

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

**TO:** Planning Commission  
**FROM:** Richard Thompson, Director of Community Development  
**BY:** Eric Haaland, AICP, Associate Planner  
**DATE:** August 10, 2011  
**SUBJECT:** Consideration of Use Permit for a Conversion of an Existing Retail Site to Child Day Care Use at 1765 Artesia Boulevard (Beach Babies, LLC)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the **PUBLIC HEARING**, **DISCUSS** and **APPROVE** the use permit subject to certain conditions.

**APPLICANT**

Beach Babies, LLC  
2161 E. Grand Avenue  
El Segundo, CA 90245

**OWNER**

Victoria Mobley  
P.O. Box 2452  
Mammoth Lakes, CA 93546

**PROJECT OVERVIEW**

**L O C A T I O N**

Location

1765 Artesia Boulevard, (Exhibit B).

Legal Description

Portion of Lots 35 & 36, Redondo Villa Tract B

Area District

I

**L A N D U S E**

General Plan

General Commercial

Zoning

CG, General Commercial

Land Use

Existing  
Retail

Proposed  
General Day Care

Neighboring Zoning/Land Uses

North

CG/ Office

South (across Artesia)

Redondo Beach Com./Retail, Automotive

East

CG/Applicant's Existing Day Care

West

CG/Retail

## **PROJECT DETAILS**

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
<u>Parcel Size:</u>	9,934	No change	5,000 min.
<u>Floor Area:</u>	4,825 sf	5,439 sf	14,901 sf max.
<u>Students:</u>	N/A	49	N/A
<u>Parking:</u>	10 standard spaces	6 standard spaces 1 handicap space	7 spaces (1 per 7 stud.)
<u>Hours of Operation:</u>	Vacant/ Retail unknown	M-F 7:00am-6:00pm	Same
<u>Landscaping:</u>	160 sf	815 sf	795 sf

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 3 & 32) as an alteration to an existing facility per Sections 15303 & 15332 of CEQA.

### **BACKGROUND**

The applicant currently operates a child day-care facility at 1775 Artesia Boulevard on leased property, and is purchasing the subject abutting property (1765 Artesia) with the intention of converting it from retail to day-care use. While the two facilities would be operated together during the near future, the new facility must operate independently in case the leased property becomes unavailable at a later date. Planning Commission approval of a new and independent use permit is therefore required for general day-care use at this location, in addition to a use permit requirement for general commercial use occupying more than 5,000 square feet of floor area.

### **DISCUSSION**

The submitted plans propose conversion of a site with two 2-story retail buildings (former surf/ski shop) into a 5,439 square-foot child day-care facility. A building addition of 614 square feet, conversion of some parking area to play area, and elimination of a driveway, are included in the project. Architectural upgrades are also proposed. A front pedestrian gate accessing the campus is proposed, and secondary pedestrian access would be provided to the existing neighboring day-care facility while it remains leased. Existing phone antenna facilities at the rear of the site would remain under existing and separate use/telecom permits.

The project, as proposed, is in conformance with requirements such as parking, landscaping, and floor area. The issues warranting discussion include land use, parking/circulation, and use permit procedures.

## **Land Use**

The site is located in the CG zone (General Commercial), which permits day-care uses per Manhattan Beach Municipal Code Section 10.16.020 subject to a use permit in accordance with Municipal Code Section 10.84.060. The project is located along a major arterial street, Artesia Boulevard, just east of Aviation Boulevard. Nearby commercial uses include highway oriented businesses, such as restaurants, automotive, and small to mid-size retail. The adjoining property behind the site is an Auto Club office facility also zoned CG. Primarily multi-family residential uses are located beyond the immediate commercial properties, and are well buffered from the subject site.

Some concern is common for non-retail uses replacing retail in commercial districts, however, the proposed day-care use is compatible with abutting day-care and office uses, and is set back from the arterial intersection. The proposed retention of the existing older buildings may help enable the site's inclusion into a future multi-parcel retail project.

## **Parking/Circulation**

The Manhattan Beach Zoning Ordinance (Section 10.64.030) for general day-care uses provides that 1 on-site parking space be required for every 7 children. Although, the site may accommodate more children, the applicant is proposing only 49 children for the facility, which requires 7 parking spaces. The project plans provide for 7 parking spaces. Since rounding-off parking calculations as prescribed by the zoning code would actually permit up to 52 children, staff has placed a limit of 52 children in the proposed use permit resolution.

