

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 12, 2012**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 12th day of September, 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, Chairperson Andreani
Absent: Paralusz
Staff Present: Richard Thompson, Community Development Director
Eric Haaland, Associate Planner
Recording Secretary, Sarah Boeschen

2. APPROVAL OF MINUTES – August 8, 2012

A motion was MADE and SECONDED (Ortmann/Conaway) to **APPROVE** the minutes of August 8, 2012.

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

Chairperson Andreani asked whether there are any plans to include landscaping standards within the Planned Development Zone for regular commercial zones.

Director Thompson commented that issues regarding landscaping within the Planned Development Zone are negotiated between the developer and the City. He said that issues of landscaping for projects within the Planned Development Zone are evaluated prior to the public hearing before the Commission. He indicated that it is at the discretion of the Planning Commission to establish guidelines and requirements for projects within the Planned Development Zone.

3. AUDIENCE PARTICIPATION

4. GENERAL BUSINESS

09/12/12.2 Request for a One-Year Time Extension of a Master Use Permit and Associated Applications for 1000-1008 Sepulveda Boulevard

Director Thompson indicated that the project was originally approved in 2007. He stated that two extensions have been granted to extend the entitlement for the project through 2012. He said that the applicant is now requesting a third extension.

Associate Planner Haaland summarized the staff report.

In response to a question from Commissioner Conaway, Associate Planner Haaland indicated that the State has provided an extension for the subdivision map involved with the project.

In response to a question from Commissioner Ortmann, Associate Planner Haaland indicated that the Code does not place a limit on the number of extensions that can be granted for an entitlement for a project. He indicated, however, that a request and approval for an extension must occur annually.

In response to a question from Commissioner Conaway, Associate Planner Haaland commented that the Code does not provide for longer extensions than one year at a time.

In response to a question from Commissioner Gross, Associate Planner Haaland commented that a requirement for a Master Use Permit is based on whether a project includes multiple tenants rather than on the size of the project.

In response to a question from Chairperson Andreani, Associate Planner Haaland indicated that the project would come back before the Planning Commission for approval of an amendment if any significant changes were proposed to the design.

George Apostol, representing the applicant, said that there have been no material changes to the design of the project. He pointed out that there is an allowance for up to a 15 percent parking reduction pursuant to the Code, and the project meets the requirement. He commented that they plan to use full sized parking spaces for the project.

In response to a question from Commissioner Gross, **Mr. Apostol** said that the project was submitted for plan check in 2008 at the time the economy fell and funding became unavailable. He said that now there are several equity investors and many potential tenants that are interested in the development. He pointed out that everyone that is involved with the project is a local resident. He said that that the project can be built in a year. He indicated that their intent is to begin construction on the project this year and finish by the fall of 2013. He commented that there is a large demand for medical office space in the City.

Commission Discussion

Commissioner Gross said that he felt the proposal was a good project when it was originally approved, and there have been no changes since that would impact the findings. He indicated that he would be in favor of granting the extension.

Commissioner Ortmann stated that the project would be an improvement to the area, and he would like to see it constructed.

Commissioner Conaway commented that the Commission has approved one-year extensions for the project in 2010 and 2011, and he does not see a reason to deny a further one-year extension. He said that there have not been any significant changes that would impact the findings. He stated that he supports granting the one-year extension.

Chairperson Andreani indicated that she feels the project will be a good addition to the Sepulveda Corridor. She stated that the applicant has made a good effort in working with the adjacent residents on 10th Street. She said that she looks forward to construction of the project getting underway. She said that she also supports granting the extension.

Action

A motion was MADE and SECONDED (Gross/Conaway) to **APPROVE** a Request for a One-Year Time Extension of a Master Use Permit and Associated Applications for 1000-1008 Sepulveda Boulevard

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

Director Thompson stated that the item will be placed on the City Council's Consent Calendar for their meeting of October 2, 2012.

5. DIRECTOR'S ITEMS

6. PLANNING COMMISSION ITEMS

In response to a question from Commissioner Ortmann, Director Thompson indicated that there will be a special Planning Commission meeting for the Manhattan Village project on October 3, 2012.

In response to a question from Commissioner Conaway, Director Thompson said that the hearing will be advertised in the Beach Reporter, and notice will be provided to the adjacent property owners. He indicated that notice will be provided to the residents on Oak Street. He commented that the developer has met with the residents on Oak Street on at least one occasion. He said that staff plans to provide the Commissioners with information regarding the issues that have been raised as well as the responses of the developer.

Chairperson Andreani commented that she has begun to hear more interest in the community regarding the mall project.

Commissioner Gross said that he hopes that the developer will provide more information at the hearing regarding the phasing of the project as well as on the amount of time that would be required for each phase.

In response to a question from Commissioner Ortmann, Director Thompson said that the developer's traffic consultant will be present at the meeting.

Commissioner Gross said that questions were raised at the previous hearing regarding the extension of the bicycle path and pedestrian access under Sepulveda Boulevard, and he hopes that additional information will be provided at the upcoming hearing.

In response to a question from Commissioner Ortmann, Director Thompson indicated that a requirement will be included that bicycle and pedestrian access be provided under Sepulveda Boulevard. He commented that a project from Caltrans is underway to widen the bridge, which will need to be coordinated with the project. He said that details of the access may not be provided yet at this stage of the project; however, the rights and requirement for the access will be preserved. He commented that providing access for convenient public transportation to the center is also important.

In response to a question from Commissioner Gross, Director Thompson said that there would be separate approvals for the different phases of the project. He commented that the project has not yet been completely designed.

Chairperson Andreani commented that she also would like further information regarding the phasing of the proposed expansion.

Commissioner Conaway commented that he would like further information regarding security with the addition of parking structures and the access to the center from the underpass. He suggested that further information be provided regarding security within parking garages at shopping centers. He said that there have also been concerns raised by residents regarding the shopping center becoming more of a regional draw with the expansion.

Commissioner Gross commented that there were also concerns raised by nearby residents regarding lighting that would be implemented for the parking structures. He indicated that he would also like further information regarding mitigation measures for any potential impacts resulting from additional lighting.

7. TENTATIVE AGENDA September 26, 2012

8. ADJOURNMENT

The meeting was adjourned at 7:00 p.m. to Wednesday, September 26, 2012, in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director