Manhattan Beach, CA

no.	revision	date

Printed on Sep 09, 2021
Date: Sep 09, 2021

SPECS

Sheet Number

A3.0

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ENVIRONMENTAL ASSESSMENT FORM

(to be completed by applicant)

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**
1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266
Telephone: (310) 802-5500 Fax: (310) 802-5501 TDD: (310) 546-3501

Date Filed: _____

APPLICANT INFORMATION

Name: BL 321 Manhattan CA LLC
Address: 321 Manhattan Beach Blvd,
Manhattan Beach, 90266
Phone number: 917.653.0633
Relationship to property: Tenant

Contact Person: Manny Diaz, FE Design & Consulting
Address: 327 E 2nd Street #222 Los Angeles, 90012
Phone number: (213)687-6963 x201
Association to applicant: Representative

PROJECT LOCATION AND LAND USE

Project Address: 321 Manhattan Beach Boulevard
Assessor's Parcel Number: 4179 - 005 - 005
Legal Description: Manhattan Beach Div # 2, Lots 6 and 7, Block 92
Area District, Zoning, General Plan Designation: 3, CD, Downtown Commercial
Surrounding Land Uses:
North Commercial West Commercial
South Commercial East Commercial
Existing Land Use: Commercial

PROJECT DESCRIPTION

Type of Project: Commercial X Residential _____ Other _____
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: _____

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: Downtown commercial area, proposed hours from 7 a.m. to 9 p.m. daily, 10 employees on-site, 43 interior seats, 11 patio seats, XXXX total square footage.

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Removed/ Demolished</u>
Project Site Area:	_____	_____	_____	_____
Building Floor Area:	_____	_____	_____	_____
Height of Structure(s)	_____	_____	_____	_____
Number of Floors/Stories:	<u>1</u>	<u>1</u>	<u>N/A</u>	<u>None</u>
Percent Lot Coverage:	_____	_____	_____	_____
Off-Street Parking:	<u>1 ADA</u>	<u>1 ADA</u>	<u>1 ADA</u>	<u>None</u>
Vehicle Loading Space:	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
Open Space/Landscaping:	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>

Proposed Grading:
 Cut 0 Fill 0 Balance 0 Imported 0 Exported 0

Will the proposed project result in the following (*check all that apply*):

- | <u>Yes</u> | <u>No</u> | |
|------------|-----------|--|
| _____ | <u>X</u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| _____ | <u>X</u> | Changes to a scenic vista or scenic highway? |
| _____ | <u>X</u> | A change in pattern, scale or character of a general area? |
| _____ | <u>X</u> | A generation of significant amount of solid waste or litter? |
| _____ | <u>X</u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| _____ | <u>X</u> | Water quality impacts (surface or ground), or affect drainage patters? |
| _____ | <u>X</u> | An increase in existing noise levels? |
| _____ | <u>X</u> | A site on filled land, or on a slope of 10% or more? |
| _____ | <u>X</u> | The use of potentially hazardous chemicals? |
| _____ | <u>X</u> | An increased demand for municipal services? |
| _____ | <u>X</u> | An increase in fuel consumption? |
| _____ | <u>X</u> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: _____ Prepared For: _____
 Date Prepared: _____

Revised 07/01/18

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

I/We Susan Nail Bates being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

Susan Nail Bates
 Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)
SUSAN NAIL BATES, General PTr, Mack Breckles LLC

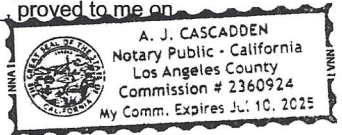
Print Name
3012 The Strand Manhattan Beach CA 90266

Mailing Address
301-502-1552

Telephone/email
 Subscribed and sworn to (or affirmed) before me this 30 day of July, 2021
 by Susan Nail Bates.

the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature A. J. Cascadden
 Notary Public



SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit	
Public hearing – no other discretionary approval required:	\$ 3,948 ☐
Public hearing – other discretionary approvals required:	1,940 ☐
No public hearing required – administrative:	1,509 ☐
Transfer:	155
Use Permit	
Use Permit:	\$ 8,393 ☐
Master Use Permit:	10,908 ☐
Master Use Permit Amendment:	7,414 ☐
Master Use Permit Conversion:	5,035 ☐
Variance	
Filing Fee:	\$ 8,421 ☐
Minor Exception	
Without notice:	\$ 353
With notice:	1,575 ☐
Subdivision	
Certificate of Compliance:	\$ 1,652
Final Parcel Map + mapping deposit:	601
Final Tract Map + mapping deposit:	601
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,184
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,397
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,546 ☐
Tentative Tract Map (5 or more lots / units) No Public Hearing:	4,074 ☐
Environmental Review (contact Planning Division for applicable fee)	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,133
☐ Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:	
Coastal Permit – 100 ft. Radius	\$ 182
Large Family Daycare – 100 ft. Radius	56
Minor Exception – 300 ft. Radius	129
Other Permits – 300 to 500 ft. Radius	263
Code, General Plan, Zoning Amendments	588

Effective 07/01/2020



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted:
Received By:
F&G Check Submitted:

321 Manhattan Beach Boulevard

Project Address

Manhattan Beach Div # 2, Lots 6 and 7, Block 92

Legal Description

Downtown Commercial

CD

3

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

Major Development (Public Hearing required)

Public Hearing Required (due to UP, Var, ME, etc.)

