

**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: January 8, 2014

SUBJECT: Consideration of a Use Permit and Variance for Proposed Construction of an Office Building at 865 Manhattan Beach Boulevard (865 MB BLVD LLC)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing, **DISCUSS** the project and testimony received, and **PROVIDE DIRECTION**.

APPLICANT

865 MB BLVD LLC
Sepulveda Blvd.
Manhattan Beach, CA 90266

BACKGROUND

The subject site presently consists of a commercially zoned 16,250 square-foot, L-shaped, interior lot with a multiple-tenant general office building. The project is proposed to be a single 15,000 square-foot, 4-level, building, including a below-grade parking level. A variance is proposed to allow an elevator tower to exceed the applicable 30-foot height limit. Section 10.16.020 of the City's Zoning Code requires Use Permit approval for projects exceeding 5,000 square feet in floor area, and 10,000 square feet in site area, in a commercial zone.

PROJECT OVERVIEW

LOCATION

Location	865 Manhattan Beach Blvd. between Poinsettia Ave. and John St. (See Vicinity Map).
Legal Description Area District	Lot 1 of Parcel Map in Book 117, p. 15-16 II

LAND USE

General Plan Zoning	Local Commercial CL, Commercial Local
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Land Use	<u>Existing</u> 9,000 sq. ft. office space	<u>Proposed</u> 14,337 sq. ft. general office space & 663 sq. ft. food & beverage sales
Neighboring Zoning/Land Uses	North South (across MBB) East West	RS/Single-Family Res. CL/Office & Res. CL/Multi. & Sgl. Fam. Res. CL/Multi. Fam. Res.

PROJECT DETAILS

Parcel Size:	<u>Proposed</u> (existing) 16,250 sq. ft. (70/120'x175.3')	<u>Requirement</u> 4,000 sq. ft. min
Building Floor Area:	15,000 sq. ft. (9,000 sq. ft.)	16,250 sq. ft. max
Height	34 ft. (*) (appr. 26 ft.)	30 ft. max.
Setbacks		
Front	Varies: 5 – 64 ft. (0 ft.)	None
Rear	Varies: 5 – 28 ft. (49 ft.)	Daylight plane - see plans
East Side	Varies: 3 – 24 ft. (0 ft.)	None
West Side	3 ft. (0 ft.)	None
Landscaping	1,770 sq. ft.	1,300 sq. ft.
Parking:	56 spaces	50 Spaces
Vehicle Access	1 MBB driveway	N/A

(*) – Elevator tower height: 34 ft., Primary upper roof: 30 ft., Second story roof/rail: 25 ft.

DISCUSSION

The submitted plans show an existing 9,000 square-foot 2-story office building to be demolished, and the site to be redeveloped with a 15,000 square-foot, 3-story office building with a small convenience store space in front, at street level. Compared to the existing office building, the new building would have larger floor area, increased height, ground-floor street-front retail, underground parking garage, and outdoor deck area at the front, rear, and east side of the building. The proposal also makes greater use of the wider, rear portion of the site, where the existing development uses that area primarily for surface parking. Pedestrian and single-driveway access would continue to be taken from Manhattan Beach Boulevard.

The proposed building would replace the existing 2-story building on the property with substantially increased floor area and height. The proposed 3rd story is stepped inward from the front and rear of the site. An elevator tower located near the building center projects above the main roofline approximately 4 feet, due to minimum vertical clearance safety requirements inside the elevator shaft. All parking related to this project would be contained within/under the building. Twenty-six parking spaces would be located at street level and 30 spaces would be located underground. Users of the building would share the elevator and two stairways accessing the parking areas and public sidewalk. The building frontage includes ground level commercial space, an interior-accessed stairwell, landscaping, and a driveway; and upper level office space, and outdoor deck area.

The project conforms to the City's requirements for use, floor area, setbacks, parking, and landscaping. The building observes the 45-degree daylight plane setback (starting 15' above grade) from the rear-abutting residentially zoned properties, and provides notable landscaping at the rear and east side property lines, and at upper deck planters. The City's traffic Engineer has reviewed the project, found the traffic and parking design (including gate) to be appropriate, and determined that a formal traffic study would not be required. The project issues that warrant discussion include the following: residential boundaries, project design, and height.

