

**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 22, 2014

SUBJECT: Resolution Approving 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 **DISCUSS** the continued project, **APPROVE** the subject request, and **ADOPT** the Draft Resolution.

APPLICANT

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

DISCUSSION

At its regular meeting of January 8, 2014, the Planning Commission conducted the public hearing for the subject application, and directed staff to return with a Resolution for approval. The project includes a new 3-story office building, underground parking spaces, a retail storefront, and an elevator tower height variance. The Commission tentatively determined that the project design and height proposal was appropriate, subject to conditions and restrictions to be placed on the project. Staff was directed to prepare a draft Resolution addressing issues regarding construction management, glare prevention, convenience store limitations (hours/no alcohol), tree replacement, etc.

The applicant considered the Planning Commission's public hearing discussion, and implemented some items to improve the project consistent with those comments. The applicant subsequently provided revised plans that include a relocation of the store-front space, enlarged rear setback, and other minor changes summarized in Attachment B. Staff's brief review of these plans finds an aesthetic improvement by shifting the convenience store

space to the east side of the project driveway where it becomes more visually prominent. The Commission had discussed the desirability of a more interesting and interactive street frontage for the building. The applicant found it feasible to switch the store and stairwell locations, giving better street exposure to the storefront, and utility equipment is now shown to occupy the depressed on-grade area west of the driveway where the convenience store was shown to front previously.

The Planning Commission had also emphasized the importance of communicating with the concerned neighbors. After meeting with project neighbors, the applicant has responded by recessing the upper floor an additional five feet from the rear RS district property line compared to the previous plan. The applicant has also indicated that two neighbors would prefer that the nonconforming property line wall not be removed adjacent to their properties (70-foot segment west of northeast site corner) so that this wall can provide a continuous buffer from the project during, and after construction. The plans currently show the replacement of this wall, that is as much as 12 feet tall, with walls that conform to the 8-foot height limit and are spaced apart with landscaping, however, the proposed Resolution includes a condition requiring the existing wall to remain as a construction buffer as long as is reasonable, and provides for permanent retention of the existing buffer wall if ultimately agreed to by the abutting neighbors.

Staff believes that the plan revisions submitted by the applicant are in substantial compliance with the plans presented and approved in concept at the January 8th meeting, and are consistent with comments/suggestions made by the Planning Commission.

The attached draft Resolution includes typical and specific findings and conditions for approving a commercial Use Permit, and elevator tower height Variance. Proposed conditions of approval include the following

- Convenience store hours of 6am to 10:30pm.
- Prohibition of restaurant use, alcohol, and entertainment.
- Provision of two street trees.
- Provision of construction management plans
- Temporary site/buffer wall retention
- Screening/relocation of utility equipment
- Prohibition of pole signs and internally illuminated signs
- Required cooperation with future neighboring reciprocal access

CONCLUSION

Staff recommends that the Planning Commission discuss the revised plans and proposed draft Resolution for the subject Use Permit and Variance application, discuss the appropriate findings and conditions, and adopt a Resolution approving the project.

Attachments:

- A. Resolution No. PC 14-
- B. Applicant Revision summary
Revised Plans (separate)

c: 865 MB BLVD LLC, Applicant
Srour & Associates, Applicant Rep.
Tomaro Design Group, Architect.

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RESOLUTION NO. PC 14-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND ELEVATOR HEIGHT VARIANCE FOR CONSTRUCTION OF A NEW OFFICE BUILDING AT 865 MANHATTAN BEACH BOULEVARD (865 MB BLVD LLC)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on January 8, 2014, received testimony, closed the public hearing, and considered an application for a use permit and variance for construction of a proposed 15,000 square foot office building to include a 663 square-foot convenience store on the property located at 865 Manhattan Beach Boulevard in the City of Manhattan Beach.
- B. The existing legal description of the site is Lot 1 of Parcel Map in Book 117, pages. 15-16, of the Los Angeles County Recorder.
- C. The applicant for the subject project is 865 MB BLVD LLC, the owner of the property.
- D. 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.
- E. 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.
- F. The property is located within Area District II and is zoned CL, Commercial Local. The use is permitted by the zoning code and is appropriate as conditioned for the local commercial area. The surrounding properties consist of CL (Local Commercial – east, west, south) and RS (Residential Single Family - north) zoning.
- G. The General Plan designation for the property is Local Commercial. The General Plan encourages commercial development that serves City residents. The project is consistent with the General Plan, and specifically supports, Goal LU-3, and Policy LU-3.1 related to positive aesthetics, Policy LU-6.2 by providing a diverse tax base, and Policy LU-8-2 related to upgrading and remodeling to meet business needs.
- H. The Planning Commission made findings required to approve the Use Permit pursuant to MBMC Section 10.84.060 as follows:
 - 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located, in that the area is developed with a mix of commercial and residential uses;
 - 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city, in that the site and area already support office building use and parking supplies are adequate;

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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; and
 4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated, in that the office building use is compatible with the area, parking supplies are adequate, the building has substantial setbacks/landscaping, and buffer walls and landscaping are provided.
- I. The Planning Commission made findings required to approve the Variance allowing approximately 4 feet of elevator tower height above the 30-foot height limit, pursuant to MBMC Section 10.84.060 as follows:
1. Special circumstances are applicable to the subject property, including substantial slope and odd shape, where 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, since specific elevator height safety standards require the project elevator tower to project above the primary building roof.
 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; since the additional height occupies a small area (less than 100 square feet) located at a central area on the property, thirteen feet from the closest property line.
 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; since limited height variances for commercial properties with sloped topography, and/or specific elevator height safety standards have occurred previously.
- J. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- K. The project will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- L. This Resolution, upon its effectiveness, constitutes the Use Permit and elevator tower height Variance for the subject project.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Variance application for a new office building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on January 22, 2014, except that a segment of the existing rear property line wall may be retained if requested in writing by the abutting neighbor(s). Any other substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Construction Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development, Police and Public Works Departments prior to issuance of building permits. The plan shall

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provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

3. 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. Final utility equipment locations and visual screening shall be subject to Community Development review and approval.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area. The existing perimeter site walls shall remain in place as construction buffers to residential neighbors for the early phases of grading/construction as determined to be appropriate by the Community Development Director.
5. 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.
6. * A site landscaping plan utilizing drought tolerant plants, including large-box-sized trees, 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. At least two street trees shall be retained or provided as the Public Works Department determines to be appropriate.
7. 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.
8. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
9. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
10. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
11. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
12. * Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design. Interior lighting within the building shall be designed to limit unnecessary light visible to adjacent neighbors by use of screening, timing devices, motion sensors, and other available technology.

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Commercial Operational Restrictions

13. * The facility shall include general office use and 663 square feet of food and beverage sales, or retail use as designated by the project plans. Medical office use shall be permitted to replace some general office use to the extent that parking requirement conformance for the building can be provided. On-site consumption of food or beverages within or adjacent to the food and beverage sales space shall be prohibited.
14. * Food and beverage sales or retail use shall be limited to operating hours of 6am to 10:30pm daily.
15. * Alcohol sales and entertainment, other than office use administration of such off-site activities, shall be prohibited.
16. The management of the facility shall police the property and all areas immediately adjacent to the businesses on the site during the hours of operation to keep it free of litter.
17. * The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses. Security items or procedures shall be implemented and maintained on-site as determined to be appropriate by the Police Department, including emergency communications relay equipment for underground parking areas.
19. A covered trash and recycling 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. A trash and recycling plan shall be provided as required by the Public Works Department.
20. * The site shall allow reciprocal vehicle access with adjacent properties for any future City approved project upon which a similar reciprocal access condition is imposed. Such access shall be through the site's parking lot and driveways. The parking lot and parking structure configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
21. * Parking (including bicycle parking) shall be provided in conformance with the current Manhattan Beach Municipal Code. Parking spaces shall be marked and signed as required by the Community Development Department. Commercial parking spaces shall be available to employees and customers and shall not be labeled or otherwise restricted for use by any individuals. Gates or other obstructions to parking areas shall be subject to Community Development Director approval, and shall not limit access to parking during business operation. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
22. The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. As a minimum, the owner of the building shall include prohibitions against employee parking on local streets in any lease and/or rental agreements. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.
23. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated signs shall be prohibited. A sign program shall be submitted to the Community Development Department for review and approval prior to sign permit issuance.

