



# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Tell and Members of the City Council

**THROUGH:** David N. Carmany, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Esteban Danna, Assistant Planner

**DATE:** December 6, 2011

**SUBJECT:** Planning Commission Approval of a New Use Permit and Coastal Development Permit to Remove the Existing Paint and Rain Gutter Business at 1011-10th Place and Build Additional Parking for the Adjacent Vons Supermarket at 410 Manhattan Beach Boulevard.

### **RECOMMENDATION:**

Staff recommends that the City Council receive and file the Planning Commission's approval of a Use Permit and Coastal Development Permit to remove the existing paint and rain gutter business at 1011-10th Place and build additional parking for the adjacent Vons supermarket at 410 Manhattan Beach Boulevard.

### **FISCAL IMPLICATION:**

There are no fiscal implications associated with the recommended actions.

### **BACKGROUND:**

The subject property is currently developed with three commercial buildings housing paint, rain gutter, and associated contracting businesses. The project proposes to demolish the existing buildings and construct a new 23-space parking lot to be used by Vons supermarket located in the adjacent property. Vons owns both properties.

As a result of concerns expressed by neighbors, the applicant held an informational on-site neighborhood meeting with City Staff and neighbors in August of 2011. To address neighbor concerns, the applicant revised the proposed plans and eliminated parking lot driveway access from 10<sup>th</sup> Place. The proposed plans now provide access only from the existing Vons parking lot driveways (Valley Drive and Manhattan Beach Boulevard). Neighbors were generally in support of the project once the changes were made to the plans.

At its regular meeting on November 9, 2011, the Planning Commission approved Resolution PC 11-13 (Attachment A) with a 4-1 vote, including minor changes. Commissioner Conway voted against the project because he believed that a parking lot is not an appropriate use for the property and that other uses would better support commercial activities in the downtown area.

### **DISCUSSION:**

The plans for the parking lot expansion also address the addition of parking lot lighting, landscaping, driveway reconfiguration, sidewalks improvements, street parking, power pole removal and relocation, and City street vacation.

***Power Pole Removal and Relocation***

As part of the parking lot expansion, the applicant proposes to remove the guy post located north of the driveway along Valley Drive as well as the relocation of the power pole south of the driveway. Said power pole will be relocated to the proposed planter just southwest of where the existing power pole is located. The relocated power pole will continue to tie into the existing power pole located adjacent to the southeast corner of the Vons building.

Power pole relocations are typically reviewed by the Parking and Public Improvements Commission in order to give residents notice and an opportunity to provide comments. Since this power pole relocation is part of a larger project and was advertised through a public notice, the Planning Commission meeting provided residents the necessary forum in which to comment. There were no comments opposing the removal or relocation of the power poles and is included with the approval of the project.

***City Street Vacation***

There is currently a small, triangular piece of property adjacent to the driveway along Valley Drive that is a previously dedicated portion of the lot. Public Works Department proposes that this land be vacated by the City back to the property owner. This portion of the project will be reviewed by the City Council at a later date (Attachment D).

**ENVIRONMENTAL DETERMINATION:**

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Class 32, Section 15332 based on staff's determination that the change of use will not have a significant impact on the environment.

**CONCLUSION:**

Staff recommends that the City Council receive and file the Planning Commission's approval of a Use Permit and Coastal Development Permit to remove the existing paint and rain gutter business at 1011-10th Place and build additional parking for the adjacent Vons supermarket at 410 Manhattan Beach Boulevard.

- Attachments: A. Resolution PC 11-13  
B. Planning Commission Draft Minutes dated November 9, 2011  
C. Planning Commission Staff Report and Attachments dated November 9, 2011  
D. Proposed City Street Vacation

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**RESOLUTION NO. PC 11-13**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND USE PERMIT TO REMOVE THE EXISTING PAINT, RAIN GUTTER, AND ASSOCIATED BUSINESSES AND BUILD ADDITIONAL PARKING FOR THE ADJACENT VONS SUPERMARKET AT 410 MANHATTAN BEACH BOULEVARD/1011 VALLEY DRIVE**

**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. Pursuant to applicable law, the Planning Commission of the City of Manhattan Beach conducted a public hearing on November 9, 2011, received testimony, and considered an application for a use permit to allow the expansion of a parking lot for Vons supermarket located on the properties legally described as Lots 9, 10, 11, and 12, in Block 1, of Tract No. 4795, located at 410 Manhattan Beach Boulevard/1011 Valley Drive in the City of Manhattan Beach.
- B. The applicant for the subject project is Vons (Safeway Inc.).
- C. Pursuant to Manhattan Beach Municipal Code (MBMC) Section 10.16.030(B), a use permit is required for projects exceeding 10,000 square feet of land area.
- D. Pursuant to the Manhattan Beach Local Coastal Program, a Coastal Development permit is required for the proposed demolition of existing buildings and construction of the new parking lot.
- E. The subject properties or uses therein are currently not under a use permit.
- F. The project is Categorically Exempt (Class 32, Section 15332) from the requirements of the California Environmental Quality Act (CEQA).
- G. 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.
- H. The General Plan designation for the property is Downtown Commercial. The General Plan encourages commercial uses such as this that serve City residents and visitors.
- I. The zoning designation for the property is CD (Downtown Commercial).
- J. The zoning districts surrounding the property are CD (Downtown Commercial) to the north and west, RM (Medium Density Residential) to the south, and RS (Single-family Residential) to the east.
- K. The existing land use for the property is commercial.

L. Pursuant to Section 10.84.060 of the Manhattan Beach Municipal Code and Section A.84.060 of the Manhattan Beach Local Coastal Program, the following findings for the Use Permit are made:

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

The existing contracting businesses are located in the Downtown Commercial district. The proposed parking lot expansion will serve a retail commercial use and is consistent with MBMC Section 10.16.010 which states that the district is intended to provide opportunities for residential, commercial, public, and semi-public uses intended to accommodate a broad range of community businesses as well as serve beach visitors.

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 persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The proposed parking lot expansion pose no detrimental effects to the public health, safety, or welfare of persons working on the proposed project site or on the adjacent properties. The proposed expansion will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

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 and Policies of the General Plan:

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

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

*Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.*

*Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.*

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

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*Policy LU-7.1: Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors.*

*Policy LU-7.3: Support pedestrian-oriented improvements to increase accessibility in and around downtown.*

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

The proposed parking lot expansion will comply with the conditions required for the district in which it is located.

4. *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The proposed parking lot expansion would not adversely impact nearby residential or commercial properties as they are related to traffic, parking, noise, vibration, odors, personal safety, or aesthetics, or create demands exceeding the capacity of public services and facilities. The proposed expansion will not affect the required on-site parking and will not create an additional demand for public services and facilities which cannot be mitigated.

- M. The project is consistent with the following policies of the Manhattan Beach Local Coastal Program:

*Policy I.A.4: The City shall maintain the use of commercial alleys as secondary pedestrian access ways.*

*Policy I.B.3: The City shall encourage pedestrian and bicycle mode as a transportation means to the beach.*

*Policy I.C.3: The City shall encourage additional off-street parking to be concentrated for efficiency relative to the parking and traffic system.*

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

1. The project shall be in substantial compliance with the submitted plans and project description as approved by the Planning Commission on November 9, 2011. Any substantial deviation from the approved plans and project description must be reviewed and approved by the Planning Commission.
2. The management of the property shall police the property and all areas adjacent to the parking lot during hours of operation to keep it free of litter, debris, and unauthorized use.

3. The operator of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns within the parking lot.
4. Landscaping and irrigation shall be designed and maintained per MBMC 10.60.070. Landscaping must be low water use plants per Water Use Classification of Landscape Species (WUCOLS) publication. Landscaping and irrigation plans must be submitted to and approved by the Community Development Department. Landscaping and irrigation must be installed per approved plans prior to final inspection approval.
5. Parking lot lighting must comply with MBMC Section 10.64.170 and plans must be submitted to and approved by the Community Development Department. Parking lot lighting shall be installed per approved plans prior to final inspection approval.
6. Parking must be free of charge to all users and is for supermarket employees and customers only. The parking lot shall only operate as associated with the adjacent supermarket site and not as a separate use. Area shall be used as employee and overflow customer parking.
7. Long term storage and loading of vehicles is not allowed.
8. Refuse receptacles shall be provided and regularly maintained within the parking lot expansion area, as reviewed and approved by the Community Development Department.
9. Shopping cart storage or accumulation is not permitted. Shopping carts must be gathered and returned to the front of the store on a regular basis.
10. Management shall close the subject parking area with a gate or other device placed at the entrance ramp at the close of business hours.
11. A perimeter fence not exceeding 42 inches in height shall be installed along the 10<sup>th</sup> Place and Valley Drive property lines. A maximum of one access point or gate may be installed along said perimeter fence as deemed necessary by supermarket management. Fence and access must be approved by the Director of Community Development prior to installation.
12. The use of permeable pavement is encouraged if feasible.

***Building Department***

13. Project must comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements as determined by the Building and Safety Division.
14. Property must provide accessible parking spaces as required by 2010 Building Code for the entire site. One additional ADA compliant accessible parking space must be added near the supermarket entrance per Building and Safety Division requirements.

***Traffic Engineering***

15. All pavement markings shall be white and dimensioned consistent with the appropriate current Caltrans Standard Plan details.
16. All signs shall be located and installed per current California Manual of Uniform Traffic Control Devices (CA MUTCD) guidelines.

- 1 17. All disabled parking spaces shall be designed, signed and marked consistent with Caltrans  
2 Revised Standard Plans A90A and A90B.
- 3 18. Supermarket management shall install a "No Trucks" sign, not exceeding 4 feet in height, at  
4 the parking lot ramp entrance.
- 5 19. Supermarket management shall install and maintain "Right Turn Only" and "Stop" signs at the  
6 Valley Drive driveway exit as required by the City's Traffic Engineer.
- 7 20. Supermarket management shall paint "Right Turn Only," "Stop," and a stop legend at the  
8 Valley Drive driveway exit as required by the City's Traffic Engineer.
- 9 21. Landscaping shall be designed to maintain adequate visibility for motorists exiting onto Valley  
10 Drive and provide adequate clearance for vehicle and pedestrian visibility along Valley Drive.

11 **Engineering (Public Works)**

- 12 22. The existing sidewalk on the west side of Valley Drive between Manhattan Beach Boulevard  
13 and existing Vons driveway shall be replaced to be flush with the top of the curb. A handrail  
14 shall be provided if required by Public Works Department. A minimum 5-foot wide sidewalk  
15 on 10th Place shall be provided. ADA compliant ramps shall be provided at the Valley Drive  
16 driveway and at the corner of Valley Drive and 10th Place. Plans must be submitted to and  
17 approved by the Public Works Department and shall be installed per approved plans prior to  
18 final inspection approval.
- 19 23. Applicant shall submit plans and have City approval for the proposed power pole removal and  
20 relocation, as well as all related support posts, guy wires, or other appurtenances prior to  
21 installation.

22 **Procedural**

- 23 24. This Use Permit shall lapse two years after its date of approval, unless implemented or  
24 extended pursuant to 10.84.090 of the Municipal Code.
- 25 22. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section  
26 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 27 23. The applicant agrees, as a condition of approval of this project, to pay for all reasonable  
28 legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal  
29 actions associated with the approval of this project brought against the City. In the event  
30 such a legal action is filed against the project, the City shall estimate its expenses for the  
31 litigation. Applicant shall deposit said amount with the City or enter into an agreement  
32 with the City to pay such expenses as they become due.
- 24. At any time in the future, the Planning Commission or City Council may review the Use  
Permit for the purposes of revocation or modification. Modification may consist of conditions  
deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

Section 3. Pursuant to Government Code Section 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 November 9, 2011 and that said Resolution was adopted by the following vote:

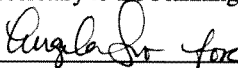
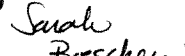
**AYES:** Chairperson Paralusz, Andreani,  
Seville-Jones, Gross

**NOES:** Conaway

**ABSTAIN:** None

**ABSENT:** None

  
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**RICHARD THOMPSON,**  
Secretary to the Planning Commission

  
\_\_\_\_\_  
**Sarah Boeschen**  
Recording Secretary 



**CITY OF MANHATTAN BEACH  
[DRAFT] PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
NOVEMBER 9, 2011**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 9th day of November, 2011, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

**1. ROLL CALL**

Present: Andreani, Conaway\*, Gross, Seville-Jones, Chairperson Paralusz  
Absent: None  
Staff Present: Richard Thompson, Director of Community Development  
Esteban Danna, Assistant Planner  
Angelica Ochoa, Assistant Planner  
Recording Secretary, Sarah Boeschen

\*Commissioner Conaway arrived at 7:00 p.m.

**2. APPROVAL OF MINUTES – October 26, 2011**

A motion was MADE and SECONDED (Seville-Jones/Gross) to **APPROVE** the minutes of October 26, 2011.

