

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 22, 2008**

The Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 22nd day of October, 2008, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

A. ROLL CALL

Present: Fasola, Powell, Seville-Jones and Chair Lesser
Absent: Paralusz
Staff Present: Richard Thompson, Director of Community Development
Laurie Jester, Planning Manager
Angelica Ochoa, Assistant Planner
Erik Zandvliet, City Traffic Engineer
Recording Secretary: Sarah Boeschen

B. APPROVAL OF MINUTES – October 8, 2008

A motion was MADE and SECONDED (Seville-Jones/Powell) to **APPROVE** the minutes of October 8, 2008.

AYES: Fasola, Powell, Seville-Jones and Chair Lesser
NOES: None
ABSENT: Paralusz
ABSTAIN: None

C. AUDIENCE PARTICIPATION

None.

D. PUBLIC HEARINGS, CONTINUED

Director Thompson indicated that staff is recommending that the two public hearing items be discussed out of order with the second item being heard first, as it is being recommended that the item be continued.

- 2. Consideration of a Master Use Permit to allow Conversion of an Existing Office to Restaurants or other Commercial Uses and Allow a New Restaurant (Tin Roof Bistro) With a New Outdoor Dining Patio and On-Site Consumption of Alcohol at 3500 Sepulveda Boulevard, Hacienda/Haagen Building, Manhattan Village Shopping Center**

Discussion

Director Thompson said that staff's understanding is that an agreement has been reached between the applicant and the owner of the mall; however, staff has not yet received the necessary documentation of the agreement. He commented that the City Attorney will review the letter that staff received from Latham and Watkins. He indicated that staff is recommending that the item be continued to the next meeting.

Commissioner Seville-Jones asked regarding granting a further continuance, as the item has been continued from the previous two meetings. She asked whether it would be more appropriate to reschedule the hearing once the agreement has been received.

Director Thompson commented that the item would be further delayed if it is rescheduled once the documentation is received rather than continued, as it would need to be renoticed once it is rescheduled.

In response to a comment from Commissioner Seville-Jones, Director Thompson indicated that if the agreement satisfies the issues identified by staff, the applicant would be able to withdraw their application for a restaurant and move forward with their application for an alcohol license.

Chairman Lesser opened the public hearing.

There being no one wishing to speak regarding the issue, Chairman Lesser closed the public hearing.

Action

A motion was MADE and SECONDED (Powell/Fasola) to **REOPEN** and **CONTINUE** the public hearing for a Master Use Permit to allow conversion of an existing office to restaurants or other commercial uses and allow a new restaurant (Tin Roof Bistro) with a new outdoor dining patio and on-site consumption of alcohol at 3500 Sepulveda Boulevard, Hacienda/Haagen Building, Manhattan Village Shopping Center to November 12, 2008.

AYES: Fasola, Powell, Seville-Jones and Chair Lesser
NOES: None
ABSENT: Paralusz
ABSTAIN: None

1. Consideration of a 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

Assistant Planner Ochoa summarized the staff report. She indicated that at the last hearing, the

Commission asked the applicant to further address the outstanding issues of parking; capping the total number of students; potential traffic impacts from the loading and unloading of students; and sharing of the trash enclosure. She commented that the applicant is now proposing an increase of one compact parking space at the new site; a reduction in the total capacity of students for the three sites from 300 to 282; and an increase in the number of preschool teachers for a total of 25 employees. She commented that the applicant would like to phase in the enrollment of students at the new site for two years. She indicated that the applicant would like to add signage and time limits to the loading zones for all three sites. She said that the parking area at 1808 Manhattan Beach Boulevard is proposed to be used for overflow parking during special events for dropping off and picking up students and as a play area during school hours. She stated that the parking area at 1826 Manhattan Beach Boulevard is proposed to be used for a play area during off-peak times such as during the summer. She indicated that with the revised proposal the total parking is increased from 17 to 18 spaces; the total number of employees is increased from 19 to 25; the total number of students is decreased from 300 to 282; and the loading zone for the three sites is increased from 156 feet to 236 feet.

