

CITY OF MANHATTAN BEACH
[DRAFT]MINUTES OF THE REGULAR MEETING OF THE PLANNING
COMMISSION
DECEMBER 12, 2007

1 A regular meeting of the Planning Commission of the City of Manhattan Beach was held on
2 Wednesday, December 12, 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, Chairman Bohner
10 Members Absent: Schlager
11 Staff: Richard Thompson, Director of Community Development
12 Daniel Moreno, Associate Planner
13 Sarah Boesch, Recording Secretary
14

15 **APPROVAL OF MINUTES** **November 28, 2007**

16
17 Commissioner Seville-Jones requested that Commissioner Schlager's name be removed from the
18 "Aye" votes and placed under "Absent" for approval of the November 14, 2007, minutes, as he
19 did not arrive at the meeting until after the minutes were approved.

20
21 Commissioner Seville-Jones requested that page 9, line 21, be revised to read: "She said that she
22 does not like the design and the edifice facing Sepulveda Boulevard and would like more
23 information on the Sepulveda Boulevard frontage and whether it is compatible with the
24 Sepulveda Corridor Guidelines."

25
26 Commissioner Powell requested that page 10, line 30, be revised to read: He said that he would
27 like for ~~the possibility to be considered~~ consideration of placing the storage area and the HVAC
28 equipment underground.

29
30 A motion was MADE and SECONDED (Lesser/Powell) to **APPROVE** the minutes of
31 November 28 2007, as amended.

32
33 AYES: Lesser, Powell, Seville-Jones, Chairman Bohner
34 NOES: None
35 ABSENT: Schlager
36 ABSTAIN: None
37

38 **AUDIENCE PARTICIPATION**

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 2

1 **Barry Liu** said that the Technical Difficulties is a group of fifth and sixth graders from
2 Pennecamp and Manhattan Beach Middle Schools who have worked on a project of conducting
3 an energy audit of the City's Fire Station. He introduced the members of the group.

4
5 **Kalyn Yamamoto** indicated that they have worked on a project to improve energy use at
6 Manhattan Fire Station 1. She commented that the new fire station has been made energy
7 efficient with the use of motion sensor lighting, double pane glass windows with solar shades,
8 and electronic devices with power saving modes. She indicated that their group has also arrived
9 at additional ways in which the fire station could incorporate renewable resources.

10
11 **Blake Bordokis** said that biodiesel is a renewable resource made of vegetable oil converted into
12 fuel by a chemical process. He stated that the fire station currently has two fire engines and
13 two paramedic trucks which are diesel powered. He indicated that the engines use 30 gallons of
14 fuel and the paramedic trucks use 15 gallons of fuel weekly. He commented that the two
15 McDonald's restaurants in the City has 150 gallons of waste oil which could provide
16 approximately 75 gallons for use in the fire trucks. He indicated that the disadvantage of using
17 100 percent biodiesel fuel is that it requires engine modifications; it would need to be stored; it is
18 difficult to use in cold temperatures; and it is not always available. He stated that the
19 government has found that the use of biodiesel significantly reduces emissions such as carbon
20 monoxide and hydrocarbons. He stated that the existing diesel fire engines can use B20 (20
21 percent biodiesel and 80 percent petroleum diesel fuel) without any modifications and can use
22 regular diesel fuel if B20 is not available. He commented that the modified fuel would only cost
23 an additional 20 cents per gallon. He indicated that it is efficient; renewable; and better for the
24 environment.

25
26 **Kalyn Yamamoto** said that the City averages 13 inches of rain per year, and typically it only
27 rains for short durations. She indicated that the City is a terrific environment for the use of solar
28 energy.

29
30 **Allison Devon** said that the fire station should use solar energy to create electricity. She
31 indicated that the photons from the sun's rays hit the solar panels which frees the electrons to be
32 routed along a wire. She commented that the roof of the fire station is an ideal place for a solar
33 panel. She stated that the size of the solar panels would need to be about 940 square feet in
34 order to generate sufficient energy for the fire station and would cost approximately \$90,000.00
35 to install. She commented that it would take 50 years to recover the costs in savings for
36 installing the panels. She pointed out that the limitations of solar energy are that no energy is
37 generated at night or on days with bad weather. She said that the panels also must be regularly
38 maintained and cleaned.