AYES: Andreani, Gross, Seville-Jones, Chairperson Paralusz  
NOES: None  
ABSENT: Conaway  
ABSTAIN: None

**3. AUDIENCE PARTICIPATION**

**4. PUBLIC HEARINGS**

**11/09/11-2 Consideration of a New Use Permit and Coastal Development Permit to Remove the Existing Paint and Rain Gutter Business at 1011-10<sup>th</sup> Place and Build an Additional Parking for the Adjacent Vons Supermarket at 410 Manhattan Beach Boulevard**

Assistant Planner Danna summarized the staff report.

In response to a question from Commissioner Gross, Assistant Planner Danna indicated that any expansion of the existing Vons building would require an amendment to the Use Permit. He stated that the reason for the proposed additional parking lot is to provide parking for employees and overflow parking for customers. He commented that there would be a ramp that leads down to the new parking area. He stated that there is not a plan to have meters for the parallel parking spaces along 10<sup>th</sup> Place.

Commissioner Gross commended staff and the applicant for working with the community on the project.

In response to a question from Commissioner Seville-Jones, Assistant Planner Danna said that the Resolution would combine the four separate lots to be used as a single parking lot in

conjunction with the site. He indicated that the City Council would consider vacating the portion of City-owned property on the site and returning it to the property owner. He said that there is an outdoor lighting proposal on the site, and the applicant is responsible for keeping the subject area clean and free of debris.

In response to a question from Commissioner Andreani, Assistant Planner Danna indicated that a handrail on the existing sidewalk on the west side of Valley Drive would be required by the Public Works Department if the grade difference is more than 30 inches. He said that they do not believe that the grade difference would be great enough to require a handrail, but staff wanted to include language to ensure that it would be provided if it is needed.

Commissioner Andreani also commended staff and the applicant on the project.

In response to a question from Chairperson Paralusz, Assistant Planner Danna commented that no additional ingress and egress to the site is proposed with the project. He indicated that giving the portion of City-owned property on the site back to the property owner would not impact the design of the project. He said that the City no longer uses that piece of property.

### **Public Comments**

**Andy Neff**, DLR Group, representing the project architect, indicated that 70 parking spaces currently exist on the site. He commented that they are planning to follow the contour of the grade to the new parking area.

In response to a comment from Commissioner Gross, **Mr. Neff** said that the proposed lot is intended for use by employees.

Commissioner Gross commended the architect and applicant for being flexible in working with the neighbors.

Commissioner Andreani indicated that she appreciates the proposed landscaping plan which includes the addition of 17 new trees.

In response to a question from Commissioner Andreani, **Mr. Neff** stated that they are looking at the option of using permeable pavement for the parking lot. He commented that they prefer not to use permeable pavement if the surface is well traveled, but they are working with Vons regarding the surface of the proposed parking area.

Commissioner Andreani said that she would be concerned with the potential for runoff with the landscaping.

**Mike Alba**, representing the applicant, said that they have security cameras in the front parking lot and would also put cameras in the rear. He indicated that they would also put a railing across the rear lot after closing to prevent people from accessing the area after hours.

Commissioner Andreani suggested adding language to Condition 2 on page 3 of the Resolution to state: "The management of the property shall police the property and all areas adjacent to the parking lot to keep it free of litter, ~~and~~ debris and unauthorized use." She commented that there is currently a problem with people parking in the Vons parking lot to access the beach.

In response to a question from Commissioner Andreani, **Mr. Alba** indicated that they currently post signs prohibiting unauthorized parking, and they would post similar signs at the rear. He said that cars that are parked over the allotted amount of time are towed.

**Edna Davis**, a resident of the 300 block of 10<sup>th</sup> Street, said that it is impossible to drive down the street with the huge trucks accessing the market. She asked if there is a plan to pave 10<sup>th</sup> Place down to Crest Drive. She also asked if a small fence or barrier would be placed between the new parking lot and 10<sup>th</sup> Place to prevent easy access from the parking lot onto 10<sup>th</sup> Place.

Director Thompson said that 10<sup>th</sup> Place and Morningside Drive are scheduled to be repaved in the near future independent of the project. He commented that landscaping would be incorporated but no barrier is proposed along the parking area adjacent to the sidewalk.

**Milo Bacic**, a resident of the 400 block of 10<sup>th</sup> Place, commended the City on the project and working with the neighbors. He indicated that he supports the project and feels that it will be an improvement to the corner and the downtown area. He commented that there are six parking spaces along 10<sup>th</sup> Place adjacent to the property, and he asked regarding the possibility of having one of the spaces designated as handicapped. He commented that his understanding is that 10<sup>th</sup> Place is scheduled to be repaved in 2013 or 2014. He suggested that the paving be done at the same time as the proposed parking lot is constructed. He suggested that a gutter be installed along 10<sup>th</sup> Place to catch the runoff water from the sprinklers across on Valley. He asked about removing the existing utility poles and about the possibility of placing the electricity underground. He suggested that the applicant consider using the existing power poles which would eliminate the need to install new poles. He commented that he feels the proposal would be a great addition to the downtown area.

Director Thompson commented that there is an administrative process to request that a parking space at a particular location be dedicated as handicapped. He indicated that he will discuss the issue of water runoff from the sprinklers on Valley with the Public Works Department to determine if the amount of watering needs to be reduced. He indicated that it would not be appropriate to require the applicant to pay to install a gutter across Valley. He said that the Public Works Department is doing its best to stay on its schedule for paving the streets. He indicated that 10<sup>th</sup> Place and Morningside Drive have been scheduled to be repaved in 2012/2013. He commented that the placement of the power poles depends on the routing of the power lines by Southern California Edison.

**John Davis**, a resident of the 300 block of 10<sup>th</sup> Street, requested that a condition be included to prohibit ingress and egress onto 10<sup>th</sup> Place from the parking lot. He commented that he feels the improvement to Vons from the project would be a great asset to the neighborhood.

Chairperson Paralusz pointed out that the applicant would need to request another public hearing in the future in order to place a driveway off of 10<sup>th</sup> Place if the project is approved as proposed.

Chairperson Paralusz closed the public hearing.

### **Commissioner Discussion**

Commissioner Gross commented that he would like language included in the draft Resolution to encourage the use of the proposed parking area by employees. He stated that he is in favor of the proposal.

Director Thompson commented that the applicant has indicated that they would not object to the proposed lot being used for employee parking. He indicated, however, that they would want to ensure that the lot could also be used by visitors and that it not be limited to use by employees only.

Commissioner Gross said that his request is to clarify that the intent is for employees to use the proposed lot but not that it be used exclusively by employees. He stated that he supports the project and is pleased with the process of staff and the applicant in arriving at the proposal.

Commissioner Andreani indicated that she supports the project and feels it would be a huge benefit to the aesthetics of the downtown area. She commented that she would support including language in the Resolution to state that the use of the proposed parking area is for employees and overflow parking for customers. She suggested adding a barrier along the lot to make it more difficult for people to walk across from the parking lot to 10<sup>th</sup> Place. She said that she is concerned about water runoff into the parking area from the landscaping and would like a drainage area to be incorporated. She indicated that she feels the project meets the required findings.

Commissioner Conaway commended Vons for being a good member of the community. He commented, however, that he does not feel that a parking lot is consistent with the General Plan. He indicated that the property is located on prime real estate in the downtown commercial area and is very valuable. He said that adding more commercial or high density residential uses would be more consistent with the General Plan. He indicated that the property is probably the most underutilized piece of real estate in the downtown area. He stated that he would like for the City to stop designing for cars and begin designing more for residents. He stated that he is not in support of the project, as it is not consistent with the General Plan. He said that the subject site is a gateway to the downtown. He said that not utilizing the subject site for commercial businesses or other active use would result in a net loss of jobs and revenue. He indicated that he feels a parking lot would be detrimental to the aesthetics of the downtown. He stated that he does not believe the proposal supports the local tax base and does not believe that it encourages mixed use commercial development. He indicated that he also does not feel it meets the needs of commercial and residential uses. He stated that he also does not feel the project supports the intent of encouraging pedestrian oriented improvements that would increase accessibility to downtown.

Commissioner Conaway said that the applicant has proposed 17 new trees. He indicated that he would like for the 15 gallon trees that are proposed to be increased to 36 inch box trees with a 3 or 4 inch caliper if the project is approved. He commented that he would like further clarification of the second sentence of Condition 9 on page 4 of the draft Resolution which states that shopping carts must be gathered and returned to the front of the store on a regular basis. He suggested that the word "handicap" be replaced with "accessible" in two instances in Condition 11 on page 4 of the draft Resolution to be in compliance with Department of Justice terminology. He suggested that the word "handicap" be replaced with "disabled" in Condition 14 on page of the draft Resolution.

Commissioner Seville-Jones indicated that she is in support of the project. She stated that Vons is a strong contributor to the tax base of the downtown area and has been a good neighbor. She indicated that Vons provides a valuable service to the downtown area. She commented that she feels the project would improve the space and would eliminate visual blight that exists in the downtown area. She pointed out that Walgreens has parking lots that surround the store, which is consistent with the subject proposal. She pointed out that the landscaping that would be provided is three times the amount that is required. She indicated that she appreciates that Vons is located in the downtown area rather than on Sepulveda Boulevard. She also commented that there has been dialog with the neighbors, and there are not residents at the hearing that are complaining about the project. She said that she would support a condition requiring a chain to block the rear area after closing. She stated that she would support the suggestion of Commissioner Andreani to include language in Condition 2 to

state that the management of the property shall police the property and all areas adjacent to the parking lot to keep it free of litter, debris and unauthorized use. She indicated that she would support requiring a barrier between the proposed parking lot and 10<sup>th</sup> Place. She commented that she would accept additional language to encourage the use of the parking lot for employees but would not want to restrict customers from using the parking spaces. She stated that the use of permeable pavement would help to prevent water runoff. She pointed out that the property owner has a right to improve their property provided that it is consistent with the General Plan. She commented that she believes having a grocery store in the downtown area is consistent with the General Plan.

Chairperson Paralusz indicated that she is in favor of the project. She commended Vons for being a good neighbor and pointed out that there has not been opposition to the proposal expressed by any members of the public at the hearing. She commented that she would support using permeable pavement for the parking lot surface. She said that she is pleased that the proposal would provide three times the amount of landscaping that is required. She stated that the landscaping would help to buffer the impact to the neighbors and would make the property more attractive. She indicated that she would support requiring a barrier along 10<sup>th</sup> Place. She said that a barrier would help to deter pedestrians from crossing over from 10<sup>th</sup> Place and damaging the landscaping. She indicated that she is pleased that additional sidewalks are proposed to be installed. She commented that she also would support language for signage prohibiting unauthorized parking in the lot, although she believes that the concern of unauthorized parking is also addressed in Condition 3. She said that Vons provides an economic benefit to the City, and people who live nearby walk rather than drive to the store. She indicated that she feels the proposal is consistent with the General Plan. She commented that she would support a requirement for a gate to block the rear of the store after hours.

Commissioner Andreani pointed out that planting smaller trees rather than larger trees results in them flourishing more quickly.

Commissioner Gross suggested that he feels that providing a barrier between the parking lot and 10<sup>th</sup> Place should be handled between staff and the applicant and should not be included as a condition in the Resolution. He commented that it may be convenient for people who are walking to Vons to be able to have a path through to access the parking area from 10<sup>th</sup> Place.

Commissioner Conaway indicated that he is not against having Vons in the downtown area, and having a supermarket in the downtown is critical for having a walkable community. He said, however, that he is opposed to adding surface parking area to the downtown core. He commented that he does not agree that adding parking would encourage people to walk to the store. He indicated that more people will be walking and fewer will be driving in the next 50 years.

### **Action**

A motion was MADE and SECONDED (Seville-Jones/Andreani) a new Use Permit and Coastal Development Permit to remove the existing paint and rain gutter business at 1011-10<sup>th</sup> Place and build an additional parking for the adjacent Vons supermarket at 410 Manhattan Beach Boulevard with the addition of language that employee parking will be encouraged but is not exclusive within the subject parking area; that a gate be required to be placed across the subject parking area at the closing time for the store; that language be included in Condition 2 on page 3 of the Resolution to state: “The management of the property shall police the property and all areas adjacent to the parking lot to keep it free of litter, ~~and~~ debris and unauthorized use.”; that language be included to provide a perimeter fence on the 10<sup>th</sup> Place side of the subject parking lot with a limited opening; that permeable pavement be used if feasible; that the

word “handicap” be replaced with “accessible” in two instances in Condition 11 on page 4 of the draft Resolution; and that the word “handicap” be replaced with “disabled” in Condition 14 on page of the draft Resolution.

AYES: Andreani, Gross, Seville-Jones, Chairperson Paralusz  
NOES: Conaway  
ABSENT: None  
ABSTAIN: None

Director Thompson explained the 15-day appeal period and said that the item will be placed on the City Council’s Consent Calendar for their meeting of December 6, 2011.

