




Agenda Item #: _____

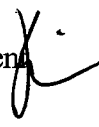
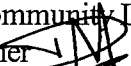


Staff Report

City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager 

FROM: Richard Thompson, Director of Community Development 
Daniel A. Moreno, Associate Planner 

DATE: February 19, 2008

SUBJECT: Consideration of a Use Permit to Allow a New 18,000 Square Foot Education Building and a Variance to Allow Relief from Maximum Allowable Building Height, for an Existing Religious Facility Located at 1243 Artesia Boulevard

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE and FILE** this report.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

An application for a Use Permit has been filed to allow a three level 18,000 square foot education building that would replace 16,000 square feet of existing education buildings and a Variance to allow relief from maximum allowable building height for the elevator shaft and HVAC units to exceed the maximum height limit by approximately 3-feet.

The subject site is zoned both Residential Single Family (RS)/Residential High Density (RH) and contains several one and two story buildings. However, per MBMC Section 10.12.020 (D), facilities on sites of two (2) acres or more are subject to the (PS) Public and Semi-Public regulations. The subject site contains approximately 145,077 square feet of lot area or 3.33 acres.

At the Planning Commission meeting of August 14, 2002, the Commission voted (3-2-0) to approve the subject application. The two dissenting Commissioners voted against the project as they felt that there were no compelling reasons to grant the height variance. They believed that the project could not make the finding that there is a peculiar and exceptional hardship on the owner to justify granting an exception to the required 30-foot height limit. Additionally, they had concerns that additional landscaping should be provided at the existing parking areas (particularly at the northwest parking lot) to soften the hardscape areas and that the parking situation on Prospect Avenue had not been addressed due to the size of the project.

The Planning Commission made the following findings with respect to this application:

Use Permit

- a. The proposed 18,000 square foot building would replace 16,000 square feet of existing education buildings contained in several buildings built in the 1950's. The additional 2,000 square feet of building area includes hallways, storage, elevator and restroom areas. The proposed building would be handicapped accessible, energy efficient, sound proofed, and fire and earthquake resistant. The proposed use is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is a residential zone consistent with Section 10.12.010 (F) of the Manhattan Beach Zoning Code which states that the district is intended to provide sites for public and semipublic land uses needed to complement residential development. With the exception of the proposed building height, the subject proposal would be in compliance with all applicable regulations as detailed in the report.
- b. The proposed education building poses no detrimental effect to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city as the site continues to operate as a religious assembly use. The new building is intended to upgrade existing building with a new education facility which meets current zoning and building code requirements.

The proposed location of the use and the proposed conditions under which it will be operated or maintained is consistent with the General Plan, since the project site is classified as a Public Facility and would operate for the public benefit and welfare.

The General Plan of the City of Manhattan Beach poses certain goals and policies, which reflect the expectations and wishes of the City, with respect to land uses. Specifically, the project is consistent with the following Goals of the General Plan as summarized below:

Goal LU-1.1: Limit the height of new development to three stories where the height limit is 30-feet in order to protect the privacy of adjacent properties and preserve the low profile of the community.

Goal LU-1.2: Encourage the use of notches, open space, setbacks, landscaping, or other architectural details to reduce building bulk.

Goal LU-3.1: Encourage quality design in all new construction.

Goal LU-7.1: Protect existing residential neighborhoods from the intrusion of inappropriate and incompatible uses.

Variance

- a. Because of special circumstance or conditions applicable to the subject property, the propose height Variance would not be detrimental to, nor adversely impact, the neighborhood or district in which the property is located. The proposed elevator shaft would provide minimal visual impact from the ground and from neighboring properties since it is small and would be screened.
- b. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to properties or improvements in the vicinity of the development site. The proposed location and size of the elevator shaft on the building rooftop would enables the applicant to utilize the construction building area in a way that conserves land area and makes use of the site's natural topography by providing more landscape area.
- c. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district, since the proposed building height will be in scale and compatible with the buildings on site.

In approving the application, and because of concerns raised regarding landscaping and rooftop equipment, the Commission added the following conditions:

1. All existing trees shall be protected where feasible as part of the new proposal
2. A minimum 5-foot wide landscape buffer shall be provided at the northerly property adjacent to the new parking area
3. Public right-of-way trees shall be provided around the perimeter of the property to the extent feasible subject to the approval of both the Community Development Department and Public Works Department
4. The proposed HVAC equipment located at the rooftop shall remain below the allowable building height or located elsewhere within the building or on the property in a location away from public view.

At this meeting, a neighbor who lives just north of the subject site on Tennyson Street, provided testimony in support of the proposal as he did not have a concern regarding the height variance however he did have a concern regarding the parking situation and hoped that the parking was monitored (See attached letter to Planning Commission, dated 1/23/08, Exhibit B).

Attached is Resolution No. PC 08-02, as well as other pertinent materials including: excerpt from the Planning Commission "draft" minutes and Staff report to the Commission dated January 23, 2008, with more detailed background and analysis.

ALTERNATIVES

1. **RECEIVE and FILE** the Planning Commission's decision of **APPROVAL**
2. **REMOVE** this item from the Consent Calendar and **APPEAL** the decision of the Planning Commission and schedule for Public Hearing

Attachments: A Resolution No. PC 08-02
B Letter to Planning Commission, dated 1/23/08
C Excerpt from the Planning Commission 'Draft' Minutes of 1/23/08
D Planning Commission Report dated 1/23/08
E Conceptual Plans (n/a)

n/a – not available electronically

cc: Onyx Architects, Applicant, Owner's Representative, Doug Joyce, Project Architect

JourneyofFaithCCMemo 2-19-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A NEW 18,000 SQUARE FOOT EDUCATION BUILDING AND A VARIANCE TO ALLOW RELIEF FROM MAXIMUM ALLOWABLE BUILDING HEIGHT, FOR AN EXISTING RELIGIOUS FACILITY LOCATED AT 1243 ARTESIA BOULEVARD (Journey of Faith)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on January 23, 2008, to consider application for a Use Permit and Variance for the properties legally described as Lots 1, 2, 3 and 4, Block 4, Amended Map of Seaside Park, located at 1243 Artesia Boulevard in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant/owner's representative for the Use Permit and Variance applications is Onyx Architects.
- D. In 1997 the Planning Commission approved a Use Permit application (Resolution No. PC 97-18) to allow a 22,350 square foot addition, which includes a lobby, tower, service spaces, pre-school and fellowship hall, on the High Density residential portion of the lot and a Variance to allow relief from parking, front yard setback and fence height requirements. In 2004 a Variance approval was also granted (Resolution No. PC 04-05) for a 200 square foot building addition at the church entry that encroaches into the 20-foot front yard setback area and a sign exception to allow a non-permitted pole sign in the front setback area.
- E. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) as a replacement of existing structures.
- F. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. This Resolution is intended to incorporate and supersede the previous Use Permit and Variance approvals to allow building expansions on a residential high density zoned portion of the lot.
- H. The Planning Commission made the following findings with respect to this application:
 1. The applicant's request approval for a proposed three level 18,000 square foot education building replacing 16,000 square feet of existing education buildings contained in several buildings, and a Variance to allow only the proposed elevation shaft to exceed the maximum allowable height limit based on location and state mandated requirements by approximately 3-feet excluding the HVAC units which must be designed below the maximum allowable height or be located elsewhere, not on the rooftop.
 2. The project is located in Area District I and is developed with one and two-story buildings located in both the (RS) Residential Single Family and (RH) Residential High Density zone. Per MBMC Section 10.12.020



RESOLUTION NO. PC 08-02

(D), facilities on sites of two (2) acres or more are subject to the (PS) Public and Semi-Public regulation, precluding the Residential Districts regulations. The properties to the north, across Tennyson Street, are zoned (RS) Single Family Residential; the properties to the south, across Artesia Boulevard, are in the City of Hermosa Beach; the property to the east, across Meadows Avenue, is zoned (PS) Public and Semi-Public; and the properties to the west are zoned (CG) General Commercial and (RH) High Density Residential.

3. The General Plan designation for the property is Low Density Residential and High Density Residential.
4. The maximum building height allowed for the property is at a 191.04 elevation. The proposed elevator shaft penthouse design is housed in an 8' x 13' area and would extend a maximum of 3-feet above the proposed parapet roofline (194.04).

Use Permit

- a. The proposed 18,000 square foot building would replace 16,000 square feet of existing education buildings contained in several buildings and built in the 1950's. The additional 2,000 square feet of building area includes hallways, storage, elevator and restroom areas. The proposed building would be handicapped accessible, energy efficient, sound proofed, and fire and earthquake resistant. The proposed use is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is a residential zone consistent with Section 10.12.010 (F) of the Manhattan Beach Zoning Code which states that the district is intended to provide sites for public and semipublic land uses needed to complement residential development. With the exception of the proposed building height, the subject proposal would be in compliance with all applicable regulations as detailed in the report.
- b. The proposed education building poses no detrimental effect to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city as the site continues to operate as a religious assembly use. The new building is intended to upgrade existing building with a new education facility which meets current zoning and building code requirements.

The proposed location of the use and the proposed conditions under which it will be operated or maintained is consistent with the General Plan, since the project site is classified as a Public Facility and would operate for the public benefit and welfare.

The General Plan of the City of Manhattan Beach poses certain goals and policies, which reflect the expectations and wishes of the City, with respect to land uses. Specifically, the project is consistent with the following Goals of the General Plan as summarized below:

Goal LU-1.1: Limit the height of new development to three stories where the height limit is 30-feet in order to protect the privacy of adjacent properties and preserve the low profile of the community.

Goal LU-1.2: Encourage the use of notches, open space, setbacks, landscaping, or other architectural details to reduce building bulk.

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Goal LU-3.1: Encourage quality design in all new construction.

Goal LU-7.1: Protect existing residential neighborhoods from the intrusion of inappropriate and incompatible uses.

Variance

- a. Because of special circumstance or conditions applicable to the subject property, the propose height Variance would not be detrimental to, nor adversely impact, the neighborhood or district in which the property is located. The proposed elevator shaft would provide minimal visual impact from the ground and from neighboring properties since it is small and would be screened.
- b. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to properties or improvements in the vicinity of the development site. The proposed location and size of the elevator shaft on the building rooftop would enables the applicant to utilize the construction building area in a way that conserves land area and makes use of the site's natural topography by providing more landscape area.
- c. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district, since the proposed building height will be in scale and compatible with the buildings on site.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Variance subject to the following conditions:

Site Preparation/Construction

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on January 23, 2008, with revisions as noted in the conditions. Any other substantial deviation from the approved plans must be reviewed and approved by the Planning Commission. Per the "Buildable Floor Area" definition, the applicant shall provide area calculations which show that the building area will not exceed 18,000 square feet.
2. A Traffic Management Plan shall be submitted by the applicant or contractor in conjunction with the building plan check. The Traffic Management Plan shall be approved by both the Community Development and Police Departments prior to the issuance of the building/demolition permits. The plan shall provide for the management of all construction related traffic during all phases of the project, including delivery materials and parking.
3. No building material shall be allowed to be stored in either the public right-of-way or required on-site parking areas.
4. During construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. A site landscaping plan utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Mature shade trees shall be incorporated into the plan. Landscaping shall be installed per the approved plans prior to building final. All existing trees shall be protected where feasible as part of the new proposal.
6. A minimum 5-foot wide landscape buffer shall be provided at the northerly property line adjacent to the new parking area.

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7. Public right-of-way trees shall be provided around the perimeter of the property to the extent feasible subject to the approval of both the Community Development Department and Public Works Department.
8. A low pressure, low-flow or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. The type and design shall be subject to the approval of the Public Works and Community Development Departments and shall be installed per the approved plans prior to building final.
9. Plans shall incorporate sustainable building components into the building and site design. The plans may include, but not be limited to LEED (Leadership in Energy and Environmental Design) and Built-it-Green components, permeable pavement, energy efficient plumbing, mechanical and electrical systems, and retention of storm water on the site. Plans shall require review and approval by the Community Development Department and Public Works Department.
10. An adequate trash enclosure shall be provided and maintained on the site which is accessible from the exterior of the building for trash disposal and City pick-up, subject to the specification and approval of the Public Works Department, Community Development Department and City's waste contractor.
11. The proposed HVAC equipment located at the rooftop shall remain below the allowable building height or located elsewhere within the building or on the property in a location away from public view. The elevator shaft shall be the minimum height and size required by code and under no circumstances shall the height be greater than 3-feet above the maximum height limit.
12. The applicant/business owners shall provide adequate management and supervisory techniques to prevent boisterous activities outside and in the immediate area of the surrounding neighborhood.
13. All proposed signs (permanent or temporary), shall meet the current Sign Ordinance requirements subject to the approval of the Community Development Department. All sign applications shall be accompanied with plans and must be submitted prior to the issuance of a building permit.
14. During peak hours, the existing parking areas shall not be utilized for outdoor activities associated with either religious assembly or religious education.
15. Any future proposal for a satellite dish shall meet the current Code requirements for setbacks, maximum height, maximum dish dimension, screening, undergrounding and surface material and finishes, provided placement of such equipment does not detract from the visual character of the building, subject to the approval of the Community Development Department.
16. Prior to the issuance of a building permit, the applicant shall provide evidence that the site provides 181 on-site vehicle parking spaces which includes 172 standard spaces and 9 disabled spaces.

Traffic Engineer Requirements

17. A Sunday Parking Management Plan shall be submitted for approval by the City Traffic Engineer prior to occupancy. This plan shall consist, at a minimum, of unrestricted parking of all on-site spaces on Sundays, off-site parking agreements(s), time-limit parking restrictions if appropriate, designated areas for employees, staff and visitors on weekends, valet and/or passenger loading areas for off-site parking lots, Lot Full signs and parking lot occupancy monitors as appropriate.
18. An off-street parking agreement shall be maintained for use of the Mira Costa High School Student Center parking lot on Sundays.

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19. Proposed uses and schedule of all occupied space on the church campus as identified in the Parking Needs Analysis shall not be modified without City approval. Classrooms and meeting space identified in the Parking Needs Analysis as vacant during weekdays shall not be occupied except on Sundays without prior City approval.

Public Works

20. This is a SUSMP project and an Operating and Maintenance Agreement Form regarding on-site storm water pollution BMP's and mitigation devices must be completed and submitted to the City before a building or grading permit issues.
21. A mop sink must be installed on each floor and be shown on the plumbing plan.
22. Commercial enterprises must comply with the National Pollution Discharge Elimination System (NPDES) clean water requirements. Discharge of mop water, floor mat washing, trash can cleaning and washing out of trash enclosures into the street or storm drain system is prohibited (MBMC 5.84.060, 5.84.090).
23. If the property is located on a corner lot, a disabled access ramp must be installed on the public sidewalk (See City Standard Plan ST-9). Ramp must be shown on plans if applicable.
24. Before the two utility poles located on Prospect Avenue can be relocated, approval from Parking and Public Improvement Commission (PPIC) and City Council is required; and a building permit must be obtained
25. Plan holder must have the plans checked and stamped for approval by the Public Works Department prior to the issuance of a building permit. All of the Public Works notes and conditions must be printed on the plans.