39
40 **Kalyn Yamamoto** indicated that the fire station is not far from the beach, and wave energy is a
41 possible source of renewable energy that could generate power for the station.

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 3

1
2 **Conner Vosberg** said that wave turbines produce electricity from the energy generated by
3 waves. He said that energy is produced when the waves hit the turbine on the shore. He said
4 that water flows into a tube which pushes air through and turns the turbine. He indicated that a
5 turbine in the City can produce 120 kilowatts of power which is sufficient to run the lights,
6 computers, and alarm systems at the fire station as well as provide power for 1,000 families. He
7 said that the advantages of using a wave turbine is that it can produce a great deal of energy and
8 the only required fuel it requires is the wind that blows across the ocean. He stated that since no
9 manmade fuel is required, it is nonpolluting. He indicated, however, that the energy of the
10 waves size is not always consistent. He said that it is important to place a turbine in a location
11 where the waves are consistently strong.

12
13 **Kalyn Yamamoto** stated that wind is also a great energy source, given the City's location next
14 to the ocean with consistent breezes.

15
16 **Trevor Lee** said that wind power is very clean and reduces toxic and greenhouse gas emissions.
17 He stated that the beach is a good location for wind power because there is a constant offshore
18 ocean breeze. He indicated that the wind turbines are 52 meters high with 26 meter long rotors.

19
20 **Kalyn Yamamoto** said that human energy is also a potential source of power for the fire station.
21 She indicated that the energy generated by the use of the exercise equipment at the station by the
22 firemen could be used to produce power to run televisions or lights for the station. She
23 commented that the fire chief indicated that the group has gone a great job on the project and that
24 he looks forward to seeing the suggestions of the group implemented in the future.

25
26 Commissioner Lesser commented that he also wishes that alternative energy sources would be
27 used by the fire station. He indicated that the group has done a great job in producing their
28 project.

29
30 Chairman Bohner said that he feels the group has put together a great project and he hopes that
31 the City implements the ideas that they have brought forward.

32
33 Commissioner Seville-Jones indicated that the ideas of the group were presented very well and
34 commended the group on a great project.

35
36 Commissioner Powell stated that the Commission considers various methods for saving energy
37 and new technologies when reviewing projects.

38
39 Director Thompson pointed out that the ideas brought up by the group are issues that are actively
40 being considered and some that have not yet been included.

41

1 **PUBLIC HEARINGS**

2
3 **06/0726.1 Consideration of a Use Permit, Alcoholic Beverage License, Variance from**
4 **Maximum Allowable Building Height, and an Initial Study and Negative**
5 **Declaration for a Proposed Rite-Aid Pharmacy at 1100 Manhattan Beach**
6 **Boulevard**
7

8 Associate Planner Moreno summarized the staff report. He said that the Commission generally
9 supported the design layout of the project at the previous hearing but raised concerns. He
10 indicated that the Commissioners requested further information regarding the scale of the
11 project, the relationship to other structures in the area, and the visual appearance of the westerly
12 elevation in relation to Sepulveda Boulevard. He stated that the applicant has provided some
13 additional photos and elevations of the proposal. He commented that the proposed structure
14 would reach 9 inches higher than the Blockbuster building across the street, and the majority
15 would be 1'8" lower. He pointed out that the building height has been lowered by 1 foot. He
16 said that the proposed building would be 2'3" lower than the Jiffy Lube building; 18 feet above
17 the Little Company of Mary building; and 7' below the adjacent office building to the east of the
18 subject site. He stated that the architect has redesigned the westerly elevation to include more
19 articulation. He commented that the additional glass that is being proposed along the westerly
20 elevation would be tinted so that it would not show through to the inside of the store.

21
22 In response to questions from Commissioner Lesser, Associate Planner Moreno indicated that
23 there are no projects built within the last ten years along Sepulveda Boulevard that have received
24 a height variance of 10 ½ feet as is requested by the applicant. He said that the Jiffy Lube
25 building was permitted to have a height of 30 feet because it included a pitched rather than flat
26 roof. He pointed out that buildings are allowed a height limit of 30 feet along Sepulveda if
27 parking is located underneath the structure. He said that the Code requirement with a flat roof is
28 for a height limit of 22 feet.

