



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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Eric Haaland, Associate Planner 

DATE: August 13, 2008

SUBJECT: Consideration of a Use Permit and Variance for Construction of Two Commercial Buildings Located at the Northwest Corner of Sepulveda and Manhattan Beach Boulevard, 1129 N. Sepulveda Boulevard

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution **APPROVING** the proposed project subject to certain conditions.

APPLICANT

Bryant Palmer Soto Inc.
2601 Airport Drive, Suite 310
Torrance, CA 90505

OWNER

1129 Sepulveda BMPD, LLC
915 Wilshire Blvd. #2200
Los Angeles, CA 90017

PROJECT OVERVIEW

LOCATION

Location

1129 Sepulveda Boulevard at the northwest corner of Sepulveda Boulevard and Manhattan Beach Boulevard (See Site Location Map).

Legal Description

Lots 11, 12, 13, 14, 15 & 16, Block 59, Tract 1638

Area District

II

LAND USE

<u>General Plan</u>	General Commercial	
<u>Zoning</u>	CG, General Commercial	
<u>Land Use</u>	<u>Existing</u> Vacant Auto Service Station w/ 1,540 sq. ft. Bldg.	<u>Proposed</u> 4,010 sf. Bank Bldg. 2,319 sf. Retail Bldg.
<u>Neighboring Zoning/Land Uses</u>		
North	CG & RS-D6/Office Building	
South	CG/Auto Service (Jiffy Lube)	
East (across Sepulveda)	CG/Retail (Target)	
West (across Oak)	CL/Restaurant	

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	23,525 sq. ft. (net)	5,000 sq. ft. min
Building Floor Area:	6,329 sq. ft.	35,287 sq. ft. max.
Height	32 ft.	30 ft. max.
Sepulveda Setback	10 ft.	10 ft.
Parking:	37 spaces (incl. 9 compact)	25 spaces
Hours of Operation:		
Bank – daily:	9am-6pm	N/A (6am-midnt.)
Retail – daily:	24 hours	N/A (6am-midnt.)
Landscape Area	2,587 sq. ft.	1,882 sq. ft.
Vehicle Access	One Sepulveda dwy. N/A One MBB dwy. One Oak dwy.	

BACKGROUND

The proposed project is to construct a 6,329 square foot two-building commercial development replacing an existing vacant gasoline station on a 23,525 square foot site. One proposed building exceeds the 30-foot height limit by as much as 2 feet. The Zoning Code requires use permit approval of development exceeding 5,000 square feet, and development on sites exceeding 10,000 square feet, in the CG zone. The project therefore requires Planning Commission approval of a use permit and height variance.

DISCUSSION

The submitted plans show a redeveloped through-lot corner site with three access driveways, a T-shaped parking/drive aisle, and two new one-story commercial buildings located adjacent to the street intersections abutting the site. Street dedications are proposed along Manhattan Beach and Sepulveda Boulevards. The proposed driveways access Sepulveda Boulevard, Manhattan Beach Boulevard, and Oak Avenue while eliminating two redundant curb cuts existing on the site. Pedestrian access is primarily provided along Manhattan Beach Boulevard, with a building access/exit on Sepulveda Boulevard. Building entries are located facing the parking aisle accessing Manhattan Beach Boulevard at the mid-portion of the site. Buildings are enhanced with stone treatment, pitched roof elements, tower features, and other architectural details. The proposed bank building is intended by Wells Fargo Bank to be LEED certified at the silver level to address environmental goals in construction of this location and other locations in the future.

The project conforms to the city's requirements for use, floor area, setbacks, landscaping, and parking. The project issues that warrant discussion include the following:

Height:

The applicant requests a variance from Section 10.14.030(F) of the zoning code regarding maximum height of structures in the CG zone. The two towers proposed for the bank building are 2.5 feet over the 30-foot height limit for pitched roofs, and the parapet of the building also exceeds the corresponding 22-foot height limit for flat roofs by 1.5 feet. The amount of tower area exceeding the height limit is small relative to the entire building, with the flat roof area covering the majority of the building. The building height from the Sepulveda (high end of the site) perspective would be approximately 28 feet for the tower, and 19.5 feet for the parapet, as measured from the corner sidewalk. The rear (adjacent to Oak Avenue) retail building's tower and parapet have heights below the limits roughly equivalent to the amounts above the height limits proposed for the bank building.

In order to grant the variance request, Section 10.84.060(B) of the zoning code requires that the Planning Commission must make required findings as follows:

1. Because of special circumstances or conditions applicable to the subject property, including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions, strict application of the

requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property.

2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.
3. Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.

The attached applicant narrative argues that the variance request is appropriate due to the site's sloping topography, the building location, and the building's environmentally sensitive design concept. The site does slope more than 7 feet downward diagonally from the front street corner to the rear interior corner. The bank building is proposed adjacent to the front street corner in conformance with the aesthetic goals of the Sepulveda Boulevard guidelines, where the horizontal height limit plane is the most restrictive toward building height. It is true that the heights of the two proposed buildings step correspondingly with the slope of the site. The applicant has indicated limited potential for modifying the proposed bank design since it is intended as an environmentally certified prototype for projects in other locations.

Staff believes that the arguments presented are appropriate for the Planning Commission to make the required findings and approve the requested height variance subject to the condition that the rear building remain correspondingly stepped below the height limit.

Traffic:

The conversion from gasoline sales and auto service to bank and retail use generally results in less traffic generation from the site. The City's Traffic Engineer has determined that a formal traffic study is not required for the proposal due to its low level of traffic generation. Elimination of two of the five existing curb cuts is also an improvement over existing traffic-related design. The City's traffic engineer has recommended that the proposed Oak Avenue driveway be limited to left-turns only, as that is a common request from residents of residential streets with secondary commercial driveways.

The applicant is offering dedication of an 8-foot strip of property for the widening of Manhattan Beach Boulevard due to the city's intention to create a double left turn lane there to improve the efficiency of the Sepulveda/Manhattan Beach Boulevard intersection. A routine 4-foot dedication is also proposed for Sepulveda Boulevard to remove the existing public sidewalk there from private property.

The city Traffic Engineer's review of the project is summarized in the comments and recommended conditions in the attached memorandum.

Compact Parking:

The submitted plan includes 12 parking spaces beyond the required amount. While the 9 compact spaces proposed are surplus to code requirements, the majority of them are located near the entries of the rear retail building. Since the Planning Commission and City Council have recently expressed concerns for the prominence of compact parking spaces, staff recommends that most of those compact spaces be relocated across the parking aisle to the less convenient parking locations.

Parking Lot Lights:

The proposal includes typical 20-foot tall commercial parking lot light poles. Section 10.64.170(C)(1) of the zoning code, however, limits the height of such poles within 25 feet of a residential property to 12 feet. The rear half of the abutting property is zoned RS but is not currently used residentially. Section 10.64.170(C)(8) zoning code allows requests to exceed the light source height limit to be approved if avoidance of residential disturbance can be ensured. The applicant has provided the attached request regarding two light poles proposed within 25 feet of residentially zoned property, based on bank security requirements. Staff suggests that the proposed 20-foot height for the two light poles in question is appropriate if proper glare shielding is added to the light fixture since the nearest current residence is located across Oak Avenue.