**11/09/11-3 Consideration of a Use Permit to Demolish an Existing Office Building and Construct a New Pre-School (Daycare), Playground and Parking Lot at 1030 Manhattan Beach Boulevard (Chalk School).**

Assistant Planner Ochoa summarized the staff report.

In response to a question from Commissioner Andreani, Assistant Planner Ochoa indicated that the parking requirement is based on the number of children and does not include the number of staff and therefore the project is regulated through a use permit process.

Commissioner Andreani asked regarding the type of material that would be used for the dispersal area. Assistant Planner Ochoa stated that the question be directed to the architect.

Commissioner Gross indicated that he would like for consideration to be given to having a drop off area for the school off of Manhattan Beach Boulevard and asked if that is a possibility.

Director Thompson stated that it would be possible to provide a drop off area off of Manhattan Beach Boulevard. He said, however, that staff has a concern with providing a drop off area because of turn and no stopping restrictions on Manhattan Beach Boulevard. He indicated that it also is currently not known if the bike path will be located adjacent to the subject site. He commented that staff feels the drop off and loading area should be located on the site rather than along Manhattan Beach Boulevard.

In response to a question from Commissioner Gross, Director Thompson said that the Commission should consider impacts of the proposed use to surrounding residential uses as well as whether or not the surrounding uses would impact the proposed use.

Commissioner Seville-Jones asked why a traffic study was not required for the proposal.


In response to a question from Commissioner Seville-Jones, Assistant Planner Ochoa commented that the concerns expressed by the City’s traffic engineer were related to parking and the loading area rather than regarding traffic impacts.


In response to a question from Commissioner Seville-Jones, Director Thompson said that the recommendation of the traffic engineer is that a loading zone not be provided off of Manhattan Beach Boulevard because of parking restrictions due to the future implementation of the bikeway.

In response to a question from Commissioner Seville-Jones, Director Thompson stated that the bicycle master plan has not been adopted by the City Council.

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

**TO:** Planning Commission

**FROM:** Richard Thompson, Director of Community Development 

**BY:** Esteban Danna, Assistant Planner 

**DATE:** November 9, 2011

**SUBJECT:** Consideration of a new Use Permit and Coastal Development Permit to remove the existing paint and rain gutter business at 1011-10<sup>th</sup> Place and build additional parking for the adjacent Vons supermarket at 410 Manhattan Beach Boulevard.

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** Resolution PC 11-XX (Exhibit A) approving the request to demolish the existing paint, rain gutter, and associated businesses and build additional parking for the adjacent Vons supermarket.

**APPLICANT**

DLR Group WWCOT  
8 Mills Place, Third Floor  
Pasadena, CA 91105

**OWNER**

Safeway, Inc.  
5918 Stoneridge Mall Rd  
Pleasanton, CA 94588

**PROJECT OVERVIEW**

***Location***

<u>Location</u>	410 Manhattan Beach Boulevard (Vons)/1011 Valley Drive (Parking Lot)
<u>Area District</u>	III
<u>Legal Description</u>	Lots 9, 10, 11, and 12, Block 1, Tract No. 4795

***Landuse***

<u>General Plan</u>	Downtown Commercial
<u>Zoning</u>	CD – Downtown Commercial
<u>Existing Land Use</u>	Commercial building with paint and gutter contracting services
<u>Neighboring Zoning</u>	North CD – Downtown Commercial
	South RM – Medium Density Residential
	East RS – Single-family Residential (across Valley/Ardmore Veterans Parkway Open Space)
	West CD – Downtown Commercial

**ATTACHMENT C  
CC MTG 12-6-11**

## **BACKGROUND**

The subject property is located within the CD (Downtown Commercial) zone. The CD zone provides opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. This district is intended to accommodate a range of community businesses and to serve beach visitors.

The subject property is currently developed with three commercial buildings housing paint, rain gutter, and associated contracting businesses. The project proposes to demolish the existing buildings and construct a new 23-space parking lot to be used by Vons supermarket located in the adjacent property. The total aggregate parking area for the supermarket will be 91 stalls.

As a result of concerns expressed by neighbors, the applicant held an informational on-site neighborhood meeting with City Staff and neighbors in August of 2011 (Exhibit B). To address neighbor concerns, the applicant removed the proposed exit driveway on 10<sup>th</sup> Place from the proposed plans. Additionally, the City implemented a turn restriction for delivery trucks to restrict delivery truck traffic on 10<sup>th</sup> Place (Exhibit C). Neighbors were generally in support of the project once the changes were made to the plans.

## **DISCUSSION**

Currently, the existing supermarket's total buildable floor area (BFA) is 19,393 square feet and is located on an approximately 50,000 square-foot parcel. The proposed parking lot expansion will expand the total land area to approximately 61,500 square feet. Pursuant to Section 10.16.020(B) of the Manhattan Beach Municipal Code (MBMC) a use permit is required for a single use or tenant project with more than 5,000 square feet of BFA or more than ten thousand 10,000 square feet of land area. Furthermore, pursuant to A.96.040 of the City's Local Coastal Program, a Coastal Development permit is required for the proposed project.

### ***Parking Lot Expansion***

The project proposes to add 11,470 square feet of area to the existing supermarket site. The parking expansion will be located adjacent to the corner of Valley Drive and 10<sup>th</sup> Place and extend along the rear building wall of the supermarket. Twenty-two standard-size parking spaces and one compact size parking space will be added for a total of 91 parking spaces serving the supermarket. Pursuant to MBMC Sections 10.64.030 and 10.64.050(A)(2), the existing supermarket is required to provide a minimum of 72 parking spaces. The proposed expansion is accessible only through the main supermarket parking lot and provides a 12-foot wide turn around area at the westernmost side of the parking lot.

### ***Parking Lot Lighting***

Proposed lighting will comply with MBMC Section 10.64.170, as it is intended to ensure that adequate lighting is provided for personal and traffic safety while protecting nearby residential uses from undue glare. These regulations include limits to the height of poles, minimum and maximum amount of illumination, and reduction of glare towards residential properties. The project proposes to install four light posts measuring 12 feet in height and mounted on a 3-foot concrete base (to



protect from vehicles). Light shields will be installed on all fixtures to prevent glare from shining beyond the parking lot property lines.

### ***Landscaping***

Pursuant to MBMC Section 10.60.070(D), a minimum of 1,342 square feet of landscaping is required for the proposed parking lot. This minimum includes the required 5 percent of the total parking area as well as a minimum 3-foot wide perimeter planter along the street property lines. The parking lot expansion proposes to provide a total of 4,294 square feet of landscaped area, 3,599 square feet (31 percent of total parking area) within private property and 838 square feet on the public right-of-way. The proposed perimeter planters exceed the minimum 3-foot width.

Additionally, the proposed landscaping plan features 11 new 24-inch box trees and 6 new 15-gallon trees to be installed along the street property line perimeter planter as well as in the planters along the southerly wall of the existing Vons building. The trees planted along said wall, as well as other vegetation, will act as a buffer to soften the height of the wall, which varies between 20 and 25 feet as measured from grade. All planting materials will be of low water use as required by MBMC 10.60.070.

### ***Power Poles***

As part of the parking expansion, the applicant proposes to remove the guy post located north of the driveway along Valley Drive as well as the relocation of the power pole south of the driveway. Said power pole will be relocated to the proposed planter just southwest of where the existing power pole is located. The relocated power pole will continue to tie into the existing power pole located adjacent to the southeast corner of the Vons building.

Power pole relocations are typically reviewed by the Parking and Public Improvements Commission in order to give residents notice and an opportunity to provide comments. Since this power pole relocation is part of a larger project and advertised through the public notice, the Planning Commission meeting provides residents a forum in which to comment. Those comments will be forwarded to the City Council and this portion of the project will be reviewed and action will be taken by the City Council.

### ***Driveway Reconfiguration***

As a result of the power pole relocation, the applicant proposes to reconfigure the driveway exiting onto Valley Drive. Currently, the two-way driveway has a small island separating the in-bound and out-bound lanes. The in-bound lane is configured perpendicular to Valley Drive; no change to the lane is proposed. The out-bound lane is currently approximately at a 45 degree angle relative to Valley Drive. The existing configuration creates safety concerns for two reasons: 1) drivers exiting onto Valley Drive are less likely to come to a complete stop prior to entering Valley Drive, and 2) since the angled exit allows for a faster entrance onto Valley Drive and decreases drivers' awareness of pedestrians traveling north on the sidewalk, there is a greater risk for a vehicle-pedestrian collision. Furthermore, the new parking lot and proposed improved sidewalks, as discussed in the next section, are anticipated to lead to an increase in pedestrian traffic.

The proposed driveway eliminates the island between the in-bound and out-bound lanes and reconfigures the out-bound lane to be perpendicular to Valley Drive. “Right Turn Only” and “Stop” will be painted on the pavement as well as posted on a sign at the driveway exit. The new configuration will require out-bound traffic to come to a complete stop prior to entering Valley Drive, which will reduce the opportunity of a vehicle-pedestrian or vehicle-vehicle collision.

### ***Sidewalks***

The proposed parking lot expansion includes improvements to the City’s sidewalks along Valley Drive and the addition of new sidewalk along 10<sup>th</sup> Place. Currently, a portion of the surface of the existing sidewalk along Valley Drive between Manhattan Beach Boulevard and existing Vons driveway dips down below the surface of the street. The applicant proposes to raise that portion to match the height of the top of the existing curb, which is approximately 6 inches above street level. Additionally, the project proposes to install a new 5-foot wide sidewalk along 10<sup>th</sup> Place. The replacement and new sidewalks will comply with all American with Disabilities Act (ADA) access requirements, including wheelchair ramps. Public Works Department recommends these improvements and will review and approve the final details of the plans.

### ***Street Parking***

The existing 10<sup>th</sup> Place right-of-way width is 50 feet wide and the street width is 18 feet. There is approximately 16 feet of right-of-way on either side of the street. Along the north side of 10<sup>th</sup> Place, between the edge of the street and the right-of-way boundary there is approximately 16 feet of dirt and it is currently used as perpendicular public parking. Public Works Department recommends that the proposed project improve the dirt parking area by installing curb, gutter, and six 8-foot wide by 22-foot long parallel parking spaces to minimize the loss of street parking.

### ***City Street Vacation***

There is currently a small, triangular piece of property adjacent to the driveway on along Valley Drive that is a previously dedicated portion of lot 12 (Exhibit D). Public Works Department proposes that this land be vacated by the City back to the property owner. This portion of the project is not within the jurisdiction of the Planning Commission and will be reviewed by the City Council.

### ***Planning Commission Use Permit and Coastal Development Permit Authority***

In accordance with Chapter 10.84 of the MBMC and Chapter A.84 of the Local Coastal Program, the Planning Commission conducts a public hearing and has the authority to approve, approve with conditions or deny the Use Permit. With any action the Use Permit findings must be considered (10.84.060 A and A.84.060 A), and conditions (10.84.070 and A.84.070) may be placed on an application. The Commission has the ability modify the proposal to meet the Use Permit purpose, findings, and criteria.

### ***Public Input***

A public notice for the project was mailed to the property owners within 500 feet of the site and published in the *Beach Reporter* newspaper (Exhibit E). At the writing of this report, Staff did not receive additional public comments.

### **ENVIRONMENTAL REVIEW**

The Project is Categorically Exempt from the requirements of the Department of Environmental Quality Act (CEQA), pursuant to Class 32, Section 15332 based on staff's determination that the change of use will not have a significant impact on the environment.

### **CONCLUSION**

The applicant presented plans to both neighbors and City Staff. After holding a neighborhood meeting, the applicant revised the original plans to address concerns raised by both neighbors and City Staff.

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** Resolution PC 11-XX approving the request to demolish the existing paint, rain gutter, and associated businesses to allow the construction of additional parking for the adjacent Vons supermarket.

#### Attachments:

- A. Draft Resolution No. PC 11-XX
- B. Neighborhood Meeting Notice and Correspondence
- C. Work Order for Truck Turn Restriction
- D. Proposed City Street Vacation
- E. Public Notice
- F. Plans

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**RESOLUTION NO. PC 11-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND USE PERMIT TO REMOVE THE EXISTING PAINT, RAIN GUTTER, AND ASSOCIATED BUSINESSES AND BUILD ADDITIONAL PARKING FOR THE ADJACENT VONS SUPERMARKET AT 410 MANHATTAN BEACH BOULEVARD/1011 VALLEY DRIVE**

**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. Pursuant to applicable law, the Planning Commission of the City of Manhattan Beach conducted a public hearing on November 9, 2011, received testimony, and considered an application for a use permit to allow the expansion of a parking lot for Vons supermarket located on the properties legally described as Lots 9, 10, 11, and 12, in Block 1, of Tract No. 4795, located at 410 Manhattan Beach Boulevard/1011 Valley Drive in the City of Manhattan Beach.
- B. The applicant for the subject project is Vons (Safeway Inc.).
- C. Pursuant to Manhattan Beach Municipal Code (MBMC) Section 10.16.030(B), a use permit is required for projects exceeding 10,000 square feet of land area.
- D. Pursuant to the Manhattan Beach Local Coastal Program, a Coastal Development permit is required for the proposed demolition of existing buildings and construction of the new parking lot.
- E. The subject properties or uses therein are currently not under a use permit.
- F. The project is Categorically Exempt (Class 32, Section 15332) from the requirements of the California Environmental Quality Act (CEQA).
- G. 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.
- H. The General Plan designation for the property is Downtown Commercial. The General Plan encourages commercial uses such as this that serve City residents and visitors.
- I. The zoning designation for the property is CD (Downtown Commercial).
- J. The zoning districts surrounding the property are CD (Downtown Commercial) to the north and west, RM (Medium Density Residential) to the south, and RS (Single-family Residential) to the east.