29
30 In response to a question from Commissioner Lesser, Director Thompson indicated that the
31 proposal is one of the first applications along Sepulveda Boulevard since the Sepulveda Corridor
32 Guidelines were adopted that has violated the height requirements.

33
34 In response to a question from Commissioner Lesser, Associate Planner Moreno said that Target
35 sells alcohol during its operating hours of 8:00 a.m. to 10:00 p.m. He indicated that there are not
36 many businesses along Sepulveda Boulevard that have Use Permit approvals, and the existing
37 liquor store at the site is permitted to sell alcohol from 8:00 a.m. until 2:00 a.m. as permitted by
38 State law.

39
40 In response to a question from Commissioner Lesser, Associate Planner Moreno commented that
41 the City always wants to encourage the use of full size parking spaces because it is difficult to

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 5

1 park in compact spaces, particularly for larger vehicles. He indicated that reducing the length of
2 the spaces allowed for pedestrian access and safety access to the site. He pointed out that the
3 width of the compact spaces would remain the same as for standard spaces, and the only change
4 from standard size would be to the length. He also stated that the compact spaces would be
5 located toward the rear of the building which is the parking that is the least desirable.

6
7 Director Thompson pointed out that the Code allows 30 percent of the parking spaces to be
8 compact. He indicated that staff attempts in their negotiations with developers to ensure that full
9 sized parking spaces are provided. He said that the tradeoff with the current project is that more
10 landscaping and pedestrian access would be provided if the length of the proposed compact
11 parking spaces is reduced. He pointed out that the spaces that are most convenient to the front
12 entrance would be full sized. He also stated that the proposed compact spaces would be standard
13 width, and the issue typically with providing compact spaces is that they are difficult to access if
14 the width is reduced.

15
16 Commissioner Lesser said that his understanding is that the Sepulveda Corridor Guidelines
17 suggest that the entrance and windows of buildings should be oriented toward Sepulveda
18 Boulevard when possible in order to provide building designs that focus on and directly relate to
19 the street and create a more attractive, comfortable and interesting environment for Sepulveda
20 Boulevard, which is contrary to the subject proposal.

21
22 Director Thompson pointed out that it is much easier for building entrances to be oriented
23 toward the boulevard on interior lots than on corner lots. He stated that the applicant only wants
24 to provide one entry to the store, as providing two is very difficult for security reasons. He said
25 that a single entry oriented toward Sepulveda Boulevard would require that customers walk
26 around the building from the parking lot to the entrance, which is very inconvenient. He
27 indicated that placing the entrance on the corner as proposed would meet the intent of the
28 guidelines in achieving a pedestrian friendly design along Sepulveda Boulevard and providing
29 closer access from the parking lot to the east.

30
31 Associate Planner Moreno pointed out that there is no entrance oriented toward Sepulveda
32 Boulevard for the Blockbuster building across the street from the subject site, and the entrance of
33 the Jiffy Lube is on the back side of the building. He indicated that placing the building toward
34 the front of the site would create safety and traffic circulation problems. He indicated that staff
35 also did not want for the parking area to be located at the corner.

36
37 In response to a question from Commissioner Seville-Jones, Associate Planner Moreno indicated
38 that buildings with pitched roofs are permitted a greater height limit because the pitch in the roof
39 provides for more open space and reduces bulk. He said that the applicant is not proposing a flat
40 roof because the proposed design is standard for the type of store.

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 6

1 In response to a question from Commissioner Seville-Jones, Director Thompson stated that the
2 purpose of allowing a structure with a pitched roof to have a greater height limit is to reward
3 designs that include pitched rather than flat roofs. He commented that the challenge in
4 reviewing a design with a flat roof is ensuring that sufficient articulation is provided along the
5 building to soften the bulk. He indicated that staff believes sufficient articulation is provided
6 with the subject design.

7
8 Director Thompson said that the building would also be permitted to have a height limit of 30
9 feet if parking were provided underneath the structure. He said that the 22 foot height
10 requirement is very restrictive for a commercial zones. He said that the reason an 11 foot
11 variation from the Code requirement is being requested is because of the topography of the site.