The most prominent project traffic design issue is the elimination of one driveway (and the existing one-way flow pattern), and conversion of the remaining driveway to two-way. The City Traffic Engineer's project analysis (Exhibit D) suggests that parking and circulation design for the project is generally appropriate. The remaining driveway would be widened, trash access would be relocated toward the street to prevent trash trucks from backing out onto Artesia Boulevard, and a loading zone would be established on the street. The loading zone, similar to recent and anticipated projects on Manhattan Beach Boulevard, provides the needed commercial vehicle access, and supplemental child drop-off capacity. While the loading zone eliminates some on-street parking (primarily affecting the day care facility), it improves visibility to cars accessing Artesia Boulevard from the project by removing stationary cars from their sightlines much of the time. The applicant may use the large parking lot capacity of the neighboring 1775 Artesia facility for both day-care operations' drop-off needs while that property remains available.

## **Use Permit Procedures**

Section 10.84.010 of the Zoning Code establishes that the purpose of Use Permits is as follows:

Use permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.

Section 10.84.020 states that "The Planning Commission shall approve, conditionally approve, or disapprove applications for use permits or variances".

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

No responses to the project public hearing notice have been received at this time. The notice was published in the Beach Reporter newspaper, and mailed to property owners within 500 feet of the site.

Miscellaneous Conditions

Staff has included some special and standard conditions in the attached draft Resolution (Exhibit A) for use permit approval. Notable conditions include the following: future reciprocal access, noise compliance, sign ordinance compliance, decorative fence requirements, sustainable construction requirements, water quality requirements, and indemnification.

## **CONCLUSION**

Staff believes that the proposed day-care facility is appropriate for the subject location, that the required use permit findings can be made, and recommends that the Planning Commission adopt the attached resolution of approval subject to certain conditions.

## **ALTERNATIVES**

Other than the stated recommendation, the Planning Commission may:

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

Attachments:

- A. Resolution No. PC 11-
- B. Vicinity map
- C. Applicant request/information
- D. Traffic Engineer comments  
Plans (not available electronically)

cc: Beach Babies, Applicant/Property Owners

THIS PAGE

INTENTIONALLY

LEFT BLANK

**RESOLUTION NO. PC 11-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO CONVERT AN EXISTING RETAIL SITE TO A CHILD DAY-CARE FACILITY ON THE PROPERTY LOCATED AT 1765 ARTESIA BOULEVARD (Beach Babies LLC)**

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on August 10, 2011, considered an application for a use permit to convert an existing retail site to a child day-care facility on the property legally described as Portion of Lots 35 & 36, Redondo Villa Tract B located at 1765 Artesia Boulevard in the City of Manhattan Beach.
- B. The application was filed on June 13, 2011. The applicant for the subject project is Beach Babies LLC, and the property owner is Victoria Mobley.
- C. The project is Categorically Exempt from the requirements of CEQA pursuant to Sections 15303 and 15332, since the project involves remodeling of existing commercial use and minor infill development within an urbanized area.
- D. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- E. The property is located within Area District I and is zoned CG Commercial General. The surrounding private land uses consist of retail, restaurant, office, day-care, and multi-family residences.
- F. The subject property is 9,934 square feet in area. The proposed total building size is 5,439 square feet.
- G. Use Permit approval is required for the application since it includes requests for general day-care use, and total building floor area exceeding 5,000 square feet, pursuant to Section 10.16.020 of the Municipal Code .
- H. The Planning Commission made findings with respect to the subject use permit application as follows:
  1. The proposed location of the use is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is in the General Commercial zone consistent with Section 10.16.010 of the Manhattan Beach Zoning Code which states that the district is intended to provide a full range of retail and service businesses. The proposed use would be serving residents and employees of the surrounding area, would be occupying space not currently in demand for retail use, and is well buffered from residential uses.
  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 properties or improvements in the vicinity or to the general welfare of the city, since the proposed day-car use, as conditioned, is in compliance with all Manhattan Beach Municipal Code regulations, providing aesthetic enhancements with conforming

landscaping and signage, limited hours, lighting and noise impacts and will incorporate sustainable building components.