Building Division

26. All work shall comply with the 2007 California Building Code, 2007 California Electrical Code, 2007 California Mechanical Code and 2007 California Plumbing Code.

Procedural

27. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning Commission
28. *Terms and Conditions are Perpetual.* These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
29. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.030, have expired.
30. The Use Permit and Variance shall lapse two (2) years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
31. 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, in defending any legal action associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, 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 or enter into an agreement with the City to pay such expenses as they become due.

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SECTION 3. Pursuant to Government Code Section 65009 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 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of **January 23, 2008**, and that said Resolution was adopted by the following vote:

AYES: Lesser, Powell, Chairman Bohner

NOES: Fasola, Seville-Jones

ABSTAIN:

ABSENT:



RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen
Recording Secretary

1281 Tennyson Street
Manhattan Beach, CA 90266
January 23, 2008

City of Manhattan Beach Planning Commission

Dear members of the commission:

My family lives in "Poet's Corner" at 1281 Tennyson Street, across the street from the church at the northeast corner. The church staff and members are good neighbors. When we've had minor issues with the church over the years, the staff has always been available and ready to listen and remedy. We welcome their reconstruction plans. We have no issues with the requested height variances as described. They have described nice landscaping on our street and we look forward to that.

We do have constant concerns with parking. Since the variance request considers parking in depth, and this appears to be a time when you want to hear about it, we want to clarify and express concerns about parking that may not be reflected in the report and that perhaps only we as local residents can provide.

The peak parking situation mentioned in the report may need clarification, so we want to make sure this is clear to you. Peak times are longer than stated and result in 100% street parking for blocks. A complete remedy for this situation – on-site parking for 150-175 more cars – would probably be neither desirable nor realistic. Churchgoers are peaceful and expedient as they come and go. Some unsafe parking does occur. Notices and warnings by the church and parking enforcement might help to reduce this. Other than that, I assume we will continue to live with the close environment during peak times.

During non-peak times, parking on our street is available and we would like it to stay that way. The offsite parking lot doesn't meet the requirements by either distance (700 ft. vs. the required 200 ft.) or guaranteed availability (the school is unable to execute the required agreement). The reality is that, due to the overflow lot's distance and street signals, church visitors will always choose to overflow onto local streets first. Any overflow traffic immediately fills Meadows, Tennyson, and Prospect. Please assure that you enforce your usage restrictions so this does not happen. The church's general plan calls for over twenty added spaces with 1500-2000 sq.ft. added floor space. On paper we may be better off than we were before, as long as church usage does not change.

I am available to answer questions. Please do what you can to keep Poet's Corner an attractive and desirable neighborhood.

Thank you,
(signed)
Richard McQuillin
310-374-7870 home
310-615-4108 work



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1. Parking during Non-Peak Hours

1.1. Key Points

- **Overflow from the on-site lots fall immediately onto local streets** – Meadows, Prospect, Tennyson and points north and west – before it moves to the more distant high school lot.
- **The high school lot does not provide the necessary overflow for non-peak parking due to both its distance and the fact that school policy does not allow the required agreement to be granted.** Also, although the school says otherwise, the lot is used on weekends. This past Sunday there was a play in the high school auditorium, and at 2 PM it was about 50% full. However, this did not conflict with the morning church services.

2. Parking during Peak Hours

2.1. Key Points

- **100% of surface street parking within several blocks – over 150 spaces – are occupied during peak hours.** (See photos) Local surface streets contain roughly 190 spaces. Using photos and analysis during and after peak hours, 80% of this can be attributed to churchgoers.
- **The “12-space shortfall” (from minimum requirements) is actually a 150+ space shortfall in real peak usage conditions.** The city’s requirement of 1 parking space per 100 sq. ft. of sanctuary may be the cause of the substantial overflow onto surface streets during peak times. In reality, 100 sq. ft. of sanctuary space may be seating 3-4 families in 3-4 cars.
- **Peak hours occur on Sunday mornings, Wednesday evenings, and during special events.** Peak hours are Sunday approximately 8:45 AM to 12:15 PM. Peaks (probably smaller) also occur every Wednesday evening for services and

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Submitted by Richard McQuillin – 1281 Tennyson Street – Manhattan Beach, CA 90266 – 310-374-7870

during special events (the 5-day “Journey to Bethlehem” every December which forecast 8,000 visitors in 2007).

- **Unsafe parking occurs during peak hours.** (See photos) Parking is so dense at peak times that there is often parking over limit lines and parking on corners with vehicle wheels well outside the 12” curb distance limit.

2.2. Clarifications on Eric’s Comments of January 16, 2008

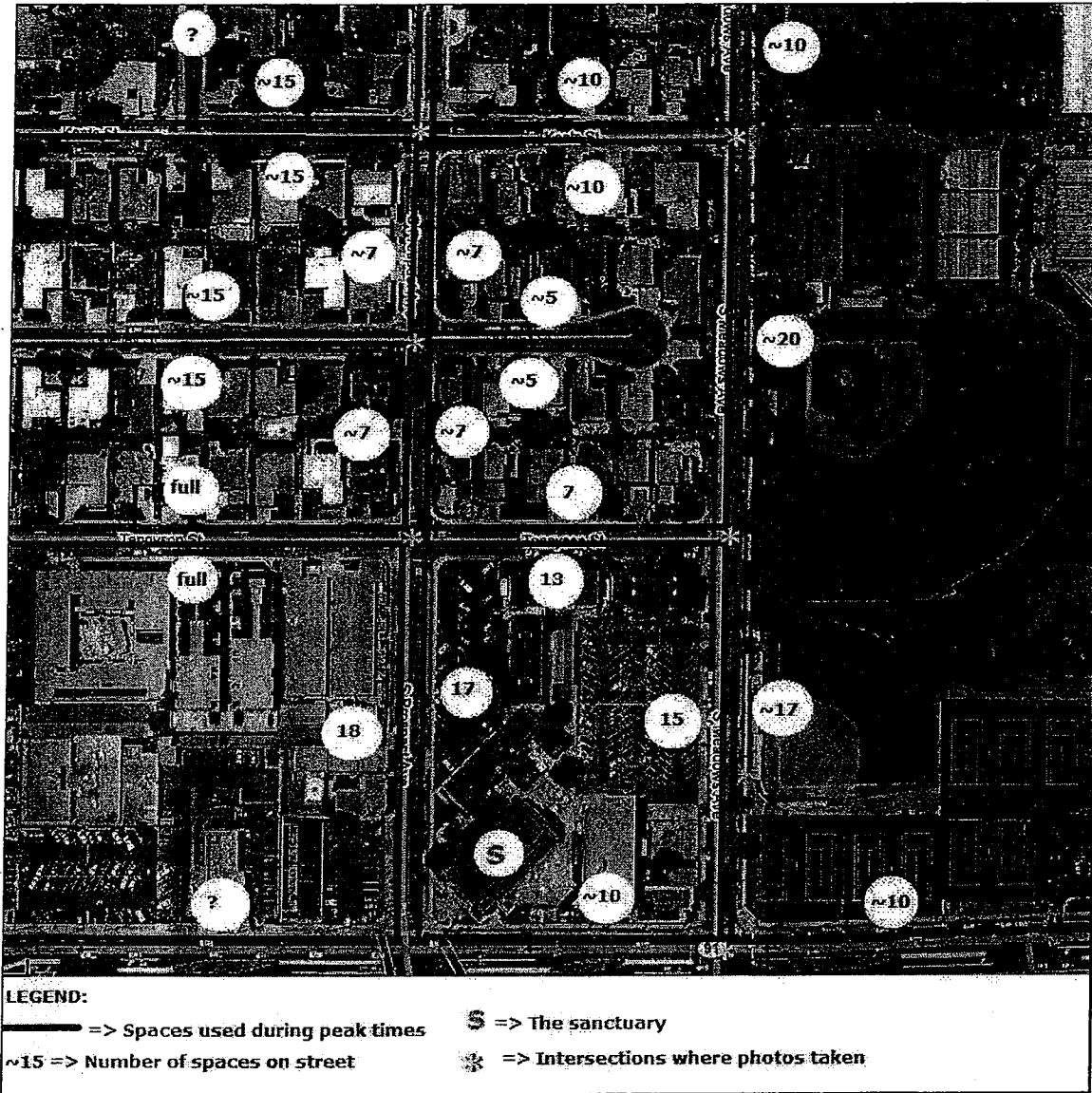
I want to clarify two statements from Eric’s letter to assure you are getting an accurate picture of the parking situation in “Poet’s Corner”. First, this statement: *“The revised study has eliminated any reliance on street parking to meet the anticipated parking demand.”* Clarification:

The revised study has eliminated any reliance on street parking *to meet the absolute minimum requirements for parking, not the actual requirements.* Meeting the absolute minimum requirements results in ~ 150 surface street spaces used during peak periods

I also want to clarify this statement: *“Since the assumptions used in the Parking Needs Analysis reduce the parking demand below City codes, the following conditions of approval shall be included to prevent overflow parking demand: ... [(1) A Sunday Parking Management Plan, (2) An off-site parking agreement, ...]”*

This statement may be mixing peak and non-peak times and may lead you to believe that Sunday parking is being met by the on-site church lots and the “overflow” high-school lot. But, even with the overflow lot completely filled, ~ 150 surface street lots are used. If that’s not overflow, what is?

2.3. Peak Times Analysis



- At 11:00 AM (during a peak period), the spaces in this photo are 100% utilized.
- At 2:00 PM, the spaces are less than 20% utilized except east Meadows north of Tennyson, Tennyson east of Prospect, and Prospect south of Tennyson. Other events were going on (basketball at Mira Costa, tennis, a play at 2 PM) and I believe I have factored these in.
- $15+15+10+10+10+10+7+7+15+15+5+5+20+7+7+full+full+7+13+18+17+15+17+10+10 = 190$
- $190 - 20\% = 152$ spaces used by church visitors during peak times
- There may be more. I only observed from the six intersections marking with a yellow asterisk (*). Parking went on west for as far as I could see. Hermosa Beach across Artesia may also be affected. I would park there.

2.4. Unsafe Parking



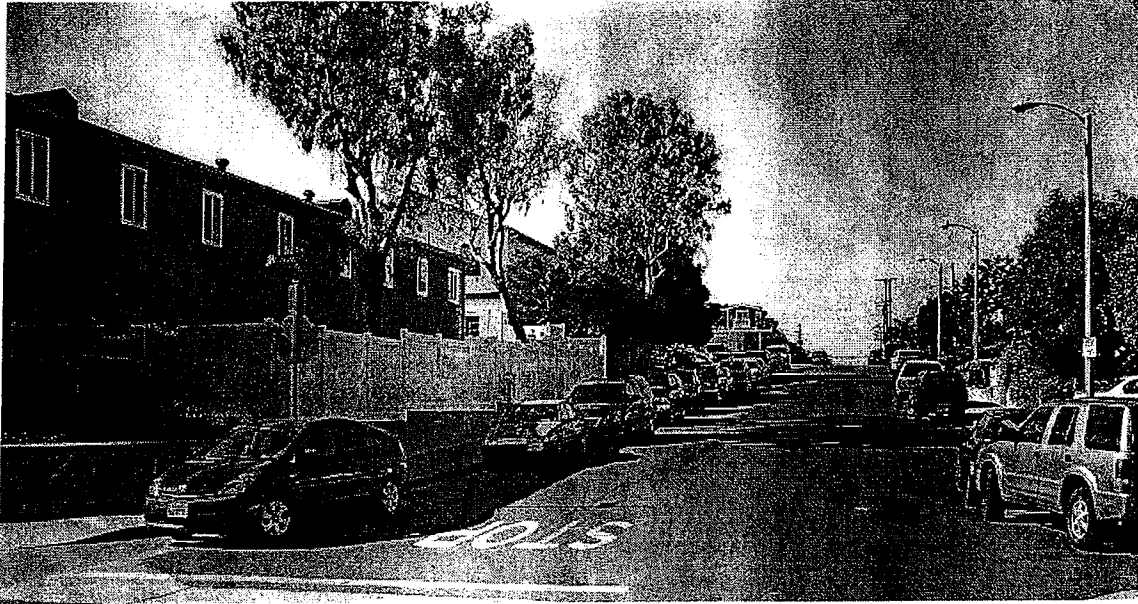
These three cars are either parked over the limit line and/or with wheels past the 12” curb limit (see detail below). They create a cramped intersection with very low visibility.



This car is technically blocking a driveway. Legally it must be about 4’ back, before the dipped swale starts.

2.5. Parking Density Photos – Tennyson Street – 11 AM vs. 2 PM

Tennyson Street is a church boundary so heavy usage during peak overflow would be expected. The top photo is 11 AM, the bottom photo is 2 PM. Notice that the two cars in the foreground are wrapping around the corners. Visibility is reduced. Collisions have occurred here.



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Submitted by Richard McQuillin – 1281 Tennyson Street – Manhattan Beach, CA 90266 – 310-374-7870

2.6. Parking Density Photos – Prospect Street – 11 AM vs. 2 PM

This is Prospect Street looking north from Tennyson Street, not far from the church. The top photo shows 100% parking at 11 AM. The bottom photo had 5 cars for about 38 spaces, or 13% use. This same pattern occurs on Tennyson, Shelley, Prospect and Keats.

