



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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Eric Haaland, Associate Planner 

DATE: August 8, 2012

SUBJECT: Consideration of a Planned Development Permit Amendment for the Revision of an Existing Shared Parking Program for an Existing Commercial Center and Use Permit for a New Restaurant Located at 1550 – 1590 Rosecrans Avenue. (St. Paul Fire and Marine Insurance Co./Manhattan Marketplace/Coffee Bean)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution **APPROVING** the proposed project subject to certain conditions.

APPLICANT/OWNER

St. Paul Fire and Marine Insurance Co.
385 Washington St., Mail Code NB512A
St. Paul, MN 55102

PROJECT OVERVIEW

LOCATION

<u>Location</u>	1550 - 1590 Rosecrans Ave. at the southeast corner of Rosecrans Ave and Market Pl. – private - (See Site Location Map).
<u>Legal Description</u>	Portion of Lot 2, Parcel Map 226
<u>Area District</u>	II

LAND USE

<u>General Plan</u>	Manhattan Village Commercial	
<u>Zoning</u>	PD, Planned Development	
<u>Land Use</u>	<u>Existing</u> Retail Commercial Center w/ 22,908 sf of Restaurant	<u>Proposed</u> Retail Commercial Center w/ 25,208 sf of Restaurant

Neighboring Zoning/Land Uses

North (across Rosecrans)	City of El Segundo - Office/Restaurant
South	OS (golf course)
East	IP/Industrial (MB Studios)
West (across Market Pl.)	PD/Office

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	328,161 sq. ft. (*)	22,500 sq. ft. min
Building Floor Area:	115,394 sq. ft. total (including patio dining)	Per PD Plan
Height	50 ft. (*)	Per PD Plan
Parking:	658 spaces (6% reduction)	700 spaces per Code (651 spaces with existing 7% reduction/parking study)
Coffee Bean Hours of Operation:		
Weekdays:	4:30am-9pm	Per Use Permit
Weekends:	5:30am-8:30pm	
Landscape Area	34,728 sq. ft. (*)	Per PD Plan
Vehicle Access	2 Rosecrans dwys (*) 2 Market Pl. dwys. 3 Parkview Ave. dwys.	Per PD Plan

(*) – No changes proposed to existing

BACKGROUND

The proposed project is to convert an existing vacant retail space in an existing multi-tenant commercial development to a take-out eating and drinking establishment (restaurant) use and add a 166 square foot outdoor dining patio. The tenant planning to occupy the space is Coffee Bean and Tea Leaf, which primarily sells coffee and similar beverages. The site's existing Planned Development (PD) Permit limits the amount of restaurant use on the site to a total of 22,000 square feet based on a parking analysis completed in 1990. Planning Commission approval of an amendment to that existing PD permit is required for the proposed increase in restaurant use on the property and the related revision to the existing shared parking program. A separate Use Permit is required for the new restaurant use to be added to the site.

DISCUSSION

Overview

The submitted plans show the existing 115,094 square foot retail center to convert 2,000 square feet of retail use to restaurant use for a total of 11 restaurants. The proposed restaurant would occupy a vacant retail space prominently fronting on Rosecrans Avenue (1590 Rosecrans Ave. Suite T). Tenant improvements would include conversion of most windows to glass doors, and addition of 166 square feet of outdoor dining area (with flexibility for up to 300 square feet). A parking study assessing the parking supply and demand for the site was also submitted for consideration.

Planned Development (PD) District and Plan

The PD Zone (Chapter 10.32 MBMC – previously named “CPD” zone) that governs the site is intended to provide more flexibility in development of designated areas compared to the conventional commercial districts. The site is currently governed by the original CPD Permit (Resolution No. PC 89-61), and the 1990 CPD Amendment (Resolution 4770), which established a shared parking reduction and restaurant limitation. The 1990 amendment would be replaced by the proposed PD Amendment, and the original CPD Permit would still remain in effect.

Section 10.32.060 of the Zoning Code establishes the findings that the Planning Commission is required to consider and approve with the PD Plan as follows:

- A. Required Findings. The Planning Commission shall approve or conditionally approve a PD Plan or recommend approval or conditional approval of a Specific Plan upon finding that:
1. The PD Plan or Specific Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development;
 2. The PD Plan or Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the Plan were not approved;

3. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan; and
4. The PD Plan or Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

Use Permit

A separate Use Permit is required for the proposed restaurant use in this case, as the original PD Plan did not establish provisions for restaurants or other conditional uses on the site.

Required Use Permit findings per MBMC Section 10.84.060 are as follows:

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.

General

Sections 10.32.070 and 10.84.060 of the Zoning Code require a noticed public hearing before the Planning Commission for a Use Permit and Amendment to the PD Plan. All of the required findings, noticing and public hearing requirements for the PD Plan Amendment and Use Permit have been met.

The PD permit currently governing the site requires conformance with the approved plan and limits the amount of restaurant space to 22,000 square feet. This Amendment to the PD Plan is required since the restaurant space will be increased. The development will continue to conform to the existing requirements for signs and landscaping. The project issues that warrant discussion include the following:

Parking:

The existing 1990 PD Permit Amendment for the site (Resolution No. 4770) permitted a 7% parking reduction. The Code provided for a maximum 15% reduction for normal shared parking efficiencies occurring on large multiple tenant sites, as it does now. The City Council supported the 7% reduction which meant that a cap of 22,000 square feet of restaurant use was imposed. Since that time, parking code requirements were updated, the shopping center was completed, and a mix of commercial tenants evolved.

The parking summary for the shopping center is reflected in the spreadsheet attached as Exhibit G. This summary shows the 115,394 square-foot center (including outdoor dining), with 11 restaurants totaling 25,208 square feet in area, to have a 700 space parking requirement based on current Zoning Code requirements. The 104,500 square foot total floor area referenced in previous PD and Use Permit Resolutions appears to have originally been in error and would be corrected by the proposed resolution. The existing amount of restaurant space on the site is actually 22,908 square feet, which also differs from the 22,000 square feet specified by Resolution No. 4770 due to previous miscalculations.

Attached as Exhibit H, is a new parking demand study incorporating the proposed restaurant use into the commercial center using the Urban Land Institute's shared parking model. The study uses actual parking counts on the site during business operation and adjusts those numbers as prescribed by the model to arrive at expected peak parking demand for the proposal. This analysis concludes that the overall peak parking demand would be 632 spaces in December during the holiday shopping season. This demand would be below the 658 space parking supply. The report adds that the peak December parking demand rate at this location appears to be lower than the model anticipates. The City's Traffic Engineer has reviewed the submitted parking study and concurs with its methodology and conclusions.

The attached resolution proposes approval of the PD Permit Amendment, replacing Resolution No. 4770, and increasing the restaurant limit on the site to 25,208 square feet, based on the parking adequacy and findings discussed above. The three conditions contained in the existing CPD Permit Amendment are copied and modified accordingly to regulate the commercial center in the future. The original development CPD Permit (not specifically relevant to parking and restaurant use) would remain in effect unaltered.

Restaurant Operation:

The proposed take-out restaurant use includes 2,000 square feet of interior space and 166 square feet of outdoor dining area, although the attached parking calculations allocate 300 square feet to outdoor dining. These patio areas are planned for the Rosecrans and parking lot sides of the tenant space. The applicant is proposing a coffee restaurant with no alcohol or entertainment, and an emphasis on morning hours. This type of restaurant typically does not generate concerns, and would provide a more active and interesting appearance to the shopping center from Rosecrans Avenue. The 4:30am weekday, and 5:30 weekend opening times are earlier than most restaurant breakfast hours, however this location is extremely well buffered from residential and other sensitive uses.

The attached resolution proposes approval of the restaurant use permit based on the parking adequacy and findings discussed above, and includes standard restaurant conditions of approval.

Public Comments

Staff has not received any responses to the project hearing notice, nor any comments or special recommendations from other City Departments.

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 1 & 2) as a conversion of an existing facility of similar intensity per Sections 15301 and 15302 of CEQA.

CONCLUSION

Staff believes that the proposed Planned Development Permit Amendment and Use Permit would comply with the City's Municipal Code/General Plan, would adequately provide the necessary protection against adverse impacts to the surrounding area, would not impact public services, meets the findings and intentions of the PD district, and recommends approval subject to the findings and conditions specified in the proposed draft resolution.

ALTERNATIVES

The alternatives to the Staff recommendation available to the Planning Commission include:

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

Attachments:

- A. Draft Resolution PC 12-
- B. Site Location Map
- C. Existing Shared Parking CPD Permit Amendment (Resolution No. 4770)
- D. Original CPD Permit (Resolution No. PC 89-61)
- E. Original Development Plot Plan
- F. 1990 Parking Summary
- G. Current/Proposed Parking Summary
- H. Applicant Parking Analysis
- I. Plans (separate – half size scale)

cc: Eric Winqvist, Applicant Representative
Coffee Bean, Tenant

RESOLUTION NO. PC 12-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT PERMIT AMENDMENT ALLOWING REVISION OF AN EXISTING SHARED PARKING PROGRAM FOR AN EXISTING COMMERCIAL CENTER, AND A USE PERMIT FOR A NEW RESTAURANT USE WITHIN AN EXISTING RETAIL SPACE LOCATED AT 1550-1590 ROSECRANS AVENUE (St. Paul Fire and Marine Insurance Co./ Coffee Bean)

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 8, 2012, received testimony, and considered an application for a planned development permit amendment to allow revision of an existing parking reduction for an existing commercial center, and conversion of an existing retail space to restaurant use on the property legally described as a Portion of Lot 2, Parcel Map 226 located at 1550-1590 Rosecrans Avenue in the City of Manhattan Beach.
- B. The applicant for the subject project is St. Paul Fire and Marine Insurance Co., the owner of the property.
- C. The existing commercial site is currently governed by a Commercial Planned Development Permit (Resolution No. PC 89-61) that permits the existing commercial center, and an Amendment (Resolution No. 4770) permitting a 7% parking reduction and a maximum of 22,000 square feet of restaurant use. Each existing restaurant is authorized by a subsequent use permit approval. The proposal to add approximately 2,300 square feet of restaurant use to the maximum total permitted for the site requires Planning Commission approval of an additional amendment to the existing Planned Development Permit, and the proposed new restaurant use (Coffee Bean) requires use permit approval.
- D. The existing parcel is 328,161 sf in area and includes 3 separate buildings totaling 115,394 square feet including existing and proposed restaurant outdoor dining area. There are 658 parking spaces on site.
- E. The proposal to increase the amount of restaurant use on the site to 25,208 square feet results in a Zoning Code parking requirement of 700 spaces and a 6% parking code reduction, which remains consistent with the approved 7% shared parking reduction for the Planned Development. The submitted parking study determines that the site's existing parking supply is adequate for the proposal.
- F. The project is Categorically Exempt (Class 1 & 2, Sections 15301 & 15302) from the requirements of the California Environmental Quality Act (CEQA) since it involves conversion and modification of an existing facility.
- G. 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.
- H. The General Plan designation for the property is Manhattan Village Commercial. The project is consistent with the General Plan, and specifically supports Goal LU-8, encouraging maintenance of Rosecrans Avenue as a regional-serving commercial district, Goal LU-3, and Policy LU-3.1 related to positive aesthetics, Policy LU-6.2 by providing a diverse tax base, and Policy LU-8-2 related to upgrading and remodeling to meet business needs.
- I. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of commercial, industrial, and open space uses. The PD zone does not establish permitted uses or development standards, however, the project is

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compatible with the previous site development and the surrounding area. The subject amendment and the existing PD permit establish the use and development regulations for the site. The proposal is consistent with the PD district intentions for General Plan Compliance, quality design, and adequate public services.