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, since the proposed location of the use and the proposed conditions under which it will be operated or maintained is consistent with the General Plan, since the project site is classified as General Commercial which allows for businesses serving the needs of nearby residential areas and business employees.
  4. The proposed use will not adversely impact nor 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 aesthetic, or create demands exceeding the capacity of public services and facilities which cannot be mitigated. Since the existing site is already developed for retail use, the less intensive day-care use will not adversely impact nearby properties as conditioned, and as analyzed in the City Traffic Engineer's review. The new use will comply with all of the City's Code requirements and conditions have been placed in this resolution to ensure any impacts do not affect the surrounding residences and neighborhood. It is not anticipated that the proposed new use will exceed the capacity of public services and facilities, as conditioned.
- I. The General Plan designation for the property is General Commercial. The General Plan of the City of Manhattan Beach poses certain goals and policies, which reflect the expectations and wishes of the City, with respect to land uses. Specifically, the project is consistent with the following Goals of the General Plan as summarized below:

*Policy LU-1.2: Encourage the design of all new construction to utilize notches or other architectural details to reduce building bulk.*

*Policy LU-2.1: Develop landscaping standards for commercial areas that unify and humanize each district.*

*Policy LU-3.1: Continue to encourage quality design in all new construction.*

*Policy LU.3.5: Ensure that the sign ordinance provides for commercial signage that is attractive, non-intrusive, safe, and consistent with overall City aesthetic goals.*

*Policy LU-5.1: Require the separation or buffering of residential areas from businesses which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, or other techniques.*

*Policy LU-5.7: Recognize the unique qualities of mixed use areas, and balance the needs of both the residential and commercial uses.*

*Policy LU-6.1: Support and encourage small businesses throughout the City.*

*Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.*

*Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.*

*Policy I-2.7: Monitor and minimize traffic issues associated with construction activities.*

*Policy I-3.4: Review development proposals to ensure potential adverse parking impacts are minimized or avoided.*



*Policy I-3.8: Monitor and minimize parking issues associated with construction activities.*

*Policy I-4.2: Carefully review commercial development proposals with regard to planned ingress/egress, and enforce restrictions as approved.*

- J. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- K. This Resolution is intended to regulate the subject day-care, and general use of the site. Existing public utility antenna facilities on the site are not intended to be regulated by this use permit.

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

**Site Preparation / Construction**

- 1. The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on August 10, 2011. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
- 2. A Construction Traffic Management and Staging Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development Department prior to issuance of building permits. The plan shall provide for the management of all construction related traffic and operation during all phases of construction, including delivery and storage of materials and parking of construction related vehicles.
- 3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
- 4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
- 5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
- 6. A site landscaping plan, consistent with the project rendering on file with the Community Development Department, utilizing drought tolerant plants and mature box sized trees shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Landscaping shall be installed per the approved plans prior to building final. The landscaping site plan shall be to the satisfaction and approval of the Community Development Director.
- 7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments and shall be installed per the approved plans prior to building final.
- 8. Plans shall incorporate sustainable building components into the building and site design.

The plans may include, but not be limited to LEED (Leadership in Energy and Environmental Design) and Built-It-Green components, permeable pavement, energy efficient plumbing, mechanical and electrical systems, and retention of storm water on the site. Plans shall require review and approval by the Community Development and Public Works Departments.

9. Project driveway entrances shall be constructed, removed, or modified in conformance with the requirements of the Public Works Department.
10. \* Circulation and parking improvement design shall be subject to the review of the City's Traffic Engineer and Director of Community Development. The on-street loading zone anticipated for the project is subject to the requirements of the City's Traffic Engineer. All costs of installation and modification of the loading zone shall be paid for by the day-care facility operator. Trash and commercial vehicles larger than standard parking stalls shall not be permitted on-site, and shall use off-site parking or loading areas.
11. \* Fencing shall be limited to 8 feet in height. Design and treatment of any fencing shall be decorative as determined by the Community Development Director.
12. Security lighting for the site shall be provided in conformance with Municipal Code requirements including applicable height limits, glare prevention design. The applicant shall submit a lighting and photometric plan which shows the location of the proposed low level lights, wall packs and light pole standards and maximum foot candles to the Department of Community Development prior to the issuance of a building permit. These plans shall be in compliance with all provisions of the parking lot lighting regulations. All outside site lighting shall be directed away from residential and the public right-of-way and shall minimize spill-over onto the sidewalk and street. Shields and directional lighting shall be used where necessary.
13. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works.
14. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
15. Sidewalks shall be replaced or repaired around the entire site pursuant to the requirements of the Public Works Department.
16. \* An appropriate merger document eliminating antiquated property lines within the site shall be submitted subject to the review and approval of the Community Development Department prior to issuance of building permits. All required documents shall be recorded prior to building final.

