

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development

FROM: Angelica Ochoa, Assistant Planner

DATE: March 23, 2011

SUBJECT: Consideration of a Use Permit for an existing restaurant to allow on-site consumption of beer and wine and outdoor dining for Hotdoggers, Inc. located at 1605 N. Sepulveda Boulevard

RECOMMENDATION

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

PROPERTY OWNER

Debra Saunders
Agent for RRSS Properties, LLC
3333 Alana Drive
Sherman Oaks, CA 91403

APPLICANT

HotDoggers, Inc.
Louis Skelton, Property Owner's Representative
2537-D PCH #168
Torrance, CA 90505

BACKGROUND

The applicant, HotDoggers, Inc., a new commercial tenant at 1605 North Sepulveda Boulevard, is requesting a Use Permit to allow outdoor dining at an existing restaurant and to request a new alcohol license for on-site sale and consumption of beer and wine (Type 41-On-Sale Beer and Wine for Public Premises). The existing restaurant occupies three lots, two fronting on Sepulveda Boulevard with the restaurant building and parking lot, and one on the southeast corner of Oak Avenue and 17th Street developed with a parking lot.

The City of Manhattan Beach Section 10.16.020 (B), Commercial District Land Use Regulations, requires a Use Permit for eating and drinking establishments in the General Commercial (CG) district. Also, Section 10.16.030 (B) in the Commercial District requires a Use Permit for lots with more than 10,000 square feet of land area and Section 10.16.020 (L), requires a Use Permit and approval for any new alcohol license. The existing restaurant has no use permit and alcohol license. Since, the applicant is requesting a beer and wine license and an expansion of the restaurant with outdoor dining areas, a use permit is required. If a new restaurant moves into the existing building with no expansion and no alcohol, no Use Permit or other discretionary application is required, and the improvements would be approved administratively through the plan check process.

PROJECT OVERVIEW

LOCATION

<u>Location</u>	1605 North Sepulveda Boulevard
<u>Legal Description</u>	Tract No. 1638 (EX OF STS) Lot 1 Block 58 and (EX OF ST) Lots 23 and Lot 24 Block 58
<u>Area District</u>	II

LAND USE

<u>General Plan</u>	General Commercial and Mixed-Use Commercial
<u>Zoning</u>	CG and RS D-6-Design Review Oak Avenue

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
	Restaurant(vacant) originally KFC, then Steak Escape, and most recently Ice Cream	Restaurant with outdoor dining and beer and wine

Neighboring Land Uses/Zoning

North, across 17th Street (Commercial General and Single Family Residential), South (Commercial General, Mixed-Use Commercial and Single Family Residential with Oak Avenue Design Review), East, across Sepulveda Boulevard (Commercial General) and West, across Oak Avenue (Single Family Residential)

PROJECT DETAILS

<u>Parcel Size:</u>	12,800 approx.		
<u>Building Area and Uses:</u>	<u>Existing</u> (vacant) 1,612 sq. ft.(restaurant)	<u>Proposed</u> 1,612 sq. ft. (restaurant) 380 sq. ft. (outside dining)	
<u>Parking:</u>	<u>Existing</u> 18 spaces	<u>Proposed</u> 22 spaces	<u>Required</u> 23 spaces
<u>Vehicle Access:</u>	<u>Existing</u> Sepulveda Blvd. (entrance and exit) Oak Ave (exit only)	<u>Proposed</u> No change No change	<u>Required</u> Allowed Per Oak Ave Design

Overlay

<u>Hours of Operation:</u>	<u>Existing</u> (vacant)	<u>Proposed</u> 7am to 10pm Sunday to Thursday 7am to Midnight Friday and Saturday	<u>Required</u> Per Use Permit
<u>Alcohol:</u>	<u>Existing</u> None	<u>Proposed</u> Type-41 On-Sale Beer and Wine	<u>Required</u> Per Use Permit

