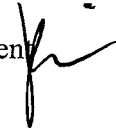



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Angelica Ochoa, Assistant Planner 

DATE: September 10, 2008

SUBJECT: Use Permit for an Expansion at 1826-1832 Manhattan Beach Boulevard of an Existing School (Manhattan Academy) located at 1740 and 1808 Manhattan Beach Boulevard

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the **PUBLIC HEARING**, **DISCUSS** and **PROVIDE DIRECTION** to staff.

APPLICANT

Mia and Evan Levi
1740 Manhattan Beach Boulevard
Manhattan Beach, CA 90266

PROJECT OVERVIEW

LOCATION

Location 1740 Manhattan Beach Boulevard (MBB), 1808
Manhattan Beach Boulevard and 1826-1832
Manhattan Beach Boulevard (Exhibit A).

Legal Description 1740 Manhattan Beach Boulevard, Lots 4, 5, 6,
Block 2, Redondo Villa Tract No. 3, 1808
Manhattan Beach Boulevard, Lots 10 and 11,
Block 1, Redondo Villa Tract No. 3, and 1826-1832
Manhattan Beach Boulevard, Lots 6 and 7, Block 1,
Redondo Villa Tract No. 3

Area District I

LAND USE

General Plan General Commercial and Local Commercial

Zoning (Exhibit B) CG, General Commercial and CL, Local Commercial

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
1740 MBB	Private School	Same
1808 MBB	Private School	Same
1826-1832 MBB	Vehicle Repair, Personal Services, Retail & Building Materials & Services	Private School

Neighboring Land Uses/Zoning

Mix of Single Family/High Density Residential and Commercial to the North across Manhattan Beach Boulevard; Commercial to the East and West; Single Family/High Density Residential to the South.

PROJECT DETAILS

Parcel Size:

1740 MBB	15,763 sf
1808 MBB	15,342 sf
1826-1832 MBB	10,263 sf

<u>Building/Play Area:</u>	<u>Existing</u>	<u>Proposed</u>
1740 MBB	10,737 sf (offices/classrooms) 5,600 sf (play area)	No change No change
1808 MBB	9,081 sf (classrooms) 0 sf (play area)*	No change 4,800 sf (play area)*
1826-1832 MBB	4,517 sf (auto repair, dry cleaners, glass store, building materials & services) 0 sf (play area)*	4,517 sf (classrooms) 1,595 sf (play area)*
Total Building Area:	19,818 sf (school uses) 4,517 sf (commercial)	24,335 sf (school uses)
Total Play Area:	5,600 sf	11,995 sf

- Parking lot to be converted to play area.

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1740 MBB	11 standard spaces 1 handicap space	11 standard spaces 1 handicap space	By use permit

1808 MBB	7 standard spaces 1 handicap space	None None	By use permit
1826-1832 MBB	N/A	4 standard spaces 1 handicap space	By use permit
Total Standard: Sized Parking Spaces	18 standard spaces	15 standard spaces	By use permit
Total Handicap:	2 spaces	2 spaces	

<u>Hours of Operation:</u>	<u>Existing</u>	<u>Proposed</u>
1740, 1808 & 1826-1832 MBB	M-F 7:00am-6:00pm	Same Same

<u>Employees:</u>	<u>Existing</u>	<u>Proposed</u>
1740 MBB	6 teachers, 1 staff, 1 director	9 teachers, 1 staff, 1 director
1808 MBB	4 teachers	Same
1826-1832 MBB	None	4 teachers
Total Employees:	12	19

<u>Students:</u>	<u>Existing</u>	<u>Proposed</u>
1740 MBB	145	155
1808 MBB	49	49
1826-1832 MBB	None	96
Total Students:	194	300

<u>Classrooms:</u>	<u>Existing</u>	<u>Proposed</u>
1740 MBB	5	5
1808 MBB	4	4
1826-1832 MBB	0	4
Total Classrooms:	9	13

ENVIRONMENTAL DETERMINATION

In accordance with the provisions of the California Environmental Quality Act (CEQA) as amended by the City of Manhattan Beach CEQA Guidelines, the Community Development Department after conducting an Initial Study (Exhibit C), found that the subject project would not have a significant effect on the environment and therefore a Negative Declaration is proposed.

PROJECT BACKGROUND

The subject applicants, Evan and Mia Levi, owners of Manhattan Academy, operate an existing private school at two locations: 1740 Manhattan Beach Boulevard (MBB) and 1808 Manhattan Beach Boulevard. The 1740 MBB site functions as the main school facility and provides pre-school, elementary and recreational uses. This site also includes the administrative offices for the school and has a subterranean parking structure. The attached Resolution (PC 98-43) for this site was approved with conditions on December 9, 1998 (Exhibit D). The site located at 1808 MBB functions as a satellite site to the main site at 1740 MBB and provides elementary use and a gymnasium. The attached Resolution (PC 99-26) for this site was approved with conditions on August 25, 1999 (Exhibit E).

The applicants would like to expand their school use and offer a middle school program in order to have students continue their education at Manhattan Academy. The proposed location at 1826-1832 MBB for the middle school program requires a use permit to allow the change of use from the existing uses of auto repair, personal services, retail and building materials and services uses. The use permit will also replace the current use permits for the 1740 and 1808 MBB locations and include the operations and conditions for all three locations into one use permit, as the sites function together as one use.

PROJECT PROPOSAL

The subject applicants are requesting to expand its school use to a new satellite location at 1826-1832 MBB and tie the existing school properties at 1740 MBB, the main school site and 1808 MBB, another satellite site into a single use permit. The applicant provided a summary chart on their existing and proposed operations for 1740 MBB, 1808 MBB and 1826-1832 MBB (Exhibit F).

The applicants propose to establish a middle school program at 1826-1832 MBB to supplement its main campus at 1740 MBB located approximately one block away and the existing satellite site location at 1808 MBB, which is one property over from the new location. Tomboy's restaurant separates the 1808 MBB and 1826-1832 MBB sites. As part of the proposal, there will be no change at the 1740 MBB main school site. The project at the existing satellite site location at 1808 MBB will include a change to convert the existing parking lot to recreational use with a volleyball and basketball court.

The project at the new satellite site location at 1826-1832 MBB will include converting the existing buildings into classrooms and reusing the existing parking lot for a play area and 4 standard parking spaces plus 1 handicap space. The two locations at 1808 and 1826-1832 MBB will function as satellite site expansions to the main school facility located at 1740 MBB. In terms of operational use, the applicants would like to incorporate the flexibility of providing a mix of pre-school, elementary and middle school use at 1808 and 1826-1832 MBB as part of the project.

In terms of parking, the three sites would provide a combined total of 17 parking spaces for employees and visitors. The applicant originally requested that the existing public parking meters located on the street adjacent to the new location of 1826-1832 MBB be restricted only during peak times for loading and unloading of students and unrestricted at all other times. Just prior to the completion of the staff report the applicant indicated to staff that they would like to also use the loading adjacent to 1808 MBB for 1826-1832 MBB. Staff and the

City Traffic Engineer have not evaluated this new proposal. The existing process of loading and unloading of students at 1740 and 1808 MBB would continue and not change. The applicant would also like to request that no trash enclosure be required at the new location of 1826-1832 MBB and that the existing trash enclosure at 1808 MBB be shared with the new location.

If the project is approved, the Conditional Use Permit would include conditions that would mitigate significant issues such as capping the number of employees to reduce the parking demand and a combination loading and unloading zone to reduce traffic congestion.

Use Permit

The Planning Commission must make the following findings in accordance with Section 10.84.060 for the use permit, if the project is approved:

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in 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;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The Planning Commission, as part of approving the use permit for the subject project, in accordance with Section 10.84.070 can impose reasonable conditions as necessary to:

- A. Achieve the general purposes of this ordinance or the specific purposes of the zoning district in which the site is located, or to make it consistent with the General Plan;
- B. Protect the public health, safety, and general welfare, or
- C. Ensure operation and maintenance of the use in a manner compatible with existing and potential uses on adjoining properties or in the surrounding area.
- D. Provide for periodic review of the use to determine compliance with conditions imposed, and Municipal Code requirements.

DISCUSSION

1740 MBB

The current use of this site is a private school (Manhattan Academy) with preschool and elementary programs. The site also includes the administrative offices of the school with 1 director, 1 employee, 6 teachers and 145 students. The site includes 5,600 square feet of playground area and a subterranean garage of 11 spaces plus 1 handicap. There is an existing restricted loading and unloading zone (5 spaces) for the drop off and pick up of students in front of 1740 MBB along Manhattan Beach Boulevard. The hours of operation are Monday through Friday 7:00 am to 6:00pm with peak times between 8:30-9am and 2:30-3:30pm. According to the applicant, there is a State requirement to provide 75 square feet of outdoor play area per child. The applicant provides 5,600 square feet of outdoor play area.

As part of the original Resolution (PC 98-43), the project was approved with a condition to have a maximum enrollment of 155 students. The applicant currently has a student enrollment of 145 and would like to increase the number of students to 155. For this reason, the applicant would like to employ more teachers and increase the total teachers from 6 to 9. No other changes are proposed at this site as part of the subject project.

1808 MBB

This site is an expansion of the main site at 1740 MBB that offers an elementary program. The site includes classrooms, a gymnasium and has a total enrollment of 49 students, grades 1st through 6 and 4 teachers. The hours of operation are 7:30 am to 5:30 pm, Monday through Friday with peak times of 7:45-8:05am and 3:15-3:30pm. As part of the original resolution (PC 99-26), the applicant provided 8 on-site parking spaces in a new parking lot to mitigate any parking problems. According to the applicant, there is no state requirement for outdoor recreational area at this location.

As part of the subject project, the applicant would like to convert the existing parking lot to a playground consisting of a volleyball and basketball court and have the flexibility of offering K through 8th grades. The applicant would also like to limit the existing loading zone in front of 1808 MBB to loading and unloading only during peak times and allow public parking at all other times. The project was originally approved in 1999 as a combination loading zone (3 spaces) with meters only Monday through Friday between 7:30-9am and 3-4pm, however no signage is posted at the site with these restrictions.

1826-1832 MBB

The proposed location is a second satellite site expansion of the main school facility at 1740 MBB and will offer pre-school and K-8th grades. The applicant is proposing to reuse the existing buildings and convert them to classrooms. The site will also convert a portion of the existing parking lot to play area and provide an outdoor play area of 1,595 square feet and a parking lot of 4 spaces plus 1 handicap. The total number of students will be 96 and the total number of teachers will be 4. The hours of operation will be Monday through Friday, 7:30am-6:00pm with peak times of 8-9am and 2:30-3:30pm. The applicant is proposing to restrict the existing 4 meters for loading and unloading of students during peak times and unrestricted at all other times.

Land Use

The two sites, 1808 MBB and 1826-1832 MBB are located in a CL zone (Local Commercial) and the third site, 1740 MBB is located in a CG zone (General Commercial) permits school uses per Manhattan Beach Municipal Code Section 10.16.020 and are subject to a use permit in accordance with Municipal Code Section 10.84.060. The project is located along a major arterial street, Manhattan Beach Boulevard and half a block east is Aviation Boulevard, also a major arterial street. Nearby properties on Manhattan Beach Boulevard are predominantly local serving businesses. The adjoining properties abutting the sites to the south (fronting on 11th Street) are zoned and developed as a mix of high density residential apartments and single family residences. To the north, is a mix of single family, high density residential and commercial uses. The adjacent residential uses are somewhat buffered from the commercial uses on Manhattan Beach Boulevard in that they are at a much higher elevation, and separated by a hillside. Because of this, and due to the fact that the proposed uses will be minimal on evenings and week-ends, staff does not believe that the proposed use will result in any undesirable new impacts.

