

**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 28, 2013

SUBJECT: Planned Development Permit Amendment to Amend a Shared Parking Program that would Allow Personal Services Uses including Instructional/Educational Uses, in an Existing Office Building Located at 3601 Aviation Boulevard (Continental Rosecrans Aviation LP)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **APPROVE** the subject request.

APPLICANT/OWNER

Continental Rosecrans Aviation LP
2041 Rosecrans Ave. Suite 200
El Segundo, CA 90245

PROJECT OVERVIEW

L O C A T I O N

<u>Location</u>	3601 Aviation Bl., southwest corner of Aviation and Rosecrans. (See Site Location Map).
<u>Legal Description</u> <u>Area District</u>	Portion of Section 19, T3 south, R14 west II

LAND USE

<u>General Plan</u>	Manhattan Village	
<u>Zoning</u>	PD, Planned Development	
<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
	73,080 sq. ft. General Office	Office & up to 12,568 sq. ft. Instructional/Educational Use

Neighboring Zoning/Land Uses

North (across Rosecrans)	City of El Segundo/Office Park
South	PD & IP/Retail Center & Northrup
East (across Aviation)	City of Hawthorne/Hotel
West	PD/Retail Center.

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	78,350 sq. ft	22,500 sq. ft min.
Building Floor Area:	73,080 sq. ft	Per PD Plan
Height	3-stories over parking existing	Per PD Plan
Setbacks	No change – 20 ft. min.	Per PD Plan
Parking:	201 spaces	252 spaces (*)
Landscaping:	9,539 sq. ft. (12%)	Per PD Plan
Hours of Operation:	No restrictions	Per PD Plan

(*) 252 spaces at code ratio. Previous approval of reduced parking for 204 spaces. Current submitted parking study finding the site's peak demand to be 191 spaces.

BACKGROUND

The subject property was developed as a general office building in the 1980's. A small parking reduction was incorporated into the attached 1984 project approval (Attachment E), based on the use of various alternative transit incentives. Modifications to the office development in 2005 included dedication of land toward Rosecrans Avenue for a multi-agency traffic improvement project, reduced on-site parking, and a PD Permit approval by the Planning Commission. The current proposal for partial conversion of office space to personal improvement (instructional) services use requires an additional PD Amendment approval.

DISCUSSION

The submitted application shows an existing 78,350 square foot site with a 73,080 square foot 3-story general office building with a maximum of 12,568 square feet of personal improvement (instructional) services use proposed. This use differs from office use in that it is focused on training and instruction, and includes businesses like tutoring, exercise classes, and driving schools. The tenant that the applicant is currently intending to occupy a portion of the subject space provides tutoring and supplemental coursework for school students.

The site is located within the PD zoning district, which does not provide many specific development regulations compared to the City's commercial zoning districts, but relies on the PD permit to primarily regulate project design and operation. The Zoning Code's parking standards, however, are applicable. These standards provide for Planning Commission approval of reduced parking based on parking analysis that verifies actual demand for a certain development will not exceed parking supply.

The proposal to allow some personal improvement services within the existing office building does not appear to have a detrimental effect on the existing site's safe operation, public services needs, area compatibility, or General Plan conformity. Existing project aesthetics will not be altered other than some potential additional signs.

The primary project issue warranting discussion is parking. The proposed partial conversion of office space to personal improvement services results in an eight-space increase in code-required parking for a total of 252 spaces, with an existing 201-space supply. The 204-space parking supply referred to in the existing PD Permit (Attachment E) was apparently decreased due to disabled access requirements. The submitted parking study (Attachment C) concludes that this is an adequate parking supply to meet the actual demand anticipated for the office building with 12,568 square feet devoted to personal improvement services. The study uses observations of existing parking demand at the facility and estimates peak demand for a fully occupied building to be 191 spaces. It is not surprising that this projected demand is less than the 252 space requirement derived using the zoning code parking/floor area ratios of 1/300 for general office, and 1/250 for personal improvement services. Multiple tenancies with varying peak activity hours typically result in parking efficiencies from sharing a common parking supply. The City's Traffic Engineer has reviewed the submitted parking study finding that it adequately estimates peak parking demand for the building, and that parking will be adequate for the proposal (Attachment D).

Public Comments:

Staff has received no inquiries or responses to the project hearing notice.

Required Findings:

Section 10.32.060 of the Zoning Code establishes the findings that the Planning Commission is required to consider and approve the PD Plan Amendment 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.

The zoning code provides for approval of reduced parking in Section 10.64.050(B) as follows:

- B. A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section 10.64.030, provided that the following findings are made:
1. The parking demand will be less than the requirement in Schedule A or B; and
 2. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the Planning Commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

CONCLUSION

Staff supports the request believing that the project is in conformance with all requirements and that the required Planned Development Permit and reduced parking findings can be made, based on the parking analysis provided by the applicant and reviewed by the City's Traffic Engineer. A draft Resolution of approval is attached (Attachment A), which would modify, and replace, the site's existing Planned Development Permit, if the project is approved by the Commission with no further appeal. Several standard conditions are included in the Resolution, as well as some site and project specific conditions.

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) as minor development to an existing facility per Section 15301 of CEQA.

ALTERNATIVES

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

1. **APPROVE** the project with modifications and **DIRECT** that staff prepare a revised 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. Resolution No. PC 13-
- B. Vicinity map
- C. Applicant request/parking study
- D. City Traffic Engineer memo
- E. Resolution Nos. PC 05-18 & PC 84-22

cc: Continental Rosecrans Aviation LP, Applicant

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RESOLUTION NO. PC 13-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT PERMIT AMENDMENT FOR AN EXISTING 78,000 SQUARE FOOT GENERAL OFFICE BUILDING TO ALLOW PERSONAL IMPROVEMENT SERVICES INCLUDING INSTRUCTIONAL/ EDUCATIONAL USE WITH A PARKING REDUCTION ON THE PROPERTY LOCATED AT 3601 AVIATION BOULEVARD (Continental Rosecrans Aviation LP)