Sepulveda Boulevard Guidelines:

The applicant has made substantial efforts to address the Sepulveda Boulevard development guidelines. The aesthetic oriented guidelines generally favor building/store frontages oriented toward Sepulveda, as opposed to vehicle dominated frontages. The project design addresses this issue by placing the primary building (bank) at the corner of Sepulveda and Manhattan Beach Blvds. The Sepulveda façade includes a tower feature, a wall sign, stone veneer, windows, and a glass exit door depressed slightly below sidewalk level. The setback contains landscaping, a monument sign, and a concrete ramp accessing the exit door. The Manhattan Beach Boulevard façade also includes decorative design and landscaping. The proposed secondary building (retail) is similarly oriented abutting the rear street corner of the site at Oak Avenue and Manhattan Beach Boulevard, which is also aesthetically desirable.

The project substantially improves the site's traffic design by reducing curb cuts but does not include a deceleration lane or reciprocal access as encouraged in the Sepulveda guidelines. The short frontage of the site and the significant dedication toward other off-site traffic improvements lead staff to recommend against imposing an entry deceleration lane in this case. The dedication discussed above, also benefiting Sepulveda Boulevard traffic flow, is a more appropriate traffic improvement for this site. The guidelines also encourage reciprocal access between commercial properties to improve on-site parking and circulation efficiency. In this case the neighboring commercial properties to the north are located within the Oak Avenue Overlay District, which prohibits the commercial driveways that currently access Oak Avenue. The abutting property owner to the north has indicated no interest in

creating a common driveway at this time. A condition requiring an appropriate form of future reciprocal vehicle access, when feasible, is included in the draft resolution.

Signs:

The applicant has provided a sign program with the submitted plans. The program calls for one bank monument sign at the Sepulveda Boulevard frontage, four primary bank wall signs, and four retail building wall signs. The sum of these signs totals to the 448 square feet of permitted sign area for the site. Staff has a concern for one of the proposed bank wall signs that appears to be prominently visible to the residential neighbors. The west facing sign oriented toward the center of the proposed parking lot appears to be highly visible to those homes, and Staff recommends that this sign be removed and that primary signage be prohibited from residentially oriented locations.

Hours of Operation:

Bank and retail hours are usually not a concern, and often not regulated. In this case the applicant is proposing 9am to 6pm hours for the bank, and 24-hour operation for retail use. An "office supply" tenant that is apparently interested in the location is indicated to operate 24 hours a day. Staff is unaware of problems with this type of use, however, potential for disturbance to nearby residential uses is a concern for this rear portion of the site. Staff has included time restrictions in the proposed resolution generally requiring businesses on the site to close by midnight daily, and specifically for food & beverage sales (e.g., convenience store) to close by 10:30pm daily.

Miscellaneous Conditions: Additional conditions proposed in the attached draft Resolution include the following: sign ordinance compliance, prohibition of pole signs, provision of storm water quality measures, trash/recycling programs, required on-site employee parking, Caltrans/Public Works approval of driveway designs, Traffic Engineer approval of final traffic details, construction controls, and Police approval of security measures.

Neighbor Comments: Staff has received one response (attached) to the project hearing notice in support of the project stating it will benefit the community.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 3 & 32) as a construction of small structures in a developed urbanized area per Sections 15303 and 15332 of CEQA.

CONCLUSION

Staff believes that the proposed Use Permit and Variance would comply with the City's Municipal Code/General Plan, would adequately provide the necessary protection against adverse impacts to the surrounding area, would not impact public services, meets the findings required in granting the requested Variance, and recommends approval subject to the findings and conditions specified in the proposed draft resolution.

ALTERNATIVES

The alternatives available to the Planning Commission include:

1. **APPROVE** the project with revised findings or conditions, and **ADOPT** a modified version of the attached draft Resolution.
2. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.

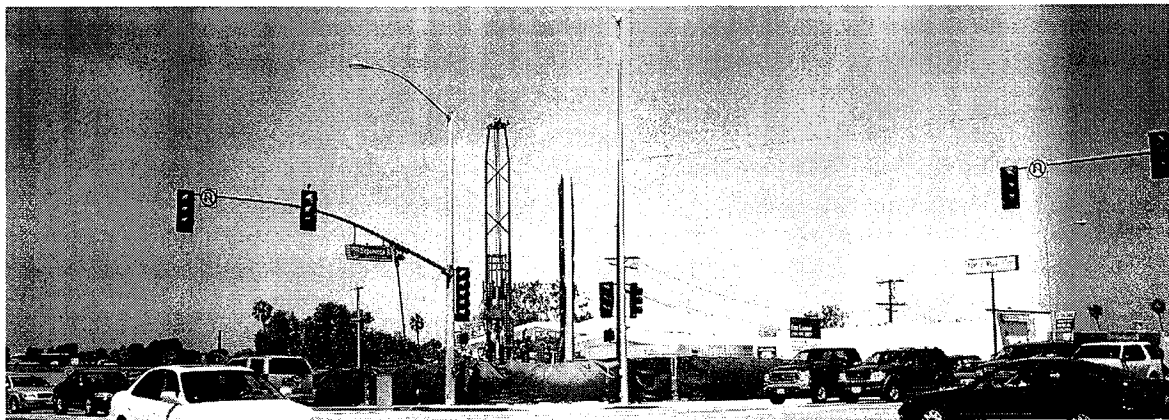
Attachments:

- A. Site Location Map
 - B. Draft Resolution PC 08-
 - C. Applicant requests
 - D. Sign program excerpts
 - E. Traffic Engineer Memo
 - F. Public comment letter
- Plans (separate – half size scale)

cc: Bryant Palmer Soto Inc., Applicant
1129 Sepulveda LLC, Owner

1129 Sepulveda Blvd.

Vicinity



RESOLUTION NO. PC 08-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND VARIANCE TO REPLACE AN EXISTING VACANT SERVICE STATION WITH TWO NEW COMMERCIAL BUILDINGS, ONE OF WHICH EXCEEDS THE PERMITTED HEIGHT LIMIT ON THE PROPERTY LOCATED AT 1129 SEPULVEDA BOULEVARD

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on August 13, 2008, considered an application for a use permit and variance to replace an existing vacant service station with two new commercial buildings, one of which, would exceed the height limit by as much as 2.5 feet, on the property legally described as Lots 11, 12, 13, 14, 15 & 16, Block 59, Tract 1638 located at 1129 Sepulveda Boulevard in the City of Manhattan Beach.
- B. The application was filed on April 29, 2008. The applicant for the subject project is Bryant Palmer Soto Inc. The owner of the property is 1129 Sepulveda BMPD, LLC.
- C. The project is Categorically Exempt from the requirements of CEQA pursuant to Sections 15303 and 15332, since the project involves construction of relatively small structures and minor infill development within an urbanized area.
- D. 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.
- E. The property is located within Area District II and is zoned CG Commercial General. The surrounding private land uses consist of CG, Local Commercial, and Single-Family Residential uses.
- F. The General Plan designation for the property is General Commercial. The project is consistent with the General Plan including specific policies including the following:
 - Goal LU-1.2: Encourage the use of notches, open space, setbacks, landscaping, or other architectural details to reduce building bulk.
 - Goal LU-2.1: Encourage landscaping standards for commercial areas.
 - Goal LU-3.1: Encourage quality design in all new construction.
 - Goal LU-3.2: Encourage the use of Sepulveda Boulevard Corridor Guidelines.
 - Goal 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.
 - Goal LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses.
- G. Approval of the replacement of a vacant service station with two new commercial buildings, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working 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 since it is in compliance with all regulations, improves existing circulation design, and provides aesthetic enhancements with conforming landscaping and signage including removal of one pole sign.

