

CITY OF MANHATTAN BEACH
[DRAFT]MINUTES OF THE REGULAR MEETING OF THE PLANNING
COMMISSION
NOVEMBER 28, 2007

1 A regular meeting of the Planning Commission of the City of Manhattan Beach was held on
2 Wednesday, November 28, 2007, at 6:35p.m. in the City Council Chambers, City Hall, 1400
3 Highland Avenue.

4
5 **ROLL CALL**

6
7 Chairman Bohner called the meeting to order.

8
9 Members Present: Lesser, Powell, Seville-Jones, Schlager* Chairman Bohner
10 Members Absent: None
11 Staff: Laurie Jester, Senior Planner
12 Daniel Moreno, Associate Planner
13 Sarah Boesch, Recording Secretary
14

15 *Commissioner Schlager arrived at 6:45 p.m.

16
17 **APPROVAL OF MINUTES** **November 14, 2007**

18
19 Commissioner Powell requested that page 16, line 2, be revised to read: "Commissioner Powell
20 pointed out merging three lots was ~~being~~ previously considered based on the minimum lot size,
21 ~~where~~ whereas merging two lots is now being based on the typical lot size."

22
23 Chairman Bohner requested that the comma be removed between the words "such" and "lots" on
24 page 3, line 33.

25
26 Chairman Bohner requested that "Cohen's" be corrected to "Cohens" on page 4, line 10.

27
28 Chairman Bohner requested that page 6, line 5 be revised to read, "Laura Cohen, a resident of
29 the 3000 block of Ardmore Avenue indicated that she and her husband want to do a modest
30 remodel of their existing home."

31
32 A motion was MADE and SECONDED (Powell/Lesser) to **APPROVE** the minutes of
33 November 14, 2007, as amended.

34
35 AYES: Lesser, Powell, Schlager, Seville-Jones, Chairman Bohner
36 NOES: None
37 ABSENT: None
38 ABSTAIN: None
39

40 **AUDIENCE PARTICIPATION** None
41

D R A F T

1 **BUSINESS ITEMS**

2
3 **PUBLIC HEARINGS**

4
5 **07/1128.1 Consideration of a Use Permit, Alcoholic Beverage License, Variance from**
6 **Maximum Allowable Building Height, and an Initial Study and Negative**
7 **Declaration for a Proposed Rite-Aid Pharmacy at 1100 Manhattan Beach**
8 **Boulevard**
9

10 Associate Planner Moreno summarized the staff report. He stated that the proposal is for a
11 13,400 square foot building that would replace structures on two existing parcels that include a
12 gas station on the northerly property and a liquor store, fitness center, and three-story office
13 building on the southerly property. He indicated that the proposed use is permitted in the
14 commercial zone. He commented that the applicant is asking for a variance from the building
15 height requirement to allow an additional 11.5 feet over the maximum permitted height. He
16 indicated that staff has considered the Sepulveda Corridor Guidelines in addition to the zoning
17 standards in evaluating the proposal. He stated that the guidelines are intended to encourage
18 certain desirable elements to be included for developments along the Sepulveda Boulevard
19 corridor as supplements to the City's Zoning Code requirements which include building
20 orientation; visual aesthetics; minimizing residential nuisances; pedestrian access; landscaping;
21 and signage. He pointed out that the Commission may decide whether any of the guidelines are
22 unnecessary or inappropriate for the type of development that is proposed. He commented that
23 staff feels many of the guidelines have been met with the proposal.
24

25 Associate Planner Moreno said that there is a severe topography change with the subject site,
26 which spreads over the two parcels. He indicated that there is a drop of 12 feet from the
27 northwest corner to the southwest corner; a drop of over 19 feet from the northwest corner to the
28 southeast corner; and a drop of over 16 feet from the northeast corner to the southeast corner.
29 He stated that an 8 foot dedication would be required for the length of the property along
30 Sepulveda Boulevard to allow for a future second left hand turn pocket for traffic traveling
31 westbound onto Manhattan Beach Boulevard as requested by the Engineering Division. He
32 commented that the project would provide 13 percent landscaping, and 8 percent is required. He
33 commented that there would be landscaping along the perimeter of the site. He pointed out that
34 there are no building setback requirements for the Commercial Zone. He stated that an 8 foot
35 setback would be provided on the north side of the structure, and there would be a distance of 67
36 feet from the structure to the east property line and 66 feet to the south. He commented that an
37 additional 8 foot landscape buffer would be provided in addition to the 8 foot dedication along
38 Sepulveda Boulevard.
39