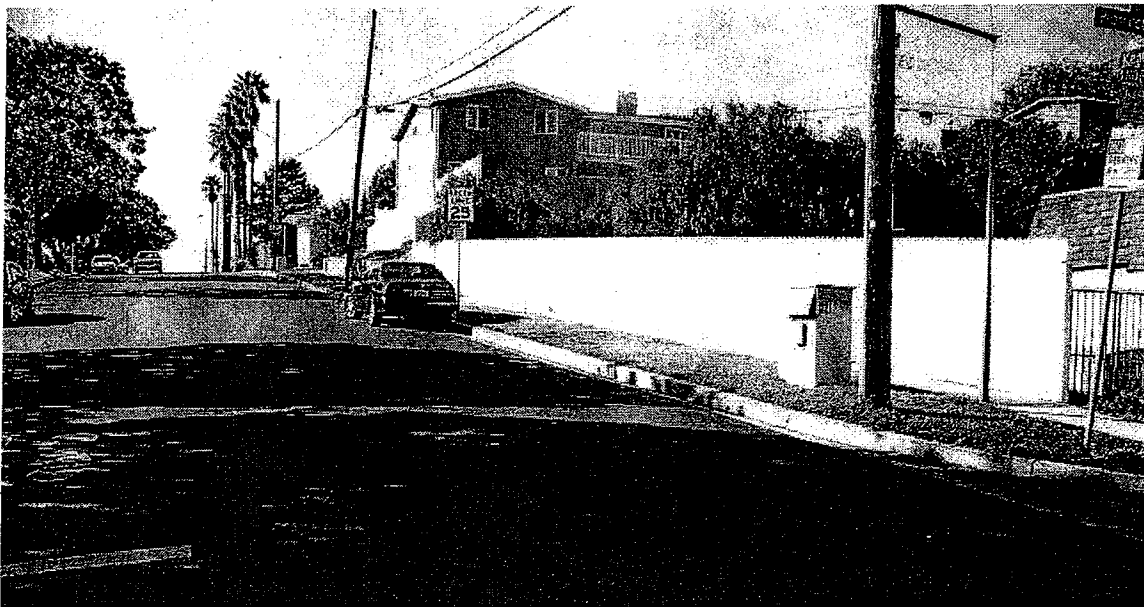
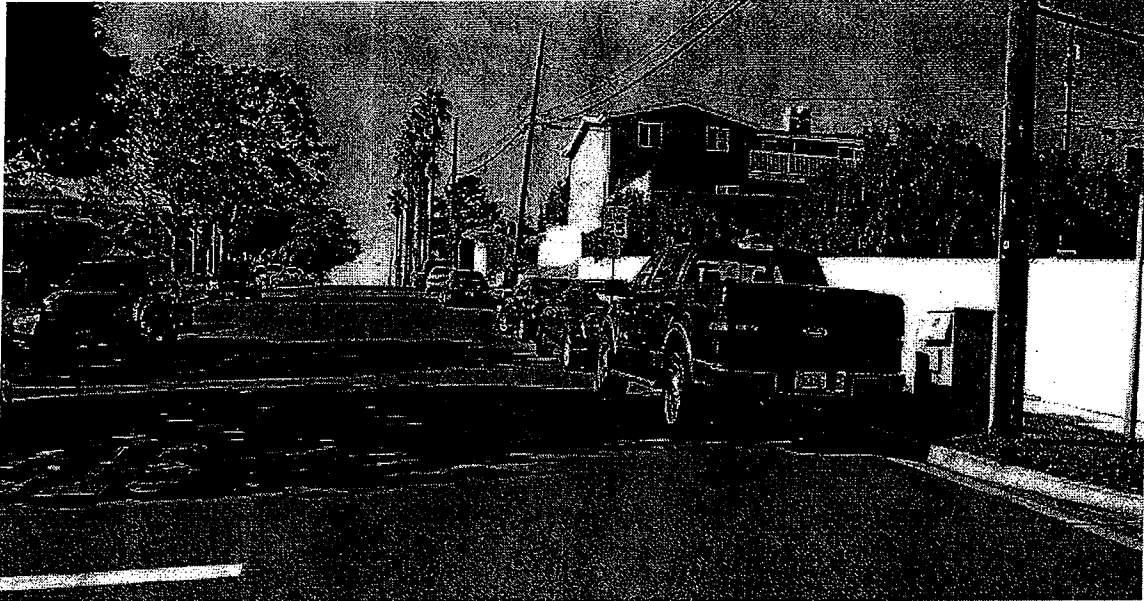


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Submitted by Richard McQuillin – 1281 Tennyson Street – Manhattan Beach, CA 90266 – 310-374-7870

2.7. Parking Density Photos – Keats Street – 11 AM vs. 2 PM

This is Keats Street, past Tennyson and Shelley Streets, about 3-4 blocks north and west of the church. The top photo is at 11 AM (100% use); the bottom photo is at 2 PM (about 10-20% use).



DRAFT

**CITY OF MANHATTAN BEACH
[DRAFT] MINUTES OF THE REGULAR MEETING OF THE PLANNING
COMMISSION
JANUARY 23, 2008**

1 A regular meeting of the Planning Commission of the City of Manhattan Beach was held on
2 Wednesday, January 23, 2008, at 6:35p.m. in the City Council Chambers, City Hall, 1400
3 Highland Avenue.
4

5 **ROLL CALL**

6
7 Chairman Bohner called the meeting to order.
8

9 Members Present: Fasola, Lesser, Powell, Seville-Jones, Chairman Bohner
10 Members Absent: None
11 Staff: Laurie Jester, Senior Planner
12 Daniel Moreno, Associate Planner
13 Sarah Boeschen, Recording Secretary
14

15 **APPROVAL OF MINUTES January 9, 2008**

16
17 Commissioner Lesser requested that wording be added on page 8, line 38 of the January 9
18 minutes to read: "He indicated, however, that the language of the current Ordinance was adopted
19 by the City Council less than two years ago to be more proactive to be preserving trees."
20

21 Commissioner Lesser requested that the wording be revised on page 9, line 4 to read: "He said
22 that he feels there has been sufficient information presented that there are alternatives alternative
23 designs for the home that could allow the tree to be preserved and the City's tree arborist
24 supports its preservation. He said that he cannot support the tree being replaced based on the
25 language of the Ordinance but defers to Council to decide if other factors support the
26 application."
27

28 Commissioner Powell requested that the word "arborist" be corrected to "arborists" on page 8,
29 line 1 of the minutes.
30

31 A motion was MADE and SECONDED (Lesser/Powell) to **APPROVE** the minutes of January
32 9, 2008, as amended.
33

34 AYES: Lesser, Powell, Seville-Jones, Chairman Bohner
35 NOES: None
36 ABSENT: None
37 ABSTAIN: Fasola
38

39 **AUDIENCE PARTICIPATION** None
40

DRAFT



1 **BUSINESS ITEMS**

2
3 **PUBLIC HEARINGS**

4
5 **06/0726.1 Consideration of a Use Permit for a Proposed New 18,000 Square Foot**
6 **Education Building and a Variance to Allow Relief from Maximum**
7 **Allowable Building Height, for an Existing Religious Facility Located at 1243**
8 **Artesia Boulevard (Journey of Faith)**
9

10 Commissioner Lesser said that over 10 years he was affiliated ago with a law firm that
11 represented the chairman of the building committee for the applicant. He said that he has no
12 interest in the project and feels he can consider the item fairly.
13

14 Senior Planner Jester indicated that an e-mail was received after the staff report was written
15 which has been provided to the Commissioners.
16

17 Associate Planner Moreno summarized the staff report. He indicated that the properties
18 surrounding the site north of Tennyson Street are zoned single family residential; properties off
19 of Prospect Avenue are zoned high density residential; and Mira Costa High School is located off
20 of Meadows Avenue. He commented that the south portion of subject property is zoned high
21 density residential and the north portion is zoned single family residential. He indicated that the
22 public and semi-public standards apply because the property is over two acres. He commented
23 that the proposed building would be located approximately 64 feet away from the property line
24 off of Tennyson Street on the north side of the building and 87 feet away from the property line
25 on the west side of the building. He commented that with the public and semi-public standards,
26 the building is permitted to have a height limit of 30 feet based on finished grades around the
27 perimeter of the building. He commented that the applicant is requesting an additional 3 feet
28 above the height limit to allow for an elevator shaft. He indicated that the applicant is asking for
29 relief from the height limit because they believe the location of the elevator shaft and mechanical
30 equipment on the roof would have a minimal visual impact; the building appears as two stories
31 from the north and west; placing the HVAC equipment would allow additional space on the
32 ground to provide landscaping; and the proposed building would not be taller than the existing
33 church building.
34

35 Associate Planner Moreno commented that 181 parking spaces are required on site. He said that
36 the Traffic Engineer is suggesting that a condition be imposed that a parking management plan
37 for parking on Sundays be submitted to the City and approved prior to occupancy with
38 unrestricted parking of all on-site spaces; that an agreement between the applicant and the School
39 District be provided to allow for off-site parking at the high school on Sundays; that time limits
40 be placed on the parking; that a designated parking area be provided for employees, staff and
41 visitors; that valet and loading areas be provided for off-site parking; and that appropriate signage

1 be provided. He said that a condition is included that an off-street parking agreement shall be
2 maintained for use of the Mira Costa parking lot on Sundays. He stated that there are 110
3 existing spaces on the east side of the property and 47 existing parking spaces on the northwest
4 portion of the property. He indicated that the new proposal would include 24 new parking spaces
5 on the north side of the site which would buffer the building to the residential neighbors to the
6 north. He commented that the property was noticed to properties within 500 feet of the property
7 and published in the Beach Reporter. He indicated that staff received one letter in opposition to
8 the proposal and four letters in support which are included with the staff report. He commented
9 that an e-mail was also received that has been provided to the Commissioners which raises
10 concerns regarding parking. He stated that minor comments were received from other City
11 departments that can be addressed during the plan check process.

12
13 Chairman Bohner commented that there does not appear to be any features of the property that
14 present special circumstances with the nature or topography of the site to justify granting the
15 Variance to exceed the height limit.

16
17 Associate Planner Moreno stated that there are changes in the topography of the site from the
18 south to the north side of the property. He indicated that staff feels the location of the HVAC
19 equipment above the height limit would be shielded from view from the public right-of-way and
20 would be enclosed within a structure.

21
22 In response to a question from Chairman Bohner, Associate Planner Moreno commented that the
23 applicant has had an agreement with the School District for the use of the parking at Mira Costa
24 High School on Sundays since 1997. He indicated that at that time the applicant was granted
25 relief for two parking spaces during the peak hours on Sunday, and it was an important
26 consideration that they had the agreement. He said that staff's understanding from the applicant
27 is that they have a long standing agreement with the School District.

28
29 In response to a question from Commissioner Lesser, Associate Planner Moreno commented that
30 typically the elevator shaft must extend above the level of the roof line in order to meet Code
31 requirements. He commented that the HVAC units are often located on the ground; however, the
32 applicant chose to locate the equipment on the roof in order to provide additional landscaping
33 around the perimeter of the building.

34
35 In response to a question from Commissioner Lesser, Associate Planner Moreno indicated that
36 there is not a condition regarding the preservation of the two existing mature trees off of
37 Tennyson Street. He said that staff is conscious of the fact that they should be protected and will
38 probably request that additional landscaping be required within the public right-of-way on
39 Prospect Avenue.

40
41 In response to a question from Commissioner Lesser, Associate Planner Moreno commented that

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1 activities of the church that generate a larger parking demand such as weddings occur on the
2 weekends rather than during the week.

3
4 Commissioner Powell pointed out that the applicant's report refers to the mechanical equipment
5 exceeding the height limit by 5 feet as opposed to 3 feet as indicated in the staff report.

6
7 Associate Planner Moreno said that the equipment would exceed the height by 3 feet based on
8 the applicant's plans that were submitted to staff.

9
10 In response to a question from Commissioner Seville-Jones, Associate Planner Moreno said that
11 it would be difficult to meet Code requirements for disabled access if the elevator were not
12 provided. He indicated that lowering the height of the structure 3 feet in order to meet the
13 requirement would not allow sufficient height for the ceilings. He commented that there is not a
14 large change in topography in the area of the proposed structure.

15
16 In response to a question from Commissioner Seville-Jones, Associate Planner Moreno
17 commented that the site is very large, and there is a change in topography with a higher elevation
18 on the southeast and southwest corners.

19
20 Commissioner Seville-Jones commented that she understands that the fact that the site is large
21 mitigates the impact of the project to the neighbors, but she is not certain how the fact that the
22 project is large presents difficulty in placing the elevator shaft and air conditioning unit within
23 the height limit.

24
25 Associate Planner Moreno indicated that the HVAC equipment could be placed on the ground.
26 He stated that the applicant chose to place it on the roof in order to gain more area for
27 landscaping around the perimeter of the building.

28
29 Commissioner Seville-Jones commented that she is focused on the wording of the findings that
30 must apply to the project and asked whether staff feels that a peculiar or exceptional difficulty
31 exists for the site which can justify granting the Variance.

32
33 Associate Planner Moreno indicated that staff feels the finding can be met because of the fact
34 that the structure is located away from residential properties and the fact that potential noise
35 would be mitigated by the mechanical equipment being enclosed.

36
37 Commissioner Seville-Jones said that she understands the reasoning as to why allowing the
38 proposed Variance would not hurt the neighbors, but she is having difficulty in reaching a
39 determination that the site presents a peculiar and exceptional circumstance.

40
41 Senior Planner Jester indicated that staff also feels an exceptional circumstance is created

1 because the building is being designed on a developed site and is being incorporated within the
2 site that has topography set by the existing buildings and other site improvements that will
3 remain.

4
5 In response to a question from Commissioner Seville-Jones, Associate Planner Moreno stated
6 that the proposed structure would be 6 feet higher than the buildings that it would replace.

7
8 Commissioner Fasola commented that the site is one of the largest in the City which should make
9 it easier to comply with height limits because there is more flexibility for designing structures
10 within the site. He commented that the height measured from the entry on Meadows Avenue is
11 39 feet from grade to the top of the screen around the mechanical equipment and the elevator
12 shaft, which is 9 feet higher than the standard height limit. He commented that the top of the
13 structure would be visible from the homes on Tennyson Street. He said that the permit is for a
14 building of 18,000 square feet; however, his measurement of the proposal arrives at a total of
15 21,000 square feet.

16
17 Associate Planner Moreno said that the plans have always been for a structure that is 18,000
18 square feet. He said that 18,000 square feet is the figure that was evaluated in calculating the
19 parking requirement and is the limit that would be permitted if the project is approved.

20
21 Commissioner Fasola commented that the existing parking area on the northwest side of the site
22 extends up to the sidewalk with no buffer. He commented that there is a buffer adjacent to
23 Tennyson Street that is part of the project that includes 2 feet of landscaping. He asked whether
24 consideration was given to providing a buffer for the parking lot adjacent to Prospect Avenue.
25 He commented that this project is the last that will be built on the site for many years and it is the
26 last opportunity to bring the parking area up to the current Code requirements.

27
28 Associate Planner Moreno indicated that the problem with including additional landscaping in
29 the parking area to provide a buffer is that it would reduce the amount of space available to
30 provide for parking. He indicated that providing perimeter landscaping for the parking area
31 impacts the parking spaces, aisle dimensions and circulation for the parking area. He said that
32 staff would prefer that the proposed amount of parking be provided rather than have it be reduced
33 to accommodate landscaping. He commented that it may be possible to include a requirement
34 for landscaping to be provided within the public right-of-way on Prospect Avenue.