- J. The Planning Commission made findings required to approve the PD Plan Amendment pursuant to MBMC Section 10.32.060 as follows:
 - 1. The PD Plan Amendment is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development;
 - 2. The PD Plan Amendment will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the Plan were not approved, in that the commercial center's visual interest and functionality will be increased without a detriment to parking availability;
 - 3. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan as established by the original project approval; and
 - 4. The PD Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

- K. The Planning Commission made findings required to approve the Use Permit pursuant to MBMC Section 10.84.060 as follows:
 - 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, in that the area is developed commercially including other restaurant 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 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, in that the site and area already support restaurant use and parking supplies are adequate;
 - 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 as the supporting parking analysis determines; 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, in that the restaurant use is compatible with the area and parking supplies are adequate.

- L. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code as well as specific conditions contained herein further regulating the project.

- M. A de minimis impact finding is hereby made that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

- N. This Resolution, upon its effectiveness, together with existing Commercial Planned Development Resolution No. PC 89-61 constitutes the Planned Development Permit/Plan for the subject site, and the Use Permit for the restaurant use located at 1590 Rosecrans Avenue,

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Suite "T". Resolution No. 4770 is superseded by this Resolution.

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

Planned Development Site Conditions (supplemental to Resolution No. PC 89-61)

1. The total amount of parking reduction shall be limited to 7% of the total parking requirement, based on computation of individual tenant requirements. The total amount of restaurant use, including indoor and outdoor dining, shall not exceed 25,208 square feet of total area.
2. The applicant shall implement the revised parking layout which was presented to the City Council on December 18, 1990, as revised to reflect the retention of a convenience driveway aisle near Building "F/G", at the discretion of the applicant. The minimum amount of parking to be provided on site shall be 658 spaces, which supports a maximum reduction of 7%.
3. All commercial truck deliveries and loading at the rear (south side) of the project shall be limited to between 7:00 a.m. and 10:00 p.m. only. "Light" trucks (one ton or less weight) may deliver to the rear between 10:00 p.m. and 7:00 a.m. Deviation from this delivery schedule (with the exception of light trucks as noted) may occur only in the event of special legal or other constraints, over which the tenant has no control.

Restaurant Use - 1590 Rosecrans Avenue, Suite T (Coffee Bean)

1. The project shall be constructed and operated in substantial compliance with the submitted project description and plans as approved by the Planning Commission on August 8, 2012. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission. The subject property shall be in compliance with any previous permit requirements that remain effective.
2. A Traffic Management 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 during all phases of construction, including delivery of materials and parking of construction related vehicles.

Prior to the commencement of any construction activity that would cause a disruption to traffic or lane closure on Rosecrans Avenue; the applicant shall submit plans which shall minimize traffic impacts associated with the proposed development for review and approval by the Community Development Department.
3. Utility improvements such as property line cleanouts, backwater valves, mop sinks, drain lines, etc., shall be installed and maintained as required by the Public Works Department.
4. Modifications and improvements to the tenant space shall be in compliance with applicable requirements of the Building Division and Los Angeles County Health Department.
5. A trash/recyclables storage area shall be provided and maintained on the site subject to the requirements of the Community Development and Public Works Departments.
6. All new 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.

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7. 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.
8. A site landscaping plan, consistent with the existing commercial center, utilizing drought tolerant native plants 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. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area.
9. 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.
10. * 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.
11. 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.

Operational Restrictions

12. * The facility shall operate as an eating and drinking establishment use.
13. * Hours of operation shall be limited to 4:30 am to 9:00 pm Monday through Friday, and 5:30 am to 8:30 pm Saturday and Sunday.
14. * Alcohol service shall be prohibited.
15. * Entertainment other than background music or television is prohibited.
16. A trash storage area, with adequate capacity shall be 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 shall be provided and implemented as required by the Public Works Department.
17. * Parking quantities and design shall be provided in conformance with the Manhattan Beach Municipal Code and Approved PD Plan for the site.
18. * The restaurant operator shall prohibit employees from parking personal vehicles on the surrounding residential streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. The operator shall provide written instructions to all employees identifying where parking is appropriate and where street parking is prohibited. Prior to use permit implementation, a written employee parking program shall be submitted for Community Development Department approval.
19. All signs shall be in compliance with the City's Sign Code and approved sign program for the site.
20. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.
21. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.

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22. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.
23. The management of the facility shall police the property and all areas immediately adjacent to the business during the hours of operation to keep it free of litter.
24. The operator of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
25. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.

Procedural

26. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter. The operator shall cooperate with the Department of the Community Development in its conduct of periodic reviews for compliance of conditions approval.
27. This PD Permit Amendment and Use Permit shall lapse two years after its date of approval, unless implemented or extended consistent with use permit time limits of Section 10.84.090 of the Municipal Code.
28. 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.
29. 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.

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SECTION 3. Section 1094.6 of the California Code of Procedure governs the time within which judicial review, if available, of the decision reflected in this resolution must be sought, unless a shorter time is provided by other applicable law. 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 California 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 8, 2012 and that said Resolution was adopted by the following vote:

AYES:

NOES:

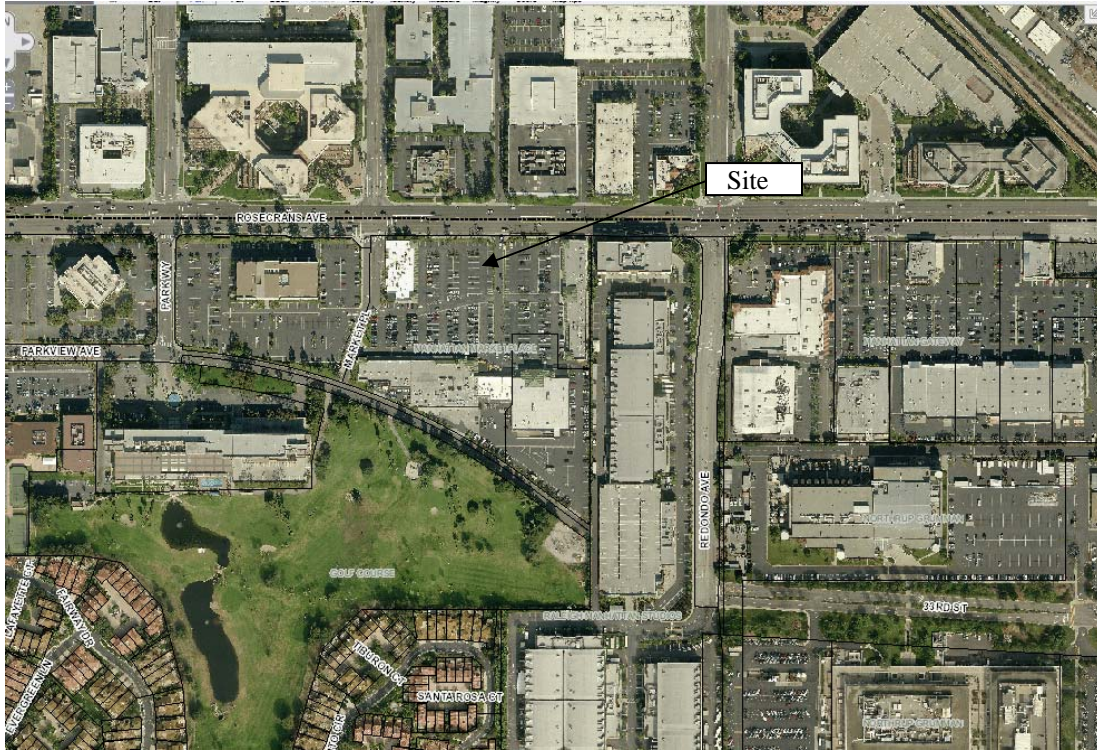
ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen,
Recording Secretary

Vicinity Map
1550-1590 Rosecrans Ave.



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(Comm. Res. 12)

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RESOLUTION NO. 4770

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, APPROVING THE
RECOMMENDATION OF THE PLANNING COMMISSION
MADE IN ITS RESOLUTION NO. 90-28, AS MODIFIED, AND
GRANTING A COMMERCIAL PLANNED DEVELOPMENT AMENDMENT
TO ALLOW A REDUCTION IN TOTAL REQUIRED PARKING
FOR A COMMON PARKING FACILITY FOR A NEW
RETAIL CENTER KNOWN AS MANHATTAN MARKETPLACE
ON THE PROPERTY LOCATED AT 1500 - 1590 ROSECRANS
AVENUE (MISSION LAND/CCH-1, LTD.)

