

**CITY OF MANHATTAN BEACH  
[DRAFT] PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
NOVEMBER 9, 2011**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 9th day of November, 2011, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

**1. ROLL CALL**

Present: Andreani, Conaway\*, Gross, Seville-Jones, Chairperson Paralusz  
Absent: None  
Staff Present: Richard Thompson, Director of Community Development  
Esteban Danna, Assistant Planner  
Angelica Ochoa, Assistant Planner  
Recording Secretary, Sarah Boeschen

\*Commissioner Conaway arrived at 7:00 p.m.

**2. APPROVAL OF MINUTES – October 26, 2011**

A motion was MADE and SECONDED (Seville-Jones/Gross) to **APPROVE** the minutes of October 26, 2011.

AYES: Andreani, Gross, Seville-Jones, Chairperson Paralusz  
NOES: None  
ABSENT: Conaway  
ABSTAIN: None

**3. AUDIENCE PARTICIPATION**

**4. PUBLIC HEARINGS**

**11/09/11-2 Consideration of a New Use Permit and Coastal Development Permit to Remove the Existing Paint and Rain Gutter Business at 1011-10<sup>th</sup> Place and Build an Additional Parking for the Adjacent Vons Supermarket at 410 Manhattan Beach Boulevard**

Assistant Planner Danna summarized the staff report.

In response to a question from Commissioner Gross, Assistant Planner Danna indicated that any expansion of the existing Vons building would require an amendment to the Use Permit. He stated that the reason for the proposed additional parking lot is to provide parking for employees and overflow parking for customers. He commented that there would be a ramp that leads down to the new parking area. He stated that there is not a plan to have meters for the parallel parking spaces along 10<sup>th</sup> Place.

Commissioner Gross commended staff and the applicant for working with the community on the project.

In response to a question from Commissioner Seville-Jones, Assistant Planner Danna said that the Resolution would combine the four separate lots to be used as a single parking lot in

conjunction with the site. He indicated that the City Council would consider vacating the portion of City-owned property on the site and returning it to the property owner. He said that there is an outdoor lighting proposal on the site, and the applicant is responsible for keeping the subject area clean and free of debris.

In response to a question from Commissioner Andreani, Assistant Planner Danna indicated that a handrail on the existing sidewalk on the west side of Valley Drive would be required by the Public Works Department if the grade difference is more than 30 inches. He said that they do not believe that the grade difference would be great enough to require a handrail, but staff wanted to include language to ensure that it would be provided if it is needed.

Commissioner Andreani also commended staff and the applicant on the project.

In response to a question from Chairperson Paralusz, Assistant Planner Danna commented that no additional ingress and egress to the site is proposed with the project. He indicated that giving the portion of City-owned property on the site back to the property owner would not impact the design of the project. He said that the City no longer uses that piece of property.

### **Public Comments**

**Andy Neff**, DLR Group, representing the project architect, indicated that 70 parking spaces currently exist on the site. He commented that they are planning to follow the contour of the grade to the new parking area.

In response to a comment from Commissioner Gross, **Mr. Neff** said that the proposed lot is intended for use by employees.

Commissioner Gross commended the architect and applicant for being flexible in working with the neighbors.

Commissioner Andreani indicated that she appreciates the proposed landscaping plan which includes the addition of 17 new trees.

In response to a question from Commissioner Andreani, **Mr. Neff** stated that they are looking at the option of using permeable pavement for the parking lot. He commented that they prefer not to use permeable pavement if the surface is well traveled, but they are working with Vons regarding the surface of the proposed parking area.

Commissioner Andreani said that she would be concerned with the potential for runoff with the landscaping.

**Mike Alba**, representing the applicant, said that they have security cameras in the front parking lot and would also put cameras in the rear. He indicated that they would also put a railing across the rear lot after closing to prevent people from accessing the area after hours.

Commissioner Andreani suggested adding language to Condition 2 on page 3 of the Resolution to state: "The management of the property shall police the property and all areas adjacent to the parking lot to keep it free of litter, ~~and~~ debris and unauthorized use." She commented that there is currently a problem with people parking in the Vons parking lot to access the beach.

In response to a question from Commissioner Andreani, **Mr. Alba** indicated that they currently post signs prohibiting unauthorized parking, and they would post similar signs at the rear. He said that cars that are parked over the allotted amount of time are towed.