The proposed new school use at 1826-1832 MBB is expected to with conditions be compatible with nearby commercial uses on Manhattan Beach Boulevard in that it will have minimum impacts to on-street parking and traffic circulation. Since the applicant is proposing to restrict the existing parking meters only during peak times of the school, it will cause less impact to existing available parking for existing commercial businesses in the area. Although there is expected to be a surge of traffic in the morning and late afternoon during drop-off and pick-up periods, it is expected to be limited due to the small size of the new school.

Parking/Circulation

The existing Manhattan Beach Zoning Ordinance (Section 10.64.030) for private and public school uses provides that its on-site parking requirement be determined by the use permit. According to the project details for all three sites, 1740, 1808 and 1826-1832 MBB, the school will have a total of 19 employees, 13 classrooms and provide 17 parking spaces. The applicant's consultant (Linscott, Law and Greenspan), their parking analysis (Exhibit G) states that 17 parking spaces is sufficient to support the parking demand based on a comparison of off-street requirements from other South Bay cities. The applicant is proposing to offer an incentive driven Transportation and Carpooling Program to employees that they believe will reduce the parking demand by 4 parking spaces.

The City Traffic Engineer in his analysis (Exhibit H) recommends that a total of 23 parking spaces (19 staff and 4 visitor) should be provided based on 1 parking space per employee and 1 visitor space per every 4 classrooms. The City Traffic Engineer feels that if Manhattan Academy maintains an employee carpooling program, a 20% reduction in parking demand could be achieved, equating to a reduction of 4 spaces and 19 spaces would be required. For this reason, if the project is approved, the City Traffic Engineer recommends that the Use Permit limit the amount of employees on staff to a maximum of 19 and require the provision of periodic status reports of the applicant's Transportation and Carpooling Program in order to ensure the parking demand does not increase.

In addition to on-site parking issues, the applicant is proposing a plan for loading and unloading of students during peak times at 1808 and 1826-1832 MBB. The applicant would like to limit the existing loading zone at 1808 MBB only during peak times Monday through

Friday and allow public parking at all other times. The applicant is proposing the same plan at 1826-1832 MBB by only restricting the existing 4 parking meters during peak times and allowing public parking at all other times.

Staff suggests that a combination public parking space/passenger zone be implemented at 1808 MBB as it was originally approved in 1999. By installing appropriate signage, the zone can serve two purposes: to provide the necessary drop off/pick up area for the school, and when not needed by the school, it can provide public parking for nearby businesses.

Similar to the Manhattan Academy's main campus at 1740 MBB, the applicant proposes to provide 2 staff members to monitor and direct the school traffic and ensure that each car pulls in safely and away from the curb at the new location of 1826-1832 MBB and the existing 1808 MBB location. The Traffic Engineer in general supports the loading and unloading zone for students with conditions.

The applicant has also stated to staff that another option they would like the Planning Commission to consider is to expand the current loading zone at 1808 MBB. If the subject project is approved for the parking lot to be converted to play area at 1808 MBB, the existing driveway would be removed and the loading zone could be expanded. If this option is approved, the applicant would request to share the loading zone at 1808 MBB with the new location at 1826-1832 MBB and not restrict the existing parking meters at 1826-1832 MBB. Staff has not evaluated this revising proposal as it was just presented to staff.

Public Input

Staff received one correspondence opposing the project from a neighbor who lives on 11th Street, behind the proposed new location at 1826-1832 MBB. The main issues of concern are available parking for the employees, traffic circulation and congestion, and safety of the students during loading and unloading. One resident came to the counter who also lives on 11th Street and was concerned with parking enforcement of the existing meters at 1826-1832 MBB and traffic congestion.

Other Departments Input

The Department of Public Works will be requiring the applicant to provide a trash enclosure at the new location of 1826-1832 MBB, if the project is approved. The Police Department stated that the existing loading and unloading zone at 1740 MBB and 1808 MBB does not have any posting of signage and for this reason it is difficult to enforce. Their recommendation for all three sites is to have appropriate signage for restriction of times. The Fire Department and Building Department had no specific conditions for the project. All specific department conditions will be included in the resolution. Department requirements will be addressed during the plan check process.

CONCLUSION

Staff feels that the addition of a new private school at 1826-1832 MBB compared to the existing uses of auto repair, personal services, retail and building materials and services will be compatible with the surrounding land uses.

If the project is approved, conditions will be included in the resolution to mitigate any issues of concern. The key issues that staff would ask the Planning Commission to focus their discussion on include:

- 1) Parking,
- 2) Loading and unloading zones, and
- 3) Maximum number of total employees for all three subject sites.

ALTERNATIVES

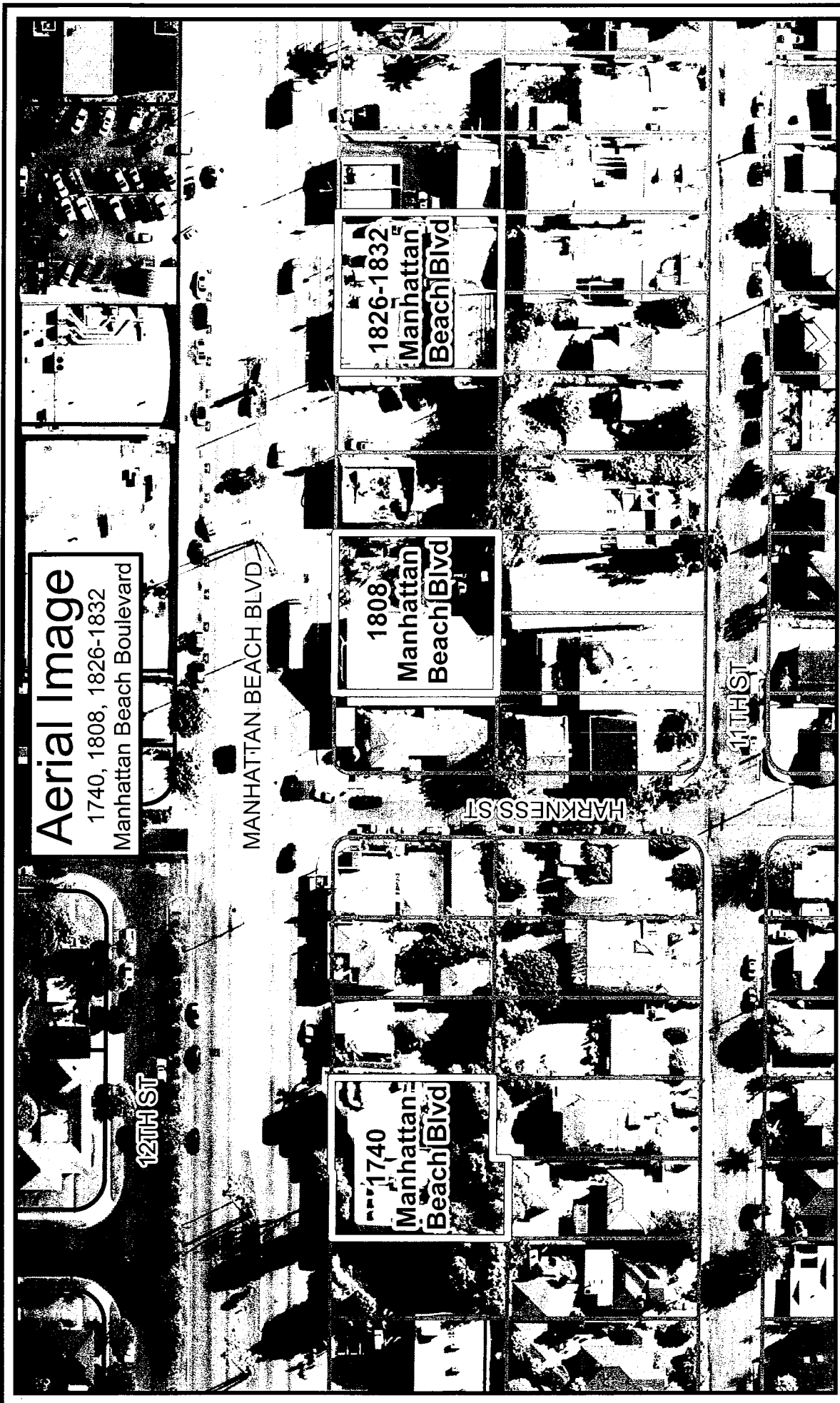
Other than the stated recommendation, the Planning Commission may:

1. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a draft Resolution.
2. **APPROVE** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a draft Resolution.

Attachments:

- A. Vicinity/Aerial Map
- B. Zoning Map
- C. Negative Declaration/Initial Study
- D. 1740 MBB Resolution (PC 98-43)
- E. 1808 MBB Resolution (PC 99-26)
- F. Applicant's Operating Details Chart
- G. Linscott, Law and Greenspan (Applicant's Traffic Engineer)
- H. City Traffic Engineer Analysis
- I. Other Department Comments
- J. Public Input Comments
- K. Applicant's Correspondence
Plans (not available electronically, separate)

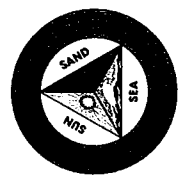
cc: Mia and Evan Levi, Applicant/Property Owners
Cheryl Vargo, Applicant's Representative



Aerial Image
 1740, 1808, 1826-1832
 Manhattan Beach Boulevard

Legend
 [White Box] Subject Properties
 [Black Box] Parcels

Exhibit A



**City of Manhattan Beach
 Community Development**

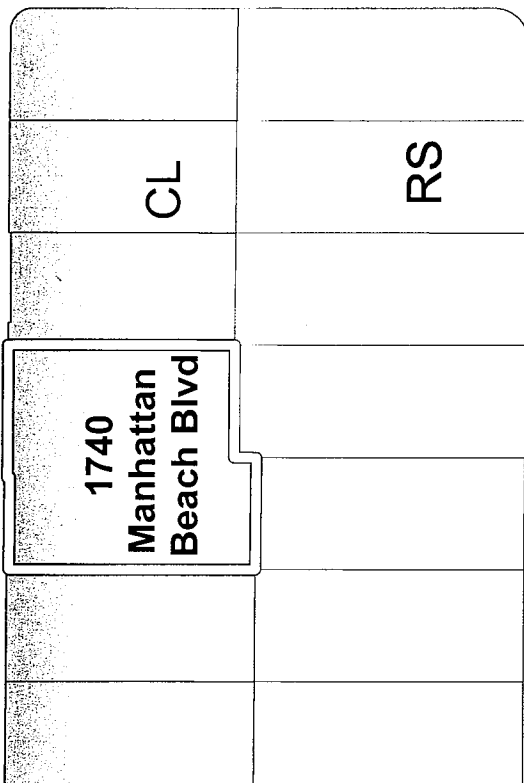


Zoning
 1740, 1808, 1826-1832
 Manhattan Beach Boulevard

RS

12TH ST

MANHATTAN BEACH BLVD



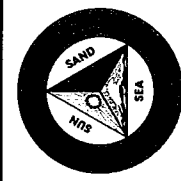
RH-D2

11TH ST

RS

Legend

- Subject Properties
- CG - General Commercial
- CL - Local Commercial
- RH-D2 - Residential High Density (11th Street Design Review)
- RS - Residential Single Family



City of Manhattan Beach
 Community Development

Exhibit B

**CITY OF MANHATTAN BEACH
PROPOSED MITIGATED NEGATIVE DECLARATION**

In accordance with the California Environmental Quality Act of 1970, as amended, and the City of Manhattan Beach CEQA Guidelines, the Community Development Department after conducting an Initial Study found that the following project would not have a significant effect on the environment and that possible environmental impacts have been mitigated and has instructed that this Negative Declaration be prepared.