WHEREAS, there was filed with the Planning Commission of
the City of Manhattan Beach, California, an application for a
Commercial Planned Development Permit Amendment by Mission
Land/CCH-1, Ltd., owner of the subject property hereinafter
described, to allow a 15% maximum reduction in required parking
for a shared, common parking facility for a new 9.9 acre
shopping center known as "Manhattan Marketplace", located at
1500 - 1590 Rosecrans Avenue, pursuant to the provisions of
Sections 10-3.801-B to 10-3.803-B, inclusive of the Manhattan
Beach Municipal Code; and

WHEREAS, after duly processing said application and
holding a public hearing thereon, the Planning Commission did
duly and regularly adopt its Resolution No. 90-28 (which is now
on file in the office of the Secretary of said Commission in
the City Hall of said City, open to public inspection and
hereby referred to in its entirety, and by this reference
incorporated herein and made part hereof), on the 10th day of
October, 1990, recommending approval of the Commercial Planned
Development Permit Amendment; and

WHEREAS, the Council of said City at its meeting of
November 6, 1990, appealed the matter; and

WHEREAS, On December 4, 1990, the City Council held a
public hearing, receiving and filing all written documents and
hearing oral argument for and against; thereafter on said

1
2 December 4, 1990, the Council sustained the decision of said
3 Commission as reflected in Resolution No. 90-28 and granted
4 the said Commercial Planned Development Permit Amendment,
5 subject to a 7% reduction from the parking requirement;

6 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN
7 BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETER-
8 MINE, AND ORDER AS FOLLOWS:

9 SECTION 1. That the said application is an application
10 that was made to the Planning Commission pursuant to the
11 provisions of Sections 10-3.801-B to 10-3.805-B, inclusive, of
12 the Manhattan Beach Municipal Code.

13 SECTION 2. That the planned development permit amend-
14 ment applied for and the real property affected thereby are set
15 forth in the application for permit as follows:

16 Request: Approval to allow a reduction in total
17 required parking for a common parking
18 facility for a new Retail Center to be
19 known as Manhattan Marketplace.

20 Legal Description: Parcel 2, Parcel Map 21281, located at
21 1500 - 1590 Rosecrans Avenue, in the City
22 of Manhattan Beach.

23 SECTION 3. That the City Council does hereby make the
24 following findings:

25 1. The applicant requests a 15% maximum reduction in
26 required parking for a 104,500 (approximate) square foot new
27 retail shopping center. Section 10-3.1315(d) of the Municipal
28 Code allows that, a common parking facility, occupying at least
29 5,000 square feet of total land area may achieve up to 15%
30 reduction in parking. The subject site meets all applicable
31 criteria entitling this request.

32 2. A parking analysis prepared for the project by the
professional traffic engineering firm Caltap, examined the
total parking demand, given a maximum build-out of 22,000
square feet designated for restaurant use, with the remainder
square footage designated primarily as retail use. A shared
parking analysis concludes that the parking provided for the
site, 649 spaces, will satisfy the proposed uses if a 9%
overall reduction in parking requirements is granted.

1 3. A revised parking layout plan was submitted to the
2 City Council which indicated two areas of the parking lot which
3 could be restriped, thereby increasing the total potential
4 parking by 39 additional spaces, to 686 total. These areas
5 include a convenience aisle near Bldg. "F/G" and another open
6 area to the rear of Bldg. "B", (Bristol Farms). If the
7 applicant retains the convenience access driveway aisle near
8 Building "E/F", and restripes the area to the rear of Building
9 "B", thereby adding 12 spaces, then a 7% total reduction is
10 necessary.

11 4. The property is located in Area District II on the
12 south side of Rosecrans Avenue, east of Parkway, and is zoned
13 CPD-3, Commercial Planned Development, subzone 3.

14 5. The property is within close proximity to the
15 Radisson Hotel and Data General office park, which contributes
16 to pedestrian access, thereby mitigating the impact of some
17 reduction in total parking spaces required.

18 6. A parking and access easement has been recorded which
19 is an agreement between the owners of the adjacent parcel,
20 referred to as Parcel 1, Parcel Map 21281, referred to as the
21 "Data General Office Park". Under this agreement, visitors of
22 the Manhattan Marketplace center may use nearby parking on the
23 Data General site during weekends between 6:00 p.m. Friday
24 through midnight on Sunday, in addition to 24 hours periods on
25 a national holiday. This provision for off-premise parking,
26 though limited, will enhance parking availability on holidays
27 for retail uses. It is desirable that this parking easement be
28 continued.

29 7. Concerns have been expressed by residents in the
30 Manhattan Village Residential Development regarding visual and
31 noise pollution emanating from the rear of the project,
32 particularly relating to commercial truck deliveries and trash
removal. A final landscape improvement plan, submitted for
review with the parking reduction request, if implemented, will
address the concerns regarding visual screening. Limitation on
the hours of commercial deliveries will mitigate the concern
regarding noise.

8. A Negative Declaration has been filed, finding the
project would have no potential significant adverse environ-
mental effects, based upon an environmental analysis presented
within an addendum to the original Environmental Impact Report
(EIR) certified for the Commercial Planned Development Project.

SECTION 4. That the City Council does hereby approve the
recommendation of the Planning Commission and grants a Planned
Development Permit Amendment for the purposes as set forth in
Section 2 of this Resolution, subject to the following condi-
tions:

1. The total amount of parking reduction shall be
limited to 7% of the total parking requirement, based on
computation of individual tenant requirements. The total
amount of restaurant use, including indoor and outdoor dining,
shall not exceed 22,000 square feet of total area.

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2. The applicant shall implement the revised parking layout which was presented to the City Council on this date, as revised to reflect the retention of a convenience driveway aisle near Building "F/G", at the discretion of the applicant. The minimum amount of parking to be provided on site shall be 659 spaces, which represents an overall reduction of 7%.

3. All commercial truck deliveries and loading at the rear (south side) of the project shall be limited to between 7:00 a.m. and 10:00 p.m. only. "Light" trucks (one ton or less weight) may deliver to the rear between 10:00 p.m. and 7:00 a.m. Deviation from this delivery schedule (with the exception of light trucks as noted) may occur only in the event of special legal or other constraints, over which the tenant has no control.

SECTION 5. This resolution shall be effective immediately.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered in the book of original resolutions of said City; shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted; and shall forward a certified copy of this resolution to the Director of Community Development and the applicant for their information and files.

PASSED, APPROVED and ADOPTED this 18th day of December, 1990.

Ayes: Collins, Holmes, Sieber, Stern, & Mayor Barnes
Noes: None
Absent: None
Abstain: None

/s/ Steve Barnes
Mayor, City of Manhattan Beach,
California

ATTEST:

/s/ Timothy J. Lilligren
City Clerk

RESOLUTION NO. PC 89-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING A TENTATIVE COMMERCIAL PLANNED DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A FIVE-STORY OFFICE BUILDING, A SEVEN-STORY PARKING STRUCTURE, RETAIL AND RESTAURANT SPACE, IN ADDITION TO AN EXISTING FIVE-STORY OFFICE BUILDING ON A 14.9 ACRE PARCEL ZONED CPD-3 (COMMERCIAL PLANNED DEVELOPMENT, SUB-ZONE III), LOCATED AT 1500 ROSECRANS AVENUE (COMSTOCK, CROSSER & HICKEY)

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Tentative Commercial Planned Development Permit for the property legally described as being a Subdivision of Parcel 3, Parcel Map No. 12010 as shown on a map filed in Book 116, Pages 75 and 76 of parcel maps in the Office of the County Recorder of Los Angeles, California, located at 1500 Rosecrans Avenue, in the City of Manhattan Beach; and,

WHEREAS, the applicant and owners for said Tentative Commercial Planned Development is Comstock, Crosser & Hickey; and,

WHEREAS, the public hearing was advertised pursuant to applicable law, testimony was invited; and,

WHEREAS, the following findings were made with respect to this application:

1. The property has an approved Commercial Planned Development Permit issued by the Planning Commission Resolution No. 781 and approved by the City Council on July 9, 1980.
2. The property is designated as Manhattan Village in the City's General Plan and the proposed development is consistent with the General Plan.
3. The property is zoned Commercial Planned Development, sub-zone 3 (CPD-3) and the proposed development will be consistent with the City's Zoning Ordinance.
4. Based on the Manhattan Beach Marketplace and Business Center Supplemental Environmental Information submitted, the proposed project will have no significant impacts on surrounding areas.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings, the Planning Commission hereby APPROVES the Tentative Commercial Planned Development Permit for Comstock, Crosser, and Hickey subject to the following conditions:

1. That the developer participate in an off-site transportation improvement program based on a fair share contribution fee of \$50,000. This fee is based upon the traffic impacts identified within the supplemental environmental documents.
2. In lieu of acceleration/deceleration lanes on Rosecrans Avenue per City Council Resolution No. 3756, deceleration lanes shall be constructed at Continental Way and Apollo Street. The developer shall also construct a right turn pocket at Parkway Avenue.
3. Full curb, gutter, pavement, street lighting, and landscaping improvements for Parkview Avenue shall be submitted for approval by the Public Works Director prior to construction.
4. The developer shall demonstrate to the satisfaction of the Public Works Director that existing drainage facilities were designed for a fully improved development site. If not, the developer shall make the appropriate drainage improvements.

DRAFT RESOLUTION NO. PC 89-61
(page 2 of 3)

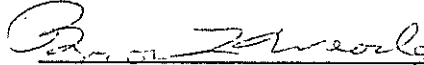
5. Left hand turns onto Rosecrans Avenue will be precluded at Continental Way. Final location of the Apollo Way alignment at the development site shall be relocated easterly to match more closely the existing segment of Apollo Street north of Rosecrans subject to the approval of the Director of Public Works.
6. The developer shall provide a signal and left turn pocket (westbound traffic) at Apollo Street and Rosecrans Avenue.
7. Conditions applicable to the Retail Development:
 - a. Provide the minimum required parking spaces as required by Code.
 - b. Submit the complete signage design specifications that will be used for all tenants. (To be approved by the Community Development Department)
 - c. The lot coverage on the retail portion shall be limited to 25% and a covenant agreement reflecting this shall be recorded by the applicant.
8. Conditions applicable to the Office Development:
 - a. Provide the minimum number of trees required by Code.
 - b. Submit a proposed signage plan.
 - c. All uses are limited to office/professional.
9. That all office buildings contain a minimum setback of 1:1 (one foot of setback for each foot of height) from Rosecrans.
10. That the applicant submit a Circulation Plan which addresses vehicular circulation and pedestrian/bicycle traffic.
11. That the applicant submit a lighting plan which identifies parking lot lights and any proposed decorative lighting. These plans shall include energy consumption and calculations on the proposed lighting.
12. That these conditions be met to the satisfaction of the Department of Community Development and the Department of Public Works.
13. That the plans meet all applicable Fire Codes as required by the Fire Department.
14. The applicant shall submit a scaled site plan that shows:
 - a. All proposed uses for the property, including dimensions and locations of all proposed structures, parking spaces, streets, open spaces, buffers, and traffic circulation.
 - b. Location and exterior dimensions of mains and accessory buildings.
 - c. Types of commercial establishments contemplated which are consistent with the zoning code.
 - d. Location, arrangement and dimensions of automobile parking areas, including width of aisles, width of bays, and angle of parking.
 - e. Location, arrangement and dimensions of truck loading and unloading spaces and docks.

