

**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: March 12, 2014

SUBJECT: Consideration of a Use Permit Amendment and Height Variance for Proposed Market with Off-Site Alcohol Sales and On-Site Tastings, Parking Deck, and other Site Alterations to Existing Retail Center, Manhattan Place, at 1133 Artesia Boulevard (McKently Malak Architects, Inc.)

RECOMMENDATION

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

APPLICANT

McKently Malak Architects, Inc.
35 Hugus Alley, Suite 200
Pasadena, CA 91103

BACKGROUND

The subject site presently consists of a commercially zoned 116,077 square-foot, sloped, rectangular shaped, interior lot with three retail-commercial buildings totaling 37,038 square feet of floor area. The project proposes to modify the largest (rear) building, most recently occupied by LA Fitness, by excavating adjacent surface parking, constructing two new parking levels, demolishing a former grocery loading area, constructing a new grocery loading area, and re-constructing the building façade to include parapet features as high as 32 feet above average grade. A variance is proposed to allow the façade improvements to exceed the 22-foot height limit, and a Use Permit Amendment is required for a substantial modification to the site's existing approved plans, and grocery store sales of alcohol beverages.

PROJECT OVERVIEW

LOCATION

Location	1133 Artesia Blvd. between Sepulveda Blvd. and Prospect Ave. (See Vicinity Map).
Legal Description	Portions of Lot 9, Block 3 of the Amended Map of Seaside Park, Book 8, p. 19
Area District	I

LAND USE

General Plan Zoning	General Commercial CG, Commercial General	
Land Use	<u>Existing</u> 37,038 sq. ft. commercial space	<u>Proposed</u> 36,250 sq. ft. commercial space
Neighboring Zoning/Land Uses	North (across Tennyson) South (across Artesia) East West	CG/Restaurant Hermosa Bch.- Com/Relig. CG/Com., RH/Apartments CG/Bank.

PROJECT DETAILS

	<u>Proposed (existing)</u>	<u>Code Requirement</u>
Parcel Size:	116,077 sq. ft. (270'x430')	4,000 sq. ft. min
Building Floor Area:	36,250 sq. ft. (37,038 sq. ft.)	174,115 sq. ft. max
Height	32 ft. (*) (26.9 ft.)	22 ft. max.
Setbacks		
Front	Varies: 0 – 70 ft. (same)	None
Rear	50 ft. (28 ft.)	None
East Side	44 ft. (60 ft.)	Daylight plane 20' above p/l
West Side	Varies: 0 – 70 ft. (same)	None
Landscaping	7,026 sq. ft. (3,531 sq. ft.)	9,286 sq. ft.
Parking:	208 spaces - 41 compact	190 Spaces - 57 compact max.
Vehicle Access	2 Artesia driveways 1 Tennyson driveway 2 east reciprocal access dwys. 1 west reciprocal access dwy.	None

(*) – New corner tower parapet: 32 ft., Primary parapets: 24.2 ft.

DISCUSSION

The submitted plans show an existing 24,891 square-foot 1-story retail/fitness club building (originally a grocery store) to be partially demolished at the rear, and remodeled with façade improvements, a new loading area, and a two-level parking structure, for a new food and beverage sales use, with off-sale and tasting type alcohol licenses, to replace a previous fitness club tenant. The parking structure provides for improved parking quality around the northwest corner of the building where the parking surface is awkwardly sloped, and depressed below floor level, since that area was originally a rear/secondary parking area for a larger grocery store that fronted toward Artesia Blvd. The proposed 14,354 square-foot grocery store space is oriented toward the Tennyson/Sepulveda street intersection where tenant visibility is good since the neighboring bank and restaurant properties have low profile parking areas there. The tallest (32 ft.) proposed façade element is located at that northwest building corner to take advantage of the Sepulveda Boulevard exposure.

Pedestrian and driveway access for the site would continue to be taken from Artesia Boulevard, Tennyson Street, and the neighboring commercial properties to the west and east. The existing Tennyson driveway would access the new lower parking level, with a vehicle ramp, stairs, and elevator to access the main parking and store level. Access between the neighboring commercial properties would continue on a private agreement basis. No specific City conditions currently require that reciprocal access between properties. The easterly abutting commercial property is under the same ownership as the subject site, but is governed under a separate use permit. The proposed project does not include any floor area additions, therefore, does not require establishment of a Master Use Permit.