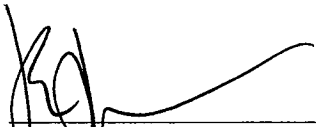
1. **Project Title:** USE PERMIT FOR AN EXPANSION AT 1826-1832 MANHATTAN BEACH BOULEVARD OF AN EXISTING PRIVATE SCHOOL (MANHATTAN ACADEMY) LOCATED AT 1740 AND 1808 MANHATTAN BEACH BOULEVARD

2. **Project Location:** 1740 Manhattan Beach Boulevard, 1808 Manhattan Beach Boulevard and 1826-1832 Manhattan Beach Boulevard

3. **Project Description:** The project includes the following: to tie the two existing properties at 1740 and 1808 Manhattan Beach Boulevard with the new location at 1826-1832 Manhattan Beach Boulevard. The properties at 1808 and 1826-1832 Manhattan Beach Boulevard will function as satellite sites to the main Manhattan Academy school facility at 1740 Manhattan Beach Boulevard. The use permit will also allow the change of use from auto repair, cleaners and a glass/window store to a school facility located at 1826-1832 Manhattan Beach Boulevard.

4. **Support Findings:** Based upon the Initial Study, which is attached hereto and made a part hereof, it is the finding of the Community Development Department that the above mentioned project is not an action involving any significant environmental effects.

Prepared by the Community Development Department on August 21, 2008.



Richard Thompson
Director of Community Development



ENVIRONMENTAL CHECKLIST FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT INFORMATION

Project Title: Manhattan Academy Use Permit
Project Location: 1740 Manhattan Beach Boulevard (MBB), Lots 4, 5, 6, Block 2, Redondo Villa Tract No. 3, 1808 Manhattan Beach Boulevard, Lots 10 and 11, Block 1, Redondo Villa Tract No. 3, and 1826-1832 Manhattan Beach Boulevard, Lots 6 and 7, Block 1, Redondo Villa Tract No. 3
Project Description: The project involves the following actions: Use Permit to tie the two existing properties at 1740 and 1808 Manhattan Beach Boulevard with the new location at 1826-1832 Manhattan Beach Boulevard. The properties at 1808 and 1826-1832 Manhattan Beach Boulevard will function as satellite sites to the main Manhattan Academy school facility at 1740 Manhattan Beach Boulevard. The use permit will also be required for the change of use from auto repair, cleaners and a glass/window store to a school facility located at 1826-1832 Manhattan Beach Boulevard.

The 3 sites total 42,358 square feet. Existing development at 1740 MBB consists of a two-story building comprised of 10,737 square feet consisting of 5 classrooms (elementary and pre-school), 5,600 square feet of play area and a subterranean garage of 11 parking spaces plus 1 handicap space. The development at 1808 MBB consists of a 9,081 square foot building consisting of 4 classrooms (elementary), a gymnasium and 7 parking spaces plus 1 handicap space. The proposal includes converting the existing parking lot at 1808 MBB to an outdoor play area. As part of the project, the applicant is also requesting the flexibility of providing not only elementary but also pre-school and middle school at 1808 and 1826 MBB. No changes will occur to the 1740 MBB main school site.

The proposed school expansion at the new location, 1826-1832 MBB will re-use the existing buildings and consist of the following:

4 Classrooms totaling:	4,517 sq. ft. (pre-school & K-8 th)
Outdoor Play Area:	1,595 sq. ft.
Parking Spaces:	4 spaces plus 1 handicap

The applicant is supplying a total of 17 parking spaces for the proposed uses. The applicant is requesting a parking reduction from 23 spaces to 17 spaces based on their employee rideshare program. The applicant also proposes to restrict street parking in front of the facilities, only during peak times in the morning and afternoon, to facilitate the loading and unloading of students at 1740, 1808 and 1826-1832 MBB and allow public parking at all other times.

Lead Agency

Name: City of Manhattan Beach, Community Development Dept.
 Address: 1400 Highland Avenue, Manhattan Beach, CA 90266
 Contact: Planner Name, (310) 802-5517

Applicant

Name: Levi Family Partnership LP
 Address: 17719 Palora Street, Encino, CA 91316
 Contact: Cheryl Vargo (310) 644-3668

Other agencies whose approval is required: May require City of Manhattan Beach
 Parking and Public Improvements
 Commission (PPIC), State Department of
 Social Services Licensing

LAND USE DESIGNATIONS

General Plan: General Commercial
 Local Coastal Program: N/A
 Area District: I
 Zoning: CG

Surrounding Land Uses and Setting:

Mix of Single Family/High Density Residential and Commercial to the North across Manhattan Beach Boulevard; Commercial to the East and West; Single Family/High Density Residential to the South. The environmental setting is urban developed land. The project is located along a major arterial street, Manhattan Beach Boulevard and half a block east is Aviation Boulevard, also a major arterial street. There is a mix of residential and commercial businesses serving local residents and visitors. (see attached maps).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Land Use and Planning	<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>
Population and Housing	<input type="checkbox"/>	Energy/Mineral Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>
Geological Problems	<input type="checkbox"/>	Hazards	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Water	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory	
Air Quality	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Findings of Significance	<input type="checkbox"/>
Transportation/Circulation	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>		

DETERMINATION (to be completed by the Lead Agency)

On the basis of this initial evaluation:


I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.


Signature of Preparer

8/25/08
Date

Printed Name

Richard Thompson, Director of Community Development
Prepared For

Potentially Significant Impact	Potentially Significantly Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

1. Earth. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Unstable earth conditions or in changes in geological substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Disruptions, displacements, compaction or over covering of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Change in topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The Manhattan Academy school expansion to include the new satellite site location at 1826-1832 Manhattan Beach Boulevard will reuse the existing commercial buildings and convert them to classrooms. The site also contains a paved parking lot which will be reused as a parking lot and outdoor play area. The project will not demolish any buildings and therefore will not create any significant physical changes to the site.

A minor modification to convert the existing parking lot to outdoor play area at the existing satellite site located at 1808 Manhattan Beach Boulevard will not create any significant physical changes to the site.

No changes will occur at the Manhattan Academy main school site located at 1740 Manhattan Beach Boulevard.

2. Air. Will the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Substantial air emissions or deterioration of ambient air quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. The creation of objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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- c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?

DISCUSSION: The Manhattan Academy school expansion to include the new satellite site location at 1826-1832 Manhattan Beach Boulevard will reuse the existing commercial buildings and convert them to classrooms. The site also contains a paved parking lot which will be reused as a parking lot and outdoor play area. The project will not demolish any buildings and therefore will not create any significant physical changes to the site.

A minor modification to convert the existing parking lot to outdoor play area at the existing satellite site located at 1808 Manhattan Beach Boulevard will not create any significant physical changes to the site.

No changes will occur at the Manhattan Academy main school site located at 1740 Manhattan Beach Boulevard.

The proposed project will not create conditions at the subject site or in the surrounding area that will impact any air quality, create odors, or alter air movement or climate.

3. Water. Will the proposal result in:
- a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?
 - b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
 - c. Alterations to the course or flow of flood waters?
 - d. Change in the amount of surface water in any water body?
 - e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
 - f. Alteration of the direction or rate of flow of ground waters?
 - g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
 - h. Substantial reduction in the amount of water otherwise available for public water supplies?
 - i. Exposure of people or property to water related hazards such as flooding or tidal waves?
 - j. Significant changes in the temperature, flow, or chemical content of surface thermal springs?

DISCUSSION: The Manhattan Academy school expansion to include the new satellite site location at 1826-1832 Manhattan Beach Boulevard will reuse the existing commercial buildings and convert them to classrooms. The site also contains a paved parking lot which will be reused as a parking lot and outdoor play area. The City may require the parking lot to be

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repared with a pervious surface to retain water on the site and not drain to the street. The project will not demolish any buildings and therefore will not create any significant physical changes to the site.

A minor modification to convert the existing parking lot to outdoor play area at the existing satellite site located at 1808 Manhattan Beach Boulevard will not create any significant physical changes to the site. The existing pervious surface will be removed and replaced with pervious material which will decrease runoff.

No changes will occur at the Manhattan Academy main school site located at 1740 Manhattan Beach Boulevard.

The proposed project will not create conditions at the subject site or in the surrounding area that will impact water. Compliance with the City's Building and Public Works requirements will mitigate any water related impacts associated with the project. All runoff will be required to drain to approved drainage structures.

4. Plant Life. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Reduction in acreage of any agricultural crop? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The Manhattan Academy school expansion to include the new satellite site location at 1826-1832 Manhattan Beach Boulevard will reuse the existing commercial buildings and convert them to classrooms. The site also contains a paved parking lot which will be reused as a parking lot and outdoor play area. The project will not demolish any buildings and therefore will not create any significant physical changes to the site.

A minor modification to convert the existing parking lot to outdoor play area at the existing satellite site located at 1808 Manhattan Beach Boulevard will not create any significant physical changes to the site.

No changes will occur at the Manhattan Academy main school site located at 1740 Manhattan Beach Boulevard.

There are no unique or rare plants on the site or agricultural crops. The project will be appropriately landscaped and irrigated with materials known to this area, and therefore will not introduce any species of plant that could serve as a barrier to the replenishment of native plants.

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5. Animal Life. Will the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Introduction of new species of animal into an area, or result in a barrier to the migration or movement of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Deterioration to existing fish or wildlife habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The Manhattan Academy school expansion to include the new satellite site location at 1826-1832 Manhattan Beach Boulevard will reuse the existing commercial buildings and convert them to classrooms. The site also contains a paved parking lot which will be reused as a parking lot and outdoor play area. The project will not demolish any buildings and therefore will not create any significant physical changes to the site.

A minor modification to convert the existing parking lot to outdoor play area at the existing satellite site located at 1808 Manhattan Beach Boulevard will not create any significant physical changes to the site.

No changes will occur at the Manhattan Academy main school site located at 1740 Manhattan Beach Boulevard.

There are no unique or rare animals on the site, and no fish or wildlife habitats. The project will not result in the introduction of new species of animal nor result in a barrier to the migration or movement of existing species.

6. Noise. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposures of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The Manhattan Academy school expansion to include the new satellite site location at 1826-1832 Manhattan Beach Boulevard will reuse the existing commercial buildings and convert them to classrooms. The site also contains a paved parking lot which will be reused as a parking lot and outdoor play area. The project will not demolish any buildings and therefore will not create any significant physical changes to the site.

A minor modification to convert the existing parking lot to outdoor play area at the existing satellite site located at 1808 Manhattan Beach Boulevard will not create any significant physical changes to the site.

No changes will occur at the Manhattan Academy main school site located at 1740 Manhattan Beach Boulevard.

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Short term noise impacts will result during the construction phases of the project. The City's construction hours are 7:30 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturday. No work will occur on Sundays nor holidays. Given the hours of construction, the location of the site, and the existing noise levels related to traffic on Manhattan Beach Boulevard, (70 dB per Noise Element of General Plan) construction related noise impacts are not expected to be significant. Additionally, compliance with the City's Noise Ordinance should limit any noise impacts to a level of insignificance.