Residential Boundaries:

The rear of the site abuts single family residential (RS) zoned property, and the sides abut commercially (CL) zoned property occupied by residential uses. The easterly adjacent homes sit at a substantially lower level than the proposed building since the grade slopes and steps down steeply toward the east. Landscaped planters, together with retaining walls and fences would occupy the site perimeter. The office space would be setback at least 28 feet, and the upper deck area would be setback 14 to 21 feet from the rear property line. The proposed side setbacks are at least 3 feet from boundaries abutting commercially zoned property.

The easterly neighboring properties are most susceptible to building bulk concerns since their grades are lower. The existing site conditions include 12-foot walls near the northeast

corner, which are proposed to be replaced by walls and fences that are separated, and spaced apart, in conformance with the commercial 8-foot maximum height. The proposed improved boundary conditions in that area include 6-foot maximum height retaining walls with planting area above (visible from neighboring properties), and another buffer fence inside of the planter. Office space at the rear portion of the building would be setback 24 feet, and deck area would be setback 18 feet from the side property line. The easterly neighboring apartment building has a 28-foot wide parking lot currently creating buffer space between buildings.

The façade of the office space will have a substantial amount of glass, which will allow some interior (indirect) light to be visible to residential neighbors. This would be characteristic of most office building designs, however, staff would suggest that a condition be imposed that limits such light by specific design, timing devices, and other available technology.

Project Design:

The project design is in conformance with all applicable regulations including the 1.0 floor area ratio (16,250 sq. ft. max.) of the CL zone. The overall appearance of the project is modern style featuring substantial upper deck/planter area. Most commercial buildings in the area are less than 3 stories tall, however the applicant proposes most of the third story level to be open deck/planter/roof area, reducing bulk concerns for the less intensive Local Commercial neighborhood.

Project aesthetics are enhanced by the proposed convenience/retail storefront, which would serve the surrounding area and be more active/interesting for the neighborhood than office space. The frontage does not, however, include an enhanced pedestrian entry, and is somewhat dominated by the driveway entrance.

The underground parking level is a relatively common aspect of the project, compared to other recent developments, that does generate some concerns. Basement excavation can be more disruptive to neighbors than at-grade construction, although it is routinely regulated by the Building Official to limit neighbor disturbance.

Height:

The applicant requests a variance from Section 10.16.030(F) of the zoning code regarding maximum height of structures in the CL zone. The elevator tower proposed for the 3-story portion of the building is approximately 4 feet over the applicable 30-foot height limit for flat-roof buildings built over parking structures. The area exceeding the height limit (7.5 ft. x 9.2 ft.) is small relative to the entire building, and is setback approximately 110 feet from the front property line, 56 feet from the rear property line, and 13 feet from the nearest east property line (at apartment parking lot). The tower height measured from the closest abutting neighbor (easterly apartments) grade would be approximately 36 feet.

Variance

In order to grant the variance request, Section 10.84.060(B) of the zoning code requires that the Planning Commission make required findings. These findings are as follows:

1. Special circumstances applicable to the subject property, including narrowness and hollowness or shape, strict application of the requirements of this title would result in peculiar and exceptional difficulties to or exceptional and/or undue hardships upon, the owner of the property.
2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.
3. Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.

The applicant's attached material (Attachment B) states that these findings can be made for the project due to driveway slope constraints, minimal size/prominence of the elevator tower element, and commonness of this elevator tower condition.

The subject parcel does not have an obvious physical hardship with respect to height in that its average grade closely matches its front entry grade. The most apparent physical limitation to the property is that the owner cannot achieve desirable ceiling heights (8.5'-9' proposed) for 3 floor levels above grade with appropriate driveway/walkway slopes, while complying with both the height limit, and elevator safety regulations. The mid-site location and small size of the elevator tower do appear to limit potential adverse effects upon the surrounding area. The size and shape of the element exceeding the height limit approximates the appearance of a large chimney element, and potential mass/bulk at the front of the building is substantially less than the amount permitted. Some examples of similar over-height commercial elevator towers do exist in the City, and it is also more common for larger commercial properties to receive height variances than residential properties.

General:

Use Permit

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.

Local Commercial Zone

The stated purpose of the CL zone is as follows:

CL Local Commercial District. To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses adjoining a CL district.