40 Associate Planner Moreno said that 54 parking spaces are required for the project. He indicated
41 that the applicant is proposing to provide 54 spaces with 41 standard spaces, 10 compact spaces,

1 and 3 disabled spaces. He said that staff normally does not approve of allowing compact parking
2 spaces; however, the compact spaces as proposed would be the same width as normal spaces at
3 8½ feet and would only be reduced in length from 18 to 15 feet. He also pointed out that the
4 compact spaces would be located on the south side of the building rather than near the entry area.
5 He indicated that the City's Traffic Engineer can support the proposal regarding parking, the
6 parking stalls, and circulation.

7
8 In response to a question from Commissioner Powell, Associate Planner Moreno said that the
9 employees would be required to park on-site but would not be restricted to use only certain
10 spaces. He indicated that the management of the store would dictate where the employees would
11 be permitted to park on site.

12
13 Associate Planner Moreno said that entrances to the site would be located off of Manhattan
14 Beach Boulevard and off of Sepulveda Boulevard. He indicated that there would be no entry off
15 of 11th Street, which would help to mitigate issues of traffic resulting from the project for the
16 nearby residences. He stated that pedestrian access to the entrance would be provided from
17 Manhattan Beach Boulevard, from Sepulveda Boulevard, and from the southeast corner of 11th
18 Street. He stated that the loading dock area would be located at the southeast corner of the
19 property, and delivery trucks would enter off of Sepulveda Boulevard. He indicated that
20 deliveries would occur between 6:00 a.m. and 10:00 a.m. approximately twice a week, and the
21 unloading would take approximately an hour. He said that an additional loading space is also
22 proposed for smaller delivery trucks.

23
24 In response to a question from Commissioner Schlager, Associate Planner Moreno indicated that
25 there is a concern of trucks being able to maneuver in and out of the loading area. He said that it
26 is much more preferable for the trucks to access the site from Sepulveda Boulevard rather than
27 Manhattan Beach Boulevard. He stated that there could be an issue of trucks accessing the
28 loading area if cars are parked in the adjacent parking spaces. He commented that parking has
29 been restricted for previous projects during certain hours in order to allow access for delivery
30 trucks.

31
32 In response to a question from Commissioner Powell, Associate Planner Moreno stated that the
33 delivery trucks would enter the site from Sepulveda Boulevard and exit the site from Manhattan
34 Beach Boulevard.

35
36 Commissioner Powell commented that the applicant has proposed that deliveries would occur
37 between 6:00 a.m. and 10:00 a.m. which is when the store has the fewest customers. He pointed
38 out, however, that those hours are during the peak morning commuting time with very heavy
39 traffic on Sepulveda Boulevard.

40
41 Associate Planner Moreno said that the trash area would be enclosed and would not be visible

1 from the street.

2
3 In response to a question from Commissioner Schlager, Associate Planner Moreno stated that
4 there is a parking area to the east of the proposed trash enclosure that would provide a buffer to
5 the neighboring properties.

6
7 Associate Planner Moreno stated that three light poles are proposed for the site, with two off of
8 11th Street and one on the easterly property line. He indicated that the poles would be limited to
9 20 feet in height and would be restricted to a maximum number of 10 foot candles. He
10 commented that the applicant has proposed to exceed the maximum of 10 foot candles in some
11 areas but has indicated that they will work with staff to address the issue. He commented that
12 shielding for the lighting will also be required to mitigate any impacts to the neighbors. He said
13 that the main entry would be located on the northeast corner of the building. He stated that the
14 initial request was for hours of operation between 7:00 a.m. and 10:00 p.m. seven days a week;
15 however, the applicant has since indicated that they may seek approval for 24 hour operation.

16
17 In response to a question from Chairman Bohner, Associate Planner Moreno said that the
18 applicant would restrict the sale of alcohol to the hours of 7:00 a.m. and 10:00 p.m. if the store
19 were to operate 24 hours. He said that the Ralphs in the Manhattan Village Center is the only
20 other business on Sepulveda Boulevard that is open 24 hours, and Target has hours of operation
21 between 8:00 a.m. and 11:00 p.m. daily. He indicated that there is no restriction for businesses
22 in the Sepulveda Corridor from operating 24 hours; however, approval is required in every other
23 commercial area in the City.