The developer shall be required to meet with the City's Residential Construction Officer prior to the issuance of a building permit to address construction related issues. The developer shall notify adjacent residential neighbors in advance of construction activities and provide a contact name and telephone number to allow expression of community concerns. The type of notification utilized will be at the discretion of the developer subject to approval by the City of Manhattan Beach, Community Development Department.

7. Light and Glare.

- a. Will the proposal produce new light or glare?

DISCUSSION: The proposed project will not intensify or create any new lighting indoors or outdoors since modifications will mainly occur to the inside of the buildings at 1826-1832 Manhattan Beach Boulevard. Any new exterior lighting will be required to be shielded to prevent off-site illumination and will be required to meet all height limits in compliance with the Manhattan Beach Municipal Code.

8. Land Use.

- a. Will the proposal result in a substantial alteration of the present or planned land use of an area?

DISCUSSION: The property is currently designated "General Commercial" by the Land Use Element of the Manhattan Beach General Plan, and zoned "CG" (Commercial, General) to correspond with the General Plan designation.

The change of use from auto repair, cleaners (personal services) and a glass/window store (retail) to a school facility located at 1826-1832 Manhattan Beach Boulevard will result in a less than significant impact to the present land use.

The surrounding area is a mix of Single Family/High Density Residential and Commercial to the North across Manhattan Beach Boulevard, Commercial to the East and West and Single Family/High Density Residential to the South.

Based upon the predominant commercial character within the vicinity of the project site at 1826-1832 MBB and subject to the appropriate land use entitlements, the proposed project does not present any significant impacts relative to land use. The Use Permit and public hearing process will determine whether a school use will be an appropriate land use for the subject site and

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surrounding neighborhood, as well as evaluate the policy issue of the conversion of retail commercial space to institutional use and the potential economic impacts.

9. Natural Resources. Will the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increase in the rate of use of any natural resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantial depletion of any nonrenewable natural resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The use of natural resources to meet the basic operational needs of the proposed project would not create a demand considered substantial. The project will be required to comply with the State Energy Conservation Standards for New Non-residential Buildings (Title 24, Par. 6, and Article 2 of the California Administrative Code). These regulations establish mandatory maximum energy consumption levels, as well as requiring energy conserving design features.

10. Risk of Upset. Will the proposal involve:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. A risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Possible interference with an emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The project, as proposed and under expected operation, will not create any risks associated with explosion or release of hazardous substances. The use of the site for school purposes does not typically involve the type of activity that could result in a substantial risk of explosion or hazardous substance release.

The project has been reviewed by both the City of Manhattan Beach Police and Fire Departments with no indication that the proposal has the potential to impact emergency response or evacuation plans. The project will again be reviewed by these Departments prior to the permit stage. Any potential impacts identified by either of these Departments will be appropriately addressed.

11. Population.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Will the proposal alter the location, distribution density, or growth rate of the human population of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

DISCUSSION: No residential dwellings will be created, removed, or needed by the proposed project, nor would the project employ a significant amount of people that would change the location, density, or growth rate of the human population of the area. The project will provide a service to the existing population.

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12. Housing.

- a. Will the proposal affect existing housing, or create a demand for additional housing?

DISCUSSION: In the "CG" commercial zone no residential development is permitted. The proposed project would not affect existing housing, therefore the project does not eliminate any presumed housing opportunities.

13. Transportation/Circulation. Will the proposal result in:

- a. Generation of substantial additional vehicular movement?
- b. Effects on existing parking facilities, or demand for new parking?
- c. Substantial impact upon existing transportation systems?
- d. Alterations to present patterns of circulation or movement of people and/or goods?
- e. Alterations to waterborne, rail or air traffic?
- f. Increase in traffic hazards to motor vehicles, bicycles or pedestrians?

DISCUSSION: The 3 sites that Manhattan Academy would occupy are 1740, 1808, and 1826-1832 Manhattan Beach Boulevard. According to the project proposal, the school would have a total of 19 employees, and 13 classrooms, and provide 17 parking spaces. Based on the proposed use as a private school, the Manhattan Beach Zoning Code (Section 10.64.030) does not specify a parking requirement and it is left to the discretion of the Planning Commission. The applicant's parking consultant (Linscott, Law and Greenspan) states that 17 parking spaces is sufficient to support the parking demand based on a comparison of off-street requirements from other South Bay cities and other research information. The City Traffic Engineer recommends a total of 23 parking spaces (19 staff and 4 visitor) should be provided as part of the project based on 1 parking space per employee and 1 visitor space per every 4 classrooms (total of 13 classrooms). However, the applicant is proposing to offer an incentive driven Transportation and Carpooling Program to employees by encouraging carpooling, walking and bicycling that will mitigate the deficiency of 4 parking spaces and reduce the parking demand. For this reason, the Use Permit will limit the amount of employees on staff and require the provision of periodic status reports on the Transportation Program in order to ensure that the parking demand does not increase.

As part of the proposal, the applicant is proposing a plan for dropping and picking up students during peak times, which are approximately 7:45-9:00am and 2:30-3:30pm, to minimize the impact of public parking. As part of the project, the applicant is proposing to limit the existing loading zone at 1808 Manhattan Beach Boulevard to loading and unloading only during peak times and allow public parking at all other times. Currently, the 3 public parking spaces in front of 1808 MBB are approved as a loading zone only Monday to Friday 7:30-9am and 3-4pm as approved with the original Use Permit for the site in 1999, however there is no signage or posting of these

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restrictions at the site. Signage and meters may be installed in the loading zone area, consistent with the meters adjacent to the site and surrounding area. The applicant is proposing the same plan at 1826-1832 Manhattan Beach Boulevard by restricting the existing 4 parking meters during peak times and allowing public parking at all other times. This process will most likely require review of the Parking and Public Works Commission and approval of the City Council since it will be a change to parking in the public right of way.

Restricting parking only during peak times will cause less impact to existing available parking since peak times for the existing commercial businesses in the surrounding area are during the lunch time and evening. The existing restaurants to the west at 1816 MBB (Tomboy's) and to the east at 1852 MBB (McDonald's) have available parking on their property. This will lessen the impact on the public parking at the subject sites.

Review and action on the Use Permit, which is a discretionary application, is required by the Planning Commission and the City Council. Specific findings, criteria and conditions are required to be not in order to approve the Use Permit. If the Planning Commission and City Council approve the application then conditions will be required which will mitigate any potentially significant impacts to less than significant.

14. Public Services: Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The subject location is already served by the City's public services. It is not anticipated that the new use would require additional service. It is not anticipated the new uses would create any additional or new demand for police protection by the Manhattan Beach Police Department. The proposed project would not generate a significant increase in population and, therefore, no new services would be required. There will be no impact on the maintenance of public facilities, including the road system, since traffic generation will not increase. The project is located in an existing urban environment, and it is not expected that other governmental services would be impacted by the proposed development.

15. Energy. Will the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Use of substantial amounts of fuel or energy? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: As indicated in Section 9 (Natural Resources), the project will be required to comply with the State Energy Conservation Standards for Non-residential Buildings (Title 24, Par. 6,

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Article 2 of the California Administrative Code). Compliance with these regulations, which establish mandatory maximum energy consumption levels as well as requiring energy conserving design features will mitigate any impacts upon energy resources.

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- | | | | | |
|------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Sewer or septic tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Solid waste and disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The project would not create a new demand for electricity or natural gas as the site is already served by power and gas companies. Access to communication infrastructure is already provided by existing communication carriers. The site is currently served by the municipal water system and is connected to the City’s sewer network. The existing non-pervious development has been at this location for many years with no demonstrable impacts upon the existing storm water drainage. It is anticipated that the proposed project will reduce run-off by increasing pervious surfaces. It is not anticipated that the proposed replacement project will generate any significant amounts of existing solid waste relative to the existing uses and the surrounding residential and commercial uses.

17. Human Health. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of people to potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The proposed project will be constructed in full compliance with all applicable State, County and local regulations. There is nothing associated with the project, as proposed, that could result in the creation of a health hazard nor expose people to potential health hazards.

18. Aesthetics.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

DISCUSSION: The change of use from auto repair, cleaners and glass to a school at 1826 MBB will not impact or obstruct any scenic vista or view to the public since the existing buildings will be remodeled and reused. Since the project will be subject to a public hearing process, as well as plan review, prior to issuance of any building permits, it will provide an opportunity to evaluate the

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aesthetics of the site, and allow an opportunity to mitigate any potential impacts resulting from the remodel and/or site design.

19. Recreation.

- a. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

DISCUSSION: The proposed project will not create any direct impacts upon existing recreational opportunities. As part of the project, 1808 and 1826 -1832 MBB will provide new play areas and increase private recreational opportunities.

20. Cultural Resources.

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological sites?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

DISCUSSION: The site does not contain any potentially cultural or historic resources that could be impacted by the proposed development. The existing structures located at all sites at 1740, 1808 and 1826 -1832 MBB are not known to be of historic importance.

21. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively

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brief, definite period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Does the project have environmental effects which all cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: a. The project does not have any potential to significantly degrade the quality of the environment. As indicated in Sections 4 (Plant Life), 5 (Animal Life) and 20 (Cultural Resources) there are no identified rare or endangered plant or animal species, nor historic resources, which could be negatively impacted by this project.

b. Based upon this analysis there are no long-term environmental goals which are being compromised as a result of this project.

c. Based upon this analysis there are no cumulative impacts which will result in a significant effect upon the environment.

d. There is no evidence to suggest that the project could, directly or indirectly, substantially impact human beings.

Sources: City of Manhattan Beach Municipal Code
 Parking Analysis, Linscott, Law & Greenspan
 City of Manhattan Beach Traffic Engineer Comments
 Project Narrative/Application Materials

RESOLUTION NO. PC 98-43

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AMENDMENT TO ALLOW THE CONVERSION OF OFFICE USE TO CLASSROOM USE FOR INCORPORATION WITHIN AN EXISTING PRIVATE SCHOOL LOCATED AT 1740 MANHATTAN BEACH BOULEVARD (Levi/Manhattan Academy)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on December 9, 1998 to consider an application for a Use Permit Amendment for the property legally described as lots 4, 5, 6, and portions of 21 and 22, Block 2, Redondo Villa Tract 3, located at 1740 Manhattan Beach Boulevard in the City of Manhattan Beach.
- B. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The project applicants are Mia and Evan Levi, owners of the subject property.
- D. The applicant requests approval to remodel 775 square feet of existing area on the second floor of an existing school/office building to convert an existing architectural office to a first grade classroom. The proposed classroom is expected to accommodate 20 new students, increasing the total enrollment of the Manhattan Academy school from 120 to 140 children.
- E. The Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The project is categorically exempt from environmental review in that it is a minor expansion of an existing structure involving minor expansion of use, pursuant to Section 15301 of the CEQA (California Environmental Quality Act) Guidelines.
- G. The site is located in Area District I and is zoned CL, (Local Commercial). The properties to the east and west are similarly zoned and improved with commercial establishments. The three adjoining lots to the south and across Manhattan Beach Boulevard to the north are each zoned RS, Single Family Residential and are improved with single family residences.
- H. The existing school is a conditional use in the CL zone. The school use at its present capacity was inaugurated in 1986, upon approval of a use permit, Resolution BZA 85-34 allowing expansion and upgrading to a total building containing 10, 737 gross square feet, including a 4,628 square foot subterranean garage. On September 28, 1994 the Planning Commission approved a use permit amendment, Resolution PC 94-25 allowing improvement and incorporation of an adjoining 5,600 square foot lot as a school play yard. The existing use is in compliance with applicable conditions of approval of Resolution PC 94-25. All applicable conditions of Resolutions BZA 85-34 and PC 94-25 are carried forward in this Resolution and all previously approved entitlements are hereby rescinded.
- I. Pursuant to MBMC 10.84.60.A, findings are hereby made:
 - a. The proposed location of the use, near a concentration of local serving businesses along Manhattan Beach Boulevard is in accord with the objectives of the Local Commercial Zoning District which seeks to provide sites for businesses serving the daily needs of nearby residential areas, incorporating standards that prevent significant adverse impacts on adjoining residential uses.