**Edna Davis**, a resident of the 300 block of 10<sup>th</sup> Street, said that it is impossible to drive down the street with the huge trucks accessing the market. She asked if there is a plan to pave 10<sup>th</sup> Place down to Crest Drive. She also asked if a small fence or barrier would be placed between the new parking lot and 10<sup>th</sup> Place to prevent easy access from the parking lot onto 10<sup>th</sup> Place.

Director Thompson said that 10<sup>th</sup> Place and Morningside Drive are scheduled to be repaved in the near future independent of the project. He commented that landscaping would be incorporated but no barrier is proposed along the parking area adjacent to the sidewalk.

**Milo Bacic**, a resident of the 400 block of 10<sup>th</sup> Place, commended the City on the project and working with the neighbors. He indicated that he supports the project and feels that it will be an improvement to the corner and the downtown area. He commented that there are six parking spaces along 10<sup>th</sup> Place adjacent to the property, and he asked regarding the possibility of having one of the spaces designated as handicapped. He commented that his understanding is that 10<sup>th</sup> Place is scheduled to be repaved in 2013 or 2014. He suggested that the paving be done at the same time as the proposed parking lot is constructed. He suggested that a gutter be installed along 10<sup>th</sup> Place to catch the runoff water from the sprinklers across on Valley. He asked about removing the existing utility poles and about the possibility of placing the electricity underground. He suggested that the applicant consider using the existing power poles which would eliminate the need to install new poles. He commented that he feels the proposal would be a great addition to the downtown area.

Director Thompson commented that there is an administrative process to request that a parking space at a particular location be dedicated as handicapped. He indicated that he will discuss the issue of water runoff from the sprinklers on Valley with the Public Works Department to determine if the amount of watering needs to be reduced. He indicated that it would not be appropriate to require the applicant to pay to install a gutter across Valley. He said that the Public Works Department is doing its best to stay on its schedule for paving the streets. He indicated that 10<sup>th</sup> Place and Morningside Drive have been scheduled to be repaved in 2012/2013. He commented that the placement of the power poles depends on the routing of the power lines by Southern California Edison.

**John Davis**, a resident of the 300 block of 10<sup>th</sup> Street, requested that a condition be included to prohibit ingress and egress onto 10<sup>th</sup> Place from the parking lot. He commented that he feels the improvement to Vons from the project would be a great asset to the neighborhood.

Chairperson Paralusz pointed out that the applicant would need to request another public hearing in the future in order to place a driveway off of 10<sup>th</sup> Place if the project is approved as proposed.

Chairperson Paralusz closed the public hearing.

### **Commissioner Discussion**

Commissioner Gross commented that he would like language included in the draft Resolution to encourage the use of the proposed parking area by employees. He stated that he is in favor of the proposal.

Director Thompson commented that the applicant has indicated that they would not object to the proposed lot being used for employee parking. He indicated, however, that they would want to ensure that the lot could also be used by visitors and that it not be limited to use by employees only.

Commissioner Gross said that his request is to clarify that the intent is for employees to use the proposed lot but not that it be used exclusively by employees. He stated that he supports the project and is pleased with the process of staff and the applicant in arriving at the proposal.

Commissioner Andreani indicated that she supports the project and feels it would be a huge benefit to the aesthetics of the downtown area. She commented that she would support including language in the Resolution to state that the use of the proposed parking area is for employees and overflow parking for customers. She suggested adding a barrier along the lot to make it more difficult for people to walk across from the parking lot to 10<sup>th</sup> Place. She said that she is concerned about water runoff into the parking area from the landscaping and would like a drainage area to be incorporated. She indicated that she feels the project meets the required findings.

Commissioner Conaway commended Vons for being a good member of the community. He commented, however, that he does not feel that a parking lot is consistent with the General Plan. He indicated that the property is located on prime real estate in the downtown commercial area and is very valuable. He said that adding more commercial or high density residential uses would be more consistent with the General Plan. He indicated that the property is probably the most underutilized piece of real estate in the downtown area. He stated that he would like for the City to stop designing for cars and begin designing more for residents. He stated that he is not in support of the project, as it is not consistent with the General Plan. He said that the subject site is a gateway to the downtown. He said that not utilizing the subject site for commercial businesses or other active use would result in a net loss of jobs and revenue. He indicated that he feels a parking lot would be detrimental to the aesthetics of the downtown. He stated that he does not believe the proposal supports the local tax base and does not believe that it encourages mixed use commercial development. He indicated that he also does not feel it meets the needs of commercial and residential uses. He stated that he also does not feel the project supports the intent of encouraging pedestrian oriented improvements that would increase accessibility to downtown.