EXHIBIT A  
PC MTG 11-9-11

- K. The existing land use for the property is commercial.
- L. Pursuant to Section 10.84.060 of the Manhattan Beach Municipal Code and Section A.84.060 of the Manhattan Beach Local Coastal Program, the following findings for the Use Permit are made:

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

The existing contracting businesses are located in the Downtown Commercial district. The proposed parking lot expansion will serve a retail commercial use and is consistent with MBMC Section 10.16.010 which states that the district is intended to provide opportunities for residential, commercial, public, and semi-public uses intended to accommodate a broad range of community businesses as well as serve beach visitors.

- 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 persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The proposed parking lot expansion pose no detrimental effects to the public health, safety, or welfare of persons working on the proposed project site or on the adjacent properties. The proposed expansion will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

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 and Policies of the General Plan:

- Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.*
- Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.*
- Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.*
- Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.*
- Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.*

*Policy LU-7.1: Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors.*

*Policy LU-7.3: Support pedestrian-oriented improvements to increase accessibility in and around downtown.*

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

The proposed parking lot expansion will comply with the conditions required for the district in which it is located.

4. *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The proposed parking lot expansion would not adversely impact nearby residential or commercial properties as they are related to traffic, parking, noise, vibration, odors, personal safety, or aesthetics, or create demands exceeding the capacity of public services and facilities. The proposed expansion will not affect the required on-site parking and will not create an additional demand for public services and facilities which cannot be mitigated.

- M. The project is consistent with the following policies of the Manhattan Beach Local Coastal Program:

*Policy I.A.4: The City shall maintain the use of commercial alleys as secondary pedestrian access ways.*

*Policy I.B.3: The City shall encourage pedestrian and bicycle mode as a transportation means to the beach.*

*Policy I.C.3: The City shall encourage additional off-street parking to be concentrated for efficiency relative to the parking and traffic system.*

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

1. The project shall be in substantial compliance with the submitted plans and project description as approved by the Planning Commission on November 9, 2011. Any substantial deviation from the approved plans and project description must be reviewed and approved by the Planning Commission.
2. The management of the property shall police the property and all areas adjacent to the parking lot during hours of operation to keep it free of litter and debris.

3. The operator of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns within the parking lot.
4. Landscaping and irrigation shall be designed and maintained per MBMC 10.60.070. Landscaping must be low water use plants per Water Use Classification of Landscape Species (WUCOLS) publication. Landscaping and irrigation plans must be submitted to and approved by the Community Development Department. Landscaping and irrigation must be installed per approved plans prior to final inspection approval.
5. Parking lot lighting must comply with MBMC Section 10.64.170 and plans must be submitted to and approved by the Community Development Department. Parking lot lighting shall be installed per approved plans prior to final inspection approval.
6. Parking must be free of charge to all users and is for supermarket employees and customers only. The parking lot shall only operate as associated with the adjacent supermarket site and not as a separate use.
7. Long term storage and loading of vehicles is not allowed.
8. Refuse receptacles shall be provided and regularly maintained within the parking lot expansion area, as reviewed and approved by the Community Development Department.
9. Shopping cart storage or accumulation is not permitted. Shopping carts must be gathered and returned to the front of the store on a regular basis.

***Building Department***

10. Project must comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements as determined by the Building and Safety Division.
11. Property must provide handicap parking spaces as required by 2010 Building Code for the entire site. One additional ADA compliant handicap parking space must be added near the supermarket entrance per Building and Safety Division requirements.

***Traffic Engineering***

12. All pavement markings shall be white and dimensioned consistent with the appropriate current Caltrans Standard Plan details.
13. All signs shall be located and installed per current California Manual of Uniform Traffic Control Devices (CA MUTCD) guidelines.
14. All handicap accessible parking spaces shall be designed, signed and marked consistent with Caltrans Revised Standard Plans A90A and A90B.
15. Supermarket management shall install a “No Trucks” sign, not exceeding 4 feet in height, at the parking lot ramp entrance.
16. Supermarket management shall install and maintain “Right Turn Only” and “Stop” signs at the Valley Drive driveway exit as required by the City’s Traffic Engineer.



17. Supermarket management shall paint “Right Turn Only,” “Stop,” and a stop legend at the Valley Drive driveway exit as required by the City’s Traffic Engineer.
18. Landscaping shall be designed to maintain adequate visibility for motorists exiting onto Valley Drive and provide adequate clearance for vehicle and pedestrian visibility along Valley Drive.

***Engineering (Public Works)***

19. The existing sidewalk on the west side of Valley Drive between Manhattan Beach Boulevard and existing Vons driveway shall be replaced to be flush with the top of the curb. A handrail shall be provided if required by Public Works Department. A minimum 5-foot wide sidewalk on 10th Place shall be provided. ADA compliant ramps shall be provided at the Valley Drive driveway and at the corner of Valley Drive and 10th Place. Plans must be submitted to and approved by the Public Works Department and shall be installed per approved plans prior to final inspection approval.
20. Applicant shall submit plans and have City approval for the proposed power pole removal and relocation, as well as all related support posts, guy wires, or other appurtenances prior to installation.

**Procedural**

21. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
22. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
23. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions 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 to pay such expenses as they become due.
24. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

Section 3. Pursuant to Government Code Section 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 November 9, 2011 and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**RICHARD THOMPSON,**  
Secretary to the Planning Commission

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**Sarah Boeschen**  
Recording Secretary

**CITY OF MANHATTAN BEACH**

**NOTICE OF NEIGHBORHOOD MEETING TO REVIEW AND DISCUSS A PROPOSAL BY VONS MARKET TO REPLACE THE EXISTING PAINT AND RAIN GUTTER BUSINESS WITH A PARKING LOT WITH VEHICULAR ACCESS OFF OF 10<sup>TH</sup> PLACE. THE APPLICANT IS SEEKING NEIGHBORHOOD COMMENTS BEFORE FINALIZING THEIR PLANS**

**Applicant: VONS**

**Project**

**Description: Replace the existing paint and rain gutter business with a parking lot with vehicular access off of 10<sup>th</sup> Place.**

**Location: 410 Manhattan Beach Blvd / 1011 Valley Dr.**

**Project**

**Planner: Esteban Danna, 310-802-5514, edanna@citymb.info**

**Meeting Date: Tuesday, August 30, 2011**

**Time: 6:30 p.m.**

**Meeting**

**Location: At 401-10<sup>th</sup> Place (The meeting will be held in the garage accessible from 10<sup>th</sup> Place) which is located across from the proposed parking lot.**

**For further information contact the project Planner. The project file is available for review at the Community Development Department at City Hall.**

**EXHIBIT B**  
*PC Mtg. 11/9/11*

## Esteban M. Danna

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**From:** Miller, Steve G <SGMiller@DIRECTV.com>  
**Sent:** Wednesday, August 17, 2011 12:38 PM  
**To:** Esteban M. Danna  
**Subject:** I am vehemently opposed to VONS putting a Parking Lot off of 10th Place  
**Importance:** High

Esteban

I just received the meeting notice regarding VONS putting a Parking Lot off of 10th Place and I am vehemently opposed to VONS putting a Parking Lot off of 10th Place.

Unfortunately, I cannot attend the meeting on 8/30/2011.

I reside at 413 10<sup>th</sup> Street and have a tenant renting from me at 412 10<sup>th</sup> Place.

My reasons are as follows:

1. The vehicular access off of 10<sup>th</sup> place will bring a lot more excessive traffic and congestion to an already narrow and crumbling road. A lot of children play there and people let their cats out and more cars means more of a chance that an animal loses its life.
2. The neighborhood will lose parking spaces that they currently have.
3. I for one having lived here for 13 years have never seen VONS parking lot anywhere near filled up, so I don't see the need for more parking.

Perhaps VONS should consider making the area more scenic, like a park. Do we really want downtown Manhattan Beach to be remembered as one giant VONS?

I think we should be remembered as a simply beach town.

Can you please or have someone present my views at the meeting.

Thanks

Steven Glen Miller  
(310) 964-3439

**Heather George & Scott Valor**  
421 10<sup>th</sup> Street  
Manhattan Beach, California 90266  
310-922-2376 scottvalor@hotmail.com

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August 25, 2011

To: City of Manhattan Beach City Council Members & Planning Dept. Staff  
Via E-mail: [citycouncil@citymb.info](mailto:citycouncil@citymb.info), [rthompson@citymb.info](mailto:rthompson@citymb.info)  
[dcarmany@citymb.info](mailto:dcarmany@citymb.info), [edanna@citymb.info](mailto:edanna@citymb.info)

Re: Proposed Parking Lot Expansion's Entrance/Exit on 10<sup>th</sup> Place: Oppose

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We write in opposition to the proposed entrance/exit from Vons on 10<sup>th</sup> Place. We live at 421 10<sup>th</sup> Street and our driveway, where our vehicles are parked, is on 421 10<sup>th</sup> Place, directly south of Vons and the proposed parking addition, which is currently occupied by Rick's Rain Gutters. We will not be able to attend the public meeting on August 30<sup>th</sup> at 401 10<sup>th</sup> Place.

It seems apparent that whoever proposed the entrance/exit from Vons to 10<sup>th</sup> Place did so based on viewing a map of downtown and making assumptions about traffic behavior, rather than having actual knowledge of the width of 10<sup>th</sup> Place or observing the current traffic situation.

As fifteen-year residents who regularly work at home, we have the opportunity to observe traffic behavior on 10<sup>th</sup> Place throughout a typical weekday, during weekends, and on special event days. In short, the traffic on 10<sup>th</sup> Place is already too heavy for the narrow road and the addition of an entrance/exit to Vons will only exacerbate that problem.

The road on 10<sup>th</sup> Place is too narrow for two-way traffic. On a typical day, one vehicle will have to yield to an oncoming vehicle by swerving into a private driveway. During non-peak hours, this does not pose a problem, unless the driveways are full of cars. However, as is often the case, the driveways have parked cars that extend almost to the property line, thereby blocking any chance of a car to turn in, forcing it to back up.

During peak traffic hours (between 8 am and 10 am, between 4 pm and 6 pm), the problem grows worse as a line of two or three cars can often meet with another line of two or three cars coming in the opposite direction. The result is a temporary blocking of the road until the cars can back up or turn into a driveway.

Even during lower traffic hours, the street can be blocked by larger service vehicles including delivery trucks, UPS/Fed Ex trucks, and Waste Management trucks.

Because of the narrow throughway and attempts by vehicles to yield to one another, cars legally parked on their own property, but at the edge of the throughway, have been hit and damaged.

On weekends, particularly when bigger events take place, such as sidewalk sales, the fireworks night, the Hometown Fair weekend, the Manhattan Open weekend, the Six-Man Tournament weekend, etc. there is a scramble by non-residents to find parking anywhere they can. Vons is forced to hire a parking monitor and the traffic in and out of its store is heavy. People regularly turn down 10<sup>th</sup> Place in an attempt to find anywhere to park, often driving too fast for the narrow road. Adding an entrance/exit to 10<sup>th</sup> Place will only increase the traffic problems that already exist there.

A reasonable option exists: widen the entrance/exit at Valley or add an additional entrance/exit on that street. Valley is a two-lane, one-way street that offers a safe opportunity to enter/exit due to the traffic light system that controls the flow of vehicles. An additional entrance/exit closer to Manhattan Beach Blvd. will offer vehicles entering Vons the opportunity to turn in there or proceed to the existing entrance/exit closer to 10<sup>th</sup> Place (and thus closer to the proposed extended parking space that is now Rick's Rain Gutters).

At the very least, a comprehensive traffic study should be conducted on 10<sup>th</sup> Place so that city officials may see the limited volume that the narrow street can handle.

We also understand that the dirt parking area immediately south of and adjacent to the proposed expansion will be eliminated. This area is vital residential parking that, if removed, will force residents and guests to seek parking well away from our homes. Contrary to the belief of some, this parking is not primarily for the workers of Rick's Rain Gutters. Long ago that company provided space on its property at the corner of Valley and 10<sup>th</sup> Place for its employees. The vast majority of the dirt parking spots are used by residents and occasionally by visitors and local shoppers.

Thank you for your consideration of these observations. If you have any questions or would like clarification, you may contact us at 310-922-2376 or [scottvalor@hotmail.com](mailto:scottvalor@hotmail.com) .