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24. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
25. Any outside sound or amplification system or equipment is prohibited.

Procedural

26. This Use Permit and Variance approval shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
27. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
28. 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.

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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 January 22, 2014 and that said Resolution was adopted by the following vote:

AYES:

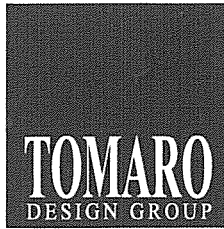
NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary



January 15, 2014

City of Manhattan Beach
Planning Department
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: 865 Manhattan Beach Blvd.

Dear Planning Commissioners:

Based on the Planning Commission meeting held on January 8, 2014, the following revisions have been reflected on the attached set of plans for the above -referenced project:

- The retail space and stair on the South side of the property have been swapped in order for the retail space to be more visible.
- The entrance into the garage has been set back further towards the parking to minimize it's street presence and accentuate the pedestrian entry
- We have added a stair at the third level to meet egress requirements
- The second floor of the building has been pulled in approx. 5'-0" on the North side after talking with the neighbors located on the North side of the property to provide additional setbacks
- The neighbors at 860 and 864 12th Court would like to keep the existing walls on the property line. These walls vary from 9-12'-0" tall as measured from their grade and help provide privacy in their yards. Based on the building codes these walls cannot exceed 8'-0". Please consider approving these walls to remain.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Louie Tomaro", written over a horizontal line.

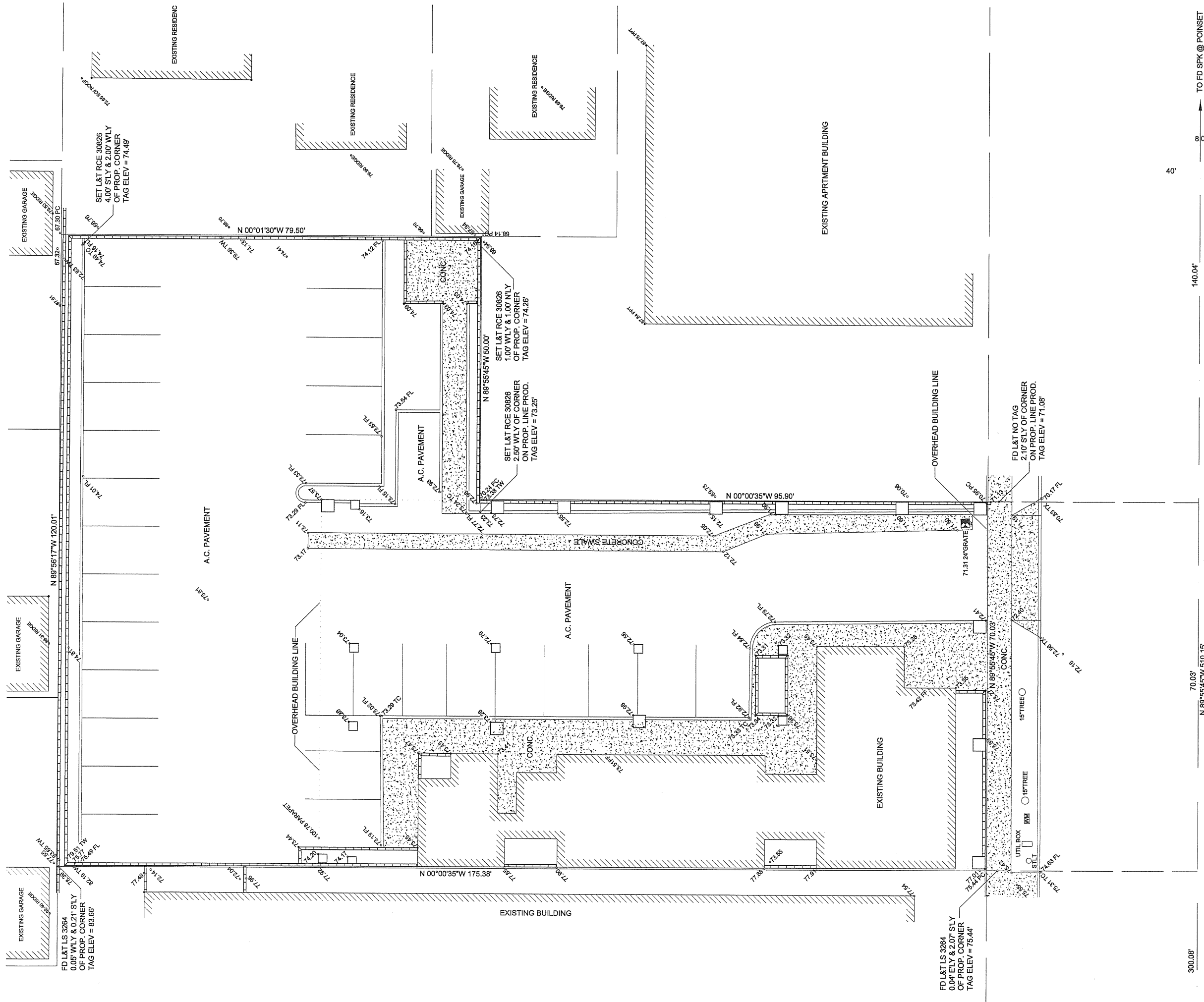
Louie Tomaro, A. I. A., LEED AP
Tomaro Architecture, Incorporated

ATTACHMENT B
PC MTG 1-22-14

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300.08' 70.03' N 89°55'45"W 510.15' 140.04' 40' 40' TO FD SPK @ POINSET PER PWFB 716-18

MANHATTAN BEACH BOULEVARD

LEGEND

	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	106.78 EXISTING ELEVATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
BCR	BEGINNING OF CURB RETURN
CL	CENTERLINE
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GLY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:30 AM TO 5:00 PM.


SURVEY PLAN
 SCALE: 1/8"=1'-0"