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H. The Planning Commission made the following findings with respect to the Variance application for maximum allowable building height, MBMC Section 10.60.050:

- The special circumstances applicable to this property are the substantial change in topography, height limit methodology being a horizontal plane based on the four-corner elevation of the property, and the Sepulveda Boulevard Guidelines, which recommend the placement of building toward the front of the property which is the highest elevation, poses constraints on meeting the maximum allowable building height. The intended environmentally sensitive building prototype design also poses a constraint to modifying the proposed design to comply with the height limit.
- The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare, since the commercial area will benefit from building location at the front in conformance with the Sepulveda Boulevard Guidelines, and the rear building will be stepped below the height limit a corresponding amount resulting in an average height approximating the applicable 22 and 30 foot limits.
- Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district, since the proposed building height will be in scale and compatible with the surrounding buildings

- I. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- J. The service station replacement by commercial buildings will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- K. Dedication of an 8 foot strip of property is necessary for traffic improvements to the intersection of Manhattan Beach Boulevard and Sepulveda Boulevard. This dedication is acceptable as an alternative to dedicating for a right-turn pocket entrance improvement for the site as recommended by the Sepulveda Boulevard Guidelines.
- L. This Resolution is intended to supersede all previous use permit approvals for the subject property.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Variance applications subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on August 13, 2008, except that compact parking spaces shall be located away from primary building entries as determined to be appropriate by the Community Development Director. Compliance shall include a reduction below applicable height limits for the rear building corresponding to the increased (variance) height of the front building. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments prior to

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issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. A site landscaping plan, consistent with the project rendering on file with the Community Development Department, utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed landscape architect, as required by state law.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Project driveway entrances shall be constructed or modified in conformance with the requirements of the Public Works Department and Caltrans.
9. * Final circulation, traffic visibility, pedestrian, bicycle, and parking design shall be subject to the review of the City's Traffic Engineer and Director of Community Development.
10. * An irrevocable offer of dedication of the southerly 8 foot wide strip of the site and corner cutoffs shown on the submitted plans abutting Manhattan Beach Boulevard shall be provided prior to issuance of project building permits, subject to the review and procedures of the Public Works Department.
- 11.* Sidewalk and related pedestrian easements along Sepulveda Boulevard, Manhattan Beach Boulevard, and Oak Avenue, as shown on the submitted plans shall be completed prior to issuance of project building permits, subject to the review and procedures of the Public Works Department.
12. * Security lighting for the site shall be provided in conformance with Municipal Code requirements including applicable height limits and glare prevention design. Light poles exceeding 12 feet in height adjacent to residentially zoned property shall require increased attention to light shielding.
13. * Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works. Oil clarifiers and other post construction SUSMP items shall be required for the project.
14. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.

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15. Sidewalks shall be repaired or installed around the entire site pursuant to the requirements of the Public Works Department.
16. Plans shall incorporate sustainable building components into the building and site design as determined to be appropriate by the Public Works and Community Development Departments including, but not limited to: LEED (leadership in Energy and Environmental Design) and Build-it-Green components, permeable pavement, energy efficient plumbing mechanical and electrical systems, and storm water retention.
17. * An appropriate merger document eliminating antiquated property lines within the site shall be recorded subject to the review and approval of the Community Development Department prior to issuance of building permits.

Operational Restrictions

18. * The facility shall operate as a commercial center with retail, bank, personal services, and food and beverage sales (without alcohol) uses. Uses determined to be similar to retail by the Community Development Director may also be permitted. Office and restaurant use shall be prohibited.
19. * Hours of operation of the businesses within the facility shall be limited to 6am to midnight daily, except that food and beverage sales shall be limited to 6am to 10:30pm daily.
20. * The management of the facility shall police the property and all areas immediately adjacent to the businesses during the hours of operation to keep it free of litter.
- 21.* The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses. Security systems and procedures shall be provided as determined to be appropriate by the Chief of Police.
22. * A covered trash enclosure(s), with adequate capacity shall be provided and available on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan demonstrating diversion of at least 50% of solid waste shall be provided as required by the Public Works Department.
23. * The site shall allow reciprocal vehicular access to/from any adjacent property upon which a similar Reciprocal Access condition has been imposed, provided the plans and configuration of such Reciprocal Access shall be subject to the approval of the property owner. Such approval by the owner shall not be unreasonably withheld or delayed; provided that there is no loss in parking needed to meet parking demand for, or other adverse effect upon, the subject site. The parking lot configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
24. * Parking shall be provided in conformance with the current Manhattan Beach Municipal Code. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
25. * The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.

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26. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings or other architectural elements shall be prohibited. Primary signs shall be prohibited from locations oriented toward, or substantially visible from, the adjacent northwesterly residential area as determined by the Community Development Department.
27. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited, except required emergency audio systems.
29. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
30. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.

Procedural

31. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
32. This Use Permit and Variance shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
33. 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.
34. 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.

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SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of August 13, 2008 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen,
Recording Secretary

EXHIBIT A
PROJECT DESCRIPTION NARRATIVE
FOR 1129 NORTH SEPULVEDA BOULEVARD PROJECT

- Applicant:** Bryant Palmer Soto Inc.
- Project Title:** 1129 North Sepulveda Boulevard
- Project Location:** 1129 North Sepulveda Boulevard on the property generally bounded by Sepulveda Boulevard, Manhattan Beach Boulevard, Oak Avenue and adjacent commercial property to the north
- Project Proposal:** Request approval for a Use Permit on the subject CG zoned property to allow for development in conformance to the Sepulveda Boulevard Development Guidelines described under the Project Description.
- Project Description:** The present site is 25,766 square feet and was previously operated as a gas station. The site is presently cleared for development except for an existing 1,540 square foot structure to be demolished.

The proposed neighborhood development will consists of two conventional wood framed commercial structures totaling 6,329 square feet:

- (1) A 4,010 square foot one story building for bank use at the northwest corner of Sepulveda and Manhattan Beach Boulevards.
- (2) A 2,319 square foot one story retail shop building at the northeast corner of Manhattan Beach Boulevard and Oak Avenue.

The project site is provided with 37 parking space and a shared roof covered trash enclosure per city standards. All parking spaces are bounded by concrete curbs adjacent to hardscape/paving or landscape planting. Parking spaces consist of 30 standard spaces, 5 small (compact) spaces and 2 disabled access space with van access.

An 8-foot street dedication will be provided along Manhattan Beach Boulevard. An engineer will prepare plans for its implementation. A 4-foot CALTRANS dedication is planned for

Sepulveda Boulevard although it will be landscaped planted for the time being.