RESOLUTION NO. PC 98- 43

- b. The project site is classified Local Commercial in the General Plan which is intended for smaller scale local serving businesses/uses. The project is a minor expansion of an existing small private pre-school/elementary school that is consistent with the goals and policies of the Land Use Element of the General Plan.
- c. The proposed use will comply with all applicable provisions of the Manhattan Beach Zoning Ordinance.
- d. The proposed use will not adversely impact nor be adversely impacted by nearby properties or create demands exceeding the capacity of public services and facilities that cannot be mitigated. Potential impacts may include but not necessarily be limited to: traffic, parking, and noise. The increase of additional students including the subject proposal and future minor enrollment expansions are not expected to increase existing parking demands beyond that of the existing use. Possible minor increases in noise levels from outdoor school activities in play yards should be off-set by a condition limiting the total amount of play time.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject use permit amendment subject to the following conditions (* indicates a site specific condition):

Construction/Implementation

- * 1. The project shall be built in substantial conformance with the plans as submitted to and approved by the Planning Commission on December 9, 1998.

Operational Conditions

- * 2. The approved private recreation use for the property at 1736 Manhattan Beach Boulevard (lot 6 and the rear 10 feet of lot 21) shall be in conjunction with the adjacent private school (Manhattan Academy) located at 1740 Manhattan Beach Boulevard (lots 4 and 5). Any modifications to this arrangement shall require an amendment to this use permit.
- * 3. The applicant shall maintain an existing bike rack containing a minimum of 6 spaces on the premises near the sidewalk on Manhattan Beach Boulevard.
- * 4. The student enrollment of the subject facility (including pre-school, and elementary students) shall not exceed 155 at any time. The intent of this provision is to minimize parking, traffic and noise impacts resulting from the school operation.
- * 5. The hours of classroom operation shall be between 7:30 am and 5:30 p.m. Monday through Friday.
- * 6. Outdoor recreational play shall be limited to no more than 2 hours per day to limit nuisance noise emanating from the site.
- * 7. The school shall maintain staggered starting times of the individual classes to spread out the morning and afternoon peak traffic periods; a plan indicating such shall be submitted and approved by the Community Development Department.
- * 8. Three on-site parking spaces shall be designated for visitor parking.
- * 9. The subterranean garage spaces shall be accessible at all times for parking.

RESOLUTION NO. PC 98- 43

- * 10. The school administration shall provide at least two staff members during peak arrival and departure times along Manhattan Beach Boulevard to facilitate compliance with an existing 100 -foot long curbside 6-minute loading zone. The school administration shall ensure that its visitors using the loading zone do not illegally park within an existing red "no parking" zone near an adjacent driveway servicing the adjacent business to the east.
- * 11. A minimum 10-foot high chain link fence shall be permanently maintained along the west property line of the play yard site (lot 6 and the rear 10 feet of lot 21), subject to the approval of the Community Development Department.
- * 12. No bus, van or similar vehicles shall be stored or located on-site unless appropriate accommodations are provided in compliance with applicable code and subject to the approval of the Community Development and Public Works Departments.
- * 13. On the northern side of the site adjacent to the play field area along Manhattan Beach Boulevard, a 10-foot tall fence shall be maintained for safety purposes.
- * 14. A low pressure or drip irrigation system shall be installed/maintained in landscaped areas except within the turf/grass areas.

Procedural

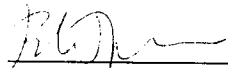
- 15. The subject amendment shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with Section 10.84.090 of the Manhattan Beach Municipal Code.
- * 16. All provisions of the use permit are subject to review by the Community Development Department 6 months after occupancy and annually thereafter.
- 17. Pursuant to Public Resources Code section 21089 (b) and Fish and Game Code Section 711.4 (c) as applicable , the project is not operative, vested or final until required filing fees are paid.
- 18. The applicant agrees as a condition of approval of this project to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach up to \$20,000 in defending any legal action brought against the City within 90 days after the city's final approval, other than one by the Applicant, challenging the approval of the project or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate it is expenses for the litigation . The Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
- 19. At any time in the future the Planning Commission or City Council may review the use permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

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

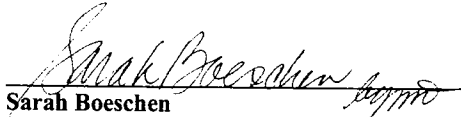
RESOLUTION NO. PC 98- 43

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 December 9, 1998 and that said Resolution was adopted by the following vote:

AYES: Blanton, Dougher, Kaplan, Kirkpatrick,
Chairman Milam
NOES: None
ABSTAIN: None
ABSENT: None



RICHARD THOMPSON
Planning Commission Secretary



Sarah Boeschen
Recording Secretary

RESOLUTION NO. PC 99-26

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW THE ADDITION OF A PRIVATE ELEMENTARY SCHOOL TO AN EXISTING CHURCH USE ON THE PROPERTY LOCATED AT 1808 MANHATTAN BEACH BOULEVARD (Levi/Manhattan Academy)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on August 25, 1999 to consider an application for a Use Permit for the property legally described as lots 10 and 11, Block 1, Redondo Villa Tract 3, located at 1808 Manhattan Beach Boulevard in the City of Manhattan Beach.
- B. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The project applicants are Mia and Evan Levi, owners of the subject property.
- D. The applicant requests approval to convert an existing 9,081 square foot church building to primary use as an elementary school, while retaining the existing church as a secondary use. The proposed school will accommodate a maximum of 60 students between grades two through six.
- E. The Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The project is categorically exempt from environmental review in that it is a minor infill development within an urbanized area, pursuant to Section 15332 of the CEQA (California Environmental Quality Act) Guidelines.
- G. The site is located in Area District I and is zoned CG, (General Commercial). The properties to the east, west and north, across Manhattan Beach Boulevard are similarly zoned and improved with commercial establishments. The adjoining lots to the south are zoned RH and improved as high density residential uses.
- H. Pursuant to MBMC 10.84.60.A, findings are hereby made:
 - a. The proposed location of the use, near a concentration of local serving businesses along Manhattan Beach Boulevard is in accord with the objectives of the Local Commercial Zoning District which seeks to provide sites for businesses serving the daily needs of nearby residential areas, incorporating standards that prevent significant adverse impacts on adjoining residential uses.
 - b. The project site is classified General Commercial in the General Plan which is intended for a wide range of businesses/uses. The project is a satellite site expansion of an existing private pre-school/elementary school and is consistent with the goals and policies of the Land Use Element of the General Plan.
 - c. The proposed use will comply with all applicable provisions of the Manhattan Beach Zoning Ordinance.
 - d. The proposed use will not adversely impact nor be adversely impacted by nearby properties or create demands exceeding the capacity of public services and facilities that cannot be mitigated. Potential impacts may include but not necessarily be

RESOLUTION NO. PC 99- 26

limited to: traffic, parking, and noise. The addition of a small private school at the subject site will not exacerbate parking problems in the immediate area because a new on-site parking lot for eight vehicles will be provided with the project. In addition, the existing church use will jointly utilize, by a private agreement, 18 additional parking spaces on the adjoining property located at 1816 Manhattan Beach Boulevard during hours when a fast food restaurant on that property is closed. Noise impacts are not anticipated due to the fact that the subject school will conduct physical education in an enclosed building.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject use permit amendment subject to the following conditions:

Construction/Implementation

1. The project shall be built in substantial conformance with the plans as submitted to and approved by the Planning Commission on August 25, 1999.
2. Eight on-site parking spaces shall be provided in a new parking lot, replacing an existing auxiliary church building as per the submitted plans.
3. Landscaping shall be provided at the front and rear of the parking lot consistent with code requirements, and at the front of the existing church building and wherever feasible to beautify the entire site. An irrigation system shall be installed in all new planting areas.
4. The applicant shall work cooperatively with the city to establish a combination school loading zone and public parking along the curb adjacent to the subject property.
5. The applicant shall record a certificate of compliance for a lot line adjustment, merging lots 10 and 11 into a single parcel.
6. The applicant shall provide an on-site trash enclosure, pursuant to Public Works requirements, and MBMC 5.24.030 (C) (2). The refuse storage space shall be screened from public view and either constructed within the building structure or in a screened enclosure on private property.
7. The public sidewalk on Manhattan Beach Boulevard shall be replaced from the west side of the new parking lot to the east property line.

Operational Conditions

8. Hours of operation for church services shall be limited to Sundays, between 8:00 a.m. and 11:00 a.m.
9. The maximum enrollment of the school shall be 60 students. The intent of this provision is to minimize parking and traffic impacts resulting from the school operation.
10. The hours of classroom operation shall be limited to between 7:30 am and 5:30 p.m. Monday through Friday.
11. At least two school staff members shall be present on the sidewalk along Manhattan Beach Boulevard during peak arrival and departure times to assist with the student drop-off and loading adjacent to an existing 60 -foot long curbside loading zone.

Procedural

12. In accordance with Section 10.84.090 of the Manhattan Beach Municipal Code, the subject use permit shall expire two years after the date of approval, unless implemented, or extended.

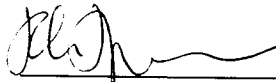
RESOLUTION NO. PC 99- 26

13. All provisions of the use permit are subject to review by the Community Development Department 6 months after occupancy and annually thereafter.
14. At any time in the future the Planning Commission or City Council may review the use permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
15. Pursuant to Public Resources Code section 21089 (b) and Fish and Game Code Section 711.4 (c) as applicable , the project is not operative, vested or final until required filing fees are paid.
16. The applicant agrees as a condition of approval of this project to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach in defending any legal action brought against the City within 90 days after the city's final approval, other than one by the Applicant, challenging the approval of the project or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate it is expenses for the litigation . The Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

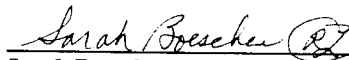
SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine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

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of August 25, 1999 and that said Resolution was adopted by the following vote:

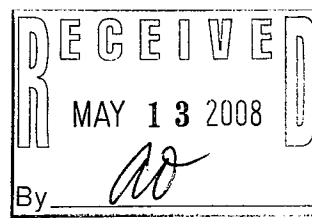
AYES: Kaplan, Milam, Simon, Ward, Chairman Kirkpatrick
NOES: None
ABSTAIN: None
ABSENT: None



RICHARD THOMPSON
Planning Commission Secretary



Sarah Boeschen
Recording Secretary



**Manhattan Academy
Use Permit**

1740 MBB	Existing	Proposed
Use	Office/Classroom/Play area	Same
Play Area	5600 square feet	Same
Parking	12 spaces plus 1 handicap	11 spaces plus 1 handicap
Students	145	155
Teachers	6	9 (proposed maximum)
# of Classrooms	5	5
Other Staff	1 staff plus 1 director	1 staff plus 1 director
Grades	Pre-school through Elementary	Same
Hours of operation	7:00 am - 6:00 pm	7:00 am - 6:00 pm
Drop off & Pick up	Staggered times w/2 staff personnel at designated loading zone	Same
Loading spaces	5	5
Peak Times	8:30am-9am & 2:30pm-3:30pm	8:30am-9am & 2:30pm-3:30pm

