

**CITY OF MANHATTAN BEACH  
[DRAFT] PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
AUGUST 8, 2012**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 8th day of August, 2012, 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: Conaway, Gross, Ortmann, Paralusz, Chairperson Andreani  
Absent: None  
Staff Present: Richard Thompson, Community Development Director  
Eric Haaland, Associate Planner  
Recording Secretary, Sarah Boeschen

**2. APPROVAL OF MINUTES – July 25, 2012**

Commissioner Gross requested that the wording of the first sentence of the second paragraph on page 5 of the July 25 minutes be revised to read: “Commissioner Gross stated that there are ways to design ~~decks~~ guard rails to prevent people from going over them.”

Commissioner Conaway requested that wording be added to the fourth sentence of the third paragraph on page 14 of the minutes to read: “He indicated that the City Council recently considered the density of alcohol licenses in the City, due to Manhattan Beach’s high density ranking in Los Angeles County.”

A motion was MADE and SECONDED (Paralusz/Conaway) to **APPROVE** the minutes of July 25, 2012, as amended.

AYES: Conaway, Gross, Paralusz, Chairperson Andreani  
NOES: None  
ABSENT: None  
ABSTAIN: Ortmann

**3. AUDIENCE PARTICIPATION**

**4. GENERAL BUSINESS**

**5. PUBLIC HEARING**

**06/27/12-3 Consideration of a Planned Development Permit Amendment Revising an Existing Shared Parking Program for an Existing Commercial Center and Use Permit for a New Restaurant Located at 1550-1590 Rosecrans Avenue**

In response to a question from Commissioner Gross, Associate Planner Haaland commented that changes have been made to the plans since the staff report was distributed regarding landscaping and the proposed hours of operation for the establishment.

Associate Planner Haaland summarized the staff report.

Chairperson Paralusz asked a question regarding the hours of operation of the Starbucks that is located on the north side of Rosecrans Avenue in El Segundo near the subject site.

In response to a question from Commissioner Conaway, Associate Planner Haaland indicated that the Code allows for up to a maximum of a 15 percent parking reduction with a mix of shared uses in large shopping centers because of differing peak hours. He commented that it was determined in 1990 that a 7 percent shared parking reduction was appropriate for the shopping center. He said that the shopping center as proposed has an actual 6 percent parking reduction, as code parking ratios have changed, and the office, veterinary, and personal service uses in the shopping center have a lower parking demand than retail uses.

In response to a question from Commissioner Conaway, Associate Planner Haaland indicated that the PD (Planned Development) Zone does not have standards for landscaping that are included in regular Commercial Zones. He said that a comparable project in the CG Zone would include a requirement that 8 percent of the site have landscaping. He indicated that the existing project per City files includes 10 percent landscaping on the subject site.

In response to a question from Commissioner Gross, Associate Planner Haaland indicated that a 7 percent parking reduction is currently allowed for the site, and the site as proposed, includes a 6 percent parking reduction.

Chairperson Andreani commented that the parking spaces in the shopping center seem tight. She asked if there is a requirement for handicapped parking for the subject use.

Associate Planner Haaland indicated that the plan for the project identifies handicapped parking spaces and path of travel to the establishment. He said that the project will be required to comply with handicap access requirements.

Chairperson Andreani asked if the applicant has considered including bicycle racks with the plans.

Associate Planner Haaland commented that he does not believe bicycle racks have been discussed. He said that it would be appropriate to add bicycle parking as part of the project.

Chairperson Andreani asked if the applicant plans to designate any 20-minute only parking spaces to accommodate customers who are taking their orders to go rather than sitting at the establishment.

Associate Planner Haaland commented that the Commission could require 20-minute only parking in specific areas. He said that he is not certain if any of the parking spaces in the center currently have time limits.

Chairperson Andreani opened the public hearing.