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 and received testimony on August 28, 2013; and considered an application for a Planned Development Permit Amendment and a revised parking reduction to allow up to 12,568 square feet of personal improvement services uses on the subject property, which is legally described as a portion of Section 19, Township 3 south, Range 14 west; located at 3601 Aviation Boulevard in the City of Manhattan Beach.
- B. The applicant for the subject project is Continental Rosecrans Aviation LP, the owner of the property.
- C. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of mid-rise office, retail, hotel, and industrial uses.
- D. The General Plan designation for the property is Manhattan Village.
- E. The subject property was originally developed as a general office building under Resolution No. PC 84-22. Modifications to the development under Resolution No. PC 05-18 included dedication of land toward Rosecrans Avenue for a multi-agency traffic improvement project and reduced on-site parking.
- F. The subject application results from a proposed tutoring/education tenant wishing to occupy a portion of the 12,568 square feet space proposed for conversion in the building currently limited to general office use only.
- G. The applicant submitted a parking study verifying that the proposal shall not create a parking deficiency for the existing 78,080 square foot office building with 12,568 square feet of personal improvement services use. The study projects peak demand for the building, used as proposed, to be 191 parking spaces, while 201 parking spaces shall remain.
- H. 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) as minor development to an existing facility per Section 15301 of CEQA
- I. 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.
- 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 building's viability 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 project is compatible with surrounding development as a mid-rise office development with adequate on-site parking, setbacks, and landscaping similar to neighboring office and retail development.
- L. 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 commercial use is compatible with the area and parking supplies are adequate, as evidenced by making the required parking reduction findings as follows:
1. The parking demand will be less than the requirement calculated with the code-specified parking ratios as the submitted parking study concludes based on commercial tenants with varied peak parking demands sharing a common parking supply; and
 2. The probable long-term occupancy of the building, based on its design, will not generate additional parking demand beyond quantities anticipated by the parking study since the use permit will limit uses on the site.
- M. This Resolution, upon its effectiveness, supercedes and replaces Resolution No. PC 05-18, and constitutes the Planned Development Permit for the subject property.

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

1. * The current project shall be constructed in substantial compliance with the submitted plans, project description, and parking analysis, as reviewed by the Planning Commission on August 28, 2013. The existing development shall conform to plans (excepting the 2005 property dedication) previously approved by the Planning Commission pursuant to Resolution No. PC 84-22. Any substantial deviation from the approved plans, project description, or parking analysis must be reviewed and approved by the Planning Commission
2. * The subject office building shall be limited to general office use, and a maximum of 12,568 square feet of personal improvement services use. Medical office use is prohibited.
3. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments 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.
4. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department. Existing utility poles and lines adjacent to the site must be placed underground pursuant to the requirements of Public Works.
5. * Parking shall be provided in conformance with the current Manhattan Beach Municipal Code, except that the automobile parking requirement is reduced to 201 parking spaces based on site uses and submitted parking demand analysis dated June 7, 2013. A minimum of ten bicycle parking spaces shall be provided on the site. Parking spaces shall not be labeled or otherwise restricted for

use by any individual tenant of the project unless approved by the Community Development Director.

6. * All new signs and sign changes shall be in compliance with the City's Sign Code. A sign program identifying allocation and restrictions of signs shall be submitted to and approved by the Community Development Department prior to the installation of any additional signs on the property.
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. * Any future site landscaping plans shall utilize drought tolerant native plants and shall be submitted for review and approval. 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. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. 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.
9. A low pressure or drip irrigation system shall be installed in any new landscaped areas, which shall not cause any surface run-off. 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. Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
11. A trash enclosure(s), with adequate capacity shall be provided on the site subject to the timing, specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided as required by the Public Works Department.
12. Applicant shall defend, indemnify, and hold the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") free and harmless from and against any and all claims (including, without limitation, claims for bodily injury, death, or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorneys' fees, consequential damages, disbursements, and court costs) of every kind and nature whatsoever (individually, a "Claim," collectively, "Claims"), in any manner arising out of or incident to: (i) this approval and related entitlements, (ii) the City's environmental review of this project, (iii) any construction related to this approval, or (iv) the use of the property that is the subject of this approval. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding arising out of or incident to this approval, any construction related to this approval, or the use of the property that is the subject of this approval. The City shall have the right to select counsel of its choice. Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Applicant or Indemnitees. This indemnity shall apply to all Claims and liability regardless of whether any insurance policies are applicable. Nothing in this Section shall be construed to require Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the permit, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

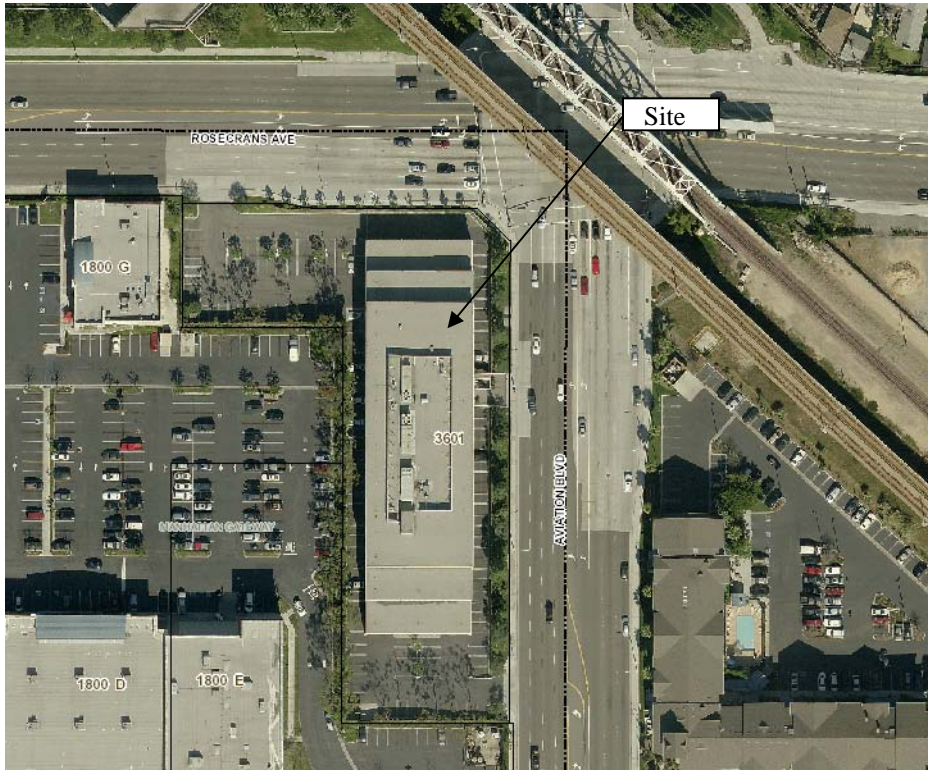
I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of August 28, 2013 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

Vicinity Map
3601 Aviation Blvd.