Sincerely,



Scott Valor

Heather George

TO: City of Manhattan Beach Planning Department, City Manager, and Members of  
Manhattan Beach City Council

RE: Opposition to Vons Parking lot entrance and/or exit on 10<sup>th</sup> Place

August 30<sup>th</sup>, 2011

As a current resident at 328 11<sup>th</sup> Street for over 17 years I have enjoyed watching our City's downtown area grow and flourish into a vibrant community of shops and restaurants. As with any small community, solutions for downtown area parking and traffic are challenging, but with proper planning and mitigation, balanced solutions are within reach.

The recent proposal by Vons to build a new parking lot and exit employee/customer traffic on the 10<sup>th</sup> Place alley caused deep concern for my neighbors and me. The idea of adding more cars into an already congested neighborhood, while at the same time losing a handful of legal "72-hour" residential parking spots, *just didn't seem like a good idea.*

After talking with my neighbors, I met with City Staff on Wednesday August 24<sup>th</sup> to review the proposed plan and ascertain exactly what was being considered. As I reviewed the proposed parking lot and plan to exit traffic in both directions into the 10<sup>th</sup> Place alley, it was clear these plans were likely developed with careful consideration of minimum street width and turning radius criteria to optimize the lot but without real knowledge or understanding of actual neighborhood conditions. As we discussed the proposal, I was disappointed to learn how little was understood about existing traffic and parking patterns in this area and the high level of uncertainty regarding future traffic conditions should the project be approved.

I offer a few points of clarification for consideration. First, the idea that the existing "dirt" parking is used primarily by those working in the existing commercial facility is simply incorrect. These spaces have been used primarily by residents for over 20+ years and the commercial facility has parking for its employee's onsite. The permanent loss of these spaces is a significant adverse impact to local residents and mitigation should be considered, if realized. Second, the idea that a Vons parking lot will bring "less" traffic into our neighborhood is simply not support by traffic count data and should not be asserted by Staff to support the project.

In addition, although the loss of residential parking is a concern, the idea of giving cars and additional entrance into an already congested alley is dangerous and should be studied very carefully prior to implementation. The 10<sup>th</sup> Place alley does not currently support two-way traffic, has no sidewalks, and is used as a direct thoroughfare for beachgoers using City Lot 7. The alley is also used by pedestrians who park east of Valley/Ardmore who want to avoid the congestion of MBB. Additional traffic and pedestrian studies should be completed to understand potential future conditions and if mitigation measure could be implemented such that impacts to residents are reduced or eliminated.

Finally, I offer the following bullet points of existing traffic observations for your consideration:

- Vehicles often speed through these small streets to avoid existing downtown traffic.
- Local delivery trucks often partially block the alley for several minutes multiple times a day.
- 10<sup>th</sup> Place west of the proposed parking lot has driveways on both sides with cars routinely backing into the alley.
- The T-intersection with Morningside Drive requires cars to wait before making the turn as current conditions only support one-way traffic.
- The blind intersection at 10<sup>th</sup> Place and Crest Drive is already dangerous. Vehicles and Pedestrians share Crest Drive as an access route to downtown and are not required to stop when passing 10<sup>th</sup> Place. Unfortunately, many vehicles using the 10<sup>th</sup> Place alley do not come to a full stop prior to turning onto Crest Drive.
- The intersection of Morningside Drive and MBB also does not allow for two-way traffic south of MBB and is OFTEN blocked with commercial delivery trucks.

The addition of vehicles at any of the above intersections / streets will likely have a significant adverse impact to traffic level of service and mitigation measures should be considered to reduce this impact to below a level of significance, if possible. In my opinion, commercial interests on 10<sup>th</sup> Place should be carefully considered by the City as this area is the interface between commercial and residential properties and both interests should be balanced.

I hope the City carefully considers the proposal by Vons and spends the effort to develop a balanced solution through a thoughtful planning process and does not simply rely on inaccurate assumptions of traffic and parking patterns in our neighborhood. Unfortunately, I will be out of town and unable to make the public meeting on August 30<sup>th</sup> at 401 10<sup>th</sup> Place, but hope I am given another chance to discuss this project.

Respectfully,



Jim Burton  
328 11<sup>th</sup> Street  
Manhattan Beach, CA 90266  
jburtonmb@gmail.com



## Esteban M. Danna

---

**From:** Portia Cohen <portiapcohen@gmail.com>  
**Sent:** Friday, September 09, 2011 10:51 AM  
**To:** Scott Valor; Heather George; Portia Cohen; Andy Cohen; Jim Burton; Sherry & Barry Goldman; bobalobob@dslextre.com; georgejkallis@gmail.com; Damira Bacik; Milo Bacik; Carolyn Gagnon; Sam Standridge; jprice354@yahoo.com; krobinson@makingit.com; smiller90@verizon.net; don@carpenterconstruction.com; tkozakrealtor@roadrunner.com; bjoleary@hotmail.com; edaviswasp@aol.com; brian.erickson@mattel.com; xlinkman@aol.com; dholman99@gmail.com; Krupal & Allisen Patel; theclayhouse@verizon.com; Barry Goldman  
**Cc:** Richard Thompson; Esteban M. Danna; Laurie B. Jester; David N. Carmany; List - City Council; jacki.hampton@safeway.com; mike.alba@safeway.com; aneff@dlrgroup.com  
**Subject:** Von's Parking Lot Renovation Plans  
**Attachments:** page1image20512.png; page1image20784.png; page1image21056.png; page1image21328.png; page1image21600.png; page1image21872.png; page1image22144.png; page1image22416.png; page1image22688.png

Dear Tenth Place and Street Neighbors, City Representatives & Staff, and Von's Representatives,

Thank you so very much for attending our August 30th neighborhood meeting to discuss Von's proposal to renovate its parking lot.

We had about 30 of us at the meeting, including neighbors, Von's reps, City staff and a councilmember, and local press. Our issue was covered in the Beach Reporter and the Easy Reader in their September 1st editions.

It was a productive meeting for all. Together, we reviewed the design plans, and observed the physicality of 10th street. We discussed the interests of Von's, the City, and the Neighborhood Residents.

The Neighborhood Residents made clear to the City and Von's that we are delighted and supportive of the plan to improve the aesthetics of Von's lot. The residents also made clear our consensus on traffic and safety concerns, and our opposition to any ingress or egress onto 10th Place.

While there are a few issues where we have differing views, such as whether or not street parking should be preserved, we are confident that we will come to a compromise.

Von's goal for its renovation is to replace the paint and gutter businesses with a parking lot for its employee only. This would free up the existing parking for customers. This makes sense and residents support it. The only aspect of this plan that must be changed is the proposed new access from this new parking lot onto 10th Place. According to Von's, there is not enough room for the number of parking spaces it would like to create for its employees without allowing employee cars to exit onto 10th Place. Part of the reason is that city code requires landscaping on the new parking lot, and that takes up room. But this can be remedied in several alternative ways without allowing access to 10th street. And that good news. There are ways to work

around the physical constraints, and still meet Von's goals, the city's requirements, and the neighborhood's interests.

We discussed several options, and the general consensus was that the best option for all three stakeholders (Von's, City, Neighborhood) is the following:

The City would grant Von's the right to encroach upon and use part of the public right-of-way property on 10th Place, so that cars can turn around within the Von's parking lot and exit out of the current Valley Street exit.

This resonated with all three stakeholders. There are other possible ways to achieve compromise interests, as well. Neighbor resident Krupal Patel has crafted one that looks very promising as an alternative, and should be reviewed with the city and Von's.

The process going forward is likely to take months. The City Planning Department will work with Von's to reconfigure the plans. The city will keep us informed, and hold a follow-up meeting with neighborhood residents and Von's once new plans have been developed. The new plans will then go before the Planning Commission at a public meeting we all may attend. Notice will go out for this in the local papers and on the city website ([www.cityymb.info](http://www.cityymb.info) - you can sign up to get automatic notice of the Planning Commission meeting). The city planner handling this project is Esteban Danna, copied above.

In the meantime, let's keep each other informed of any news, or good ideas, etc. Below, I have copied several letters our neighbors submitted to the City on this topic. Please share this email with other neighbors who may not be included above, and kindly forward their contact information to me so that I can include them in forthcoming communications.

Again, many thanks to neighbors, city folks and Von's reps for a great meeting (of the minds),

Portia

Portia Cohen  
[portiapcohen@gmail.com](mailto:portiapcohen@gmail.com)  
310.991.7366

Heather George & Scott Valor 421 10th Street

Manhattan Beach, California 90266  
310-922-2376 [scottvalor@hotmail.com](mailto:scottvalor@hotmail.com)

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August 25, 2011

To: City of Manhattan Beach City Council Members & Planning Dept. Staff Via E-mail:  
[citycouncil@cityymb.info](mailto:citycouncil@cityymb.info), [rthompson@cityymb.info](mailto:rthompson@cityymb.info) [dcarmany@cityymb.info](mailto:dcarmany@cityymb.info), [edanna@cityymb.info](mailto:edanna@cityymb.info)

Re: Proposed Parking Lot Expansion's Entrance/Exit on 10th Place: Oppose

We write in opposition to the proposed entrance/exit from Vons on 10th Place. We live at 421 10th Street and our driveway, where our vehicles are parked, is on 421 10th Place, directly south

of Vons and the proposed parking addition, which is currently occupied by Rick's Rain Gutters. We will not be able to attend the public meeting on August 30th at 401 10th Place.

It seems apparent that whoever proposed the entrance/exit from Vons to 10th Place did so based on viewing a map of downtown and making assumptions about traffic behavior, rather than having actual knowledge of the width of 10th Place or observing the current traffic situation.

As fifteen-year residents who regularly work at home, we have the opportunity to observe traffic behavior on 10th Place throughout a typical weekday, during weekends, and on special event days. In short, the traffic on 10th Place is already too heavy for the narrow road and the addition of an entrance/exit to Vons will only exacerbate that problem.

The road on 10th Place is too narrow for two-way traffic. On a typical day, one vehicle will have to yield to an oncoming vehicle by swerving into a private driveway. During non-peak hours, this does not pose a problem, unless the driveways are full of cars. However, as is often the case, the driveways have parked cars that extend almost to the property line, thereby blocking any chance of a car to turn in, forcing it to back up.

During peak traffic hours (between 8 am and 10 am, between 4 pm and 6 pm), the problem grows worse as a line of two or three cars can often meet with another line of two or three cars coming in the opposite direction. The result is a temporary blocking of the road until the cars can back up or turn into a driveway.

Even during lower traffic hours, the street can be blocked by larger service vehicles including delivery trucks, UPS/Fed Ex trucks, and Waste Management trucks.

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Because of the narrow throughway and attempts by vehicles to yield to one another, cars legally parked on their own property, but at the edge of the throughway, have been hit and damaged.

On weekends, particularly when bigger events take place, such as sidewalk sales, the fireworks night, the Hometown Fair weekend, the Manhattan Open weekend, the Six-Man Tournament weekend, etc. there is a scramble by non-residents to find parking anywhere they can. Vons is forced to hire a parking monitor and the traffic in and out of its store is heavy. People regularly turn down 10th Place in an attempt to find anywhere to park, often driving too fast for the narrow road. Adding an entrance/exit to 10th Place will only increase the traffic problems that already exist there.

A reasonable option exists: widen the entrance/exit at Valley or add an additional entrance/exit on that street. Valley is a two-lane, one-way street that offers a safe opportunity to enter/exit due to the traffic light system that controls the flow of vehicles. An additional entrance/exit closer to

Manhattan Beach Blvd. will offer vehicles entering Vons the opportunity to turn in there or proceed to the existing entrance/exit closer to 10th Place (and thus closer to the proposed extended parking space that is now Rick's Rain Gutters).

At the very least, a comprehensive traffic study should be conducted on 10th Place so that city officials may see the limited volume that the narrow street can handle.

We also understand that the dirt parking area immediately south of and adjacent to the proposed expansion will be eliminated. This area is vital residential parking that, if removed, will force residents and guests to seek parking well away from our homes. Contrary to the belief of some, this parking is not primarily for the workers of Rick's Rain Gutters. Long ago that company provided space on its property at the corner of Valley and 10th Place for its employees. The vast majority of the dirt parking spots are used by residents and occasionally by visitors and local shoppers.

Thank you for your consideration of these observations. If you have any questions or would like clarification, you may contact us at 310-922-2376 or [scottvalor@hotmail.com](mailto:scottvalor@hotmail.com).

Sincerely,

Scott Valor Heather George

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City of Manhattan Beach Planning Department, City Manager, and Members of Manhattan Beach City Council

RE: Opposition to Vons Parking lot entrance and/or exit on 10th Place

August 30th, 2011

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After talking with my neighbors, I met with City Staff on Wednesday August 24th to review the proposed plan and ascertain exactly what was being considered. As I reviewed the proposed parking lot and plan to exit traffic in both directions into the 10th Place alley, it was clear these plans were likely developed with careful consideration of minimum street width and turning radius criteria to optimize the lot but without real knowledge or understanding of actual neighborhood conditions. As we discussed the proposal, I was disappointed to learn how little was understood about existing traffic and parking

patterns in this area and the high level of uncertainty regarding future traffic conditions should the project be approved.