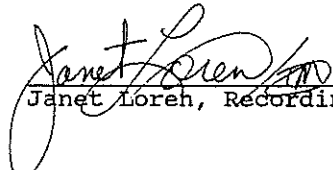
DRAFT RESOLUTION NO. PC 89-61
(page 3 of 3)

- f. Location and dimensions of pedestrian entrances, exits, walks and walkways.
 - g. Location and dimensions of vehicular entrances, exits, and drives.
 - h. Location and materials of walls and fences.
 - i. Location, size, height and orientation of all signs and lights.
15. This Commercial Planned Development permit will expire five (5) years from the date of Tentative approval.

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 November 29, 1989, and that said Resolution was adopted by the following votes:

AYES: Cunningham, Golik, Graw,
Kaprielian, and Chairperson Vargo
NOES: None
ABSTAIN: None
ABSENT: None


Byron L. Woosley, Director
Department of Community Development

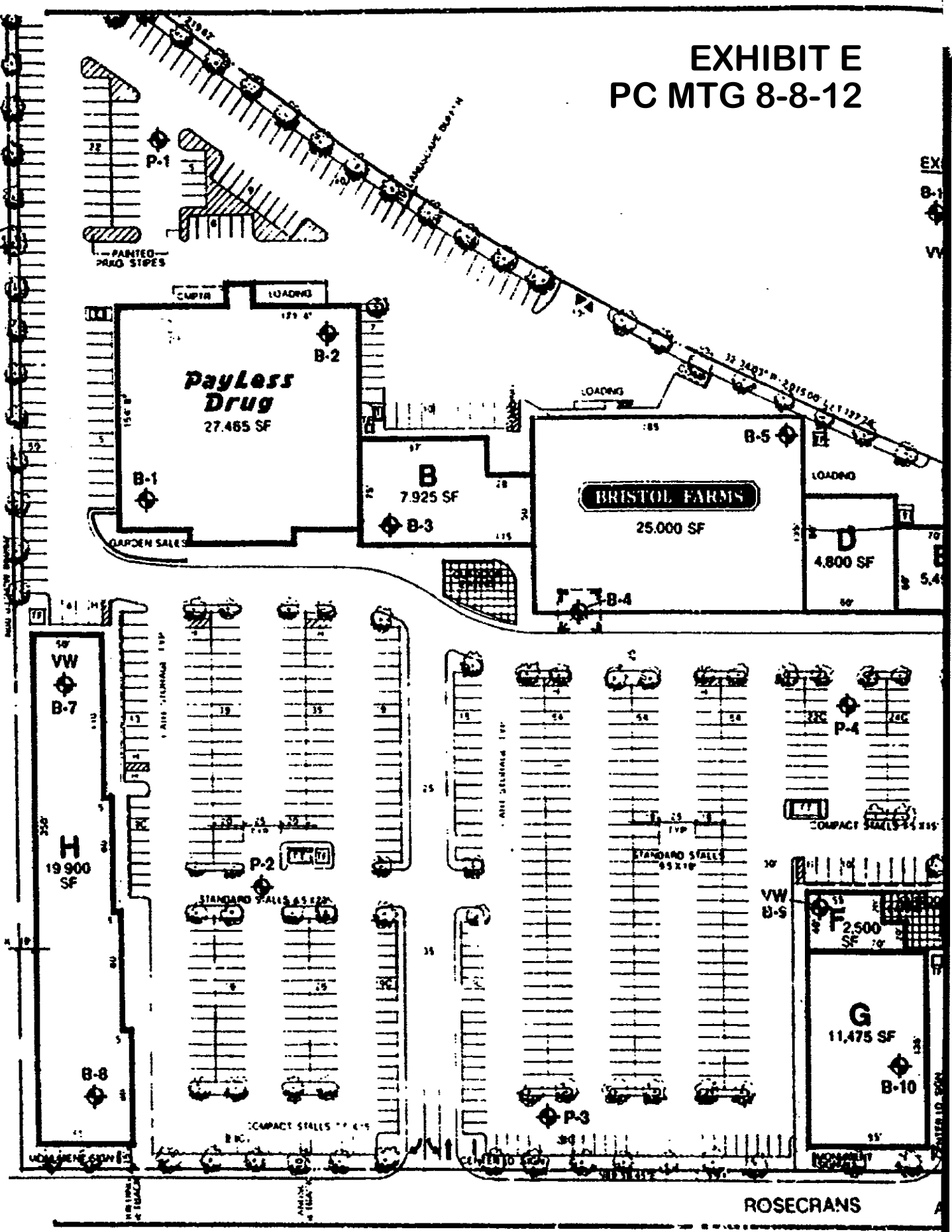

Janet Loreh, Recording Secretary

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MANHATTAN MARKETPLACE
PARKING ANALYSIS: ZORP

	<u>Tenants</u>	<u>Standard</u>	<u>Spaces Required</u>
1.	Bristol Farms (Food/Beverage Sales) (31,253 S.F.)	1:200	156
2.	Retail "H" (6,000 S.F.)	1:200 (first 5,000) 1:250 (remainder)	29
3.	Payless Drug (27,632 S.F.)	1:200 (first 5,000) + 1:250 (remainder)	116
4.	"Small" Retail (Less Than 5,000 S.F. each) (22,373 S.F.)	1:200	112
5.	Restaurants		
a.	Houston's (Seat Area: 3,550 S.F. GFA: 7,239 S.F.)	1:50	71
b.	Bristol Farms		
	- Take Out Patio (1,500 S.F. area)	1:75	20
	- Indoor Cafe (200 S.F. area)	1:50	4
c.	Lido Di Manhattan (Seat Area: 2,268 S.F. GFA: 3,719 S.F.)	1:50	45
d.	Hypothetic #1 (Seat Area: 1,000 S.F. GFA: 2,000 S.F.)	1:50	20
e.	Hypothetic #2 (Seat Area: 1,000 S.F. GFA: 2,000 S.F.)	1:50	20
f.	Hypothetic #3 (Seat Area: 2,000 S.F. GFA: 4,000 S.F.)	1:50	40

MANHATTAN MARKETPLACE
PARKING ANALYSIS: ZORP
 (Continued)

<u>Tenants</u>	<u>Standard</u>	<u>Spaces Required</u>
g. Hypothetic #4 (Seat Area: 671 S.F. GFA: 1,342 S.F.)	1:50	13
6. Office (Bristol Farms) (2,680 S.F.)	1:300	9 <hr style="width: 20px; margin-left: auto; margin-right: 0;"/>
TOTAL SPACES REQUIRED.....		<u>655</u>
SPACES PROVIDED (Per Revised Plan).....		<u>686</u>
EXCESS SPACES.....		<u>31</u>

Total Project Square Footage: 111,938, including outdoor dining patios.

Total Restaurant Square Footage: 22,000.

NOTE:

This analysis based on potential, hypothetical restaurant buildout, per Planning Commission approval, and revised parking layout 12/04/90. All computations, with exception of restaurants, based on gross floor area (GFA).

**Code Parking Summary
Manhattan Marketplace - 2012 Proposal**

		1/200	1/250	1/300	1/100	1/75	1/400		
1550	Houston's				7239				
	J Rockets				2125				
	Ca Tanning			1317					
	Lido				3719				
1570	Weight Watchers		1256						
	Haircutters			1194					
	Helen's Cycles	3000							
	Nail Spa			1584					
	One West Bank			3200					
	Bristol Farms	34415							
	Common Dining Patio					1500			
	Beech Pizza					1200			
	Hummus Factory					900			
	Yogurt Land					1500			
	Samurai Sam					1500			
	Bundt Cake	1875							
	CVS	5000	22645						
1590	Animal Hospital						1500		
	Martin's Jewelry	1000							
	Subway					1000			
	Aim Mail Center			1000					
	Pachanga					1025			
	Planet Beauty	2200							
	Sprint	2225							
	Euro Wax			1200					
	Dr. Adler-Niehoff	1200							
	Jamba Juice					1200			
	GNC	1375							
	Massage Envy	3000							
	Coffee Bean					2300			
		55290	23901	9495	13083	12125	1500	115,394	Total Area (including 1500 common dining p
		276.45	95.60	31.65	130.83	161.67	3.75	699.95	Total Required parking spaces

Code Parking Summary
Manhattan Marketplace - 2012 Proposal

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FEHR & PEERS

MEMORANDUM

Date: June 29, 2012
To: Richard Thompson, Director of Community Development, City of Manhattan Beach
Cc: Eric Winquist, Comstock Crosser Associates
From: Anjum Bawa
Subject: **Manhattan Marketplace Shared Parking Analysis**

Ref: SM11-2494

Fehr & Peers conducted a shared parking study for the existing Manhattan Marketplace located at 1572 Rosecrans Avenue in the City of Manhattan Beach, California. The study was conducted to assess the adequacy of parking supply with the proposed addition of Coffee Bean & Tea Leaf (fast-food use) to Manhattan Marketplace.

EXISTING USES

Table 1 provides a summary of the existing tenant mix grouped under three categories of land uses: (1) community retail; (2) sit-down restaurants; and (3) fast-food restaurants. As shown in the table, the existing Manhattan Marketplace includes a total of 113,694 square feet (sf) with the following tenant mix:

- Community Retail – 92,286 sf
- Sit-Down Restaurants - 13,083 sf
- Fast-food Restaurants – 8,325 sf

Existing site plan is provided in Appendix A.