PROJECT DESCRIPTION

Project Site

The existing restaurant and adjacent parking lots occupy a total of three lots (Lot 1, Lot 23 and Lot 24). The existing building and adjacent parking lot to the south front on Sepulveda Boulevard (Lots 23 and 24) and there is a rear parking lot on the south-east corner of Oak Avenue and 17th Street (Lot 1). The three lots contain a total of approximately 12,800 square feet of lot area. The two lots fronting on Sepulveda Boulevard are zoned CG (General Commercial) and the parking lot on the south east corner of Oak Avenue and 17th Street is zoned RS D-6 (Residential Single Family – Oak Avenue Design Overlay). The surrounding properties to the north, south and east are zoned CG (General Commercial) and are developed with an auto shop, car dealership, a hotel, post office box store and other retail/commercial stores. The properties on the east side of Oak Avenue are in the Oak Avenue Overlay district (RS-D6) and are a mix of residential and commercial parking lots serving businesses on Sepulveda Boulevard, as the subject site Lot 1 parking lot. The properties to the west, on the west side of Oak Avenue are developed with single family residences and zoned RS (Residential Single Family). A Vicinity and Assessor’s map is attached as Exhibit A.

Hotdoggers, Inc.

The applicant, Debra Saunders, is proposing a family style take-out restaurant (Hotdoggers, Inc.) that will serve breakfast, lunch and dinner items such as hot dogs, specialty sausages, hamburgers, etc. (Exhibit B) The new restaurant will use the current building of 1,612 square feet with proposed seating of 46 seats. Also, the applicant is requesting two new outdoor patios, one open patio fronting on Sepulveda Boulevard and one enclosed, on the sides only, patio at the rear of the existing building totaling 380 square feet. The proposed patio fronting on Sepulveda Boulevard will consist of 16 seats and the patio at the rear will consist of 16 seats. The proposed hours of operation for the restaurant are Sunday to Thursday 7am to 10pm and 7am to Midnight Friday and Saturday. The applicant is also requesting a Type-41 Alcohol License to allow on-site consumption of wine and beer. The existing pole sign is proposed to remain although the top neon panel will be removed. The existing directional sign at the Sepulveda driveway is proposed to be relocated to the south side of the driveway.

Parking

If a new restaurant of 1612 square feet were constructed it would require 21 parking spaces per Section 10.64.030 of the Manhattan Beach Municipal Code (MBMC). The two existing parking areas consist of a total of 18 parking spaces, 10 parking spaces located to the south of the

existing building off Sepulveda Boulevard and 8 parking spaces in the lot towards the west of the existing building on the corner of Oak Avenue and 17th Street. These spaces are shown on the approved site plan for a prior restaurant on the site. With the existing 18 parking spaces, the parking is legal non-conforming for 1612 square feet of building area. The proposed patios of 380 square feet require 5 parking spaces, for a total of 23 required spaces. The applicant is proposing a total of 22 parking spaces; an additional 4 parking spaces for the new patios. These patios can be reduced in size so the 22 proposed spaces will be sufficient. A site plan is attached for more details (Exhibit C).

Per Section 10.64.020 (b) of the parking chapter in the MBMC, a structure or use shall not be considered non-conforming solely because the required number of parking spaces is not provided. Additionally, per Section 10.68.070 B1, commercial parking in a residential district is allowed to remain. Section 10.64.020 (a) of the parking chapter also states that if a major alteration or enlargement of a site structure exceeds 50% of the existing structure valuation, then the required parking must be met. The proposed project does not exceed 50% valuation and the existing 18 parking spaces may remain. Section 10.64.050 (B) has the criteria for a parking reduction.

Site Access and Circulation

The current site has ingress and egress from Sepulveda Boulevard and an exit only from the rear lot onto Oak Avenue. The rear lot is zoned RS D-6 and has a restriction of no vehicle ingress or egress between the hours of 10pm and 6am to Oak Avenue per Section 10.44.040 (m) of the Overlay Design Standards and Section 10.6.020 F5.

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 found that the subject project is exempt from CEQA as a Class 32 In-fill Development project.

DISCUSSION

Use Permit

A Use Permit is required per Municipal Code Section 10.16.020 (L) since the applicant is requesting new alcohol license. Section 10.16.020 (B), Commercial District Land Use Regulations, requires a Use Permit for eating and drinking establishments in the Local Commercial (CL) district. Also, Section 10.16.030 (B) in the Commercial District requires a Use Permit for more than 10,000 square feet of land area. Per the above requirements, the existing restaurant is non-conforming for a use permit, parking and access. Section 10.68.020 (a) of the nonconforming chapter states that an existing non-conforming use is allowed to continue and remain. Additional parking needs to be provided for the two new patios.