35
36 **Doug Joyce**, the architect for the project, said that the proposed structure attempts to expand the
37 campus feel of the site. He commented that the center courtyard is a very important aspect of the
38 project which can help to mitigate noise of church activities from the adjacent neighbors and
39 provide an area for members of the church to gather. He indicated that reducing the building
40 height would result in the ceiling height being reduced to 9 feet, which is not sufficient for
41 classroom space. He commented that the view of the building height would be very limited

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1 along the street and from any adjacent residences. He indicated that they would like to work with
2 the Public Works Department to improve the parkway along the northern side of the property.
3 He stated that they want to incorporate landscaping into the parking areas.
4

5 In response to questions from Commissioner Lesser, **Mr. Joyce** indicated that there is a drop of
6 topography on the site from the southwest corner to the northeast corner, which limits the
7 configuration of the design. He stated that the proposed building would not be very visible from
8 the street because it would be well set back. He commented that they would like to work with
9 the Public Works Department to determine the types of street trees that may be appropriate.
10

11 **Jim Van Zanten**, representing the applicant, indicated that there are some large trees on the
12 north side of the property that they would not be opposed to retaining; however, the space
13 necessary for keeping them would reduce the amount of parking by one or two parking spaces.
14

15 In response to a question from Commissioner Lesser, **Mr. Joyce** indicated that they have not
16 done an analysis as to whether any trees would need to be removed in order to meet the parking
17 requirement.
18

19 Mr. Lesser stated that the Commission has received the directive from the City Council to
20 preserve the existing tree canopy. He asked if the applicant would be opposed to a condition
21 requiring preservation of the existing trees on the site.
22

23 Senior Planner Jester suggested including a flexible condition that specifies the intent to preserve
24 the mature trees on the site to the extent feasible and have the City's arborist work with the
25 applicant and the Public Works Department to provide additional landscaping and preserve
26 existing landscaping.
27

28 **Mr. Joyce** commented that their intent is to replace, meet or exceed the existing tree canopy.
29

30 In response to a comment from Commissioner Fasola, **Mr. Van Zanten** indicated that they are
31 proposing to replace an existing 16,000 square feet building with a new 16,000 square feet
32 building. He said that an additional 2,500 square feet is hallways, storage, elevators, and
33 restrooms. He indicated that they are simply proposing to replace the area that would be
34 removed. He commented that they would be happy to provide landscaping for the public right-
35 of-way area along Prospect Avenue.
36

37 **Mr. Joyce** said that they would not be opposed to a condition requiring that the square footage of
38 the project be verified by the City prior to construction.
39

40 In response to a question from Commissioner Powell, **Mr. Joyce** indicated that mature trees
41 could be planted that could shield the proposed mechanical equipment on the roof from the

1 neighboring properties.

2
3 Senior Planner Jester commented that wording could be added to the condition regarding
4 landscaping that there is an intent to screen the mechanical equipment from the neighbors.

5
6 In response to a question from Chairman Bohner, **Mr. Van Zanten** said that there are not
7 activities during weekdays that would require additional parking. He stated that there is a
8 preschool and some educational use, but their parking lots are half empty during weekdays.

9
10 In response to a question from Commissioner Seville-Jones, **Mr. Van Zanten** said that the
11 purpose of the height limit requirement is to protect the neighbors from any negative impacts
12 such as blocking of light or having a view of a massive structure. He stated that the proposed
13 building would be located in the interior of the property away from neighboring residents. He
14 indicated that they are attempting to meet the spirit of the height requirement. He said that the
15 proposed structure would not be visible from the street and could only be seen from the second
16 story of a home on the west side of Tennyson Street.

17
18 Commissioner Seville-Jones commented that she still does not feel the question has been
19 answered regarding the difficulty in this circumstance of designing a structure that meets the
20 height requirement.

21
22 **Mr. Van Zanten** stated that they do not want to place any of the structure below grade because it
23 provides difficulty for handicapped access and can create issues with mold and moisture. He
24 commented that they need the height of the building as proposed in order to provide a sufficient
25 height for the ceilings of the classrooms.

26
27 **Mr. Van Zanten** stated that the project is simply replacing an existing building. He indicated
28 that the structure would be built with modern materials and would include an elevator to provide
29 handicapped access. He said that it would be energy efficient, sound proof, fire resistant, and
30 earthquake resistant, which is not true of the existing structure. He said that their intention is to
31 make the project attractive from the exterior. He indicated that they contacted the neighbors on
32 Tennyson Street and invited them to a community meeting. He stated that about 10 neighbors
33 attended the meeting, and they received many positive comments. He stated that they were asked
34 not to build a parking structure off of Prospect Avenue, which they did not include as part of the
35 project. He commented that it is their intent to continue to work with the neighbors.

36
37 Chairman Bohner opened the public hearing.

38
39 **Richard McCullen**, a resident of the 1200 block of Tennyson Street, said that the church is a
40 good neighbor, and they appreciate the lengths the applicant has gone in making a good project.
41 He said that they welcome the reconstruction. He indicated that they are not concerned with the

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1 height variance, and the structure would not be visible from their property. He commented that
2 the street parking in the area is utilized by people attending the church on Sundays from
3 approximately 9:00 a.m. until noon. He indicated that he does not believe there is a solution to
4 the parking situation. He stated that there is a smaller peak time on Wednesday evenings. He
5 said that he is not sure that anything can be done to help the parking, and he would be opposed to
6 building a parking garage on the property. He commented that the overflow parking lot is a
7 significant distance from the church, and people are more likely to utilize street parking on
8 Tennyson Street, Meadows Avenue, and Prospect Avenue before they utilize the overflow
9 parking area. He indicated that they would want to be sure that the parking is monitored,
10 particularly if there are additional peak times for use of the church.

11
12 Chairman Bohner closed the public hearing.

13
14 Commissioner Seville-Jones indicated that the application is made difficult because the church
15 has been a very good neighbor and has a facility that is serving an important social function in
16 the community. She commented that it is important for young people to have activities when
17 they are not in school and for community members to have a place to congregate. She indicated
18 that she feels the design of the building is very attractive and well articulated. She commented
19 that the critical consideration for granting the Variance request is not the impact of the extra 3
20 feet in height on the neighbors, as she feels that the impact from the additional height to the
21 neighbors has been mitigated. She pointed out, however, that there needs to be a compelling
22 reason for granting an exception from the community standards. She said that in order to grant
23 the Variance there needs to be peculiar and exceptional difficulties or hardships on the owner of
24 a property that justify granting an exception to the standard of a 30 foot height limit. She
25 indicated that the information presented does not allow her to make the finding. She said that she
26 does not feel there is proof that there are exceptional circumstances and that there are not other
27 acceptable design alternatives. She commented that she would welcome discussion of possibly
28 considering allowing the exception from the height requirement for the elevator shaft but not the
29 air conditioning equipment.

30
31 Commissioner Seville-Jones said that she also feels it is unattractive to have the parking area
32 located right next to the street and would like for language to be included that trees and a setback
33 be incorporated to provide a buffer. She commented, however, that providing an area for
34 landscaping would reduce the area for parking. She commented that reducing the amount of
35 parking would need to result in either reducing the size of the building or incorporating some
36 compact spaces. She stated that the question is the extent that providing a setback and
37 landscaping for the parking area would impact the amount of parking and proposed design of the
38 building. She indicated that she would not support granting the Variance as proposed. She
39 pointed out that the proposed building is a new development that needs to adhere to the current
40 standards and is the last opportunity for a long period of time to make the site more attractive.

1 Commissioner Fasola said that he agrees with the comments of Commissioner Seville-Jones. He
2 commented that there is nothing unusual about the topography of the site that justifies exceeding
3 the height limit, and having a slope should make it less rather than more difficult to comply. He
4 commented that the project does reach the height limit and is located directly adjacent to
5 Tennyson Street. He indicated that the parking situation on Prospect Avenue has not been
6 addressed by the project. He said that the property possibly has more square footage than it can
7 support with the parking that is available. He said that he cannot make the first finding and has
8 concerns with the overall size of the project.

9
10 Commissioner Lesser said that he supports the application with some of the conditions that have
11 been discussed. He indicated that he appreciates that the applicant has worked with staff and has
12 been responsive to their requests. He indicated that he also appreciates that the applicant has
13 done a great deal of outreach to the surrounding neighbors, and he is sympathetic regarding the
14 issues that the applicant has had to address in arriving at the design. He said that there would be
15 an agreement for parking at the high school which is included as a condition of the project and
16 which has been a long standing agreement with the School Board. He stated that the fact that
17 staff has found that the special circumstances can be met to grant the Variance from the height
18 limit helps to address his concerns. He commented that he feels it is important for the
19 Commission to push staff and the applicant on being specific as to the reasons that there are
20 special circumstances in this case. He indicated that staff believes there are issues with the
21 topography that are sufficient to make the finding. He said that he also takes into account that
22 the proposed structure would be located within the interior of the site and at a significant distance
23 from any adjacent residences. He stated that he can make the required findings to support the
24 Variance request. He said that he would welcome further discussion regarding providing
25 appropriate landscaping and setback around the perimeter of the property.

26
27 Commissioner Powell said that he is in favor of the project. He commented that the Commission
28 previously approved a project for a church that was somewhat similar to the subject proposal. He
29 said that the language of the findings does not indicate that the property must be extraordinarily
30 sloped but rather indicates that applying the strict interpretation of the Code requirements would
31 create a hardship due to conditions on the property. He commented that the subject property is
32 large and does have changes in elevation which makes it difficult to design a structure without
33 some portion being exposed. He pointed out that the elevator is required to allow for disabled
34 access. He said that he does have a concern with the location of the HVAC equipment on the
35 roof; however, the applicant is proposing to provide screening. He stated that the building itself
36 would not exceed the height limit. He commented that he agrees with the applicant that the
37 proposal is to replace an existing unsafe building with a new structure. He said that a much
38 larger building would be allowed for the site. He stated that the project does provide open space
39 and accomplishes a community objective. He indicated that mature trees which shield the
40 rooftop equipment would mitigate any concerns of visual bulk. He commented that the applicant
41 has worked with staff and the neighbors, including holding a community meeting and listening to

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1 the concerns of adjacent residents. He said that the HVAC equipment could be placed on the
2 ground which would minimize the open space. He indicated that he would support the proposal.
3 He requested that the word "elevation" be corrected to "elevators" in item H (1) on page 1 of the
4 Resolution.

5
6 Chairman Bohner said that he has questions as to whether or not there is a physical condition of
7 the subject property that provide a basis for allowing an exception to the Code requirements. He
8 indicated that he believes there are circumstances that sway him in making the finding, although
9 it is very close. He said that there has been testimony by the applicant that there is some
10 topography changes from the west to the east side of the property which he feels is sufficient to
11 make the finding. He commented that he is not certain if placing the air conditioning equipment
12 in an alternative location off of the roof would lower the height.

13
14 Mr. Joyce commented that placing the air conditioning equipment off of the roof would decrease
15 the amount of area that they are requesting to exceed the height limit from 350 square feet to
16 approximately 80 square feet but would not eliminate the need for a Variance.

17
18 Chairman Bohner said that he feels he can make the first finding, although it is close. He said
19 that he feels the other necessary components for making the findings for the Variance are present.
20 He commented that there is a requirement for a recorded easement for agreements to provide off
21 site parking unless the City is involved. He said that the School District is equivalent to a
22 government entity, and the spirit of the statute is met by allowing the parking without a recording
23 of the entitlement. He commented that there has been a relationship between the School District
24 and applicant for the last 20 years, and he does not feel there will be a problem. He indicated that
25 he would agree that additional landscaping should be provided around the perimeter to minimize
26 the impact of the additional parking on the property. He commented that he believes the
27 testimony regarding the topography change on the site is sufficient for him to make the findings
28 for granting the Variance.

29
30 Commissioner Seville-Jones said that she does not feel she can support the project because she is
31 not able to make the Variance finding. She commented that if the proposal is supported by the
32 other Commissioners, she would encourage that the intrusion over the height limit be minimized
33 to 80 square feet to include only the elevators rather than over 300 square feet to also include the
34 air conditioning equipment. She indicated that there is a question as to whether or not there is an
35 additional setback area from the street to provide a landscaping buffer so that the parking area is
36 not directly abutting the street.

37
38 Commissioner Lesser asked about possible language of a condition regarding providing a setback
39 area between the parking area and the street.

40
41 Chairman Bohner said that he could support a condition requiring a setback between the parking

1 area and the street.

2
3 **Mr. Joyce** indicated that they would not be opposed to a condition requiring a 5 foot landscape
4 setback off of Tennyson Street.

5
6 Senior Planner Jester indicated that there is an opportunity to provide a landscape buffer in the
7 public right-of-way off of Prospect Avenue, and staff can work with the applicant and the Public
8 Works Department to arrive at a landscaping plan. She indicated that language could be included
9 that the applicant provide perimeter landscaping around the property to be reviewed and
10 approved by the Planning and Public Works Department to include mature shade trees; that a 5
11 foot landscape buffer be placed along Tennyson Street; that the existing mature trees be
12 preserved to the extent feasible; and that new trees be incorporated within the parking area as
13 feasible. She indicated that a condition could also be included that the elevator shaft be screened
14 with landscaping and that the HVAC equipment be moved off of the roof to an alternate location
15 within the interior portion of the property and away from the public view area.

16
17 Commissioner Fasola commented that the air conditioning equipment would not be required to
18 be move off of the roof provided that it remains within the permitted height limit. He said that
19 the decision to provide an elevator to build a three story structure is a choice and not a
20 requirement. He pointed out that the topography actually helps the height of the structure, and
21 the elevator shaft would extend much further above the height limit if the lot were flat. He
22 indicated that he does not feel the topography of the site results in an exceptional circumstance as
23 required for approving the Variance.

24
25 In response to a question from Commissioner Lesser, **Mr. Joyce** said that they would not be
26 opposed to a condition that the HVAC equipment not be placed on the roof. He commented that
27 they decided to place it on the roof to mitigate any noise concerns and to reduce the cost. He said
28 that they would prefer to either have the option of placing the equipment elsewhere on the
29 property or to locate it on the roof provided that it remain under the height limit.

30
31 In response to a question from Commissioner Fasola, Senior Planner Jester indicated that staff's
32 understanding from the building safety requirements is that an elevator would be required for a
33 two or three story building for this type of use.

34
35 **Mr. Joyce** pointed out that having a two story building without an elevator would most likely
36 require a disabled person to travel the entire length of the lot in order to travel from one level to
37 the next. He believes that the elevator only needs to be about 12-18" above the height limit.

38
39 Senior Planner Jester suggested including language that the elevator shaft extend over the height
40 limit the minimum amount required by building safety regulations up to a maximum of 3 feet.

