

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**DATE:** August 28, 2024

**TO:** Planning Commission

**FROM:** Ryan Heise, Acting Community Development Director

**THROUGH:** Adam Finestone, AICP, Planning Manager  
Ted Faturos, Senior Planner

**BY:** Johnathon Masi, Associate Planner

**SUBJECT:** Consideration of a Master Use Permit Amendment to allow for the sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an existing eating and drinking establishment located at 1127 Manhattan Avenue, and associated environmental determination finding the project is exempt from the California Environmental Quality Act. (Dash Dashi)

**RECOMMENDATION**

Staff recommends that the Planning Commission: (1) conduct a public hearing; and (2) adopt the attached resolution approving the Master Use Permit Amendment, subject to conditions, and finding the project is categorically exempt from the California Environmental Quality Act.

**APPLICANT**

Vichan Chaimongkoltrakul, 1127 Manhattan Avenue, Manhattan Beach, CA 90266

**BACKGROUND**

On May 17, 2023, the Community Development Department received an application requesting a Master Use Permit Amendment to allow for the sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an existing eating and drinking establishment (“Project”) located at 1127 Manhattan Avenue (“Property”).

### Prior Actions

On June 20, 1995, the City Council adopted Resolution No. 5175, granting a Master Use Permit, Coastal Development Permit, and modification to a "Sign Appeal" (now referred to as sign exception) for an existing multi-tenant building at 1125 - 1131 Manhattan Avenue and 133 Manhattan Beach Boulevard, allowing for beer and wine service in conjunction with food service in three tenant spaces: 133 Manhattan Beach Boulevard, 1125 A Manhattan Avenue (now referred to as 1127 Manhattan Avenue), and 1131 Manhattan Avenue.

On February 18, 1997, the City Council adopted Resolution No. 5312, amending the Master Use Permit to allow for beer and wine service in conjunction with food service at 1129 Manhattan Avenue, thus increasing the number of eating and drinking establishments with beer and wine service in the building from three to four.

On June 12, 2019, the Planning Commission adopted Resolution No. PC 19-10, amending the Master Use Permit (Resolution No. 5175) and replacing Resolution No. 5312 to allow for the sale and service of distilled spirits in addition to the previously entitled beer and wine service in conjunction with food service at an eating and drinking establishment at 1129 Manhattan Avenue (currently occupied by Tacolicious).

On November 4, 2020, the City Council adopted Resolution No. 20-0128, further amending the Master Use Permit (Resolution No. 5175) to allow for the sale and service of distilled spirits in addition to the previously entitled beer and wine service in conjunction with food service at an eating and drinking establishment at 1131 Manhattan Avenue (currently occupied by Nando Trattoria).

The applicant's tenant space is currently governed by the Master Use Permit (Resolution No. 5175; see Attachment B.) The current tenant, Dash Dashi, began operation at 1127 Manhattan Avenue in February 2022. The business operates under a Type-41 Alcoholic Beverage Control (ABC) license. A Type-41 ABC license authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The license holder must operate and maintain the licensed premises as a bona fide eating place, including maintaining suitable kitchen facilities and making actual and substantial sales of meals for consumption on the premises, and minors are allowed on the premises.

### Additional Scope of Work

In addition to the Master Use Permit amendment, the applicant has also submitted a building permit application to convert 242 square feet of the existing dining area into outdoor dining

space. This work is classified as a tenant improvement and does not change the use of the Property, and therefore is not subject to consideration as part of the Master Use Permit amendment. Additionally, while the governing resolution (Resolution No. 5175) approved a Coastal Development Permit (“CDP”) along with the Master Use Permit, neither the change in license type nor the tenant improvement trigger a requirement to amend the CDP.

Site Overview

The Property is currently occupied by a 6,650 square foot multi-tenant building containing three restaurant spaces facing Manhattan Avenue (Dash Dashi, Tacolicious, and Nando Trattoria), a retail use occupying the corner space of Manhattan Beach Boulevard and Manhattan Avenue (Everything But Water), and a restaurant facing Manhattan Beach Boulevard (Manhattan Pizzeria). The Property is in the Downtown Commercial (CD) zoning district, Area District III, and has a General Plan designation of Downtown Commercial. In addition, the Property is located within the appealable portion of the Coastal Zone.

The applicant’s tenant space occupies 1,433 square feet of the building and is located mid-block between Manhattan Beach Boulevard and Center Place. The applicant’s tenant space, which is fully enclosed, is located on the west side of Manhattan Avenue and faces eastward towards other commercial properties.

PROJECT OVERVIEW		
Location:	1127 Manhattan Avenue.	
Legal Description:	Lots 10, 11, and 12, Block 13, Manhattan Beach Division No. 2	
General Plan Land Use:	Downtown Commercial	
Zoning Designation:	CD-CZ (Downtown Commercial-Coastal Zone)	
Area District:	III	
Parking for subject property:	<u>Existing</u>	<u>Proposed</u>
	Two	No change
Use	Eating & Drinking Establishment	No Change
Lot Size	6,733 sq. ft.	No Change

Building Size	6,650 sq. ft.	No Change
Tenant Size	1,433 sq. ft.	No Change
Space Configuration	1,433 sq. ft. interior 0 sq. ft. outdoor	1,181 sq. ft. interior 252 sq. ft. outdoor*
Alcohol License	On-Sale Beer & Wine (Type 41 ABC License)	On-Sale Beer, Wine & Distilled Spirits (Type 47 ABC License)
Allowable Hours of Operations	6 AM to 11 PM, Sunday- Thursday 6 AM to 1 AM, Friday- Saturday	No Change
Neighboring Zoning & Land Uses	<u>North</u> : Eating Establishment (Commercial)	
	<u>South</u> : Retail (Commercial)	
	<u>East</u> : Bank (Commercial)	
	<u>West</u> : Eating Establishment (Commercial)	

\*Changes to space configuration are proposed through a commercial tenant improvement permit, separate from the Project.

Governing Regulations

The Project is reviewed for compliance with applicable regulations, including the City’s General Plan, Local Coastal Program (“LCP”), and Downtown Design Guidelines.

*Manhattan Beach General Plan*

The General Plan is a long-range policy document, adopted in 2003, 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. The General Plan contains a series of goals and policies that allow this vision to be implemented. All projects are reviewed to ensure alignment with the General Plan’s goals and policies. 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. The Project was evaluated for conformance with the following applicable Land Use Element goals and policies:

- Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan

Beach.

- Land Use Plan Policy LU-6.1: Support and encourage small businesses throughout the City.
- Land Use Plan Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
- Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.
- Land Use Plan Policy LU-7.4: Encourage first-floor street front businesses with retail, restaurants, service/commercial, and similar uses to promote lively pedestrian activity on Downtown streets, and consider providing zoning regulations that support these uses.

#### *Manhattan Beach Local Coastal Program*

A portion of the City is within the Coastal Zone and is therefore subject to applicable provisions of the California Coastal Act. The California Coastal Act is administered through the California Coastal Commission and authorizes coastal jurisdictions to create Local Coastal Programs (“LCPs”) that specify the appropriate location, type, and scale of new or changed uses of land. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). While an LCP reflects the unique characteristics of individual coastal communities, regional and Statewide interests and concerns must also be addressed. The California Coastal Commission certified the City’s LCP in 1996.

The Project is located in the Coastal Zone and has been reviewed for compliance with the LCP including, but not limited to, the sections below:

- LCP Chapter A.16 - governs commercial districts, including the CD district where the Project is located. Per LCP Section A.16.020, a use permit is required for any new alcohol license or modification to an existing alcohol license.
- LCP Chapter A.84 – governs use permits, including master use permits, which 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 in the surrounding area.

### *Downtown Design Guidelines*

The Downtown Design Guidelines were adopted by the City Council in 2018 and “are intended to perpetuate quality development that will complement and enhance the project area’s eclectic style and small-town character.”

## **PROJECT DESCRIPTION**

Vichan Chaimongkoltrakul, the operator of Dash Dashi restaurant, submitted an application for a Master Use Permit Amendment to allow for the sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an existing eating and drinking establishment located at 1127 Manhattan Avenue. As noted before, the applicant has also applied for a building permit to convert 242 square feet of indoor dining area into outdoor dining area, with all outdoor dining located entirely on private property. The proposed floor changes do not require a use permit or coastal development permit and are therefore not included in the Project scope that is subject to Planning Commission approval. No change in operating hours are proposed.

Staff has highlighted in the Discussion portion below some key features of the Project that warrant additional consideration by the Commission, including the floor plan and alcohol sales and service.

## **DISCUSSION**

### Project Analysis

The following Project features warrant additional consideration by the Planning Commission.

#### *Floor Plan*

The existing eating and drinking establishment has 1,433 square feet of interior space, with zero space dedicated to outdoor dining on private property. In addition to the requested change in alcohol license, the applicant proposes to convert 252 square feet of interior space to outdoor seating area that would be entirely on private property.

The conversion of indoor dining to outdoor dining does not in and of itself require an amendment to the Master Use Permit, as the Master Use Permit’s only condition of approval related to outdoor dining requires a permanent 36-inch barrier between the outdoor dining area and the sidewalk. The Project complies with this condition.

#### *Alcohol Sales*

The applicant is requesting to allow for the sale and service of distilled spirits, beer, and wine in conjunction with an existing eating and drinking establishment. Full on-sale alcohol is allowed in the CD zone subject to the approval of a use permit. The applicant proposes no change to the permitted hours described by Resolution No. 5175, allowing the business to

operate 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and 6:00 a.m. to 1:00 a.m., Friday and Saturday. Though the use permit allows for longer hours, the business currently operates during the following hours:

Monday – Thursday:	11:30 a.m. to 3:00 p.m. and 5:00 p.m. to 9:30 p.m.
Friday:	11:30 a.m. to 3:30 p.m. and 5:00 p.m. to 10:00 p.m.
Saturday:	12:00 p.m. to 10:00 p.m.
Sunday:	12:00 p.m. to 9:30 p.m.

In addition to the requested Master Use Permit Amendment, the applicant must also obtain a corresponding alcohol license upgrade (from a Type-41 ABC license to a Type-47 ABC license) through the California Department of Alcoholic Beverage Control. The applicant would be required to abide by all conditions of the Master Use Permit for the Property (as amended), as well as all ABC license requirements and conditions attached to the ABC license. In instances where there are conflicts between conditions of the ABC license and the Master Use Permit, the more restrictive conditions would apply.

The existing tenant space currently operates as a restaurant and is currently allowed to sell beer and wine in conjunction with food sales and service. The business would continue to operate as a restaurant, not a bar. Dining service with the addition of distilled spirits has typically been approved for other Downtown restaurants, including restaurants with outdoor patios located on private property. As such, the addition of distilled spirits is not anticipated to have a significant impact on the welfare of properties and uses in the project vicinity. For reference, staff has provided a list of all eating and drinking establishments in the downtown, with information about each business’s alcohol service, closing hours, and governing entitlement (see attachments).

When taken together, the requested physical and operational changes described above (conversion of indoor to outdoor dining area, and addition of distilled spirits) do not result in a significant intensification of use because the site will continue to operate as an eating and drinking establishment, with no net gain in dining area and no change to hours of operation. Additionally, the Property is in the heart of Downtown Manhattan Beach, the tenant space is not adjacent to any residential uses, and the tenant would operate in a similar manner to other eating and drinking establishments in the vicinity.

### Consistency and Compliance with Governing Regulations

#### *Manhattan Beach General Plan*

As noted above, the Project is governed by the Manhattan Beach General Plan. As such, it was reviewed for consistency with applicable General Plan goals and policies. The Project has been determined to be consistent with the following goal for the reason described below:

- *Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.*

The viability of commercial areas depends on a range of factors, including having various types of services and restaurants. The proposed eating and drinking establishment will continue to offer dining options to the community and visitors to support the Downtown commercial businesses.