12
13 In response to a question from Commissioner Seville-Jones, Director Thompson said that in
14 many cases steep topography is a justification for exceeding the height requirement. He pointed
15 out that variances are approved for the specific project that is being evaluated and are very fact
16 specific. He indicated that there would not be any other properties in the City that would be
17 exactly the same as the subject property.

18
19 Commissioner Seville-Jones said that if the proposal is approved, an applicant with any property
20 that has a steep topography could make the argument that the subject project is an example of an
21 exception that has been granted in a similar case. She stated that other businesses along
22 Sepulveda Boulevard have complied with the height limit.

23
24 Director Thompson said that no other projects along Sepulveda Boulevard have the same issue
25 with the change in topography as the subject property.

26
27 In response to a question from Commissioner Powell, Director Thompson indicated that staff
28 discussed with the applicant standards for building environmentally friendly, and they are
29 considering the lead and build it green standards for sustainable building requirements.

30
31 Commissioner Powell said that one of the requirements discussed at the prior City Council
32 meeting was possibly requiring permeable pavement and asked whether such a condition could
33 be placed on the applicant.

34
35 Director Thompson said that staff will consider such a condition, but it may be too early to be
36 imposing such requirements on developers without knowing all of the implications.

37
38 Chairman Bohner commented that the Sepulveda Corridor Guidelines are used as a goal, but in
39 many circumstances they cannot all be met. He said that they are guidelines and not regulations
40 which would make it difficult to develop commercial buildings on the lots.

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 7

1 Commissioner Seville-Jones commented that the reason the applicant is not complying with the
2 guidelines is because they only want to have one entrance to the store rather than two.

3
4 Director Thompson indicated that staff felt it was reasonable to have only one entrance as
5 proposed given the justification presented by the applicant.

6
7 In response to a question from Commissioner Lesser, Associate Planner Moreno indicated that a
8 condition would be included that no deliveries would occur between 7:00 p.m. and 7:00 a.m. He
9 said that the deliveries would need to be controlled by the applicant if there is traffic in the
10 morning, and they would then need to occur at a later time.

11
12 Commissioner Seville-Jones commented that her understanding is that there was going to be a
13 requirement that deliveries occur between 6:00 a.m. and 10:00 a.m. so that the trucks would not
14 block the adjacent parking spaces for customers.

15
16 Associate Planner Moreno said that the hours for deliveries of 7:00 a.m. to 7:00 p.m. is similar to
17 hours for other projects.

18
19 Director Thompson indicated that staff is typically concerned that the noise of deliveries not
20 impact the adjacent residential uses. He indicated that staff does not feel there is a concern
21 regarding noise impacts to adjacent residences with this project. He commented that the
22 applicant would adjust the delivery times if it becomes a problem with parking for their
23 customers.

24
25 **John Kanig**, representing the applicant, said that they have listened carefully to the concerns
26 raised by the Commissioners and they feel they have addressed the issues. He indicated that
27 they hope the Commissioners will find that the project is satisfactory in its current form.

28
29 **Bob Superneau**, the project architect, said that they have been able to lower the building height
30 by 1 foot while still being able to achieve the ceiling height that they require. He said that their
31 building height is comparable to the Blockbuster building and less than the Jiffy Lube structure.
32 He stated that they have enhanced the design of the western elevation and added an element to
33 the Sepulveda Boulevard elevation with some false glazing. He described the layout and design
34 of the proposed store. He commented that the ceiling height is very important to the functioning
35 of the store. He stated that they would support hours being permitted for deliveries between 7:00
36 a.m. and 7:00 p.m. as recommended by staff. He pointed out that the existing gas station has
37 deliveries with trucks that are between 52 and 62 feet long three to four times a week during
38 varying hours including peak times. He indicated that their firm is a member of the U.S. Green
39 Building Council. He pointed out that they will be incorporating the best management practices
40 for the storm water design on the site; their landscaping will be water efficient; the irrigation
41 system will have low water usage; the building would be equipped with an energy management

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 8

1 system to regulate the lighting and HVAC in the store; and they would have a recycling program
2 for the cardboard boxes used for deliveries. He said that the topography of the site varies to such
3 a degree that it makes it difficult to meet the height requirement. He indicated that the building
4 height as proposed is pretty common for the type of use, and they would not be requesting such a
5 large variation from the height requirement if the site were flat.