Commissioner Conaway said that the applicant has proposed 17 new trees. He indicated that he would like for the 15 gallon trees that are proposed to be increased to 36 inch box trees with a 3 or 4 inch caliper if the project is approved. He commented that he would like further clarification of the second sentence of Condition 9 on page 4 of the draft Resolution which states that shopping carts must be gathered and returned to the front of the store on a regular basis. He suggested that the word "handicap" be replaced with "accessible" in two instances in Condition 11 on page 4 of the draft Resolution to be in compliance with Department of Justice terminology. He suggested that the word "handicap" be replaced with "disabled" in Condition 14 on page of the draft Resolution.

Commissioner Seville-Jones indicated that she is in support of the project. She stated that Vons is a strong contributor to the tax base of the downtown area and has been a good neighbor. She indicated that Vons provides a valuable service to the downtown area. She commented that she feels the project would improve the space and would eliminate visual blight that exists in the downtown area. She pointed out that Walgreens has parking lots that surround the store, which is consistent with the subject proposal. She pointed out that the landscaping that would be provided is three times the amount that is required. She indicated that she appreciates that Vons is located in the downtown area rather than on Sepulveda Boulevard. She also commented that there has been dialog with the neighbors, and there are not residents at the hearing that are complaining about the project. She said that she would support a condition requiring a chain to block the rear area after closing. She stated that she would support the suggestion of Commissioner Andreani to include language in Condition 2 to

state that the management of the property shall police the property and all areas adjacent to the parking lot to keep it free of litter, debris and unauthorized use. She indicated that she would support requiring a barrier between the proposed parking lot and 10<sup>th</sup> Place. She commented that she would accept additional language to encourage the use of the parking lot for employees but would not want to restrict customers from using the parking spaces. She stated that the use of permeable pavement would help to prevent water runoff. She pointed out that the property owner has a right to improve their property provided that it is consistent with the General Plan. She commented that she believes having a grocery store in the downtown area is consistent with the General Plan.

Chairperson Paralusz indicated that she is in favor of the project. She commended Vons for being a good neighbor and pointed out that there has not been opposition to the proposal expressed by any members of the public at the hearing. She commented that she would support using permeable pavement for the parking lot surface. She said that she is pleased that the proposal would provide three times the amount of landscaping that is required. She stated that the landscaping would help to buffer the impact to the neighbors and would make the property more attractive. She indicated that she would support requiring a barrier along 10<sup>th</sup> Place. She said that a barrier would help to deter pedestrians from crossing over from 10<sup>th</sup> Place and damaging the landscaping. She indicated that she is pleased that additional sidewalks are proposed to be installed. She commented that she also would support language for signage prohibiting unauthorized parking in the lot, although she believes that the concern of unauthorized parking is also addressed in Condition 3. She said that Vons provides an economic benefit to the City, and people who live nearby walk rather than drive to the store. She indicated that she feels the proposal is consistent with the General Plan. She commented that she would support a requirement for a gate to block the rear of the store after hours.

Commissioner Andreani pointed out that planting smaller trees rather than larger trees results in them flourishing more quickly.

Commissioner Gross suggested that he feels that providing a barrier between the parking lot and 10<sup>th</sup> Place should be handled between staff and the applicant and should not be included as a condition in the Resolution. He commented that it may be convenient for people who are walking to Vons to be able to have a path through to access the parking area from 10<sup>th</sup> Place.

Commissioner Conaway indicated that he is not against having Vons in the downtown area, and having a supermarket in the downtown is critical for having a walkable community. He said, however, that he is opposed to adding surface parking area to the downtown core. He commented that he does not agree that adding parking would encourage people to walk to the store. He indicated that more people will be walking and fewer will be driving in the next 50 years.