- *Policy LU-6.1: Support and encourage small businesses throughout the City.*

Allowing the existing eating and drinking establishment to serve distilled spirits in addition to beer and wine, in conjunction with food service enhances the viability of the business. Many other existing eating and drinking establishments in the Downtown are already entitled to serve distilled spirits in addition to beer and wine and the applicant's request would be consistent with such uses.

- *Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.*

Downtown Manhattan Beach has a mix of restaurants and services. The addition of distilled spirits to existing beer and wine service, could attract more patrons to the eating and drinking establishment. Eating and drinking establishments are required to collect sales tax, a portion of which goes back to the City.

- *Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.*

Downtown Manhattan Beach has a variety of commercial uses including, but not limited to, coffee shops, restaurants, and retail stores. As proposed, the eating and drinking establishment is complimentary to these uses, as patrons will visit other Downtown businesses, thus contributing to the economic vitality of Downtown Manhattan Beach.

- *Policy LU-7.4: Encourage first-floor street front businesses with retail, restaurants, service/commercial, and similar uses to promote lively pedestrian activity on Downtown streets, and consider providing zoning regulations that support these uses.*

The use is a first-floor eating and drinking establishment use, with the business's façade facing a commercial corridor in the heart of Downtown Manhattan Beach. The eating and drinking establishment will be open during the daytime and into the night,



encouraging pedestrian activity. The addition of outdoor seating will create a synergy between outdoor diners and pedestrians, further encouraging a lively environment on the street.

#### *Manhattan Beach Local Coastal Program*

Section A.16.020 of the LCP requires a use permit for an eating and drinking establishment. Section A.16.020 (L) requires a use permit or use permit amendment for any new or amended alcohol license. Because the request would add sales and service of distilled spirits (Type 47 ABC license) in addition to beer and wine sales and service, an amendment to the existing entitlement is required. Additionally, Section A.84.105 of the LCP requires a master use permit amendment for any modifications to conditions applied to an existing master use permit. Because the proposed request would amend the conditions of approval in Resolution No. 5175 related to alcohol service, a master use permit amendment is required.

Pursuant to Section A.84.050, the Planning Commission is the decision-making authority for master use permit amendments. Per Section A.84.060, the Planning Commission, as the decision-making authority, must make certain findings for approval of a master use permit or amendment thereto. An analysis of those findings is provided in the Required Findings section below.

Chapter A.96 of the LCP requires most projects in the Coastal Zone to obtain a Coastal Development Permit (“CDP”) unless specifically exempted by the City’s LCP. The Project qualifies for an exemption pursuant to Chapter A.96.050 (Exemptions/categorical exclusions) of the LCP, which is applicable to commercial structures and exempts the alteration of existing structures, provided the project does not involve any improvement that changes the intensity or use of the structure. Because the proposed Master Use Permit Amendment will not change the property’s combination of uses, and operational characteristics will remain substantially the same, the Project qualifies for the exemption noted above and a CDP amendment is not required.

#### *Downtown Design Guidelines*

The Downtown Design Guidelines were adopted by the City Council in 2018 and “are intended to perpetuate quality development that will complement and enhance the project area’s eclectic style and small-town character.” The proposed building complies with the applicable Downtown Design Guidelines including the following:

- Façade Design: The building’s façade along Manhattan Avenue provides visual interest with a geometric opening and wooden interior siding. The larger opening in the façade to accommodate outdoor patios’ interaction with the street has a scale complements existing facades and structures in the surrounding areas.

- Outdoor Spaces: The building's outdoor patio is located between the front of the structure and the sidewalk. The outdoor patio provides an open and visual interest to the surrounding areas.

#### Interdepartmental Review

The Traffic and Building Divisions, along with the Public Works, Fire, and Police Departments, reviewed the request. The Police Department confirmed that there were no calls for service at the subject property related to alcohol service since the current tenant established occupancy in February 2022. Additionally, Staff reviewed City records and found no outstanding Code Enforcement cases for the Property. Conditions of approval have been included with draft Planning Commission Resolution No. 24-XX (included as Attachment "A" to this report) to address any potential impacts resulting from operation of the Project.

#### Required Findings

Pursuant to MBLCP Section A.84.060, in order to approve a use permit or an amendment thereto, the Planning Commission must make certain findings in order to ensure that the use operates in a manner that is compatible with uses on adjacent properties and in the surrounding area. The required findings are addressed below.

#### *Use Permit*

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

The proposed project is in the City's CD zoning district. 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. In addition, the CD zoning district is intended to accommodate a broad range of businesses that serve beach visitors. Such businesses include eating and drinking establishments. Eating and drinking establishment uses are permitted in a commercial zone with a use permit. The eating establishment is an existing use that was approved in 1995 through adoption of Resolution No. 5175, and the tenant will continue the same use, with substantially similar operating characteristics. The sale of alcoholic beverages is common for similar uses in the Downtown. Additionally, the tenant space's primary use is and will remain an eating establishment, meaning the sale of alcoholic beverages is not the primary reason that customers would visit the Property. The proposal to upgrade the existing alcohol license to include the sale of distilled spirits in addition to beer and wine is incidental to, and does not alter, the primary use of the commercial property.

2. *The proposed location of the use and the proposed conditions under which the uses 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 uses; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The General Plan encourages a “vibrant downtown” that offers “services and activities for residents and visitors.”. The Property’s General Plan land use designation is Downtown Commercial. Eating and drinking establishment uses are consistent with the intended mix of uses in the Downtown District. The Project proposes an expansion to an existing alcohol license and will not change the primary use of the Property. The Project is compatible with neighboring uses, as neighboring lots to the north, south, west, and east are all developed with commercial uses. Furthermore, the Project was reviewed by the Building & Safety and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, none of which raised concerns or objections. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or 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.

When taken together, the requested physical and operational changes described above (conversion of indoor to outdoor dining, and addition of distilled spirits) do not result in a significant intensification of use because the site will continue to operate as an eating and drinking establishment. Additionally, the tenant space is on a commercial street and is not adjacent to any residential uses, and would operate in a similar manner to other eating and drinking establishments in the vicinity.

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

The Project does not alter the existing use of the tenant space, which is an eating and drinking establishment. Eating and drinking establishments are permitted with the approval of a use permit within the subject property’s zoning district (CD) per LCP Section A.16.020. A Master Use Permit amendment is required if, among other things, changes are proposed to the original Master Use Permit’s conditions of approval, which is the case with this project. If the requested Master Use Permit amendment is approved, the eating and drinking establishment use will be in compliance with all provisions of Title A of the LCP. Furthermore, conditions of approval that serve to minimize any potential adverse impacts associated with the project such as the hours

of operation, the City's noise ordinance, waste management, and signage requirements, have been included in draft Planning Commission Resolution No. 24-XX (Attachment "A").

- 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 proposed eating and drinking establishment use does not adversely impact neighboring properties since there is no change in use and the project includes a minor change to an existing alcohol license. Furthermore, eating and drinking establishments in the CD zone were contemplated by the General Plan and will not create demands exceeding the capacity of public services and facilities. Additionally, a Type 47 ABC license must be obtained from the California Department of Alcohol Beverage Control prior to commencement of sale of distilled spirits. Conditions of approval have been included in the draft resolution to address potential concerns and to minimize adverse impacts to the community.

## **ENVIRONMENTAL DETERMINATION**

The City has reviewed the 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 the operation, permitting, licensing, etc., of existing private structures involving negligible expansion of existing or former use. Furthermore, there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, no further environmental review is necessary.

## **PUBLIC NOTIFICATION AND COMMENT**

A public notice for the August 28, 2024, public hearing was published in The Beach Reporter, mailed to all property owners within a 500-foot radius of the Property, and posted at City Hall, on August 15, 2024. As of the writing of this report, staff has not received any public comments.

## **CONCLUSION**

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached draft resolution approving the Master Use Permit Amendment to allow sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with an eating and drinking establishment located at 1127 Manhattan Avenue, and

find the project exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301.

**ATTACHMENTS:**

- A. Draft Planning Commission Resolution No. PC 24-XX
- B. Resolution No. 5175
- C. Vicinity Map
- D. Applicant's Written Materials
- E. Downtown Alcohol and Hours of Operation List
- F. Site Plan and Floor Plan

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**RESOLUTION NO. PC 24-XX**

**A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A MASTER USE PERMIT AMENDMENT TO ALLOW THE SALE AND SERVICE OF DISTILLED SPIRITS IN ADDITION TO EXISTING BEER AND WINE SALES AND SERVICE IN CONJUNCTION WITH FOOD SERVICE AT AN EXISTING EATING AND DRINKING ESTABLISHMENT, LOCATED AT 1127 MANHATTAN AVENUE, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. On June 20, 1995, the City Council adopted Resolution No. 5175, granting a Master Use Permit, Coastal Development Permit, and modification to a “Sign Appeal” (now referred to as sign exception), for an existing multi-tenant building located at 1125 - 1131 Manhattan Avenue and 133 Manhattan Beach Boulevard, allowing for beer and wine service in conjunction with food service in three tenant spaces: 133 Manhattan Beach Boulevard, 1125 A Manhattan Avenue (now referred to as 1127 Manhattan Avenue), and 1131 Manhattan Avenue. On February 18, 1997, the City Council adopted Resolution No. 5312, amending the Master Use Permit to allow for beer and wine service in conjunction with food service at 1129 Manhattan Avenue, thus increasing the number of eating and drinking establishments with beer and wine service in the building from three to four. On June 12, 2019, the Planning Commission adopted Resolution No. PC 19-10, amending the Master Use Permit and replacing Resolution No. 5312 to allow for the sale and service of distilled spirits in addition to the previously entitled beer and wine service in conjunction with food service at an eating and drinking establishment at 1129 Manhattan Avenue. On November 4, 2020, the City Council adopted Resolution No. 20-0128, further amending the Master Use Permit to allow for the sale and service of distilled spirits in addition to the previously entitled beer and wine service in conjunction with food service at an eating and drinking establishment at 1131 Manhattan Avenue.

SECTION 2. On May 17, 2023, Vichan Chaimongkoltrakul (“Applicant”) applied for a master use permit amendment to allow for the sale and service of distilled spirits in addition to existing beer and wine sales and service in conjunction with food service at an existing eating and drinking establishment (“Project”) located at 1127 Manhattan Avenue (“Tenant Space”). Pursuant to the Manhattan Beach Local Coastal Program (“LCP”), the existing and proposed use is classified as eating and drinking establishments. As a separate action, the applicant also proposes to convert 242 square feet of indoor dining area into outdoor dining area, with all outdoor dining located entirely on private property. The proposed floor plan changes do not require a use permit or coastal development permit and are therefore not included in the Project scope.

SECTION 3. The Tenant Space is within a multi-tenant commercial property located at 1125 – 1131 Manhattan Avenue and 133 Manhattan Beach Boulevard (“Property”). The Project is specific to the Tenant Space and does not affect other uses previously approved at the Property unless specifically stated herein.

SECTION 4. Use permits and amendments thereto are governed by Chapter A.84 of the LCP. Section A.84.10 specifies that, “[U]se 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.” Section A.84.105.D denotes that an amendment to a master use permit is required any time modifications to existing conditions of approval are requested. The Applicant’s request includes modifications to existing conditions of approval, specifically that the business wishes to expand alcohol service and sale to include distilled spirits, thus a master use permit amendment is required.