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Application for PD Amendment

3601 Aviation Boulevard

June 7, 2013

PROJECT DESCRIPTION

Introduction

The subject 1.79 acre site is located at the southwest corner of Aviation Boulevard and Rosecrans Avenue in the PD (Planned Development) zoning district. The site location and vicinity map are shown on the attached Exhibit "A". Vehicular access is provided by two existing driveways, one on Rosecrans Avenue and one on Aviation Boulevard. The site is improved with a 3-story, 73,080 square foot office building. Parking for employees and visitors is provided by 201 surface parking spaces. The building is currently 83% occupied (60,512 rsf leased and 12,568 rsf vacant). Neighboring land uses are: office, El Segundo (north), retail center parking and Northrop Grumman (south), suites hotel, Hawthorne (east), and retail center parking, retail, and restaurant (west).

The proposed project consists of a PD Amendment to modify the current use limitation which is in place at 3601 Aviation Boulevard. This use limitation was prescribed by condition in Planning Commission Resolution No. PC 05-18. This resolution approved a reduction of on-site parking and a site modification. Condition of approval No. 2 states:

"The subject office building shall be limited to general office use. Medical office use is prohibited."

Background:

In January 2006 the City of Manhattan Beach accepted the property owner's offer to dedicate 2,663 square feet of land from the subject site which was needed for right of way for street improvement purposes. In order to dedicate this land, a reduction of parking capacity at the site was necessary. Following is a summary of the City discretionary actions associated with this matter.

- On December 14, 2005 the Planning Commission adopted Resolution No. PC-05-18 approving a Planned Development Permit to allow reduction of on-site parking spaces at the site and a site modification to remove and reconstruct a 240-foot long retaining wall in order to accommodate widening of Rosecrans Avenue for construction of a dedicated right-turn lane from east-bound Rosecrans to south-bound Aviation Boulevard. Resolution No. PC-05-18 was approved with supporting documentation provided by a parking study prepared by Walker Parking Consultants attached hereto as Exhibit "B". This parking study analyzed current parking counts and concluded that the current peak parking demand was 141 spaces using a parking demand ratio of 2.32 spaces per 1,000 square feet. The Walker study also projected parking demand at 100 percent building occupancy. The study concluded that even if new tenants generated parking demand at 3.5 spaces per thousand square feet, a higher rate than the existing office tenants, a total of 185 parking spaces would be needed at 100 percent building occupancy at the peak hour on a weekday.

**ATTACHMENT C
PC MTG 8-28-13**

- On January 3, 2006 the Manhattan Beach City Council adopted Resolution No. 6011 accepting the applicant's voluntary dedication of 2,663 square feet of land from the subject site, which was needed for right of way for construction of the right turn lane.

The dedicated 12-foot wide right lane was constructed, and it has provided a needed increase in street capacity that has helped alleviate traffic congestion on Rosecrans Avenue.

Prior to the land dedication and parking lot reconfiguration, the site contained 229 parking spaces. The completed parking lot reconfiguration resulted in the loss of 28 parking spaces. Since that time the building has continued to operate as a general office building with 201 on-site parking spaces.

Proposed PD Amendment Request:

The PD zoning district does not provide many specific development regulations such as are required in other zoning districts. Instead, the PD zone allows for flexibility and relies on the PD permit to regulate operational standards and project design.

The applicant seeks Planning Commission approval of a PD Amendment which will allow personal improvement service use and/or office use in the 12,568 square feet of vacant space in the building. 3,185 square feet is for a new tenant, Futures in Education. The remaining 9,383 rsf will provide the property owner flexibility to accommodate future expansion area for this tenant if needed, and to accommodate potential future personal improvement services uses thereby increasing the marketability of 3601 Aviation Boulevard. No changes to the building or the parking lot are planned as part of the proposed PD Amendment.

The new tenant, Futures in Education, is a provider of individualized, flexible schedule instruction to middle and high school students using a one-to-one instruction model. This model does not operate with a traditional classroom configuration. Futures in Education operate several southern California locations, all in office buildings. Their business operation is similar to and compatible with professional office uses. Hours of operation are 8:00 a.m. – 6:00 p.m. Part-time students meet individually with an instructor one day a week for 45 minutes. Full time students receive individual instruction up to 4 days a week for 90 minutes per session. At the firm's other locations about 85% of students are dropped off for their instructional sessions. 3601 Aviation Blvd. has two ingress/egress points and easy circulation through the site to accommodate student drop offs. Proposed staffing is 3 part-time and 1 full-time (1 Campus Director PT, 1 Admin – FT, and 2 Teachers – PT). Based on the Futures in Education business model and the firm's existing operations in other office buildings, it is anticipated this use will generate less parking demand than general office use.

A parking study update prepared by Walker Parking Consultants dated June 7, 2013, and parking occupancy counts conducted May 6, 7 and 8 by ABM Parking Services are submitted herewith. These are labeled Exhibit "C" and "D" respectively and are incorporated herein by reference.

Using the 2005 parking study peak demand of 185 spaces at 100% occupancy as a base, Table 1 of the parking study update projects that at 100% occupancy there will be a surplus of 10 parking spaces if all 12,568 sf of vacant space is occupied by personal improvement service use and the remainder of the building is occupied by office use. The ABM parking occupancy counts conducted in May demonstrate that parking demand has not increased since 2005; it has decreased from 2.32 spaces per 1,000 sf to 1.97 spaces per 1,000 sf. Table 2 in the parking study update uses the peak demand demonstrated by the current occupancy counts and

projects the impact of personal improvement service use at 100% occupancy if 12,568 rsf of leasable area is occupied by personal improvement services use. The projected parking surplus in this case is 32 parking spaces.

The City's Traffic Engineer reviewed the submitted parking study update and indicated it adequately estimates peak parking demand for the building and there is sufficient parking for the new use as requested by the applicant.

Conclusion

The parking study update prepared by Walker Parking Consultants satisfactorily estimates the current and fully occupied parking demand for the building with the added personal improvement services use and concludes the on-site parking supply is more than adequate to accommodate the projected peak parking demand associated with the 100% occupancy of 3601 Aviation Boulevard as proposed.