24
25 Senior Planner Jester pointed out that the 24 hour operation is a new request that was not
26 included in the initial notice for the hearing and would be renoticed to the neighbors.

27
28 In response to a question from Commissioner Powell, Associate Planner Moreno said that the
29 existing liquor store on the site has no Use Permit and does not have any restrictions other than
30 as required by State law. He commented that Target is able to sell beer and wine during their
31 hours of operation between 8:00 a.m. and 11:00 p.m.

32
33 Associate Planner Moreno said that the applicant has submitted a sign plan. He commented that
34 the applicant is proposing 30 square feet of signage above the maximum allowable; however,
35 they have indicated that they would work with staff to meet the requirement. He said that no
36 pole signs are proposed. He indicated that two monument signs are proposed on the northeast
37 and southwest corners. He said that the project was noticed and no public comments were
38 received. He commented that staff requested that the applicant provide information regarding
39 the relationship of the height of the proposed building to the surrounding structures on adjacent
40 propoerties, which was not submitted. He stated that the applicant has indicated in their
41 narrative that the building would be 5 feet taller than the existing gas station structure on the site.

1 He commented that the mechanical equipment for the building is proposed to be located on the
2 roof and would extend beyond the proposed building height. He indicated that the applicant has
3 indicated that the equipment should be permitted because it would not be visible from the street.
4

5 Senior Planner Jester pointed out that there is a greater variation in grade because of the large
6 size of the property. She stated that the building wall would be about 24 feet high from the
7 sidewalk along Sepulveda Boulevard, which is the high side of the lot.
8

9 Associate Planner Moreno stated that the three main arguments of the applicant for allowing the
10 increase in building height are the severe topography of the site; the height methodology based
11 on the four corners of the property which establishes a horizontal plane that limits the height of
12 the structure on the high side of the property; and the Sepulveda Corridor Guidelines which state
13 that buildings should be constructed toward the front of the site.
14

15 Senior Planner Jester said that more information could be requested from the applicant as to why
16 they feel the additional height is necessary as well as regarding the relationship of the height of
17 the proposed structure to the other surrounding structures.
18

19 Associate Planner Moreno said that a mezzanine level is proposed on the south side of the
20 structure that would provide for a storage area. He stated that notice was provided to properties
21 within 500 feet of the site, and staff received no public comments. He indicated that minor
22 comments were made by other City departments that could be addressed during the plan check
23 process.
24

25 Commissioner Lesser asked regarding the consistency of the proposed structure with the
26 Sepulveda Corridor Guidelines given that the entrance is oriented toward Manhattan Beach
27 Boulevard rather than Sepulveda Boulevard.
28

29 Associate Planner Moreno stated that placing the only entrance on the west side of the property
30 would require the parking to be located at the back side of the store and would result in
31 customers having to walk around the building in order to reach the entrance. He stated that
32 adding an entrance at the rear of the property would also change the design of the structure. He
33 indicated that staff feels placing the entrance on one corner as proposed is a good design. He
34 commented that staff does have a concern with the westerly façade of the structure and wants to
35 see more articulation.
36

37 In response to a question from Commissioner Lesser, Associate Planner Moreno said that the site
38 is not conducive to add a deceleration lane for access from Sepulveda Boulevard.
39

40 In response to a question from Commissioner Powell, Associate Planner Moreno stated that
41 staff's only concern with the proposed loading space for smaller delivery trucks is that the

1 loading dock is elevated and has access only from stairs which would make deliveries with a
2 dolly difficult.

3
4 Commissioner Lesser asked regarding the hours of operation of other stores which sell liquor
5 along Sepulveda Boulevard and regarding the hours that staff would feel are appropriate for the
6 proposed store.

7
8 Associate Planner Moreno stated that alcohol is sold at Target during their normal operating
9 hours of 8:00 a.m. and 11:00 p.m.

10
11 In response to a question from Commissioner Lesser, Associate Planner Moreno indicated that
12 the proposed compact parking spaces along the south side of the structure originally were
13 planned to be full sized spaces. He stated that they were reduced in length at the request of staff
14 in order to provide space for a walkway to allow pedestrian access to the store from the street.