### **Action**

A motion was MADE and SECONDED (Seville-Jones/Andreani) a new Use Permit and Coastal Development Permit to remove the existing paint and rain gutter business at 1011-10<sup>th</sup> Place and build an additional parking for the adjacent Vons supermarket at 410 Manhattan Beach Boulevard with the addition of language that employee parking will be encouraged but is not exclusive within the subject parking area; that a gate be required to be placed across the subject parking area at the closing time for the store; that language be included in Condition 2 on page 3 of the Resolution to state: “The management of the property shall police the property and all areas adjacent to the parking lot to keep it free of litter, ~~and~~ debris and unauthorized use.”; that language be included to provide a perimeter fence on the 10<sup>th</sup> Place side of the subject parking lot with a limited opening; that permeable pavement be used if feasible; that the

word “handicap” be replaced with “accessible” in two instances in Condition 11 on page 4 of the draft Resolution; and that the word “handicap” be replaced with “disabled” in Condition 14 on page of the draft Resolution.

AYES: Andreani, Gross, Seville-Jones, Chairperson Paralusz  
NOES: Conaway  
ABSENT: None  
ABSTAIN: None

Director Thompson explained the 15-day appeal period and said that the item will be placed on the City Council’s Consent Calendar for their meeting of December 6, 2011.

**11/09/11-3 Consideration of a Use Permit to Demolish an Existing Office Building and Construct a New Pre-School (Daycare), Playground and Parking Lot at 1030 Manhattan Beach Boulevard (Chalk School).**

Assistant Planner Ochoa summarized the staff report.

In response to a question from Commissioner Andreani, Assistant Planner Ochoa indicated that the parking requirement is based on the number of children and does not include the number of staff and therefore the project is regulated through a use permit process.

Commissioner Andreani asked regarding the type of material that would be used for the dispersal area. Assistant Planner Ochoa stated that the question be directed to the architect.

Commissioner Gross indicated that he would like for consideration to be given to having a drop off area for the school off of Manhattan Beach Boulevard and asked if that is a possibility.

Director Thompson stated that it would be possible to provide a drop off area off of Manhattan Beach Boulevard. He said, however, that staff has a concern with providing a drop off area because of turn and no stopping restrictions on Manhattan Beach Boulevard. He indicated that it also is currently not known if the bike path will be located adjacent to the subject site. He commented that staff feels the drop off and loading area should be located on the site rather than along Manhattan Beach Boulevard.

In response to a question from Commissioner Gross, Director Thompson said that the Commission should consider impacts of the proposed use to surrounding residential uses as well as whether or not the surrounding uses would impact the proposed use.

Commissioner Seville-Jones asked why a traffic study was not required for the proposal.

In response to a question from Commissioner Seville-Jones, Assistant Planner Ochoa commented that the concerns expressed by the City’s traffic engineer were related to parking and the loading area rather than regarding traffic impacts.

In response to a question from Commissioner Seville-Jones, Director Thompson said that the recommendation of the traffic engineer is that a loading zone not be provided off of Manhattan Beach Boulevard because of parking restrictions due to the future implementation of the bikeway.

In response to a question from Commissioner Seville-Jones, Director Thompson stated that the bicycle master plan has not been adopted by the City Council.

Commissioner Seville-Jones asked why the route included in the bicycle master plan is being taken into consideration for the subject proposal when it has not been adopted by the City Council. She pointed out that it was clear at the Commissioner's workshop regarding the bicycle plan that the routes might change.

Director Thompson said that staff felt that it is important to identify that the street in front of the subject site may become part of the bicycle path and the possibility of including it as part of the path should not be precluded.

Commissioner Seville-Jones commented that the discussion at the workshop was that every street was a potential location for the bicycle path and that the routes had not yet been identified. She asked whether the potential routes for the bicycle path will have an influence on all applications. She asked why the subject applicant is being impacted because the bike path could potentially be located on Manhattan Beach Boulevard.

Assistant Planner Ochoa pointed out that there is an existing restriction in front of the site for no stopping between 3:00 p.m. and 7:00 p.m. Monday through Friday and therefore the loading needs to be on-site.

In response to a question from Commissioner Gross, Director Thompson stated that staff feels loading and unloading on site would be the safest option.

Chairperson Paralusz suggested that the traffic engineer attend the next hearing when the item comes back before the Commission to answer any questions.