ARCHITECTURE
 2617 N. SEPULVEDA
 MANHATTAN BEACH
 CALIFORNIA 90266
 TEL: 310-318-8089
 FAX: 310-318-9400
 WWW.TOMARO.COM

PROJECT
865
 M.B. BLVD. LLC.
 865 MANHATTAN BEACH BLVD
 MANHATTAN BEACH
 CALIFORNIA 90266

STAMP
 REVISIONS
 PROJECT NO.
 13021
 PRINT DATE
 12-19-2013
 DRAWING
SURVEY PLAN
 COPYRIGHT
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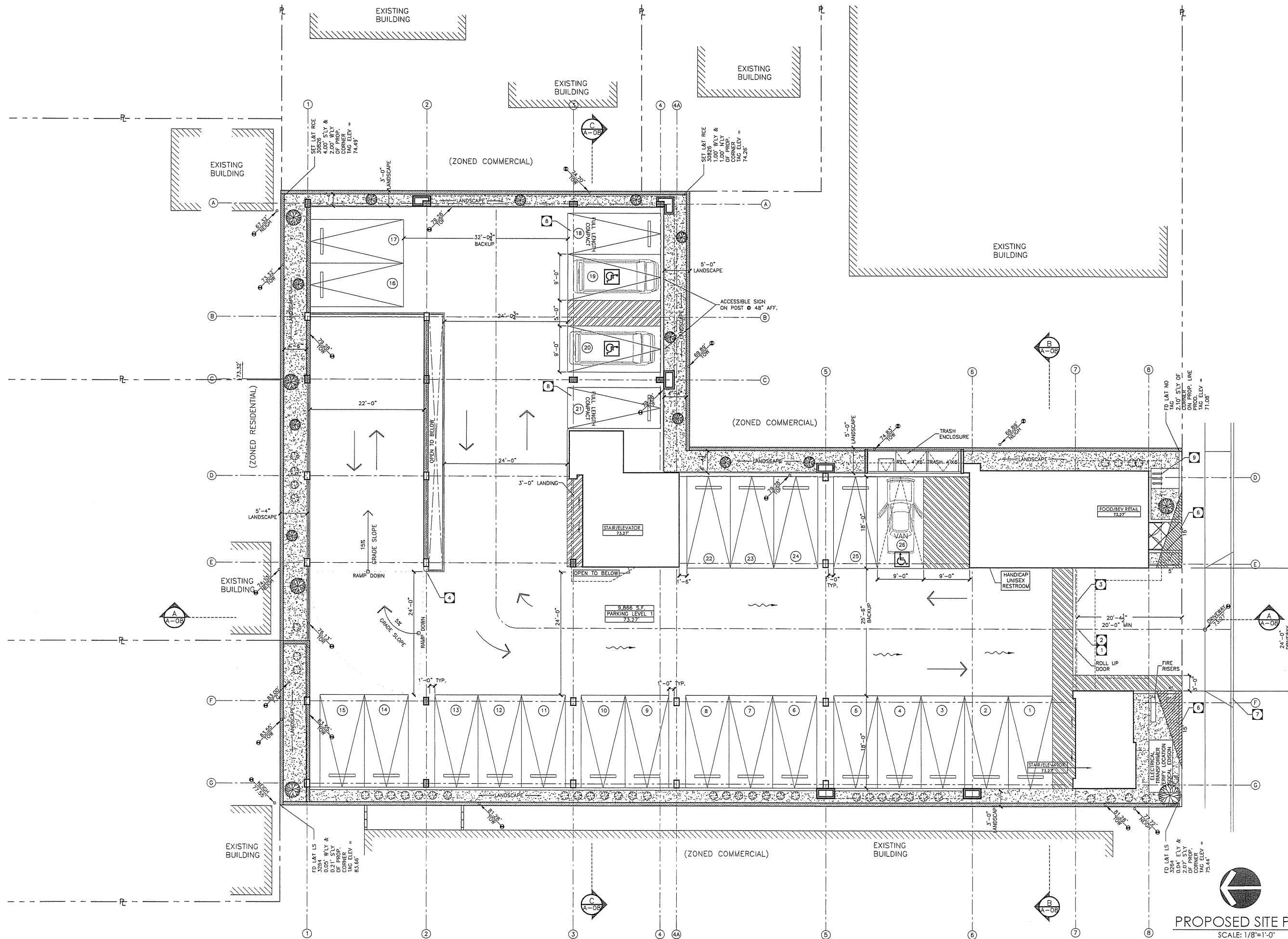
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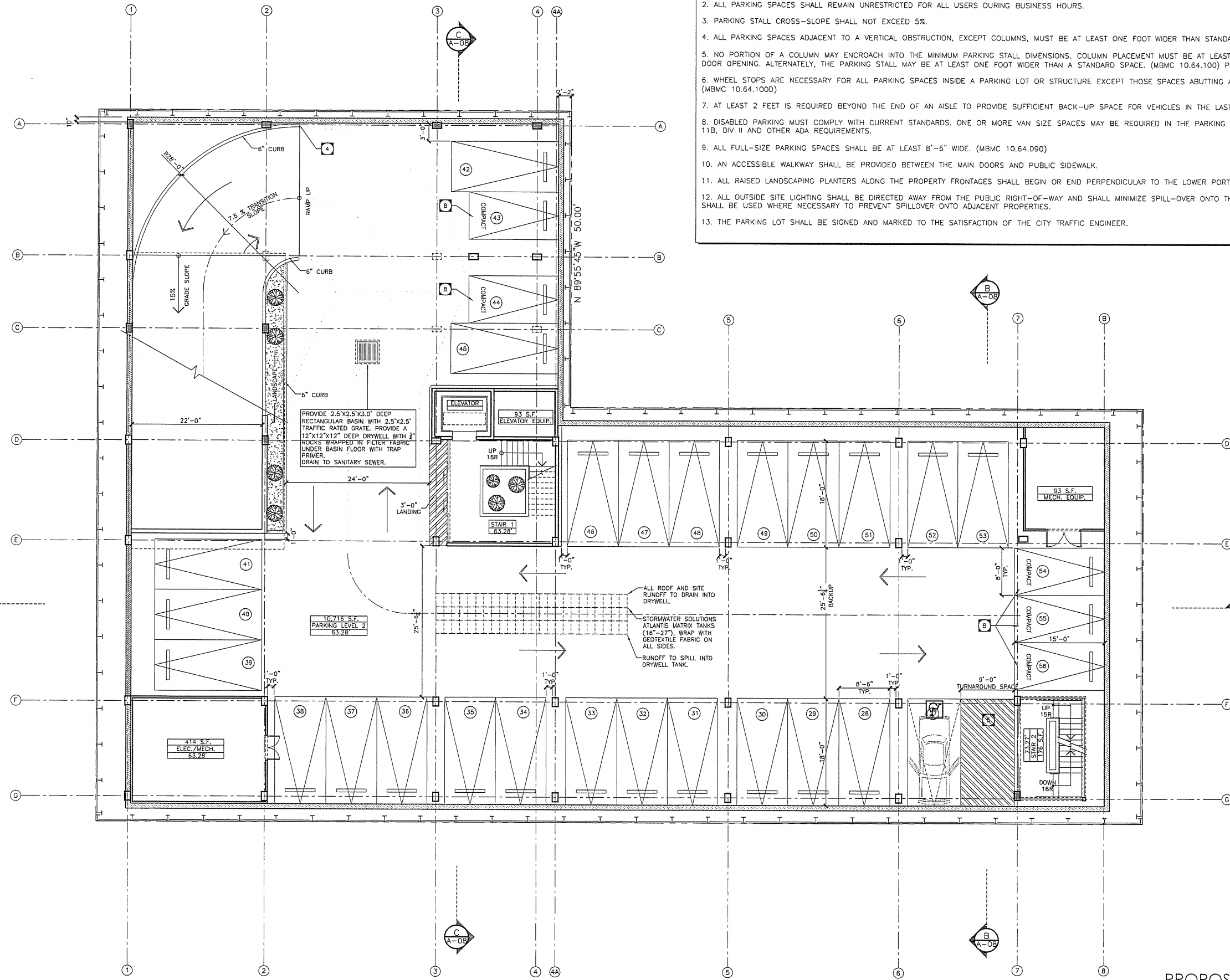
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PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

- NOTES**
1. SLOPES AND TRANSITIONS FOR ALL VEHICLE RAMPS SHALL NOT EXCEED 15 PERCENT SLOPE AND SHALL CONFORM TO CITY STANDARDS. ALL RAMPS OVER 8 PERCENT SLOPE MUST INCLUDE TRANSITION SLOPES AT THE BEGINNING AND END OF THE RAMP. OUTSIDE TURNING RADIUS SHALL NOT BE LESS THAN 28 FEET. SLOPES SHOWN ON PLAN.
 2. ALL PARKING SPACES SHALL REMAIN UNRESTRICTED FOR ALL USERS DURING BUSINESS HOURS.
 3. PARKING STALL CROSS-SLOPE SHALL NOT EXCEED 5%.
 4. ALL PARKING SPACES ADJACENT TO A VERTICAL OBSTRUCTION, EXCEPT COLUMNS, MUST BE AT LEAST ONE FOOT WIDER THAN STANDARD SPACES.
 5. NO PORTION OF A COLUMN MAY ENCROACH INTO THE MINIMUM PARKING STALL DIMENSIONS. COLUMN PLACEMENT MUST BE AT LEAST 2' INSIDE THE END OF STALL AND NOT OBSTRUCT VEHICLE DOOR OPENING. ALTERNATELY, THE PARKING STALL MAY BE AT LEAST ONE FOOT WIDER THAN A STANDARD SPACE. (MBMC 10.64.100) PLANS APPEAR TO COMPLY WITH REQUIREMENT.
 6. WHEEL STOPS ARE NECESSARY FOR ALL PARKING SPACES INSIDE A PARKING LOT OR STRUCTURE EXCEPT THOSE SPACES ABUTTING A MASONRY WALL OR PROTECTED BY A 6 INCH HIGH CURB. (MBMC 10.64.100D)
 7. AT LEAST 2 FEET IS REQUIRED BEYOND THE END OF AN AISLE TO PROVIDE SUFFICIENT BACK-UP SPACE FOR VEHICLES IN THE LAST SPACE OF THE AISLE.
 8. DISABLED PARKING MUST COMPLY WITH CURRENT STANDARDS. ONE OR MORE VAN SIZE SPACES MAY BE REQUIRED IN THE PARKING LOT WITH SUFFICIENT HEIGHT CLEARANCE. SEE CBC CHAPTER 11B, DIV II AND OTHER ADA REQUIREMENTS.
 9. ALL FULL-SIZE PARKING SPACES SHALL BE AT LEAST 8'-6" WIDE. (MBMC 10.64.090)
 10. AN ACCESSIBLE WALKWAY SHALL BE PROVIDED BETWEEN THE MAIN DOORS AND PUBLIC SIDEWALK.
 11. ALL RAISED LANDSCAPING PLANTERS ALONG THE PROPERTY FRONTAGES SHALL BEGIN OR END PERPENDICULAR TO THE LOWER PORTION OF THE DRIVEWAY WINGS.
 12. ALL OUTSIDE SITE LIGHTING SHALL BE DIRECTED AWAY FROM THE PUBLIC RIGHT-OF-WAY AND SHALL MINIMIZE SPILL-OVER ONTO THE SIDEWALKS AND STREET. SHIELDS AND DIRECTIONAL LIGHTING SHALL BE USED WHERE NECESSARY TO PREVENT SPILLOVER ONTO ADJACENT PROPERTIES.
 13. THE PARKING LOT SHALL BE SIGNED AND MARKED TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.