The applicant anticipates grocery store hours of operation to be 6am to 10pm daily, and a total of 30 employees to work on-site over 3 shifts daily. Changes in sign programming, most notably the displacement of the pylon sign at the northwest corner of the site, have not yet been clearly identified.

The project conforms to the City's requirements for use, floor area, setbacks, parking, and landscaping. Landscaping would remain nonconforming at 6% of site area instead of the 8% standard, but would increase from the existing 3% level. The City's traffic Engineer has reviewed the project, found the traffic and parking design to be appropriate, and determined that a formal traffic study would not be required. The Police Department has reviewed the off-sale and tasting alcohol license request without identifying any concerns. The project issues that warrant discussion include the following: residential neighbors, parking structure design, and height.

Residential Neighbors:

The rear half of the site abuts the main driveway of a 39-unit apartment building to the east. A somewhat remote parking area would continue to occupy the space near the neighboring residential property, however, a loading entrance is proposed there at what

would be the back side of the new grocery store. The previous grocery store rear/loading area was at the north side of the building. The new loading location has more potential for neighbor disruption, although the plans call for a screen wall at the loading dock, and there would be a minimum 55-foot distance from residential windows. Four mature trees currently buffer this area from the neighboring apartments, however, the applicant proposes to replace these with eight trees as a new buffer element.

The adjacent residential area has a history of cut-through traffic concerns that resulted in traffic barriers on Tennyson and Shelley Streets. The project does not include any identifiable increase in traffic generation, and actually reduces total commercial floor area on the site. No new driveways or other physical changes to street traffic conditions are involved with the project.

Parking Structure Design:

The north (rear) property line of the subject site has an existing concrete retaining/buffer wall, as much as 9 feet tall, that is not aesthetically beneficial to the Tennyson Street neighborhood. The project proposes to remove that wall, excavate the retained parking lot soil down to street level, and build a new wall that encloses new on-grade parking and supports a new parking deck 13 feet above the Tennyson sidewalk plus a 4-foot solid guard rail. The new 17-foot tall wall would be larger than the existing wall, but would be recessed 3 feet from the property line, and enhanced with a base planter, vine trellis structures, and architectural trim elements. The wall is proposed to be solid, rather than have typical parking structure openings, since the Zoning Code (Sec. 10.60.070(D)) requires a 10-foot wide planter buffer for such items that fall under the Code's specific "parking structure" definition.

The north-facing wall discussed above will also return along the west property line from the northwest property corner, and be partially visible from the west until it zeros-out with the existing sloped grade near the driveway connecting the neighboring Chase Bank parking lot. The appearance of this wall needs to be included in the project's west elevation/perspective/sections for the Planning Commission's review, along with any signs, lights, or other accessory structures throughout the raised deck area.

Height:

The applicant requests a variance from Section 10.16.030(F) of the zoning code regarding maximum height of structures in the CG zone. The tallest roof parapet proposed for the 1-story building is approximately 10 feet over the applicable 22-foot height limit for flat-roof buildings not built directly above parking structures. The primary tenant façade parapets are proposed to be approximately 24 feet tall, which is lower than the existing comparable parapets at 25 feet. These heights are measured from the average grade of the site, which slopes down toward Tennyson Street, while the building was originally oriented toward the higher Artesia Boulevard. The 32-foot tall corner tower feature measures 30 feet from building floor level, and 42.3 feet from Tennyson sidewalk level. The tower element would assist visibility of the development from Sepulveda Boulevard approximately 200 feet away.

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 the constraints of the existing building's floor and roof heights, absence of impact to the surrounding area, and need of height variances for large/sloped commercial sites.

The subject parcel does have physical constraints in that the site slopes down 17 feet toward the rear, while the existing building was built with an orientation toward the front under different height requirements. The relatively small area of the tower feature (20 ft. length north & west), and its location away from residential neighbors do appear to limit potential adverse effects upon the surrounding area. The subject building's location being set back from Sepulveda Boulevard, but being quite visible from the high-traffic street is somewhat of a unique condition. Examples of similar over-height commercial building approvals on large sloped sites do exist in the City (Target/Chase, Wells Fargo, Rite-Aid) , and it is more common for larger commercial properties to receive height variances in these circumstances 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.