Commissioner Gross suggested that the traffic engineer provide input as to the safety of cars pulling up to the curb along Manhattan Beach Boulevard for loading and unloading as opposed to pulling into and out of a driveway. He pointed out that the driveway would be located in an area of heavy traffic along Manhattan Beach Boulevard.

Chairperson Paralusz opened the public hearing.

**Patrick Killen**, the project architect, described the design of the project. He stated that the building was designed with concern to the adjacent residential and commercial properties. He indicated that the building was placed as close to Manhattan Beach Boulevard as possible. He said that the parking lot would abut the commercial property to the east of the subject site. He pointed out that he has alleviated the concern that was expressed by the adjacent neighbor regarding a retaining wall. He commented that there would only be one ingress and egress to the site and one check-in desk which would help to contain the children. He commented that the disbursement area would be an area where the children would gather in an emergency. He indicated that the parking lot would include 17 parking spaces. He pointed out that the applicants live in Manhattan Beach and run five other preschools.

**Mr. Killen** indicated that they have provided comparative parking standards for preschools in El Segundo, Beverly Hills, Santa Monica, Huntington Beach, Newport Beach, Redondo Beach, and West Hollywood. He indicated that they are confident that 17 parking spaces would be sufficient with 7, 8, or 9 employees on site. He commented that each parent would park on site for approximately four or five minutes while the check their child into the preschool. He indicated that the drop off time for children in the morning is between 7:00 a.m. and 9:30 a.m., and all of the children are dropped off at staggered times. He pointed out that the Creative Kids preschool is licensed for 119 children and has 11 parking spaces. He indicated that the Creative Kids preschool has not had complaints regarding parking because of proper management. He said that many of less than 50 percent of the students are at the school after

3:00 p.m., and the disbursement of students in the afternoon is not an issue. He commented that the parking demand can also be managed by possibly changing the half day programs to begin at 10:00 a.m. after the peak drop off hour in the morning. He said that the applicant is well aware that the parking must be well managed in order for the school to be successful. He indicated that the City's parking standards provide for sufficient parking.

**Mr. Killen** indicated that they are being as friendly as possible to the impact on traffic on Manhattan Beach Boulevard. He stated that the applicant operates other preschools in congested areas that have parking on site. He commented that he personally would not want to see the street parking on Manhattan Beach Boulevard eliminated in order to accommodate a bicycle path. He indicated that 370 street parking spaces would be eliminated by their count on Manhattan Beach Boulevard if a bicycle path were incorporated along the street. He stated that they are very anxious to have an idea as to whether the project can continue to move forward because the applicant needs to close escrow on the property. He commented that they feel the project is low density for the site and would not impact the neighbors. He pointed out that it meets the City's parking requirements.

In response to a question from Commissioner Conaway, **Mr. Killen** indicated that the playground surface would be a combination of grass, semi-permeable pavement, and rubberized material. He indicated that they are planning to provide landscaping around the perimeter of the site. He commented that they would use artificial turf rather than real grass.

In response to a question from Commissioner Conaway, **Mr. Killen** said that they are planning to use bamboo that can grow up to 15 feet to help provide a sound buffer to the adjacent apartments to the south of the subject site. He stated that they are also planning to have an 8 foot high concrete block wall to block noise to the neighbors. He commented that most of the activity at a preschool is during the middle of the day when most of the adjacent residents are at work.

Commissioner Andreani commented that she likes the scale and density of the project. She said that she is concerned regarding the parking.

In response to a question from Commissioner Andreani, **Doug Olaf**, the applicant, said that no concerns have been raised regarding noise from their existing preschools in Westwood and in Venice which are located adjacent to residential properties. He pointed out that their preschool is primarily education based. He indicated that the outside play times are from 9:30 a.m. until 11:00 a.m. and from 3:00 p.m. until 4:30 p.m. He commented that approximately 30 percent of the children who attend their other locations walk to the schools. He stated that the play area as proposed would be sunken down and would not impact any of the surrounding properties. He pointed out that they want the play area separated from the surrounding properties because they do not want people looking into the property.

Commissioner Andreani indicated that she would like to see additional landscaping incorporated around the project. She stated that she does not want a drop off area to be located on Manhattan Beach Boulevard.