There will be no substantial grading operations to take place. Minimal export is potential to accommodate a workable pad for each building. Site drainage will be collected by catch basin(s) installed with a fossil filter.

A geotechnical investigation was performed confirming the feasibility of the proposed project. Conventional foundation design and construction can take place.

General site lighting will be per city standards. In addition, the bank will be illuminated per state standards. Parking will be illuminated from parking lot poles. The disabled access path will meet required illumination.

Vehicular access is proposed from three locations. One curb cut each is proposed for Sepulveda Boulevard, Manhattan Beach Boulevard and Oak Avenue. An existing bus stop located on Manhattan Beach Boulevard is proposed to be relocated for a proposed curb cut in order to allow vehicular access to the site.

Although pedestrians will be able to access from the three general locations of the proposed curb cuts, disabled access for pedestrians is from Manhattan Beach Boulevard and Oak Avenue.

The site is provided with 13% coverage of landscape planting.

The bank use will have 24 employees and is anticipated to be a 9-6 operation. The shop building will comprise of a 1,700 s.f retail/office supply use with 24 hour operation and a 619 s.f. ancillary retail use.

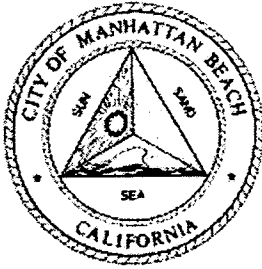
Findings:

The proposed location of the bank and retail uses and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan. It will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such uses. In addition, it will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The proposed uses replace an existing gas station use.

The two proposed buildings edge along the major boulevards to maintain the contextual nature of the early buildings along

Sepulveda Boulevard. The facades of both the bank and shop buildings will complement each other, and as a whole, will be harmonious to the adjacent buildings and uses. The color palette, fenestration and scale will enhance a major corner in the city. Vehicular traffic from the site to Oak Avenue will be directed to left turn only and exit to Manhattan Beach Boulevard.



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: BRYANT PALMER SOTO, INC. Contact Person: KIMMO SAHAKANGAS
Address: 2601 AIRPORT DRIVE SUITE 310, TORRANCE CA 90505 Address: SAME
Phone number: 310. 326. 9111 x143 Phone number: SAME
Relationship to property: ARCHITECT Association to applicant: ASSOCIATE

PROJECT LOCATION AND LAND USE

Project Address: 1129 N. SEPULVEDA BLVD.
Assessor's Parcel Number: 4170-007-023
Legal Description: LOTS 11, 12, 13, 14, 15 AND 16, IN BLOCK 59 of TRACT NO. 1638, ...
Area District, Zoning, General Plan Designation: _____
Surrounding Land Uses:
North COMMERCIAL West COMMERCIAL
South COMMERCIAL East COMMERCIAL
Existing Land Use: COMMERCIAL

PROJECT DESCRIPTION

Type of Project: Commercial Residential _____ Other _____
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: N/A

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: S.F. BANK USE WITH 24 EMPLOYEES AND ANTICIPATED 9-6 OPERATION. A S.F. RETAIL/ OFFICE SUPPLY USE WITH 24HR. OPERATION AND AN ANCILLARY RETAIL USE OF S.F.

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: N/A

Removed/

	Existing	Proposed	Required	Demolished
Project Site Area:	25,766 S.F.	(23,525 S.F.)*		
Building Floor Area:	1,540 S.F.	7,342 S.F.		TO BE DEMOLISHED
Height of Structure(s)	-	22' (30' w/ SLOPING ROOF)		
Number of Floors/Stories:	1	1		
Percent Lot Coverage:	6%	31.2%		
Off-Street Parking:	± 11	30	30	
Vehicle Loading Space:	-	1	1	
Open Space/Landscaping:	LESS THAN 3%	(11%)*	8%	

*AFTER DEDICATIONS

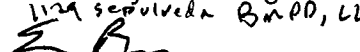
Proposed Grading:
 Cut _____ Fill _____ Balance Imported _____ Exported _____

Will the proposed project result in the following (check all that apply):

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes to a scenic vista or scenic highway? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A change in pattern, scale or character of a general area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A generation of significant amount of solid waste or litter? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water quality impacts (surface or ground), or affect drainage patterns? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increase in existing noise levels? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A site on filled land, or on a slope of 10% or more? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The use of potentially hazardous chemicals? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increased demand for municipal services? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increase in fuel consumption? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:  Prepared For: 1129 SEPULVEDA BMPD, LLC

Date Prepared: 4-27-08

Revised 7/97



1515 South Sunkist Street, Suite E
Anaheim, California 92806
714/634-3318 fax 714/634-3372
www.arroyogeotechnical.com

December 14, 2007

Mr. Irwin Bucy
Regency Centers
915 Wilshire Blvd., Suite 2200
Los Angeles, California 90071

**Subject: Report of Geotechnical Investigation and Seismic Hazard
Evaluation Study**
Proposed Bank and Coffee Shop Development Plan "B"
1129 South. Sepulveda, Manhattan Beach, California
Arroyo Geotechnical Project No. 16956-2000

Dear Mr. Bucy

This report presents the results of our geotechnical investigation and seismic hazard evaluation for the proposed Bank and Coffee Shop Development, Plan "B" located on South Sepulveda, Manhattan Beach, California. The purpose of this study was to evaluate the surface and subsurface geotechnical conditions and develop geotechnical recommendations for project design. The work was performed in accordance with our proposal dated March 30, 2007.

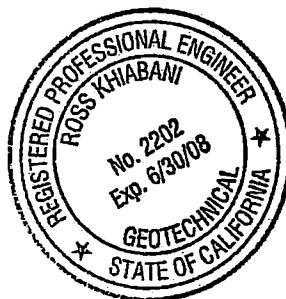
The planned development for the subject site will consist of 4,200-sft of Bank Building and 1,300-sft of Coffee Shop Building. Based on results of our investigation, the planned development is feasible from geotechnical standpoint. Present in this report are results of our investigation and recommendations with respect to site grading and foundation designs.

We appreciate the opportunity to assist you and look forward to future projects. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

ARROYO GEOTECHNICAL

Ross Khiabani, GE 2202
Principal Engineer



Sean A. Mantegh, Ph.D.
Senior Staff Engineer

Distribution: (4) Addressee



June 10, 2008

CITY OF MANHATTAN BEACH
Community Development Dept.
1400 Highland Avenue
Manhattan Beach, CA 90266

Regarding: Wells Fargo Bank

To Whom it May Concern,

We are requesting a variance to exceed the height ordinance by 2'-0".

1. The property has an approximate 5'-0" change in elevation along the Manhattan Beach Blvd. property line. This coupled with the requirements of the Sepulveda Boulevard Development Guidelines regarding building orientation and visual aesthetics creates a very difficult set of issues when designing a building at the gateway to Manhattan Beach. The building orientation guideline states: "site and building designs that focus on, and directly relate to the street create a more attractive, comfortable and interesting environment". The visual aesthetics guideline states: "visually less desirable elements such as large parking areas, blank walls, storage and trash areas should be hidden, or less prominent as viewed from the street". We have achieved both of these guidelines by locating the building at the corner and the parking lot on the interior of the site, but this has also limited the height of the Wells Fargo building.
2. The additional height request can be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site or to the public health, safety or general welfare.
3. We feel that granting this application for variance is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitation on other properties in the vicinity and in the same zoning district and area district.