15
16 **John Kanig**, the project developer, said that their understanding was that it was felt the previous
17 project proposed on the smaller 26,000 square foot portion of the site was too large, and staff
18 encouraged them to make every effort to acquire the adjacent property. He commented that after
19 they purchased the adjacent property, the site grew from 26,000 square feet to 40,000 square
20 feet. He stated that placing the building along the corner of the property satisfied many of the
21 requirements; however, the level of the streets prevent them from grading and placing the
22 building lower on the property. He indicated that they arrived at a design that would meet their
23 operational requirements and still meet as many of the development guidelines as possible.

24
25 **Bob Superneau**, the project architect, indicated that the proposed design is a new concept that
26 Rite Aid has introduced nationally which includes an interior with an open feel that has higher
27 ceilings. He indicated that ceiling height is based on the special requirements for the various
28 departments within the store. He pointed out that they have met the parking requirements and
29 exceeded the landscaping requirements. He commented that based on the calculations for height,
30 the base elevation is approximately almost 8 feet below the elevation of the finished floor for the
31 proposed structure. He stated that they feel their height is comparable to other adjacent
32 structures including the Jiffy Lube and Target buildings. He commented that the proposed
33 structure is 3,000 square feet smaller than the typical prototype for their stores. He pointed out
34 that they also have eliminated a drive-through window for the pharmacy due to the restrictions of
35 the site. He said that changing the parking stalls to compact spaces was done to provide
36 pedestrian access off of Sepulveda Boulevard. He indicated that the large delivery trucks are 62
37 feet long, and deliveries would be made to the site once or twice a week. He said that the trucks
38 would access the site off of Sepulveda Boulevard and back up to the dock to unload. He
39 commented that it takes approximately an hour to unload the trucks. He stated that the morning
40 during which the deliveries are proposed to occur are the least busy for the store.

1 Commissioner Lesser commented that cars could possibly park overnight in the parking spaces
2 adjacent to the loading area which could potentially impede the ability of trucks to access the
3 dock.
4

5 Commissioner Lesser asked whether it would be possible to incorporate a basement for a storage
6 area rather than for storage to be provided on the mezzanine level.
7

8 **Mr. Superneau** said that the typical design for their stores is to have a mezzanine level above
9 the pharmacy. He indicated that the height of the ceiling for the pharmacy area is reduced which
10 allows space above for a mezzanine level. He pointed out that the height of the mezzanine level
11 is not the factor which determines the height of the structure but rather the ceiling height in the
12 sales area of the store.
13

14 In response to a question from Commissioner Lesser, **Mr. Superneau** indicated that placing the
15 entrance as proposed towards Manhattan Beach Boulevard allows it to be located next to the
16 parking area. He commented that they decided it was not feasible to provide two entrances
17 because of security concerns and because of the layout of the interior.
18

19 In response to a question from Commissioner Lesser, **Mr. Superneau** said that the initial
20 proposal was for hours of operation between 7:00 a.m. and 10:00 p.m. daily. He stated that Rite
21 Aid wants flexibility of allowing 24 hour operation in order to provide convenience for their
22 customers. He commented that he does not believe that they have a specific need for the
23 proposed store to operate 24 hours but would like to have the flexibility if it is determined there
24 is a sufficient demand. He said that they would not be opposed to limiting selling of alcohol
25 from 7:00 a.m. to 10:00 p.m.
26

27 Commissioner Seville-Jones commented that the west elevation of the structure that would be
28 visible from Sepulveda Boulevard appears as a false edifice. She asked as to the reason it is not
29 possible to provide more visual interest and pedestrian friendly look to the west side of the
30 structure.
31

32 **Mr. Superneau** said that they have added design elements to the west elevation and added a
33 trellis that extends around the corner. He commented that the interior layout limits the number
34 of windows that can be placed on the wall facing Sepulveda Boulevard.
35

36 In response to a question from Commissioner Schlager, Associate Planner Moreno stated that
37 staff asked the applicant to provide information regarding the relationship of the height of the
38 proposed structure to those on other sites in the area.
39

40 **Mr. Superneau** indicated that they did not understand that staff was requesting drawings
41 comparing the height of the subject site in relation to the surrounding buildings. He said that

1 they considered the height of the buildings across the street and compared them to the proposed
2 structure.

3
4 Commissioner Schlager said that he feels a drawing that compares the height of the proposed
5 structure to the surrounding buildings would be helpful.

6
7 Commissioner Seville-Jones commented that she has difficulty visualizing how the height of the
8 proposed structure would relate to the height of the structure of the buildings across the street.