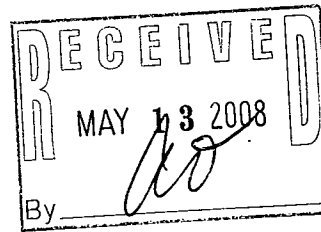
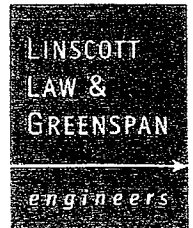
1808 MBB	Existing	Proposed
Use	Elementary school and gymnasium	Vary use of elementary and middle school, keep gymnasium
Play area	0	4800 Square Feet
Parking	6 spaces plus 1 handicap	None
Students	49	49
Teachers	4 teachers	4 teachers
# of Classrooms	4	4
Other Staff	None	None
Grades	1st - 6th grade	K - 8th grade
Hours of operation	7:30am - 5:00pm	7:30am - 5:00pm
Drop off & Pick up	Parents park and pick-up and drop-off at designated loading zone	Staggered times w/2 staff personnel at designated loading zone
Loading spaces	3	Same
Peak Times	7:45am-8:05am & 3:15pm-3:30pm	7:45am-8:05am & 3:15pm-3:30pm

1826 MBB	Proposed
Use	Elementary, Middle & Pre-school
Play area (sq. ft)	1845 Square Feet
Parking	5 spaces
Students	96
Teachers	4
# of Classrooms	4
Other Staff	0
Grades	Pre-school, K - 8th grade

Hours of Operation	7:30am-6:00pm
Drop off & Pick Up	Staggered times w/2 staff personnel at designated loading zone
Loading spaces	4 (currently metered)
Peak Times	8:00am-9:00am & 2:30pm-3:30pm

Proposed Classrooms and Parking for Manhattan Academy

	1740	1808	1826
	<u>1st Floor</u>		
	1 Classroom	49 Students	4 Classrooms
	Pre School	4 Classrooms	Pre School-Middle School
	48 Students	Grades K-8	
	4 teachers	4 Teachers	
	2 Classrooms		
	Elementary Ages		
	44 Students		
	2 Teachers		
	<u>2nd Floor</u>		
	2 Classrooms		
	Elementary Ages		
	63 Students		
	3 Teachers		
	155 Students	49 Students	96 Students
Total Teachers	9	4	4
Staff	1		
Director	1		
Total Possible Employees	11	4	4
Total Maximum Parking Required all 3 Buildings	19		
Total	300 Students		



May 12, 2008

Ms. Cheryl Vargo
SUBTEC
5147 West Rosecrans Avenue
Hawthorne, CA 90250

LLG Reference: 2.08.2984.1

Subject: Revised Parking Analysis for the Manhattan Academy Expansion Project - Manhattan Beach, California

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law &
Greenspan, Engineers
1580 Corporate Drive
Suite 122
Costa Mesa, CA 92626
714.641.1587 r
714.641.0139 f
www.llgengineers.com

Dear Ms. Vargo:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit the following Revised Parking Analysis for the proposed Manhattan Academy Expansion project to be located at 1826 – 1832 Manhattan Beach Boulevard in the City of Manhattan Beach that has been updated to address applicable City staff comments. The new site is necessary to accommodate additional students from the community and surrounding areas that have been on the school's waiting list.

Pasadena
Costa Mesa
San Diego
Las Vegas

The parking analysis evaluates the overall parking demand for the school based on review of the school's operational characteristics and the school's existing Transportation and Parking Program.

The forecast parking demand will be compared to the proposed supply to identify any surplus/shortfall in parking spaces for the existing and proposed sites. A comparison to Off-street Parking Code requirements of several jurisdictions in the South Bay and information contained in the 3rd Edition of *Parking Generation*, published by the Institute of Transportation Engineers (ITE) [Washington, D.C., 2004] was also performed.

PROJECT DESCRIPTION

The existing Manhattan Academy is comprised of two building located at 1740 & 1808 Manhattan Beach Boulevard. The 1740 site has five classroom, a current student enrollment of 145 students (capacity is 155 students), and a staff of eight employees (six teachers, one staff member and the director of the school). Manhattan Academy expects to hire three additional three teachers, resulting in a total of 9 teachers at the 1740 site, as the student enrollment increases to a maximum of 155 students. The 1808 site has four classrooms, a current student enrollment of 45 students (capacity is

Phillip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Kell D. Maberry, PE

49 students), and a staff of four employees/teachers. The remaining employees (i.e. clerical, accounting, marketing, and other staff) work off site at the corporate office.

Student drop-off/pick-up for the 1740 site and 1808 site now occur curbside along Manhattan Beach Boulevard in front of each building, as these areas have been designated as "loading/unloading" zones. However, with the proposed conversion of existing surface parking lot at the 1808 site to outdoor play area, Manhattan Academy proposes, with approval from the City, to restrict parking only during the morning and afternoon peak school times to facilitate the "loading/unloading" of children; public metered parking (inclusive of visitors of the school) will be allowed at all other times of the day.

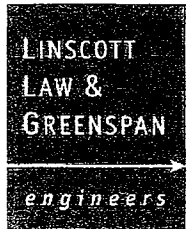
The proposed Manhattan Academy Expansion project consists of the conversion of two existing commercial buildings to a private school. The 1826-1832 site is expected to have four classrooms, a (maximum) student enrollment of 96 students, a staff of four teachers. Similar to the 1740 site and 1808 site, student drop-off/pick-up for the 1826-1832 site is expected to occur curbside along Manhattan Beach Boulevard in front of the proposed school. Currently, there are four metered parking spaces in front of the 1826-1832 site. However, Manhattan Academy proposes, with approval from the City, to restrict parking only during the morning and afternoon peak school times to facilitate the "loading/unloading" of children; public metered parking (inclusive of visitors of the school) will be allowed at all other times of the day.

Table 1 provides a summary of the existing and proposed development totals for the Manhattan Academy.

EXISTING AND PROPOSED PARKING SUPPLY

The study area was visited and an inventory of existing parking spaces was identified. The number and type of parking space (i.e. compact, standard or handicapped) for the existing and proposed sites are also summarized in *Table 1*.

As summarized in *Table 1*, the 1740 site, which has five classrooms, has a parking supply of 12 spaces, consisting of 9 standard stalls, 2 compact stalls and 1 handicapped space; the 1808 site, which has four classrooms, has a parking supply of 7 spaces consisting of 6 standard stalls and 1 handicapped space. The 1826-1832 site, which will have four classrooms, will provide a total of 5 spaces comprised of 4 standard stalls and 1 handicapped space. With the proposed expansion project, Manhattan Academy proposes to convert the surface parking lot at 1808 site to an outdoor playground. Therefore, upon completion of the proposed Project, Manhattan Academy, which will have a staff of 19 teachers/employees and 13 classrooms, will have a parking supply of 17 spaces consisting of 13 standard stalls, 2 compact spaces and 2 handicapped spaces.



EXISTING PARKING CHARACTERISTICS

Based on information provided by Manhattan Academy, the school currently has a Transportation and Parking Program that encourages employees to use alternative forms of transportation other than driving alone, such as carpooling and public transit. A form of compensation is given to those staff members who participate in the "Ride-Share" program.

Based on surveys of the existing employees, four carpool with other teachers, three drive themselves, two take public transit, two ride bicycles and one is dropped off by their spouse. Based on the above, the 1740 and 1808 sites have a combined parking demand of five parking spaces. With an existing parking of 19 spaces, Manhattan Academy currently has a parking surplus of 14 parking spaces. No changes to the current Transportation and Parking Program of Manhattan Academy are expected with the proposed expansion, as all existing and future employees will be encouraged to use alternatives forms of transportation.

PARKING CODE EVALUATION

Since the City of Manhattan Beach does not currently have a parking code for schools, a comparison of the parking codes for surrounding cities in the South Bay, inclusive of the City of Los Angeles and County of Los Angeles, was developed and is summarized in *Table 2*.

Review of this table indicates that parking code ratios vary from requiring one space per employee/faculty member (City of Hawthorne and City of Redondo Beach), two spaces per classroom (City of Gardena and City of Torrance), one space per classroom plus one space per employee (City of El Segundo) or one space per classroom (City of Los Angeles and County of Los Angeles).

Based on application of the parking ratios summarized in *Table 2*, the existing Manhattan Academy would require between 9 and 21 spaces (or an average of 14 spaces). However, as indicated above, the 1740 and 1808 sites now only require 5 spaces as a result of their current Transportation and Parking Program.

Application of the parking ratios of the surrounding jurisdictions to the 1740 site, 1808 site and the 1826-1832 site results in a project parking requirement ranging between 13 spaces and 32 spaces (or an average of 21 spaces). With a proposed parking supply of 17 spaces, a parking shortfall of 4 spaces is calculated when compared to the average parking requirement of 21 spaces.

PARKING FORECAST – 3rd EDITION OF PARKING GENERATION

To estimate the parking demand requirements of the Manhattan Academy, the parking generation rate for ITE Land Use Code 520: “Elementary School”, found in the 3rd Edition of *Parking Generation*, published by the Institute of Transportation Engineers (ITE) [Washington, D.C., 2004], was utilized. Based on a parking ratio of 0.28 spaces per student, Manhattan Academy would require 84 parking spaces based on a projected student enrollment of 300 children. With a proposed parking supply of 17 parking spaces, Manhattan Academy would have a forecast (theoretical) parking deficiency of 67 spaces.

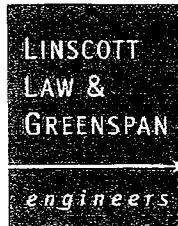
PARKING DEMAND VERSUS SUPPLY

As shown in *Table 1*, a total of 17 spaces will be provided at Manhattan Academy upon completion of the proposed expansion project. According to the parking code requirements above, the existing and proposed project would have an average “code parking requirement” of 21 spaces which theoretically would result in a parking deficiency (or shortfall) of 4 parking spaces.

However, as stated above, Manhattan Academy has a successful Transportation and Parking Program that encourages employees to use alternative travel modes, and as a result the existing school only requires 5 parking spaces. Assuming each new teacher of the 1826-1832 site and the three additional teachers that have yet to be added to the 1740 site will drive alone to work, this results in a parking demand of 7 spaces. When combined with the existing parking demand of 5 spaces, Manhattan Academy will only require a total 12 spaces. With proposed supply of 17 spaces, a surplus of 5 spaces is forecast.

In recognition that the employment and personal conditions of the school’s staff could change, it is recommended that Manhattan Academy’s Transportation and Parking Program be incorporated as part of the project’s parking mitigation measures to ensure adequate parking will be provided upon completion of the proposed expansion project.

Ms. Cheryl Vargo
May 12, 2008
Page 5



CONCLUSION

Based on the results of this parking analysis, we conclude that the proposed Manhattan Academy parking supply of 17 spaces will be sufficient to support the peak parking demand of the private school upon completion of the proposed expansion project.

We appreciate the opportunity to provide this analysis letter. Should you have any questions, please call me at (714) 641-1587.

Very truly yours,
Linscott, Law & Greenspan, Engineers

A handwritten signature in black ink, appearing to read "Richard Barretto", is written over the typed name.