Also, Section 10.68.020 (E) of the non-conforming chapter states that any structure that is non-conforming for front, side or rear yards, driveways, or open space, then no structure can be enlarged or modified if the total estimated construction cost of the alteration exceeds 50% of the total estimated cost of reconstructing the entire non-conforming structure. The project does not exceed 50% valuation so the driveway access and parking may remain and the hours for the Oak Avenue driveway will be regulated by the Oak Avenue Overlay.

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.

Public Input

A notice of the public hearing for this application was mailed to all property owners within 500 feet of the project site and was published on March 10, 2011 in the Beach Reporter. One property owner opposed the project and had concerns with more traffic and noise from the proposed outdoor patio dining and alcohol.

Other Departments Input

The plans and applications were distributed to other departments for their review and comments and are attached as Exhibit D. The Building Department indicated that plans would be reviewed through plan check and handicapped and disabled access would need to be met. The Police Department Detectives and Traffic Divisions had no objections. The Department of Public Works had standard comments. All specific Department conditions will be included, if the project is approved, in the Resolution as appropriate and requirements will be addressed during the plan check process.

Areas of Discussion

Staff recommends that the Planning Commission focus on the following areas when considering the proposed project:

- Parking
- Hours of Operation
- Beer and Wine
- New Outdoor Patios

Alternative Site Plan

Just prior to the distribution of the staff report the architect met with staff and presented a conceptual site plan for an alternative design. (Exhibit E) This revision would eliminate the approximately 106 square foot front patio adjacent to Sepulveda, as the architect indicated that due to the heavy traffic on the street it is not a very desirable location for outdoor dining. The rear patio would then be increased in size for a total outdoor patio area of 400 square feet instead of 380 square feet as originally proposed. Staff has not had time to review and comment on this new concept, but wanted the Commission and the public to have the opportunity to see it. The architect and applicant will provide a presentation and respond to questions at the meeting.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss and provide direction.

EXHIBITS:

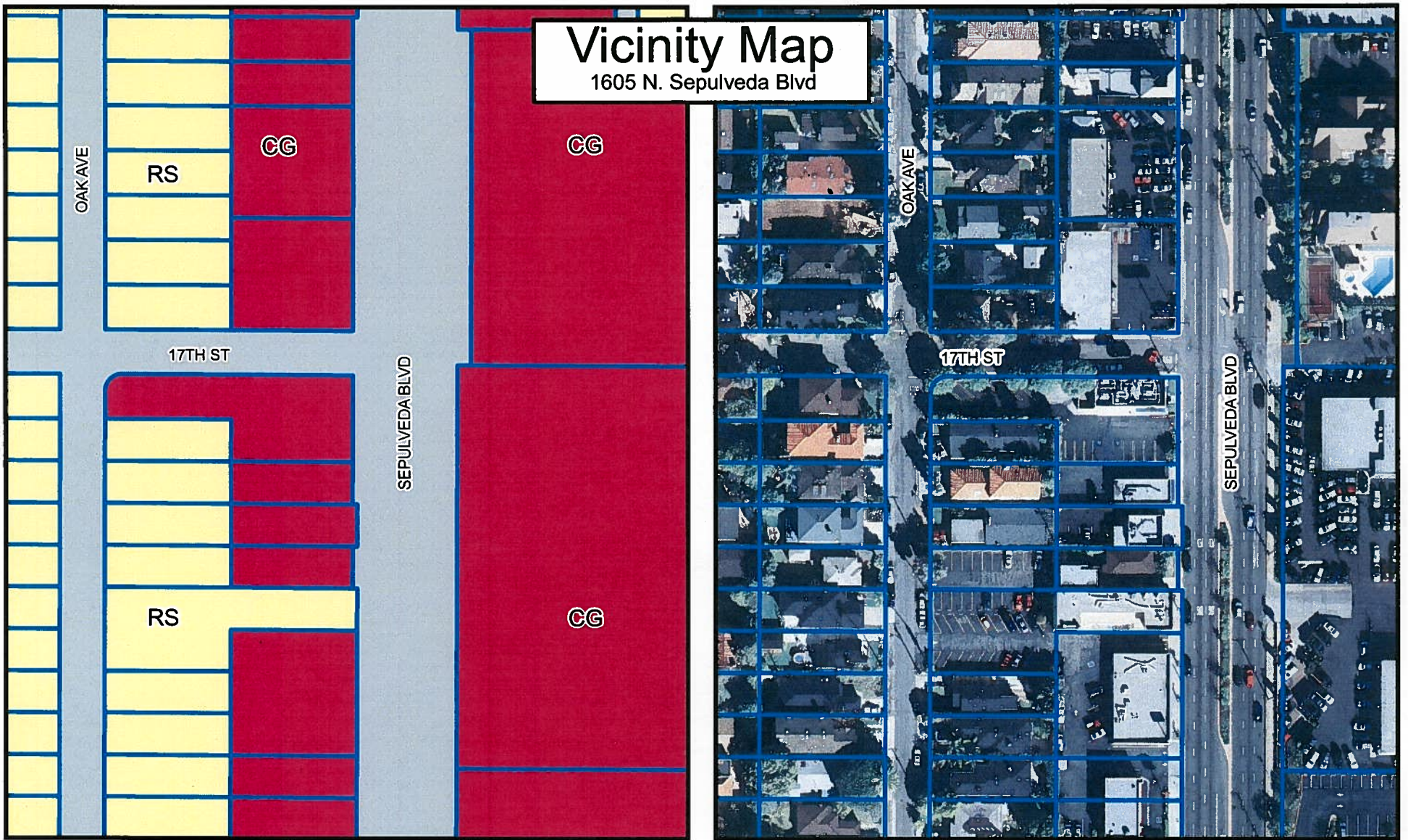
- A. Vicinity Map/Assessor's Map
- B. Applicant's Documentation
- C. Plans
- D. Other Department Comments
- E. Alternative Site Plan