REQUIRED FINDINGS

The Manhattan Beach Municipal Code requires that certain findings be made by the Planning Commission in order to grant the requested PD Amendment. The proposed Amendment satisfactorily meets the required findings because:

1. The current and proposed use of the building is consistent with the city's General Plan and is compatible with surrounding development.
2. The site contains adequate on-site parking, setbacks, and landscaping similar to neighboring office and retail development.
3. The proposed use is not detrimental to public utilities or services. The building will continue to operate as it has for more than 25 years with adequate parking.

As demonstrated by this project description and the included Exhibits, the proposed request is consistent with and meets the required Findings to grant the requested PD Amendment.

Prepared by: T. Reina

EXHIBIT "A"

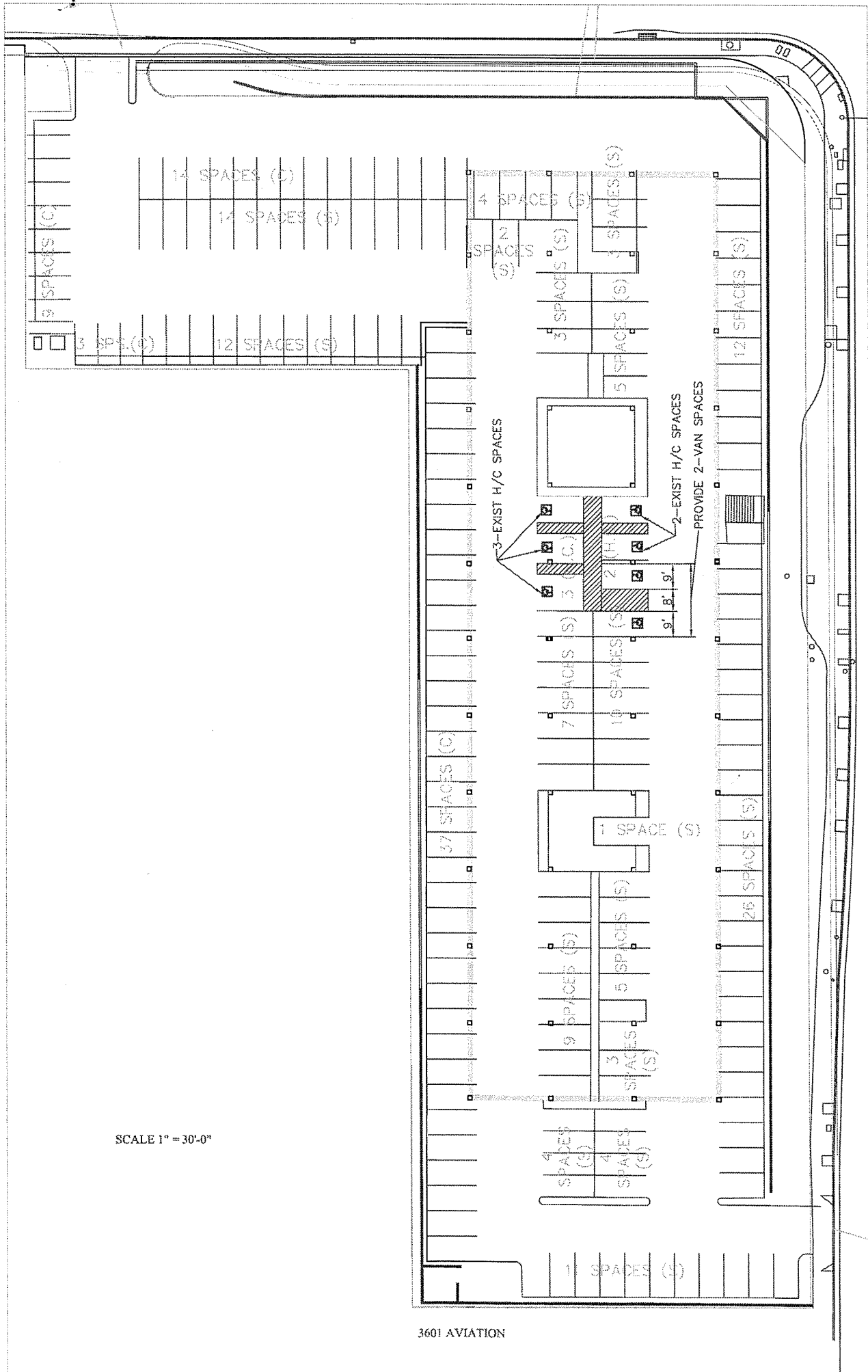
bing Maps

**3601 Aviation Blvd, Manhattan Beach, CA
90250**

Southwest corner Rosecrans Ave. and
Aviation Blvd.
3-story, 73,080 sf office building with 201
on-site parking spaces.

On the go? Use m.bing.com to find maps,
directions, businesses, and more







WALKER
PARKING CONSULTANTS

EXHIBIT "B"

Walker Parking Consultants
2550 Hollywood Way, Suite 303
Burbank, CA 91505

Voice: 818.953.9130
Fax: 818.953.9331
www.walkerparking.com

October 7, 2005

Alex Rose
Continental Development Corporation
2041 Rosecrans Avenue
El Segundo, CA 90245

Re: *3601 Aviation Boulevard Parking Study*
Walker Project #37-7630.00

Dear Mr. Rose:

We are pleased to present the results of our parking study of the 3601 Aviation office campus parking facility located in Manhattan Beach, California.

INTRODUCTION

The 3601 Aviation office building contains approximately 73,080 square feet of net rentable square feet (nrsf), of which 60,557 (83%) is occupied. The parking lot contains 229 spaces. However, due to the widening of Rosecrans Avenue, it is anticipated that 20 to 30 spaces will be lost.

INVENTORY OF PARKING SPACES

There are currently 192 unassigned spaces, of which 10 are marked for visitor parking and five are accessible. The remaining 37 spaces are reserved for specific tenants of the building. A breakdown is provided in Table 1 below.



Table 1: Inventory of Parking Spaces

Inventory by Type	Qty
Unassigned Spaces ⁽¹⁾	192
Reserved	
Individuals	20
Broker	1
Tecolote	4
Parsons	3
Thor	2
JP Morgan	2
Millenium	2
General Dynamics	<u>3</u>
TOTAL	<u>229</u>

⁽¹⁾ Includes 10 spaces marked "Reserved for Visitors" and 5 accessible spaces.