Minor Development (Public Hearing, if requested)

No Public Hearing Required

Submitted Application (check all that apply)

- | | | | |
|---|------|---|------|
| <input type="checkbox"/> Appeal to PC/PPIC/BBA/CC | 4225 | <input type="checkbox"/> Use Permit (Residential) | 4330 |
| <input type="checkbox"/> Coastal Development Permit | 4341 | <input checked="" type="checkbox"/> Use Permit (Commercial) | 4330 |
| <input type="checkbox"/> Continuance | 4343 | <input type="checkbox"/> Use Permit Amendment | 4332 |
| <input type="checkbox"/> Cultural Landmark | 4336 | <input type="checkbox"/> Variance | 4331 |
| <input type="checkbox"/> Environmental Assessment | 4225 | <input type="checkbox"/> Park/Rec Quimby Fee | 4425 |
| <input type="checkbox"/> Minor Exception | 4333 | <input type="checkbox"/> Pre-application meeting | 4425 |
| <input type="checkbox"/> Subdivision (Map Deposit) | 4300 | <input type="checkbox"/> Public Hearing Notice | 4339 |
| <input type="checkbox"/> Subdivision (Tentative Map) | 4334 | <input type="checkbox"/> Lot Merger/Adjust./\$15 rec. | 4225 |
| <input type="checkbox"/> Subdivision (Final) | 4334 | <input type="checkbox"/> Zoning Business Review | 4337 |
| <input type="checkbox"/> Subdivision (Lot Line Adjust.) | 4335 | <input type="checkbox"/> Zoning Report | 4340 |
| <input type="checkbox"/> Telecom (New or Renewed) | 4338 | <input type="checkbox"/> Other | |

Fee Summary: (See fees on reverse side)

Total Amount: \$ _____ (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

BL 321 Manhattan CA LLC

Name

321 Manhattan Beach Blvd, Manhattan Beach, CA 90266

Mailing Address

Tenant

Applicant(s)/Appellant(s) Relationship to Property

Manny Diaz (Project Representative)

(213)687-6963 x201

Contact Person (include relation to applicant/appellant)

Phone number / email

327 E 2nd Street #222 Los Angeles, CA 90012

Address

Applicant(s)/Appellant(s) Signature

Phone number / email

Complete Project Description- including any demolition (attach additional pages as necessary)

A Use Permit to allow the sale of beer and wine only for on-site consumption at a restaurant.

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse) ◆

Effective 07/01/2020



FE DESIGN & CONSULTING

Use Permit Additional Information/Findings 321 Manhattan Beach Boulevard

REQUEST

A Use Permit to allow the sale of beer and wine only for on-site consumption at a restaurant.

BACKGROUND

The subject request is for a new restaurant tenant in an existing restaurant space at 321 Manhattan Beach Boulevard in downtown Manhattan Beach. The space was most recently a “Coffee Beach and Tea Leaf” outlet. The new tenants will be “Bluestone Lane”, an Australian-style café with a focus on health food and premium coffee. The founder, Australian Nick Stone, got his start in banking, where he realized that coffee shops are an important part of the workday - not just for caffeine but as a place to relax, recharge, and meet up with friends and colleagues. He left his banking job to focus on Bluestone Lane, and has overseen a rapid expansion of his concept. The company is headquartered in New York City, but now has locations across the country. The locations are not franchises, and they want to be the first premium, independent coffee brand that achieves a global scale. Bluestone Lane coffee shops focus on aesthetics, giving people a sanctuary away from the workday. The menu has a wide selection of coffees, teas, as well as health options such as matcha or beet lattes. Their food menu has breakfast and lunch staples like toasts and cold-cut sandwiches, including an array of gluten-free and vegan options. Many customers like to have an alcoholic beverage with their light meal. The beer and wine service is meant to accompany the foodstuffs that are otherwise accented by coffee drinks.



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 alcohol license 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. The requested 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 so no change of use is proposed, just the addition of alcohol 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 restaurant to avoid being impacted. The business is also proposing modest hours of operation, with closing hours of 9 p.m. daily. 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 proposed use is existing and is in compliance with all city codes. The applicants are reputable operators with operations in many cities around the world. Bluestone Lane is not a franchise so all locations are overseen by the main corporate office. This Conditional Use Permit will have conditions and they intend to adhere to any and all conditions on their operation.

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 Bluestone Lane 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. Given all this, it can be seen that the proposed use will not adversely impact nor be adversely impacted by nearby properties.

7/7/2021 DG