SECTION 5. On August 28, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Project, during which the Planning Commission received a presentation by staff and testimony from the Applicant, and provided an opportunity for the public to provide evidence and testimony. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 6. The Project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), which is a Class 1 exemption. The Master Use Permit amendment involves a request to allow for sale and service of distilled spirits in addition to the existing allowance of sale and service of beer and wine in conjunction with the operation of an eating and drinking establishment in an existing tenant space. The proposed change would be a negligible expansion to an existing use. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

SECTION 7. The record of the public hearing indicates:

- A. The legal description of the Property is: Lots 10, 11, and 12, in Block 13 of Manhattan Beach Division No. 2, in the City of Manhattan Beach. The Property is located in Area District III and is zoned Downtown Commercial (CD), with a General Plan land use designation of Downtown Commercial. The Property is within the appealable portion of the City's Coastal Zone, and surrounding properties are zoned CD on all sides.
- 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 General Commercial. The General Plan designation of General Commercial encourages the Downtown Commercial land use category to provide "services and activities to our residents and visitors."
- C. The eating and drinking establishment use is currently governed by a master use permit approved by the City Council in 1995. The use has operated in compliance with the current Master Use Permit.
- D. The Applicant is requesting approval of a master use permit amendment for the following change:
  - 1) Allowance for sales and service of distilled spirits (Type 47 ABC License) in addition to the existing allowance of beer and wine sales and service (Type 41 ABC License).
- E. The Project is consistent with following General Plan goals and policies, as described in the staff report prepared for the Project:

Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.  
 The viability of commercial areas depends on a range of factors, including having various types of services and restaurants. The proposed eating and drinking establishment will continue to offer dining options to the community and visitors to support the Downtown commercial businesses.

Land Use Plan Policy LU-6.1: Support and encourage small businesses throughout the City. Allowing the existing eating and drinking establishment to serve distilled spirits in addition to beer and wine, in conjunction with food service enhances the viability of the business. Many other existing eating and drinking establishments in the Downtown are already entitled to serve distilled spirits in addition to beer and wine and the applicant's request would be consistent with such uses.

Land Use Plan Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.  
 Downtown Manhattan Beach has a mix of restaurants and services. The addition of distilled spirits to existing beer and wine service, could attract more patrons to the eating and drinking establishment. Eating and drinking establishments are required to collect sales tax, a portion of which goes back to the City.

Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.  
 Downtown Manhattan Beach has a variety of commercial uses including, but not limited to, coffee shops, restaurants, and retail stores. As proposed, the eating and drinking establishment is complimentary to these uses, as patrons will visit other Downtown businesses, thus contributing to the economic vitality of Downtown Manhattan Beach.

Land Use Plan Policy LU-7.4: Encourage first-floor street front businesses with retail, restaurants, service/commercial, and similar uses to promote lively pedestrian activity on Downtown streets, and consider providing zoning regulations that support these uses.  
 The use is a first-floor eating and drinking establishment use, with the business's façade facing a commercial corridor in the heart of Downtown Manhattan Beach. The eating and drinking establishment will be open during the daytime and into the night, encouraging pedestrian activity. The addition of outdoor seating will create a synergy between outdoor diners and pedestrians, further encouraging a lively environment on the street.

SECTION 8. Based upon substantial evidence in the record, and pursuant to Section A.84.060 of the LCP, the Planning Commission hereby makes the following findings related to the Master Use Permit amendment:



- A. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located for the following reasons:

The proposed project is in the City's CD zoning district. 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. In addition, the CD zoning district is intended to accommodate a broad range of businesses that serve beach visitors. Such businesses include eating and drinking establishments. Eating and drinking establishment uses are permitted in a commercial zone with a use permit. The eating establishment is an existing use that was approved in 1995 through adoption of Resolution No. 5175, and the tenant will continue the same use, with substantially similar operating characteristics. The sale of alcoholic beverages is common for similar uses in the Downtown. Additionally, the tenant space's primary use is and will remain an eating establishment, meaning the sale of alcoholic beverages is not the primary reason that customers would visit the Property. The proposal to upgrade the existing alcohol license to include the sale of distilled spirits in addition to beer and wine is incidental to, and does not alter, the primary use of the commercial property.

- B. The proposed location of the use and the proposed conditions under which the uses 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 uses; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city for the following reasons:

The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors.". The Property's General Plan land use designation is Downtown Commercial. Eating and drinking establishment uses are consistent with the intended mix of uses in the Downtown District. The Project proposes an expansion to an existing alcohol license and will not change the primary use of the Property. The Project is compatible with neighboring uses, as neighboring lots to the north, south, west, and east are all developed with commercial uses. Furthermore, the Project was reviewed by the Building & Safety and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, none of which raised concerns or objections. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or 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.

When taken together, the requested physical and operational changes described above (conversion of indoor to outdoor dining, and addition of distilled spirits) do not result in a significant intensification of use because the site will continue to operate as an eating and drinking establishment. Additionally, the tenant space is on a commercial street and is not adjacent to any residential uses, and would operate in a similar manner to other eating and drinking establishments in the vicinity.

- C. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located for the following reasons:

The Project does not alter the existing use of the tenant space, which is an eating and drinking establishment. Eating and drinking establishments are permitted with the approval of a use permit within the subject Property's zoning district (CD) per LCP Section A.16.020. A master use permit amendment is required if, among other things, changes are proposed to the original master use permit's conditions of approval, which is the case with this project. If the requested Master Use Permit amendment is approved, the eating and drinking establishment use will be in compliance with all provisions of Title A of the LCP. Furthermore, conditions of approval that serve to minimize any potential adverse impacts associated with the project such as the hours of operation, the City's noise ordinance, waste management, and signage requirements, have been included in this resolution.

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

The proposed eating and drinking establishment use does not adversely impact neighboring properties since there is no change in use and the project includes a minor change to an existing alcohol license. Furthermore, eating and drinking establishments in the CD zone were

contemplated by the General Plan and will not create demands exceeding the capacity of public services and facilities. Additionally, a Type 47 ABC license must be obtained from the California Department of Alcohol Beverage Control prior to commencement of sale of distilled spirits. Conditions of approval have been included in the draft resolution to address potential concerns and to minimize adverse impacts to the community.

**SECTION 9.** Based upon the foregoing, the Planning Commission hereby APPROVES the Project, subject to the conditions below.

**General**

1. All conditions applied to Resolution No. 5175 remain in full effect unless expressly modified by the conditions contained herein
2. The Project shall be in substantial conformance with the plans and project description submitted to, and approved by, the Planning Commission on August 28, 2024, as amended by these conditions. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if further approval from the Planning Commission is required.
3. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if further Planning Commission review and action is required.
4. At any time in the future, the Planning Commission or City Council may review the Master Use Permit for the purpose of revocation or modification in accordance with the requirements of the Manhattan Beach Municipal Code (“MBMC”) Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
5. Community Development Department staff shall be allowed to inspect the Property at any time to determine compliance with conditions imposed and Local Coastal Program requirements.
6. Future modifications and improvements to the Tenant Space shall be in compliance with applicable Planning Division, Building Division, Public Works, Waste Management, Fire Department, and Health Department regulations, when applicable.
7. Any modifications to the Tenant Space that necessitate accessibility improvements must comply with the accessibility requirements found in Title 24 of the California Code of Regulations, or successor code.
8. The Property shall continue to comply with all conditions of approval imposed by prior entitlements unless specifically modified herein.

**Operational**

9. The Project shall be operated in conformance with all applicable provisions of the MBMC, MBLCP, and this Master Use Permit amendment.
10. Hours of operation shall be limited to 6:00 A.M. – 11:00 P.M., Sunday through Thursday, and 6:00 A.M. – 1:00 A.M. Friday and Saturday, including the outdoor seating area.
11. Noise emanating from the Property shall be within the limitations prescribed by the City’s Noise Ordinance at all times, as specified in Chapter 5.48 of the MBMC and shall not create a nuisance to nearby property owners.
12. The kitchen shall remain open, and food shall be available for purchase, at all times when alcohol is available for purchase.

**Alcohol**

13. A Type 47 ABC license must be obtained from the California Department of Alcoholic Beverage Control (“ABC”) prior to commencement of sales and service of distilled spirits.
14. The operation shall abide by all ABC license requirements and conditions at all times. If conflicts exist between conditions contained in the ABC license and those contained in this Master Use Permit amendment, the more stringent conditions shall govern.

15. Alcohol service shall only be allowed within the enclosed building and in outdoor dining areas located on private property unless amendments to the LCP allow for alcohol service in the public right of way adjacent to the Tenant Space.

**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 Community Development Department within 45 calendar days of receipt of a signed copy of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 45-day time limit. The Project approval shall not become effective until the covenant is recorded.

SECTION 10. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The operator and owner (operator/owner) shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The operator/owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the operator/owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the operator/owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the operator/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 operator/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 operator/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 operator/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 11. 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 12. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Chapter 10.100 have expired.

SECTION 13. 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.

*[Continued on following page]*

SECTION 14. This Master Use Permit amendment shall lapse two years after its date of approval, unless implemented or extended pursuant to A.84.090 of the LCP.

August 28, 2024

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**Kristin Sistos**  
Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **August 28, 2024**, and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Adam Finestone, AICP**  
Secretary to the Planning Commission

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**Tatiana Maury**  
Recording Secretary

## RESOLUTION NO. 5175

1  
2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
3 OF MANHATTAN BEACH, CALIFORNIA, AFFIRMING THE  
4 DECISION OF THE PLANNING COMMISSION APPROVING  
5 A MASTER USE PERMIT, WITH MODIFIED  
6 CONDITIONS, AND COASTAL DEVELOPMENT PERMIT  
7 FOR AN EXISTING COMMERCIAL BUILDING TO  
8 INCLUDE THE CONVERSION OF ONE RETAIL TENANT  
9 SPACE TO A RESTAURANT, SERVING BEER AND WINE;  
10 AND MODIFICATION OF AN EXISTING SIGN APPEAL  
11 TO EXCEED THE MAXIMUM PERMITTED SIGN AREA, ON  
12 THE PROPERTY LOCATED AT 1125, 1125A, 1129,  
13 1131 MANHATTAN AVENUE AND 133 MANHATTAN BEACH  
14 BOULEVARD (LAURENCE)

9 WHEREAS, there was filed with the Planning Commission of  
10 the City of Manhattan Beach, California, an application for a  
11 Master Use Permit and Coastal Development Permit, for the property  
12 legally described as Lots 10, 11, & 12, Block 2, Manhattan Beach  
13 Division #2., and located at 1125, 1125A, 1129, 1131 Manhattan  
14 Avenue and 133 Manhattan Beach Boulevard, in the City of Manhattan  
15 Beach; and,

16 WHEREAS, the applicant for said project is Edward D.  
17 Laurence, owner of the subject property; and,

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

24 WHEREAS, the Planning Commission finds that, based upon  
25 the Initial Study and hearing record, the project will not  
26 individually or cumulatively have an adverse effect on wildlife  
27 resources, as defined in Section 711.2 of the Fish and Game Code;  
28 and

29 WHEREAS, after duly processing said application and  
30 holding a public hearing thereon, the Planning Commission adopted  
31 its Resolution No. 95-8 (which is on file in the office of the  
32

1 Secretary of said Commission in the City Hall of said City, open  
2 to public inspection and hereby referred to in its entirety and by  
3 this reference incorporated herein and made part hereof), on May  
4 24, 1995, approving a Master Use Permit and Coastal Development  
5 Permit and modification of an existing sign appeal for the subject  
6 property; and

7 WHEREAS, within the time period allowed by law, on June  
8 2, 1995, an appeal of the Planning Commission decision was filed  
9 by Mr. Randy Plaskoff; and

10 WHEREAS, the Council of said City pursuant to the  
11 provisions of the Municipal Code held a public hearing on June 20,  
12 1995, receiving and filing all written documents and hearing oral  
13 argument for and against; thereafter on said June 20, 1995, the  
14 Council sustained the decision of said Commission and approved,  
15 with modified conditions, the subject Master Use Permit, the  
16 Coastal Development Permit and the modified sign appeal.