9
10 In response to a question from Chairman Bohner, **Ray Payne**, representing the applicant,
11 indicated that they would not be opposed to restricting parking for the spaces near the loading
12 dock during the hours that deliveries would occur.

13
14 In response to questions from Commissioner Seville-Jones, **Mr. Payne** said that they feel that
15 the proposed site would be a phenomenal location for their store based on their experience and
16 computer projections. He commented that they do not feel 24-hour operation is essential to the
17 success of the store, and they are withdraw the request at this point due to the fact that the
18 project was not noticed to include 24-hour operation. He said that if they would come back to
19 the City if they were to make a request for 24-hour operation in the future. He commented that
20 he would estimate that alcohol represents less than 5 percent of their total sales. He indicated
21 that they sell beer, wine and distilled spirits. He indicated that the parking of delivery trucks in
22 the loading space across from the loading dock would be monitored by the management of the
23 store.

24
25 In response to a question from Commissioner Powell, **Mr. Payne** said that the proposed design
26 is a unique size for their stores. He indicated that they have attempted to incorporate as many of
27 the design elements for their store prototype as possible while still meeting the requirements of
28 the City. He commented that a lot of work has gone into developing the design features of their
29 stores, and they feel the design elements are important to their success.

30
31 In response to a question from Commissioner Lesser, **Mr. Payne** indicated that they would be
32 willing to consider modifications to the structure; however, staff and the applicant have put in a
33 great amount of work to meet as many requirements as possible and still be economically
34 feasible. He indicated that he believes that almost every other alternative has been considered,
35 and the proposal is the best compromise.

36
37 Chairman Bohner opened the public hearing.

38
39 There being no one to speak on the issue, Chairman Bohner closed the public hearing.

40
41 Commissioner Seville-Jones said that she has a concern with the height of the proposed

1 structure. She commented that she feels the proposal is an appropriate use for the site, and
2 alcohol sales would be more limited in hours than for the existing liquor store. She said that she
3 would support limiting alcohol sales between the hours of 7:00 a.m. and 10:00 p.m., and she
4 would support possibly restricting the hours further starting at 11:00 a.m. if there was support by
5 the other Commissioners. She indicated that she is pleased the applicant is withdrawing the
6 request for 24 hour operation. She said that it would have been helpful to see a comparison of
7 the height of the proposed structure with the existing buildings in the area, and she does not feel
8 she currently has enough information to make a judgment regarding whether to allow the
9 additional height. She indicated that she is also concerned with the additional 3 feet in height for
10 the roof equipment. She indicated that she would want more information from the applicant with
11 a comparison of the height of the proposed structure with the surrounding buildings. She said
12 that she would also like information to provide her with a more precise understanding as to why
13 the additional height is necessary and why alternative locations for the building on the site would
14 not be feasible. She said that she would like more information on the Sepulveda Boulevard
15 frontage and whether it is compatible with the Sepulveda Corridor Guidelines. She said that she
16 supports the loading zone as proposed. She commented that she would support limiting the
17 hours for parking in the spaces next to the loading zone. She commented that she would like
18 further input from the City's Traffic Engineer that sufficient customer parking would be
19 provided given that eight spaces would be used by the employees and parking would be
20 restricted in additional spaces during hours for deliveries.

21
22 Commissioner Schlager indicated that the project is appropriate for the site and meets the
23 required findings. He said that he would support hours of 7:00 a.m. to 10:00 p.m. for alcohol
24 sales. He indicated that he supports the loading dock as proposed. He commented that he would
25 like to see additional articulation provided along the frontage facing Sepulveda Boulevard to
26 make it more inviting to the public. He stated that the topography of the site does create a
27 special circumstance for the height. He commented that he would be inclined to approve the
28 Variance for the request for additional height above the maximum allowable but would want to
29 first see a visual of the surrounding buildings compared with the proposed project. He indicated
30 that he would like for parking restrictions to be placed on the spaces adjacent to the loading zone
31 during the hours that deliveries would occur.