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I hope the City carefully considers the proposal by Vons and spends the effort to develop a balanced solution through a thoughtful planning process and does not simply rely on inaccurate assumptions of traffic and parking patterns in our neighborhood. Unfortunately, I will be out of town and unable to make the public meeting on August 30th at 401 10th Place, but hope I am given another chance to discuss this project.

Respectfully,

Jim Burton  
328 11th Street  
Manhattan Beach, CA 90266 [jburtomb@gmail.com](mailto:jburtomb@gmail.com)

---

STOP the CITY from allowing Von's to create an Exit/Entrance on 10<sup>th</sup> Place!!!

Dear 10th Place Neighbor:

We need your help for our residents on and in the vicinity of 10th Place, in back of Von's. Please come (and bring other neighbors) to an important neighborhood meeting with the City, to be held on:

**TUESDAY, AUGUST 30th 6:30 PM** at 401 10<sup>th</sup> Place/garage area, Andy and Portia Cohen residence \*

**Here is what is at stake for us:** Von's has submitted design plans to the City to replace the paint and rain gutter businesses with an expanded parking lot. This plan is fine....  
**HOWEVER:** The City is also considering allowing Von's to create INGRESS/EGRESS (Exit and/or Entrance) OFF OF 10TH PLACE -- and this would be AWFUL for us residents!

An entrance/exit on 10th Place will severely burden the residents by substantially increasing the TRAFFIC, NOISE & POLLUTION 24/7-- and all the **SAFETY ISSUES, NUISANCES** and **BURDENS** that we already know too well, being the thoroughfare for downtown employees. Not only would it **DIMINISH** our **GENERAL WELFARE**, it would depreciate our PROPERTY VALUES!!!

The bottom line is that we need you to tell the city that **THE CITY CANNOT SACRIFICE ITS 10th STREET RESIDENTS** in exchange for general improvements just because a business wants something.

THE CITY HAS THE RESPONSIBILITY TO PROTECT ITS RESIDENTS!!! We are the voting constituents!

**THE BEST SOLUTION** for the City, the 10th Place & vicinity residents, and for Von's, would be for the city to approve the Von's expanded parking lot WITHOUT a new entrance/exit onto 10th.

For detail about the proposed plan, call the City's Director of Community Development who is in charge of getting this project through, Richard Thompson, at 310.803.5502. Please email your objection to city councilmembers, the director of planning, and our city manager at the following: [citycouncil@citymb.info](mailto:citycouncil@citymb.info), [rthompson@citymb.info](mailto:rthompson@citymb.info), [dcarmany@citymb.info](mailto:dcarmany@citymb.info)

Please come to our meeting on the 30<sup>th</sup> -- A large and vocal group is our best shot to protect our neighborhood.

Thank you in advance! ... Portia and Andy Cohen ... 401 10th Place... [portiapcohen@gmail.com](mailto:portiapcohen@gmail.com)

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CITY OF MANHATTAN BEACH

**NOTICE OF NEIGHBORHOOD MEETING TO REVIEW AND DISCUSS A PROPOSAL BY VONS MARKET TO REPLACE THE EXISTING PAINT AND RAIN GUTTER BUSINESS WITH A PARKING LOT WITH VEHICULAR ACCESS OFF OF 10<sup>TH</sup> PLACE. THE APPLICANT IS SEEKING NEIGHBORHOOD COMMENTS BEFORE FINALIZING THEIR PLANS**

**Applicant:** Von's

**Project**

**Description:** Replace the existing paint and rain gutter business with a parking lot with vehicular access off of 10<sup>th</sup> Place.

**Location:** 410 Manhattan Beach Blvd / 1011 Valley Dr.

**Project**

**Planner:** Esteban Danna, 310-802-5514, [edanna@citymb.info](mailto:edanna@citymb.info)

**Meeting Date:** Tuesday, August 30, 2011

**Time: 6:30 p.m.**

**Location: At 401-10<sup>th</sup> Place (The meeting will be held in the garage accessible from 10<sup>th</sup> Place) which is located across from the proposed parking lot.**

**For further information contact the project Planner. The project file is available for review at the Community Development Department at City Hall.**





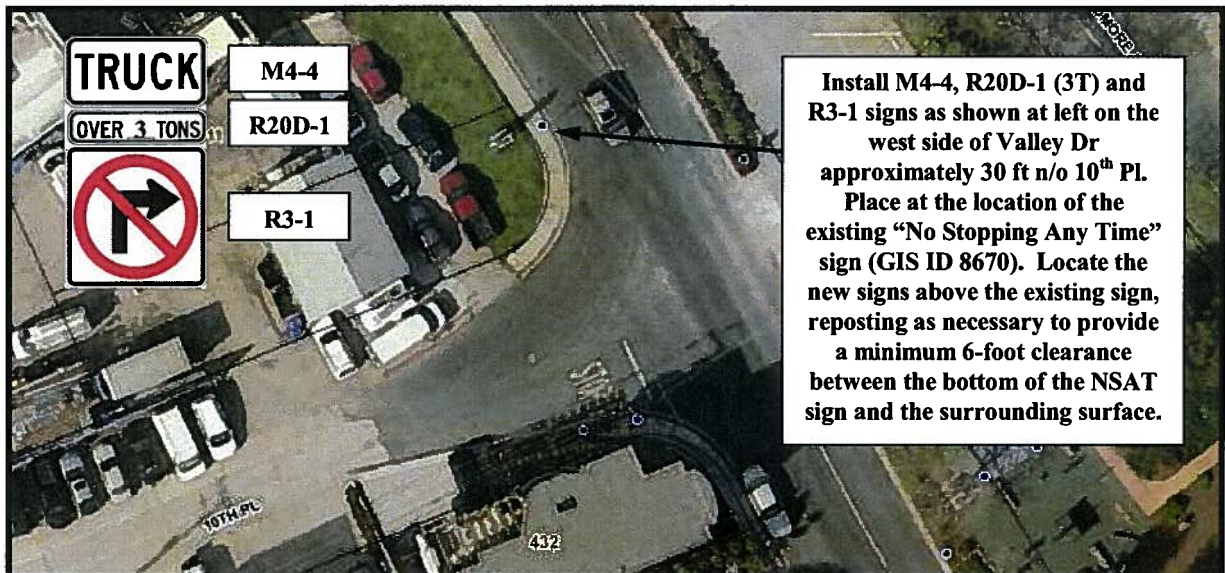
**CITY OF MANHATTAN BEACH**  
**PUBLIC WORKS SERVICE REQUEST**

**DATE:** September 6, 2011  
**TO:** Juan Price, Maintenance Superintendent  
**FROM:** Clay Curtin, Management Analyst  
**BY:** Jack Rydell, Traffic Engineer  
**SUBJECT:** Install Truck Turn Prohibition Signs  
Valley Drive north of 10<sup>th</sup> Place

**DESCRIPTION:**

Please install a new sign cluster comprised of M4-4 ("TRUCK"), R20D-1 ("OVER 3 TONS") and R3-1 (No Right Turn) signs on the west side of Valley Drive north of 10<sup>th</sup> Place as shown below. Please use the following sign sizes or an equivalent combination sign: M4-4 (24" x 12"); R20D-1 ("24" x 6"); R3-1 (24" x 24").

**LOCATION MAP / SKETCH:**



**EXHIBIT C**  
PC Mtg. 11/9/11

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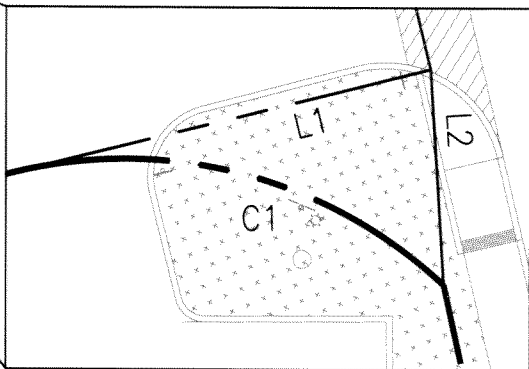
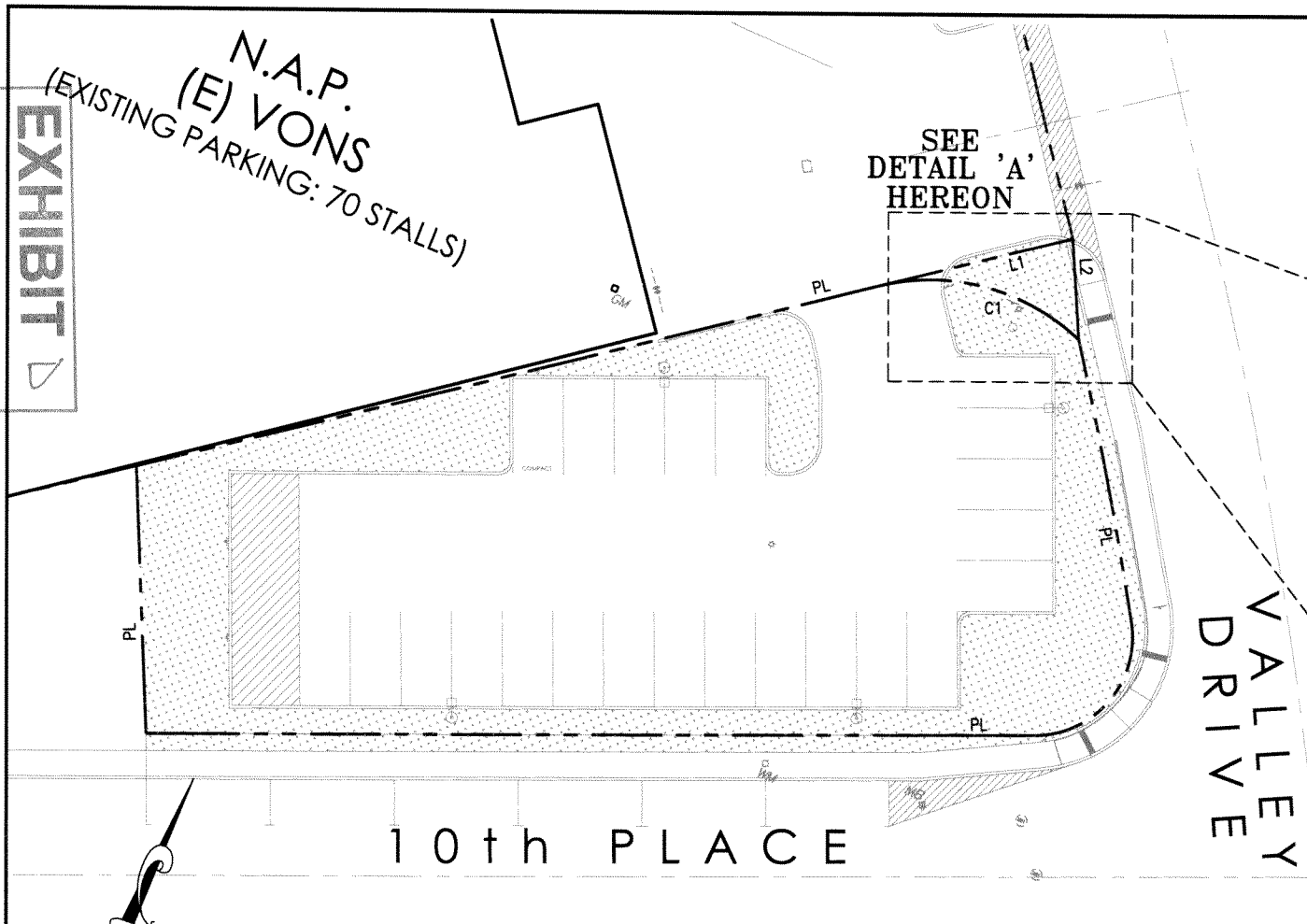
RC MTG. 11/9/11  
**EXHIBIT D**

N.A.P.  
 (E) VONS  
 (EXISTING PARKING: 70 STALLS)

SEE  
 DETAIL 'A'  
 HEREON

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.50'	N53°41'47"E
L2	17.80'	S25°51'35"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	38.27'	38.50'	56°57'24"	20.88



**DETAIL 'A'**  
 SCALE: 1"=10'

10th PLACE

VALLEY  
 DRIVE

GRAPHIC SCALE



( IN FEET )  
 1 inch = 20 ft.