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1 A motion was MADE and SECONDED (Powell/Lesser) to **APPROVE** Use Permit for a
2 Proposed New 18,000 Square Foot Education Building and a Variance to Allow Relief from
3 Maximum Allowable Building Height, for an Existing Religious Facility Located at 1243 Artesia
4 Boulevard subject to additional conditions that there be a 5 foot setback maintained from the
5 parking area to Tennyson Street; that existing mature trees on the site are protected to the extent
6 feasible; that the applicant work with the Public Works Department to provide trees in the public
7 right-of-way; that the HVAC equipment be placed lower on the roof or taken off of the roof and
8 placed at a location away from public view; that the elevator shaft be the minimum height
9 required by Code but not extend beyond 3 feet over the 30 foot height limit; and that the word
10 "elevation" be corrected to "elevator" in item H(1) on page 1 of the draft Resolution.

11
12 AYES: Lesser, Powell, Chairman Bohner

13 NOES: Fasola, Seville-Jones

14 ABSENT: None

15 ABSTAIN: None

16
17 Senior Planner Jester explained the 15 day appeal period and stated that the item will be placed
18 on the City Council's Consent Calendar for their meeting of February 19, 2008.

19
20 **DIRECTOR'S ITEMS** None

21
22 **PLANNING COMMISSION ITEMS**

23
24 Commissioner Lesser welcomed Commissioner Fasola. He indicated that he appreciates
25 Commissioner Fasola's experience as an architect and has enjoyed working with him on the
26 Mansionization Committee for over 1 ½ years. He also acknowledged former Commissioner Jim
27 Schlager for his contribution to the Commission.

28
29 Commissioner Seville-Jones commended staff on their work on the Mansionization Ordinance
30 and answering the questions of the City Council over an extremely long meeting.

31
32 Commissioner Powell also commended staff for their work on the Mansionization Ordinance and
33 indicated that most of the planning staff was at attendance at the City Council hearing.

34
35 Commissioner Powell commented that Richard Frank, the founder and publisher of the Beach
36 Reporter, is retiring. He indicated that Mr. Frank will be presented with a certificate from the
37 American Planning Association on behalf of the Manhattan Beach Planning Commission.

38
39 **TENTATIVE AGENDA: February 13, 2008**

40
41 **ADJOURNMENT**

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1
2 The meeting of the Planning Commission was **ADJOURNED** at 8:30 p.m. in the City Council
3 Chambers, City Hall, 1400 Highland Avenue, to Wednesday, February 13, 2008, at 6:30 p.m. in
4 the same chambers.


5
6
7

RICHARD THOMPSON
8 Secretary to the Planning Commission

SARAH BOESCHEN
Recording Secretary

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Daniel A. Moreno, Associate Planner 

DATE: January 23, 2008

SUBJECT: Consideration of a Use Permit to Allow a New 18,000 Square Foot Education Building Replacing 16,000 Square Feet of Existing Education Buildings and a Variance to Allow Relief from Maximum Allowable Building Height, for an Existing Religious Facility Located at 1243 Artesia Boulevard (Journey of Faith)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the public hearing, and **APPROVE** the subject request.

APPLICANT/OWNER'S REPRESENTATIVE

Onyx Architects
16 North Marengo
Pasadena, California

BACKGROUND

City records show an existing religious assembly use that has been in operation since 1954. The subject site has received two prior discretionary approval including: 1) a Use Permit approval granted in 1997 to allow a 22,400 square foot building expansion which includes a lobby, tower, service spaces, pre-school and fellowship hall, and a Variance which allowed relief from parking, front yard setback and fence requirements, and 2) in 2004 a Variance approval was granted for a proposed 200 square foot building addition at the church entry that would encroach into the 20-foot front yard setback area. Additionally a sign exception was approved to allow a non-permitted pole sign in the front setback area.

An application for a Use Permit has been filed to allow a three level 18,000 square foot education building that would replace 16,000 square feet of existing education buildings and a Variance to allow relief from maximum allowable building height for the elevator shaft and HVAC units to exceed the maximum height limit by approximately 3-feet.

The subject site is zoned both Residential Single Family (RS)/Residential High Density (RH) and contains several one and two story buildings. However, per MBMC Section 10.12.020 (D), facilities on sites of two (2) acres or more are subject to the (PS) Public



	<u>Existing/Allowed</u>	<u>Proposed</u>
<u>Building Height:</u>	191.04	191.17/194.17
<u>Parking:</u>	145 spaces	181
<u>Vehicle Access:</u>	Meadows Avenue, Prospect Avenue, Tennyson Street	no change (2-existing) no change (1-existing) one existing/one new

ENVIRONMENTAL DETERMINATION

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) as a replacement of existing structures.

DISCUSSION

The submitted plans show a proposal for a new three level 18,000 square foot education building located adjacent to the existing southerly parking area and Building "A" (see Site Plan – Sheet A0.3). The three level building includes classroom areas, bathrooms, storage area, and office and check-in areas.

On the applicant's project description (Exhibit C) it states that the proposed education building would provide new site work including a re-designed parking and landscape areas to create a more attractive campus. The work would also include the demolition of three (3) existing buildings (approximately 16,000 square feet) to accommodate the new improvement. The proposed building uses would be the same as the existing and supports and augments the main church services which occur on Sundays and the primary education uses which occurs during the week.

Building Height

As mentioned above a Variance application has been filed seeking relief from the maximum allowable building height for mechanical equipment and an elevator shaft that would exceed the building height by approximately 3-feet.

The proposed structure will appear as a two level building from the north and west elevations and as a three level building from the east and south elevations (see Elevation Plans, Sheets A2.1 and A2.2). The proposed building is designed with a flat roof line and per MBMC Section 10.28.030 L-20 (3), no portion of any building on this site shall exceed a height of 30-feet as measured from the average of the finished ground level at the center of all walls.

Because the building height is measured from the average of the finished ground level grades at the center of all walls, the average elevation would be at a 161.04' elevation. Therefore, with the average elevation of 161.04 plus 30 feet of height limit, the proposed building is limited to a 191.04' height elevation. The submitted elevation plans show that the proposed building will be designed at the maximum allowable building height; however the mechanical equipment and elevator shaft would exceed the height limit

Parking

At the request of City Staff, the applicant commissioned a parking study report for the proposed expansion. This report prepared by Walker Parking Consultants (attached, Exhibit D, dated 10/30/07), indicates that based on the existing/proposed uses 181 on-site parking spaces would be provided. The Site Plan (Sheet A0.1) shows 47 existing parking spaces at the northwest portion of the lot adjacent to Prospect Avenue; 110 parking spaces on the easterly portion of the lot adjacent to Meadows Avenue; and 24 proposed parking spaces on the northerly side of the proposed building adjacent to Tennyson Street.

The existing and future parking demand was calculated using standardized rates for various on-site uses. The calculated future parking demand would be 193 spaces during the Sunday peak period.

In a memo from City Traffic Engineer, Erik Zandvliet (attached, Exhibit E), he has reviewed the Parking Needs Analysis Report and found the report to be satisfactory. The study found that no significant adverse traffic impacts are expected due to the project. The analysis relies on a 1997 City approval for a reduced parking requirement and makes calculated assumptions about an increase in on-site parking demand based on additional building square footage and programs. The revised study has eliminated any reliance on street parking to meet the Sunday peak period. The Parking Needs Analysis recommends the excess parking demand of 12 spaces be satisfied by continuation of an open agreement with Mira Costa High School for the use of their parking lot on Artesia Boulevard.

Since the assumption used in the Parking Needs Analysis reduces the parking demand below City codes, the City Traffic Engineer recommends that the following conditions of approval shall be included to prevent overflow parking demand:

1. A Sunday Parking Management Plan shall be submitted for approval by the City Traffic Engineer prior to occupancy. This plan shall consist, at a minimum, of unrestricted parking of all on-site spaces on Sundays, off-site parking agreements(s), time-limit parking restrictions if appropriate, designated areas for employees, staff and visitors on weekends, valet and/or passenger loading areas for off-site parking lots, Lot Full signs and parking lot occupancy monitors as appropriate.
2. An off-street parking agreement shall be maintained for use of the Mira Costa High School Student Center parking lot on Sundays.
3. Proposed uses and schedule of all occupied space on the church campus as identified in the Parking Needs Analysis shall not be modified without City approval. Classrooms and meeting space identified in the Parking Needs Analysis as vacant during weekdays shall not be occupied except on Sundays without prior City approval.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A NEW 18,000 SQUARE FOOT EDUCATION BUILDING AND A VARIANCE TO ALLOW RELIEF FROM MAXIMUM ALLOWABLE BUILDING HEIGHT, FOR AN EXISTING RELIGIOUS FACILITY LOCATED AT 1243 ARTESIA BOULEVARD (Journey of Faith)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on January 23, 2008, to consider application for a Use Permit and Variance for the properties legally described as Lots 1, 2, 3 and 4, Block 4, Amended Map of Seaside Park, located at 1243 Artesia Boulevard in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant/owner's representative for the Use Permit and Variance applications is Onyx Architects.
- D. In 1997 the Planning Commission approved a Use Permit application (Resolution No. PC 97-18) to allow a 22,350 square foot addition, which includes a lobby, tower, service spaces, pre-school and fellowship hall, on the High Density residential portion of the lot and a Variance to allow relief from parking, front yard setback and fence height requirements. In 2004 a Variance approval was also granted (Resolution No. PC 04-05) for a proposed 200 square foot building addition at the church entry that would encroach into the 20-foot front yard setback area and a sign exception to allow a non-permitted pole sign in the front setback area.
- E. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) as a replacement of existing structures.
- F. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. This Resolution is intended to incorporate and supersede the previous Use Permit and Variance approvals to allow building expansions on a residential high density zoned portion of the lot.
- H. The Planning Commission made the following findings with respect to this application:
 - 1. The applicant's request approval for a proposed three level 18,000 square foot education building replacing 16,000 square feet of existing education buildings contained in several buildings, and a Variance to allow the proposed elevation shaft and HVAC units to exceed the maximum allowable height limit by approximately 3-feet.
 - 2. The project is located in Area District I and is developed with one and two-story buildings located in both the (RS) Residential Single Family and (RH) Residential High Density zone. Per MBMC Section 10.12.020 (D), facilities on sites of two (2) acres or more are subject to the (PS) Public and Semi-Public regulation, precluding the Residential Districts regulations. The properties to the north, across Tennyson Street, are



Variance

- a. Because of special circumstance or conditions applicable to the subject property, the propose height Variance would not be detrimental to, nor adversely impact, the neighborhood or district in which the property is located. The proposed elevator shaft and HVAC location would provide minimal visual impact from the ground and from neighboring properties.
- b. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to properties or improvements in the vicinity of the development site. The proposed location of the elevator equipment and HVAC units at the building rooftop would enables the applicant to utilize the construction building area in a way that conserves land area and makes use of the site's natural topography by providing more landscape area.
- c. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district, since the proposed building height will be in scale and compatible with the buildings on site.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Variance subject to the following conditions:

Site Preparation/Construction

1. The project shall be in substantial conformance with the plans submitted to, and approved by the Planning Commission on January 23, 2008. Any other substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Traffic Management Plan shall be submitted by the applicant or contractor in conjunction with the building plan check. The Traffic Management Plan shall be approved by both the Community Development and Police Departments prior to the issuance of the building/demolition permits. The plan shall provide for the management of all construction related traffic during all phases of the project, including delivery materials and parking.
3. No building material shall be allowed to be stored in either the public right-of-way or required on-site parking areas.
4. During construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. A site landscaping plan utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Mature shade trees shall be incorporated into the plan. Landscaping shall be installed per the approved plans prior to building final.
6. A low pressure, low-flow or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. The type and design shall be subject to the approval of the Public Works and Community Development Departments and shall be installed per the approved plans prior to building final.
7. Plans shall incorporate sustainable building components into the building and site design. The plans may include, but not limited to LEED (Leadership in Energy and Environmental Design) and Built-it-Green components, permeable pavement, energy efficient plumbing, mechanical and electrical systems, and retention of storm water on the site. Plans shall require review and approval by the Community Development Department and Public Works Department.

22. Plan holder must have the plans checked and stamped for approval by the Public Works Department prior to the issuance of a building permit. All of the Public Works notes and conditions must be printed on the plans.

Building Division

23. All work shall comply with the 2007 California Building Code, 2007 California Electrical Code, 2007 California Mechanical Code and 2007 California Plumbing Code.

Procedural

24. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning Commission
25. *Terms and Conditions are Perpetual.* These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
26. This Resolution shall become effective when all time limits for appeals have been exhausted as provided in MBMC Section 10.100.030, have expired.
27. The Use Permit and Variance shall lapse two (2) years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
28. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, 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 or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 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 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of **January 23, 2008**, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen
Recording Secretary

PROJECT DESCRIPTION:

The subject project is planned on the existing Journey of Faith campus, which currently consists of 8 buildings for religious worship and education along with surface parking and outdoor gathering areas. The proposed project includes a new 18,000 S.F. Education Building, new site work including new and re-worked existing parking lots, and re-worked landscape and hard-scaped areas to create a more attractive campus. The work includes demolition of 3 on-site building to accommodate the improvements. Refer to the Application Drawings Cover Sheet for existing/demolition/new building summary, and to the Site Plan for the parking tabulation

FINDINGS FOR ALL USE PERMITS:

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

The proposed use and general location remains as it currently stands at the time of application. The facility has been operating on the current site, with it's current use for worship and Sunday School education since the early 1950's. Although the site and project use straddles lots with part residential and part commercial zoning designations, harmony has been achieved with these surrounding uses.

2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan, will not be detrimental to the public health, safety or welfare of person residing in the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the welfare of the City;

The site use will remain as is currently envisioned and in conformance with the General Plan and in the zoning code (Religious Facilities are allowed as a 'Limited Use' in the RA zone, per section 10.12.020 of the code). The project will not be detrimental to the public health, safety or welfare of persons residing in the neighborhood of such use-- the use remains as it has for over 50 years.

The application also includes variances for height and number of floors that could potentially affect properties and improvements in the neighborhood. Attached exhibits illustrate that the improvements will add to the quality of life in the neighborhood, and will not adversely affect things like sight-lines or the general character of the neighboring property.

3. The proposed use will comply with the provisions of this title, including any specific



the substantial impairment of natural resources; and not to be detrimental or injurious to property or improvements in the vicinity of the development site, or the public health, safety or general welfare; and

BUILDING HEIGHT VARIANCE and NUMBER OF STORIES VARIANCE

The Project is for a use that is currently allowed under the existing conditional use permit, all within the floor area ratio allowed in the zone. The proposed project enables the occupant to utilize the constructed building area in a way that conserves land area and makes use of the site's natural topography that is of benefit to the surrounding neighborhood by providing more landscape and hardscape area than a by-right project.

3. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.

BUILDING HEIGHT VARIANCE

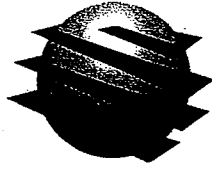
The envisioned project will not constitute a special privilege or conflict with the limitations on other properties in the immediate neighborhood. The project as planned will be shorter (height above sea level and actual height) than the tallest buildings on the site, and respects the visual intent of the code by appearing to be a building of 30 foot high or less.

NUMBER OF STORIES VARIANCE

As with the Building Height Variance, the building will not appear to be higher in stories than would be allowed by code.

SUMMARY OF VARIANCES:

1. Building Height Variance for mechanical equipment and elevator overrun
2. Number of Stories Variance to all 3 full floors in lieu of 2 levels and a basement
3. Use of offsite parking with a non-standard agreement to provide parking. See attached parking study



WALKER
PARKING CONSULTANTS

PARKING NEEDS ANALYSIS

**JOURNEY OF FAITH
CHURCH**
MANHATTAN BEACH, CA

Prepared for:
MR. JAMES VAN ZANTEN
BUILDING COMMITTEE
CHAIRMAN



PROJECT NO. 37-7878.00
OCTOBER 30, 2007

REVISED NOVEMBER 12, 2007
PARKING TOTAL
RECONCILIATION WITH
ARCHITECTURAL PLANS

EXHIBIT

D



WALKER
PARKING CONSULTANTS

PARKING NEEDS ANALYSIS

**JOURNEY OF
FAITH CHURCH
MANHATTAN BEACH, CA**

Prepared for:
**MR. JAMES VAN ZANTEN
BUILDING COMMITTEE
CHAIRMAN**

**PROJECT NO. 37-7878.00
OCTOBER 30, 2007**



OCTOBER 30, 2007

PROJECT NO. 37-7878.00

Walker Parking Consultants has been retained by Journey of Faith Church, to provide a professional Parking Needs Analysis. This analysis and report have been requested in response to the City of Manhattan Beach requirement that the adequacy of the parking system be proven by a third party consultant before proposed infrastructure changes to the site may be made.

The following bullet points highlight the key points of this study:

- The Church was granted a parking variance per Resolution PC 97-18 in 1997. Resolution PC 97-18 required that Journey of Faith provide 148 on-site parking spaces. The site now contains 11 spaces above that requirement, 159 spaces.
- The 1997 parking variance was upheld in 2004 per Resolution PC 04-05.
- Under the municipal code, the Journey of Faith campus would currently require 49 spaces for weekday use and 205 for the Sunday morning peak period (9AM – 11AM).
- Proposed changes at Journey of Faith would require 52 spaces for weekday use and 193 for the Sunday morning peak period (fewer spaces than currently required for the Sunday peak). An additional parking lot would replace the footprint of an existing building for a net gain of 22 spaces. The on-site total parking would be 181 spaces.
- The municipal code allows the joint or shared use of an off-site lot given certain conditions. Those conditions are:
 - The two land uses sharing the lot have different hours of operation.
 - The lot can serve both land uses with no conflict.
 - The lot is within a reasonable walking distance from the site: 200 ft. for Patrons, 400 ft. for Employees.
 - Exception: 1,000 ft. for all groups in the CBD.
 - A recorded agreement between the parties for no less than ten (10) years exists.
 - Exception: Not required if the lot is owned by the City of Manhattan Beach.
- The use of joint or shared parking for proximate land uses allows for the highest and best use of limited land to be

EXECUTIVE SUMMARY

JOURNEY OF FAITH CHURCH

PARKING NEEDS ANALYSIS



WALKER
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OCTOBER 30, 2007

PROJECT NO. 37-7878.00

INTRODUCTION

Walker Parking Consultants ("Walker") has been engaged by our client, Journey of Faith Church, to provide a professional Parking Needs Analysis. The goal of this assignment is to assess the current and future parking adequacy of the Church campus parking system.

This analysis and report have been requested in response to the City of Manhattan Beach requirement that parking adequacy for the site be proven by a third party consultant. The report will discuss the current adequacy of the parking system at the Church campus and projected future needs based on the proposed infrastructure changes.

The proposed changes to the campus would include the removal of the B, C, and M Buildings from the campus, removal of a portion of the A Building, a shift use in the D Building, and replacement of the Sunday School adult classroom and childcare space from A, B, C, and D with a 3-story building ("Education Building").

BACKGROUND

Journey of Faith Church, previously known as Community Baptist Church, has been modernizing the facilities on their campus over the life of the Church. The two most recent changes that required City approval include the addition of the E and F Buildings in 1997 (Resolution No. PC 97-18), and internal changes to the Sanctuary and new signage in 2004 (Resolution No. PC 04-05). Both changes were approved based on the findings in Planning Commission resolutions that refer back to a parking analysis submitted by Walker on November 4, 1996. Resolution No. PC 97-18 states:

...WHEREAS, the Planning Commission made the following findings with respect to this application:

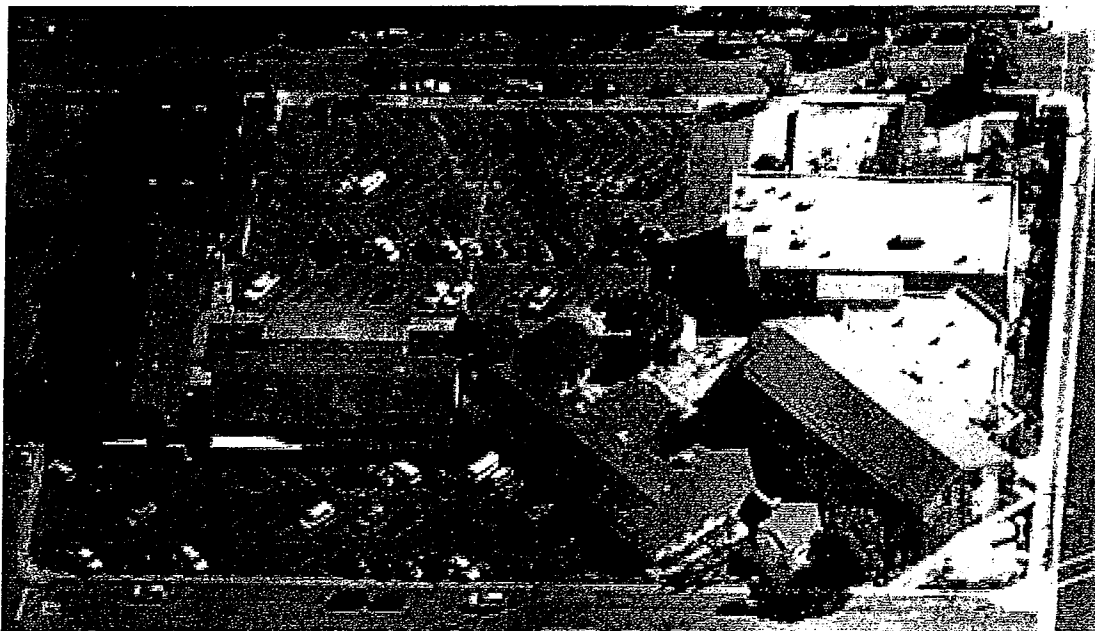
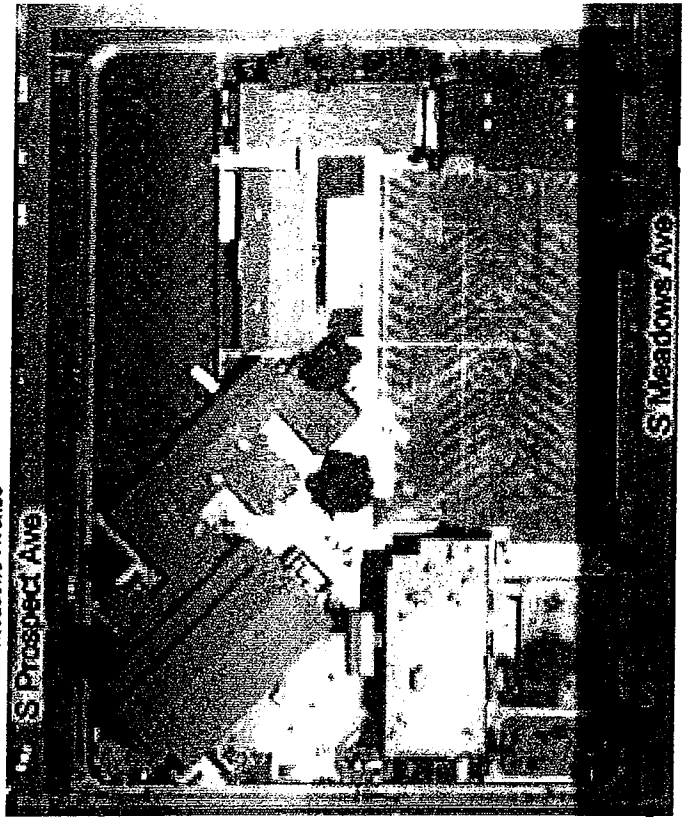
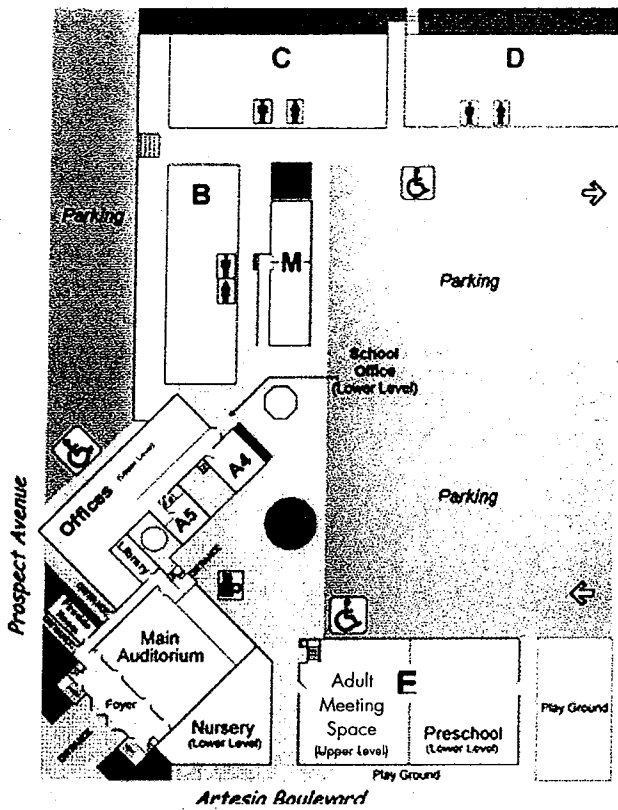
7. A greater demand for on-site parking spaces would not be required for the proposed building expansion because the submitted parking study concludes that sufficient on-site parking spaces (148 total) would be provided to accommodate the parking demand except Sunday morning during the primary service (9:30 – 11:00 a.m.). Furthermore, that a total of 160 on-street parking spaces exist to accommodate the peak parking demands on Sunday mornings.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings, the Planning Commission of the City of Manhattan Beach hereby APPROVES the proposed Use Permit application to allow a building expansion and Variance application to allow relief from development standards, subject to the following conditions:

Operational Restrictions:



Figure 2: Site Plan & Aerial Photos



Sources: Journey of Faith, Google Earth, Local Live, 2007.

JOURNEY OF FAITH CHURCH

PARKING NEEDS ANALYSIS



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OCTOBER 30, 2007

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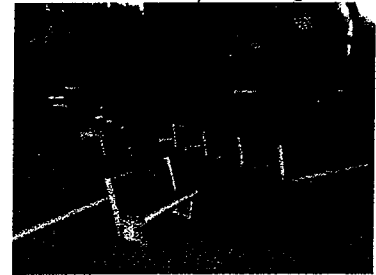
a ratio for day care, and given the age groups of the children being cared for we believe that the City's ratio is appropriate to use.

Child care expands on Sunday mornings. Sunday school classes and a nursery are available for children of the Church attendees ranging in age from 6 weeks through high school. The nursery is obviously the same type of use as the weekday day care program and would likely create similar parking demand. Traditional "education" space would also generate parking for adults who serve the school as administrators, counselors, and support staff (janitors or food service). None of these are needed for a Sunday school; therefore the "education" space ratio would be higher than what is generated by a Sunday school class. It should also be noted that although we suggest the use of the day care parking ratio found in the municipal code for child care space for children up to Kindergarten, the adult to child ratio would only decrease as age increases, as less supervision would be required.

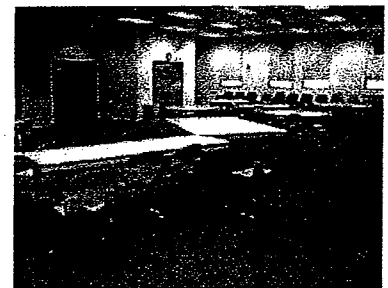
Lastly, there is very little research to be found regarding church parking demand generation. We believe that the City's ratio for "Religious Assembly" space is as reliable as any. The adult Sunday school classes meet during the same time that church services convene, and with the same demographics. The only difference is the way that seating is provided in the classrooms versus the Sanctuary. Sanctuary seating is very efficient. In a hotel banquet setting, this would be called "theatre-style" seating and is the most efficient set up for seating. The classrooms are set up with round and rectangular tables. This set up is less efficient. We have provided photos of the Sanctuary and adult classrooms in the margin to the right and in Appendix A (for greater clarity). Regardless of the difference in seating efficiency, Walker believes the City's ratio for "Religious Assembly" is fair as it allows for removal of hallways and other space not in use while the main service and classes have convened.

We have provided a table on the following page that details the current Church campus. It breaks out the land use type for each building and the required parking for those land uses and quantities. Note that the parking requirements for both "Religious Assembly" and "Day Care" are based on seating area or occupiable area, not gross floor area (GFA) of a building. We have elected to include the GFA square footage for each building as well because these will match up to the square footages found in the Use Permit. This table supplies quantitative information for the site plans found in Appendix A.

Sanctuary Seating



Adult Classroom Seating





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PROPOSED FUTURE CONDITION

Journey of Faith intends to remove the B, C and M Buildings, and reduce the size of the A Building. Both the first floor and second Floor of the D Building would be remodeled to modernize and better suit future uses. The first floor of the D Building would be dedicated to weekday day care use. The second floor of the D Building would house the junior high and senior high age Sunday school students and an office for the Youth Pastor. Only the upstairs (less the Youth Pastor office) would be used on Sunday mornings, so the space used in the D Building would be less than what is currently used. Site plans showing the current and proposed future condition of the campus including detail of the D Building can be found in Appendix A and Appendix B.