The building we have proposed for this site is a proto-type design that is at a minimum, LEED Certified – Silver by the USGBC. Wells Fargo is working with the USGBC to achieve a "Volume Build" approval based on this proto-type design. This will be the building that Wells Fargo will construct for all their new locations. Wells Fargo is dedicated to building "Green" facilities. Changes to the proto-type "Volume Build" design, including height will have a negative impact on the USGBC approvals process and the overall inter-relationship of the proportional elements.

Brett Marchi, Architect
California Reg. # C15267

2599 Baseline Avenue
Solvang, CA 93463

Ph/Fax: (805) 295-8787
email: brett@marchi-associates.com



In conclusion we feel that the unique site topography, the requirements of the Sepulveda Blvd. Development Guidelines and the strict compliance regulations of the USGBC combine to create a hardship for any development seeking to create a dynamic and proportionally pleasing building at the gateway to Manhattan Beach. Your consideration of our variance application is greatly appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read "Brett Marchi", with a long horizontal line extending to the right.

Brett Marchi, A.I.A.
Marchi & Associates

cc; Eric Haaland, City of MB
Brian McNutt, WFB
Erwin Bucy, Regency Centers

Brett Marchi, Architect
California Reg. # C15267

2599 Baseline Avenue
Solvang, CA 93463

Ph/Fax: (805) 295-8787
email:brett@marchi-associates.com



July 16, 2008

CITY OF MANHATTAN BEACH
Community Development Dept.
1400 Highland Avenue
Manhattan Beach, CA 90266

Regarding: Wells Fargo Bank

To Whom it May Concern,

Wells Fargo Bank is requesting a parking lot light pole height exception per Section 10.64.170(C)(8). The State of California requires all ATM machines to comply with Assembly AB 244. This bill states that all ATM machine installations provide their customers a minimum nighttime illumination of 2 footcandles within a 60' radius of the ATM. WFB is requesting an increase in light pole height from 12' to 20'. A 12' high light pole will provide 2 footcandles of illumination approximately 10' horizontally. This project will require WFB to provide 2 footcandles across a 25' drive aisle. This can not be done with a 12' high light pole. Therefore WFB is requesting an exception to increase the light pole height to 20'. WFB will shield the light from the residential areas by providing forward throw lens, directing the light away from the residential areas and fixture shrouds.

Respectfully,

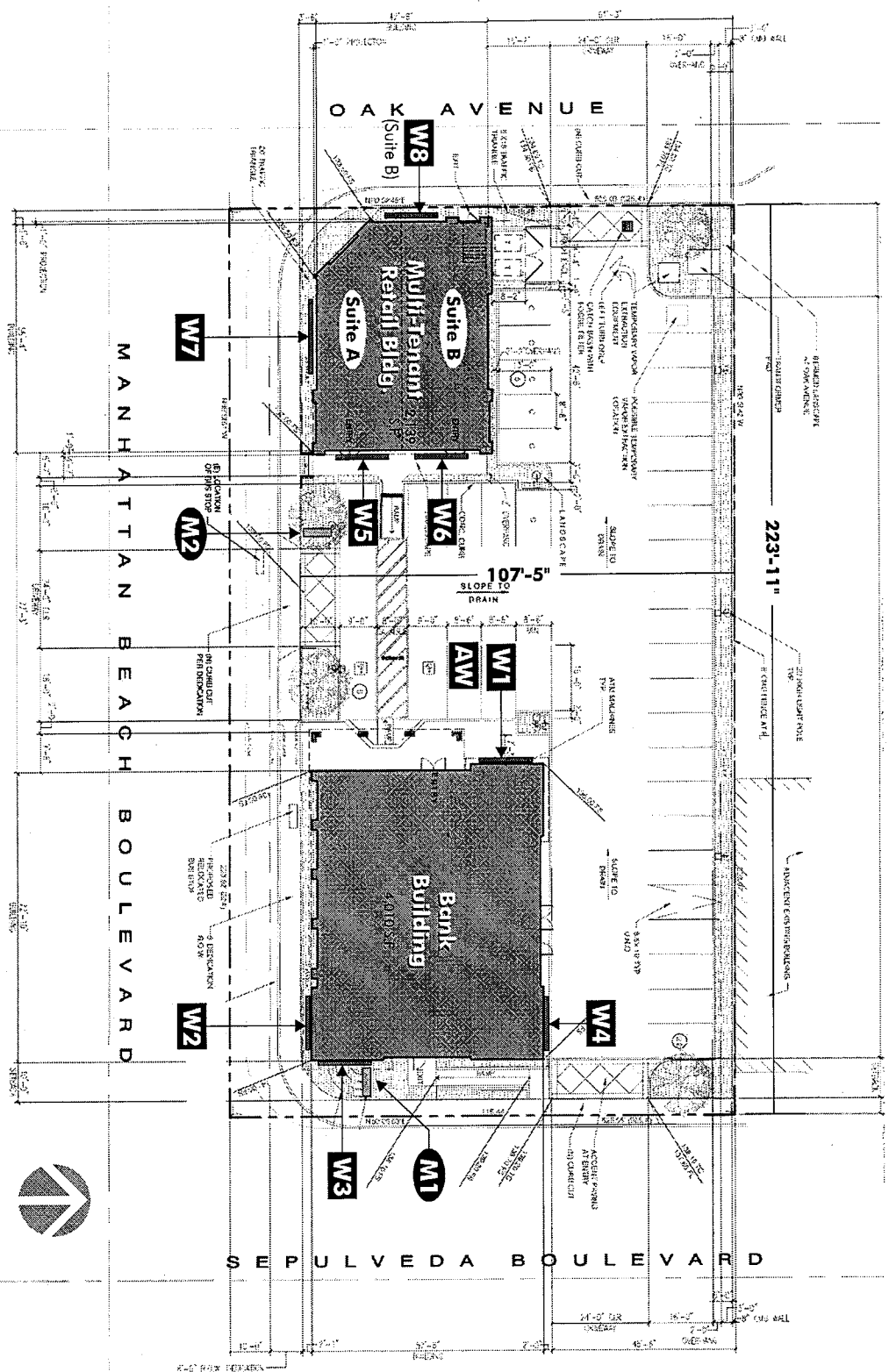
Brett Marchi, A.I.A.
Marchi & Associates

cc; Eric Haaland, City of MB
Brian McNutt, WFB
Erwin Bucy, Regency Centers

Brett Marchi, Architect
California Reg. # C15267

2599 Baseline Avenue
Solvang, CA 93463

Ph/Fax: (805) 295-8787
email:brett@marchi-associates.com



WALL SIGN SIZES AND AREAS:

BANK BUILDING				MULTI-TENANT RETAIL BUILDING			
Sign	Max. Width	Max. Height	Max. Area	Sign	Max. Width	Max. Height	Max. Area
W1	12'-0"	5'-0"	60 S.F.	W5	13'-0"	2'-6"	30 S.F.
W2	12'-0"	5'-0"	60 S.F.	W6	13'-0"	2'-6"	30 S.F.
W3	12'-0"	5'-0"	60 S.F.	W7	18'-0"	2'-6"	30 S.F.
W4	12'-0"	5'-0"	60 S.F.	W8	18'-0"	2'-6"	28 S.F.
AW	6'-0"	7"	4 S.F.	TOTAL: 118 S.F.			
TOTAL: 244 S.F.							