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

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

- 22 1. The applicant requests approval of a Master Use Permit and  
23 Coastal Development Permit seeking to allow the conversion of  
24 two retail tenant spaces to restaurants, one serving beer and  
25 wine; and modification of an Existing Sign Appeal to exceed  
26 the maximum permitted sign area, on the property located at  
27 1125, 1125A, 1129, 1131 Manhattan Avenue and 133 Manhattan  
28 Beach Boulevard.
- 29 2. The property is located in Area District III and is zoned CD,  
30 Downtown Commercial, as are the surrounding properties.
- 31 3. The proposed uses are permitted in the CD zone, subject to a  
32 Use Permit and are in compliance with the City's General Plan  
designation of Downtown Commercial;
4. Approval of the conversion of one 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.

- 4. The project shall be in compliance with the provisions of the Manhattan Beach Municipal Code.
- 5. The conversion of one 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.
- 6. The existing site is occupied by three restaurant uses governed by approvals contained in Resolution Nos. BZA 84-14, BZA 86-38, and PC 94-17; and two retail (one vacant) uses.
- 7. The Municipal Code requires Master Use Permit approval for commercial buildings (addressing the total mix of uses contained therein) greater than 5,000 square feet in floor area. The subject Master Use Permit incorporates Use Permit approval for three existing restaurant tenants, one existing retail tenant, and one proposed restaurant within the project.
- 8. The change of use for the new restaurant within the Coastal Zone (appealable area) requires a Coastal Development Permit.
- 9. The project is consistent with the Land Use Plan of the Local Coastal Program approved for Manhattan Beach.

SECTION 2. The City Council does hereby approve the

subject Master Use Permit, Coastal Development Permit, and Sign Appeal modification subject to the conditions enumerated below, which shall supersede the conditions contained within the existing Use Permit and Sign Appeal approvals (Resolution Nos. BZA 84-14, BZA 86-38, PC 94-17, and 4119) applicable to the subject site:

*{(\*) 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 10, 1995, except: the 1125 Manhattan Avenue tenant space shall remain as retail use, the areas shown as outdoor dining areas may be replaced by enclosed space at the property owner's discretion, and an exterior accessible trash storage area shall be included. Substantial compliance shall include limiting the total seating area for each restaurant tenant to not exceed those shown on said plans.
- 2. A Traffic Management Plan shall be submitted in conjunction with all tenant improvement and other building plans, to be approved by the Police and Public Works Departments prior to

issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

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

**Site Operational Restrictions**

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

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

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

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

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

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

- A. The permitted total sign area, upon replacement of all nonconforming signs, on the site may be a maximum of 165 square feet.
- B. Each tenant space shall be permitted one square foot of wall sign area per lineal foot of tenant street frontage except for 1125 Manhattan Avenue.



C. The tenant space at 1125 Manhattan Avenue shall be permitted 80 square feet of wall sign area upon removal or 50% replacement of any of the existing nonconforming signs.

D. Freestanding or pole signs shall be prohibited on the subject property.

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

**Restaurant Operational Restrictions**

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

1125A Manhattan Avenue 6:00 am - 11:00 pm, Sun.-Thurs.  
6:00 am - 1:00 am, Fri.-Sat.

1129 Manhattan Avenue 6:00 am - 11:00 pm, Sun.-Thurs.  
6:00 am - midnight, Fri.-Sat.

(the hours for 1129 Manhattan Avenue shall be reviewed by the Community Development Director 6 months after adoption of this Resolution to determine if City Council reversion to the previously approved hours is appropriate)

1131 Manhattan Avenue 6:00 am - 11:00 pm, Sun.-Thurs.  
6:00 am - midnight, Fri.-Sat.

133 Manhattan Beach Bl. 6:00 am - 2:00 am, Daily

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

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

12.\* Any outside sound or amplification system or equipment is prohibited for all restaurants on the site.

13.\* The establishments at 1125A and 1131 Manhattan Avenue, and 133 Manhattan Beach Boulevard shall each maintain an "eating place with beer and wine" type of alcohol license while alcohol is served, and shall make a full menu of food service available during all hours of operation. Alcohol beverages shall be prohibited at 1129 Manhattan Avenue.

14. Two restrooms shall be made available to patrons during all hours of operation for the restaurant located at 1131 Manhattan Avenue. Restaurants located at 1125A and 1129 Manhattan Avenue, and 133 Manhattan Beach Boulevard shall provide restrooms in conformance with the requirements of the Building Official.

15. The restaurants on the site shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.

- 16. The restaurants on the site shall remain in compliance with all Fire and Building occupancy requirements at all times.
- 17. 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.
- 18. The business proprietors of each restaurant 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.
- 19.\* The ordering and service of food and beverage at all restaurants on the site, except 133 Manhattan Beach Boulevard, shall be primarily by employee service to customers seated at tables, and therefore shall have no take-out counters or windows. Retail food and beverage sales with counter service may be combined with a restaurant use if the counter is limited to: a 5 foot maximum length, two cash registers, and service to walk-out customers only. Counter/fast-food service is permitted at 133 Manhattan Beach Boulevard and the existing take-out window may remain subject to the requirements of the City's Municipal Code and policies.
- 20.\* No retail/customer service bar serving alcohol beverages shall be permitted in any of the restaurants.

**Public Works Department**

- 21. A Grease interceptor shall be provided for the kitchen area of the proposed restaurants at 1131 Manhattan Avenue, and shall be placed into a scheduled maintenance program. Grease is not permitted to be discharged into the sanitary sewer system.
- 22. 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.
- 23. A dedicated mop sink shall be provided for the kitchen of the proposed restaurant at 1131 Manhattan Avenue. 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.
- 24. 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.
- 25. 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.

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

**Procedural**

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

28.\* 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. Implementation for this Use Permit may consist of completed installation of the required exterior trash enclosure.

29. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.

30. 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.

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

SECTION 3. Pursuant to Government Code Section

65907 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant

and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1084.6.

SECTION 4. This resolution shall take effect immediately.

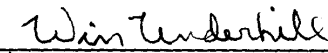
SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED, and ADOPTED this 20th day of June, 1995.

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

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

ATTEST:

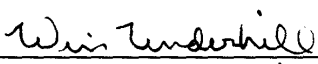
  
\_\_\_\_\_  
City Clerk

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

4 I, WIN UNDERHILL, City Clerk of the City of Manhattan  
5 Beach, California, do hereby certify that the whole number of  
6 members of the City Council of said City is five; that the  
7 foregoing resolution, being Resolution No. 5175, was duly and  
8 regularly introduced before and adopted by the City Council of  
9 said City at a regular meeting of said Council, duly and regularly  
10 held on the 20th day of June, 1995, and that the same was so  
11 passed and adopted by the following vote, to wit:

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

16 IN WITNESS WHEREOF, I have hereunto subscribed my name  
17 and affixed the official seal of said City this 21st day of June,  
18 1995.

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

23 (SEAL)

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May 5, 2023

City of Manhattan Beach  
Planning Department  
1400 Highland Avenue  
Manhattan Beach, CA 90266

RE: Written Description of Proposed CUP Change  
1127 Manhattan Avenue  
Manhattan Beach, CA 90266

We are pleased to provide herein a complete written description of the proposed change in the Master Use Permit(s) and the Conditional Use Permit(s) for the subject property.

**TENANT:** Dash Dashi

**LANDLORD:** Crazy Horse Investments

**PREMISES:** Approximately 1,500 square feet of interior space (the "Premises"). The Premises are located at 1127 Manhattan Avenue in Manhattan Beach.

Dash Dashi Sushi and Sake Bar opened in Manhattan Beach in December 2021 and has built a substantial following at its Manhattan Avenue location. It currently has an ABC Type 41 beer and wine license. Hours of operation are limited from 11:30 am until 9:30 pm. Several loyal patrons of the restaurant have encouraged ownership to sell full liquor and so we are asking the City of Manhattan Beach to amend the appropriate Master Use Permit(s) and Conditional Use Permit(s) to allow for this.

Respectfully,

Tony Cordi of The Innate Group on behalf of Vichan Chaimongkoltrakul  
[tony@theinnategroup.com](mailto:tony@theinnategroup.com)  
310-213-2703

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## DOWNTOWN EATING AND DRINKING ESTABLISHMENTS - ALCOHOL MATRIX

Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
900 Manhattan Club/Downstairs Bar	900 Manhattan Ave.	9am-12am, Sunday 11am-12am, Mon-Wed 11am-12am, Thu (downstairs) 11am-1am, Thu (upstairs) 11am-1am, Fri 9am-1am, Sat	9am-12am, Sunday 11am-12am, Mon-Wed 11am-12am, Thu (downstairs) 11am-1am, Thu (upstairs) 11am-1am, Fri 9am-1am, Sat	Full Liquor (Type 47)	CC 20-0119 02/18/20	Live allowed on 2nd floor Dancing allowed on Fri/Sat nights
Arthur J's	903 Manhattan Ave.	None	None	Full Liquor (Type 47)	CC 4108 01/03/84 PC 22-08 08/10/22	Entertainment 12am, Sun-Thu 1am, Fri-Sat
Brewco Social	124 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor (Type 47)	CC 09-01 01/14/09	None
Café Altamura	1140 Highland Ave.	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	Beer & Wine (Type 41)	PC 02-14 05/08/02	None
Culture Brewing Company	327 Manhatta Beach Blvd.	8am - 10pm	8am - 10pm	Beer	PC 19-05 05/22/19	None
Dash Dashi	1127 Manhattan Ave.	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	Beer & Wine (Type 41)	CC 5175 06/20/95	None
El Sombrero	1005 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine (Type 41)	CC 07-09 06/25/07	None
Ercoles	1101 Manhattan Ave.	11am-2am, Daily	11am-2am, Daily	Full Liquor (Type 47)	CC 85-32 11/12/85	None
Esperanza	309 Manhattan Beach Blvd.	7am-2am, Daily	7am-2am, Daily	Full Liquor (Type 47)	PC 19-03 03/27/19	1:30am, 7 days a week 5 Musicians/vocalists
Fête Bistro	1017 Manhattan Ave.	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	Full Liquor (Type 47)	CC 01-04 02/14/01	None
Fishing with Dynamite	1148 Manhattan Ave.	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	Full Liquor (Type 47)	CC 01-24 11/28/01	None
Fusion Sushi	1150 Morningside Dr.	9am-11pm Sun-Wed 7am-12am Thu-Sat	9am-11pm Sun-Wed 7am-12am Thu-Sat	Beer & Wine (Type 41)	CC 05-05 03/23/05	Entertainment/Dancing for Private Parties In Banquet Room Only Thu-Sat

**DOWNTOWN EATING AND DRINKING ESTABLISHMENTS - ALCOHOL MATRIX**

Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
Hennesseys	313 Manhattan Beach Blvd.	11am-2am, Daily No Outdoor Dining After 10pm When Entertainment Performs	11am-2am, Daily	Full Liquor (Type 47)	CC 83-18 04/26/83	Live entertainment til 1:30am, Mon-Sun
Hook & Plow	1112 Manhattan Ave.	None	None	Beer & Wine (Type 41)	BZA 85-22 06/11/85	None
Izaka-Ya	1133 Highland Ave.	11:00am-11:00pm Sun-Wed 11:00am-12am Thu-Sat	11:00am-11:00pm Sun-Wed 11:00am-12am Thu-Sat	Beer & Wine (Type 41)	PC 10-04 07/14/10	None
Kettle	1138 Highland Ave.	24 Hours Daily	11am-1am	Beer & Wine (Type 41)	BZA 83-06 01/11/83	None
Le Pain Quotidien	451 Manhattan Beach Blvd.	7am-7:30pm, Daily	10am-7:30pm, Daily	Limited Selection of Beer & Wine	CC 5770 07/16/02 CC 08-08 05/14/08	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
Love and Salt	317 Manhattan Beach Blvd.	9am-1am, Daily	9am-1am, Daily	Full Liquor & Caterer's	CC 5113 08/16/1994	2 entertainers til 1am Fri, Sat & 12am Sun
Mangiamao	128 Manhattan Beach Blvd.	11am-12am, Mon-Sat 8am-12am, Sun	11am-12am, Mon-Sat 8am-12am, Sun	Full Liquor (Type 47)	CC 83-28 06/14/83	Maximum 3 musicians, nonamplified
Manhattan Pizzeria	133 Manhattan Beach Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine (Type 41)	PC 19-10 6/12/19	None
MB Post	1142 Manhattan Ave.	6am-11pm, Sun-Wed 6am-1am, Thu-Sat	6am-11pm, Sun-Wed 6am-12am, Thu-Sat	Full Liquor (Type 47)	CC 20-0049 5/14/20	None
Nando Milano	1131 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor (Type 47)	CC 20-0128 11/04/20	None
Nick's Manhattan Beach	451 Manhattan Beach Blvd Suite D-126 1200 Morningside	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-10:30pm, Sun-Thu 6am-11:30pm, Fri-Sat	Full Liquor (Type 47)	CC 18-0074 06/05/2018 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
Petro's	451 Manhattan Beach Blvd Suite B-110	6am-12 am, Sun-Thu 6am-1am, Fri-Sat	6am-11:30pm, Sun-Thu 6am-12:30am, Fri-Sat	Full Liquor (Type 47)	CC 06-20 12/13/06 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
Pitfire Pizza	401 Manhattan Beach Blvd.	7am-11pm, Daily	7am-11pm, Daily	Beer & Wine (Type 41)	CC 05-05 03/23/05	None
Rice	820 Manhattan Ave.	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	Beer & Wine (Type 41)	CC 89-23 06/27/89	Nonamplified live music