Richard Barretto, P.E.
Principal

Attachments

cc: Monica L. Clayton, LLG

TABLE 1
MANHATTAN ACADEMY DEVELOPMENT SUMMARY

Location	No. of Employees/Teachers	No. of Classrooms	Parking Spaces
<i>Existing</i>			
1740 Manhattan Beach Boulevard	8 ¹ staff/teachers	5 Classrooms	9 Standard, 2 Compact, 1 Handicapped (12 total)
1808 Manhattan Beach Boulevard	4 teachers	4 Classrooms	6 Standard, 1 Handicapped (7 total)
Total	12 staff/teachers	9 classrooms	19 spaces
<i>Proposed</i>			
1740 Manhattan Beach Boulevard	11 staff/teachers	5 Classrooms	9 Standard, 2 Compact, 1 Handicapped (12 total)
1808 Manhattan Beach Boulevard	4 teachers	4 Classrooms	None ²
1826-1832 Manhattan Beach Boulevard	4 teachers	4 Classrooms	4 Standard, 1 Handicapped (5 total)
Total	19 staff/teachers	13 classrooms	17 spaces

¹ Total consists of 6 teachers, one staff person and the director of the school. All other clerical and accounting staff work off site at the corporate office.


² Since the 1808 site currently only has an indoor gymnasium, Manhattan Academy proposes to convert the underutilized parking lot to an outdoor playground.

**TABLE 2
COMPARISON OF PARKING CODE REQUIREMENTS FOR EDUCATIONAL USES**

City	Description	Code Requirement	No. of Spaces Required	
			Existing	Proposed
City of El Segundo	Schools, private: Pre-school, elementary through junior high level	1 space for each classroom, plus 1 space for each employee and faculty member.	21	32
City of Gardena	Educational facilities: Elementary and junior high schools	2 spaces per classroom.	18	26
City of Hawthorne	Schools, elementary and junior high	1 space per employee and faculty member.	12	19
City of Los Angeles	Schools, elementary	1 space on the same lot with each classroom.	9	13
County of Los Angeles	Schools, elementary	1 space per school classroom.	9	13
City of Manhattan Beach	Public and Semipublic: Schools Public or Private	As specified by use permit.	--	--
City of Redondo Beach	Schools: Elementary schools, public and private	1 space for each faculty member, plus one space for each employee.	12	19
City of Torrance	Elementary Schools	2 spaces for each classroom.	18	26
		Average parking requirement	14	21

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Angelica Ochoa, Assistant Planner
FROM: Erik Zandvliet, Traffic Engineer 
DATE: June 12, 2008
SUBJECT: **Development Review-1740/1808/1826 Manhattan Beach Boulevard
Manhattan Academy
Traffic Engineering Comments**

The following comments have been prepared to address traffic engineering concerns for the proposed Manhattan Academy private school at 1808 and 1826 Manhattan Beach Boulevard based on plans prepared by Trotter Building Designs, Inc. dated April 11, 2008 and the Revised Parking Analysis prepared by Linscott, Law and Greenspan Engineers dated May 12, 2008.

Parking Analysis

The Revised Parking Analysis states that the Manhattan Academy would occupy buildings at 1740, 1808 and 1826-32 Manhattan Beach Boulevard. The school would employ 19 employees and have 13 classrooms. The LLG analysis proposes that the existing parking supply of 17 spaces will be sufficient for the proposed uses. However, it also states that the project would be deficient by 4 spaces if the average parking ratio from comparable city rates is used. Further, it recommends that the deficit be addressed through a mitigation measure to require a Transportation and Parking Program to reduce parking demand by encouraging carpooling, bicycling and walking.

Based on the analysis and professional industry standards, it is my recommendation that the project provide a parking ratio of 1 space per employee working on-site during school hours, inclusive of staff, teachers and assistants. Further, one visitor space per 4 classrooms is recommended. Therefore, a total of 23 spaces (19 staff spaces and 4 visitor spaces) are recommended based on the proposed uses.

The Manhattan Academy proposes to maintain an employee rideshare program to reduce the parking demand for all three properties. It is expected that a 20% reduction in parking demand could be achieved, equating to 4 spaces. This would bring the net parking requirement to 19 spaces. If a 33% reduction is achieved, the net parking requirement would be reduced to 17 parking spaces, equal to the proposed parking supply.

Since parking demand for school uses is largely generated by employees, the number of employees should be limited by the Use Permit. This allows the applicant to have flexibility in the use of the particular classrooms for pre-school, elementary, or middle school use, as well as for ancillary uses such as computer or media rooms, library, etc. without increasing the parking requirement.

The following Conditions of Approval should be imposed to ensure that the parking demand does not adversely impact the surrounding community:

1. A maximum of 19 employees shall be allowed to work on-site during school hours, inclusive of staff, teachers and assistants. **(COA)**
2. All school employees shall be required to park in the school parking lots. Evidence of employee parking on city streets shall be a violation of the Use Permit. **(COA)**
3. An Employee Rideshare Program shall be instituted and maintained for all employees that encourages carpooling or other alternative transportation modes. The program shall include incentives and other features to effectively reduce single-occupancy vehicle usage. The school administrators shall submit a report annually (or more often as required) to the Community Development Director that analyzes the effectiveness of the program pursuant to City guidelines. Additional incentives shall be incorporated into the Program if the rideshare goal is not met for the prior year. **(COA)**
4. The school shall maintain staggered start and dismissal times for individual classes to minimize traffic demand along the Manhattan Beach Boulevard loading zone(s). **(COA)**
5. Each loading zone location along Manhattan Beach Boulevard shall be staffed at peak arrival and dismissal times with at least 2 school employees to assist in loading students in and out of their vehicles. **(COA)**
6. The total length of school loading zones for the three properties along Manhattan Beach Boulevard shall not exceed 180 feet. **(COA)**
7. A student loading area and management plan shall be submitted to the City Traffic Engineer for approval. **(COA)**
8. No bus, van or other school vehicle shall be stored on-site unless approved by the Community Development Director. **(COA)**

Site Plan Comments

9. Vehicle gates shall remain open during business hours, or if closed during business hours, at least one vehicle must be able to queue outside the proposed access gate in both directions without blocking the sidewalk. **(COA)**
10. Parking lots shall remain open to visitors during school hours. **(COA)**
11. Parking stall cross-slope shall not exceed 5%. **(COA)**
12. All two-way driveways and approaches shall be as wide as the aisle it serves. The driveway approach for 1826 Manhattan Beach Boulevard must be at least 24 feet wide. **(COA)**
13. Provide unobstructed triangle of sight visibility (5' x 15') adjacent to each driveway and behind the property line when exiting the parking areas without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 10.64.150) **(COA and show on plans-modify planter walls if necessary.)**
14. At least two feet is required beyond the end of an aisle to provide sufficient back-up space for vehicles in the last space of the aisle. **(COA and shown on revised plans)**
15. All parking spaces adjacent to an obstruction, except columns, must be at least one foot wider than a standard space. **(COA)**

16. Wheel stops are necessary for all parking spaces inside a parking lot or structure except those spaces abutting a masonry wall or protected by a 6-inch high planter curb. (MBMC 10.64.100D) **(COA)**
17. All outside 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. **(COA)**
18. Disabled parking must comply with current standards. One or more van size spaces may be required in each parking lot. See CBC Chapter 11B, Div II and other ADA requirements. **(COA)**
19. All unused driveways shall be reconstructed with curb, gutter and sidewalk. **(COA)**
20. Doors and gates along property frontages shall not open across the public right-of-way. **(COA and revise plans as necessary.)**
21. Any compact spaces shall be labeled with a sign and a stencil marking at the back of each space. **(COA)**

COA – Condition of Approval

Angelica Ochoa

From: Bryan Klatt
Sent: Wednesday, September 03, 2008 7:28 AM
To: Angelica Ochoa
Subject: RE: Manhattan Academy - 1740, 1808 & 1826-1832 MBB

Hi Angelica,

Sorry for the late response to this....I just realized I did not reply back...Sorry about that....

As far as parking issues, anywhere along Manhattan Beach Blvd from Redondo to Aviation, we do not get regular calls for service there, so I am unaware of any specific problems....The officers do provide enforcement to the meters on a regular basis....Now if we are going to add more restricting to the parking for loading/unloading....I would recommend that signage be added to each meter that is affected. The signs should read "Loading/Unloading Zone Mon-Fri 7am-9am and 1pm-3pm" or whatever the most appropriate hours are for the academy. This will allow us to provide enforcement to those who leave there cars parked when the loading/unloading is taking place....Hope this makes sense....If you have any questions, please let me know....I am at extension 5156

Take care, Bryan

-----Original Message-----

From: Angelica Ochoa
Sent: Wednesday, August 27, 2008 11:52 AM
To: Bryan Klatt
Cc: Laurie B. Jester
Subject: Manhattan Academy - 1740, 1808 & 1826-1832 MBB

Hi Bryan,

Manhattan Academy will be expanding its school use to a new location at 1826-1832 Manhattan Beach Boulevard. This site currently has an auto repair, dry cleaners and glass store. The applicant will be requesting to restrict the existing parking meters at 1826-1832 during peak times in the morning and afternoon Monday through Friday and unrestricted at all other times for the loading and unloading of students. The project will also consist of revising the current loading and unloading zone at 1808 MBB to restrict it only during peak times Monday through Friday and make it available to the public at all other times. I am wondering if you have had any parking enforcement issues at 1808 or 1740 MBB with the loading zone or any other parking/traffic concerns. This project will be going before the Planning Commission on September 10th and they may want to know if there have been any parking problems at 1740 or 1808 with the current loading zone or neighbor complaints.

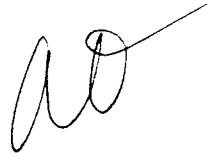
Please let me know your thoughts on this so I can include your comments in my staff report. I have the plans for the project if you want to see them.

Thank you.

Angelica Ochoa
Assistant Planner
City of Manhattan Beach
Community Development Dept.

CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: See Distribution Below
FROM: May Dorsett, Planning Secretary
DATE: February 11, 2008
SUBJECT: Review Request for Proposed Project at:



1808-1826 MANHATTAN BEACH BLVD.
(MANHATTAN ACADEMY)

The subject application has been submitted to the Planning Division. Please review the attached material(s) and provide specific comments and/or conditions you recommend to be incorporated into the draft Resolution for the project. Conditions should be primarily those which are not otherwise addressed by a City Ordinance. If no response is received by **FEBRUARY 18, 2008**, we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

2007 CBC, CMC, CPC, CEC

DIAA GURGHIS

Distribution:

- X Public Works
- X Fire Dept.
- X Building Official

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

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Comments/Conditions (attach additional sheets as necessary):

Parking mods only.
OK
JCS

Distribution:

Public Works
 Fire Dept.
 Building Official

Angelica Ochoa

From: Thom Reif [thomreif@yahoo.com]
Sent: Tuesday, September 02, 2008 1:28 PM
To: Angelica Ochoa
Subject: Mnahattan Academy Expansion

No-No-No-No

This is not the appropriate location for any expansion of any type of elementary education facility. How they were able to locate into the church earlier is questionable. The property is commercial which I don't believe includes an educational facility. What will become of the resturarat between the buildings and his entrance and exit driveways?

The main concern is additional traffic that will be generated at already congested times on a high traffic street along with safety for young children where streets and driveways need to be frequently crossed. Has anyone looked at the congestion at the intersection of Harkness & MB Blvd. in morning between 8 and 8:30. Will the Academy be required to provide a large number of off street parking spaces for employees and drop off and pickup?

If this project is allowed to proceed, may the thought of the first child hit by a motor vehicle rest on the shoulders of those who approved this facility.