cc: Debra Saunders, Applicant

Louis Skelton, Applicant's Representative and Architect

Vicinity Map

1605 N. Sepulveda Blvd



Legend

1605 N. Sepulveda Blvd

Parcels

Zoning

RS - Residential Single Family

CG - General Commercial

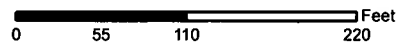


Exhibit A



**City of Manhattan Beach
Community Development**

HotDoggers, Inc.
1605 N. Sepulveda Blvd.
Manhattan Beach, Ca.

Description of Business:

HotDoggers is a family style restaurant with a menu for service of Breakfast, Lunch and Dinner.

The concept is based on Hot Dogs, Specialty Sausages, Hamburgers, Salads and Hawaiian style plate meals. The proposed beverages include Soft Drinks, Beverages, Smoothies and Beer/Wine.

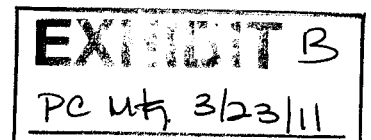
The location is the site of a former Kentucky Fried Chicken Take out Restaurant that became a Cheese-steak sandwich shop and later an ice cream restaurant.

The business will provide a unique environment for the enjoyment of "Radical" food. There will be video screens of Extreme sports and local Surfers, Skateboarders, Snowboarders and BMX bike competition. Manhattan Beach has been an integral part of the history of "Hotdoggers"

The hours of operation are proposed to be 7 am to 10 pm Sunday thru Thursday and 7 am to Midnight, Friday and Saturday. The indoor seating capacity will be 46 seats, A front patio of 16 seats and an enclosed rear patio of 16 seats for special events and children or family gatherings.

It is projected that the peak hours of operation will be 12-3 pm and 5-7 pm. The location has a significant residential area to the west and commercial retail, services and hotel to the North, South and East. The Sepulveda Corridor is a major arterial road. The parking is located on site and there are street parking areas along 17th Street.

The operation will emphasis the on-site meals and should have less turnover than the previous restaurants in this location. Service will be a buffet style line with payment after meal is received. Take out will be available and off site catering will be added at a future date.



HotDoggers, Inc.
1605 N. Sepulveda Blvd.
Manhattan Beach, Ca.