In response to a comment from Commissioner Andreani, **Mr. Killen** said that they believe that the parking as proposed would be sufficient to accommodate the use given the standards of Manhattan Beach and other cities in Southern California. He commented that they are not exactly certain of the number of students that will be permitted for the school by the Department of Social Services, but it will most likely be somewhere under 119.



In response to a question from Commissioner Seville-Jones, **Mr. Killen** commented that the ingress and egress would be wide enough to accommodate two large vehicles at one time.

In response to a question from Commissioner Seville-Jones, **Mr. Killen** indicated that many of the children would walk to the school. He said that several parents may have more than one child attending the preschool which would reduce the number of cars that come to the site. He commented that the traffic engineer felt more comfortable with a maximum of 90 children at the preschool rather than 119. He also indicated that the traffic engineer wants to allow for the bicycle path to potentially be placed along Manhattan Beach Boulevard. He commented that they would like to allow for the possibility of having a delivery truck drop off food. He indicated that they would not want to have a strict limitation on the number of staff members that would be permitted. He stated that they are not yet certain of the mix in ages of the children who will attend the preschool, and the Department of Social Services has different requirements for the number of staff members depending on the ages of the children. He commented that it will most likely take the school a year to reach full capacity. He pointed out that another use on the site such as a medical office would be much larger and would generate more traffic. He indicated that any use on the site would have an impact to traffic on Manhattan Beach Boulevard.

In response to a question from Commissioner Gross, **Mr. Killen** indicated that the applicant is not proposing to have special events at the preschool.

**Mr. Olaf** commented that the only event they would have outside of the regular school program would be parent teacher conferences which occur twice a year and are staggered over a week.

In response to a question from Commissioner Gross, **Mr. Killen** said that they would like to have the ability to use the street parking spaces along Manhattan Beach Boulevard while they are available.

In response to a question from Commissioner Gross, **Mr. Killen** commented that they consider the parking spaces to be drop off spaces. He said that the parking area would be sufficient to allow for dropping off and picking up of children regardless of whether there are parallel or perpendicular spaces.

Chairperson Paralusz commented that she has a daughter who attends a preschool located off of Manhattan Beach Boulevard which has parking along the street. She said that she had greater concerns regarding the drop off and loading until she heard the applicant's presentation and saw the plans.

**Jerry Carew**, a resident of 11<sup>th</sup> Street, commented that he received the notice only a couple of days before the hearing. He commented that he has a business located near the subject site. He indicated that traffic is blocked from cars on 11<sup>th</sup> Street every day. He said that the preschool would impact traffic and parking on 11<sup>th</sup> Street and Manhattan Beach Boulevard. He commented that he feels the project is very attractive, but he has a concern with the additional parking and traffic that would be generated with parents of 119 students dropping off their children. He commented that he also has a concern with parking for any special events at the school. He suggested closing off 11<sup>th</sup> Street at Sepulveda Boulevard or adding speed bumps to slow the speed of cars.

Director Thompson said that 11<sup>th</sup> Street is scheduled to be closed off at Sepulveda Boulevard when the improvements for double left hand turn lanes are done at the intersection of Manhattan Beach Boulevard and Sepulveda Boulevard.

**Mr. Killen** indicated that he is aware of the problem with traffic on 11<sup>th</sup> Street. He commented that any business that locates on the subject site would have some impact to traffic.

Chairperson Paralusz closed the public hearing.

### **Commission Discussion**

Chairperson Paralusz commented that she feels that having a drop off area on site would be safer than having it off of Manhattan Beach Boulevard. She commented that Manhattan Academy does not have a loading zone on site, and that the loading and unloading occurs off of Manhattan Beach Boulevard. She said that there are probably 36 children that are dropped off at Manhattan Academy between 7:00 a.m. and 9:00 a.m. She said that she never has a problem with getting a parking spot off of Manhattan Beach Boulevard in front of the school because of the flow of parents quickly entering and leaving.

Commissioner Conaway said that he strongly supports the project. He indicated that the project fills a need and would be a major investment in the community. He commented that he is not concerned with the parking. He indicated that the project has been very well designed to fit the site. He pointed out that the subject proposal has more parking than the Beach Babies expansion that was recently approved. He said that the driveway as proposed is very much improved over the existing condition on the site. He stated that any business that locates on the site would impact traffic. Regarding the list of possible conditions for the draft Resolution included on page 7 of the staff report, he said that he feels the first condition is reasonable. He indicated that he would agree with the applicant that limiting the number of staff as suggested in the second possible condition would be restricting the applicant's business. He said that he would not support including the third condition restricting any food service or food service delivery. He indicated that he would support including items 4 through 8 listed under possible conditions.