**CIVIL ENGINEER:**

**NA & Associates, Inc.**  
 16 TECHNOLOGY DR. #115 IRVINE, CA 92618  
 PHONE: (949) 753-0600 FAX: (949) 753-0660

MEETS AND BOUNDS

**SAFEWAY**  
 STORE NO. 2275  
 LOCATED AT  
 410 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CALIFORNIA 90266

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CITY OF MANHATTAN BEACH

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF  
THE CITY OF MANHATTAN BEACH TO CONSIDER AN APPLICATION FOR A  
NEW COASTAL DEVELOPMENT AND USE PERMIT TO REPLACE THE EXISTING  
PAINT AND RAIN GUTTER BUSINESS WITH A PARKING LOT FOR THE ADJACENT  
VONS SUPERMARKET LOCATED AT 410 MANHATTAN BEACH BLVD

**Applicant:** Vons (Safeway Inc.)  
**Filing Date:** June 13, 2011

**Project Location:** 410 Manhattan Beach Blvd

**Project Description:** Application for a new Use Permit to demolish the existing paint and rain gutter business and build additional parking for the adjacent Vons supermarket, including removal and relocation of power poles, sidewalk renovation along Valley Drive and construction of a new sidewalk with public parking along 10<sup>th</sup> Place.

**Environmental Determination:** This project is Categorically Exempt, Class 32, Section 15332, California Environmental Quality Act (CEQA) Guidelines.

**Project Planner:** Esteban Danna, 310-802-5514, edanna@citymb.info

**Public Hearing Date:** Wednesday, November 9, 2011  
**Time:** 6:30 p.m.  
**Location:** Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach

**Further Information:** Proponents and opponents may be heard at that time. For further information contact project Planner. The project file is available for review at the Community Development Department at City Hall.

A Staff Report will be available for public review at the Civic Center Library on Saturday, November 5, 2011, or at the Community Development Department on Monday, November 7, 2011, or City website: <http://www.citymb.info> on Friday November 4, 2011 after 5 p.m.

**Public Comments:** Anyone wishing to provide written comments for inclusion in the Staff Report must do so by November 2, 2011. Written comments received after this date will be forwarded to the Planning Commission at, or prior to, the public hearing, but will not be addressed in the Staff Report. Oral and written testimony will be received during the public hearing.

**Appeals:** The Planning Commission's decision is appealable to the Manhattan Beach City Council within 15 days from the date of the Planning Commission's decision, of the City's final action. Appeals to the City Council shall be accompanied by a fee in the amount of \$500.

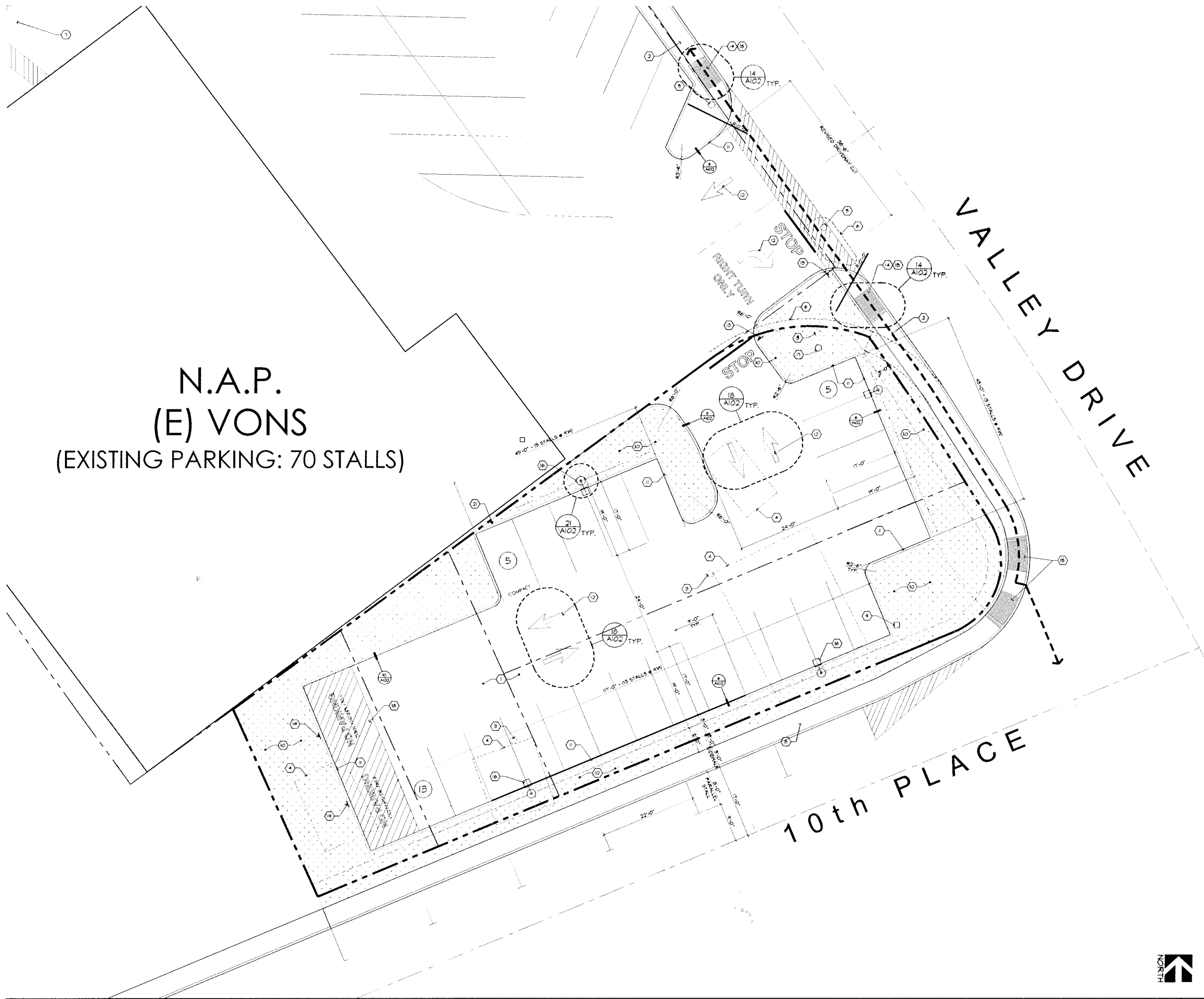
*If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in correspondence delivered to the Planning Commission at, or prior to the public hearing.*

**Mail:** October 24, 2011  
**Publish:** October 27, 2011 – Beach Reporter



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N.A.P.  
(E) VONS  
(EXISTING PARKING: 70 STALLS)



- KEY NOTES**
1. A.C. PAVING SEE CIVIL. ENTIRE AREA OF PARKING STALL AND LOADING ZONES SHALL NOT EXCEED A GRADE OF 1.50 (2% SLOPE).
  2. PATH OF TRAVEL FROM PUBLIC WAY. MAX 2% SLOPE IN MAX 2% CROSS SLOPE. TYP.
  3. PATH OF TRAVEL SHALL MAINTAIN A MIN. OF 4'-0" CLEAR WIDTH. SEE REFERENCE SITE PLAN ON SHEET A101 FOR CONTINUATION OF PATH OF TRAVEL TO PUBLIC WAY.
  4. EXISTING PARKING LIGHT POLE TO BE REMOVED. SEE PLAN FOR NEW LOCATIONS.
  5. EXISTING STRUCTURES TO BE REMOVED.
  6. EXISTING POWER POLE TO BE REMOVED. SEE "SCF" PLANS AND STANDARDS FOR POWER POLE RELOCATION REQUIREMENTS.
  7. EXISTING CONCRETE WALKWAY AND CURB TO BE REMOVED.
  8. EXISTING ACCESSIBLE PARKING SPACES AT FRONT OF VONS STORE. NEW STALL TO BE ADDED AS A RESULT OF NEW PARKING AREA.
  9. EXISTING WATER METER TO BE RELOCATED.
  10. BACKFLOW DEVICE FOR IRRIGATION.
  11. PROPOSED 6" CONC. CURB SEE CIVIL DINGS.
  12. PROPOSED PAINTED DIRECTIONAL ARROWS.
  13. PROVIDE STOP SIGN TYP.
  14. CURB RAMP PER CITY STANDARDS. SEE CIVIL DINGS.
  15. TRUNCATED DORIES AT 0' CURB AREA.
  16. PROPOSED PARKING LIGHT POLE SEE ELECTRICAL DRAWINGS. FULL CUT-OFF FIXTURES TO BE USED.
  17. PROPOSED NEW LOCATION FOR POWER POLE. FINAL LOCATION IS TO BE DETERMINED BY SIZE AND ELECTRICAL DRAWINGS.
  18. PROPOSED STRIPING WITH PAINTED NO PARKING - TURN ARREST AREA.
  19. PROVIDE NO PARKING SIGN.
  20. PROVIDE STOP PAINTED SIGN.
  21. PAINTED BOLLARD. SEE DETAIL 1-A102.

- LEGEND**
- PROPERTY LINE
  - - - NEW CURB LINE
  - ON SITE DIRECTIONAL ARROWS
  - ↑↑↑ KVA TRAFFIC MOVEMENTS
  - ▨ PROPOSED LANDSCAPING
  - PARKING POLE LIGHT

**PROJECT SUMMARY**

SITE AREA:	10.26 AC	81,410 SF
ZONING:	CD (DOWNTOWN COMMERCIAL)	
APNS:	47M-001-00	
	47M-001-01	
	47M-001-02	
	47M-001-03	

**PARKING SUMMARY**

(E) VONS PARKING:	70 STALLS
NEW ADA STALL:	2 STALLS
VONS PARKING:	68 STALLS
NEW PARKING AREA:	23 STALLS
TOTAL PARKING:	93 STALLS
TYP. STALL (FULL SIZE):	9'-0" x 14'
TYP. STALL (FULL SIZE):	8'-0" x 17'
TYP. DRIVE ISLE:	24' WIDE

**LANDSCAPE SUMMARY**

LANDSCAPE AREA:	13,944 SF
LANDSCAPE (AREA OUTSIDE PL):	1,636 SF
LANDSCAPE AREA:	14,264 SF
PARKING LOT AREA:	17,071 SF
PERCENTAGE OF LANDSCAPE:	39%

**BUILDING CONSTRUCTION AND CLASSIFICATION**  
 OCCUPANCY GROUP: M  
 FULLY SPRINKLERED - ONE STORY  
 BUILDING CONSTRUCTION TYPE: TYPE VB



**REVISIONS**

1ST PLAN CHECK	05/23/11

**SUBMITTAL DATES**

OWNER: \_\_\_\_\_

AGENCY: \_\_\_\_\_

BID ISSUE: \_\_\_\_\_

DLR Group INCOT  
 2775  
 410  
 410  
 410

**SAFeway JOB NO.:** 2275

**DRAWN BY:** \_\_\_\_\_

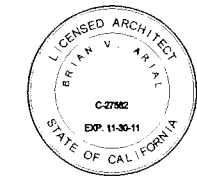
**DATE DRAWN:** \_\_\_\_\_

**CHECKED BY:** \_\_\_\_\_

**CAD SAVED NAME:** \_\_\_\_\_

**SAFeway**  
 STORE NO. 2275  
 410 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CALIFORNIA 90266

**EXHIBIT F**  
 PC MTG. 11/9/11



**SITE PLAN**  
 SCALE: 1" = 10'-0"

October 4, 2011

**SHEET TITLE**

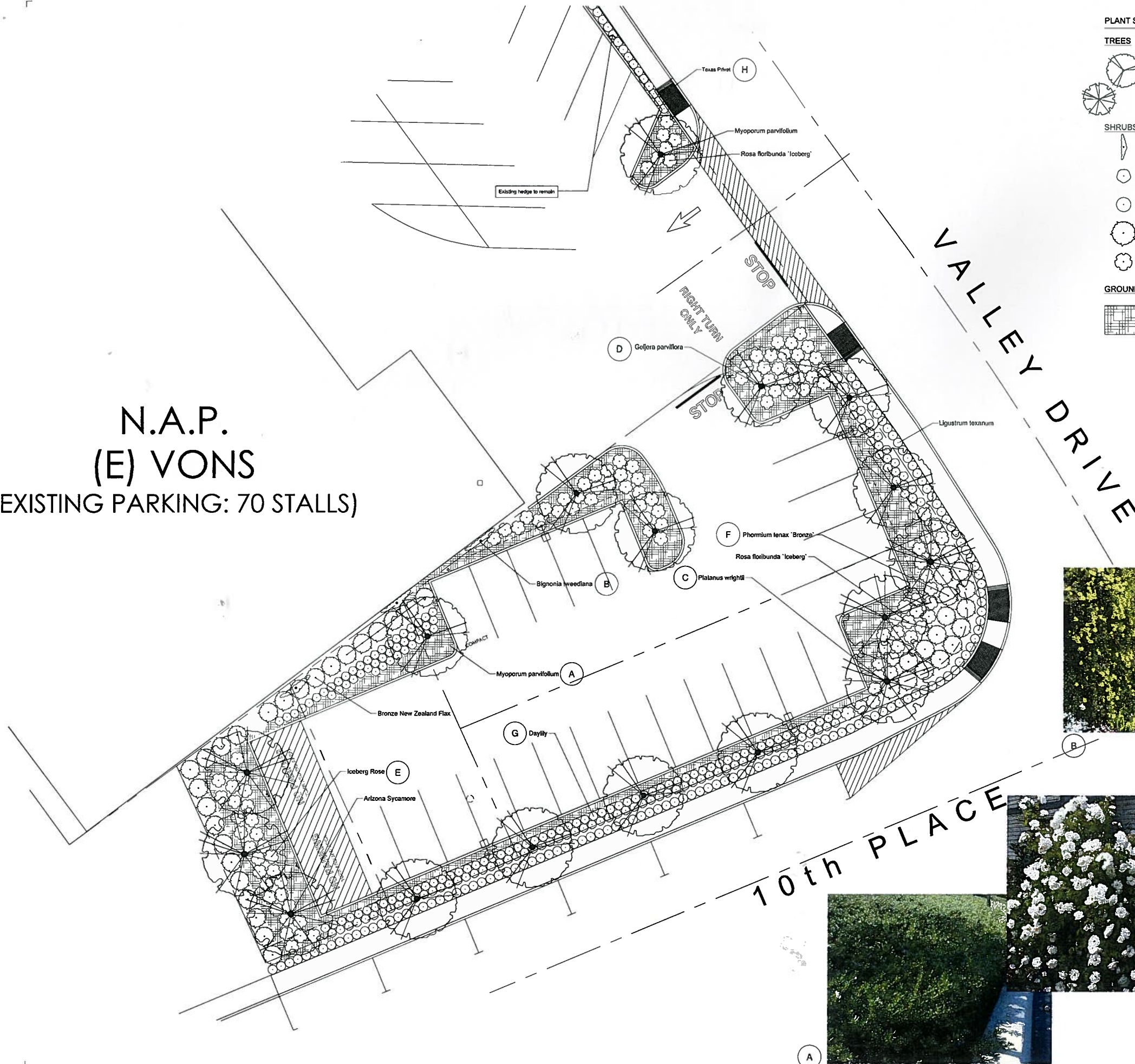
**SITE PLAN**

**SHEET NO.**

**A101**

**SHEET OF**

N.A.P.  
(E) VONS  
(EXISTING PARKING: 70 STALLS)