OCCUPANCY COUNTS

We performed occupancy counts every hour from 7:00 a.m. to 7:00 p.m. on the following days: Tuesday, June 28; Thursday, June 30; and Saturday, July 9. The highest occupancies for each day were observed at the following times:

Tuesday, June 28 at 2:00 p.m. – 135 spaces (59.0% occupied);

Thursday, June 30 at 11:00 a.m. – 121 spaces (52.8% occupied);

Saturday, July 9 at 10:00 and 11:00 a.m. – 7 spaces (3.1% occupied).

Complete results of our counts are provided in Table 2 on the following page.



Table 2: Parking Occupancy Count

	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Tues 6/28													
Reserved	20	33	36	36	32	30	33	31	30	25	26	15	11
Non-Reserved	<u>6</u>	<u>53</u>	<u>75</u>	<u>88</u>	<u>95</u>	<u>85</u>	<u>91</u>	104	<u>92</u>	<u>95</u>	<u>40</u>	<u>27</u>	<u>9</u>
Total	26	86	111	124	127	115	124	135	122	120	66	42	20
% Occupied	11.4%	37.6%	48.5%	54.1%	55.5%	50.2%	54.1%	59.0%	53.3%	52.4%	28.8%	18.3%	8.7%
Thur 6/30													
Reserved	9	20	33	34	36	26	28	34	30	28	15	9	7
Non-Reserved	<u>19</u>	<u>23</u>	<u>63</u>	<u>76</u>	85	<u>88</u>	<u>91</u>	<u>81</u>	<u>88</u>	<u>79</u>	<u>40</u>	<u>27</u>	<u>9</u>
Total	28	43	96	110	121	114	119	115	118	107	55	36	16
% Occupied	12.2%	18.8%	41.9%	48.0%	52.8%	49.8%	52.0%	50.2%	51.5%	46.7%	24.0%	15.7%	7.0%
Sat 7/9													
Reserved	0	0	1	1	1	1	1	1	1	1	1	0	0
Non-Reserved	<u>3</u>	<u>3</u>	<u>4</u>	6	6	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>3</u>	<u>3</u>
Total	3	3	5	7	7	6	6	6	6	6	6	3	3
% Occupied	1.3%	1.3%	2.2%	3.1%	3.1%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	1.3%	1.3%

Bold data denotes peak occupancy during the day



We made an adjustment to Table 2 to show all of the 37 reserved spaces as fully occupied since these spaces can only be utilized by specific tenants. The revised peak occupancies are as follows:

Tuesday, June 28 at 2:00 p.m. – 141 spaces (61.6% occupied);

Thursday, June 30 at 11:00 a.m. – 122 spaces (53.3% occupied);

Saturday, July 9 at 10:00 a.m. and 11:00 a.m. – 43 spaces (18.8% occupied).

Complete results are provided in Table 3 on the following page.



Table 3: Parking Occupancy Counts (Reserved spaces counted as 100% occupied)

	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Tues 6/28													
Reserved	37	37	37	37	37	37	37	37	37	37	37	37	37
Non-Reserved	<u>6</u>	<u>53</u>	<u>75</u>	<u>88</u>	<u>95</u>	<u>85</u>	<u>91</u>	104	<u>92</u>	<u>95</u>	<u>40</u>	<u>27</u>	<u>9</u>
Total	43	90	112	125	132	122	128	141	129	132	77	64	46
% Occupied	18.8%	39.3%	48.9%	54.6%	57.6%	53.3%	55.9%	61.6%	56.3%	57.6%	33.6%	27.9%	20.1%
Thur 6/30													
Reserved	37	37	37	37	37	37	37	37	37	37	37	37	37
Non-Reserved	<u>19</u>	<u>23</u>	<u>63</u>	<u>76</u>	85	<u>88</u>	<u>91</u>	<u>81</u>	<u>88</u>	<u>79</u>	<u>40</u>	<u>27</u>	<u>9</u>
Total	56	60	100	113	122	125	128	118	125	116	77	64	46
% Occupied	24.5%	26.2%	43.7%	49.3%	53.3%	54.6%	55.9%	51.5%	54.6%	50.7%	33.6%	27.9%	20.1%
Sat 7/9													
Reserved	37	37	37	37	37	37	37	37	37	37	37	37	37
Non-Reserved	<u>3</u>	<u>3</u>	<u>4</u>	6	6	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>3</u>	<u>3</u>
Total	40	40	41	43	43	42	42	42	42	42	42	40	40
% Occupied	17.5%	17.5%	17.9%	18.8%	18.8%	18.3%	18.3%	18.3%	18.3%	18.3%	18.3%	17.5%	17.5%

Bold data denotes peak occupancy during the day



CURRENT PARKING DEMAND

Using the peak day and time (June 28 at 11:00 a.m.), we calculated the current parking demand as follows:

- Occupied space – 60,557 nrsf;
- Peak parking demand – 141 spaces;
- Parking demand per 1,000 nrsf = 2.32 spaces per 1,000 nrsf (141/60.557)

PROJECTED PARKING DEMAND AT 100% OCCUPANCY

With 60,557 nrsf currently occupied, the building has 12,523 nrsf vacant. Assuming all of the vacant square footage gets leased, and assuming the new tenant generates parking demand at a higher rate than existing tenants (3.5 spaces per thousand square feet, which is a conservatively high generation rate for general office space), the added demand would be 44 spaces. Adding that to the current peak of 141, we arrive at a total of 185 spaces needed at 100% building occupancy at the peak hour on a weekday.

The road construction project is anticipated to take 20 to 30 spaces out of the lot. If it takes 30, there will be 198 spaces remaining. Subtracting our projected peak occupancy of 185 spaces, there would be a 13-space surplus in the lot at peak.

If you have any questions regarding our study, please do not hesitate to call us.

Sincerely,

WALKER PARKING CONSULTANTS

A handwritten signature in black ink that reads 'William Francis' in a cursive script.

William Francis
Vice President



WALKER
PARKING CONSULTANTS

606 South Olive Street, Suite 1100
Los Angeles, CA 90014

Office: 213.488.4911
Fax: 213.488.4983
www.walkerparking.com

EXHIBIT "C"

June 7, 2013

Toni Reina
Planning Manager
Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245

Re: 3601 Aviation Boulevard Parking Study Update

Dear Ms. Reina:

Walker Parking Consultants ("Walker") is pleased to present the results of our parking study update for the parking facility which serves the 3601 Aviation office campus, owned by Continental Development Corporation ("Continental"). The site is located at the southwest corner of Aviation Boulevard and Rosecrans Avenue in Manhattan Beach, California.