6
7 Commissioner Lesser thanked the applicant for hearing the concerns raised at the previous
8 hearing.

9
10 In response to a question from Commissioner Lesser, **Mr. Superneau** said that the glass on the
11 Sepulveda Boulevard elevation would appear as a shaded window from the street. He
12 commented that they felt the design of the window at the Walgreens at the corner of Washington
13 Boulevard and Lincoln Boulevard would not be desirable for the subject site, as it includes
14 advertising posters which would not be very attractive from the street. He said that there is
15 merchandizing against the wall in the inside of the store at the subject portion along the western
16 elevation which would prohibit placing a regular window in that area.

17
18 In response to a question from Commissioner Lesser, **Mr. Superneau** commented that the height
19 of the store would basically need to remain the same to maintain the interior space if the size of
20 the building were made smaller.

21
22 Commissioner Powell said that he still has a concern with the west elevation of the building. He
23 said that he had previously suggested wrapping the glass around the corner, and he feels it
24 should extend along the entire side elevation to break up the bulk. He commented that the soffit
25 in the center of the elevation is unchanged from the previous design, and he would have liked for
26 either the glass to be carried around further or some detailing with tiling to break up the
27 appearance of a long continuous block wall. He said that he has a concern that the trellis at the
28 end of the building would be difficult to maintain and would eventually be removed which
29 would result in the block wall being more visible. He pointed out that the Sepulveda Corridor
30 Guidelines state that features such as blank walls should be hidden or made less prominent from
31 Sepulveda Boulevard, which he does not feel has been achieved.

32
33 **Mr. Superneau** indicated that they would have an 8 foot planter at the location of the proposed
34 trellis which would allow space for the plants to grow. He commented that the applicant does a
35 good job with maintaining the sites and puts a large investment in their stores.

36
37 In response to questions from Commissioner Seville-Jones, **Mr. Superneau** said that it would be
38 difficult to step a portion of the roof down due to the interior store design and the mezzanine
39 level above the pharmacy at the south side of the building. He commented that there is a slight
40 pitch to the roof of ¼ inch per 1 foot in order to provide for drainage. He indicated that the
41 height of the equipment on the roof varies from 3 feet to 5 feet. He said that the equipment

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 9

1 would not protrude above the parapet. He commented that none of the stores he has designed
2 have included two entrances.

3
4 **Ray Payne**, representing the applicant, thanked the Commissioners and staff for their input
5 which has made for a better design. He said that many compromises have gone into the project,
6 and he hopes that the goal is to build a profitable store. He indicated that they are attempting to
7 design a store which is functional while still meeting the guidelines of the City, and he feels the
8 proposed design is a compromise that would be well received in any neighborhood and be
9 successful for many years. He stated that any of their remaining stores that include two
10 entrances were designed in the 1950s. He commented that those stores have a corridor that
11 extends the length of the front of the store, which is unattractive and is not a very efficient use of
12 floor space. He said that the modern trend for security reasons is to include only one entry.

13
14 In response to a question from Commissioner Seville-Jones, **Mr. Payne** stated that less than
15 approximately 500 square feet of the 13,000 square feet of the store would be devoted to alcohol
16 sales. He indicated that they would not object to a condition limiting the percentage of the sales
17 floor devoted to alcohol sales provided that it was a number that is reasonable.

18
19 Commissioner Seville-Jones suggested that a program be implemented to promote recycling of
20 the unused drugs after their expiration date to prevent them from being thrown away into the
21 City's water system.

22
23 **Mr. Payne** said that recycling expired drugs is a good suggestion and he will recommend that
24 such a program be implemented.

25
26 Commissioner Seville-Jones said that being a beach community, it is important to prevent such
27 materials from getting into the water system and into the ocean.

28
29 Chairman Bohner opened the public hearing.