**Operational Restrictions**

17. \* The facility shall operate as a general day-care use for a maximum of 52 children. Cooperation with the currently abutting day-care use at 1775 Artesia Boulevard in conformance with both applicable use permits shall be permitted subject to the review of the Community Development Director.
18. \* Operation of the day-care facility shall be 7am to 6pm daily, Infrequent special meetings and events shall be permitted subject to a schedule reviewed and approved by the Community Development Director.

**RESOLUTION NO. PC 11-**

19. \* Deliveries shall be limited to off-peak traffic or child drop-off hours as determined by the City's Traffic Engineer.
20. \* The management of the facility shall police the property and all areas immediately adjacent to the business during the hours of operation to manage traffic/parking, address security concerns, and keep it free of litter.
21. A covered trash enclosure(s), with adequate capacity shall be provided and available on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan demonstrating diversion of at least 50% of solid waste shall be provided as required by the Public Works Department.
22. \* The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.
23. \* The site shall allow reciprocal vehicle access with adjacent properties for any future City approved project upon which a similar reciprocal access condition is imposed. Such access shall be through the site's parking lot and driveways. The parking lot configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the neighboring project.
24. \* Parking shall be provided in conformance with the current Manhattan Beach Municipal Code. Parking spaces shall be marked and signed as required by the Community Development Department. Commercial parking spaces shall be available to employees and customers and shall not be labeled or otherwise restricted for use by any individuals. Gates or other obstructions to parking areas shall be prohibited. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
25. \* All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings or other architectural elements shall be prohibited.
26. \* Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.
27. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.
28. An accessible walkway shall be provided between the main doors of the facility and public sidewalk (See ADA requirements).
29. A 2-foot overhang shall be included in the parking stall length when calculating walkway widths
30. No discharge of construction wastewater, building materials, debris, or sediment from the site is permitted.

**Procedural**

31. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
32. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
33. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
34. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

**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 10, 2011 and that said Resolution was adopted by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