General Commercial Zone

The stated purpose of the CG zone is as follows:

CG General Commercial District. To provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for offices and certain limited industrial uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

General Plan

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

General Commercial

The General Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses, and to provide goods and services for the regional market. Limited industrial uses are also permitted consistent with zoning regulations. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard and targeted areas along Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. The maximum FAF is 1.5:1.

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.

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 no responses to the project hearing notice

Department Comments

Project plans and material were reviewed by relevant City Departments with no special requirements recommended by Public Works, Building, and Fire Departments. Traffic Engineer and Police comments are attached as Attachments D and E.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 1) as minor development to an existing facility per Section 15301 of CEQA.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing for the proposed Use Permit Amendment 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. An additional notice will be provided to neighboring property owners clarifying that new alcohol licenses are included in the project.

Attachments:

- A. Vicinity Map
 - B. Applicant description
 - C. Existing Use Permit Resolutions
(PC 89-60, PC 93-20, PC 93-23)
 - D. Traffic Engineer Comments
 - E. Police Comments
 - F. Plans
- c: Hany Malak, Applicant

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Project Description:

Demolish parking area to add basement parking at North end of site with ramp.
Demolish interior of L.A. Fitness center to create shell for future T.I.
Remodel exterior elevations on all four sides of 1133 Artesia Blvd. building.
Demolish +/-992 sq. ft. from Northwest corner of building, add +/-204 sq. ft. for receiving area on the Northeast corner. Revise surface parking at North end and Northwest side of building, add landscaping, create disabled access route from Artesia Blvd. to new T.I. space and restripe area for disabled parking stalls.

For the Use Permit Findings

This proposal is for the amending of the existing Use Permit that the shopping Center has been operating under. The proposed amendment will maintain the existing permitted uses and operations of the Center as it stands today.

- 1) The proposed modifications will enhance the use, access and operations of the center to be more customer/ shopper friendly. The existing uses of retail, restaurant and market uses will be maintained to serve the public and the immediate neighborhood.
- 2) The uses of the center and the existing conditions under which it has enjoyed it's operation would be maintained and will continue to be in accordance with the current General Plan for the area. The proposed design changes and addition of the parking garage will improve safety, and circulation around the center. There will be no deter mental affects to the health or will being of the surrounding community as all access points and operations of the center will be maintained. The reconstitution of the existing gym to retail/ market will be an enhancement and of use to the surrounding community.
- 3) The existing and proposed uses will comply with the provisions of the title under which it has operated including all specific conditions required for the purpose and use in which it is located.
- 4) the proposed use will not have any impact on the surrounding neighborhood or the properties near where it is operating. The proved remodel and addition of parking structure will not impact noise, traffic, vibration, odors, or the security of surrounding neighbors/ businesses. The remodel will enhance the aesthetics of the center and improve the circulation in and around the center while maintains all existing access points to the public. No public services or facilities will be impacted by the change in use for the gym or the redesign of the center.

Thank you

Hany Malak

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Findings for Variance:

- 1) Due to the current topography of the center, the current city height regulations are impacting the enhanced redesign of the center and the opportunity to improve the design of the existing structures. Based on the regulation of average height requiring that the building may not exceed 22'-0" in height, the existing building is already out of compliance. It is the request of this application that the proposed redesign would allow an average height of 22'-6" above the finish floor of the building along the west elevation with a singular tower element extending to maximum of 30'-0" to break up the elevation all plain of the building. Same request would be made for the north elevation. The south and east elevation will maintain the same building height existing today. The structure is already existing and cannot be altered lower than its current condition, and the proposed changes will allow us to shield HVAC units and other roof equipment as well.
- 2) The proposed height variance will not impact natural resources, the surrounding neighborhood, or be injurious to properties or improvements in the surrounding community. All improvements are encompassed within and on the existing structure that is currently impacted by the height restriction. There are no improvements outside of the building envelop that are impacted by height restrictions. No affect to public safety, health or general welfare will be impacted by the minor variance in building height.
- 3) The granting of this variance is consultant with other actions that has been granted by the City to commercial/ retail projects in the City that has requested for relief from the height restrictions. Commercial properties in general need the requested height due to the nature of their structure (this being an existing structure) and the uses they operate under, retail. Granting the Variance will not affect other properties in the community, or the district in which it's located.