32
33 Commissioner Lesser stated that the use is appropriate for the site and feels the community
34 would welcome having such a store provided that it is consistent with the City's requirements,
35 particularly given its location at a very prominent intersection. He said that he would want to
36 consider the hours that would be appropriate for liquor sales before they are approved. He said
37 that he has concerns with the building height and would like to see a comparison of the height of
38 the proposed structure with the other buildings in the area. He indicated that he has concerns
39 with the scale of the proposed building. He said that he is also concerned that the basis for
40 requesting the additional height is for aesthetic reasons. He said that he feels there are other
41 solutions that may not fit with the applicant's prototype for their stores but would be more

1 appropriate for the subject site. He commented that he is concerned that the store entrance is not
2 being provided off of Sepulveda Boulevard, which is inconsistent with the Sepulveda Corridor
3 Guidelines. He stated that he also feels there is not sufficient articulation and windows on the
4 side of the building that faces Sepulveda Boulevard. He indicated that he would like more
5 information as to whether the loading dock would be feasible. He stated that he has a concern
6 with cars that may be parked overnight preventing trucks from accessing the dock.

7
8 Commissioner Powell said that he agrees with the comments of the other Commissioners. He
9 commented that the intent of the Sepulveda Boulevard Guidelines is to provide vibrant and
10 pedestrian friendly building fronts along Sepulveda Boulevard without the appearance of large
11 warehouse stores. He said that he has concerns with the height and the orientation of the
12 proposed building. He said that it has been stated that the purpose for the additional height of
13 the building is to provide the customers with a spacious area inside of the store, but he does not
14 feel an emphasis has been placed on making the outside of the building more attractive. He said
15 that he would like a façade that is more pedestrian oriented and that does not look like a large
16 warehouse store. He said that there has been effort to provide articulation; however, not enough
17 has been done to reduce the appearance of bulk. He stated that the additional height that is being
18 requested over the maximum permitted is substantial and adds to the bulk of the structure, and he
19 feels there needs to be some architectural redesign. He commented that seeing a comparison of
20 the height of the proposed structure with the height of the surrounding buildings could possibly
21 alleviate some of his concerns, but it is difficult to reach a conclusion with the information that
22 has been presented. He said that he would like for the possibility to be considered of placing the
23 storage area and the HVAC equipment underground. He commented that he would like for the
24 hours permitted for liquor sales to be restricted. He commented that he feels 7:00 a.m. is early to
25 allow liquor sales, although 11:00 a.m. may be too restrictive.

26
27 Chairman Bohner stated that he believes that the proposed use is appropriate for the site and that
28 it would serve the public interest. He indicated that he does not have a concern with permitting
29 hours between 7:00 a.m. to 10:00 p.m. for liquor sales, which is comparable to the hours
30 permitted at Target. He stated that the main concern is regarding the height of the proposed
31 structure. He commented that he feels the applicant has attempted to meet the City's
32 requirements while still designing a store that is functional and economically viable. He said
33 that he feels restrictions could be placed on parking for the spaces next to the loading area during
34 the hours that trucks are making deliveries. He indicated that the topography of the site is unique
35 and creates a hardship for a commercial use. He commented that he feels the additional height is
36 necessary because of the location of the building on the site and because of the topography. He
37 indicated that he does not feel placing the mechanical equipment in a location other than the roof
38 would be viable. He said that placing the entrance along Manhattan Beach Boulevard is
39 necessary under the circumstances. He commented that he would want to see a visual of the
40 relationship of the proposed building height with the height of other structures in the area before
41 he would support a Variance.

1
2 **Robert Superneau** said that they are willing to provide a visual comparison of the height of the
3 proposed structure to the height of the surrounding buildings. He indicated that the articulation
4 of the façade on the west elevation has been enhanced from the original proposal. He said that
5 they can consider providing additional articulation along the façade.

6
7 Commissioner Schlager commented that since the entrance is not able to be placed along
8 Sepulveda Boulevard because of the location of the parking, the façade along the street should at
9 least be made to appear more inviting than has been shown.

10
11 Commissioner Seville-Jones said that she would be interested in viewing other locations of the
12 applicant's in order to see similar design features as are proposed. She indicated, however, that
13 she is not sure that it would help her to answer the question of whether the proposed design is
14 appropriate for the subject location given the constraints and whether the height limit should be
15 increased in order to allow for the high ceilings.

16
17 Commissioner Schlager indicated that the topography would present a hardship for any
18 development that is built on the property, although maybe not to the extent as the subject
19 proposal. He pointed out that the applicant has included additional setbacks and landscaping as
20 well as providing for pedestrian access.

21
22 Chairman Bohner commented that the topography would be an issue for any development on the
23 property, and placing other limitations on the design because of the topography would limit the
24 use of the site.