PROJECT BACKGROUND

Walker performed a study of parking supply and demand at the parking facility serving 3601 Aviation Boulevard that was presented to Continental in October 2005. The genesis for the study was the planned widening of adjacent Rosecrans Avenue, which ultimately resulted in the loss of 28 of the buildings' 229 parking spaces. Due to the reduction in the number of spaces, the City placed an office-only use restriction on the building in order to limit the demand for parking.

The 3601 Aviation office building contains approximately 73,080 square feet of net rentable square feet (nrsf). The 2005 study found, based on 60,557 occupied square footage (83% of total square footage),:

- A peak parking demand of 141 spaces;
- A peak parking demand of 185 spaces at 100% office occupancy, based on a "conservatively high" assumption (3.5 spaces/ksf) that new tenants would generate parking at a higher rate than the existing office tenants; the City's parking requirement for office use is also lower than the 3.5 spaces/ksf assumption used (3.3 spaces/ksf);
- The building's tenants at the time the study was performed were generating parking demand at a lower rate than either the assumption or the City's code requirement (2.32 spaces/ksf); and
- A surplus of parking spaces would exist at the site, even with 100% occupancy of the building and the assumption of parking demand generated that was noted above.



Currently 3601 Aviation contains virtually the same amount of occupied square footage as in 2005, 60,512 sf, leaving a remainder of 12,568 sf available for occupancy.

The parking lot that serves the building now contains a total of 201 spaces. As a result of the loss of the 28 parking spaces and the use restriction placed on the building, Continental must demonstrate to the City that the parking supply and demand are sufficient to accommodate a new use, other than office.

PARKING SUFFICIENCY FOR NEW USES

Continental plans to lease approximately 3,185 sf of the remaining available space to a user that falls under the Personal Improvement Use designation of the City's minimum parking requirements. However, Continental wishes to identify the effect on parking demand at the site in a scenario in which the entire amount of currently vacant space in the building were occupied by a Personal Improvement Use tenant. The City's parking requirement for this use is 4.0 spaces per 1,000 sf. Based on the peak parking demand projected in the earlier report of 185 spaces, in Table 1 on the following page we project parking sufficiency taking into account the requirement for the new use:



Table 1: Projected Impact of Occupancy by Personal Improvement Use in Building Based on 2005 Assumed New Office Parking Demand

Projected parking demand at 100% occupancy per 2005 parking study	185	spaces
Projected space devoted to new personal improvement services use	Up to 12,568	ksf
Parking demand per ksf of office assumed in 2005 study [^]	3.5	spaces/ksf
Reduction in parking demand for space potentially occupied by the new use (-12,568 sf X 3.5/ksf)	-44	spaces
Projected total parking demand with new use backed out @ 3.5/ksf	141	spaces
Code requirement per ksf for Personal Improvement Services use	4.0	spaces/ksf
Total spaces required for new personal improvement services use (12,568 sf X 4.0 spaces/ksf)	50	spaces
Total spaces required with addition of the new use (141 spaces + (12,568 sf X 4.0 spaces/ksf))	191	spaces
Total parking supply on site	201	spaces
Projected parking surplus after occupancy of 12,568 sf (201 spaces - 191 spaces)	10	spaces

[^]As noted earlier in this document, this assumed demand ratio is higher than both the City's code requirement and the actual parking demand ratio determined in the 2005 study.

Source: Walker Parking Consultants, 2013

PROJECTED PARKING DEMAND AT 100% OCCUPANCY

Based on the analysis above, if 12,568 sf of building space is occupied by the Personal Improvement Use, there is still sufficient parking available to accommodate 100% occupancy for the remaining space as office use and have a surplus of parking spaces remaining.

OCCUPANCY COUNTS AND OTHER CONSIDERATIONS

In the first week of May 2013, ABM, the parking operator which manages the facility at 3601 Aviation, conducted three days of parking occupancy counts at the facility, using the same methodology used in Walker's 2005 study. For virtually identical occupied square footage, ABM's data demonstrated the following:

- 92 spaces occupied
 + 27 reserved spaces assumed occupied
 = 119 occupied spaces

- 119 spaces/60,512 (60,512 sf) = 1.97 spaces/ksf

The most recent data demonstrates a reduction in peak hour parking demand of 22 spaces since 2005. This demand equates to 1.97 spaces per 1,000 sf, down from the 2.32 spaces per 1,000 sf noted in the 2005 report. Based on these most recent findings, we calculate the following:

Table 2: Projected Impact of Occupancy by Personal Improvement Use in Building Based on 2013 Observed Parking Demand

3601 Aviation Boulevard current total parking supply on-site	201	spaces
Current peak hour demand per occupancy counts: 2:00 p.m. Wed, May 8, 2013	119	spaces
Current parking demand per 1,000 nrsf (119/60.512)	1.97	Spaces/ksf
Manhattan Beach Code requirement per ksf for Personal Improvement Services use	4.0	Spaces/ksf
Additional parking demand at 100% occupancy with new use (12.568 x 4 spaces/ksf)	50	Spaces
Projected parking demand at 100% occupancy (119 + 50)	169	spaces
Projected parking surplus during peak at 100% occupancy (201-169)	32	spaces

Source: Walker Parking Consultants, 2013

We have not analyzed or identified reasons for this significant reduction in parking demand. A portion of the reduction may be the result of fewer reserved parking spaces



WALKER
PARKING CONSULTANTS

Toni Reina
June 7, 2013
Page 5

now than in 2005; there were 37 reserved parking spaces in the facility in 2005 but 27 reserved spaces currently. A reserved parking space essentially results in some spaces being recorded as occupied all the time, effectively increasing the recorded demand.

However we also note that trends in the last eight years demonstrate a reduction in driving by the public, increases in telecommuting and an increase in the use of non-auto modes of transportation.¹ This is true even when taking into account the effects of the recent recession. The trend could partially explain the observed reduction in the demand for parking at the site. It also suggests that it is possible that the demand for parking at the site may not return to the levels observed in 2005.

If you have any questions or wish to discuss the above analysis, please do hesitate to contact me. Thank you very much for the opportunity to perform this study.