Assistant Planner Ochoa commented that staff received letters from nearby residents with concerns regarding parking for the school on the adjacent residential streets. She stated that letters were also received from parents concerned with the new curbside service which requires them to quickly access and leave the loading spaces. She indicated that one issue for the Commission to consider is whether the onsite parking spaces are sufficient for 25 employees. She pointed out that the City's Traffic Engineer is recommending 29 parking spaces be provided. She indicated that a reduction of 20 percent for the school's ride share program would result in a total of 24 parking spaces. She indicated that another issue for the Commission to consider is whether signage and restricted hours for the loading zones would decrease traffic impacts. She commented that another issue for the Commission to consider is whether the maximum number of students should be capped based on the number of actual parking spaces. She said that the applicant has proposed to address special events by allowing overflow parking at 1808 Manhattan Beach Boulevard; however, the day-to-day parking impacts are still outstanding. She said that the Traffic Engineer recommends that the total number of students for the school could be increased by 42 based on 18 parking spaces being provided as proposed. She indicated that the applicant is still requesting to share the trash enclosure for the 1826 Manhattan Beach Boulevard and the 1808 Manhattan Beach Boulevard sites. She pointed out that a trash enclosure is required by the Municipal Code and Department of Public Works for all commercial structures, and staff feels it should be required.

Traffic Engineer Erik Zandvliet said that the standard for parking is one space for every employee or classroom plus an additional amount for visitors, guests, and part-time employees.

In response to a question from Chairman Lesser, Traffic Engineer Zandvliet indicated that his recommendation in the memo that was provided to the Commissioners is based on an accumulation of the industry standards in various cities for ITE parking generation for California schools. He stated that his recommendation is supported by the Linscott law and Greenspan study that was submitted by the applicant.

Chairman Lesser commented that it would be the Department of Education State Schools Facilities Planning Division that would be responsible for setting the required number of parking spaces if the school were public rather than private, which would be different than the Traffic Engineer's recommendation. He asked why a different ratio would be applied for a private school. He indicated that page 13 of the 2000 edition of the Department of Education Guide indicated that in recent years the number of teacher aides and other staff members for classrooms have increased and that the formula that reflects current practice would provide 2.25 parking spaces for each teaching station which would include space for staff members and visitors.

Traffic Engineer Zandvliet indicated that the formula for determining parking can be based on the number of classrooms, the number of employees, or actual counts of an existing school. He commented that the document referenced by Chairman Lesser is for elementary and middle schools which typically include one teacher per classroom with support staff. He stated that such a determination would be sufficient for the elementary portion of the subject school. He indicated, however, that the preschool portion would have a higher parking demand because there is a larger number of teachers in relation to the number of students. He stated that he did provide a credit of up to 20 percent if they continue to pursue an aggressive ride share program. He indicated that a 20 percent reduction in parking demand has been determined by the Air Quality Management District with their experience throughout Southern California as the maximum amount of reduction that can be expected from a ride share program.

Chairman Lesser asked if there was any concern with the impact to eastbound traffic on Manhattan Beach Boulevard during rush hour with an increased number of vehicles entering or exiting the loading zone.

Traffic Engineer Zandvliet said that the applicant operates a very efficient loading zone, and it would need to operate in the same manner to maintain the same level of safety on the street if the enrollment is increased. He indicated that the proposal is to create an additional loading zone in front of the property at 1826 Manhattan Beach Boulevard which would help to support the increase in students for that site. He said that the proposal would not result in much of an increase in the number of students at the 1808 and 1740 Manhattan Beach Boulevard sites.

In response to a question from Commissioner Fasola, Traffic Engineer Zandvliet said that there would be an additional factor of delay for cars exiting or entering Tomboys with the proposal. He indicated that although drivers could have to wait a greater amount of time to enter or exit the Tomboys driveway, safety would not be impacted as the right-of-way is already established.

Commissioner Seville-Jones asked regarding the factor of parents who may have more than one child attending the school who would drop off one child at one site, then pull back into traffic, and then enter back into the loading zone for the other building.

Traffic Engineer Zandvliet indicated that the analysis included that there would be fewer cars as a result of families who had more than one student attending the school; however, that would not necessarily be true with parents needing to access in and out of the loading area for more than one of the sites.

In response to a question from Commissioner Fasola, Traffic Engineer Zandvliet indicated that he would have more of a concern with the loading area if the school were concentrated on a smaller site rather than spread out with a larger amount of frontage along the street. He stated that the applicant is using existing buildings that are not designed to provide an adequate parking area or off-street loading zones.

In response to a question from Commissioner Powell, Traffic Engineer Zandvliet said that the proposed compact parking space that previously had a width of 7 ½ feet has been increased to a width of 8 feet.