25
26 Commissioner Seville-Jones said that it would be helpful for her to understand the tradeoffs of
27 changing the location of the building further away from the corner. She commented that staff
28 has indicated that there would be concerns regarding traffic and safety with moving the building,
29 but she does not feel enough information has been provided to weigh other options. She said
30 that more information may allow her to be more comfortable in approving the height Variance as
31 proposed.

32
33 Chairman Bohner indicated that changing the location of the building on the site would create
34 other problems with traffic circulation. He commented that he feels it would be helpful to see a
35 visual of how the height of the proposed structure would relate to the other buildings in the area.

36
37 Senior Planner Jester commented that in interpreting the Sepulveda Corridor Guidelines, staff
38 feels it is important particularly at prominent intersections that buildings rather than parking
39 areas be located at the corner. She commented that moving the building away from the corner
40 would push the access closer to the corner which would create issues with circulation and safety
41 for traffic. She stated that staff feels the location of the structure as proposed is appropriate,

1 although the design could possibly be altered in order to provide more articulation and to break
2 up the height.

3
4 Commissioner Powell suggested the possibility that display windows be used on the elevation of
5 the building facing Sepulveda Boulevard similar to a design of a façade for a Walgreens on the
6 southwest corner of Washington Boulevard and Lincoln Boulevard in the Marina area.

7
8 Commissioner Lesser commented that he is concerned with the placement of the building on the
9 site. He indicated that with the scale of the proposed building, it must reach a certain height in
10 keeping with the applicant's design protocol. He said that the building would potentially not
11 need to exceed the height limit to the extent that is proposed if it were made smaller. He
12 indicated that he would be interested in more information by the applicant regarding other design
13 options.

14
15 At 9:00 a five minute recess was taken.

16
17 **Ray Payne** pointed out that the proposed design is not higher than any commercial building that
18 would be constructed on the site. He said that they placed the building to the corner at the
19 request of staff in order to meet as many of the City's guidelines as possible. He commented that
20 they would consider a design to bring the glass around the side of the building on the Sepulveda
21 Boulevard elevation.

22
23 In response to a question from Commissioner Lesser, **Mr. Payne** said that the height of the
24 structure would remain constant regardless of whether the size of the structure were reduced. He
25 commented that reducing the size of the building would cause their sales revenue to be reduced.

26
27 **Mr. Payne** pointed out that reducing the building height to the amount permitted by the Code
28 would result in the ceiling height for the interior being reduced to 7 feet, which is not practical
29 for the proposed store.

30
31 Chairman Bohner said that the Commissioners would like for the applicant to provide a visual
32 comparing the height of the proposed building with the surrounding commercial structures and
33 consider a redesign of the façade for the Sepulveda Boulevard elevation with glass being
34 wrapped around the side of the building.

35
36 In response to a question from Commissioner Lesser, **Mr. Payne** said that grading the property
37 to lower the height of the structure would change the relation of the building to the street level
38 which would impact the parking.

39
40 Senior Planner Jester indicated that the item will be continued to the meeting of December 12,
41 2007, at the request of the applicant. The applicant will provide the following additional

1 information to staff by next Monday- 1. drawings with more building wall articulation facing
2 Sepulveda, 2- visual comparison of the surrounding properties building height, 3- address
3 loading dock and loading space locations and feasibility of use.

4
5 **DIRECTOR'S ITEMS** None

6
7 **PLANNING COMMISSION ITEMS**

8
9 Commissioner Lesser commended staff on their work with the Green Team report made at the
10 last City Council meeting. He said that he is looking forward to the City Council prioritizing the
11 implementation of the proposals.

12
13 Senior Planner Jester commented that staff is waiting for policy direction from the Council in
14 January for prioritizing the implementation of the recommendations.

15
16 **TENTATIVE AGENDA: December 11, 2007**

17
18 A. Review of the Steering Committee Recommended Facilities Strategic Plan

19
20 **ADJOURNMENT**

21
22 The meeting of the Planning Commission was **ADJOURNED** at 9:20 p.m. in the City Council
23 Chambers, City Hall, 1400 Highland Avenue, to Tuesday, December 11, 2007, at 6:30 p.m. in
24 the Fire Police Meeting Room.

25
26 _____
27 RICHARD THOMPSON
28 Secretary to the Planning Commission

25
26 _____
27 SARAH BOESCHEN
28 Recording Secretary