- PARKING LEVEL PLAN KEY NOTES**
1. VEHICLE GATES SHALL REMAIN OPEN DURING BUSINESS HOURS. AT LEAST ONE VEHICLE OF 20 FEET LONG MUST BE ABLE TO QUEUE OUTSIDE ANY VEHICLE ACCESS GATE IN BOTH DIRECTIONS WITHOUT BLOCKING THE SIDEWALK.
 2. KEY OR CODE CONTROLLED INGRESS MUST BE PROVIDED AT ANY GATE, INCLUDING AN INTERCOM SYSTEM CONNECTED TO INDIVIDUAL UNITS FOR VISITOR/CUSTOMER PARKING BEHIND GATE. AUTOMATIC EXITING USING VEHICLE DETECTION MUST BE PROVIDED WHEN VEHICLE LEAVES THE GATED AREA.
 3. PROVIDE HEIGHT CLEARANCE SIGNS AND CLEARANCE WARNING BAR FOR PARKING STRUCTURE ENTRANCE.
 4. A VEHICLE WARNING SYSTEM SHALL BE PROVIDED FOR THE ONE LANE VEHICLE RAMP TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER. THE SYSTEM SHALL WARN DRIVERS BOTH AUDIBLY AND VISUALLY AT BOTH ENDS THAT A VEHICLE IS APPROACHING FROM THE OPPOSITE DIRECTION.
 5. A TURN-AROUND SPACE (NO PARKING) MUST BE PROVIDED AT THE END OF THE PARKING AISLE TO ALLOW CUSTOMERS TO EXIT IN A FORWARD MANNER IF ALL SPACES IN THE PARKING STRUCTURE ARE OCCUPIED.
 6. PROVIDE UNOBSTRUCTED TRIANGLE OF VISIBILITY (5'X15') ADJACENT TO EACH DRIVEWAY AND BEHIND THE ULTIMATE PROPERTY LINE WHEN EXITING THE PARKING AREAS WITHOUT WALLS, COLUMNS OR LANDSCAPING OVER 36 INCHES HIGH. (MBMC 10.04.150) ALL PLANTERS AND WALKWAYS MUST CONFORM TO THIS REQUIREMENT.
 7. ALL UNUSED DRIVEWAYS AND UNDEVELOPED PROPERTY FRONTAGES SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK. THE EXISTING DRIVEWAY APPROACH SHALL BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK.
 8. ANY COMPACT SPACES SHALL BE LABELED WITH A SIGN AND A STENCIL MARKING AT THE BACK OF EACH SPACE.
 9. BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF 5 PERCENT (5%) OF ALL PARKING SPACES. (MBMC 10.64.80)

PROPOSED GROUND PARKING LEVEL 2
SCALE: 1/8"=1'-0"



ARCHITECTURE

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PROJECT

865
M.B. BLVD. LLC.

865 MANHATTAN BEACH BLVD
MANHATTAN BEACH
CALIFORNIA 90266

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**PARKING LEVEL 1
PLAN**
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RESERVES ITS COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE
PLANS. THESE PLANS ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER FOR ANY
PARTY WITHOUT FIRST OBTAINING THE
EXPRESS WRITTEN PERMISSION AND
CONSENT OF TOMARO DESIGN GROUP.

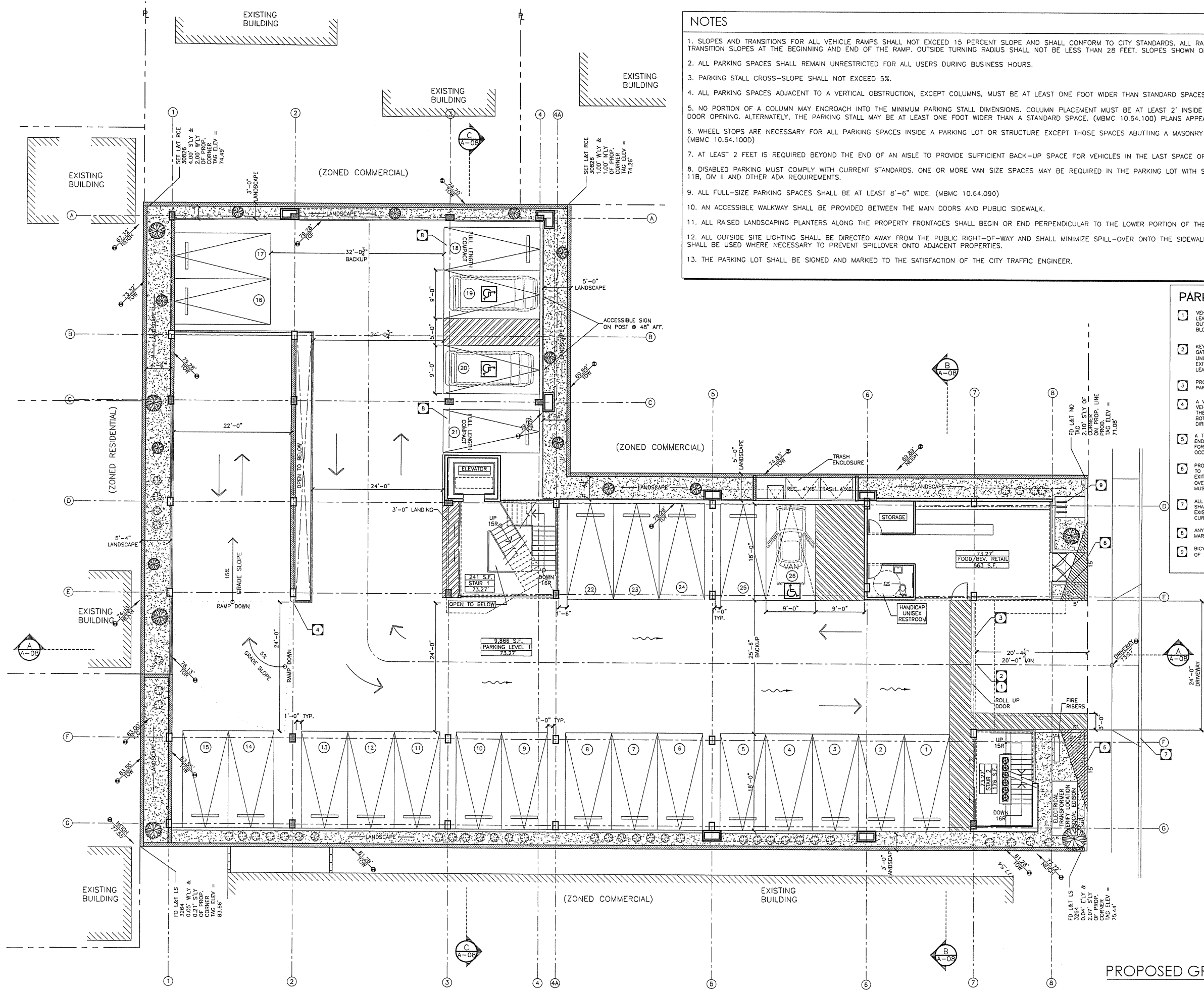
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A.03