EXISTING PARKING SUPPLY AND PEAK DEMAND

To establish base parking supply and demand conditions, comprehensive parking inventory and parking utilization surveys were conducted at the site on a typical weekday and weekend in the month of October 2011. The site currently provides a total of 658 parking spaces:

- 542 standard spaces
- 99 compact spaces
- 15 handicap accessible spaces
- 2 loading/delivery spaces

Based on information obtained from the current large tenants, Bristol Farms (Grocery Store) and CVS (Drug Store), Friday was described as the busiest weekday with regards to parking utilization and Saturday was the busier of the two weekend days. Therefore, parking utilization counts were conducted on a Friday and Saturday. Figure 1 shows parking utilization observed on Friday, October 21 and Saturday, October 22, 2011.



As illustrated in the figure, the site experienced a peak parking demand of 493 spaces on Friday at 2:00 PM. On Saturday, a peak parking demand of 354 spaces was observed from at 1:00 PM. The survey indicates that the project experiences a higher demand on weekdays than on the weekend. The surveys reflect the type of tenant mix at the site, which is more neighborhood/local community-serving and not a regional draw. The higher weekday demand is due to the high concentration of office uses in the vicinity of the center, resulting in increased activity at the marketplace on weekdays.

PARKING DEMAND MODEL

A parking demand model was developed to develop a comprehensive understanding of Manhattan Marketplace's peak parking demand. The model is based on Urban Land Institute (ULI) shared parking model.

Background on Urban Land Institute's Shared Parking

The ULI sponsored a national study in 1984 that established a basic methodology for analyzing parking demand in mixed-use developments and developed averages for parking rates by land use. Fehr & Peers staff was involved in the 2004 update of this national study sponsored by ULI¹. The analysis presented in this report uses data from the updated *Shared Parking, Second Edition* report.

In the shared parking methodology, the base parking rate and daily/hourly/seasonal patterns for each land use are established, and then the overall parking demand is calculated by taking into account the unique travel characteristics of the project being analyzed, in this case Manhattan Marketplace. In this study, the shared parking model was calibrated to match the parking utilization surveys conducted in the month of October. As part of the calibration process, adjustments were made to the base parking rate and two travel factors: customer transit/walk-in potential and internal capture of parking between/among the land uses in the center, in this case, the retail uses and the restaurants.

The calibrated model was then used to estimate peak parking demand for the peak month of the year. The peak month parking demand projections were used to recommend specific parking ratios for different land use categories as a guide to providing the appropriate future parking supply for the future tenant mix.

PARKING ANALYSIS PARAMETERS

In order to evaluate the number of spaces needed under shared parking conditions, a number of characteristics regarding a particular development must be known. The most important of these characteristics are the mix of land uses within the project and the size of each individual land use. Since restaurant uses represents a significant portion of Manhattan Marketplace, they are treated as separate from the community retail component.

The other parking-related factors that must be estimated in order to determine peak parking demand by-hour are described below.

Parking Ratio

The ULI model has the most recently updated parking ratios for each land use used in this analysis. These basic ratios are based on the results of the national study compiling parking occupancy data from across the United States. These ULI-recommended base rates were used for the purpose of this parking analysis. The

¹ *Shared Parking, Second Edition*, Urban Land Institute, Washington D.C., 2004



weekend rates base rates were adjusted to reflect the lower parking demand when compared to weekday (Friday) demand observed during the parking utilization surveys conducted in October 2011. The peak parking demand on a weekend day (Saturday) was observed to be 25% less than the parking demand observed on a weekday (Friday). Therefore, the weekend rates were reduced by 25% as part of the calibration process.

Following are the base rates used in the parking demand model for each of the three components:

Land Use Component	Weekday Base Parking Rate	Weekend Base Parking Rate
Community Retail	3.6 spaces per 1,000 sf	2.7 spaces per 1,000 sf
Sit-Down Restaurants	18.0 spaces per 1,000 sf	13.1 spaces per 1,000 sf
Fast-Food Restaurants	15.0 spaces per 1,000 sf	11.3 spaces per 1,000 sf

Mode Split/Walk-in

One factor that affects the overall parking demand at a particular development is the number of visitors and employees that arrive by automobile. No mode adjustments were made as part of the calibration.

Auto Occupancy

This shared parking analysis used the national averages for auto occupancy for all land uses. No changes were made to the ULI average rates.

Captive Market

Per the ULI Shared Parking (Second Edition), "Captive Market" is a term used to describe people who are already present in the immediate vicinity and are likely patrons of a second use. Internal capture ratio is an estimate of the percentage of parkers at a land use in a mixed-use development who are already counted as being parked at another of the land uses. According to the ULI shared parking study, 20 to 50% of the trips in mixed-use developments (depending on the mix of land uses in the project) are trips moving between/among the land uses on site, i.e., they are internally captured within the site. Retail/entertainment projects have internal capture rates even higher. Since the "community retail" land-use base parking rate is assumed to already include the effect of internal capture within different uses, no additional internal capture credit was applied. However, as part of the calibration process, the following internal capture was applied to sit-down restaurant and fast-food restaurant visitors because the restaurant uses are not stand-alone units and a part of a community retail center:

- Sit-down restaurants – 15%
- Fast-food restaurants – 40%

The above capture rates were estimated using professional judgment informed by existing parking utilization observed at the site and a review of various case studies involving similar mixed-use retail center in the ULI Shared Parking book.

Time-of-Day Patterns

Adjustments were made to time-of-day pattern provided for visitors in the ULI parking demand model to mimic the hour-by-hour utilization observed at the project site during the surveys. Time-of-day assumptions are provided in the Appendix B.



Seasonal Variations

The parking demand model takes into consideration the variation in activity for each of the land uses from month-to-month. Typically, the peak parking needs for retail uses occur during the holiday shopping season. The parking demand model was calibrated by equating peak parking demand observed at the site during surveys conducted in October to parking demand estimates calculated by the model for the same month. A profile of seasonal variation recommended by ULI for the analyzed land uses is provided in Appendix C.

PARKING DEMAND PROJECTIONS

Figure 2 shows the parking demand estimates for the existing site as calibrated to survey results presented in Figure 1. As shown in the figure, for the month of October, the calibrated model estimates a peak parking demand of 497 spaces at 2:00 PM on a weekday and peak demand of 369 spaces at 1:00 PM on a weekend day. The calibrated model was then used to estimate peak month (December) parking demand. Figure 3 shows peak month parking demand on a weekday and weekend day. As shown in the figure, a peak parking demand of 618 spaces is expected to occur at 1:00 PM on a weekday in December. A peak parking demand of 455 spaces is expected to occur at 1:00 PM on a weekend day in December. This peak parking demand represents the highest level of activity for retail uses during the holiday season. Figure 4 shows weekday month-by-month estimate of peak parking demand. As shown in the figure, the estimated parking demand in the month of December is considerably higher (approximately 15%) than the second peak month/period, in this case late December with an estimated peak demand of 539 spaces in the afternoon hours of a weekday.

Per the parking inventory survey, Manhattan Marketplace currently provides a total of 658 parking spaces. When compared with the peak parking demand estimated for the site, Manhattan Marketplace's supply exceeds the parking demand by approximately 40 spaces. Moreover, during other months of the year, when parking demand is expected to be lower than during the holiday season, the supply is more than adequate for the current mix of tenants.

December Parking Demand Validation Survey

A parking utilization survey was conducted on the Friday and Saturday before Christmas to validate the parking projections estimated using the calibrated Shared Parking model. Appendix D shows the parking utilization observed on Saturday, December 10, 2012 and Friday, December 23rd, 2012. A parking demand of 537 spaces was observed on the Friday, approximately 13% less than the estimated parking demand projections for the peak month of December. This confirms that the aforementioned peak demand projection of 618 spaces is a conservative estimate.

PROPOSED COFFEE BEAN & TEA LEAF CAFÉ

Manhattan Marketplace has proposed to replace the existing tenant space occupied by Franklyn Covey (storefront retail/office use) with Coffee Bean & Tea Leaf (fast-food use). The existing space is approximately 2,100 square feet in size. The proposed Coffee Bean & Tea Leaf will include a 200 square feet patio for a total of 2,300 square feet. Table 2 shows the resulting change in tenant mix:

- Community Retail – 90,186 sf
- Sit-Down Restaurants – 13,083 sf
- Fast-food Restaurants – 10,625 sf

The aforementioned new tenant mix was analyzed using the calibrated shared parking model described above. Since, parking demand at the Manhattan Marketplace is higher on a weekday vs. weekend, only weekday demand was analyzed. Figure 5A shows the resulting change in weekday peak parking demand



by each month of the year. Figure 5B shows weekday peak month parking demand profile by each hour of the day with the proposed Coffee Bean & Tea Leaf. As shown, a peak parking demand of 632 spaces will occur at 1:00 pm in the month of December, an increase of 14 spaces over the existing peak parking demand.

Since the project has a supply of 658 spaces, the supply will exceed the projected demand by 26 spaces in the peak month of December and will be adequate for all other months of the year. According to the Parking Requirements for Shopping Center – Summary Recommendations and Research Study Report co-published by the Urban Land use Institute and International Council of Shopping Centers (Second Edition, 2000); the parking demand during 20th highest hour of the year is recommended. Per the study, designing a shopping center parking facility to provide sufficient parking to meet conditions generated during a center's busiest hour of the year would result in substantial excess capacity during all but one hour of the year – unrealistic design standard for the community, the consumer, and the shopping center developer/owner.

Additionally, the aforementioned peak month validation surveys conducted at the shopping center indicated the surveyed peak utilization to be approximately 15% lower than the peak parking demand projections estimated using the calibrated shared parking model.

As shown in Figure 5B, disregarding the three hour period from 12:00 pm – 2:00 pm in the peak month of December when the parking demand exceeds 90% of available supply (658 spaces), Manhattan Marketplace's parking supply will sufficiently meet the projected parking demand for the remaining hours and days of the year.