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### **Audience Participation**

**Eric Winqvist**, Comstock Crosser Associates, said that their goal is to maintain a successful shopping center. He indicated that food uses are a very important component of the center. He commented that the maximum of 22,000 square feet of restaurant use has always been included in the center. He indicated that a parking demand was done for the project. He commented that a review of the shopping center is being done for compliance to ADA (American with Disabilities Act) standards. He said that the ramp from Rosecrans Avenue to the subject site is one of the options to provide required accessibility. He commented that the ramp is independent of the Use Permit, and it requires Southern California Edison and City approval. He stated that the existing tree on the site along Rosecrans Avenue could remain. He indicated that the landscaping located between Rosecrans Avenue and the subject building would be impacted by the patio. He stated that the property owner supports the request for hours as proposed by the applicant, as they are consistent with the hours of the other uses in the center.

Commissioner Gross asked about the possibility of relocating rather than removing the existing tree on the site.

**Mr. Winqvist** indicated that they would be willing to retain or replace the existing tree along Rosecrans Avenue. He indicated, however, that they do not have complete discretion for retaining the tree, as it is located in the easement of Southern California Edison.

In response to a question from Chairperson Andreani, **Mr. Winqvist** said that providing 20-minute parking is not included in the lease, and such spaces currently are not included in the center.

In response to a question from Chairperson Andreani, Director Thompson said that a condition could be included in the draft Resolution to require bicycle racks for the shopping center.

Chairperson Andreani commented that traffic is very loud along Rosecrans Avenue. She asked about any landscaping that would be used to buffer the subject property along Rosecrans Avenue.

In response to a comment from Chairperson Andreani, **Mr. Winqvist** said that they do not have discretion with Edison's easement along Rosecrans Avenue. He indicated that they would most likely use low shrubs as a buffer. He commented that the tenants of the shopping center also want to have visibility along Rosecrans Avenue. He indicated that they are not certain of the conditions that Edison will place on the patio.

In response to a question from Commissioner Paralusz, **Mr. Winqvist** said that the peak hours of Coffee Bean and Tea Leaf would be in the morning and would coordinate well with the other uses in the center. He commented that he does not believe that 20-minute parking would be necessary for the establishment. He indicated that it is also difficult to enforce 20 minute parking.

In response to a question from Commissioner Paralusz, **Patty Nelson**, representing Coffee Bean and Tea Leaf, said that the Starbucks that is located across Rosecrans Avenue from the subject site closes at 8:30 p.m. every night and opens at 4:30 a.m. on weekdays and 5:30 a.m. on Saturdays and Sundays.

Chairperson Andreani closed the public hearing.

Director Thompson said that it would be appropriate to add a condition that the existing trees located along Rosecrans Avenue be maintained or relocated. He indicated that a requirement for bicycle racks can also be included as a condition of approval. He said that he would not recommend a requirement for 20-minute parking spaces and would leave that to the discretion of the management of the shopping center. He commented that staff is in support of the hours of operation that are proposed.

### **Commission Discussion**

Commissioner Paralusz said that she is in full support of the proposal. She commented that a coffee house has been lacking at the center. She stated that the center is a prime location for the subject use, as there is a great deal of foot traffic along Rosecrans Avenue. She commented that a coffee house is a great use of the space. She indicated that she would support allowing either plan A or plan B as submitted by the applicant subject to including requirements for including bicycle racks and replacement of the existing trees. She said that she would advise against removing the existing stairs along Rosecrans Avenue, as they provide easy access for pedestrians to the site. She indicated that she would not be in favor of establishing 20-minute only parking spaces, as there is sufficient parking in the lot for the center with the proposed use. She commented that the proposal is consistent with the General Plan and would enhance the property. She said that Coffee Bean and Tea Leaf is a familiar franchise, and their design is well known. She commented that there are adequate services and utilities associated with the property and the site. She indicated that the Use Permit criteria are satisfied. She said that the project is consistent with the Zoning Code and the General Plan. She indicated that the project would not have an adverse impact on the surrounding area and would enhance the subject property. She indicated that the establishment would generate revenue for the City and would be an attractive use for people accessing the freeway. She indicated that she supports the project.