- NOTES**
1. SLOPES AND TRANSITIONS FOR ALL VEHICLE RAMPS SHALL NOT EXCEED 15 PERCENT SLOPE AND SHALL CONFORM TO CITY STANDARDS. ALL RAMPS OVER 8 PERCENT SLOPE MUST INCLUDE TRANSITION SLOPES AT THE BEGINNING AND END OF THE RAMP. OUTSIDE TURNING RADIUS SHALL NOT BE LESS THAN 28 FEET. SLOPES SHOWN ON PLAN.
 2. ALL PARKING SPACES SHALL REMAIN UNRESTRICTED FOR ALL USERS DURING BUSINESS HOURS.
 3. PARKING STALL CROSS-SLOPE SHALL NOT EXCEED 5%.
 4. ALL PARKING SPACES ADJACENT TO A VERTICAL OBSTRUCTION, EXCEPT COLUMNS, MUST BE AT LEAST ONE FOOT WIDER THAN STANDARD SPACES.
 5. NO PORTION OF A COLUMN MAY ENCRoACH INTO THE MINIMUM PARKING STALL DIMENSIONS. COLUMN PLACEMENT MUST BE AT LEAST 2' INSIDE THE END OF STALL AND NOT OBSTRUCT VEHICLE DOOR OPENING. ALTERNATELY, THE PARKING STALL MAY BE AT LEAST ONE FOOT WIDER THAN A STANDARD SPACE. (MBMC 10.64.100) PLANS APPEAR TO COMPLY WITH REQUIREMENT.
 6. WHEEL STOPS ARE NECESSARY FOR ALL PARKING SPACES INSIDE A PARKING LOT OR STRUCTURE EXCEPT THOSE SPACES ABUTTING A MASONRY WALL OR PROTECTED BY A 6 INCH HIGH CURB. (MBMC 10.64.100D)
 7. AT LEAST 2 FEET IS REQUIRED BEYOND THE END OF AN AISLE TO PROVIDE SUFFICIENT BACK-UP SPACE FOR VEHICLES IN THE LAST SPACE OF THE AISLE.
 8. DISABLED PARKING MUST COMPLY WITH CURRENT STANDARDS. ONE OR MORE VAN SIZE SPACES MAY BE REQUIRED IN THE PARKING LOT WITH SUFFICIENT HEIGHT CLEARANCE. SEE CBC CHAPTER 11B, DIV II AND OTHER ADA REQUIREMENTS.
 9. ALL FULL-SIZE PARKING SPACES SHALL BE AT LEAST 8'-6" WIDE. (MBMC 10.64.090)
 10. AN ACCESSIBLE WALKWAY SHALL BE PROVIDED BETWEEN THE MAIN DOORS AND PUBLIC SIDEWALK.
 11. ALL RAISED LANDSCAPING PLANTERS ALONG THE PROPERTY FRONTAGES SHALL BEGIN OR END PERPENDICULAR TO THE LOWER PORTION OF THE DRIVEWAY WINGS.
 12. ALL OUTSIDE SITE LIGHTING SHALL BE DIRECTED AWAY FROM THE PUBLIC RIGHT-OF-WAY AND SHALL MINIMIZE SPILL-OVER ONTO THE SIDEWALKS AND STREET. SHIELDS AND DIRECTIONAL LIGHTING SHALL BE USED WHERE NECESSARY TO PREVENT SPILLOVER ONTO ADJACENT PROPERTIES.
 13. THE PARKING LOT SHALL BE SIGNED AND MARKED TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

PARKING LEVEL PLAN KEY NOTES

1. VEHICLE GATES SHALL REMAIN OPEN DURING BUSINESS HOURS. AT LEAST ONE VEHICLE OF 20 FEET LONG MUST BE ABLE TO QUEUE OUTSIDE ANY VEHICLE ACCESS GATE IN BOTH DIRECTIONS WITHOUT BLOCKING THE SIDEWALK.
2. KEY OR CODE CONTROLLED INGRESS MUST BE PROVIDED AT ANY GATE, INCLUDING AN INTERCOM SYSTEM CONNECTED TO INDIVIDUAL UNITS FOR VISITOR/CUSTOMER PARKING BEHIND GATE. AUTOMATIC EXITING USING VEHICLE DETECTION MUST BE PROVIDED WHEN VEHICLE LEAVES THE GATED AREA.
3. PROVIDE HEIGHT CLEARANCE SIGNS AND CLEARANCE WARNING BAR FOR PARKING STRUCTURE ENTRANCE.
4. A VEHICLE WARNING SYSTEM SHALL BE PROVIDED FOR THE ONE LANE VEHICLE RAMP TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER. THE SYSTEM SHALL WARN DRIVERS BOTH AUDIBLY AND VISUALLY AT BOTH ENDS THAT A VEHICLE IS APPROACHING FROM THE OPPOSITE DIRECTION.
5. A TURN-AROUND SPACE (NO PARKING) MUST BE PROVIDED AT THE END OF THE PARKING AISLE TO ALLOW CUSTOMERS TO EXIT IN A FORWARD MANNER IF ALL SPACES IN THE PARKING STRUCTURE ARE OCCUPIED.
6. PROVIDE UNOBSTRUCTED TRIANGLE OF VISIBILITY (5'x15') ADJACENT TO EACH DRIVEWAY AND BEHIND THE ULTIMATE PROPERTY LINE WHEN EXITING THE PARKING AREAS WITHOUT WALLS, COLUMNS OR LANDSCAPING OVER 36 INCHES HIGH. (MBMC 10.04.150) ALL PLANTERS AND WALKWAYS MUST CONFORM TO THIS REQUIREMENT.
7. ALL UNUSED DRIVEWAYS AND UNDEVELOPED PROPERTY FRONTAGES SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK. THE EXISTING DRIVEWAY APPROACH SHALL BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK.
8. ANY COMPACT SPACES SHALL BE LABELED WITH A SIGN AND A STENCIL MARKING AT THE BACK OF EACH SPACE.
9. BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF 5 PERCENT (5%) OF ALL PARKING SPACES. (MBMC 10.64.80)



PROPOSED GROUND PARKING LEVEL 1
SCALE: 1/8"=1'-0"