**DOWNTOWN EATING AND DRINKING ESTABLISHMENTS - ALCOHOL MATRIX**

<b>Establishment</b>	<b>Address</b>	<b>Approved Hours of Operation</b>	<b>Approved Alcohol Hours</b>	<b>Alcohol License</b>	<b>Resolution Nos. &amp; Dates</b>	<b>Entertainment</b>
Rock N Fish	120 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor (Type 47)	PC 99-04 02/10/99	None
Rockefeller	1209 Highland Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine (Type 41)	PC 07-04 05/09/07	None
Shade Hotel	1221 Valley Drive	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 11pm, Sun-Thurs 12am, Fri-Sat Rooftop Deck, 10pm Daily	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 10:30pm, Sun-Thurs 11:30pm, Fri-Sat Rooftop Deck, 9pm Daily	Full Liquor (Type 47)	CC 5770 07/16/02 05-08 05/25/05 (CC 6275 07/09/10 Hours Not Shown As Reso. Not Yet Implemented)	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
Shellback	116 Manhattan Beach Blvd.	No Resolution	No Resolution	Full Liquor (Type 47)	No Resolution	
Simmzy's	229 Manhattan Beach Blvd.	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	Full Liquor (Type 47)	PC 18-15 09/26/18	None
Slay Italian Kitchen	1001 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine (Type 41)	CC 07-09 06/25/07	None
SLAY Steak + Fish House	1141 Manhattan Ave.	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor (Type 47)	CC 02-28 08/28/02	None
Sugarfish	304 12th Street	10am-12am, Sun-Thu 10am-1am, Fri-Sat	10am-12am, Sun-Thu 10am-1am, Fri-Sat	Full Liquor (Type 47)	CC 4471 02/16/88 BZA 87-36 12/08/87	Live Entertainment & Dancing
Tacolicious	1129 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor (Type 47)	PC 19-10 6/12/19	None
The Strand House	117 Manhattan Beach Blvd.	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	Full Liquor (Type 47)	CC 6304 04/19/11 PC 11-02 02/23/11	Live Entertainment & Dancing Fri-Sat, till 1am Thu & Sun, till 11:30pm

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Architect & Consultants

Architect:  
 Buchmann Design, Architectural Corp.  
 746 4th Street  
 Hermosa Beach, CA 90254  
 (310) 896-8331 Office

Applicant  
 Vichan Chaimengkotrakul  
 1127 Manhattan Ave  
 Manhattan Beach, CA 90266

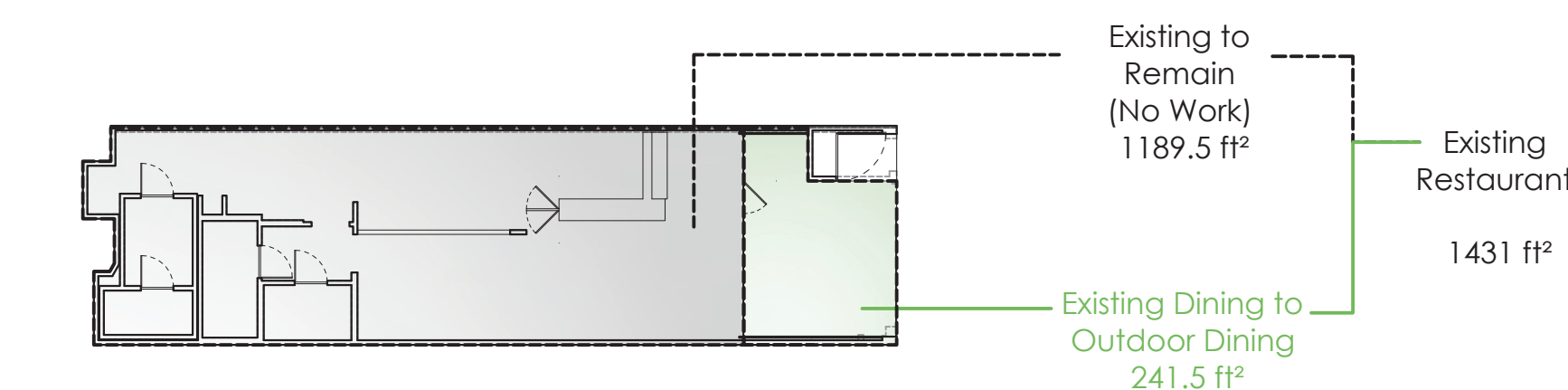
Building Owner  
 Crazy Horse Investments LLC  
 3103 Caminita Cortine  
 Fallbrook, CA 92028

Sheet Index

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Scope of Work

- Scope of Work:  
 1. Change of indoor dining to outdoor dining (241.5 sq ft)  
 2. New Stucco at Frontage of Unit  
 3. New storefront glass  
 4. Reduction of Electrical Closet  
 5. New Exterior Lighting  
 6. New Outdoor recessed heaters



General Information

Existing Use: Restaurant  
 Scope: Storefront Remodel

Project Description  
 Project Data  
 1127 Manhattan Ave  
 Manhattan Beach, CA 90266  
 CD, Area District III

Zoning: Restaurant  
 Proposed Use: B  
 Occupancy Classification: B  
 Occupant Load: 46  
 Assessors Parcel No. 4179-022-006  
 Legal Description: MANHATTAN BEACH DIV # 2 LOTS 10,11 AND LOT 12 BLK 13  
 Total Leased Floor Area: 1433 sq. ft.  
 Type of Construction: V-B  
 Fire Sprinklers: None  
 Number of Stories: 1

This is an under reinforced building with a voluntary seismic retrofit under permit 19-03111

Code Compliance

This project shall comply with the requirements of the following codes. In addition, contractor and subcontractors shall conform to all local codes and requirements which supersede all notes and specifications in these plans.

2022 California Building Code (CBC)      2022 California Mechanical Code (CMC)  
 2022 California Plumbing Code (CPC)      2022 California Electrical Code (CEC) & City Ordinance  
 2022 CA Green Building Code Standards      2022 California Energy Standards  
 Manhattan Beach Municipal Code      Current L.A. Fire Code

The intent of the Drawings and Specifications is to Provide Building Construction in Accordance with California Building Code. Should any Conditions Develop not Covered by the Contract Documents Wherein the Finished Work will not Comply with Said Title 24, California Code of Regulations, a Change Order Detailing and Specifying the Required Work Shall be Submitted to and Approved by the City Before Proceeding with the Work.

Separate Permits

Separate Permits may be required for work not proposed in these documents. These items may include but not limited too: Solar Equipment, Demolition, Shoring, Major Electrical and Mechanical work, and Sewer cap of existing buildings.

AMQD notification is required 10 days prior to beginning any partial or complete demolition work. (contractor to verify with proposed work)

City Requirements

- a. Any change to existing fire sprinkler or fire alarm systems must submit for separate plan review. [Fire Prevention Bureau Manhattan Beach Fire Department]
- b. Fire sprinklers shall be under separate plan check and permit.
- c. Property address(s) must be permanently affixed to building in accordance with MBFC 505.1 prior to final fire inspection. [MBMC 3.16.20]



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: 1127 Manhattan Ave	Application No.		
Project Description/Location: Reduction of restaurant for outdoor dining and new facade	Permit Valuation: 50,000		
Type: <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Structural Repair <input type="checkbox"/> Addition	*Adjusted Cost of Proposed Construction:		
<b>PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION</b>			
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 this feature accessible?
1. Accessible entrance	yes	yes	20,000
2. Accessible route to the altered area	yes	yes	
3. Accessible restroom for each sex or a unisex restroom serving the area	yes	yes	
4. Accessible telephones	N/A		
5. Accessible drinking fountains	N/A		
6. Other (Any of the below)	N/A		
A. Accessible parking spaces			
B. Signs			
C. Alarms			
D. Other:			
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1 - 6 provided above.		20,000
Adjusted Cost of Proposed Construction (B)	Construction cost for all proposed work on this permit application except Accessible Features Nos 1 - 6 provided above.		50,000
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost on Same Path of Travel.		40%
Description of Access Features Provided: New Front door and walkway			
<b>Applicant Certification</b> I certify that the above information is true and correct to the best of my knowledge and belief.			
Signature:	Date: 12/22/22	Company: Buchmann Design	
Name (print): Brett Buchmann	Address: 746 4th Street		
Title: Architect	City, State Zip: Hermosa Beach, CA 90254		
Agent for: <input type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Contractor	Phone No.: 310-896-8331		
<b>For Building Official Use Only</b>			
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.

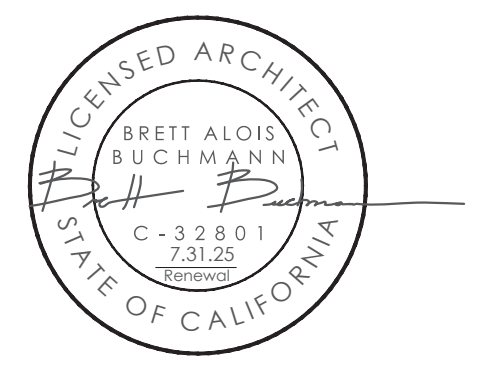
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Renderings are for Reference Only, Not for Construction, Refer to Plans and details for construction