The Church proposes to build a new three-story Education Building to replace the classrooms lost due to the reductions and removals. The GFA of the new building would be slightly higher than the existing space to be removed, but a portion of that space would be set aside as a lobby and other non-generating space regarding parking. The remaining area in both the first and second floor of this building would be programmed as Sunday school space for children, with the third (top) floor set aside for Sunday school classes for adults.

The proposed future condition, which is based on the changes discussed above, is summarized in Table 2. It breaks out the land use type for each building and the required parking for those land uses and quantities. This table supplies quantitative information for the site plans found in Appendix B.

Based on our analysis of the City's minimum parking requirements, the proposed future conditions would generate a lower minimum parking requirement on Sunday mornings than the current condition by 12 spaces.



OCTOBER 30, 2007

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CURRENT ON-SITE PARKING SUPPLY

Walker performed parking inventory counts on June 6, 2007. Our inventories indicated that the campus contains a total of 159 parking spaces. Therefore on-site supply is 11 spaces greater than the 148 spaces required by both the 1997 and 2004 resolutions.

PROPOSED FUTURE ON-SITE PARKING SUPPLY

Though the amount of classroom space of the existing conditions and the proposed future conditions would be very similar, there would be an increase in at-grade density that would allow for the addition of a 24-space surface lot on the current footprint of the C Building. Two (2) spaces would be removed from the existing Meadows Lot to provide access to the new lot for a net of 22 additional spaces. Upon completion of the proposed future changes to campus, Journey of Faith would provide a total of 181 spaces on campus.

OFF-SITE PARKING SUPPLY

Walker's 1996 study also listed the inventory of 66 spaces found in the High School Lot located roughly 700 feet from the front doors of the Church. That lot has since been re-striped to contain 70 spaces; 5 of those are ADA spaces. The 1996 study requested that the City allow those off-site spaces to count toward the Church's required parking. Language within the municipal code exists allowing for the use of off-site parking lots to meet minimum parking requirements.

The municipal code in subsection 10.64.020 E notes that joint use of a parking supply is allowed so long as the land uses sharing the parking supply have different hours of operation and the supply can serve both with no conflict. Subsection 10.64.020 E also notes that the joint use of a single parking supply is also subject to subsection F (Location and Ownership), and G (Life of Facility). The applicable conditions in these subsection are as follows:

F. Location and Ownership.

1. On-site/Off-site Parking.

...Parking required to serve a nonresidential use may be on the same or different site under the same or different ownership as the use served, provided that the parking shall be within the following distances of the use served, measured from the near corner of the parking facility to the public entrance of the use served via the shortest pedestrian route:

Customer/visitor spaces: 200 ft. Employee spaces: 400 ft.

PARKING SUPPLY

JOURNEY OF FAITH CHURCH

PARKING NEEDS ANALYSIS



WALKER
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OCTOBER 30, 2007

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needed to ensure use of their lot, which is the intent of the condition. Subsection G allows for an exception that waives the requirement of a ten-year recorded agreement for the joint use of a parking supply if that supply is City owned. This exception acknowledges the need for some lenience in this rule based on institutional policies.

The existing on-site and off-site parking supply is shown in the following figure and table. We have included the proposed future parking lot as well within the figure and table. On-street parking in the area near the Church has also been shown.



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Based on our understanding of the site and proposed future conditions we find a City-based parking requirement of 193 spaces at the peak period on Sunday morning (from roughly 9AM to 11AM), and 52 spaces required during weekdays (8AM to 3PM). Walker's fieldwork identified 159 spaces currently on campus, with a net gain of 22 spaces if proposed future conditions are realized, the total number of spaces on-site that would be available for use by Journey of Faith staff and attendees every day is 181. The on-site lots at Journey of Faith provide adequate parking for weekday demand, but the Sunday morning peak creates an on-site shortfall of 12 spaces.

Available land does not permit for cost effective compliance with City regulations for on-site parking, when demand only exceeds on-site supply for a very few hours per week.

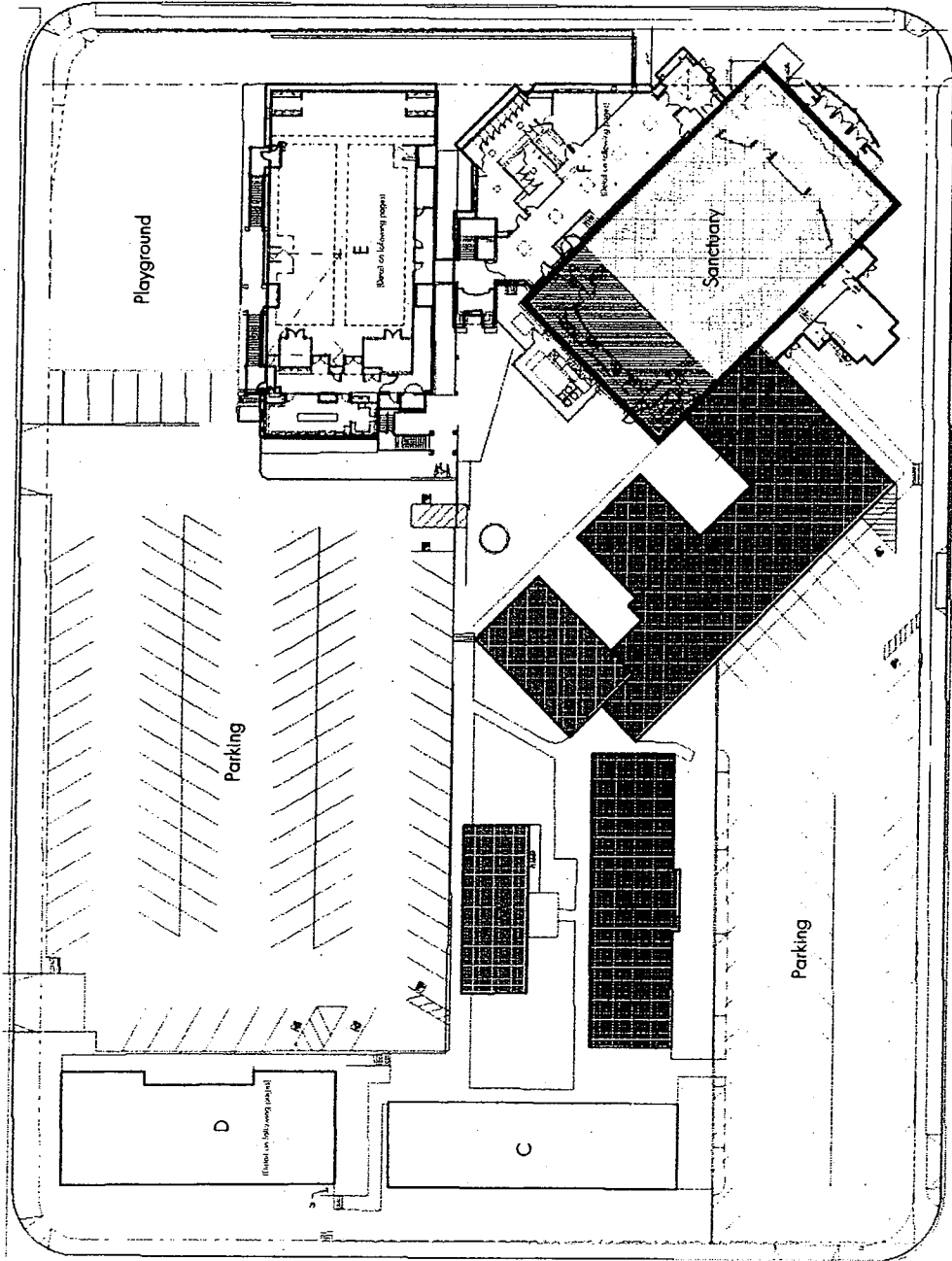
The joint or shared use of parking for proximate land uses allows for the highest and best use of limited land to be developed appropriately as opposed to creating several surface lots that may go unused for the majority of the year. The location of the High School Lot allows for this symbiotic¹ relationship between the Manhattan Beach Unified School District and Journey of Faith Church.

Granting joint use of the 70-space High School Lot during the peak period on Sunday morning would aid the Church in meeting and exceeding the 12-space on-site parking shortfall by 58 spaces.

CITY CODE ADEQUACY

¹ The School District has used the Journey of Faith facilities and parking on occasion for events.

APPENDIX A: EXISTING CONDITIONS
 Overall Campus



LEGEND

Office Space	[Pattern]
Religious Assembly/Adult Classroom Space	[Pattern]
Day Care Space (weekday only)	[Pattern]
Day Care/Children's Sunday School Space (weekend only)	[Pattern]
Day Care Space (weekday and weekend)	[Pattern]

JOURNEY OF FAITH CHURCH
PARKING NEEDS ANALYSIS

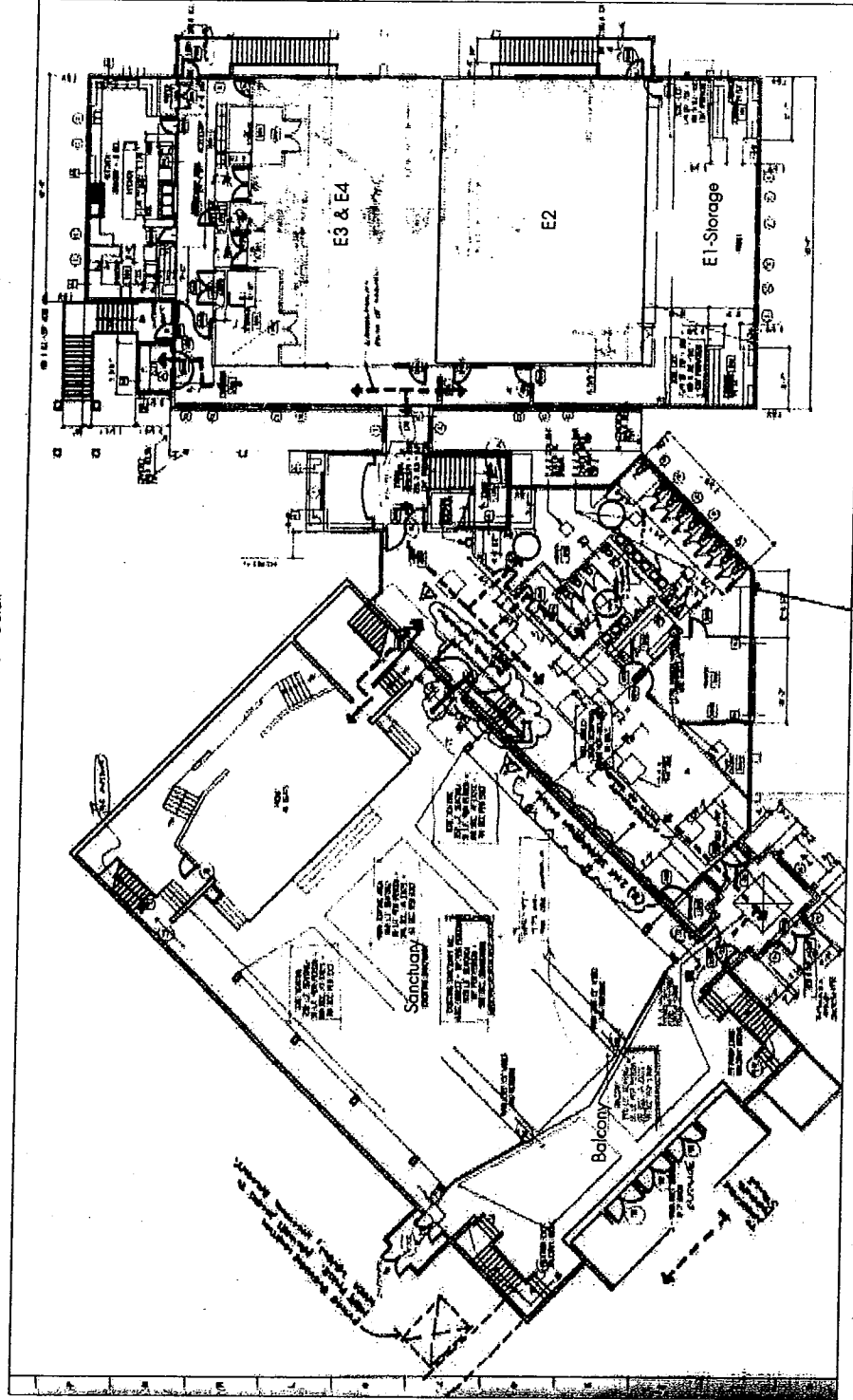
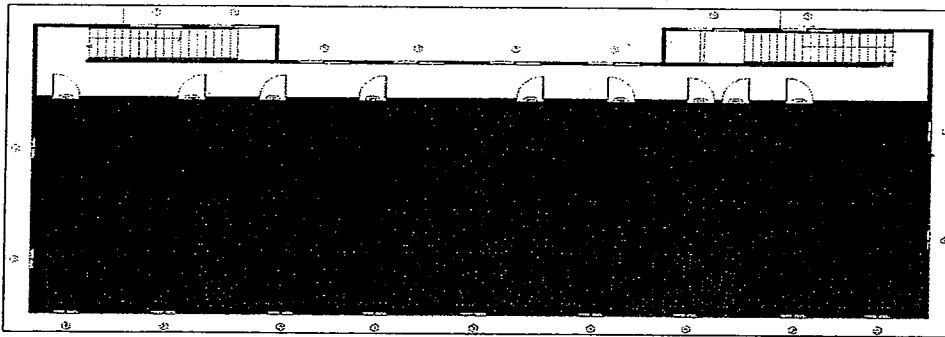
OCTOBER 30, 2007