General Plan

The General Plan description of the Local Commercial Land Use Category is as follows:

Local Commercial

The Local Commercial category provides areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community. Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. The maximum FAF is 1.5:1. Residential uses are permitted with discretionary review at densities consistent with the High Density Residential category.

Some General Plan goals and policies that the Planning Commission might determine to be relevant to its decision on this application include the following:

Policy LU-1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.

Goal LU-3: Achieve a strong, positive community aesthetic.

Policy LU-3.1: Continue to encourage quality design in all new construction.

Policy LU-5.1: Require the separation or buffering of residential areas from businesses, which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, or other techniques.

Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.

Public Input

A public notice for the project was mailed to property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff has received one inquiry, and no responses to the project hearing notice

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, an Initial Study and Environmental Assessment have been prepared and attached. Based upon the Initial Study, a proposed Negative Declaration has been prepared, finding that the subject project would not result in any significant environmental effects.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing for the proposed Use Permit and Variance, discuss the information and testimony received, determine if the required findings can be made, and direct Staff to return with a resolution reflecting its decision, or provide additional information as determined to be appropriate.

Attachments:

- A. Vicinity Map
 - B. Applicant description
 - C. Initial Study & Draft Neg. Decl. Plans (separate)
- c: 865 MB BLVD LLC, Applicant
Srouer & Associates, Applicant Rep.
Tomaro Design Group, Architect.

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Vicinity Map
865 Manhattan Beach Blvd.



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ATTACHMENT TO APPLICATION CUP for COMMERCIAL OFFICE BUILDING
865 MANHATTAN BEACH BLVD.
August 2013 (revised 12/23/2012)

PROPOSED DEVELOPMENT

The subject property consists of a 16,250 sf, L-shaped lot containing a 9000+sf two story office building constructed in 1981, driveway and asphalt parking lot. All existing structures will be demolished. The property is situated along the Manhattan Beach Blvd. corridor zoned CL, Local Commercial, which allows a variety of local commercial activities as well as high density residential uses. Present uses include general office with medical/psychologist office use. Surrounding uses include multi-unit apartment buildings to east & west, small one story office building and SFD to northeast, and single family residences to north.

Proposed development includes a two-story, 14,379 sf office complex with small snack shop on the street level, and containing two levels of parking with 56 parking spaces. There will be no loss of on-street parking, although with relocation of curb cut, one public space will be relocated. Typical uses are expected to include general office, medical and dental uses. A small snack shop with limited seating is located adjacent to Manhattan Beach Blvd. frontage and will offer packaged snacks, pre-made sandwiches, coffee and other miscellaneous beverages. There will be no food preparation on site, and equipment includes refrigerator, microwave, coffee machine. Proposed hours of operation for the office use are Monday-Saturday, 8am – 6pm. Proposed hours for the snack shop are Monday-Saturday, 6:30am – 6pm and Sunday, 6:30am -2pm. A CUP is needed for commercial buildings in excess of 5000 sf.

In addition to the Conditional Use Permit, the application includes a request for variance to accommodate the elevator shaft that extends approximately four feet above the maximum height of the building. The configuration of the elevator shaft is a requirement of State regulations which require an area of refuge space for emergency situations. The resulting encroachment above the maximum height plane is a function of site topography and need for level access from Manhattan Beach Blvd. (See separate response to variance application.)

The Local Commercial Zone anticipates businesses that serve daily needs of local residents as well as visitors to the area, utilizing development standards that are compatible with nearby residential development. The proposed two-story office building responds to that goal with a clean, uncluttered, office complex that complies with all standards and provides an attractive opportunity for business development. The building design utilizes a variety of architectural elements to soften relationship with adjacent uses and enhance a compatible and comfortable relationship with adjacent neighbors, such as:

- Terraced building modulation with increased setbacks at each level especially evident at the second level which comprises only about 35% of total office area with substantial building setbacks including:
 - Approximately 80' from street curb including the 10' sidewalk & parkway
 - 26'+ from rear property line
 - 21' from east property line
- Use of Ground level and extensive upper level landscaping and planter areas

The building is oriented towards Manhattan Beach Blvd. with one central driveway entry providing access to two levels of parking and well defined pedestrian access to elevator & stairway lobby.