Findings for Use Permit Application:

1. The general plan has established the site for Highway commercial businesses. The current use of the site will be maintained as restaurant and is consistent with the purposes of the commercial district.
2. The neighboring commercial uses are automotive related repair and sales to the north, Automotive Sales and Motor Court motel to the East and Service retail and Neighborhood Shopping Center to the South along Sepulveda Boulevard. The proposed restaurant use will not be detrimental to the public health, safety or welfare of the persons residing or working in the vicinity.
3. The proposed use is allowed for the restaurant and the outside dining and alcohol sales are requested to comply with all provisions and conditions as may be required by the City of Manhattan Beach. The existing legal non conforming use of parking on the residential lot will be maintained and will not be increased or intensified. The menu and business model will emphasize a sit down restaurant which will lead to less Intensified traffic on the parking lot.
4. The Residential areas along Oak Street and 17th Street to the west will have no increase in noise or traffic due to the operations of HotDoggers. The parking lot will be continue to be a one way exit to Oak Street and the outdoor patio to the rear of the commercial parcel will be enclosed with a 6' high solid wall and separated from the residential by the parking lot, 17th Street. Additional landscape buffers are proposed along the existing 8' high block walls that separate the immediate residential lots from the Commercial uses. The existing parking on the residential lot is a legal non conforming use. All parking lot lighting will be shielded from the residential properties. Signage will be provided to the satisfaction of the City Public Works for traffic control. The improvements are designed to provide a convenience for the residents and visitors to Manhattan Beach with little or minimal impact on the neighboring properties.



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: DEC 3 2010

APPLICANT INFORMATION

Name: HOTDOGGERS, INC.

Address: 1605 N. SEPULVEDA

Phone number: _____

Relationship to property: TENANT

Contact Person: LOUIS SKELTON

Address: 2537-D PCH # 168 TORRANCE CA

Phone number: 310-962-4017

Association to applicant: ARCHITECT

PROJECT LOCATION AND LAND USE

Project Address: 1605 N. SEPULVEDA BLVD

Assessor's Parcel Number: 4170-007-001, 021, 022

Legal Description: TRACT 1638, LOTS 1, 24, PORTION LOT 23, BUC 58

Area District, Zoning, General Plan Designation: CG & RS-DG OAK AVE.

Surrounding Land Uses:

North COMMERCIAL - AUTOMOTIVE West SINGLE FAMILY RESIDENCE

South COMMERCIAL - RETAIL East COMMERCIAL - AUTOMOTIVE

Existing Land Use: RESTAURANT + PARKING

PROJECT DESCRIPTION

Type of Project: Commercial Residential _____ Other _____

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

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: _____

FAMILY STYLE RESTAURANT 7AM TO MIDNIGHT,
10 EMPLOYEES, 96 SEATS INSIDE + 24 SEATS OUTSIDE
APPROX 600 SF KITCHEN, 400 SF STORAGE, 700 SF SEATING

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

Removed/

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Demolished</u>
Project Site Area:	<u>12,850</u>	<u>12850</u>	<u> </u>	<u>-0-</u>
Building Floor Area:	<u>1,612</u>	<u>1612</u>	<u> </u>	<u>-0-</u>
Height of Structure(s)	<u>14'-6"</u>	<u>14'-6"</u>	<u> </u>	<u> </u>
Number of Floors/Stories:	<u>1</u>	<u>1</u>	<u> </u>	<u> </u>
Percent Lot Coverage:	<u>12.5%</u>	<u>12.5%</u>	<u> </u>	<u> </u>
Off-Street Parking:	<u>17</u>	<u>23</u>	<u> </u>	<u> </u>
Vehicle Loading Space:	<u>0</u>	<u>1</u>	<u> </u>	<u> </u>
Open Space/Landscaping:	<u>1368</u>	<u>1500</u>	<u> </u>	<u> </u>