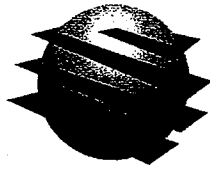


377878.00

2nd Floor Detail D Detail

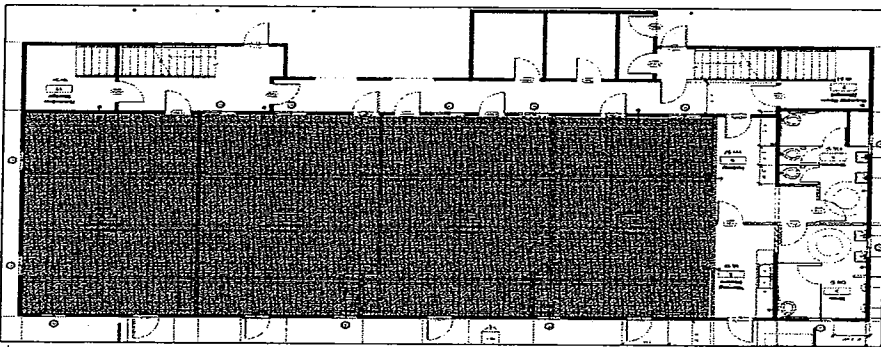
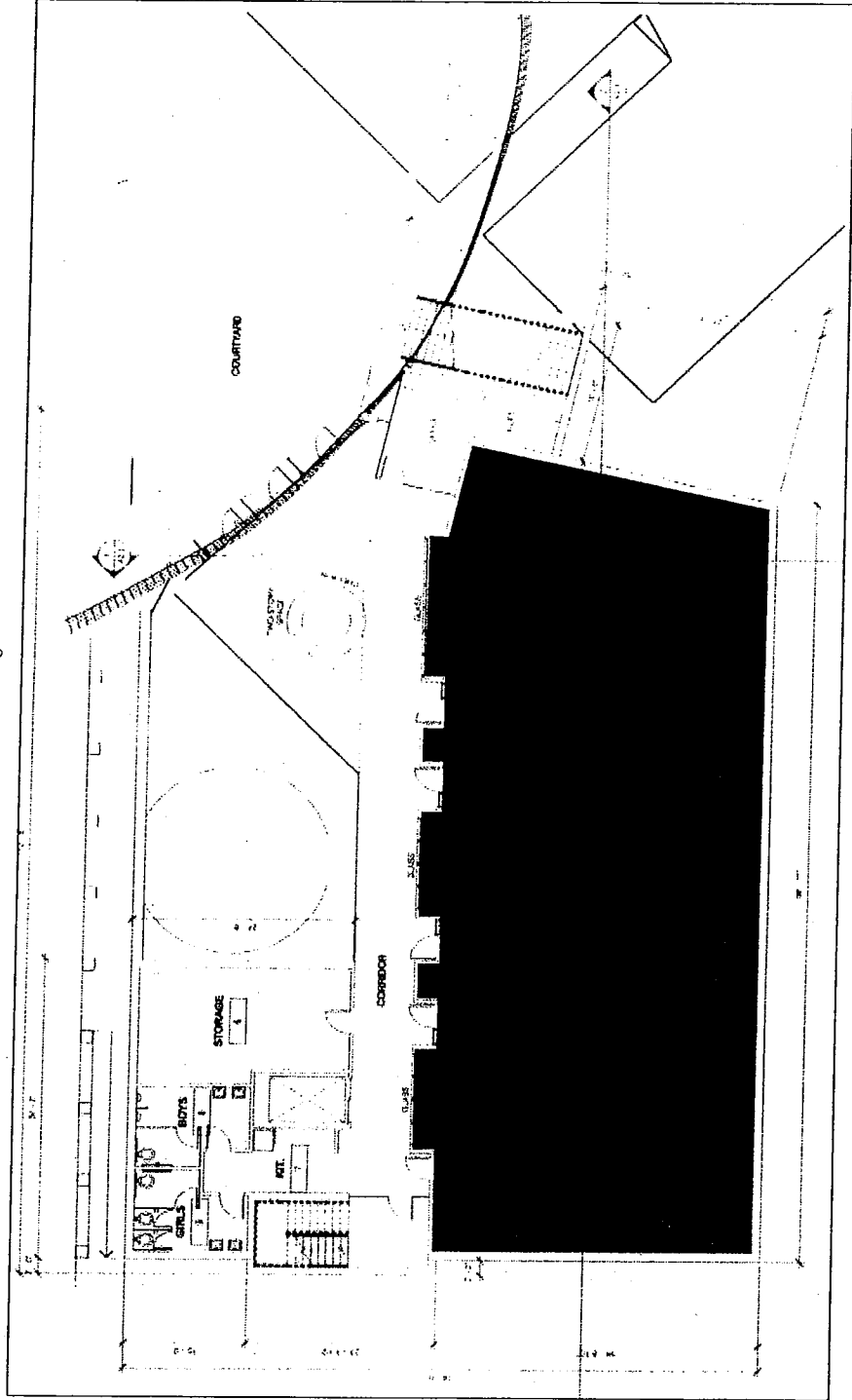
E & F Detail





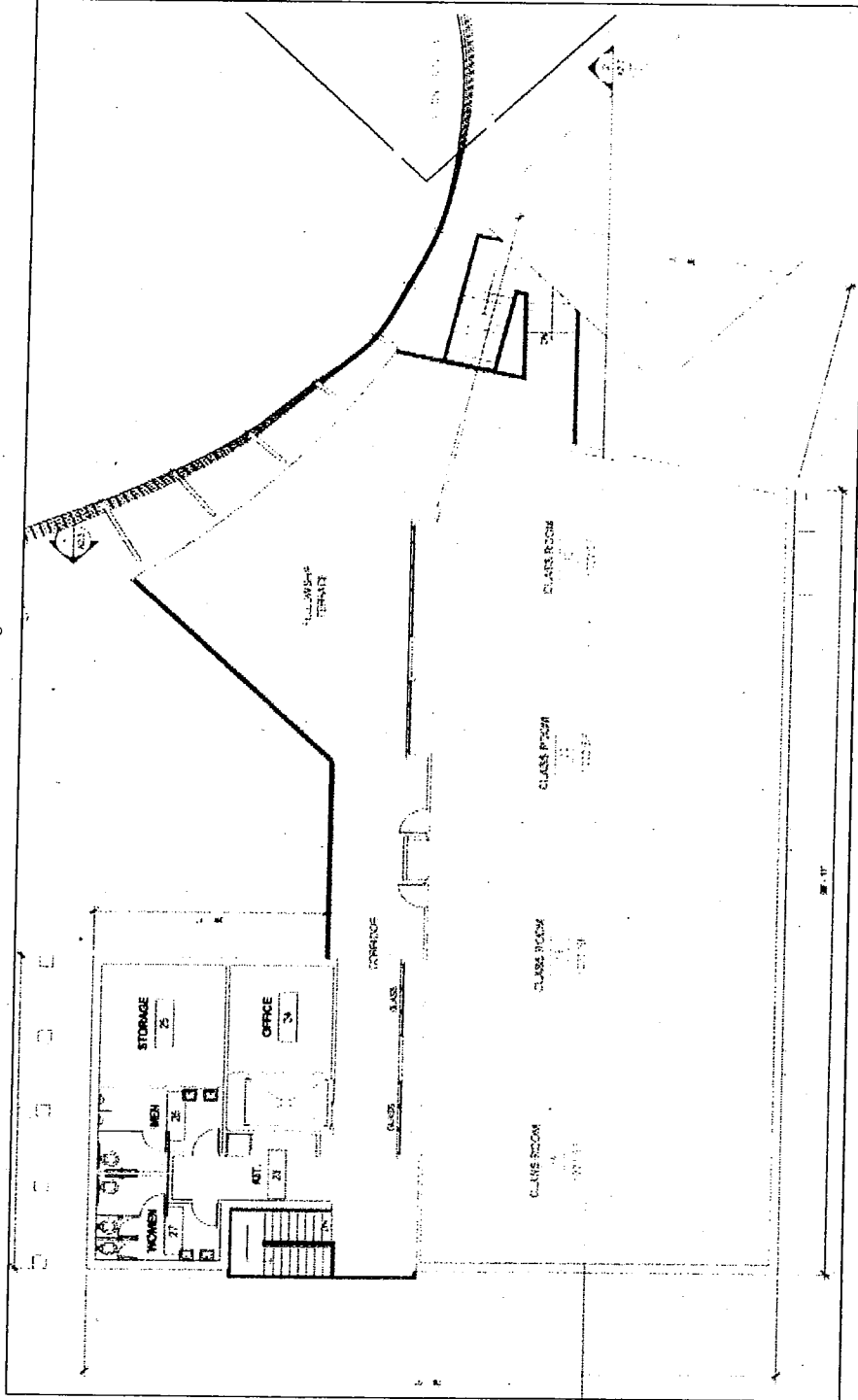
APPENDIX B:
PROPOSED FUTURE
CONDITIONS

New Education Building Detail



1st Floor Detail D Detail

New Education Building Detail



Beverly J. Rohrer, Ed.D.
Interim Superintendent



**Manhattan Beach
Unified School District**

Board of Trustees
Bill Cooper
Bill Eisen
Nancy Hersman
Amy Howorth
Ida VanderPoorte

325 South Peck Avenue • Manhattan Beach • California 90266 • (310) 318-7345 • FAX (310) 303-3822

October 25, 2007

Richard Thompson
Director of Community Development
Manhattan Beach, California

Dear Richard,

I am please to write this letter at the request Jim VanZanten, a member of the Journey of Faith Church, which is next door to Mira Costa High School. Jim has asked that I make you aware of the School District's long standing relationship with the Church as it relates to allowing Church attendees to use the high school parking lot adjacent to our High School's Administration Building.

We have worked successfully with the Church for more then twenty years in providing them with an ongoing reliable source of overflow or additional parking during their peak activity period on Sundays. As the high school is closed on Sundays, the use of our lot for Sunday overflow parking does not negatively impact our parking situation in any way. We currently have no formal agreement to provide off-site parking for the Church, but intend to continue to allow Church attendees to park in our lot. Also, District policy does not allow for lease agreements greater than a one-year period.

Journey of Faith Church has always been an excellent neighbor and has provided us the use of their buildings and parking on occasion. We regard our relationship as very positive and we are delighted to provide this type of community service. We look forward to continuing our relationship with the church during their modernization activities and for as long as they need additional parking.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Romines". The signature is written in a cursive style with a large initial "S".

Steve Romines, PhD
Assistant Superintendent, Administrative Services
Manhattan Beach Unified School District

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Dan Moreno, Associate Planner

FROM: Erik Zandvliet, Traffic Engineer

DATE: January 16, 2008

**SUBJECT: Development Review-1243 Artesia Boulevard
Journey of Faith Church Education Building
Parking Needs Analysis and Site Plan Traffic Comments**

The following comments have been prepared to address traffic engineering concerns for the proposed education building at 1243 Artesia Boulevard based on plans prepared by Onyx Architects dated October 26, 2007 and the Parking Needs Analysis prepared by Walker Parking Consultants, dated November 12, 2007.

Parking Needs Analysis

The parking study has been found to be COMPLETE and satisfactory. The analysis relies on a 1997 City approval for a reduced parking requirement and makes calculated assumptions about an increase in on-site parking demand based on additional building square footage and programs. The revised study has eliminated any reliance on street parking to meet the anticipated parking demand.

The existing parking lot would be enlarged from 159 to 181 parking spaces. The existing and future parking demand is calculated using standardized rates for various on-site uses. The calculated future parking demand would be 193 spaces during the Sunday peak period.

The Parking Needs Analysis recommends the excess parking demand of 12 spaces be satisfied by continuation of an open agreement with Mira Costa High School for the use of their parking lot on Artesia Boulevard, approximately 700 feet away.

Since the assumptions used in the Parking Needs Analysis reduce the parking demand below City codes, the following conditions of approval shall be included to prevent overflow parking demand:

1. A Sunday Parking Management Plan shall be submitted for approval by the City Traffic Engineer prior to occupancy and made part of the Conditions of Approval. The plan shall consist, at a minimum, of unrestricted parking of all on-site spaces on Sundays, off-site parking agreement(s), time-limit parking restrictions if appropriate, designated areas for employees, staff and visitors on weekdays, valet and/or passenger loading areas for off-site parking lots, Lot Full signs and parking lot occupancy monitors as appropriate. (COA))



Henrik von Buttlar
Judy S. Fujimoto
1208 Tennyson st. #7
Manhattan Beach, CA 90266

City of Manhattan Beach
Mr. Daniel A. Moreno, Associate Planner

Dear Sir,

With respect to construction at 1243 Artesia (Journey of Faith), we would like to offer the following for your consideration:

Any additional building height will have significant negative impact on our view and thus property value. The Journey of Faith property already has the tallest building in the neighborhood, visually dominating an otherwise relatively unobstructed view for homeowners and renters in an area zoned for Residential Single Family, not commercial buildings. Approving Variance will have a negative impact on at least 30 Manhattan Beach families living on Prospect and Tennyson. One of the main reasons we nine months ago bought our residence at the address above was its vistas. It was also a reason why the builder could charge a premium for it.

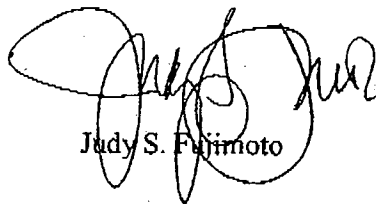
Unlike a Fire Station, Library or Public School, the Journey of Faith School is not a public place and thus has no benefit to 99% of the residents of Manhattan Beach. Also, unlike any other business or person in Manhattan Beach, the Journey of Faith Church has tax-exemptions that limits its contributions to the City.

Thus, as we as neighbors will be negatively impacted both aesthetically and financially and the remaining residents of Manhattan Beach derive no benefits, we strongly oppose any approval of Variance to building limits and codes set forth by our State, County and City.

Sincerely,



Henrik von Buttlar



Judy S. Fujimoto

EXHIBIT
F

January 14, 2008

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

Re: Journey of Faith Building Improvements

Dear Planning Commissioners,

I received your letter regarding a new project at Journey of Faith Church here in Manhattan Beach. I am in favor of this project as I will expect it to certainly increase the value of this area.

This church has never caused any problems. I am quite sure that the property will be attractive and be architecturally desirable. I own the property at 1202 Tennyson #8.

Sincerely,

A handwritten signature in black ink, appearing to be 'Teresa Roughen', written over a horizontal line.

Teresa Roughen

January 15, 2008

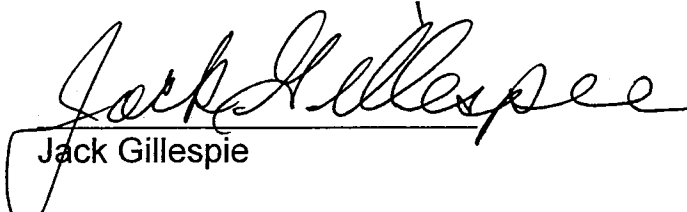
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: In favor of new Journey of Faith project

To whom it may concern,

I own the property at 1202 Tennyson #3. Thank you for the update on the new building at Journey of Faith Church. I am very happy with what it will provide to this area of Manhattan Beach. The plans look great and I am looking forward to the finish product. I believe it will be an improvement to the neighborhood as Journey of Faith has always provided a positive and attractive property. We think that property values will be immeasurably affected with the new improvements and we look forward to future value increases in our neighborhood.

Regards,



Jack Gillespie