The proposal satisfies the requirements for a conditional use permit as follows:

The proposed location of the use is in accord with the objectives of the title and purposes of the district.

The CL zoning anticipates a range of small business activities that respond to daily needs of residents and visitors to the community. This proposal maintains a commercial presence on a busy corridor, without overwhelming the area with an unsuitable and over developed commercial center. The complex is designed to accommodate a variety of professional office uses attractive to the local community that blend in with the over all character of the neighborhood. The historic character of this section of Manhattan Beach Blvd. includes high density residential apartment use, office professional, medical/dental and personal service businesses and limited retail use. Nearby uses include a major medical office and urgent care facility and public elementary school and associated ball fields within walking distance and west of the subject location.

This relatively small commercial site is ideal for professional offices because of its location and ability to provide on-site parking suitable for the proposed use.

The proposed location and the proposed conditions under which it would be operated will be consistent with the General Plan; will not be detrimental to public health, safety or welfare of business or persons residing or working in or adjacent to the neighborhood; and will not be detrimental to the general welfare of the community or the city.

The proposed location of the use is in accord with the objectives of the title and purposes of the district in that new business opportunities are created in a building designed in such a way as to blend in with both the high activity of the commercial corridor as well as with nearby apartments. The snack shop will be attractive to patrons from nearby business establishments within easy walking distance as well as from the active pedestrian corridor along the boulevard, especially during the active summer season and school season when nearby ball fields are busy.

This proposal responds to a number of goals identified in the General Plan which seek to support and encourage the viability of commercial areas, to preserve the positive features of individual planning areas, and to protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.

- ◆ The building design is both attractive & nicely articulated, and provides an appropriate environment within which businesses can operate in a productive and harmonious setting without interfering with surrounding activities such as public access, traffic circulation, nearby business activities and apartments, and residential neighborhood adjacent to the north.
- ◆ As previously described, the site development & architectural elements provide extensive opportunities to separate commercial activity from the nearby residential lifestyle.
- ◆ The design provides adequate parking for the building and proposed and potential uses.
- ◆ It provides all amenities normally associated with business use, and commerce is generally oriented towards the MBB corridor.

- ♦ Professional office use generally operates within the 8am-6pm weekday profile, with reduced weekend activities, which is very beneficial for neighboring residential neighborhoods
- ♦ Finally, the proposed development will strengthen the commercial component of this CL neighborhood without compromising the integrity of the existing neighborhood character or interfering with daily activities of street.

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 is located.

The proposed business will operate within all provisions of the Code and any conditions that govern the specific use. In addition, the building has been designed to comply with all applicable standards and requirements.

The proposed use will not adversely impact nor be adversely impacted by nearby properties, nor will it create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The design of the office building is intended to attract the types of smaller, local business anticipated by the CL zone. Given its size and location, this particular site is ideally situated to accommodate office use and to absorb associated parking needs. The snack shop operation is a secondary use and will be attractive to nearby business patrons as well as the very active pedestrian traffic along the boulevard.

Pedestrian access is well designated and the driveway is designed to accommodate ingress/egress without interference onto traffic flow on MBB. And, for all the reasons enumerated above, the proposed development will not impact the surrounding area. Because the proposal is designed to compliment and be compatible with the surrounding neighborhoods, the proposed development will not be adversely impacted by nearby uses.

In designating this area as CL and designating specific uses and goals as part of that designation, the City has in effect determined that sufficient public services exist to accommodate the anticipated range of uses proposed in this application.

As proposed, the development is a modest increase of existing conditions, but it will be complimentary to the site and consistent with surrounding uses and development currently taking place in the City. This proposal will not create any conflict nor will there result any significant impact upon the land use in the area as it incorporates all standards that have been established to maintain compatibility among neighboring uses.



December 11, 2013

Re: 865 Manhattan Beach Blvd.

To whom it may concern:

Due to the regulations in the state of California, all commercial elevators are required to have a 4'-0" tall area of refuge space between the cab and underside of the roof structure. The area of refuge acts as a safe haven for an engineer conducting maintenance or repair work above the elevator shaft. In the unlikely event the elevator is engaged there is room for someone to kneel on top of the cab without being pushed against the roof structure.