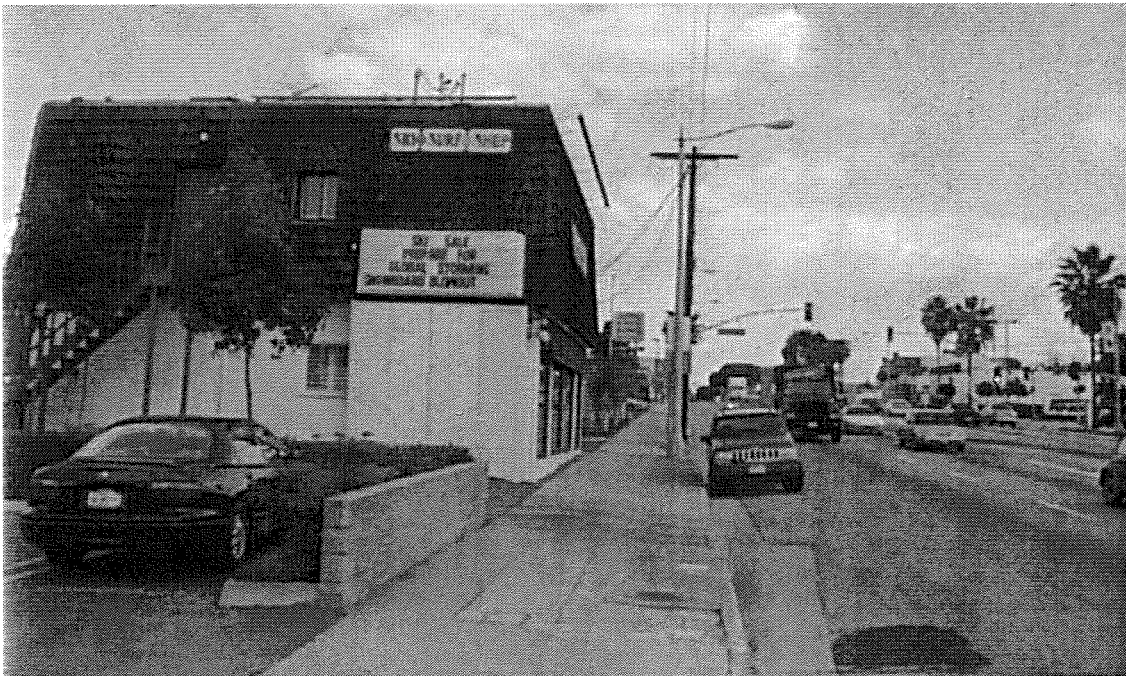
---

**RICHARD THOMPSON,**  
Secretary to the Planning Commission

---

**Sarah Boeschen,**  
Recording Secretary

Vicinity Map  
**1765 Artesia Blvd.**



**EXHIBIT B**  
PC MH. 8/10/11

THIS PAGE

INTENTIONALLY

LEFT BLANK

Architecture  
Interior Design

2630  
Sepulveda Blvd.  
Torrance  
California  
90505

Tel. 310  
326-3050  
Fax 310  
326-8805

Email  
htarch  
@houstontyner.com

July 19, 2011

Mr. Eric Holland  
Senior Planner  
**City of Manhattan Beach**  
Manhattan Beach, CA 90266

**Re: Beach Babies Application for Conditional Use Permit  
1765 Artesia Boulevard, Manhattan Beach**

Dear Mr. Holland,

Beach Babies is in escrow to purchase the property located at 1765 Artesia Boulevard in Manhattan Beach. The existing site and structures are most commonly known as the "Ski and Surf Shop". This property is immediately adjacent to Beach Babies' existing daycare facility located at 1775 Artesia Boulevard. It is Beach Babies' desire and intent to renovate and convert the "Ski and Surf" property and buildings to a daycare facility for 49 children.

It is the primary objective to have this new daycare center be a freestanding daycare facility and be licensed for 49 children. Secondly, it is Beach Babies' intent to provide daily operations with the existing Beach Babies daycare center next door. Since the existing daycare center located at 1775 Artesia is a leased property, it is not feasible to tie the two properties together to be legally one site. As such the application for the conditional use permit is for an independent daycare facility.

You will notice on the attached plans that the existing adjacent daycare facility is shown for ease of understanding of the operational flow. However, should the lease at 1775 Artesia be terminated for whatever reason at sometime in the future, the new site at 1765 Artesia can operate as its own independent daycare facility.

Beach Babies hours of operation will be 7:00am to 6:00pm Monday thru Friday. The classrooms will be for children 2 years to 5 years of age. It is not anticipated to be used for infant care programs.

The project description is as follows:

- The existing site located at 1765 Artesia consists of 2 two story buildings situated on a relatively flat site.
- The front building is approximately 2,000 sq. ft. and the back building is approximately 2,200 sq. ft.
- The proposed daycare center will require extensive renovation and upgrading of the site and both buildings.
- Currently the site has two driveway entries and it is proposed to close off the easterly driveway completely and to widen the westerly driveway.
- It is proposed to have 7 parking stalls including one van accessible stall.
- The site and buildings will be upgraded to meet current ADA and California accessibility codes.

Gary Houston,  
A.I.A.  
Principal

Russel Tyner,  
A.I.A.  
Principal

Gina Cabotaje,  
A.I.A., LEED AP  
Associate

Samuel S. Tang,  
A.I.A.  
Associate

BJ Wickett,  
R.A.  
Associate

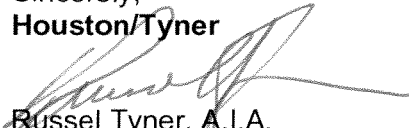
**EXHIBIT C**  
PC MH. 8/10/11

- A portion of the site will be converted to a playground and be completely fenced in.
- Both buildings will be upgraded to meet current codes, Title 24, and will be fully sprinklered with a full fire alarm system.
- It is further proposed to build an addition to the back building to provide a new entry lobby and vertical circulation.
- Four (4) classrooms will be located in the back building, 2 up and 2 down with a total capacity for 42 children.
- The front building will provide for a classroom for 7 and shared covered play area as acceptable to Community Care Licensing.
- The second floor of the front building will be used for Beach Babies' administrative offices and storage files.

In regards to the daily operations, it is intended to have both daycare facilities operate concurrently and for normal daily flow, parents will park and drop their children off using the easterly drive and parking lot of the easterly leased site of 1775 Artesia. They would be checked in at this site and would have access to the westerly site and enter at the back building for a secondary check into their respective classrooms. The parking lot on the 1765 Artesia site would be mainly used for staff parking and for accessible parking as needed.