PLANT SCHEDULE

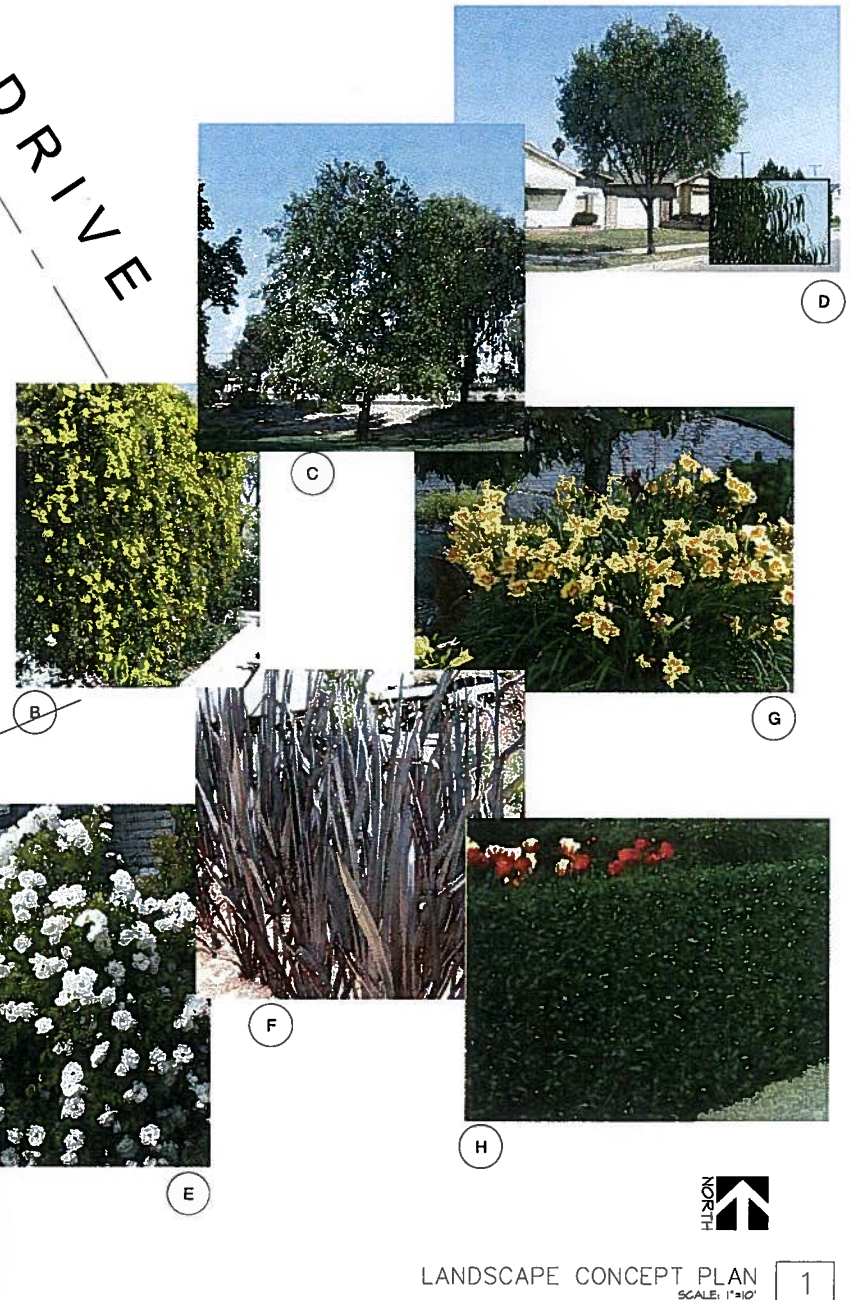
TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Geijera parviflora	Australian Willow	24" Box Standard	11
	Platanus wrightii	Arizona Sycamore	15 gal	6

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Bignonia tweediana Tri-lam on Trellis	Yellow Trumpet Vine	5 gal
	Hemerocallis x 'Yellow'	Daylily	5 gal
	Ligustrum texanum	Texas Privet	5 gal
	Phormium tenax 'Bronze'	Bronze New Zealand Flax	5 gal
	Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	Myoporum parvifolium	Trailing Myoporum	flat @ 16" oc



REVISIONS
1ST PLAN CHECK 05/23/11

SUBMITTAL DATES
OWNER:
AGENCY:
BID ISSUE:

CUNNINGHAM ASSOCIATES, INC.  
3633 LONG BEACH BOULEVARD, THIRD FLOOR  
LONG BEACH, CALIFORNIA 90807  
TEL: 562-591-1111 FAX: 562-591-1112  
CA 0883 AZ 30100 NY 978 GA 084 319

SAFeway JOB NO.:	2275
DRAWN BY:	
DATE DRAWN:	
CHECKED BY:	
CAD SAVED NAME:	

SAFeway  
STORE NO. 2275  
LOCATED AT  
410 MANHATTAN BEACH BLVD.  
MANHATTAN BEACH, CALIFORNIA 90266

SHEET TITLE  
LANDSCAPE PLAN

SHEET NO.  
L100  
SHEET OF

LANDSCAPE CONCEPT PLAN  
SCALE: 1"=10'

1



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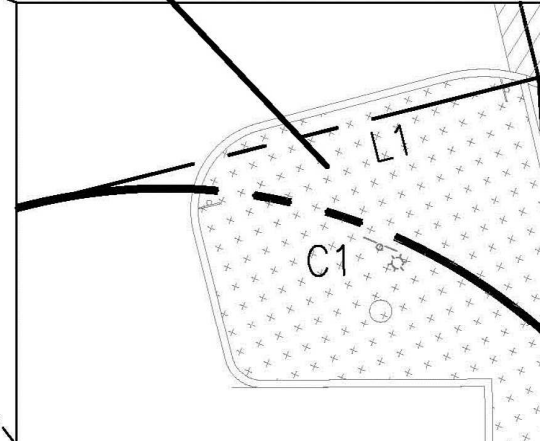
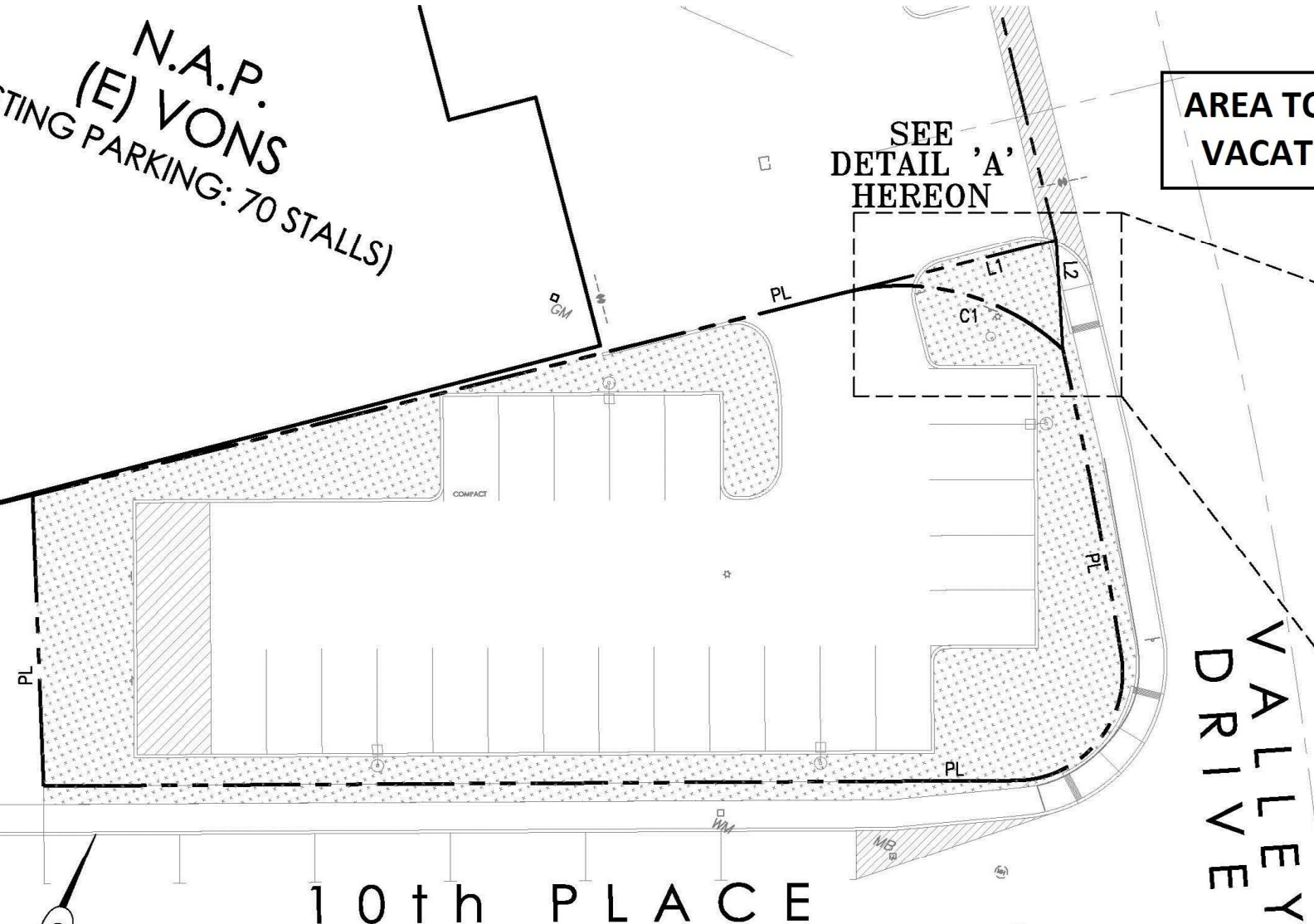
N.A.P.  
 (E) VONS  
 (ESTIMATED PARKING: 70 STALLS)

SEE  
 DETAIL 'A'  
 HEREON

AREA TO BE  
 VACATED

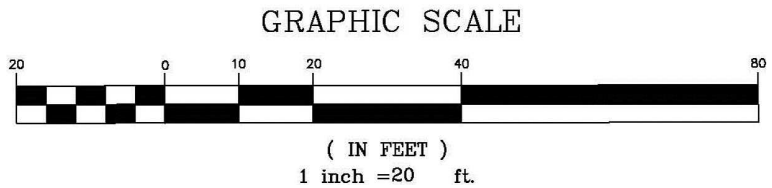
LINE TABLE		
LINE	LENGTH	BEARING
L1	35.50'	N53°41'47"E
L2	17.80'	S25°51'35"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.27'	38.50'	56°57'24"



DETAIL 'A'  
 SCALE: 1"=10'

ATTACHMENT D  
 CC MTG 12-6-11



**CIVIL ENGINEER:**

NA & Associates, Inc.  
 16 TECHNOLOGY DR. #115 IRVINE, CA 92618  
 PHONE: (949) 753-0600 FAX: (949) 753-0660

MEETS AND BOUNDS

**SAFEWAY**  
 STORE NO. 2275  
 LOCATED AT  
 410 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CALIFORNIA 90266