A typical elevator cab is 8'-0" with a 4'-0" refuge area requiring 13'-1" clear from the top floor level of the building to the underside of the roof structure directly above the cab. Because of this required space, commercial elevators often extend above the maximum height of the building.

Required findings for variance:

1. Because of special circumstances or conditions applicable to the subject property-including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions-strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;

In creating a pedestrian friendly/ADA compliant building with access from Manhattan Beach Blvd. it is important our first level of parking and entrances into the building are at/or close to the same level as the street. In order to comply with the maximum allowable building height for the elevator itself, the building would have to ramp down 3'-4' eliminating pedestrian access from Manhattan Beach Blvd. This would also increase the cost of construction substantially for the lowest level of parking.

2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare;

Given the elevator shaft footprint is 9'-2"x7'-6" there is not a large area protruding above the maximum allowable height. The total mass of building extending beyond the maximum allowable height is less than 100 SF in total area. In addition to the proposed encroachment being a small area, it is also located at the corner of the "L" shaped building which nestles into the least impacted location on the lot to any of the surrounding buildings. It does not hover over any adjacent sites or homes nearby, and is located 110' from Manhattan Beach Blvd making it not readily visible from the street.

3. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitation on other properties in the vicinity and in the same zoning district and area district.

With commercial elevators and their required area of refuge, it is common for most elevator shafts to extend above the maximum allowable height limit. There are other buildings in the vicinity that have a similar condition consistent with our request.



Louie M. Tomaro, A. I. A., LEED AP
Tomaro Architecture, Incorporated

LMT/atm



ENVIRONMENTAL CHECKLIST FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT INFORMATION

Project Title: Office Building Use Permit and Variance
Project Location: 865 Manhattan Beach Boulevard (MBB), Lot 1 of Parcel Map recorded in Book 117, Pages 15 & 16, of Parcel Maps in the Office of the Los Angeles County Recorder
Project Description: The project involves the following actions: Use Permit to allow construction of a 15,000 square foot office building with underground parking. Variance to allow an elevator tower to exceed the 30-foot height limit by approximately 4 feet. The use permit is required since the site exceeds 10,000 square feet, and the building exceeds 5,000 square feet, in the CL district.

The proposal replaces an existing 9,000 square-foot 2-story office building, with a 15,000 square-foot 2-story, above-underground-parking office building, including 670 square feet of convenience store use, with a 34-foot elevator tower element.

Lead Agency
Name: City of Manhattan Beach, Community Development Dept.
Address: 1400 Highland Avenue, Manhattan Beach, CA 90266
Contact: Eric Haaland, Associate Planner, (310) 802-5511
Applicant
Name: 865 MB BLVD LLC,
Address: 2617 N. Sepulveda Bl, Manhattan Beach, CA 90266
Contact: Tomaro Design, Jessica Farinacci (310) 318-8089

Other agencies whose approval is required: LA County Health Department

LAND USE DESIGNATIONS

General Plan: Local Commercial
Local Coastal Program: N/A
Area District: II
Zoning: CL
Surrounding Land Uses and Setting: Mix of Single Family/High Density Residential abutting to the North, East, and West. Mix of Commercial/Residential across Manhattan Beach Boulevard to the south.

ATTACHMENT C
PC MTG 1-8-14

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | | | |
|----------------------------|--------------------------|---------------------------|--------------------------|--------------------------|--------------------------|
| Land Use and Planning | <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Aesthetics | <input type="checkbox"/> |
| Population and Housing | <input type="checkbox"/> | Energy/Mineral Resources | <input type="checkbox"/> | Cultural Resources | <input type="checkbox"/> |
| Geological Problems | <input type="checkbox"/> | Hazards | <input type="checkbox"/> | Recreation | <input type="checkbox"/> |
| Water | <input type="checkbox"/> | Noise | <input type="checkbox"/> | Mandatory | <input type="checkbox"/> |
| Air Quality | <input type="checkbox"/> | Public Services | <input type="checkbox"/> | Findings of Significance | <input type="checkbox"/> |
| Transportation/Circulation | <input type="checkbox"/> | Utilities/Service Systems | <input type="checkbox"/> | | |

DETERMINATION (to be completed by the Lead Agency)

On the basis of this initial evaluation:

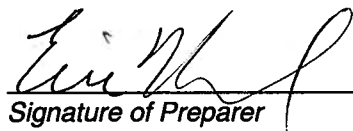
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Signature of Preparer

12/16/13

Date

Eric Haaland, Associate Planner
Printed Name

Richard Thompson, Director of Community Development
Prepared For

Potentially Significant Impact	Potentially Significantly Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

1. Earth. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Unstable earth conditions or in changes in geological substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Disruptions, displacements, compaction or over covering of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Change in topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The proposed office building at 865 Manhattan Beach Boulevard will generally replace and enlarge the existing commercial building on the site. The project will involve excavation for a new underground parking level at a typical depth, which shall be subject to excavation and shoring standards commonly enforced for construction within the City, and therefore will not create any unstable earth conditions or have any other geological impacts. The existing subject property is primarily covered with impervious material. Although all of southern California is identified as a seismically active region, there are no known geologic hazards, including faults, present at the project site.

2. Air. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Substantial air emissions or deterioration of ambient air quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. The creation of objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: Preparation of the site may result in short-term exhaust emissions from construction vehicles and dust from temporarily exposed soil. However, these short-term ef-

	Potentially Significant Impact	Potentially Significantly Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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fects will be mitigated through soil watering, compliance with applicable South Coast Air Quality Management District regulations, and use of emission sensitive equipment practices. The proposed office use is not anticipated to generate a significant amount of emissions. The proposed project is not anticipated to produce a significant amount of vehicle traffic beyond previous site uses. The development is expected to draw business owners and employees locally from a housing rich urbanized area resulting in shorter than average vehicle trip distances. Long term mobile air emission pollutants are not associated with administrative office use, and are not expected to impact the environment. The project is below the daily threshold of potential significance for air quality for small office land uses pursuant to Table 6-2 of the SCAQMD handbook.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 3. Water. Will the proposal result in: | | | | |
| a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Alterations to the course or flow of flood waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Change in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Alteration of the direction or rate of flow of ground waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Substantial reduction in the amount of water otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Exposure of people or property to water related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Significant changes in the temperature, flow, or chemical content of surface thermal springs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: There is no adjacent sensitive body of water that will be affected by the project. The Pacific Ocean will continue to receive storm water run-off without a change or affect on the water body. The proposed project will not increase the amount of impervious ground coverage at the site and therefore will not increase absorption rates. Project vehicle areas, in contrast to the existing development, shall be protected from storm water exposure. Storm waters will still flow into local storm drains. Compliance with the Public Works Department's guidelines for refuse bins and drainage shall assist in prevention of any adverse alteration of surface water quality. The project would not result in topographical alterations or increase in run-off at the site and therefore the direction and rate of flow of ground water will remain unchanged. There will be no significant demand for water generated by the office and small convenience store uses and therefore, there will be no impact on any local aquifer. The City generally experiences only local ponding associated with severe rain storms. The proposed project will not exacerbate flooding conditions at the subject site or in the surrounding area. There are no surface springs in the surrounding area.

	Potentially Significant Impact	Potentially Significantly Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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4. Plant Life. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Reduction in acreage of any agricultural crop? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: There are no unique or rare plants on the site or agricultural crops. The project will be appropriately landscaped and irrigated with materials known to this area, and therefore will not introduce any species of plant that could serve as a barrier to the replenishment of native plants.

5. Animal Life. Will the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Introduction of new species of animal into an area, or result in a barrier to the migration or movement of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Deterioration to existing fish or wildlife habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: There are no unique or rare animals on the site, and no fish or wildlife habitats. The project will not result in the introduction of new species of animal nor result in a barrier to the migration or movement of existing species.

6. Noise. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposures of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: There will be a short-term increase in noise levels during construction of the office building. This is a short-term impact that is regulated by applicable City codes and ordinances that limit construction hours. The office use is well contained within the building and is not expected to generate any exterior noise. Parking areas are also contained within the building perimeter. Mechanical equipment is primarily located within the building. Noise generation from com-

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mercial operations and parking are not expected to increase compared to the existing office building.

Short term noise impacts will result during the construction phases of the project. The City's construction hours are 7:30 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturday. No work will occur on Sundays nor holidays. Given the hours of construction, the location of the site, and the existing noise levels related to traffic on Manhattan Beach Boulevard, construction related noise impacts are not expected to be significant. Additionally, compliance with the City's Noise Ordinance should limit any noise impacts to a level of insignificance.