Commissioner Conaway indicated that he supports the project and has no problem finding consistency with the General Plan and the required findings. He indicated that he is satisfied with the parking analysis that was provided. He commented that the parking lot has the capacity to accommodate the proposed use. He stated that he would support a condition to require bicycle racks that could be made broader to apply for the entire center. He commented that he is in favor of option B that was submitted by the applicants which includes the larger patio. He commented that although that plan would include slightly less landscaping, it is not a significant difference. He said that including a larger patio with outdoor dining would be a good amenity for the business. He commented that it would be a challenge to buffer the patio from the noise of Rosecrans Avenue. He said that he would support adding a condition to replace the existing trees in the general vicinity. He commented that he supports the project.

Commissioner Paralusz said that she is in support of the proposed hours of operation. She commented that allowing Coffee Bean and Tea Leaf to operate until 11:00 p.m. would give them an advantage over the nearby Starbucks in El Segundo which closes at 8:30 p.m. She pointed out that the subject site is located in a commercial area away from residences and is located near businesses with comparable hours. She indicated that she does not believe that allowing operating hours until 11:00 p.m. for the establishment would have an adverse impact to the adjacent properties.

Commissioner Conaway said that he does not have any objection to the operating hours as proposed.

Commissioner Gross indicated that he supports the proposal and feels it would be good for the shopping center and City. He commented that the project meets the required findings. He said that he prefers plan B rather than plan A, as he feels it would make the project more attractive. He indicated that he supports the hours as proposed by the applicant and supports including conditions to require bicycle racks and the replacement of the existing trees. He stated that he supports the project.

Commissioner Ortmann said that he agrees with the comments of the other Commissioners. He commented that he would support the applicant having a larger patio area than is proposed.

Chairperson Andreani indicated that she supports the project. She commented that the parking analysis shows that the parking lot has the capacity to accommodate the proposed use. She indicated that the project meets the required findings. She said that she would support the hours of operation as proposed by the applicant. She said that the proposed use would add to the vitality of the shopping center. She commented that she would support including a condition to require bicycle racks. She said that she would like for any trees that are removed to be replaced. She stated that she would prefer plan B but would support allowing either plan as submitted by the applicant.

In response to a comment from Commissioner Gross, Director Thompson said that the proposal can be approved as to plan B, and then staff can later approve a smaller project administratively at the request of the applicant if necessary. He indicated that there appears to be a preference for plan B by the property owner and the applicant. He said that the only reason that plan B may not be able to be implemented would be because of the easements of Southern California Edison.

### **Action**

A motion was MADE and SECONDED (Gross/Paralusz) to **APPROVE** Planned Development Permit Amendment revising an existing shared parking program for an existing commercial center and Use Permit for a new restaurant located at 1550 -1590 Rosecrans Avenue with preference for plan B as submitted by the applicant with the conditions that the existing trees along Rosecrans Avenue be retained or replaced; that the hours of operation for the subject establishment be 4:30 a.m. to 11:00 p.m. Monday through Friday and 5:00 a.m. to 11:00 p.m. Saturdays and Sundays; and that a plan for bicycle racks be submitted by the property owner or applicant.

AYES: Conaway, Gross, Ortmann, Paralusz, Chairperson Andreani  
NOES: None  
ABSENT: None  
ABSTAIN: None

Director Thompson explained the 15-day appeal period and stated that the item will be placed on the City Council's Consent Calendar for their meeting of September 4, 2012.

## **6. PLANNING COMMISSION ITEMS**

## **7. TENTATIVE AGENDA August 22, 2012**

**8. ADJOURNMENT**

The meeting was adjourned at 7:30 p.m. to Wednesday, August 22, 2012, in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN  
Recording Secretary

ATTEST:

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RICHARD THOMPSON  
Community Development Director