Proposed Grading:
 Cut 0 Fill 0 Balance 0 Imported 0 Exported 0

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

- | <u>Yes</u> | <u>No</u> | |
|---------------|--------------|--|
| <u> </u> | <u> ✓ </u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u> </u> | <u> ✓ </u> | Changes to a scenic vista or scenic highway? |
| <u> </u> | <u> ✓ </u> | A change in pattern, scale or character of a general area? |
| <u> </u> | <u> ✓ </u> | A generation of significant amount of solid waste or litter? |
| <u> </u> | <u> ✓ </u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <u> </u> | <u> ✓ </u> | Water quality impacts (surface or ground), or affect drainage patters? |
| <u> </u> | <u> ✓ </u> | An increase in existing noise levels? |
| <u> </u> | <u> ✓ </u> | A site on filled land, or on a slope of 10% or more? |
| <u> </u> | <u> ✓ </u> | The use of potentially hazardous chemicals? |
| <u> </u> | <u> ✓ </u> | An increased demand for municipal services? |
| <u> </u> | <u> ✓ </u> | An increase in fuel consumption? |
| <u> </u> | <u> ✓ </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: J. Shultz Prepared For: HOTDOGGETS, INC
 Date Prepared: 12.3.2010
 Revised 7/97

EXHIBIT C: PLANS

NOT

AVAILABLE

ELECTRONICALLY

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

TO: See distribution below *CRD*
FROM: Angela Soo, Executive Secretary
c/o (Planner to be determined)
DATE: DECEMBER 9, 2010
SUBJECT: Review Request for Proposed Project at:
1605 N. SEPULVEDA BLVD.

(Use Permit to establish new restaurant in former restaurant site)

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.

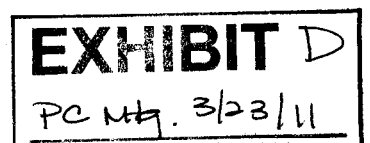
If no response is received by **DECEMBER 17** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

comply w/ CURRENT CALIFORNIA CODES .

Yes / No Building Div.
Yes / No Fire Dept
Yes / No Public Works (Roy)
Yes / No Engineering (Steve F)
Yes / No Waste Mgmt (Anna)
Yes / No Traffic Engr.(Erik)

Yes / No City Attorney
Yes / No Police Dept.:
___ Traffic
___ Detectives
___ Crime Prevention
___ Alcohol License (Chris Vargas)



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

TO: See distribution below

FROM: Angela Soo, Executive Secretary
(Planner to be determined)

DATE: JANUARY 14, 2011

SUBJECT: Review Request for Proposed Project at:
1605 N. Sepulveda Blvd.

(Use Permit / establish new restaurant in former restaurant site)

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 **JANUARY 24, 2011** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

NO OBJECTIONS

Yes / No Building Div.
Yes / No Fire Dept
Yes / No Public Works (Roy)
Yes / No Engineering (Steve F)
Yes / No Waste Mgmt (Anna)
Yes / No Traffic Engr.(Jack)

Yes / No City Attorney
Yes / No Police Dept.:
___ Traffic
___ Detectives
___ Crime Prevention
___ Alcohol License (Chris Vargas)

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

TO: See distribution below

FROM: Angela Soo, Executive Secretary
c/o (Planner to be determined)

DATE: DECEMBER 9, 2010

SUBJECT: Review Request for Proposed Project at:

1605 N. SEPULVEDA BLVD.

(Use Permit to establish new restaurant in former restaurant site)


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 **DECEMBER 17** we will conclude there are no conditions from your department.

Comments/Conditions (attach additional sheets as necessary):

Yes / No Building Div.
Yes / No Fire Dept
Yes / No Public Works (Roy)
Yes / No Engineering (Steve F)
Yes / No Waste Mgmt (Anna)
Yes / No Traffic Engr.(Erik)

Yes / No City Attorney
Yes / No Police Dept.:
____ Traffic
____ Detectives
____ Crime Prevention
____ Alcohol License (Chris Vargas)

NO FIRE DEPARTMENT REQUIREMENTS FOR THIS PROJECT
BY <u></u>
DATE <u>12/10/10</u>

City of Manhattan Beach
Department of Public Works
Memorandum

To: Angela Soo, Planning Division Secretary
Through: Jim Arndt, Director of Public Works *SA for JA*
From: Steve Finton, City Engineer *SA*
Roy Murphy, Public Works Inspector (310) 802-5306 *RIM*
3621 Bell Avenue, Manhattan Beach CA 90266
Subject: 1605 N. Sepulveda Blvd.
Date: December 28, 2010

Entered on
Page or
Sheet #

ALL THE PUBLIC WORKS NOTES AND CORRECTIONS MUST BE PRINTED ON THE PLAN. NO EXCEPTIONS.