Sincerely,

Thomas Reif
1833-A 11th Street



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

REVISED APPLICATION 4/11/08

Date Filed: _____

APPLICANT INFORMATION

Name: Levi Family Partnership LP

Contact Person: Cheryl Vargo

Address: 17719 Palora St., Encino 91316

Address: 5147 W. Rosecrans Ave, Hawthorne 90250

Phone number: 818-342-4905

Phone number: 310-644-3668

Relationship to property: Owner

Association to applicant: Representative

PROJECT LOCATION AND LAND USE

Project Address: 1740, 1808 & 1826 Manhattan Beach Blvd.

Assessor's Parcel Number: 4164-001-029 & 030 and 4164-016-057

Legal Description: Lots 6,7,10,11 Blk 1 & Lots 4,5,6 Blk 2, Redondo Villa Tr No. 3

Area District, Zoning, General Plan Designation: I, CG, General Commercial

Surrounding Land Uses:

North Commercial

West Mixed use & commercial

South High Density Residential

East Commercial/auto repair

Existing Land Use: Mixed use commercial, retail, auto repair (vacant)

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential _____ Other Private School

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: _____

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: _____

Private School - see project description

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

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Removed/ Demolished</u>
Project Site Area:	_____	_____	_____	_____
Building Floor Area:	SEE EXISTING AND PROPOSED PLANS			_____
Height of Structure(s)	_____	_____	_____	_____
Number of Floors/Stories:	_____	_____	_____	_____
Percent Lot Coverage:	_____	_____	_____	_____
Off-Street Parking:	_____	_____	_____	_____
Vehicle Loading Space:	_____	_____	_____	_____
Open Space/Landscaping:	_____	_____	_____	_____

Proposed Grading: NONE
 Cut _____ Fill _____ Balance _____ Imported _____ Exported _____

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

- | <u>Yes</u> | <u>No</u> | |
|------------|-----------|--|
| _____ | <u>x</u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| _____ | <u>x</u> | Changes to a scenic vista or scenic highway? |
| _____ | <u>x</u> | A change in pattern, scale or character of a general area? |
| _____ | <u>x</u> | A generation of significant amount of solid waste or litter? |
| _____ | <u>x</u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| _____ | <u>x</u> | Water quality impacts (surface or ground), or affect drainage patterns? |
| _____ | <u>x</u> | An increase in existing noise levels? |
| _____ | <u>x</u> | A site on filled land, or on a slope of 10% or more? |
| _____ | <u>x</u> | The use of potentially hazardous chemicals? |
| _____ | <u>x</u> | An increased demand for municipal services? |
| _____ | <u>x</u> | An increase in fuel consumption? |
| _____ | <u>x</u> | 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: Cheryl Vargo Prepared For: Levi Family Partnership
 Date Prepared: 4-11-08

PROJECT DESCRIPTION FOR MANHATTAN ACADEMY

1740, 1808 AND 1826 MANHATTAN BEACH BLVD.

It is the desire of the applicant to tie the use of the two existing properties at 1740 and 1808 together with the new site at 1826 under a single Conditional Use Permit so that the sites at 1808 and 1826 operate as satellite site expansions to the main Manhattan Academy school facility located at 1740 Manhattan Beach Blvd.

1740 SITE - Existing main school campus building

This building provides both preschool and elementary uses as well as the administrative offices for the school. The permitted capacity at this site is 145 students. No changes are proposed for this site.

1808 SITE - Auxiliary site

This site currently provides elementary school uses only. No changes are proposed to the building.

The only proposed change involves a converting the existing parking lot to a playground.

The site currently operates as an elementary school with 4 classrooms and a gymnasium. The maximum number of students permitted by the fire department is 49 rather than the 60 permitted under the current CUP for the site.

1826 SITE - New site addition to Manhattan Academy

The proposal is for an additional facility converting the existing improvements to 4 classrooms, an outdoor play area and a new parking plan with 5 parking places including 1 handicap parking space.

Combined operational use of the 1808 and 1826 sites to the main operation at 1704

It is the applicants desire to have the flexibility of providing not only elementary but also middle school at the 1808 and 1826 sites, and possibly preschool at the 1826 site. The maximum number of students for 1808 would be 49 and the maximum number for 1826 would be 105.

Combined parking

The three sites combined would provide a total of 17 parking spaces (12 currently exist at 1740, the 7 at 1808 would be eliminated and 5 would be provided at 1826). Currently, the existing parking spaces at 1808 are not utilized at all. Manhattan Academy has a ride share program for its teachers. It is anticipated that all staff and teachers will use only the parking at 1704. (See supplemental information labeled as "Manhattan Academy Transportation and parking Program".)

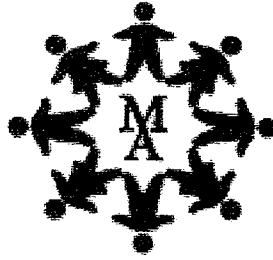
Student drop-off and pick-up

The applicant requests the approval of curb side drop-off and pick-up in front of 1826 similar to that provided in front of 1740 and 1808 during peak arrival and departure times. There are currently 4 metered on-street parking spaces in front of 1826.

The curbs in front of 1740 and 1808 are labeled for loading only. The applicant proposes that off street parking areas could be used by the general public during non drop off and pick up times and that a signage program be developed for such a joint use. The greatest demand for street parking is generally during the lunch hour or between about 11:00 am and 2:00 pm which would not conflict with the schools use of the spaces during the morning and mid to late afternoon.

Trash collection

The applicant would like to place trash for the 1826 site at the trash enclosure area at 1808. The cleaning service people at 1826 would need to carry the trash a little over 100' between the 2 properties.



4/10/2008

Manhattan Academy

1740, 1808 and 1826 Manhattan Beach Blvd.

Operational Information:

All sites will be under the umbrella of Manhattan Academy. The new site, located at 1826-1832 Manhattan Beach Blvd. is necessary to accommodate additional students from the community and surrounding areas who remain on our waiting list. Each teacher will be assigned to a designated classroom and there will be no co-mingling of instructors within various buildings. The new building at 1826 is to have four new classrooms in addition to existing four classrooms at 1808 Manhattan Beach Blvd. Currently we have no outside playground for students at existing 1808 building. We are proposing playgrounds at our existing 1808 site as well as an additional one at our new 1826-1832 site.

Hours of Operation:

1808 Building:

Currently, our operating hours at 1808 are 8:15 a.m. to 3:15 p.m. Our morning drop-off hours at the 1808 site are 7:00 a.m. to 8:00 a.m. Afternoon pick-up is from 4:00 p.m. until 5:00 p.m.

1826 Building:

We are proposing the same schedule as the 1808 site to help mitigate traffic congestion.

1740 Building:

Hours of operation for the 1740 site are from 9:00 a.m. to 2:30 p.m. Morning drop-off hours at our 1740 site are from 8:30 a.m. to 9:00 a.m. Afternoon pick-up is from 5:00 p.m. to 6:00 p.m.

Only 15% of our students require late pick-up. That way we're not impacting Manhattan Beach Blvd. at the end of the business day for non-education folks.

Current and Proposed Enrollment:

Our current student enrollment at our 1808 building is forty five with a capacity of 49. The number of teachers at that site is four. Our current enrollment at the 1740 site is 145 students. The number of teachers is seven. We are proposing that number remain the same. At the new 1826 site, we are proposing a student capacity of 105 with four classrooms, and a teacher population of four as well.

Because we are a school, our peak times of operation are and will be 8:15 a.m. until 3:15 p.m. During these hours, no traffic whatsoever is incurred. Because we have noticed that several non-Manhattan Academy cars are utilizing the loading and unloading parking spots on the street in

front of 1808 for long term parking, Manhattan Academy is willing to have paid parking meters placed in front of 1808 with permitted loading and unloading times for school parent body in order to facilitate safety and mitigate possible traffic congestion.

Required outdoor space:

At our 1740 building, we provide seventy five square feet of outdoor space per child as mandated by the California Department of Social Services. We stagger recess times to adhere to these regulations. Currently at 1808, we utilize our gymnasium for physical fitness. We are requesting the use of the outside space currently an unused parking lot be converted into an outdoor playground. For the sake of the children's health and well-being, we are requesting this outdoor space, because up until this point, we have not been able to fulfill the demands of the families of Manhattan Beach to provide adequate outdoor space. There is no outdoor space requirement for elementary or middle school students.

Enrollment for 2008-2009:

Our re-enrollments for the 2008-2009 school year have suffered a major setback. Several parents in our elementary through middle school program, and from our elementary wait list, have currently not re-enrolled as they are holding off as long as possible to see if the City of Manhattan Beach will grant our request to convert the 1808 parking lot into outdoor yard space, and to see the expansion of the new 1826 site. Using the unused parking lot at the 1808 site for outdoor space will not impact staff parking as we will have adequate parking availability at 1740 and 1826. We have a schematic that illustrates our proposed play space for the new 1826 building.

Trash

We would like the trash enclosure at 1808 to remain in its current location and also be used for the new 1826 site, as the size of the current trash bin is more than adequate to handle the trash from both sites.

4/11/2008

Manhattan Academy Transportation and Parking Program

Parking Currently Available:

1740 Manhattan Beach Blvd.	12 parking spots
1808 Manhattan Beach Blvd.	7 parking spots

Transportation Usage for Faculty and Staff at 1740 and 1808 sites:

3 take the bus – 3 teachers – no spots taken
2 ride bikes – 2 teachers – no spots taken
1 transported by spouse – 1 teacher – no spots taken
4 ride share – 4 teachers – 2 spots taken
1 Director – single ride – 1 spot taken
2 teachers – 2 single rides – 2 spots taken

7 unused parking spots at the 1740 site
7 unused parking spots at the 1808 site
5 total parking spots currently being used

Proposed Parking:

1740 Manhattan Beach Blvd.	12 parking spots
1808 Manhattan Beach Blvd.	0 parking spots
1826 Manhattan Beach Blvd.	5 parking spots

Transportation Usage for Faculty and Staff at 1740 and 1808 sites will remain the same:

3 take the bus – 3 teachers – no spots taken
2 ride bikes – 2 teachers – no spots taken
1 transported by spouse – 1 teacher – no spots taken
4 ride share – 4 teachers – 2 spots taken
1 Director – 1 single ride – 1 spot taken
2 teachers – 2 single rides – 2 spots taken
4 new teachers at the 1826 site not yet hired, will probably use the parking spots unless they use our ride share program
Total parking spots used by staff will be a maximum of 9
Total unused parking spots at all three sites will be 8

Incentive for gas conservation and traffic mitigation:

Striving to be energy efficient, Manhattan Academy is “going green” by shutting off computers, copiers, printers, lights and all other utilities on nights and weekends. Nine thousand square feet of outdoor grass areas has been converted to artificial turf to reduce the need for watering our grounds. All shrubs around the new turf are being replaced by low maintenance plants or ice plants that require either a drip system or hand watering once a week. This procedure eliminates the need for sprinklers that waste a lot of water. All lights are slowly being converted to energy

saving bulbs or fluorescent light fixtures. The lighting in the 1808 building has already been converted. For example at the new 1826 site, we are proposing to use only energy saving materials, central heating that will have individual thermostats per room, extra insulation to keep out the hot air during the summer and the cold air during winter months, etc.,etc..

Manhattan Academy encourages its staff to use our Ride Share Program or alternative forms of transportation. A form of compensation is given to those staff members who do not drive alone, ride their bikes, use the rapid transit, etc. We always encourage parents to carpool. There is a drop-off and pick-up lane in front of each building for the children. Children are escorted into the buildings when dropped off and helped with pick-up as well. The same procedure will be implemented at the new 1826 building.