In response to a question from Commissioner Powell, Traffic Engineer Zandvliet indicated that an offsite shuttle operation would only change the parking requirement if the employees could park at the offsite location and be shuttled to the school. He said that a shuttle operation would not provide relief for the loading zones in front of 1740 and 1808 Manhattan Beach Boulevard as well as the property at 1826 Manhattan Beach Boulevard, as the students could not realistically be shuttled.

In response to a question from Chairman Lesser, Traffic Engineer Zandvliet stated that he has not had an opportunity to study the impacts to traffic on 11th Street.

In response to a question from Commissioner Seville-Jones, Traffic Engineer Zandvliet said that the Use Permit applies to the property, and it cannot be guaranteed that a ride sharing program in the future will continue to be as successful as it is currently.

Commissioner Fasola commented that there is concern with the number of cars that currently park on Harkness Street, 11th Street and Redondo Avenue. He commented that it does not appear that the parking study included consideration of the current parking situation on the adjacent streets with the proposed expansion. He said that the applicant has indicated that their existing spaces are not fully utilized by their employees; however, the residents are indicating that the parking on the adjacent streets is impacted by employees or room helpers for the school. He asked if there was any plan to determine who is parking on the adjacent streets.

Traffic Engineer Zandvliet indicated that it is very difficult to determine the destination of the people who park on the streets. He said that there are limitations for regulating the street parking, as it is designated for public use. He commented that it would be up to the adjacent property owners along Harkness Street to request that restrictions be placed on parking, which would then be reviewed by staff. He indicated that there are several uses in the area aside from the subject school that could also result in the demand for parking along the adjacent streets.

In response to a question from Chairman Lesser, Traffic Engineer Zandvliet commented that at this time there is no plan to expand Manhattan Beach Boulevard to add a lane in front of the subject properties.

Cheryl Vargo, representing the applicant, said that they have made significant changes to the project since the previous hearing. She indicated that they have placed a cap on the number of students, staff, and teachers; they plan to phase in the enrollment at 1826 Manhattan Beach Boulevard over two years; they are proposing to retain the existing parking lot at 1808 Manhattan Beach Boulevard; and they have added a parking space at 1826 Manhattan Beach Boulevard. She commented that the Commission was given information regarding the hours during which students are dropped off and picked up at the school. She stated that they are still requesting the shared trash enclosure for 1808 and 1826 Manhattan Beach Boulevard. She said that currently the sites at 1740 and 1808 Manhattan Beach Boulevard are operating at full capacity. She commented that they are proposing to phase in 48 new students in the first year at 1826 Manhattan Beach Boulevard for a total number of 246 students at all three sites. She pointed out that the figures provided to the Commissioners are anticipating future expansion based on the requirement of Social Services and not the capacity at which the school is currently operating. She indicated that they are proposing to add 48 students in the first year. She commented that they are proposing to provide City staff with their ride share program at the beginning of each school year.

Ms. Vargo said that the peak time for dropping off students is between 8:00 a.m. and 9:00 a.m. She commented that an offsite shuttle system would not be practical for the preschool students because they are required to be signed in at the school by the parents and must travel in car seats. She commented that they also are not aware of space that would be available for such a shuttle system. She indicated that the flow of the drop off area works very well. She pointed out that Tomboys is not busy between 7:00 a.m. to 9:00 a.m. which are the peak hours of dropping off at the school. She said that the hours for picking up vary during the afternoon. She indicated that they are suggesting that the parking area at 1808 Manhattan Beach Boulevard be used for dropping off and picking up students during peak times from 7:00 a.m. and 9:00 a.m. in the morning and between 3:15 p.m. and 4:30 p.m. and be used as a play area during the middle of the day. She said that allowing it to be used as a temporary parking area would allow parents the ability to park and walk their children to their classroom rather than drop them off with a teacher. She said that the parking area would also allow parents with children at more than one of the sites to park and walk their children to class rather than drop them each off separately. She commented that it is very important that an outdoor play area be provided. She said that there is sufficient parking if the ride share program does not work. She indicated that it is in the school's best interest to make sure the ride share program is successful in order to reduce the need for parking to accommodate a play area during school hours. She commented that the applicant would also like for the parking area at 1826 Manhattan Beach Boulevard to be utilized as a play area during school hours in the event that all of the cars can be accommodated at the 1740 Manhattan Beach Boulevard site.

