



3500 Sepulveda, LLC, 13th & Crest Associates, LLC

6220 Spring Associates, LLC

October 9, 2019

Planning Commission
City of Manhattan Beach
City of Manhattan Beach City Hall
1400 Highland Avenue
Manhattan Beach, California 90266

RE: Request for a Master Use Permit Amendment to allow Personal Improvement Services Limited to Fitness Studios and to Allow up to Four Restaurants to have Ancillary Off-Site Alcohol Sales in connection with the Master Use Permit for the remodel and expansion of the Manhattan Village Shopping Center located at 2600 through 3600 North Sepulveda Boulevard and 1180 through 1200 Rosecrans Avenue (Manhattan Village Shopping Center)

Respected Planning Commissioners,

The owners of the 3500 Sepulveda building are in support of this modification of the MUP with the following clarifications and conditions;

- The modification applies to the entire shopping center. For clarity the 3500 Sepulveda building would like to insure Personal Improvement Services added to the approved uses of the 3500 building. Fitness Studios as referenced in the modification is not a defined use in the Municipal Code. Please clarify this use.
- The MUP conditions for Tin Roof Bistro should be modified, allowing Tin Roof Bistro to have ancillary off-site alcohol sales. Please clarify this provision applies to the existing and future restaurants in the 3500 North Sepulveda building.
- City Council Resolution No. 14-0026 to be modified by this application required the signatures of all three of the property owners. To be consistent and avoid confusion this modification application should be signed by and apply to all three property owners.
- Legal descriptions and parcel numbers that are outdated should not be used as part of the application or resolution. Please insure AIN 4138-020-014 and the attached legal description is included in this resolution.

With the above clarifications and conditions, we respectfully request that you approve the current MUP application.

Respectfully,

Mark A. Neumann on behalf of 3500 Sepulveda, LLC,
13th & Crest Associates, LLC and 6220 Spring Associates, LLC

CC: Mr. Rafael Garcia – Assistant Planner
Attachment

**EXHIBIT A
LEGAL DESCRIPTION**

AIN 4138-020-014

PARCEL 1:

PARCEL 12, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 12219, IN BOOK 122 PAGES 33 TO 35 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.