**TABLE 1
EXISTING TENANT MIX AT MANHATTAN MARKETPLACE**

Suite	Tenant	Community Retail (sf)	Sit-Down Restaurant (sf)	Fast-Food Restaurant (sf)
1550A	HOUSTON'S		7,239	
1550C	JOHNNY ROCKETS		2,125	
1550D	CALIFORNIA TANNING SALON	1,317		
1550G	LIDO'S		3,719	
1570A	WEIGHT WATCHERS	1,256		
1570B	THE HAIRCUTTERS	1,194		
1570C	HELEN'S CYCLES	3,000		
1570D	NAIL SPA EXCEL	1,584		
1570E	ONE WEST BANK	3,200		
1570H	BRISTOL FARMS [1]	34,415		
1570K	BEECH PIZZA			1,200
1570L	HUMMUS FACTORY			900
1570M	YOGURT LAND			1,500
1570P	SAMURAI SAM'S			1,500
1570Q	NOTHING BUNDT CAKE	1,875		
1570S	LONG'S DRUGS (CVS)	27,645		
1590A	MANHATTAN BEACH ANIMAL HOSPITAL	1,500		
1590B	MARTIN'S JEWELRY	1,000		
1590C	SUBWAY			1,000
1590D	AIM MAIL CENTER	1,000		
1590E	PACHANGA GRILL			1,025
1590G	PLANET BEAUTY	2,200		
1590J	SPRINT PCS	2,225		
1590M	EUROPEAN WAX	1,200		
1590N	DR. ANA ADLER-NIEHOFF	1,200		
1590P	JAMBA JUICE			1,200
1590R	GNC	1,375		
1590S	MASSAGE ENVY	3,000		
1590T	FRANKLIN COVEY	2,100		
Total Square feet		92,286	13,083	8,325

Notes:

- [1] 34,415 sq. ft includes 200 sq. ft. of internal seating for deli, which is part of Bristol Farms for its customers. Grocery stores typically include deli section and could include small seating area. The parking demand calculations assume the 200 sq. ft. as part of the total Bristol Farms area gross leasable area.
- [2] An additional 911 sq. ft. of patio area is located outside Bristol Farms for use by customers of all tenants and is determined to be a non-parking generating area for the purpose of this analysis. This 911 sq. ft. area is not included as part of the above schedule.

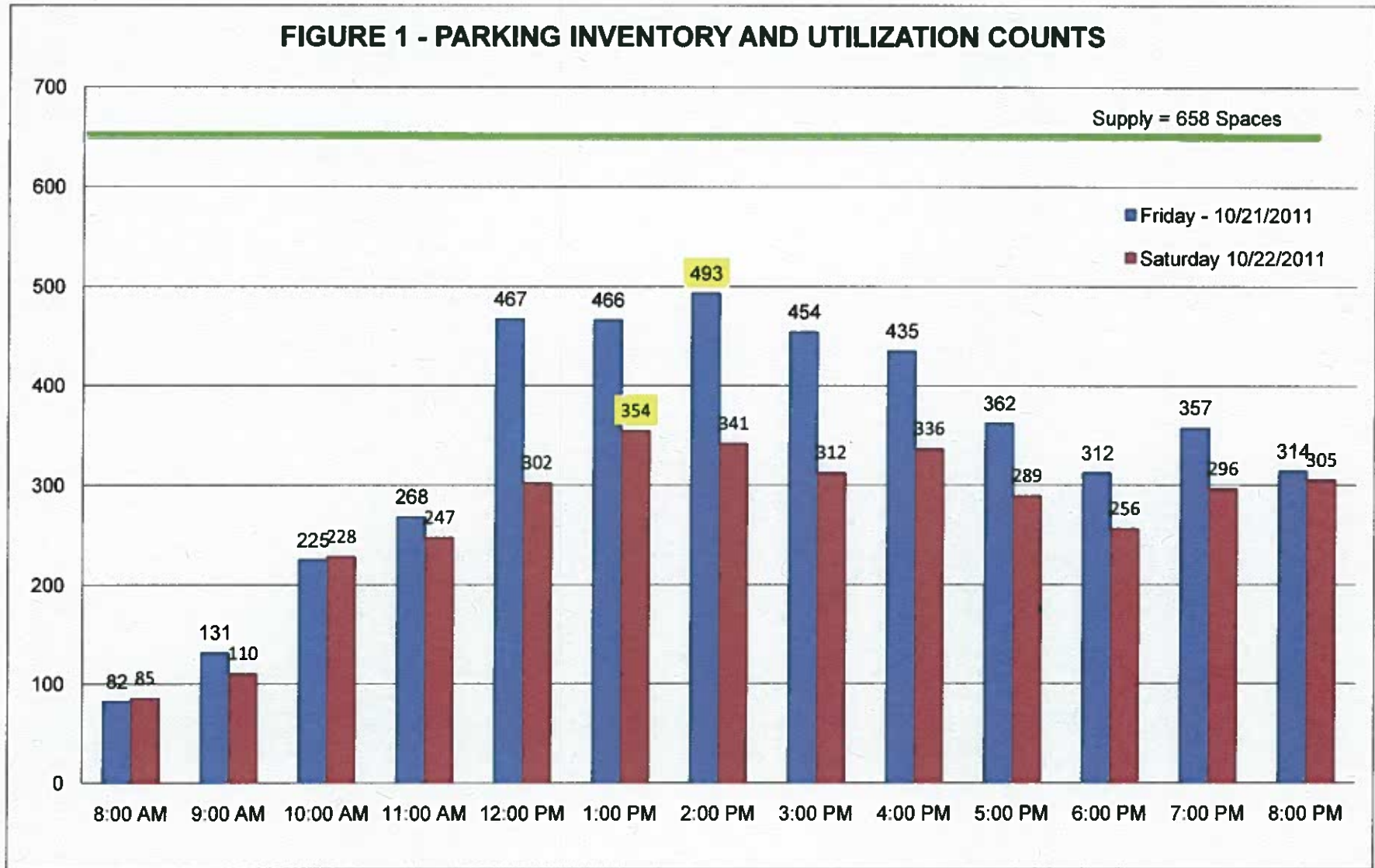
**TABLE 2
PROPOSED CHANGE TO TENANT MIX AT MANHATTAN MARKETPLACE**

Suite	Tenant	Community Retail (sf)	Sit-Down Restaurant (sf)	Fast-Food Restaurant (sf)
1550A	HOUSTON'S		7,239	
1550C	JOHNNY ROCKETS		2,125	
1550D	CALIFORNIA TANNING SALON	1,317		
1550G	LIDO'S		3,719	
1570A	WEIGHT WATCHERS	1,256		
1570B	THE HAIRCUTTERS	1,194		
1570C	HELEN'S CYCLES	3,000		
1570D	NAIL SPA EXCEL	1,584		
1570E	ONE WEST BANK	3,200		
1570H	BRISTOL FARMS [1]	34,415		
1570K	BEECH PIZZA			1,200
1570L	HUMMUS FACTORY			900
1570M	YOGURT LAND			1,500
1570P	SAMURAI SAM'S			1,500
1570Q	NOTHING BUNDT CAKE	1,875		
1570S	LONG'S DRUGS (CVS)	27,645		
1590A	MANHATTAN BEACH ANIMAL HOSPITAL	1,500		
1590B	MARTIN'S JEWELRY	1,000		
1590C	SUBWAY			1,000
1590D	AIM MAIL CENTER	1,000		
1590E	PACHANGA GRILL			1,025
1590G	PLANET BEAUTY	2,200		
1590J	SPRINT PCS	2,225		
1590M	EUROPEAN WAX	1,200		
1590N	DR. ANA ADLER-NIEHOFF	1,200		
1590P	JAMBA JUICE			1,200
1590R	GNC	1,375		
1590S	MASSAGE ENVY	3,000		
1590T	COFFEE BEAN(Includes 200 sf patio)			2,300
Total Square feet		90,186	13,083	10,625

Notes:

- [1] 34,415 sq. ft includes 200 sq. ft. of internal seating for deli, which is part of Bristol Farms for its customers. Grocery stores typically include deli section and could include small seating area. The parking demand calculations assume the 200 sq. ft. as part of the total Bristol Farms area gross leasable area.
- [2] An additional 911 sq. ft. of patio area is located outside Bristol Farms for use by customers of all tenants and is determined to be a non-parking generating area for the purpose of this analysis. Thus, 911 sq. ft. area is not included as part of the above schedule.