MONUMENT SIGN SIZES AND AREAS:

Sign	Panel Width	Panel Height	Area*
M1 (Bank)	6'-0"	3'-6"	42 S.F.
M2 (Retail)	6'-0"	3'-6"	42 S.F.
TOTAL:			84 S.F.

* Both sides of monument sign are counted in sign area

TOTAL SIGN AREA PROPOSED = 446 S.F. Total sign area allowed = 447.8 s.f. (223.92 ft. Manhattan Beach Blvd. frontage x 2)

1129
NORTH
SEPUVEDA

1129 N Sepulveda Blvd.
 Manhattan Beach, CA

SIGN PROGRAM

Date:
 June 19, 2008

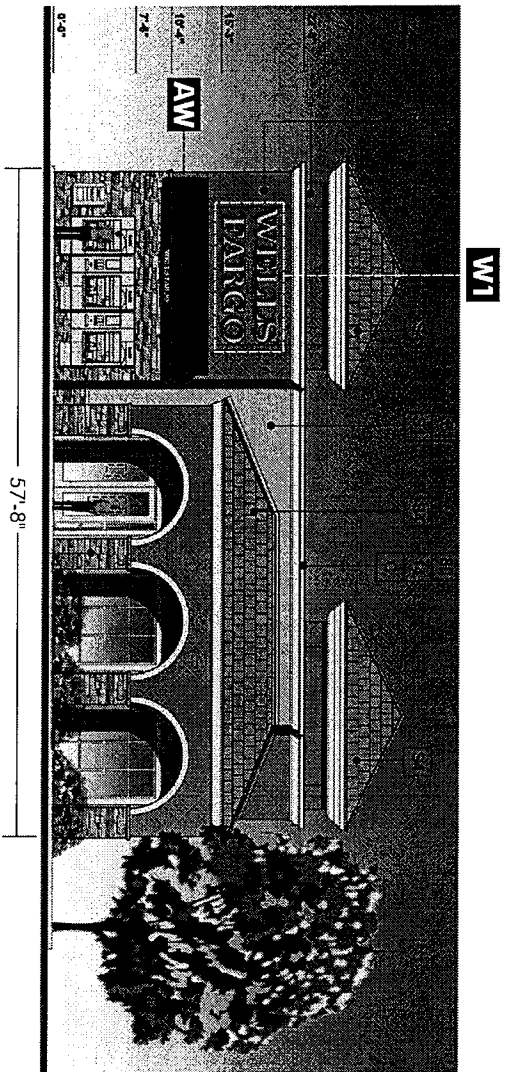
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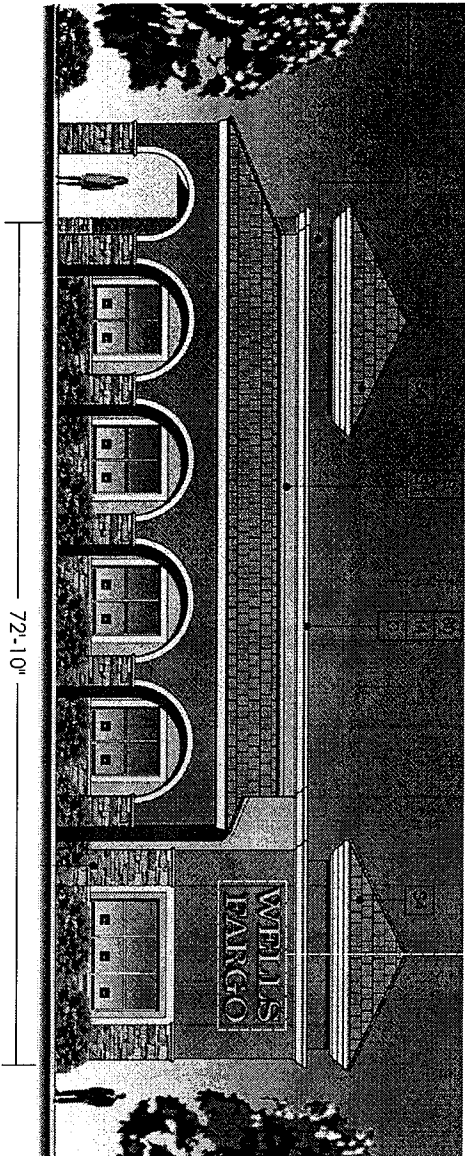
SIGN METHODS INC.
 Electrical Signs And Neon

1749 E. 28th St.
 Signal Hill, CA 92806
 (562) 989-5755
 (800) 655-4336
 Fax: (562) 427-6875
 www.signmethods.com

SITE PLAN



WEST BANK BUILDING ELEVATION



SOUTH BANK BUILDING ELEVATION

PAINT SCHEDULE:

- A** EXTERIOR FIELDS
BENJAMIN BLONDE™ - HC-49 -MIRRAL BROWN
- B** EXTERIOR ACCENT
BENJAMIN BLONDE™ - HC-38 -RECTOR'S BUFF
- C** EXTERIOR TRIM
BENJAMIN BLONDE™ - HC-45 -PENCIL BUFF

MATERIAL SPECS:

- S1** 7/8" EXTERIOR PLASTER OVER PAPERFACES
WHEREVER - LIGHT SPRAY DASH COAT - PAINT
- S2** "COURT YARD STONE"™ - LEONORINE
COLOR: WF-8917 - PLAINFIELD PINK
- S3** "SARIBELLA" CANVAS ANNING
COLOR: WILLIS TARGO RED
- S4** "MORNER LITE TIE"™ - SANDY SLATE
COLOR: CHARCOAL BROWN BLEND (L.S.P.S. 1132P)

WALL SIGN SIZES AND AREAS

Sign	Max. Width	Max. Height	Max. Area
W1	12'-0"	5'-0"	60 S.F.
W2	12'-0"	5'-0"	60 S.F.
AW	6'-0"	7"	4 S.F.

