



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH TO CONSIDER A PLANNED DEVELOPMENT PLAN AMENDMENT TO ALLOW INSTRUCTIONAL ALCOHOL TASTINGS AND OFF-SALE OF DISTILLED SPIRITS IN ADDITION TO THE EXISTING ALLOWANCE FOR ON-SALE AND OFF-SALE BEER AND WINE, AND TO EXTEND OPERATING HOURS FOR AN EXISTING FOOD AND BEVERAGE SALES USE AND ANCILLARY EATING AND DRINKING ESTABLISHMENT USE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT LOCATED AT 1700 ROSECRANS AVENUE (EREWHON)

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

Project Location: 1700 Rosecrans Avenue (Assessor's Parcel No. 4138-017-022)

Legal Description: R F 140 POR OF N 1/2 OF NE 1/4 OF NE 1/4 OF LOT 1 SEC 19 T3N R14W

Applicant: Nowhere Manhattan Beach, LLC, 1800 E. Martin Luther King Jr. Blvd, Vernon, CA, 90058

Project Description: Consideration of a Planned Development Plan Amendment to allow the operation of instructional alcohol tastings and off-sale distilled spirits in addition to the existing allowance for on-sale and off-sale beer and wine with an expansion to the hours of on-site consumption, and to extend the hours of operation from 7:00 A.M. – 10:00 P.M. daily to 7:00 A.M. – 11:00 P.M. daily, in conjunction with the operation of existing food and beverage sales and ancillary eating and drinking establishment use within an existing commercial development located at 1700 Rosecrans Avenue.

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 project proposes continuing a commercial use at an existing Planned Development (PD) zoned property. The extra hour of operation, coupled with allowing the off-sale of distilled spirits and instructional alcohol tastings at an existing facility that already allows for on-sale and off-sale beer and wine 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: Fel Cortez, Assistant Planner, 310-802-5543, fcortez@manhattanbeach.gov

Meeting Date & Time: Wednesday, August 13, 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, August 8, 2025. If you want written material to be included in the agenda, please submit such material prior to Wednesday, August 6, 2025.

(See reverse side for continued notice)



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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, August 8, 2025.

Adam Finestone, AICP
Planning Manager

Published: July 31, 2025 – Beach Reporter

Mail: July 31, 2025