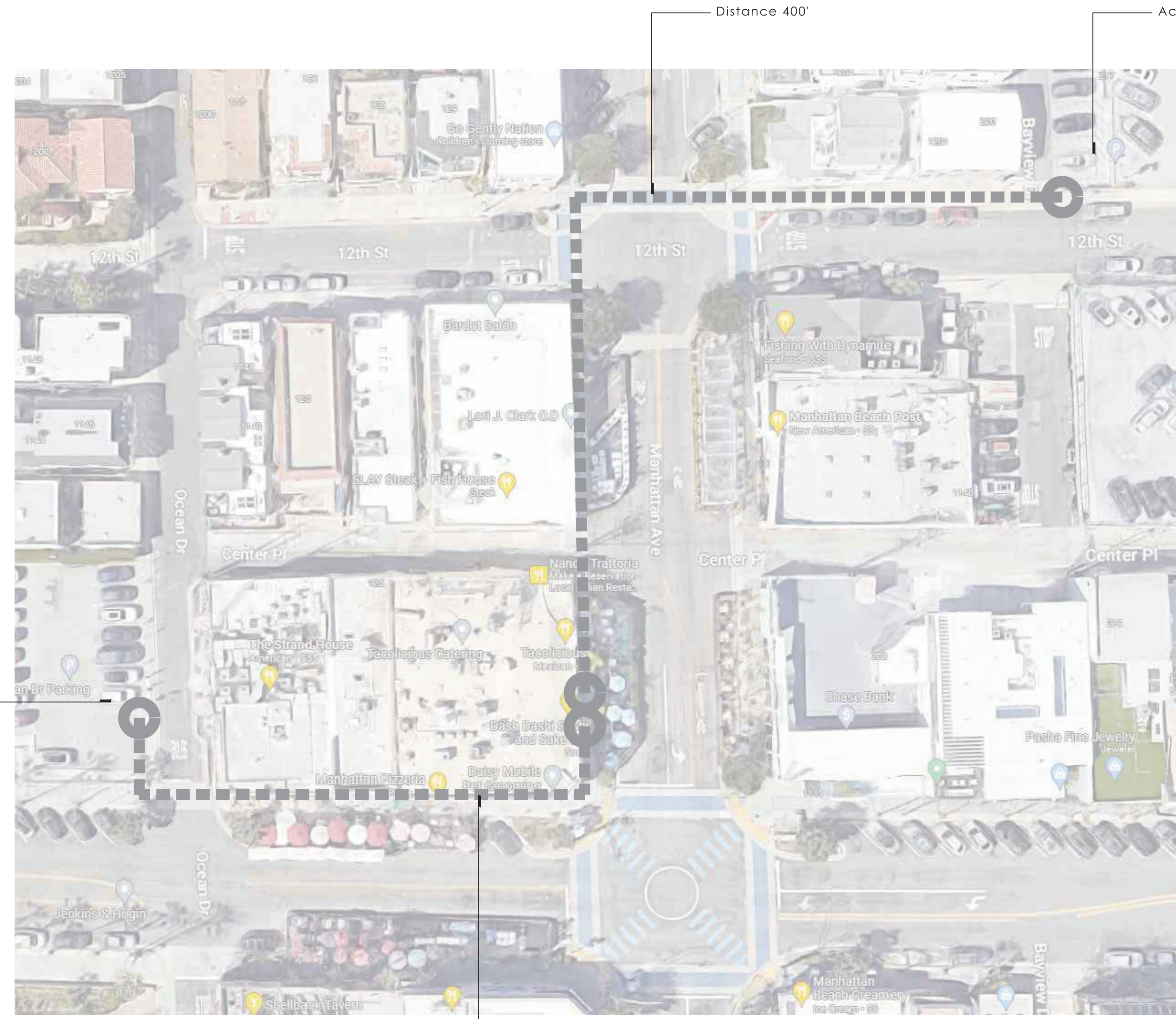
746 4th st. hermosa beach  
 office # 310-896-8331  
 office@buchmann-design.com

1127 Manhattan Ave, Manhattan Beach, California 90266



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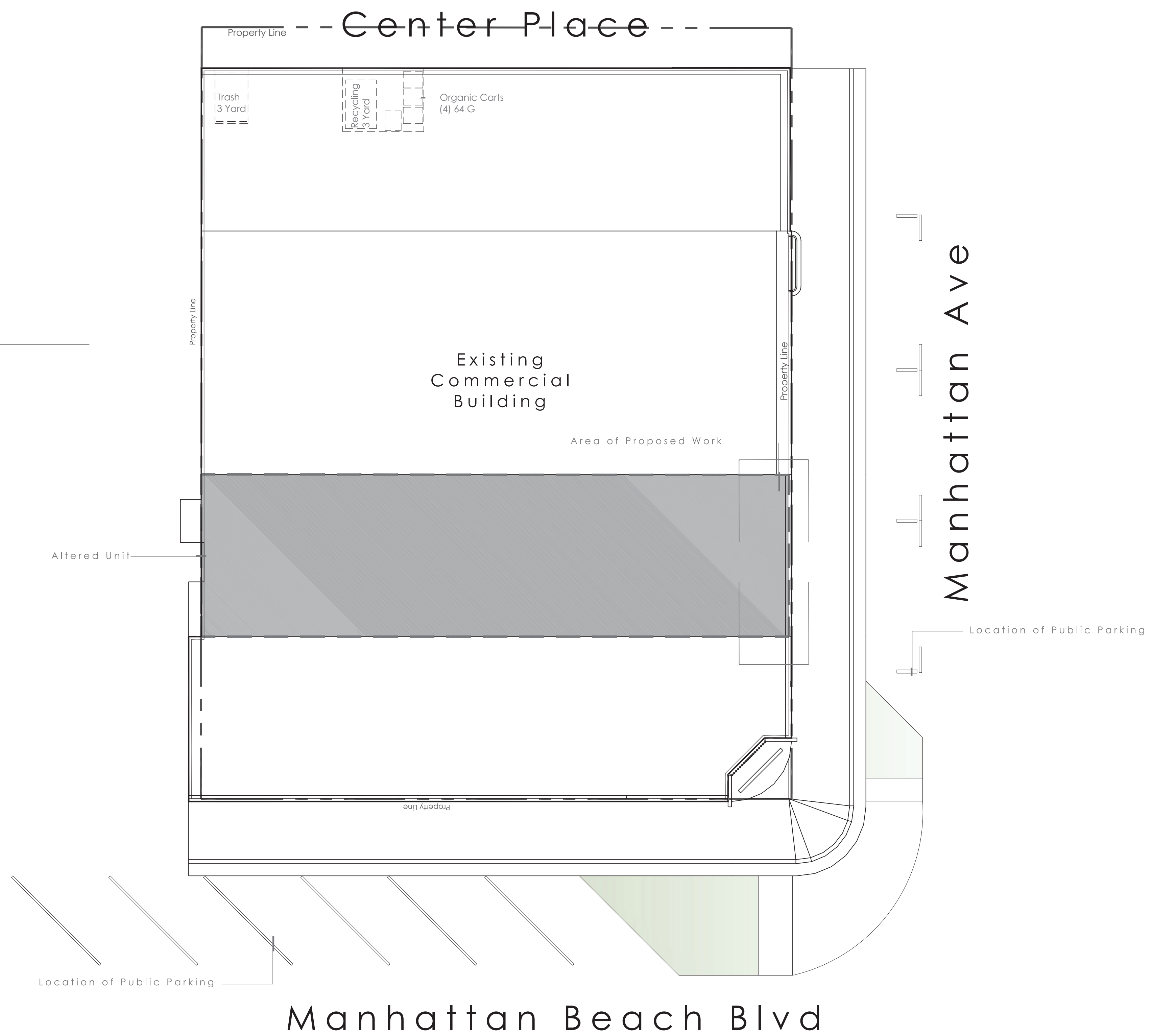
1127 Manhattan Ave, Manhattan Beach, California 90266



Accessible Parking Plan

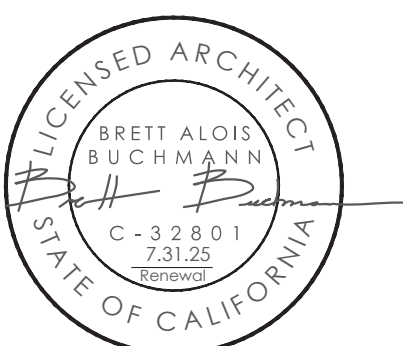
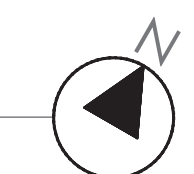
NTS

- NEW SERVICE LEVEL FOR 100 BLOCK CENTER PLACE ENCLOSURES
- 3-yard trash - serviced 7X's a week (once per day)
  - \*CHANGE\* 3-yard recycle - serviced 3X's a week (ADD another pick up on Mondays, so Monday will now have 2 pick ups in the same day. - ADD another pick up on the day most deliveries take place, to accommodate for the additional beverage containers and boxes). List the new service level on the plans next to the enclosures, including the day most deliveries take place.
  - 4 - 64G organic carts - serviced 3X's a week, Mon, Thurs & Fri.



Manhattan Beach Blvd

Site Plan  
scale 1/8"=1'-0"







### ENDURA CEILING SYSTEM

**TYPICAL ISOMETRIC**

**TECHNICAL SPECIFICATIONS**

**PHYSICAL DATA**  
6063-T5 Extruded Aluminum  
100% Recyclable  
Warranty: Finish 15 year (standard)/20 year\* (ultra) (\*10 week lead time); Aluminum: 50 year  
Weight: 6.0 lbs/ft<sup>2</sup>

**TESTING**  
ICC-ES Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding  
CANALC 5114  
LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance  
Florida Product Code: FL20075  
WUI (The Wildland-Urban Interface) - California Department of Forestry & Fire Protection (Office of the State Fire Marshal) Listing No. 8140-2286-0500  
Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84, A2.21 (UL 1350.1)  
Light Reflectance: 5% (Black) up to 73.2% (Ultra White)  
Wind Load: Up to 100 psf (4788 Pa)

**PROFILES**  
Performance: 2.37" height, 20" FF per box  
• V-groove: 2-1/2" x 2-1/2" square, 60 FF per box  
• Smooth plank: 2-1/2" x 2-1/2" square, 60 FF per box  
Non-petroleum based:  
• V-groove: 2-1/2" x 2-1/2" square, 60 FF per box  
• Smooth plank: 2-1/2" x 2-1/2" square, 60 FF per box

**FINISHES**  
Woodgrains, solid color, naturally aged metal, custom solid colour matching (Additional lead times apply)

**ATTACHMENT**  
Planks: Quick-Screen clips w. #8 screws\* @ 32" o.c. (standard). Quick-screen clips included: 135 pcs/4' box, 90 pcs/6' box  
Trims: hard fasten w. #8 screws\* @ 24" o.c. \*screws are NOT included

**BIM & CAD**  
RVT & DWG files available, see website for details

**LEAD TIME**  
3-4 weeks (subject to change)

**LONGBOARD PRODUCTS**  
info@longboardproducts.com  
800 604 0343

### TONGUE & GROOVE SIDING

**TYPICAL ISOMETRICS**

**TYPICAL SECTIONS**

**PHYSICAL DATA**  
6063-T5 Extruded Aluminum  
100% Recyclable  
Warranty: Finish 15 year (standard)/20 year\* (ultra) (\*10 week lead time); Aluminum: 50 year  
Weight: approx. 1.5 lbs/sq. ft.