30
31 **Gerry O'Connor** said that while the Commission has gone to great lengths to accommodate the
32 applicant, it appears that the project is too large for the site. He said that he questions the
33 community need for such a use. He commented that there are full service pharmacies at Target
34 across the street from the subject site; at CVS in the Manhattan Village; at CVS in Hermosa
35 Beach; and at an existing Rite Aid at Aviation Boulevard and Artesia Boulevard. He indicated
36 that he questions at what point an additional pharmacy is serving the community need. He stated
37 that the City has worked very hard to address issues of bulk and volume with structures. He
38 indicated that the primary portion of the Jiffy Lube structure is significantly set back from the
39 sidewalk and the Blockbuster building across the street from the subject site has a separate
40 edifice on the corner that is separated from the main structure which reduces the appearance of
41 bulk. He commented that a view does not have to be of the ocean in order for it to be of value,

[Draft] Planning Commission Meeting Minutes
December 12, 2007
Page 10

1 and open air is also of value. He said that placing a very large structure on the corner will have a
2 significant visual impact.

3
4 **Mr. O'Connor** stated that the initial project came forward and was expanded after the applicant
5 obtained the larger parcel. He indicated that the Code protects against placing larger buildings
6 on larger lots as is proposed. He commented that the impact to traffic also has not been
7 addressed. He stated that the existing businesses on the site do not draw peak utilization. He
8 indicated that he does not believe the number of daily trips to the proposed store would be
9 reduced by 1/3 from the daily trips to the existing gas station, liquor store, office building, and
10 small health club on the site. He commented that his understanding is that the number of trips in
11 the calculation was based on the standard number generated by the type of businesses; however,
12 the existing businesses on the site generate significantly less traffic than is typical for the type of
13 use. He indicated that the Commissioners should not rely on specific architectural details in
14 supporting the project, as they can change with the final project. He commented that the subject
15 lot does not offer the appropriate space to place the proposed store. He indicated that he would
16 welcome additional consideration of the Sepulveda Corridor Guidelines beyond the subject
17 proposal. He commented that unless there is a true commitment to creating a pedestrian friendly
18 environment on Sepulveda Boulevard, development along the street cannot be governed by
19 attempting to make a more pedestrian friendly atmosphere. He requested more information
20 behind the reasoning of allowing a 30 foot height limit if subterranean parking is provided. He
21 indicated that rather than allowing for a Variance, consideration should be given to changing the
22 Code language if a 22 foot height limit or the 4 corner methodology for determining the height
23 are felt to be too restrictive for a commercial building.

24
25 Chairman Bohner closed the public hearing.

26
27 Director Thompson said that the proposal is for a general store rather than only a pharmacy and
28 is a highly encouraged type of use along Sepulveda Boulevard. He said that it does provide a
29 service to the community. He said that much of the store is dedicated to a variety of
30 merchandise. He pointed out that the building would be set back 8 feet from Sepulveda
31 Boulevard and would include a landscape buffer. He indicated that staff feels a sloped roof
32 would not improve the design of the building. He indicated that staff is presenting the subject
33 building as compatible with the adjacent Blockbuster and Jiffy Lube structures.

34
35 Commissioner Seville-Jones said that she believes the applicant has come back in good faith
36 with the changes they have made to the project. She indicated that the City is trying to
37 encourage retail businesses in the City and wishes for successful businesses to locate along
38 Sepulveda Boulevard. She indicated that she feels the proposed use is more of a general store
39 than just a pharmacy, and she can make the finding for a community need. She commented that
40 she would want a restriction placed on the amount space devoted to alcohol sales to possibly 5 or
41 10 percent, and she would not want a business located at such a prominent location at the

**[Draft] Planning Commission Meeting Minutes
December 12, 2007**

Page 11

1 gateway to the City to be primarily devoted to alcohol sales. She said that she would support
2 alcohol sales beginning at 10:00 or 11:00 a.m. if there is support from the other Commissioners.
3 She requested a condition that Sepulveda Boulevard not be closed for a lengthy period of time
4 during future construction of an additional turn lane and that any necessary closures be
5 minimized. She stated that she also would want it mentioned in the findings that the existing
6 tanks for the gas station be removed appropriately prior to construction as required by State law.