The developer shall be required to meet with the City's Residential Construction Officer prior to the issuance of a building permit to address construction related issues. The developer shall notify adjacent residential neighbors in advance of construction activities and provide a contact name and telephone number to allow expression of community concerns. The type of notification utilized will be at the discretion of the developer subject to approval by the City of Manhattan Beach, Community Development Department.

7. Light and Glare.

- a. Will the proposal produce new light or glare?

DISCUSSION: The proposed project will not intensify or create any lighting sources or needs compared to the existing office building. Any new exterior lighting will be required to be shielded to prevent off-site illumination and will be required to meet all height limits in compliance with the Manhattan Beach Municipal Code.

8. Land Use.

- a. Will the proposal result in a substantial alteration of the present or planned land use of an area?

DISCUSSION: The proposed office use is consistent with the Commercial Local zone, as well as existing on-site and nearby uses on Manhattan Beach Blvd.

9. Natural Resources. Will the proposal result in:

- a. Increase in the rate of use of any natural resources?
- b. Substantial depletion of any nonrenewable natural resources?

DISCUSSION: The use of natural resources to meet the basic operational needs of the proposed project would not create a demand considered substantial. The project will be required to comply with the State Energy Conservation Standards for New Non-residential Buildings (Title 24, Par. 6, and Article 2 of the California Administrative Code). These regulations establish mandatory maximum energy consumption levels, as well as requiring energy conserving design features.

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10. Risk of Upset. Will the proposal involve:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. A risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Possible interference with an emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The project, as proposed and under expected operation, will not create any risks associated with explosion or release of hazardous substances. The use of the site for office purposes does not typically involve the type of activity that could result in a substantial risk of explosion or hazardous substance release.

The project has been reviewed by both the City of Manhattan Beach Police and Fire Departments with no indication that the proposal has the potential to impact emergency response or evacuation plans. The project will again be reviewed by these Departments prior to the permit stage. Any potential impacts identified by either of these Departments will be appropriately addressed.

11. Population.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Will the proposal alter the location, distribution density, or growth rate of the human population of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

DISCUSSION: No residential dwellings will be created, removed, or needed by the proposed project, nor would the proposed 6,000 square-foot office space increase employ a significant amount of people that would change the location, density, or growth rate of the human population of the area.

12. Housing.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Will the proposal affect existing housing, or create a demand for additional housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

DISCUSSION: The proposed project would not affect existing housing units or generate demand for housing. The site has never been occupied by residential use.

13. Transportation/Circulation. Will the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Generation of substantial additional vehicular movement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Effects on existing parking facilities, or demand for new parking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial impact upon existing transportation systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Increase in traffic hazards to motor vehicles, bicycles or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: No aspect of the proposal would impede or create a change to existing patterns of circulation or movement of people or goods. Access to the site and surrounding properties would remain unaffected by the subject proposal. There are no waterborne, rail, or air traffic trips on or through the site. The approximately 50 maximum number of cars expected to occupy the project at peak hours will not have a significant effect on traffic of adjacent streets. The City's traffic engineer has indicated that the project's 6,000 square-foot increase in office space over the existing facility would not generate significant traffic impacts and is below thresholds that would warrant a formal traffic study. The overall vehicle and pedestrian circulation design for the project has been reviewed by the City's Traffic Engineer and found to be appropriate. Review and action on the Use Permit, which is a discretionary application, is required by the Planning Commission and the City Council. Specific findings, criteria and conditions are required to be in order to approve the Use Permit. If the Planning Commission and City Council approve the application, conditions will be required which will mitigate any potentially significant impacts to less than significant.

14. Public Services: Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The subject location is already served by the City's public services. It is not anticipated that the new building would require additional service compared to existing. It is not anticipated the new building would create any additional or new demand for police protection by the Manhattan Beach Police Department. The proposed project would not generate a significant increase in population and, therefore, no new services would be required. There will be no impact on the maintenance of public facilities, including the road system, since traffic generation will not increase. The project is located in an existing urban environment, and it is not expected that other governmental services would be impacted by the proposed development.