**TESTING**  
ICC-ES Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding  
AAMA 509 Rainscreen: W1, V2  
LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance  
Florida Product Code: FL20075  
WUI (The Wildland-Urban Interface) - California Department of Forestry & Fire Protection (Office of the State Fire Marshal) Listing No. 8140-2286-0500  
Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84, A2.21 (UL 1350.1)  
Light Reflectance: 5% (Black) up to 73.2% (Ultra White)  
Wind Load: Up to 100 psf (4788 Pa)

**PROFILES**  
V-Groove: 4" x 6"  
Smooth: 6"  
Channel: 6"  
Standard Lengths: 24'  
96 SQ FT/box

**COMPONENTS - STANDARD LENGTHS: 12'**  
ADDITIONAL: STARTER 2' CORNER SET, 1/8" TWO PIECE J TRACK, 5/8" TRIMMATION SET, 1/2" COMPRESSION JOINT (2x3, 1/2" FLAT REVEAL SET, 1/2" UREVEAL SET, 1/2" T&G UREVEAL)

**CRACKSMAN: 3/4" UREVEAL SET, 3/4" T&G UREVEAL**  
CRACKSMAN: 5/8" STARTER J TRACK, 5/8" TWO PIECE J TRACK, 5/8" TRIMMATION SET, 1/2" FLAT REVEAL, 1/2" T&G FLAT REVEAL

**FINISHES**  
Woodgrains, Solid, Specialty  
Custom Solid Colour Matching (Additional Lead Times Apply)

**ATTACHMENT**  
Planks: Quick-Screen Clips w. #8 screws\* @ 32" o.c. (standard)  
Quick-Screen Clips included:  
135 pcs/4' box  
90 pcs/6' box  
Trims: hard fasten w. #8 screws\* @ 24" o.c. \*screws are NOT included

**BIM & CAD**  
RVT & DWG files available, see website for details

**LEAD TIME**  
3-4 weeks (subject to change)

**LONGBOARD PRODUCTS**  
info@longboardproducts.com  
800 604 0343

### TONGUE & GROOVE SOFFIT

**TYPICAL ISOMETRIC**

**TYPICAL SECTIONS**

**PHYSICAL DATA**  
6063-T5 Extruded Aluminum  
100% Recyclable  
Warranty: Finish 15 year (standard)/20 year\* (ultra) (\*10 week lead time); Aluminum: 50 year  
Weight: approx. 1.5 lbs/sq. ft.  
PER 12 (3.7M) or 23.33% open

**TESTING**  
ICC-ES Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding  
LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance  
Florida Product Code: FL20075  
WUI (The Wildland-Urban Interface) - California Department of Forestry & Fire Protection (Office of the State Fire Marshal) Listing No. 8140-2286-0500  
Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84, A2.21 (UL 1350.1)  
Light Reflectance: 5% (Black) up to 73.2% (Ultra White)  
Wind Load: Up to 100 psf (4788 Pa)

**PROFILES**  
STANDARD LENGTHS: 24'  
96 SQ FT/box  
V-Groove: 4" x 6"  
Smooth: 6"  
Channel: 6"

**COMPONENTS - STANDARD LENGTHS: 12'**  
ADDITIONAL: STARTER 2' CORNER SET, 1/8" TWO PIECE J TRACK, 5/8" TRIMMATION SET, 1/2" COMPRESSION JOINT (2x3, 1/2" FLAT REVEAL SET, 1/2" UREVEAL SET, 1/2" T&G UREVEAL)

**CRACKSMAN: 3/4" UREVEAL SET, 3/4" T&G UREVEAL**  
CRACKSMAN: 5/8" STARTER J TRACK, 5/8" TWO PIECE J TRACK, 5/8" TRIMMATION SET, 1/2" FLAT REVEAL, 1/2" T&G FLAT REVEAL

**FINISHES**  
Woodgrains, Solid, Specialty  
Custom Solid Colour Matching (Additional Lead Times Apply)

**ATTACHMENT**  
Planks: Quick-Screen Clips w. #8 screws\* @ 32" o.c. (standard)  
Quick-Screen Clips included:  
135 pcs/4' box  
90 pcs/6' box  
Trims: hard fasten w. #8 screws\* @ 24" o.c. \*screws are NOT included

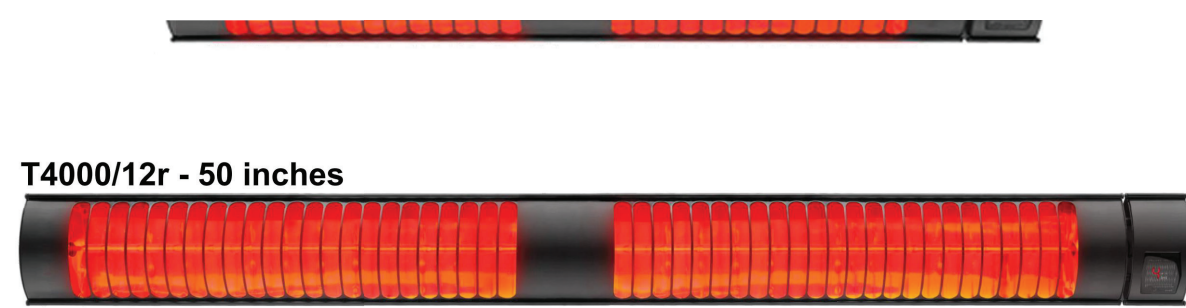
**BIM & CAD**  
RVT & DWG files available, see website for details

**LEAD TIME**  
3-4 weeks (subject to change)

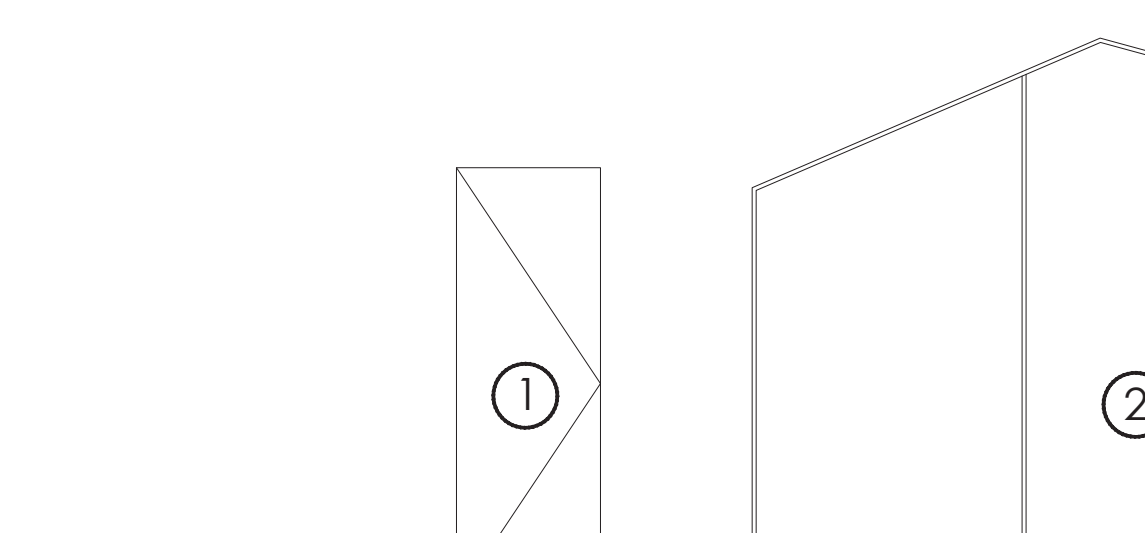
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info@longboardproducts.com  
800 604 0343

Model	Series (mm)	Color matching	Color temperature	Height
HYDRALUX	H105-151 (mm)	W1-851R1	20-2500K	27-3000K (4000K for US)
	H110-252 (mm)	W2-851R2	22-2500K	210-4300K (4000K for US)
	H115-514 (mm)	W3-851R3	25-3300K	35-5100K (4000K for US)

\* Luminaire height: 2000 (mm)  
\*\* Not available in US



Color Temperature	CCT (Kelvin)	R50		R100		R105	
		Lumens	W/P	Lumens	W/P	Lumens	W/P
● R80	2,500 K	124	1.8	256	3.1	331	4.8
● R82	2,500 K	142	1.8	270	3.1	340	4.8
● R85	3,300 K	90	1.8	270	3.1	430	4.8
● R87/R107	3,800 K/4,100 K	145	1.8	340	3.1	459	4.8
● R88/R110	4,300 K/4,600 K	148	1.8	345	3.1	467	4.8
● R89/R115	5,000 K/5,400 K	170	1.8	352	3.1	514	4.8

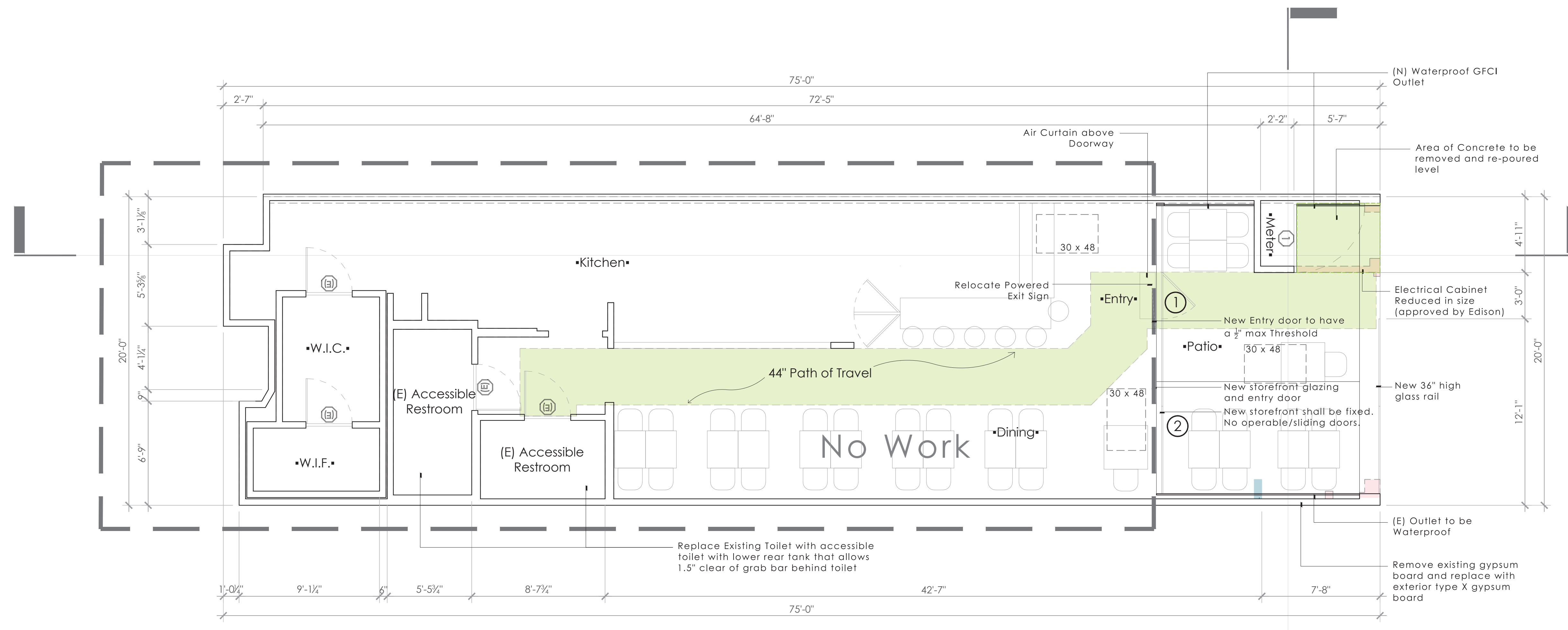


Symbol	Model	Height	Width	Material	Finish	Notes
1	2-0"	7'-0"	1	A	New vinyl swing glass door	Automatic Door Closer
2	2-0"	7'-0"	1	C	New aluminum window	None

**NOTES:**  
1. Panic hardware, when installed, shall comply with the requirements of U.B.C. Standard 10.4. The activating member shall be mounted at a height of not less than 36 inches nor more than 44 inches above the floor. The unlatching force shall not exceed 15 pounds when applied in the direction of egress travel.  
2. Exit doors shall swing in the direction of egress travel when serving any hazardous area or when serving an occupant load of 50 or more.  
3. Exit doors shall be operable from the inside without the use of key or any special knowledge or effort.  
4. Where no finish is indicated, hardware shall be stainless steel.  
5. Non-acoustic wall frames may be spaced 10 types, unless otherwise noted. All frames receive min. of 3 gaskets.  
6. All exit doors scheduled for card readers, contractor shall provide doors with core installed for wiring to electric lock.  
7. All door hardware shall be accessible level type.

**GENERAL NOTES:**  
1. L10000 for fire doors shall indicate that the temperature rise on the unexposed surface does not exceed 450 degrees F (232 Degrees C) above ambient at the end of fire exposure (LCRC Sec. 713.3).  
2. Threshold of the doorway shall not be more than 1/2" higher than the floor level. Change in level greater than 1/2" and 1/2" shall be beveled with a slope no greater than 50% slope. Change in level greater than 1/2" shall be accomplished by means of a ramp.  
3. All exit doors and doorways from unoccupied areas to a corridor shall be protected by light fitting smoke and draft control assemblies having a fire protection rating of not less than 20 minutes when tested in accordance with UBC standard 7-2, part II. The door and frame shall bear an approved label or other identification showing the rating thereof, followed by the letter "S", the name of the manufacturer and the identification of the service conducting the inspection of materials and workmanship at the factory during fabrication and assembly, 1004.4.3.2.1.  
4. All door stops shall be provided with risers as required by slopes and finish floor materials.