Ms. Vargo commented that the two existing sites currently are operating near capacity and are

working very efficiently. She stated that they are proposing to add 46 students and four teachers during the first year at 1826 Manhattan Beach Boulevard, which would not create a very large impact. She said that there is currently a large trash bin at 1808 Manhattan Beach Boulevard. She indicated that they are anticipating that one 13 gallon bag of trash per day would be generated at 1826 Manhattan Beach Boulevard which a cleaning person could deliver to the bin at 1808 Manhattan Beach Boulevard. She said that there are substantial requirements for trash enclosures which would be difficult for them to accommodate because they are proposing modifications to existing structures rather than new construction.

In response to a question from Commissioner Lesser, **Ms. Vargo** commented that it would not be economically viable to operate the school with a limit of only 42 students at the new site.

Marsha Mar, representing the applicant, said that the ratio of students to teachers at their school is lower than at public schools. She stated that the lead teachers sign up in advance for activities in the rooms in order to not have overlapping events that would interfere with parking. She said that only a maximum of one or two reading parents are in the school building at any one time. She indicated that there are rarely parents in the classrooms, they instead help out with communications, e-mails and coordinating off-site.

In response to a question from Commissioner Powell, **Ms. Mar** commented that if parents have children at more than one of the schools, the children are held at the school until both students are ready to be picked up at one time.

In response to a question from Chairman Lesser, **Ms. Vargo** pointed out that the ratio of 282 students to 25 teachers is a future projection of the number of students, and the current enrollment is not as high as the projected number. She indicated that currently there are only 16 teachers.

Chairman Lesser opened the public hearing.

Audience Participation

Nancy Adler said that they utilize the services and shops of Manhattan Beach even though they live in Marina del Rey because their daughter attends the school. She indicated that it is very important that the building at 1808 Manhattan Beach Boulevard include an outdoor play area for all of the children. She commented that she feels it would be a good compromise for the parking lot at 1808 Manhattan Beach Boulevard to be used as a loading area during the hours for dropping off and picking up students and as a play area during the middle of the day. She indicated that the lot currently is under utilized and should be used as a play area. She indicated that she knows of several students have left the school because there is not an outdoor play area at the elementary building. She pointed out that it is the only private school in the City.

Jennifer DeCosta said that the school is very diverse, has high academic standards, and is one

of the only non-parochial private schools in the area. She said that it provides an important benefit to the community. She said that using the parking area also as a play area would encourage parents to keep their children at the school. She indicated that currently students need to be taken to the nearby park to play outside. She said that it is very important for the students to have an outdoor play area. She commented that using at least part of the parking area at 1808 Manhattan Beach Boulevard as a play area would encourage parents to allow their children to stay at the school.

Harry Munns, a resident of Redondo Beach, said that there have been cars parked in front of his driveway even though there is not a school, church or store near his home. He commented that the reason that a car was parked in front of the driveway of the resident on 11th Street who spoke at the last hearing is not necessarily directly a result of the subject school. He said that his son attends the school at 1808 Manhattan Beach Boulevard, and he would prefer for him not to have to walk down the City street to access a play area. He commented that he is pleased that there appears to be a possible compromise to provide a play area on the parking lot at 1808 Manhattan Beach Boulevard, as it would be unfortunate to sacrifice parking for a play area. He stated that he cannot think of another instance of an elementary school without an adjacent outdoor play area. He commented that it is very important for the development of the children to have the ability to play outside during the day.

Sally Lu said that she has one son who is enrolled at the preschool and one son who is enrolled in the kindergarten class. She commented that they are extremely happy with the school, and their children are progressing very well. She indicated, however, that they have not decided whether to keep their older child at the school next year because of the lack of an outdoor play area. She stated that energetic young children need an outdoor area to run and play sports. She said that the only other options for private schools in the area that are not religiously affiliated are in Palos Verdes, which is a long commute for young children. She pointed out that the parents who assist at the school do not spend significant time in the classroom as in public schools, but rather they organize extracurricular activities for the students and help coordinate communication between the teachers and parents. She said that parents are only in the classroom for limited amount of time on occasions when they do assist with activities. She asked why it is harmful to allow patrons of the school to utilize the parking on the adjacent streets. She commented that street parking is available for the purpose of people who need to utilize the parking. She said that she agrees that there would be a concern if all of the parking was inundated because of the school and parking spaces were not available for other nearby uses, which is not the case. She said that while school is in session there may be at most only a handful of parents that help in the classrooms who would need to park.