1129
NORTH
SEPULVEDA
1129 N Sepulveda Blvd.
Manhattan Beach, CA

SIGN PROGRAM

Date:
June 19, 2008

Scale:
~1/16"=1'-0"



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BANK BUILDING ELEVATIONS

1129 NORTH SEPULVEDA

1129 N Sepulveda Blvd.
Manhattan Beach, CA

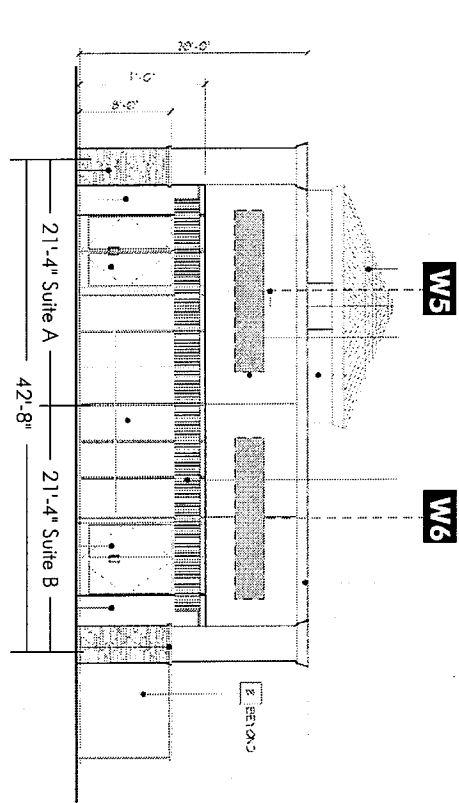
SIGN PROGRAM

Date:
June 19, 2008

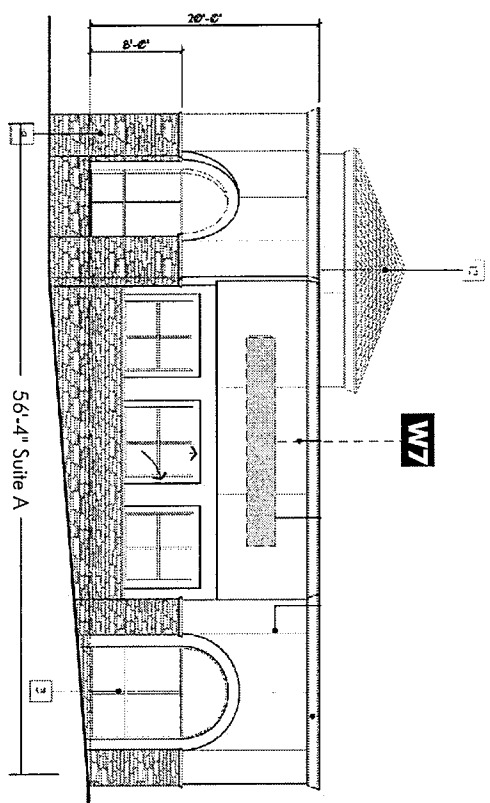
Scale:
~ 1/16" = 1'-0"



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WEST MULTI-TENANT RETAIL BUILDING ELEVATION



SOUTH MULTI-TENANT RETAIL BUILDING ELEVATION

SPECIFICATIONS / MATERIALS / FINISHES:

- A** GFCS STONE VENEER -- ELIZABETH STONE -- MARAZZINI
- B** EXTERIOR PLASTER -- PRANGE LIGHT SPARKED PINK COAT -- PAINT
- C** GREEN SPOUSE* PROVIDE 2" THK X 48" X GALVANIZED BRULUS PILES WITH PHOSPHATE WASH FINISH AND 2500A STEEL CHANNEL TRIM AT PANEL PERIMETER -- SEE DETAIL -- (408) 450-1454

WALL SIGN SIZES AND AREAS			
Sign	Max. Width	Max. Height	Max. Area
W5	13'-0"	2'-6"	30 S.F.
W6	13'-0"	2'-6"	30 S.F.
W7	18'-0"	2'-6"	30 S.F.

**RETAIL BUILDING
ELEVATIONS**

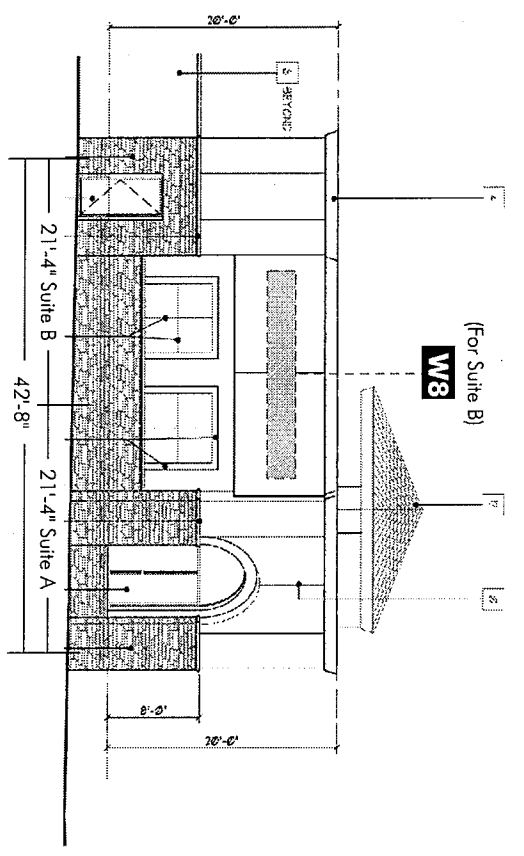
1129
NORTH
SEPUVEDA
 1129 N Sepulveda Blvd.
 Manhattan Beach, CA

SIGN PROGRAM

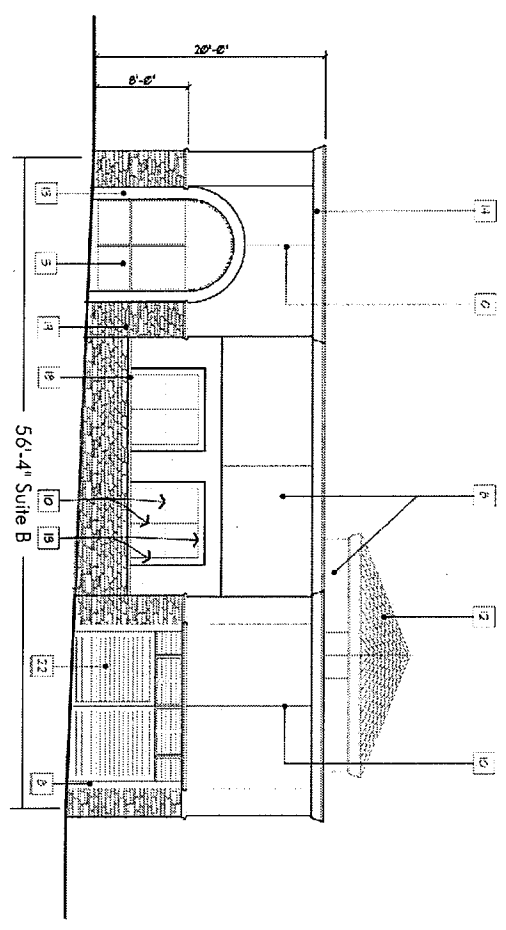
Date:
 June 19, 2008

Scale:
 ~1/16" = 1'-0"

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EAST MULTI-TENANT RETAIL BUILDING ELEVATION



NORTH MULTI-TENANT RETAIL BUILDING ELEVATION

SPECIFICATIONS / MATERIALS / FINISHES:

- A** W/O SIGN VANNER - ELKEMBO SIGN - MANZANIA
- B** EXTERIOR PLASTER - PRIMER LIGHT SPARKED MSH COAT - PAINT
- C** OTHER SCHEDULE PROVIDE 3" HIG X 48" R. GALVANIZED TRUSS PANELS WITH PHOSPHATE BATH FINISH AND 25/10 STEEL CHANNEL FROM AL PANEL FABRICATOR - SEE RETAIL - (800) 450-3404

WALL SIGN SIZES AND AREAS			
Sign	Max. Width	Max. Height	Max. Area
W8	18'-0"	2'-6"	28 S.F.