FIGURE 1 - PARKING INVENTORY AND UTILIZATION COUNTS



**FIGURE 2 - MANHATTAN MARKETPLACE CALIBRATED
PARKING MODEL OCTOBER WEEKDAY AND
WEEKEND PARKING DEMAND**

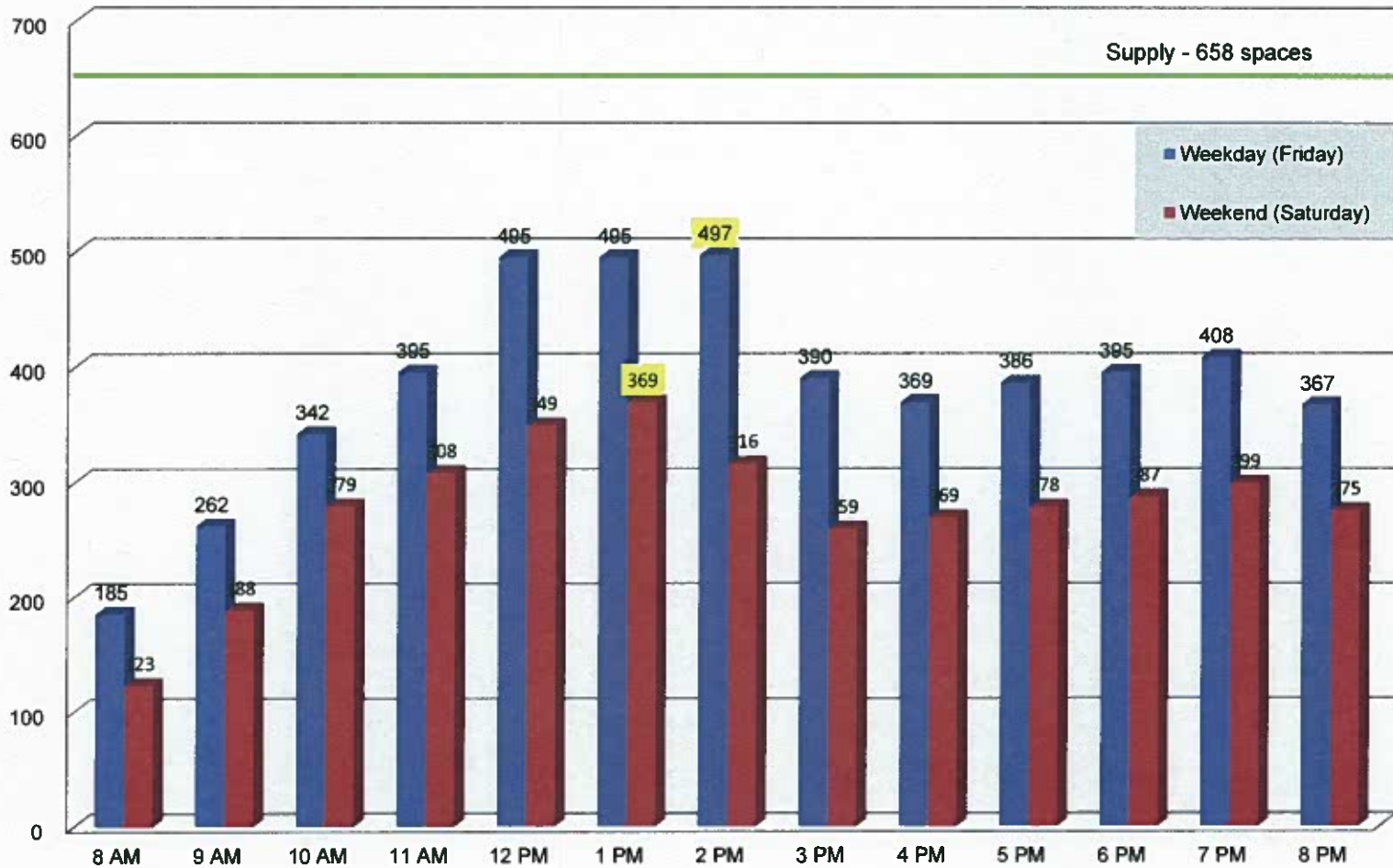


FIGURE 3 - MANHATTAN MARKETPLACE CALIBRATED PARKING MODEL PEAK MONTH WEEKDAY AND WEEKEND PARKING DEMAND PROJECTION

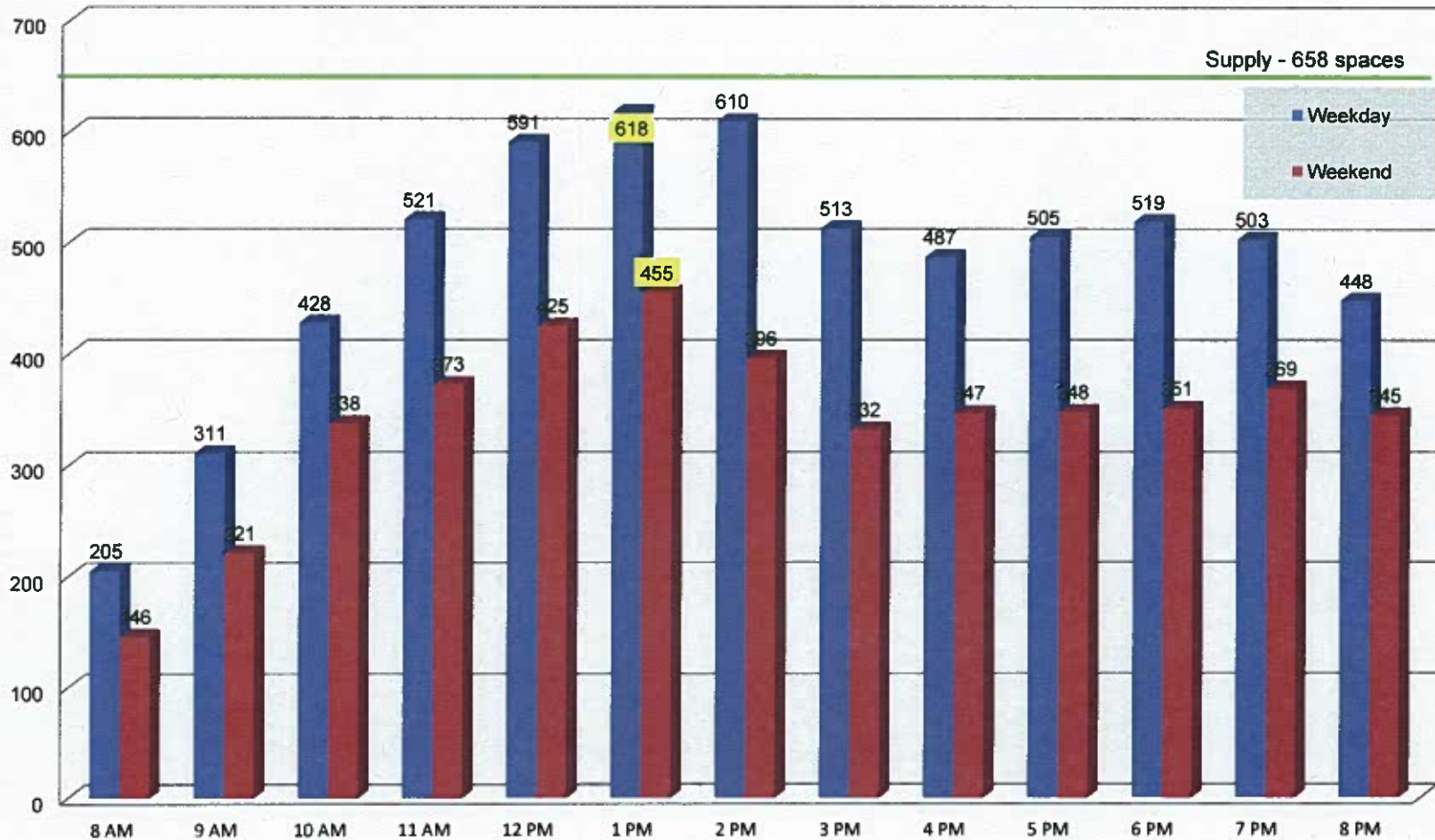


FIGURE 4 - WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND

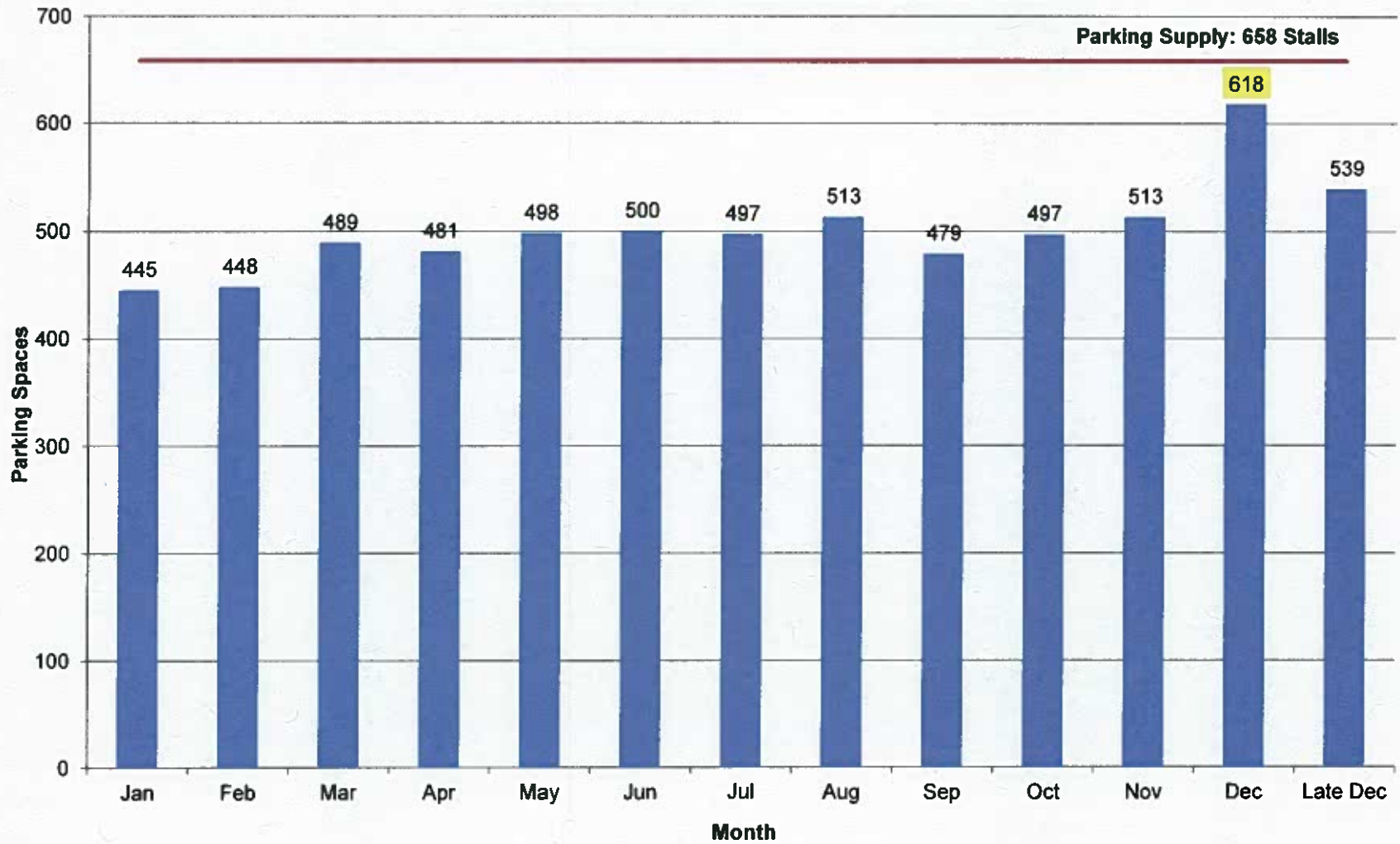
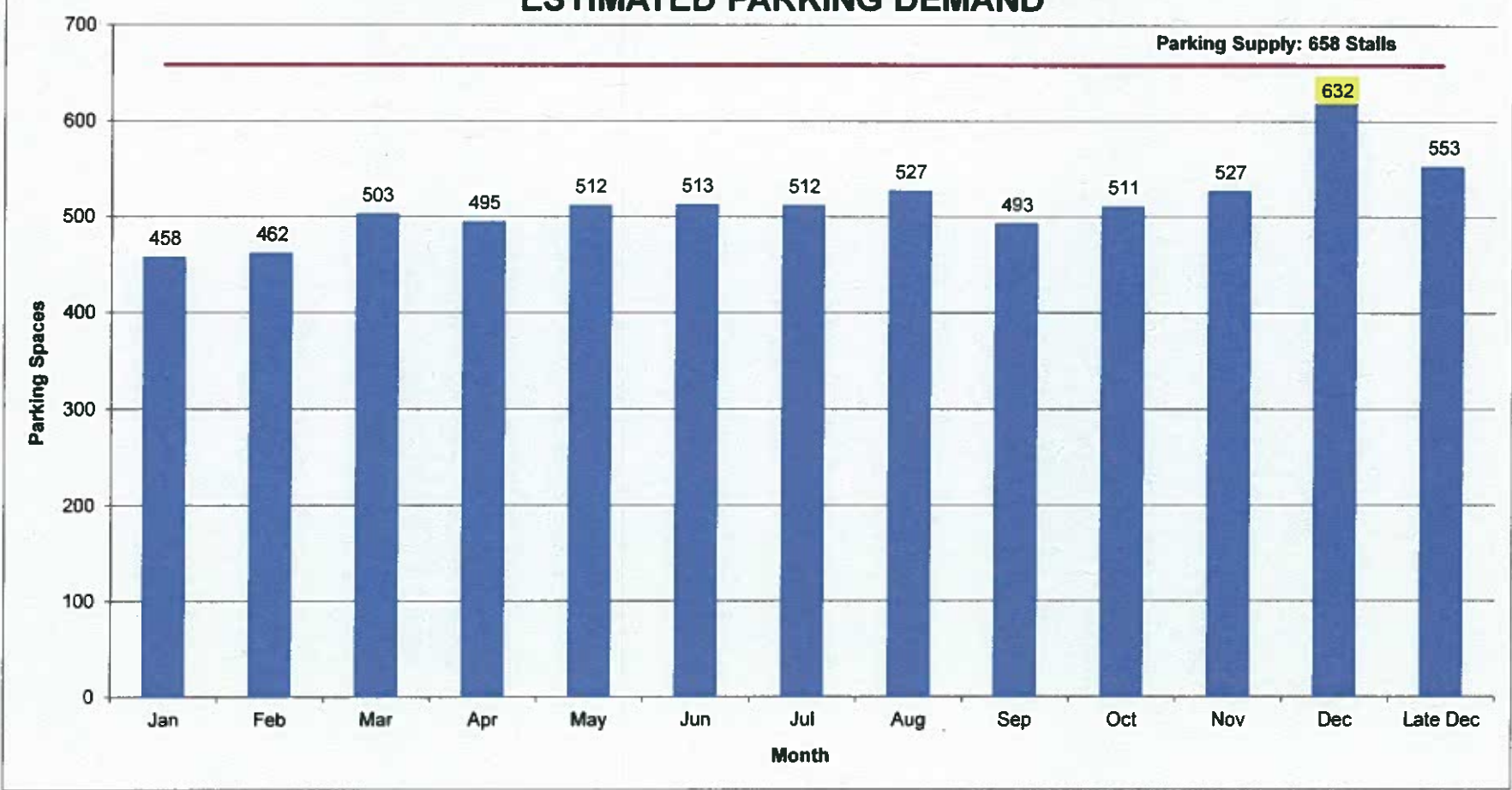