Sincerely,

WALKER PARKING CONSULTANTS

Steffen Turoff
Project Manager

SIT:sit
Enclosure

¹ <http://www.uspirg.org/news/usp/new-report-reduction-driving-likely-continue>



Building Value

EXHIBIT "D"

8-May-13

Lianne Ibarra
Contiental Delopment
2041 Rosecrans Ave. Suite #200
El Segundo, CA 9245

3601 Aviation parking counts

As you request here is the counts for 3601 Aviation

Date	Reserved at 9:00 am	Non Reserved at 9:00 am	Total Occupied
5/6/2013	8	71	79
5/7/2013	11	67	78
5/8/2013	12	68	80

Date	Reserved at 11:00 am	Non Reserved at 11:00 am	Total Occupied
5/6/2013	10	81	91
5/7/2013	9	69	78
5/8/2013	10	71	81

Date	Reserved at 2:00 pm	Non Reserved at 2:00 pm	Total Occupied
5/6/2013	10	88	98
5/7/2013	9	81	90
5/8/2013	9	92	101

Tomas medina
Facility Manager
ABM Parking Services
2311 Rosecrans Ave.
El Segundo , CA 90245

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CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Eric Haaland, Associate Planner

FROM: Erik Zandvliet, Traffic Engineer

DATE: June 26, 2013

SUBJECT: Planned **Development Amendment – 3601 Aviation Boulevard**
Modification of Current Uses
Traffic Comments

The following comments have been prepared to address traffic engineering concerns for the proposed changes in tenant use at 3601 Aviation Boulevard based on the Master Application Form dated June 12, 2013 and Parking Analysis prepared by Walker Parking Consultants, dated June 7, 2013. The existing 73,080 square foot office building is currently occupied with 60,557 square foot of office uses. The existing vacant space would be occupied with personal improvement uses and/or office space. The project site has 201 existing off-street parking spaces.

Traffic Impact Analysis

Based on the project description, the proposed personal improvement uses and/or office use would not generate significantly higher trip rates than the prior use of the tenant space. Based on the City's Traffic Impact Guidelines, a Traffic Impact Analysis (TIA) is NOT required because the project would not generate more than 50 new trips in a peak hour.

Parking Analysis

I have reviewed the Parking Study Update and found it to be complete and satisfactory. It concludes that there is sufficient parking supply for the projected parking demand of the proposed uses up to 100% occupancy. Because the Parking Study Update is based on actual parking demand and projected parking rates for the vacant space, it is important that any future change in tenants other than office or personal improvement uses nullify the Planned Development Amendment and require a new parking analysis to determine the expected parking demand for a new mix of tenants. The first proposed Condition of Approval reflects this recommendation.

Proposed Conditions of Approval

1. Any changes to the current and proposed tenant uses on the site as described in the Parking Study Update, other than office or personal improvement uses, will be subject to the approval of the Community Development Director, who may require a supplemental parking study to determine the expected change in parking demand and whether sufficient parking will be provided. **(COA)**
2. No more than 27 parking spaces shall be restricted for particular users during business hours. All other parking spaces shall remain open to all customers, visitors and employees. **(COA)**

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RESOLUTION NO. PC 05-18

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT PERMIT FOR AN EXISTING 78,000 SQUARE FOOT GENERAL OFFICE BUILDING WITH A SITE MODIFICATION AND PARKING REDUCTION ON THE PROPERTY LOCATED AT 3601 AVIATION BOULEVARD (Continental Rosecrans Aviation LP)

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 and received testimony on December 14 2005; and considered an application for a planned development permit prompted by a relocation of an existing retaining wall and reduction of on-site parking spaces due to proposed street widening on Rosecrans Avenue, which is legally described as a portion of Section 19, Township 3 south, Range 14 west; located at 3601 Aviation Boulevard in the City of Manhattan Beach.
- B. The applicant for the subject project is Continental Rosecrans Aviation LP, the owner of the property.
- C. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of mid-rise office, retail, hotel, and industrial uses.
- D. The General Plan designation for the property is Manhattan Village.
- E. The subject application results from a proposed dedication of site property toward a pending major traffic improvement project for the intersection of Rosecrans Avenue and Aviation Boulevard.
- F. The applicant submitted a parking study verifying that the proposed elimination of 25 parking spaces shall not create a parking deficiency for the existing 78,080 square foot office building. The study projects peak demand for the general office building to be 191 parking spaces, while 204 parking spaces shall remain.
- G. 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) as minor development to an existing facility per Section 15301 of CEQA.
- H. 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.
- I. The proposed Planned Development Permit is consistent with the goals and policies of the City of Manhattan Beach General Plan, specifically, that a maximum floor area factor of 1.5 be maintained for properties in the Manhattan Village land use areas.
- J. The project is compatible with surrounding development as a mid-rise office development with adequate on-site parking, setbacks, and landscaping similar to neighboring office and retail development.
- K. The project is not detrimental to public utilities or services in that the general office building will continue to operate as it has for approximately 20 years with adequate parking. The current proposal enhances public services by providing a needed increase in public street traffic capacity adjacent to the subject site.
- L. This Resolution, upon its effectiveness, constitutes the Planned Development Permit for the subject property.

RESOLUTION NO. PC 05-

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

1. * The current project shall be constructed in substantial compliance with the submitted plans as reviewed by the Planning Commission on December 14, 2005. Approval of a parking reduction to a minimum of 204 spaces is dependent upon completion of the proposed property dedication and related street improvements. The existing remaining development shall conform to plans previously approved by the Planning Commission pursuant to Resolution No. PC 84-22. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission
2. * The subject office building shall be limited to general office use. Medical office use is prohibited.
3. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments 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.
4. * All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department. Existing utility poles and lines adjacent to the site must be placed underground pursuant to the requirements of Public Works.
5. During construction, exposed soil shall be watered in order to minimize the impacts of dust on the surrounding area.
6. 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.
7. * Final plans shall provide for new landscaping where feasible as determined to be appropriate by the Community Development Department. A site landscaping plan 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.
8. A low pressure or drip irrigation system shall be installed in the new landscaped areas, which shall not cause any surface run-off. 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.
9. Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
10. A trash enclosure(s), with adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor.
11. 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

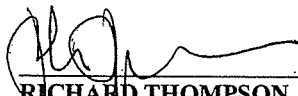
RESOLUTION NO. PC 05-

litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

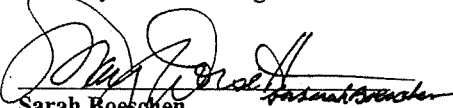
SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of December 14, 2005 and that said Resolution was adopted by the following vote:

AYES: **Bohner, Lesser, Simon,
 Chairman Savikas**
NOES: **None**
ABSTAIN: **None**
ABSENT: **Sshlager**



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boesch,
Recording Secretary

TC

RESOLUTION NO. PC 84-22

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DETERMINING THAT A REVISED DEVELOPMENT PLAN IS WITHIN THE SCOPE OF THE APPROVAL GRANTED FOR THE FILING OF A NEGATIVE DECLARATION IN COMPLIANCE WITH CEQA TO ALLOW THE CONSTRUCTION OF A COMMERCIAL OFFICE STRUCTURE ON THE PROPERTY LOCATED AT 3601 AVIATION BOULEVARD

WHEREAS, the Planning Commission of the City of Manhattan Beach considered a revised development plan to determine if the revised project is within the scope previously granted to allow the construction of the captioned project located at 3601 Aviation Boulevard, legally described as follows:

A portion of Section 19, Township 3 south, Range 14 west, property formerly of Redondo Land Company, as shown on Recorder's File Map No. 140, on file in the Office of the Recorder of the County of Los Angeles, which lies within the westerly four feet of the easterly 44 feet of the northerly 124 feet of the southerly 274 feet of the north half of the northeast quarter of said section; and,

WHEREAS, testimony was invited at said hearing with regard to the project; and,

WHEREAS, the applicant for the revised development plan is Damon Lawrence, owner of the subject property; and,

WHEREAS, the Planning Commission previously approved the filing of a Negative Declaration to allow the construction of a five-story office building containing approximately 173,000 square feet as noted in Resolution No. 845; and,

WHEREAS, a Negative Declaration was filed on the proposed project stating that there would be no significant environmental impact provided the conditions as imposed were met; and,

WHEREAS, the applicant has provided a revised development plan for a commercial office structure to contain approximately 73,000 square feet of gross floor area and approximately 251 parking spaces; and,

WHEREAS, it was determined that the previously imposed conditions would also apply to the revised development plan and therefore are made part of the approval; and,

WHEREAS, the proposed downsizing of the project will provide a less intrusive structure than previously approved which will provide a benefit to the community and surrounding environment; and,

WHEREAS, it was stated by the applicant that he previously dedicated approximately 5000 square feet to provide for the widening of Aviation Boulevard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach hereby FINDS the revised development plan, as submitted to the Planning Commission on May 23, 1984, within the scope of the approval previously granted for an office structure on the subject property, and that said revised project shall be subject to the following conditions of approval:

1. The proposed structure shall maintain a minimum of one foot setback from the respective rights-of-way for each one foot of height of said building.

RESOLUTION NO. PC 84-22
(Continued)

12/19

2. An eight foot sidewalk shall be installed on the Rosecrans Avenue and Aviation Boulevard frontages subject to the approval of the Department of Public Works.

3. A landscaped area of not less than three feet in width shall be installed adjacent to all street frontages, with the exception of driveway areas.

4. The total area to be landscaped on the site shall include a minimum of seven percent of the total area devoted to parking.

Ms 5. All exterior lighting shall be of low pressure sodium or an equivalent energy efficient lighting system.

6. An energy consumption budget of 42,500 BTU's per square foot per year shall not be exceeded in the proposed building.

7. An energy analysis shall be completed to compare the use of non-renewable resources required of the proposed building with the following passive design features being considered and shall be provided in conjunction with the building permit application:

- (a) Building orientation.
- (b) Least amount of glazing on north exposure.
- (c) Most "protected" glazing "south".
- (d) Openable windows.
- (e) Non-mechanical ventilation.
- (f) Use of skylights and atriums to increase natural light and ventilation.

12/19

8. Access shall be limited to "right-turn only" movement into each of the proposed driveways and similar movements out of these driveways.

9. The parking area may be delineated as separate parking areas for bicycles, mopeds, and motorcycles. These parking areas should be within a preferential area which is within view of the parking structure attendant. Up to a maximum of one percent of the total number of auto parking spaces can be used instead for separately designated parking for bicycles, motorcycles, and mopeds. If this option is exercised, locker/shower facilities for bicyclists and others shall also be included in the design. For every auto parking space utilized for these facilities, a bonus of four auto parking spaces will be deducted from the auto parking requirements.

10. The applicant shall develop and implement a Transportation Action Program for the project to encourage building employees/occupants to participate in ride-sharing and other traffic reduction measures. The action program should consist of, but not be limited to, the following:

- (a) Make carpool information available to building tenants and encourage formation of the interbuilding carpools. In addition, carpool matching facilities or Commuter Computer, Inc., the regional carpool matching agency can be utilized.
- (b) The applicant should establish a company association to promote ride-sharing, etc., similar to the efforts underway at the high technology firms and other office buildings within the general vicinity or, if permitted, to join the El Segundo Employers Association.
- (c) A preferential parking program for employees/occupants should be implemented as an integral part of the action program, thereby encouraging carpooling among tenants.
- (d) Applicant should make transit schedule, maps, and other transit information available on the ground floor lobby as appropriate.

RESOLUTION NO. PC 84-22
(Continued)

11. Driveways, which will no longer be required for site access, shall be removed and standard curb, gutter, and sidewalk constructed in their place subject to the requirements of the Department of Public Works.
12. Utilities serving and adjacent to the site shall be placed underground.
13. A site landscaping plan shall be prepared for submittal to the City in conjunction with the building permit application. It shall include street trees and appurtenant landscaping of species, sizes, and locations to be approved by the Departments of Public Works and Community Development.
14. The project shall meet all Code requirements pertaining, but not limited to setbacks, height and lot coverage.

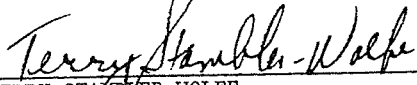
I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of May 23, 1984, and that said Resolution was adopted by the following vote:

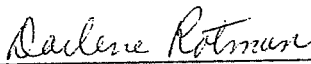
AYES: Commissioners Ackerman,
Collins, Cunningham,
Graw, and Chairman Barnes

NOES: None

ABSTAIN: None

ABSENT: None


TERRY STAMBLER-WOLFE
Secretary to the Planning Commission


Darlene Rotman
Recording Secretary