RETAIL BUILDING ELEVATIONS

Sign Type M1

DOUBLE-FACED MONUMENT SIGN - BANK BUILDING TENANT

- Quantity: 1.
- Sign Area: 42.0 square feet (sum area of panels on both sides of sign).
- Sign Height: 6 feet above adjacent sidewalk level.
- Construction: Aluminum fabrication with smooth and textured paint finishes to tie in with building colors. Tenant panel to be translucent substrate with dimensional letters and translucent vinyl decoration per standard client specifications.
- Illumination: Internal 800MA H.O. fluorescent lamps.

PAINT SCHEDULE:	
A	EXTERIOR FIELD "BENJAMIN MOORE" - HC-48 - METALL. BROWN
B	EXTERIOR ACCENT "BENJAMIN MOORE" - HC-35 - DECAJUN BLST
C	EXTERIOR TRIM "BENJAMIN MOORE" - HC-35 - POWELL BENT
MATERIAL SPECS:	
S1	3/8" EXTERIOR PASTER OVER PREPARED WRENSH - ESH SHRD DASH COAT - PAINT
SZ	"TULIURD STONE" - LEDGESTONE COL. GR. FE-8017 - PLAINUM FRONT



1129
NORTH
SEPULVEDA
 1129 N Sepulveda Blvd.
 Manhattan Beach, CA

SIGN PROGRAM

Date:
 June 19, 2008

Scale:
 1/2" = 1'-0"



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Sign Type M1

BANK MONUMENT SIGN

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Eric Haaland, Associate Planner

FROM: Erik Zandvliet, Traffic Engineer

DATE: June 4, 2008

**SUBJECT: Development Review-1129 N. Sepulveda Boulevard
Revised Traffic Engineering Comments**

The following comments have been prepared to address traffic engineering concerns for the proposed walk-in bank and retail stores at 1129 N. Sepulveda Boulevard based on plans prepared by Bryant Palmer Soto, Inc. dated April 29, 2008. The project is expected to generate approximately 45 vehicle trips in the PM peak hour.

Traffic Impact Analysis

1. Based on the City's Traffic Impact Guidelines, a Traffic Impact Analysis (TIA) is NOT required because the project would generate fewer than 50 trips in a peak hour.

Site Plan Comments

2. Access to the retail shops from the parking lot will be difficult without a walkway to the main east-west aisle. This requires customers and employees to walk along the entrance aisle between the two buildings where vehicles are entering from Manhattan Beach Boulevard. It is recommended that the storefront walkway connect to the main aisle to the north.
3. Parking stall cross-slope shall not exceed 5%. (COA)
4. All two-way driveways and approaches shall be as wide as the aisle it serves. (COA)
5. All raised landscaping planters along the property frontages shall begin or end perpendicular to the lower portion of the driveway wings. (COA)
6. Doors shall not exit directly onto a vehicle aisle or street without a landing. (COA)
7. Provide unobstructed triangle of sight visibility (5' x 15') adjacent to each driveway and behind the ultimate property line when exiting the parking areas without walls, columns or landscaping over 36 inches high. (MBMC 10.64.150) All planters and walkways must conform to this requirement. (COA)
8. Provide a 15' unobstructed triangle of sight visibility on the northeast corner of Manhattan Beach Boulevard at Oak Avenue behind the ultimate property line extensions without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 3.40.010) (COA)
9. All parking spaces adjacent to a vertical obstruction, except columns, must be at least one foot wider than a standard space. (COA)
10. Wheel stops are required for all parking spaces inside a parking lot or structure except those spaces abutting a masonry wall or protected by a 6-inch high curb. A 2 foot overhang shall be included in the stall length when calculating walkway widths across the front and side of the building. (MBMC 10.64.100D) (COA)

11. Disabled parking must comply with current standards. One or more van size spaces may be required in parking lot with sufficient height clearance. See CBC Chapter 11B, Div II and other ADA requirements. (COA)
12. An accessible walkway shall be provided between the main doors and public sidewalk (Shown on plans).
13. All unused driveways and undeveloped property frontages shall be reconstructed with curb, gutter and sidewalk. (COA)
14. Provide and identify commercial loading area on site plan. (COA and shown on plans.)
15. Any compact spaces shall be labeled with a sign and a stencil marking at the back of each space. (COA)
16. Outbound movements at the driveway on Oak Avenue shall be restricted to Left Turns only and posted with signs as directed by the City Traffic Engineer. (COA)
17. Outbound movements at the driveway on Manhattan Beach Boulevard shall be restricted to Right Turns only and posted with signs as directed by the City Traffic Engineer. (COA)
18. A lighting illumination plan shall be submitted for the surface parking lot for approval by the Community Development Department. (MBMC 10/64.170) (COA)
19. All outside site lighting shall be directed away from the public right-of-way and shall minimize spill-over onto the sidewalks and street. Shields and directional lighting shall be used where necessary to prevent spillover onto adjacent properties. (COA)
20. Bicycle parking shall be provided at a rate of five percent (5%) of all parking spaces. (MBMC 10.64.80) (COA)
21. The parking lot shall be signed and marked to the satisfaction of the City Traffic Engineer. (COA).
22. The pedestrian ramps on the corners of Sepulveda Boulevard/Manhattan Beach Boulevard and Manhattan Beach Boulevard/Oak Avenue shall be removed and reconstructed per current standards. (COA)
23. The driveway approaches shall provide a continuous accessible sidewalk behind the aprons. If necessary, the property owner shall execute a pedestrian access easement for any sidewalk areas constructed inside the property line. (COA)
24. A 15 feet diagonal corner cut-off street dedication shall be provided to the City at the northeast corner of Manhattan Beach Boulevard and Oak Avenue. The developer shall construct new sidewalk in the dedicated area and shall modify the pedestrian ramp to current standards. Show proposed right of way dedication on all plans. (COA)
25. A 15 feet diagonal corner cut-off street dedication shall be provided to the City and Caltrans at the northwest corner of Sepulveda Boulevard and Manhattan Beach Boulevard. The developer shall construct new sidewalk in the dedicated area and shall modify the pedestrian ramp to current standards. Show proposed right of way dedication on all plans. (COA)

COA – Condition of Approval

**Jim & Selmira D'Angelo
728 26th Street
Manhattan Beach, CA 90266**

July 31, 2008

Planning Commission Members
C/O Eric Haaland, Associate Planner
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

**Re: See Attached; Planning Commission Hearing Wednesday
August 13, 2008 Proposed 4,010 Square Foot Bank Building
and 2,319 square foot Commercial building; Legal Description:
Lots11 - 16, Block 59, Tract No. 1638**

To: Planning Commission Members;

I have been a resident of Manhattan Beach since 1994 where my wife and I with our two children reside.

Our family would like to express our support for the above referenced project. We believe it will enhance the corner and provide good stable community services for the residents of Manhattan Beach.

Thank you for considering our input and we look forward to seeing the development and using the services.

Sincerely;



Jim F. D'Angelo