This property was inspected by Public Works staff on December 28, 2010 and the following items are required and must be added to the plans. Indicate location of correction on blanks at left.

- _____ 1. All landscape irrigation backflow devices must meet current City requirements for proper installation.
- _____ 2. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted.
- _____ 3. A mop sink must be installed and shown on the plumbing plan.
- _____ 4. Commercial enterprises must comply with the National Pollution Discharge Elimination System (NPDES) clean water requirements. Discharge of mop water, floor mat washing, and trashcan cleaning and washing out trash enclosures into the street or storm drain system is prohibited. M.B.M.C. 5.84.060, 5.84.090.
- _____ 5. A grease interceptor must be installed and placed into a maintenance program with regular inspections and removal of grease buildup.
- _____ 6. All trash enclosures shall be enclosed, have a roof, built in such a manner that stormwater will not enter, and a drain installed that empties into the sanitary sewer system. Floor drain or similar traps directly connected to the drainage system shall be provided with an approved automatic means of maintaining their water seals. See 1007.0 Trap seal Protection in the Uniform Plumbing Code. Contact the City's refuse contractor for sizing of the enclosure. **Drawings of the trash enclosure must be on the plan, and must be approved by the Public Works Department before a permit is issued. See Standard Plan ST-25.**
- _____ 7. Commercial establishments are required, by municipal code 5.24.030 (C)(2), to have a sufficient refuse and recycling storage space to enclose a commercial lift container(s). The refuse storage space or facility must be screened from public view and be either constructed within the building structure or in a screened enclosure on private property. Please read the code section for further clarification

- _____ 8. It is the responsibility of the contractor to protect all the street signs around the property. If signs are damaged, lost or removed, it is the responsibility of the contractor to replace and / or relocate the signs at the contractor's expense. The contractor is also responsible for any street markings that are damaged or removed by the contractor's operations. Contact the Public Works Inspector for sign specification and suppliers.

- _____ 9. Sidewalk, driveway, curb, and gutter repairs or replacement will be completed per Public Works Specifications. See City Standard Plans ST-1, ST-2, and ST-3. In the case where the garage level is below the street drainage flow lines, the combined slope of public and private approach shall not exceed 15%.

- _____ 10. If the water meter box is replaced, it must be purchased from the City, and must have a traffic rated lid if the box is located in the driveway.

- _____ 11. Erosion and sediment control devices BMPs (Best Management Practices) must be implemented around the construction site to prevent discharges to the street and adjacent properties. BMPs must be identified and shown on the plan. Control measures must also be taken to prevent street surface water entering the site.

- _____ 12. Backflow preventers for fire and domestic water services must be installed per Public Works Department requirements.

- _____ 13. All storm water, nuisance water, etc. drain lines installed within the street right of way must be constructed of ductile iron pipe. Drains must be shown on plans.

- _____ 14. Plan holder must have the plans rechecked and stamped for approval by the Public Works Department before the building permit is issued.