Ms. Vargo pointed out that the adjacent neighborhood including Harkness Street, 11th Street and Redondo Avenue is located very close to a commercial corridor which results in an overflow of parking on the residential streets. She said that they are proposing that the loading zone at 1740 Manhattan Beach permit ten minute parking to allow people who wish to park for a very short period to drop something off at the school or pick up a sick child. She indicated that the parking would be restricted during the hours of 7:00 a.m. to 9:00 a.m. and during a

certain period of the afternoon for loading and unloading only. She stated that they are proposing to allow two hour parking in front of 1808 Manhattan Beach Boulevard with the same restrictions for loading and loading only during certain hours. She commented that it is more convenient for someone to park on the street rather in the visitor spaces or in the garage at 1740 Manhattan Beach Boulevard if they are visiting the school for a short period of time. She indicated that allowing some shared use of the loading area for parking would be preferable to not allowing any parking at all which is currently the case.

Chairman Lesser closed the public hearing.

Discussion

Commissioner Seville-Jones commented that the passion with which people have spoken at this hearing and the prior hearing reflects highly on the school. She said that the goal of wanting to add outdoor space for the children to play is very commendable. She stated, however, that she feels the project is too large as proposed and does not include sufficient parking. She commented that the standards by which the Traffic Engineer is recommending a 20 percent reduction in parking for the ride share program is the application of a reasonable standard and takes into account that there may be variations in the number of employees who ride share. She indicated that although the ride share may be sufficient to allow for a 50 percent reduction currently, it is not certain that it will remain at the same level in the future. She said that she would not be comfortable that a system of monitoring the ride share program would work. She indicated that the compromise that the applicant has offered from the original proposal is not material enough. She said that a decrease of 18 students is not sufficient to address the issue of parking. She said that the phasing in of new students as proposed would be helpful if the project were approved to help adjust to the expansion, but it does not resolve the issue of the deficiency in the amount of parking. She commented that she does not feel the proposal is fair to the neighbors, as projects in the community must include sufficient parking. She stated that street parking allows for the fact that the parking demand for businesses may be different during certain periods of the day. She does not feel the subject project should be given benefits for street parking that are not afforded to other projects. She indicated that she is also not certain that the loading area would be successful and she has a concern of cars going in and out of traffic on Manhattan Beach Boulevard to access the loading areas for the different sites. She commented that there is the potential for traffic on Manhattan Beach Boulevard to be impacted more as the school becomes larger. She commented that she is sympathetic to the applicant regarding the requirement for an additional trash enclosure; however, the Code does not provide for granting the request to share the existing structure between the sites.

Commissioner Fasola said that he agrees with the statements of Commissioner Seville-Jones. He commended the school on becoming successful enough to expand. He indicated that each business must provide parking for their own particular use, and street parking is intended for overflow and for mixed uses. He said that there is an issue of fairness to the adjacent residents and businesses. He commented that employees would park in other areas besides the parking lot at 1808 Manhattan Beach Boulevard if it were also used as a play area because they would

not want to deprive the students of having an outdoor playground. He said that he also questions whether children would want to play in a parking lot, although he does like the concept. He pointed out that he is not certain if the number of employees who do not drive to work is as high on days when it is cold or raining, as any employees who ride bicycles may choose to drive instead. He said that the school is receiving a benefit from the City, as allowing for the use of the street for a loading zone takes away parking for other businesses and residents in the area. He stated that he does not feel the amount of parking as proposed is adequate, and it should be near the recommendation of the Traffic Engineer. He indicated that he feels the site at 1826 Manhattan Beach Boulevard needs to include a trash enclosure, and it would not be fair to Tomboys to have a cleaning person from the school deliver the trash across their parking lot. He said that he is surprised that the school does not already have an outdoor play area. He commented that he feels an option would be to use the new site in part for parking and decreasing the size of the expansion. He indicated that the size of the school is increasing to the point where it will need to meet the criteria of larger institutions such as public schools.