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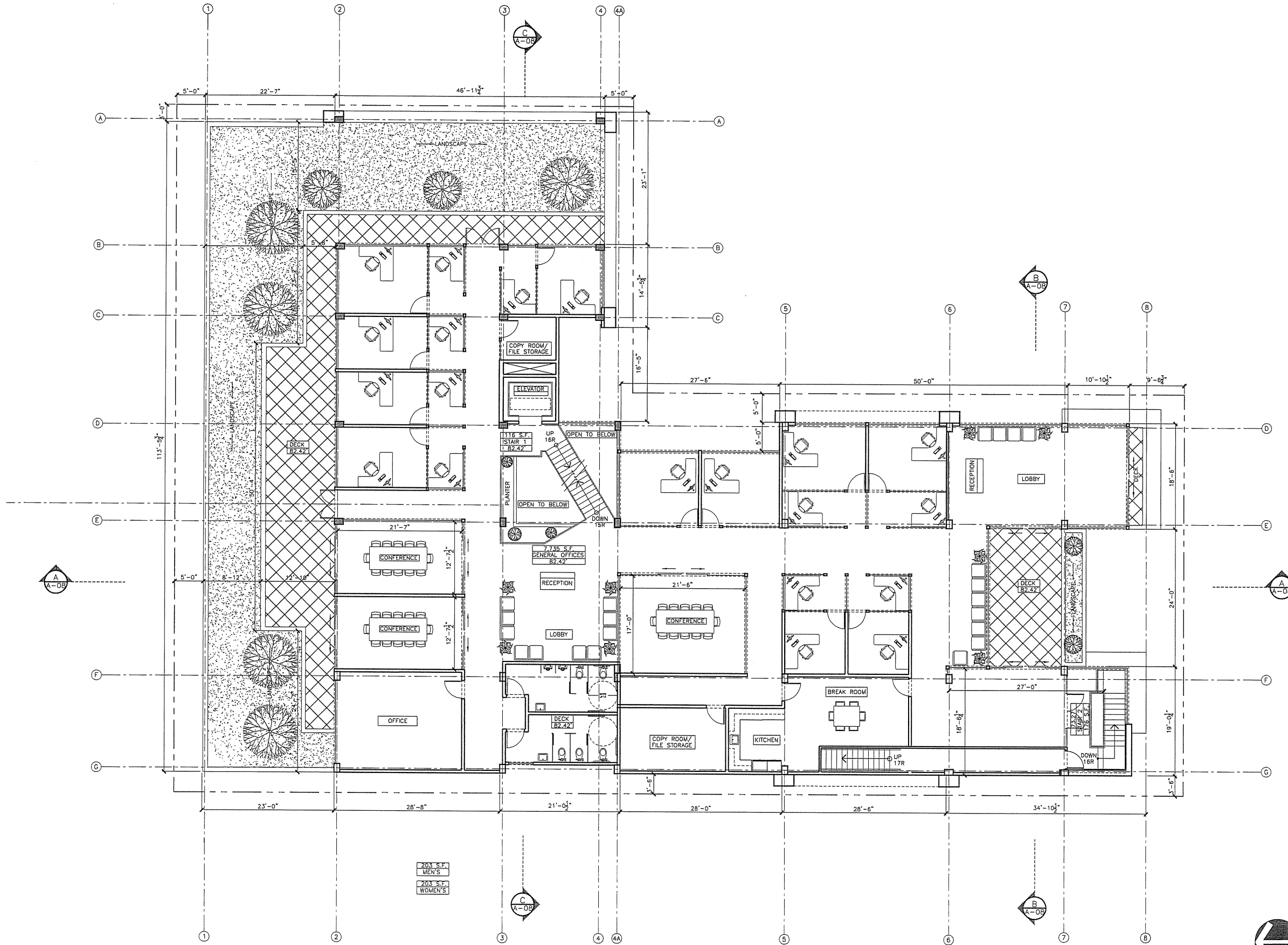
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SHEET NO.

A.04



203 S.F.
MEN'S
203 S.F.
WOMEN'S

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"





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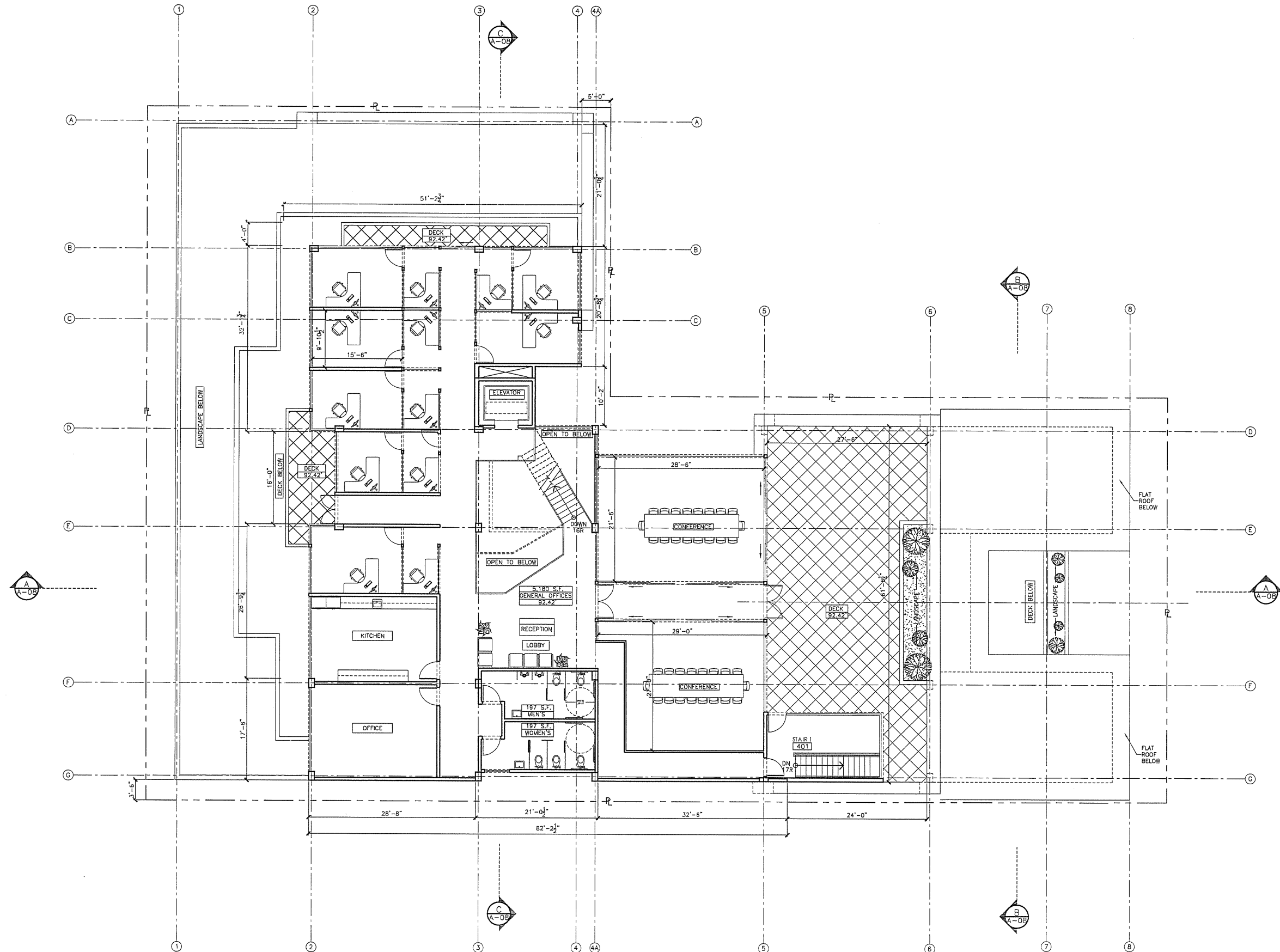
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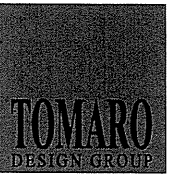
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