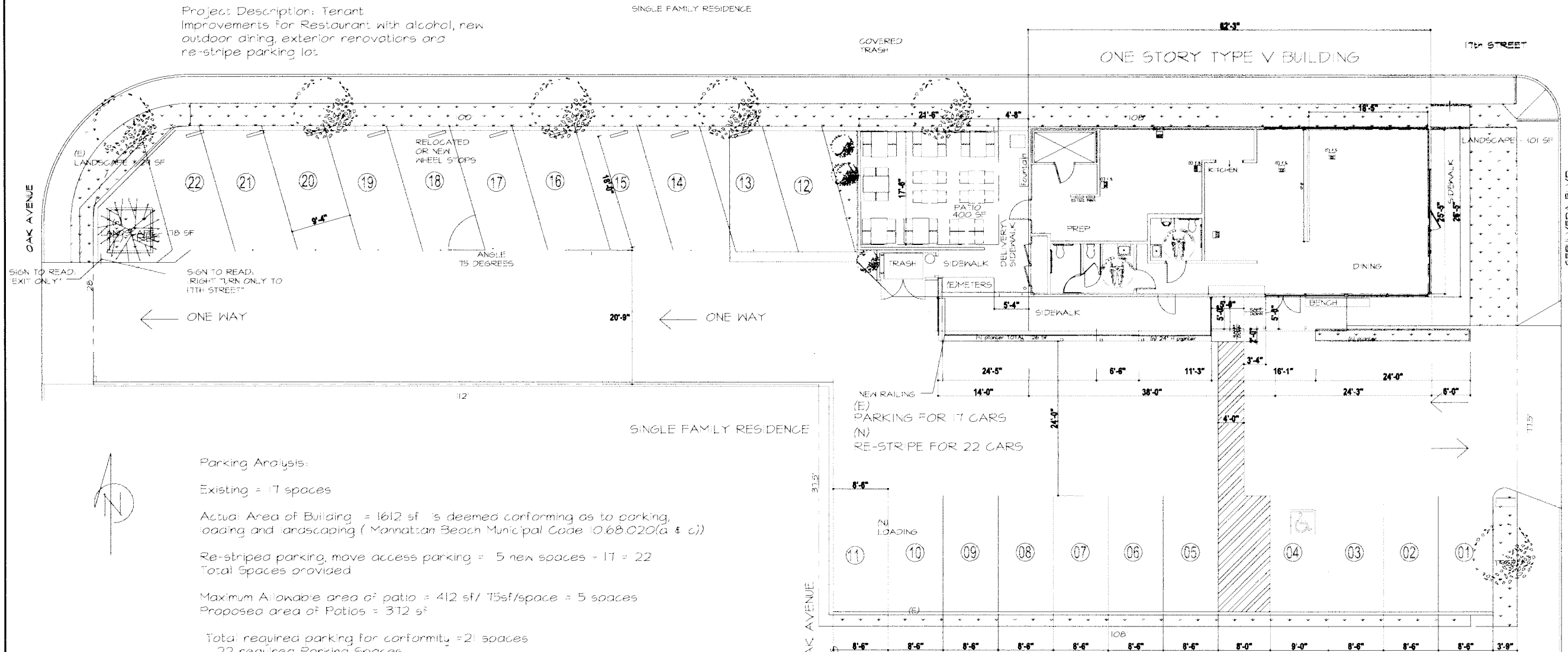
cc: Roy Murphy

OPLN-Comm-newcup

Project Data:

Address: 605 N. Sepulveda Blvd.
 Manhattan Beach, CA 90266
 Legal: Lots Tract 1638 Lots 1, 26 and
 portion of Lot 25
 APN #: 4170-007-001, 021, 022

Project Description: Tenant
 Improvements for Restaurant with alcohol, new
 outdoor dining, exterior renovations and
 re-stripe parking lot.



Parking Analysis:

Existing = 17 spaces

Actual Area of Building = 1612 sf is deemed conforming as to parking,
 loading and landscaping (Manhattan Beach Municipal Code 10.68.020(a & c))

Re-striped parking, move access parking = 5 new spaces - 17 = 22
 Total Spaces provided

Maximum Allowable area of patio = 412 sf/ 75sf/space = 5 spaces
 Proposed area of Patios = 312 sf

Total required parking for conformity = 21 spaces
 22 required Parking Spaces
 22 provided = 22 Required ok

LANDSCAPE CALCULATIONS

AREA OF LANDSCAPE = 387+101+29+118+82+126 = 903 SF

TOTAL LOT AREA = 12800

Existing landscaping = 720 / 12800 = 5.63% = 6%
 Proposed landscaping = 903 / 12800 = 7.05%
 TOTAL PARKING LOT = 9400SF
 698 / 12800 = 5.45% = 5%

**ALTERNATIVE
 SITE PLAN**

EXHIBIT E
 PC # 3/23/11

REVISIONS	BY
PLAN STAFF	LES
021711	PLAN STAFF
022511	original
030411	application
030411	staff
030411	comments
030411	

PROPOSED
 SITE PLAN

A REMODEL
 HOT DOGGERS
 605 SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90265

LOUIS SKELTON ARCHITECT
 2851 D PACIFIC COAST HIGHWAY # 168
 TORRANCE, CALIFORNIA 90505
 E-MAIL: LOUIS@LOUISSKELTON.COM
 (310) 375-8882 FAX (310) 378-7835

DRAWN	LES
CHECKED	LES
DATE	JULY 3, 2010
SCALE	AS NOTED
JOB NO.	MB-HOT-D
SHEET	
SP-1.0	