The Commissioners suggested that items 1 and 9 listed under possible conditions be reworded to clarify the intent of allowing a maximum number of students provided that the applicant meets the conditions of the City and the conditions of the Department of Social Services.

Commissioner Conaway indicated that he would support including item 10 under possible conditions. He commented that he would not support a requirement to submit an annual parking management plan as suggested in item 11, as he feels it would place an undue burden on the applicant.

Commissioner Seville-Jones said that she likes the design of the project. She said that the comments of the applicant and staff have helped her to feel that the project should move forward. She indicated that she does appreciate that some of the parents and children would walk to the site; that another use located on the site would impact traffic; and that the times that the children arrive would be staggered. She commented that she would like for item 11 under possible conditions requiring the applicant to submit an annual parking management plan to be included in the Resolution. She pointed out that it is a condition that has been included for other schools, and it is helpful to the neighbors to remain informed regarding the management of the parking. She indicated that Sepulveda Boulevard and Dianthus are very busy streets; however it is not clear that the proposed use would result in more traffic than a medical office use on the site.

Commissioner Seville-Jones stated that she would not want to restrict the number of employees as suggested in item 2 under possible conditions. She indicated that she would not object to food service delivery being allowed but would not support allowing food to be prepared on site. She commented that she feels the City needs to be cautious about planning around the bike path which has not been approved by the City Council and is only in its beginning stages. She pointed out that the routes for the bike path that were identified in the master plan were initial ideas and would not be implemented right away. She said that she supports having bicycle paths in the City. She indicated, however, that the impact on businesses needs to be considered if street parking spaces are eliminated and the impact on commuters needs to be considered if there is an effect on the flow of traffic.

Chairperson Paralusz commented that she would not want to have a drop off area located off of Manhattan Beach Boulevard even if the bike path is not routed along the street.

Commissioner Seville-Jones indicated that the street parking spaces on Manhattan Beach Boulevard would provide additional parking for the school.

Commissioner Gross commented that he feels that there should be a restriction on the number of employees for the preschool to the satisfaction of the applicant. He said that a parking management plan should be required along with a plan for the management of dropping off and picking up children. He said that the plan should also include how the management of parking would be facilitated by the employees. He commented that he would like to see a loading zone in front of the school. He said that although it is not allowed by the unions for public schools, the employees of private schools can help with the loading and unloading of the children. He commented that he feels the conditions should allow maximum flexibility for parking and the loading of children subject to periodic review by staff. He indicated that he is in favor of the project and feels it is an excellent use of the site.

Commissioner Andreani suggested that clarification be made to items 1 and 9 listed under possible conditions.

In response to a question from Commissioner Andreani, **Mr. Olaf** said that the children would bring their lunch, and they do not plan to offer catering. He indicated that food would be dropped off once a day in the event they were to offer catering in the future.

In response to a question from Commissioner Andreani, **Mr. Olaf** indicated that they do not have an objection to having a limit of three special events a year.

Commissioner Andreani commented that she supports including item 11 listed under possible conditions requiring a parking management plan. She stated that she feels the parking and circulation on site as proposed would be sufficient. She commented that she would prefer for parking or loading off of Manhattan Beach Boulevard not to be addressed in the Resolution. She said that she feels loading and unloading of children would be too dangerous off of Manhattan Beach Boulevard. She commented that she is sympathetic to the concerns raised by **Mr. Carew** regarding traffic on 11<sup>th</sup> Street, although she is not certain of how the problem can be addressed. She indicated that she does not feel that project planning along Manhattan Beach Boulevard should be influenced by the bicycle master plan which has not been finalized or approved by the City Council.

Commissioner Conaway stated that he would not like to see a loss of street parking spaces along Manhattan Beach Boulevard. He commented that he feels it would be dangerous to have a loading zone for very young children along Manhattan Beach Boulevard, particularly in the area closer to Sepulveda Boulevard where the speed of traffic is faster.