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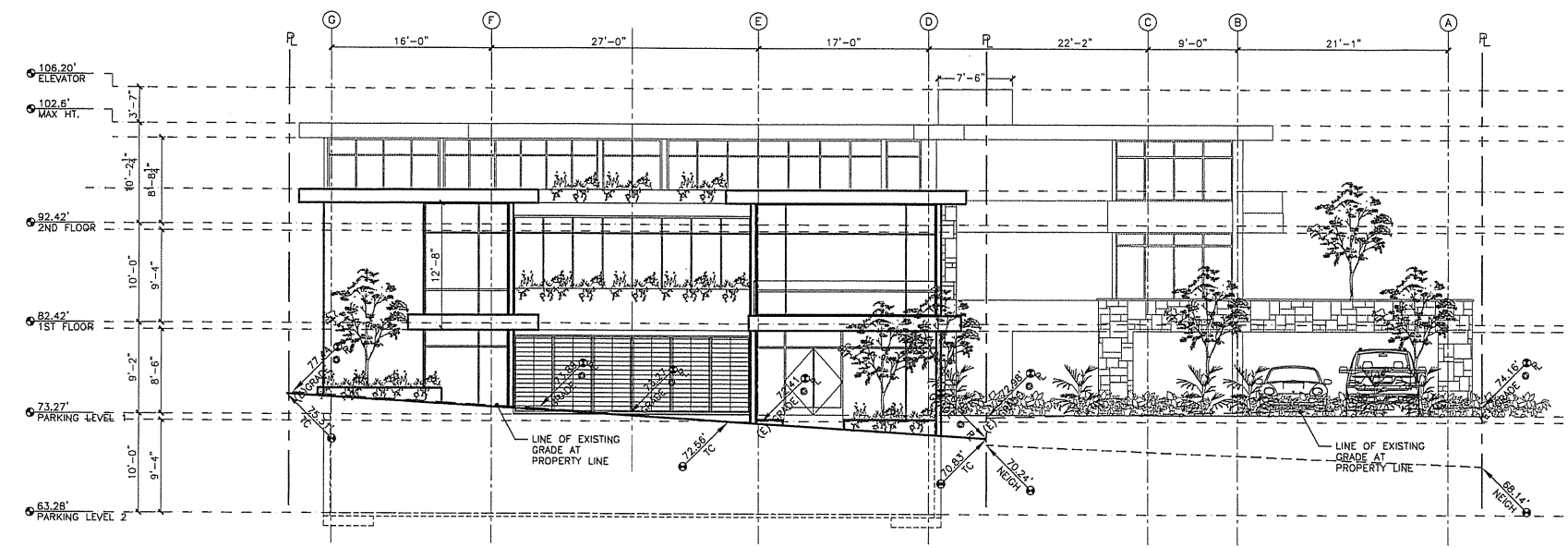
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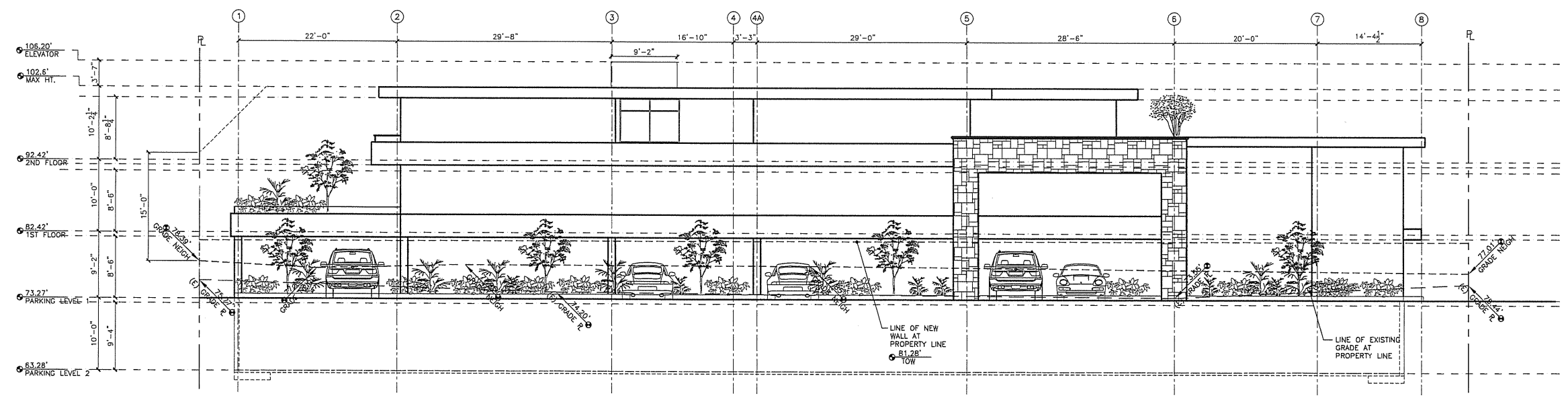
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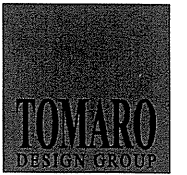
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SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



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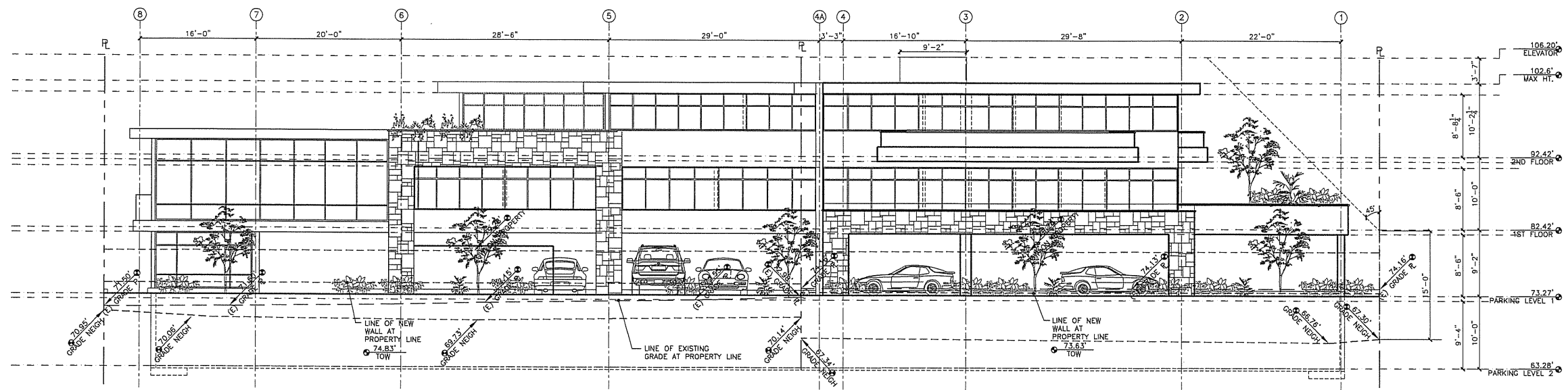
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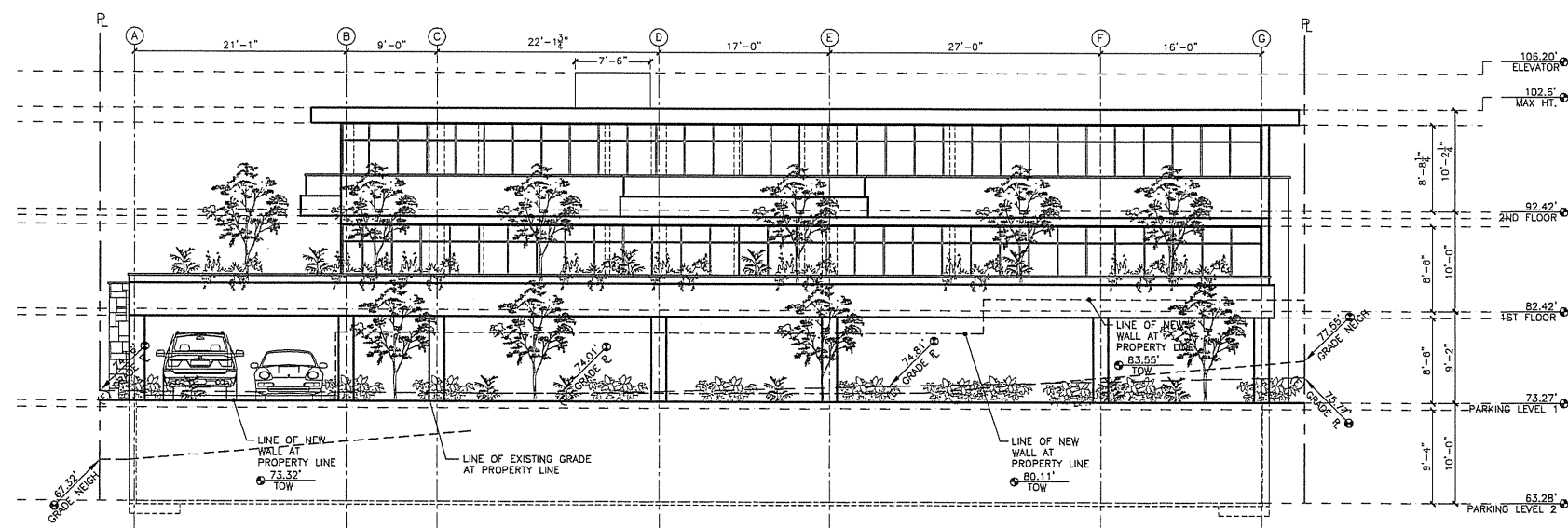
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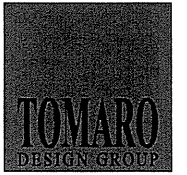
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EAST ELEVATION
SCALE: 1/8"=1'-0"