Item	Location	Code	Manufacturer	Type	Finish	Size	Notes	Link to Specifications
Concrete Flooring	Floor	FIN-1	Contractor	Polished to match existing	TBD	-	-	-
Cladding	Wall/Ceiling	FIN-2A	Longboard	6" V Groove	TBD	-	-	https://www.longboardproducts.com/siding-tongue-groove
Cladding	Wall	FIN-2B	Pure + Freeform	Flush Reveal Panel	TBD	-	-	https://purefreeform.com/portfolio-item/flush-reveal/
	Ceiling	FIN-2C	Pure + Freeform	Linear Clip Strip Ceiling	TBD	-	-	https://purefreeform.com/portfolio-item/linear/
Pendant	Ceiling	ELE-1A	Foscarini	Outdoor Gregg Pendant	White	Medium	-	https://www.lumens.com/outdoor-gregg-pendant-by-foscarini-FOSP87793.html?cgid=35#tileindex=6
Pendant	Ceiling	ELE-1B	Tech Lighting	Garam Pendant	Concrete/White	Large	-	https://www.lumens.com/karam-pendant-by-tech-lighting-TECP89462.html
LED	Wall/Ceiling	ELE-2A	LED Linear	Hydralux	TBD	-	-	https://www.ledlinearusa.com/products/hydralux-hd-ip67/
Infrared Radiant Heater	Ceiling	ELE-3A	Radtech	E15R Infrared Radiant Heater	TBD	43" x 7" x 2"	1500 Watt, 13.6A/110V required	https://radtech.net/online-store/ols/products/e15r
Electric Heater (flush)	Ceiling	ELE-3B	Bromic	Platinum Electric 3400W	TBD	50" x 7" x 2"	3400 Watt, 220 V required	https://www.woodlanddirect.com/bromic-platinum-electric-3400w-b-lack/529150.html
Electric Heater (not flush)	Ceiling	ELE-3C	Radtech	T4000/12R Infrared Radiant Heater	TBD	50" x 6" x 5"	4000 Watt, 18.18A/220V required	https://radtech.net/online-store/ols/products/t400012r-50-infrared-radiant-heater
Paint Stucco	Stucco (above glass)	FIN-3	Sherwin Williams	TBD	Exterior	-	-	-
Painted Cement Board	Electrical Panel	FIN-4	Sherwin Williams	TBD	Exterior	-	-	-



Floor Plan  
scale 1/4"=1'-0"

**Existing Legend**

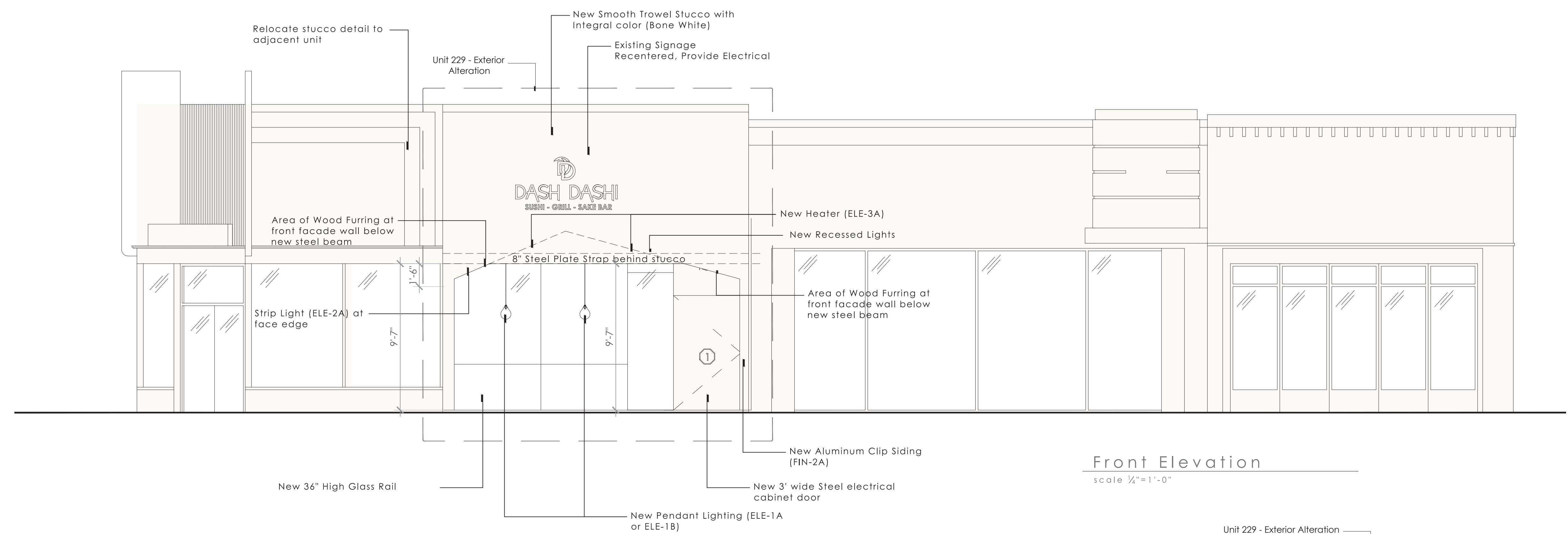
Wall to be Removed
Wall to Remain
Wall Added



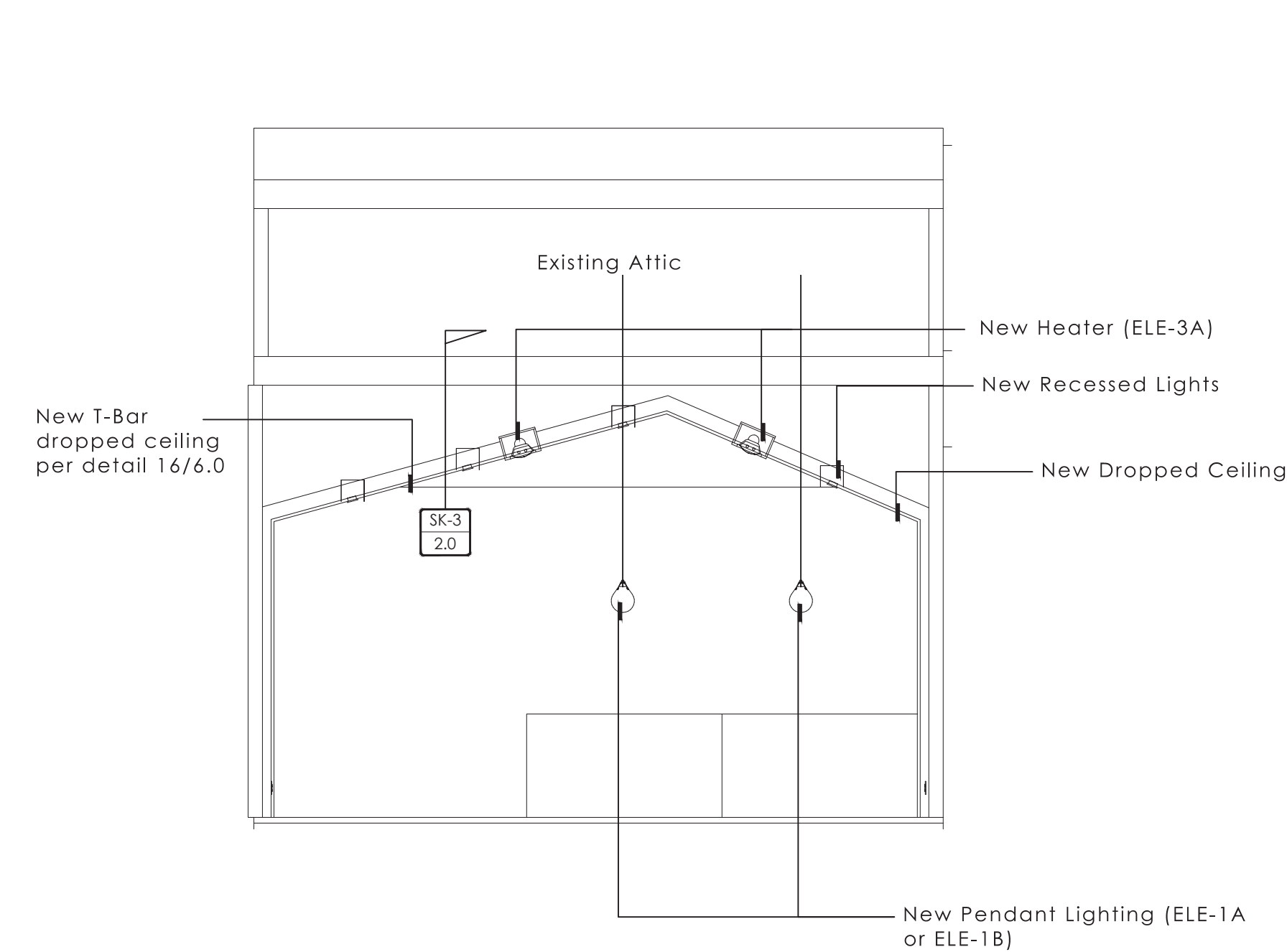
746 4th st. hermosa beach  
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1127 Manhattan Ave. Manhattan Beach, California 90266

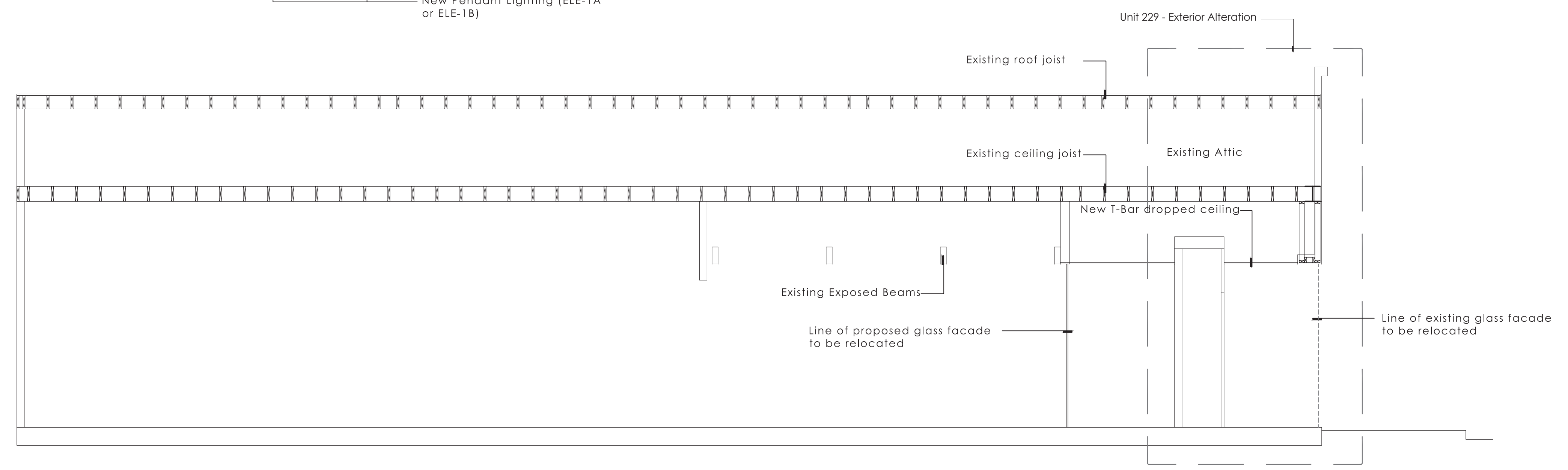




Front Elevation  
scale 1/4"=1'-0"



Section B  
scale 1/4"=1'-0"



Section A  
scale 1/4"=1'-0"