Commissioner Seville-Jones indicated that she would not object to restricting a loading zone off of Manhattan Beach Boulevard. She commented that establishing a loading zone would not eliminate parking, as the hours specified for loading could be limited. She said, however, that she is concerned with the safety of having a loading zone on such a busy street. She commented that she feels the on site parking spaces as proposed should be sufficient for the proposed use if it is properly managed. She indicated that she does not feel there is a particular need for having a loading zone off of Manhattan Beach Boulevard. She pointed out that the parking spaces on Manhattan Beach Boulevard would be available for the school.

Commissioner Gross said that he does not feel that food service delivery should be prohibited.

Chairperson Paralusz stated that she is in support of the project. She commented that an attractive and well managed preschool such as the proposal would serve an important need in the community. She indicated that she likes the design of the parking lot and subterranean classrooms. She commented that she also appreciates that the outdoor play area would be at the back corner of the site. She stated that she is not in favor of mandating a drop off zone on Manhattan Beach Boulevard. She indicated that she feels it is important that the school have a parking management plan and that it is made available to the parents.

Chairperson Paralusz reopened the public hearing and continued the item to the meeting of December 14, 2011.

## **5. DIRECTORS ITEMS**

Director Thompson pointed out that the meeting of November 23, 2011, is cancelled because of the Thanksgiving holiday.

Director Thompson said that he would welcome any feedback from the Commissioners regarding the presentation of staff reports and suggested that the Commissioners email or call him with any suggestions.

Commissioner Gross commented that color drawings showing designs from different perspectives are very helpful.

## **6. PLANNING COMMISSION ITEMS**

Commissioner Conaway stated that the pier lighting is taking place on Wednesday, November 16, 2011, from 6:00 p.m. to 9:00 p.m.

Commissioner Conaway commented that his understanding is that the Commissioners have the option of approving or denying applications based on whether or not they think that a proposed use is appropriate. He indicated that he is not convinced that adding a parking lot on the Vons site is consistent with supporting commercial activity in the downtown area. He said that the downtown corridor is different than Sepulveda Boulevard. He indicated that each site is unique in terms of location, and he does not feel it is infringing on property rights to deny a parking lot for the Vons site. He pointed out that there are many other possible uses for the property rather than adding parking.

Director Thompson said that the ultimate decision regarding the approval of projects must be based on the priorities of the City. He stated that there are different ways to interpret and argue whether aspects of a proposal meet the City's goals. He said that staff never felt that the parking lot that was proposed on the Vons lot would remain indefinitely. He said that his

understanding is that Vons is proposing to clean up the site now, and there would be plans to redevelop the corner in the future.

Commissioner Gross said that he would like for more information regarding the bigger picture for the City to be included with projects in order to provide more context to the Commissioners.

Director Thompson said that the Commissioners each have good opinions on the proper direction for the City. He said that his job is to raise any issues in the discussion that he feels are important and may have been missed.

Commissioner Andreani commented that it is important to hear a long range perspective when considering projects. She said that it is important that each project is reviewed individually.

Commissioner Seville-Jones indicated that it is very important that the Commission be consistent in making their decisions. She pointed out that the property owners need some certainty and confidence in the process when they come before the Commission because they are making very large investments.

Chairperson Paralusz commented that consistency also comes from time and experience in serving on the Commission and in making decision on a number of different projects.

In response to a question from Chairperson Paralusz, Director Thompson indicated that the bicycle plan, the library project, and the six man volleyball tournament will be considered at the City Council meeting on November 15.

In response to a question from Chairperson Paralusz, Director Thompson said that the EIR for the Manhattan Village project is being prepared and should take a couple more months. He said that there will be a community meeting once it is complete.

In response to a question from Chairperson Paralusz, Director Thompson stated that the Chevron project on Marine Avenue and Aviation Boulevard will be completed in summer of 2012.

In response to a question from Commissioner Gross, Director Thompson said that there is no formal review of the General Plan scheduled. He indicated that it is generally done every 10 or 15 years.

**7. TENTATIVE AGENDA December 14, 2011**

**8. ADJOURNMENT**

The meeting was adjourned at 10:05 p.m. to Wednesday, December 14, 2011, in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN  
Recording Secretary

ATTEST:

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RICHARD THOMPSON  
Community Development Director

