



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF
THE CITY OF MANHATTAN BEACH TO CONSIDER A MASTER USE PERMIT
AMENDMENT TO ALLOW THE SERVICE OF DISTILLED SPIRITS IN
ADDITION TO THE EXISTING ALLOWANCE FOR BEER AND WINE SERVICE
IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT LOCATED
AT 1131 MANHATTAN AVENUE (COUCOU)

A public hearing will be held before the Planning Commission to consider the project described below:

Project Location: 1131 Manhattan Avenue (Assessor's Parcel No. 4179-022-006)

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

Applicant: The Copper Room LLC (Jesse Feldman), 218 Main Street, Venice CA 90291

Project Description: Consideration of a Master Use Permit Amendment to allow for the sale and service of spirits in addition to existing beer and wine sales and service in conjunction with food service at an eating and drinking establishment located at 1131 Manhattan Avenue (Coucous). The applicant proposes no changes to the tenant space or operating hours.

Environmental
Determination:

The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. The proposed use would allow for sales of distilled spirits at an existing facility where beer and wine sales are already permitted, which would be a negligible expansion of the existing use. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

Staff Member: Justin Urbanski, Associate Planner, 310-802-5517,
jurbanski@manhattanbeach.gov

Meeting

Date & Time: Wednesday, December 10, 2025. **Meeting begins at 3:00 p.m.;** (Item discussion time is dependent on location on the agenda.)

The Planning Commission meeting will be conducted in-person at City Council Chambers (1400 Highland Avenue) and via Zoom; instructions on registering for public participation will be included under the Public Comments section of the Planning Commission meeting agenda that will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Friday, December 5, 2025. If you want written material to be



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included in the agenda, please submit such material prior to Wednesday,
December 3, 2025.

Public Comments: The Planning Commission encourages the public to participate by submitting comments in advance of the meeting. All comments provided by the deadlines above will be available to the Planning Commission and the public prior to the meeting. Comments received following posting of the staff report will be forwarded to the Planning Commission at, or prior to, the meeting. In addition, you may participate by attending the meeting in-person or joining Zoom during the meeting, instructions for which will be included on the Agenda.

For further information, contact the project planner. A staff report will be on the City Website (www.manhattanbeach.gov), on or before Friday, December 5, 2025.

Adam Finestone, AICP
Planning Manager

Published: November 27, 2025 – Beach Reporter

Mail: November 25, 2025