15. Energy. Will the proposal result in:

a. Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significantly Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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DISCUSSION: As indicated in Section 9 (Natural Resources), the project will be required to comply with the State Energy Conservation Standards for Non-residential Buildings (Title 24, Par. 6, Article 2 of the California Administrative Code). Compliance with these regulations, which establish mandatory maximum energy consumption levels as well as requiring energy conserving design features will mitigate any impacts upon energy resources.

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- | | | | | |
|------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Sewer or septic tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Solid waste and disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The project would not create a new demand for electricity or natural gas as the site is already served by power and gas companies. Access to communication infrastructure is already provided by existing communication carriers. The site is currently served by the municipal water system and is connected to the City's sewer network. The existing non-pervious development has been at this location for many years with no demonstrable impacts upon the existing storm water drainage. It is not anticipated that the proposed replacement project will generate any significant amounts of existing solid waste relative to the existing uses and the surrounding residential and commercial uses.

17. Human Health. Will the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of people to potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION: The proposed project will be constructed in full compliance with all applicable State, County and local regulations. There is nothing associated with the project, as proposed, that could result in the creation of a health hazard nor expose people to potential health hazards.

18. Aesthetics.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

DISCUSSION: No public visual corridors or scenic views will be obstructed by the proposed development. The building size and height is in conformance with the 30-foot height limit, and 1.0 floor area ratio of the city's CL zone, except that a small interior portion of the building is proposed to be 34 feet high to comply with elevator safety regulations. The additional elevator height

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would be at a small central portion of the building and would not affect any public views. Project landscaping would include the required 8% of landscaped area. Since the project will be subject to a public hearing process, as well as plan review, prior to issuance of any building permits, it will provide an opportunity to evaluate the aesthetics of the site, and allow an opportunity to mitigate any potential impacts resulting from the remodel and/or site design.

19. Recreation.

- a. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

DISCUSSION: The proposed project will not create any direct impacts upon existing recreational opportunities.

20. Cultural Resources.

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological sites?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

DISCUSSION: The site has been commercially developed for several years. No archaeological sites were discovered when it was previously developed. There are no local, state or federally designated sites in the area of the site. There are no prehistoric or historic buildings, structures, or objects on the site. There are no objects which represent unique ethnic cultural values on the site. No religious or sacred uses currently occupy the site, nor are any proposed.

21. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the

	Potentially Significant Impact	Potentially Significantly Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
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| <p>environment is one which occurs in a relatively brief, definite period of time while long-term impacts will endure well into the future.)</p> <p>c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p>d. Does the project have environmental effects which all cause substantial adverse effects on human beings, either directly or indirectly?</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> |
|--|---|---|---|---|

DISCUSSION: a. The project does not have any potential to significantly degrade the quality of the environment. As indicated in Sections 4 (Plant Life), 5 (Animal Life) and 20 (Cultural Resources) there are no identified rare or endangered plant or animal species, nor historic resources, which could be negatively impacted by this project.

b. Based upon this analysis there are no long-term environmental goals which are being compromised as a result of this project.

c. Based upon this analysis there are no cumulative impacts which will result in a significant effect upon the environment.

d. There is no evidence to suggest that the project could, directly or indirectly, substantially impact human beings.


**Sources: City of Manhattan Beach Municipal Code
City of Manhattan Beach Traffic Engineer Comments
Project Narrative/Application Materials**

**CITY OF MANHATTAN BEACH
PROPOSED NEGATIVE DECLARATION**

In accordance with the California Environmental Quality Act of 1970, as amended, and the City of Manhattan Beach CEQA Guidelines, the Community Development Department after conducting an Initial Study found that the following project would not have a significant effect on the environment and has instructed that this Negative Declaration be prepared.

- 1. Project Title:** 865 Manhattan Beach Blvd. Office Building
- 2. Project Location:** 865 Manhattan Beach Blvd.
- 3. Project Description:** Demolish Existing 9,000 Square Foot Office Building and Construct an Approximately 15,000 Square Foot Office Building.
- 4. Support Findings:** Based upon the Initial Study, which is attached hereto and made a part hereof, it is the finding of the Community Development Department that the above mentioned project is not an action involving any significant environmental effects.

Prepared by the Community Development Department on December 16, 2013



Richard Thompson, Director of Community Development