7
8 Commissioner Seville-Jones indicated that she has a concern that there would be insufficient
9 parking while delivery trucks are on the site, and she would prefer a more defined set of hours
10 when major deliveries could occur during off peak hours for the store of 6:00 a.m. to 10:00 a.m.
11 She stated that she does not find the appearance of the project along Sepulveda Boulevard as
12 particularly attractive. She indicated that she wants the City to have a vision for the appearance
13 of Sepulveda Boulevard in the next 10 to 20 years, which is the intent of the Sepulveda Corridor
14 Guidelines. She indicated that the guidelines are attempting to create a pedestrian orientation
15 along Sepulveda Boulevard, which is not achieved by the project. She commented that she is
16 concerned that the roof line would be very high and flat. She said that the Blockbuster and Jiffy
17 Lube provide open space along the roof line and they both do not simply appear as large
18 structures along Sepulveda Boulevard and Manhattan Beach Boulevard. She suggested that a
19 portion of the roof of the proposed structure be lowered to provide more visual interest. She
20 indicated that she accepts that the sloped topography presents a challenge in designing a project.
21 She said, however, that she feels that an attempt is being made to fit the standard Rite Aid
22 footprint onto a site where it cannot be accommodated. She indicated that additional visual
23 interest on the roof line and along Sepulveda Boulevard would need to be provided before she
24 could support granting the Variance request. She commented that she also cannot support the
25 additional height being requested for the mechanical equipment on the roof. She said that
26 although it may not be visible from the street, the equipment would be visible from other
27 locations.

28
29 Commissioner Lesser said that he agrees with the comments of Commissioner Seville-Jones. He
30 commended the applicants on their professionalism, courtesy and patience and in attempting to
31 comply with the City's requirements and comments of the Commissioners. He indicated,
32 however, that he is concerned with the proposed building in relation to the surrounding
33 structures. He commented that he is concerned with Sepulveda Boulevard and Manhattan Beach
34 Boulevard becoming like a canyon with very large structures on either side. He said that he does
35 not feel the proposed design achieves the intent of the Sepulveda Corridor Guidelines in
36 promoting pedestrian access, although he recognizes that there currently very little pedestrian
37 traffic on the street. He said that he also has a concern with the height as proposed at 10 ½ feet
38 beyond the maximum permitted by the Code. He indicated that he is also concerned by the
39 applicant using the Sepulveda Corridor Guidelines as the basis for granting the Variance request.
40 He indicated that he feels the applicant is attempting to place too large of a structure on the
41 subject site. He commented that he would be receptive if the applicant were able to address

[Draft] Planning Commission Meeting Minutes
December 12, 2007
Page 12

1 some of his concerns; however, he is aware that the applicant has bottom line requirements in
2 order to generate revenue.

3
4 Commissioner Powell said that he has concerns with the articulation along the side adjacent to
5 Sepulveda Boulevard. He commented that the Commission has granted exceptions to the height
6 requirement in the past but none as large as being requested for this project. He commented that
7 the applicant has indicated that they would not be able to reduce the scale of the building
8 because of the impact to their profit margins; however, that leads him to believe that they are
9 attempting to maximize every square inch possible of the site for profit. He stated that although
10 some articulation would be provided, the structure would appear as a large box. He commented
11 that he does not feel the project encourages pedestrian access along Sepulveda Boulevard, which
12 is contrary to the goals of the Sepulveda Corridor Guidelines. He said that when one project is
13 approved that has been granted a number of exceptions, it can be used as reasoning as to why
14 other projects should be granted similar requests. He stated that there is no visible sloping of the
15 roofline on the proposed structure. He said that the guidelines also discourage large block walls
16 along Sepulveda Boulevard. He indicated that the project is seeking a substantial height
17 variance; and the orientation is not consistent with the goals of the Sepulveda Corridor
18 Guidelines. He indicated that there are too many issues with the design of the proposed
19 structure, and a substantial revision is necessary.