Commissioner Powell commented that the applicant did make a somewhat reasonable attempt to scale down the project. He indicated that he does recognize the need for the children to have an outdoor play area. He also commended the applicant on their ride share program. He indicated that it is difficult to make the Use Permit for the project work with having three noncontiguous lots. He pointed out that the number of employees is proposed to increase from 12 to 25 and the number of students is proposed to increase from 194 to 282. He indicated, however, that the total number of parking spaces is proposed to decrease from 20 to 18. He said that the Traffic Engineer has indicated that a total of 282 students would require at least 24 parking spaces rather than 18 as proposed. He said that the parking would be short as proposed even with allowing for a 50 percent reduction because of the ride share program. He indicated that the project is too ambitious for the site. He pointed out that two of the required findings for granting the Use Permit are that the project cannot have an adverse effect to the surrounding neighborhood or create a detriment to the community. He stated that the proposal would create a risk to the students that would need to cross Harkness Street and would force some traffic onto residential roads. He commented that the school is not different from other types of businesses, and the parking should be off of Manhattan Beach Boulevard and not within the adjacent residential area. He said that he cannot support the necessary findings in order to grant the proposal.

Chairman Lesser said that he wants to support the school and its ability to offer alternative education alternatives, and he understands the desire to provide open space. He indicated that he does not see the issue as providing parking as opposed to providing a play area but rather parking as it relates to the density of the site. He commented that additional students would result in additional cars on Manhattan Beach Boulevard and in the adjoining neighborhood. He said that the reason for having parking requirements is to minimize the impacts to the community. He indicated that he must defer to the recommendations of the City's Traffic Engineer. He said that he would agree with allowing a 20 percent parking reduction for the ride share program based on the standard set by the Air Quality Management District. He

stated that he has concerns regarding the loading area that he would like to have reviewed further. He said that he would want more information regarding the impact of having separate loading areas for the properties at peak traffic periods and of the safety of the children. He indicated that there needs to be a cap of 240 students with 18 parking spaces being provided. He commented that he is sensitive to the economic concerns of the applicant; however it is separate from the traffic analysis for the site. He said that he would like further information regarding whether there are instances in which the requirement for a trash enclosure can be waived.

Commissioner Fasola said that he was intrigued with the possibility of a parking area also being used as a playground. He said that there may be a possibility that has not been considered, and he would encourage the applicant to look for a possible solution that could solve both concerns.

At 8:20, a 10 minute recess was taken.

Ms. Vargo said that they would request a two week continuance and would like an opportunity to work further with staff. She indicated that they feel that they can reach a solution that would address the concerns that have been raised.

Director Thompson commented that the November 12 meeting agenda is full, and staff needs sufficient time to prepare a new staff report and resolution. He said that he would recommend that the item be continued to December 10, 2008.

Commissioner Seville-Jones stated that the phasing in of additional students over a period of time does not solve the problem she sees with the deficiency in parking. She commented that she is not persuaded with the idea of the shared use of a parking lot and a play area.

Commissioner Powell said that he would want the parking to be brought closer into compliance with the recommendations of the Traffic Engineer rather than allowing a larger number of students to be phased in over a period of time. He indicated that the first phase of increasing students might not create a large impact; however, additional students being phased in after the initial increase would be a concern.

Director Thompson said given the discussion of the Commission, staff would not want the discretion to allow more than 240 students with 18 parking spaces.

Chairman Lesser commented that he would like for a further study of the loading zones and the open space. He said that he feels it may take the applicant some time to arrive at a proposal which addresses the concerns that have been raised.

Commissioner Seville-Jones said that she also does not have a clear understanding of how the loading zone would work and would like further information to be provided.

Ms. Vargo stated that the applicant cannot accept an overall cap of 240 students.

Commissioner Seville-Jones commented that she does not necessarily feel there needs to be a cap provided that there is sufficient parking to accommodate the number of students and teachers.

Director Thompson said that there would need to be some limit on the overall number of students, and the question is the number that would be acceptable to the applicant. He said that a cap would be related to the number of parking spaces that would be provided based on the determination of the Traffic Engineer.

Action

A motion was MADE and SECONDED (Powell/Fasola) to **REOPEN** and **CONTINUE** the public hearing for a 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 to December 10, 2008.

AYES: Fasola,, Powell, Seville-Jones and Chair Lesser
NOES: None.
ABSENT: Paralusz
ABSTAIN: None.

E. BUSINESS ITEMS

None.

F. DIRECTORS ITEMS

G. PLANNING COMMISSION ITEMS

H. TENTATIVE AGENDA November 12, 2008

1. Consideration of the Proposed Housing Element

I. ADJOURNMENT

The meeting was adjourned at 8:50 p.m. to Wednesday, November 12, 2008 in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director