FIGURE 5A - WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND

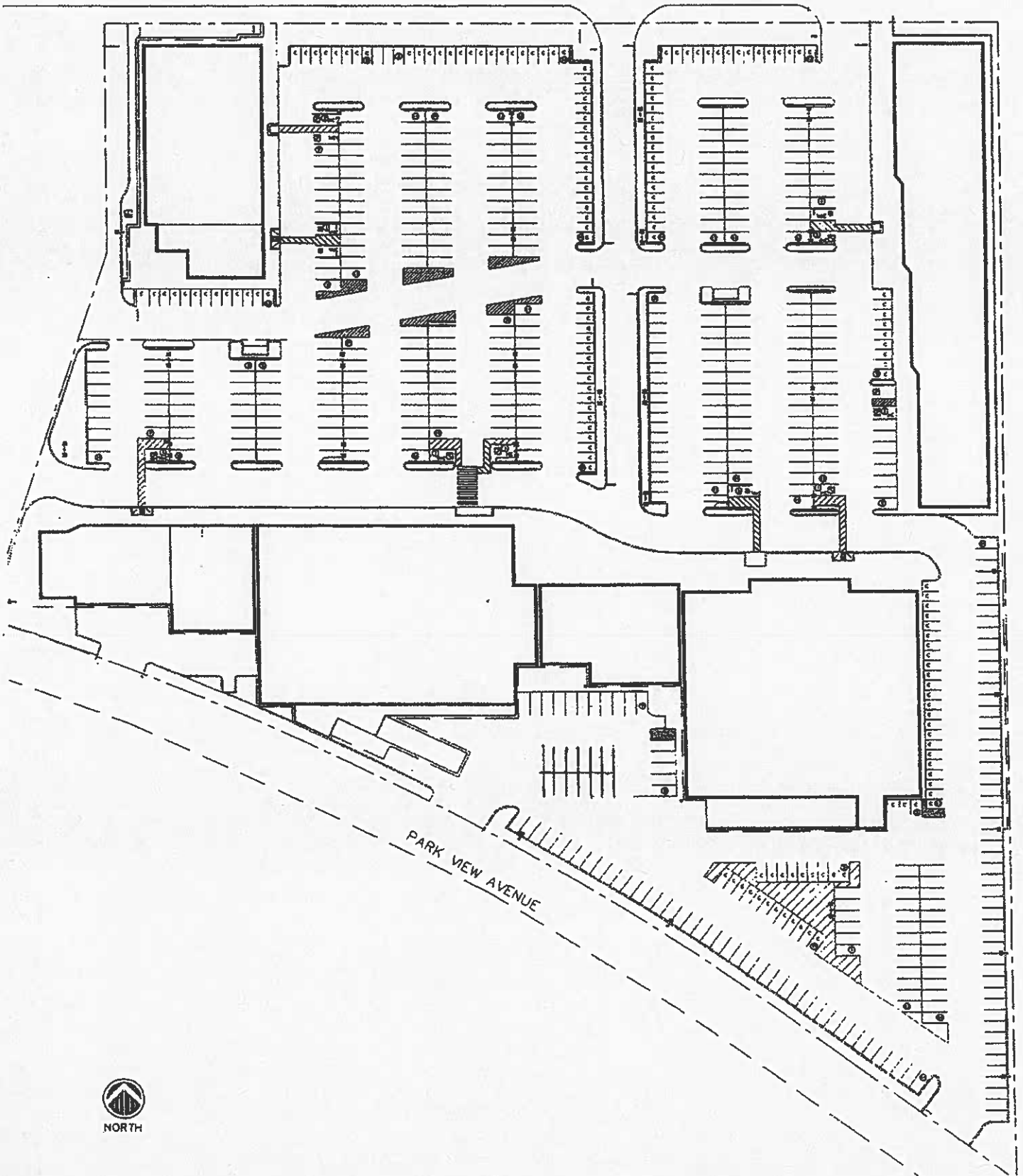


**FIGURE 5B - MANHATTAN MARKETPLACE WEEKDAY PEAK MONTH
PARKING DEMAND PROFILE WITH COFFEE BEAN AND TEA LEAF**



**APPENDIX A:
EXISTING SITE PLAN**

ROSECRANS AVENUE



**APPENDIX B:
TIME-OF-DAY PATTERNS**

APPENDIX B – TIME-OF-DAY PATTERNS

Weekday	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM
Community Retail	17%	27%	46%	54%	95%	95%	100%	92%	88%	73%	63%	72%	64%
Sit-Down Restaurant	60%	75%	85%	90%	100%	100%	100%	60%	55%	75%	80%	80%	80%
Fast-Food Restaurant	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%

Weekend	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM
Community Retail	24%	31%	64%	70%	85%	100%	96%	88%	95%	82%	72%	84%	86%
Sit-Down Restaurant	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%
Fast-Food Restaurant	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%

**APPENDIX C:
SEASONAL VARIATION**

APPENDIX C - SEASONAL VARIATION

Land Uses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Community Retail	56%	57%	64%	63%	66%	67%	64%	69%	64%	66%	72%	100%	80%
Sit-Down Restaurant	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
Fast-Food Restaurant	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%

**APPENDIX D:
PARKING UTILIZATION SURVEYS
DECEMBER, 2011**

Prepared by National Data & Surveying Services

Parking Study


Project # : 11-5471

Location: Market Place Parking Study

Day: Friday

City: Manhattan Beach

Date: 12/23/2011

TIME	Lot 1		Lot 2		TOTAL
	Reg.		Compact	Service/Delivery	
Spaces	542	15	99	2	658
8:00 AM	76	0	5	2	83
9:00 AM	153	0	8	1	162
10:00 AM	246	3	11	3	263
11:00 AM	359	2	21	3	385
12:00 PM	411	6	35	4	456
1:00 PM	467	8	59	3	537
2:00 PM	443	10	59	4	516
3:00 PM	382	6	37	3	428
4:00 PM	370	9	41	3	423
5:00 PM	351	4	46	3	404
6:00 PM	328	5	54	2	389
7:00 PM	276	3	65	4	348
8:00 PM	222	5	56	3	286

Prepared by National Data & Surveying Services

Parking Study


Project # : 11-5471

Location: Market Place Parking Study

Day: Saturday

City: Manhattan Beach

Date: 12/10/2011

TIME	Manhattan Marketplace				TOTAL
	Reg.		Compact	Service/Delivery	
8:00 AM	75	0	6	0	81
9:00 AM	126	0	6	0	132
10:00 AM	213	1	13	0	227
11:00 AM	242	3	21	1	267
12:00 PM	303	4	30	3	340
1:00 PM	272	4	43	4	323
2:00 PM	335	3	40	4	382
3:00 PM	373	5	35	4	417
4:00 PM	354	5	29	4	392
5:00 PM	295	4	37	3	339
6:00 PM	268	4	42	2	316
7:00 PM	215	4	40	4	263
8:00 PM	202	5	33	0	240