20
21 Chairman Bohner said that the Sepulveda Boulevard Guidelines are goals in approving structures
22 along Sepulveda Boulevard, but they are not rules. He said that other issues such as topography
23 and the economic viability of a project need to be taken into consideration when considering the
24 guidelines. He commented that he does not feel the height of the proposed building is out of
25 scale with the other structures in the area. He indicated that he does not feel a 22 foot height
26 limit for the proposed building is feasible given the applicant's requirements and the topography
27 of the site. He commented that it would be difficult to access the entrance from the parking lot if
28 the entrance were placed along the Sepulveda Boulevard elevation. He indicated that it would be
29 difficult for the property to be developed at all if the applicant is required to adhere to all of the
30 Sepulveda Corridor Guidelines. He said that the applicant has attempted to meet the goals of the
31 guidelines. He commented that he does feel the topography creates an issue in developing the
32 site and it is appropriate for the height Variance to be granted. He said that additional setbacks
33 have been provided than are required, and an effort has been made to make the property
34 attractive. He stated that an effort has also been made to add articulation to the western
35 elevation; however, possibly more could be achieved. He indicated that the height of the
36 proposal is not out of scale with the adjacent properties. He indicated that he would prefer that
37 the height be lower, but he does not feel it is feasible for the proposal and have it be a profitable
38 business. He indicated that he would approve the project.

39
40 **Mr. Payne** said that they would be willing to make changes to the appearance of the elevations
41 in order to break up the mass and address the concerns of the Commissioners. He stated that

[Draft] Planning Commission Meeting Minutes
December 12, 2007
Page 13

1 their intent is to build the project as has been presented. He said that he does not feel the store
2 would be a viable business if the size or height of the structure were reduced, and they would
3 prefer the Commission vote on the project as presented.

4
5 A motion was MADE and SECONDED (Lesser/Seville-Jones) to **DENY** a Use Permit,
6 Alcoholic Beverage License, Variance from Maximum Allowable Building Height, and an Initial
7 Study and Negative Declaration for a Proposed Rite-Aid Pharmacy at 1100 Manhattan Beach
8 Boulevard

9
10 AYES: Lesser, Powell, Seville-Jones
11 NOES: Chairman Bohner
12 ABSENT: Schlager
13 ABSTAIN: None

14
15 Director Thompson explained the 15-day appeal period to the City Council.

16
17 Commissioner Seville Jones requested that the issues she raised including limiting the amount of
18 space permitted for liquor sales and requiring removal the gas tanks prior to any construction be
19 forwarded to the City Council in the event they decide to move forward with the project.

20
21 **DIRECTOR'S ITEMS** None

22
23 **PLANNING COMMISSION ITEMS**

24
25 Commissioner Powell commended the outstanding efforts of the planning staff and the
26 Commissioners and City Council and residents and businesses which make the City

27
28 Commissioner Lesser asked whether there is any plan by the City Council to review the
29 Sepulveda Corridor Guidelines. He indicated that he has a question as to whether the need in the
30 community for the type of use should be considered when reviewing projects.

31
32 Director Thompson said that the Council has expressed a concern with the loss of the retail tax
33 base along Sepulveda Boulevard, particularly with some of the recent developments of office
34 rather than retail commercial uses. He said that the Council has directed staff to consider
35 carefully the type of use when reviewing projects in terms of the type of use. He indicated that
36 staff felt that the Rite Aid would basically be a general store which is an encouraged use along
37 Sepulveda Boulevard.

38
39 Commissioner Seville-Jones suggested that for future projects a paragraph be included in the
40 staff report regarding the appropriateness of the type of use.

[Draft] Planning Commission Meeting Minutes
December 12, 2007
Page 14

1 Commissioner Seville-Jones commented that the Commissioners attended a productive
2 educational session on the facilities strategic plan. She said that although the responses of the
3 Commissioners were only preliminary, she felt it was an informative and helpful session.
4

5 **TENTATIVE AGENDA: January 9, 2008**

6
7 A. Amendment to Previously Approved Use Permit for Property Located at 1100
8 Manhattan Avenue
9

10 **ADJOURNMENT**

11
12 The meeting of the Planning Commission was **ADJOURNED** at 9:00 p.m. in the City Council
13 Chambers, City Hall, 1400 Highland Avenue, to Wednesday, January 9, 2008, at 6:30 p.m. in the
14 same chambers.
15

16 _____
17 RICHARD THOMPSON
18 Secretary to the Planning Commission

SARAH BOESCHEN
Recording Secretary