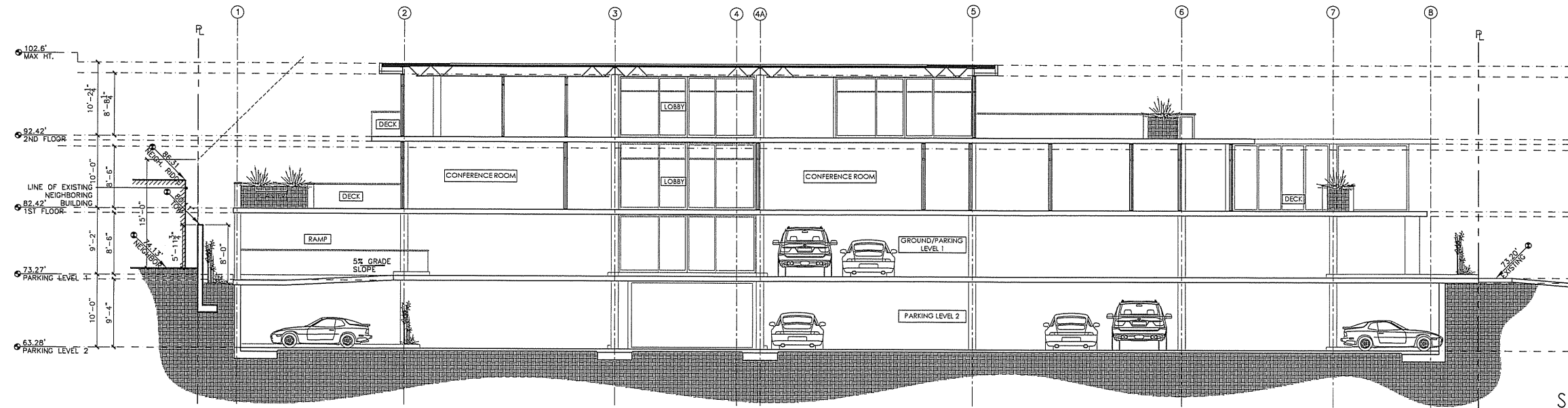
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SCALE: 1/8"=1'-0"



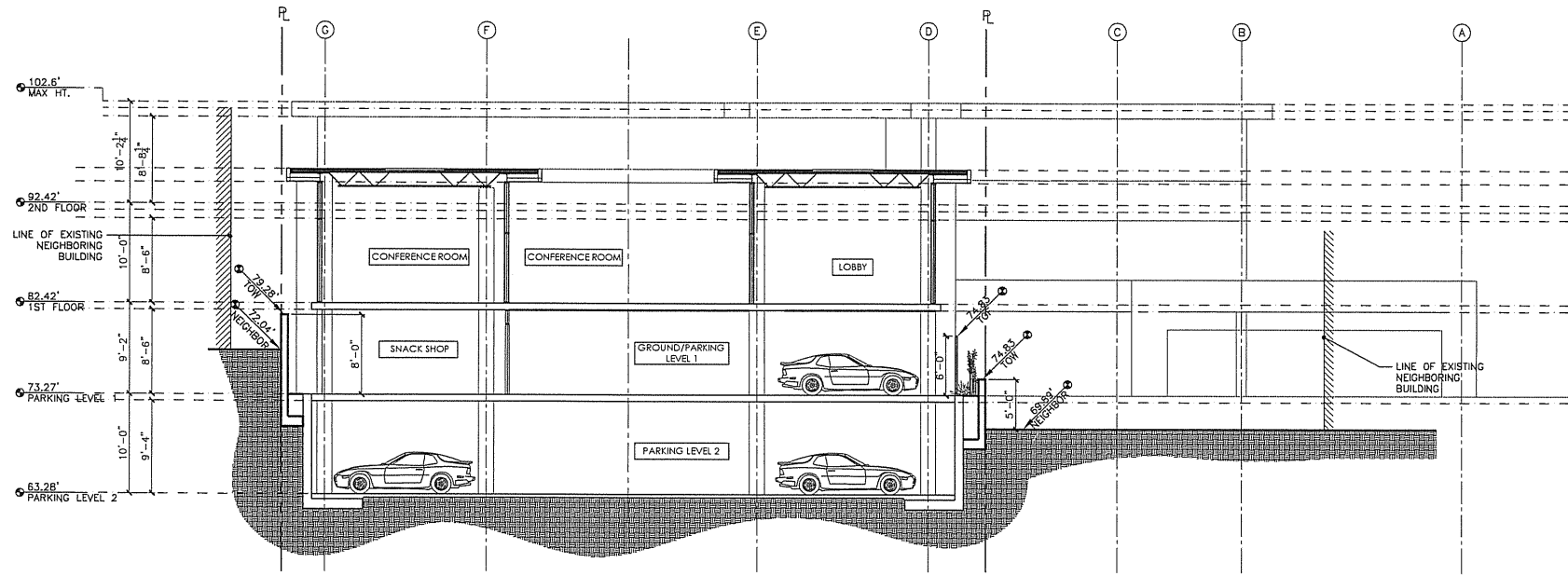
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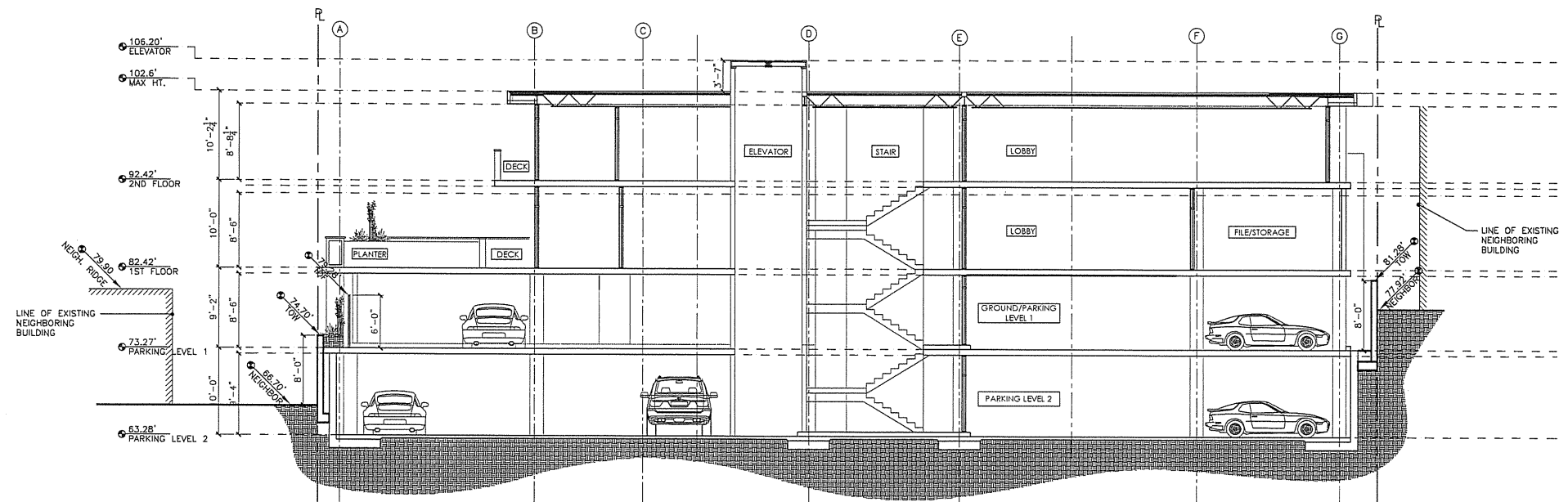
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SECTION A
SCALE: 1/8"=1'-0"



SECTION B
SCALE: 1/8"=1'-0"



SECTION C
SCALE: 1/8"=1'-0"

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