Please feel free to contact us if you have any questions or have any comments or concerns. Thank you for your consideration.

Sincerely,  
**Houston/Tyner**



Russel Tyner, A.I.A.  
President

Cal Lic. No. C14979

/rt



# Beach Babies

A limited liability company

Manhattan Beach \* El Segundo

Beach Babies was founded on February 14, 1991 by Denise Tyner because she wanted to provide a quality, safe and loving environment for her baby. Initially, 4 infants were accepted into the first classroom in her Manhattan Beach home. After her baby was born in May 1991, another small classroom was opened for more children.

Due to Beach Babies excellent reputation, a wait list formed. In 1992 Beach Babies Infant Center was opened and held 15 infants. As the children grew and demand grew, Denise again opened her home to accommodate the 2 year old children. When the children became preschool age, another home was opened to provide another classroom. Finally, in June 1996 Beach Babies proudly opened its first Child Care Center serving children from 6 weeks to 5 years by leasing the Manhattan Beach Property Owners Association building at 540 Rosecrans Avenue on the corner of Bell and Rosecrans. Our lease agreement was creative because each month we converted our Child Care Center into their "Dinner Meeting Hall" so they could have their monthly meeting. Both organizations were able to serve the needs of the community through our partnership in this shared building arrangement and Beach Babies finally had a home for a combination of 53 infants, toddlers, and preschool children.

Although Beach Babies has never advertised, the quality program has always been in high demand with a healthy waitlist of more than 300 families. In February 2000, a second location was leased at the other end of Manhattan Beach at 1775 Artesia Blvd. This was the former Footlocker shoe store. The improvements were completed in December and Beach Babies #2 opened to serve an additional 120 children. Again, the demand grew as well as the wait list.

In 2007, another opportunity became available in El Segundo at the former Continental Credit Union building on the corner of Grand and Nash where Beach Babies #3 opened in August of 2008 serving an additional 155 children. Beach Babies just celebrated 20 years of service to our community and has served over 2000 families in the South Bay!

Beach Babies maintains a high demand by providing an excellent teacher to child ratio that allows for plenty of love and nurturing so the children can grow and thrive in a safe environment. Due to an extensive wait list, as well as the availability to buy the Ski & Surf shop next door to Beach Babies on Artesia Blvd, an opportunity has developed to serve more children in the South Bay by expanding our current program.

Beach Babies appreciates the opportunity to work together with the City of Manhattan Beach to make this opportunity a reality. Thank you for your review of our project. Please feel free to call me at my office or on my cell should you have any questions.

Warm Regards,

Denise Tyner  
Executive Director  
(310) 322-8900 Office  
(310) 569-6113 Cell



## Eric Haaland

---

**From:** Jack Rydell  
**Sent:** Tuesday, July 12, 2011 3:44 PM  
**To:** Eric Haaland  
**Cc:** Nhung Madrid  
**Subject:** 1765 Artesia Blvd - Site Plan Review

Hi Eric,

As requested, attached are my comments regarding the subject development site plan.

1. The plan identifies a 30' loading zone on Artesia Blvd e/o the proposed driveway. The actual length and restrictions of this loading zone would be determined by the City.
2. The development should be conditioned to pay for the City-installation of all necessary signage and markings to establish the loading zone identified in Item 1.
3. The area in the northwest corner of the property should be left clear (as is shown) to allow vehicles parked in the northernmost stalls to turn around and exit onto Artesia Blvd in a head-on manner.
4. A condition should be placed that requires deliveries and trash removal to take place from the on-street loading zone in order to prevent these vehicles from backing out onto Artesia Blvd.
5. Any hardscape improvements on the east and west side of the driveway should provide adequate visibility of pedestrians on the sidewalk. Either the height should be limited or there should be an angle to provide an appropriate sight triangle.
6. If any construction activity will take place within public right-of-way, a traffic control plan should be submitted for review prior to approval of a construction permit. Of specific concern is the requirement to maintain adequate pedestrian access during any construction activity.
7. The accessible parking space should be designated as van accessible and signed and marked in a manner consistent with Caltrans Revised Standard Plans A90A and A90B.

**Jack Rydell**  
**Traffic Engineer**  
P: (310) 802-5515  
E: [jrydell@citymb.info](mailto:jrydell@citymb.info)



**EXHIBIT D**  
PC Mtg. 8/10/11