Thank you

Hany Malak

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Eric Haaland

From: Hany Malak <hany@mckently.com>
Sent: Friday, January 17, 2014 5:55 PM
To: Eric Haaland
Subject: Justification for Alcohol Sales, Manhattan Place

Eric,

Sorry for the delay in getting the following statement out to you. please let me know if this is what you're looking for or if you need additional information. Again this justification is for Off Site consumption:

The proposed Market has been operating popular and successful markets throughout southern California. The proposed Market specializes in unique items that are often unavailable elsewhere. They offer a complete selection of goods, including fresh meats and fish, produce, dry goods, and other unique items from abroad. The customers of the proposed Market would benefit greatly by being able to make their alcoholic beverage purchases at the same time they shop for their groceries, sundry items & other exclusive items sold at proposed Market. This Market is known for carrying specialty items that most major supermarkets and liquor stores do not carry, such as imported and organic items. The Proposed Market also offers a complete selection of specialty alcoholic beverages, including beer, wines and spirits. The company is aware of the necessity of operating a professional and responsible business. Their experience in operating numerous locations with little to no issues regarding alcohol will ensure there are no undesirable effects to the public convenience and welfare. No, containers will be sold which will be used for consumption of alcohol on the premise. Any on-site alcohol consumption will be strictly limited to on-site tastings within a controlled tasting area. Any such concerns or issues with operation of the market will be addressed and rectified immediately upon discovery. The granting of this Conditional Use Permit will also have a positive effect upon the economic welfare of the community, by allowing employment to numerous residents and the generation of additional business dollars and tax revenue for the City of Manhattan Beach. The proposed Market will comply with all applicable standards requested by the Dept. of Alcoholic Beverage Control, Police Dept., City of Manhattan Beach Planning Division and all other applicable City Departments.

Please let me know if the statement above is what you are looking for to complete our application. If you need any additional information, please do not hesitate to ask,

Regards,

Hany Malak
hany@mckently.com



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Pasadena, California 91103
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CEL: 626.221.1839
FAX: 626.583.8387

RESOLUTION NO. PC 89-60

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE RENOVATION OF AN EXISTING 25,000 SQUARE FOOT BUILDING AND THE CONSTRUCTION OF 12,000 SQUARE FEET OF RETAIL (DANA JOHN MACKAY, DJM COMPANY) 1133 ARTESIA

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Conditional Use Permit for the property legally described as Lots 4, 7 and westerly 1/2 of Lots 3 and 8 in Block 3 Amended map of Seaside Park, Book 8, Page 19; and,

WHEREAS, the applicant for said Conditional Use Permit is the DJM Company; and,

WHEREAS, a Negative Declaration has been filed in accordance with the California Environmental Quality Act and the City of Manhattan Beach Guidelines; and,

WHEREAS, the Planning Commission made the following findings with regard to this application:

1. The property is zoned C-2, General Commercial and is located in Area District IIA.
2. The site is presently improved with a 25,000 square foot building which is vacant.
3. The applicant requests approval of a Conditional Use Permit to allow the renovation of the existing structure and the construction of a two 6,000 square foot structures which will be used as retail.
4. The project, will conform to all applicable Code requirements.
5. The granting of the subject Conditional Use Permit is consistent with the goals and policies of the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach hereby APPROVES the subject Conditional Use Permit subject to the following conditions:

1. In addition to the 7% landscaping required by Code, trees shall be planted in all parking median strips, and along the southern, eastern and western elevations, 20 feet on center. Trees may be selected from the City's recommended tree list obtainable from the Department of Public Works.
2. Maintenance of all landscaping to be the responsibility of the owner. Applicant must submit landscaping plan, complete with method of maintenance, plant materials, etc., which is subject to the approval of the Community Development Department.
3. The westernmost egress from the property onto Artesia Boulevard shall be reconfigured to discourage motorists from crossing over to the left hand turn lane from Artesia to Sepulveda Boulevard. Included in this reconfiguration, shall be a right hand turn only sign.
4. Developer shall pay an improvement fee of \$17,500 for a proportion of the cost of intersection improvements at Artesia and Sepulveda Boulevards. This fee, required by the Community Development Department, will help to mitigate the environmental impacts associated with this project under the California Environmental Quality Act (CEQA).
5. All ground level mechanical equipment over 3 feet high shall be screened with landscaping or other materials approved by the Community Development Department. This shall include fire flow hookups, backflow devices, electrical boxes, etc.
6. This conditional use permit entitles the developer to up to 37,000 square feet of retail. Any restaurant which is subsequently located at the site will require a separate conditional use permit.

RESOLUTION NO. PC 89-60 (cont.)

7. A parcel map shall be submitted to the City for review and upon approval, the map shall be recorded for the entire site so all the existing lots can be consolidated into one parcel. Two mylar copies of the recorded parcel map shall be returned to the Community Development Department prior to the issuance of the Certificate of Occupancy for the project.
8. A survey suitable for purposes of recordation shall be performed by a Civil Engineer of Land Surveyor licensed in the State of California, including permanent monumentation of all property corners and the establishment or verification of centerline ties at the intersections of Sepulveda Boulevard with Artesia Boulevard and Tennyson Street, and Prospect Avenue at the intersections of Tennyson Street and Artesia Boulevard.
9. A traffic management plan, which includes all phases of construction, shall be submitted with the Building Permit application. The plan shall be subject to the approval of the Community Development, Public Works and the Police Departments.
10. All utilities serving the site shall be underground pursuant to City Ordinance.
11. All defective curb, gutter, and sidewalk improvements shall be removed and replaced as necessary subject to the approval of the Public Works Department and Caltrans (with regard to improvements installed in Artesia Boulevard). The applicant shall also construct standard curb, gutter and sidewalk at abandoned driveways on the Artesia Boulevard and the Tennyson Street frontages.
12. All storm and runoff water shall be contained on-site and conveyed in an appropriate drainage system which shall outlet through the curb in Tennyson Street. Details of this drainage system shall be shown on the building plans.
13. The two new structures proposed to be constructed on the site shall have separate 6-inch sewer laterals. These laterals may be connected to an 8-inch sewer line, to be constructed by the applicant on-site. This sewer line shall then be connected to the City's sewer main in Tennyson Street. The plans for this sewer system shall be signed by a Civil Engineer registered in the State of California. All costs pertaining to the preparation of the design, construction and inspection of the improvement shall be the responsibility of the applicant.
14. Each building shall have separate water services.
15. Approval of Phase II shall expire in six years (per issuance of building permit).

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 October 18th, 1989 and that said Resolution was adopted by the following votes:

AYES: Cunningham, Golik, Graw, Kaprielian

NOES:

ABSTAIN:

ABSENT: Vargo

Byron L. Woosley
BYRON L. WOOSLEY
Director of Community Development

Janet Loren
JANET LOREN
Recording Secretary

RESOLUTION NO. PC 93-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW THE ESTABLISHMENT OF A NEW FAST FOOD RESTAURANT WITHIN AN EXISTING SHOPPING CENTER KNOWN AS MANHATTAN PLACE, LOCATED AT 1139-C ARTESIA BOULEVARD, (Fatburger, Inc.)

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Use Permit, for the property legally described as lots 4, 7 & the west 1/2 of lots 3 & 8, Block 3, Amended Seaside Tract and located at 1139-C Artesia Boulevard, in the City of Manhattan Beach; and,

WHEREAS, the applicant for said project is Fatburger, Inc., and the owner of the subject property is DJM Company; and,

WHEREAS, the public hearing was advertised pursuant to applicable law, testimony was invited and received; and,

WHEREAS, an Initial Study was performed and a Mitigated Negative Declaration, was prepared in accordance with the California Environmental Quality Act (CEQA), as amended by the City of Manhattan Beach Guidelines. Based upon the analyses, it was determined that there will be no significant unmitigated environmental impacts associated with the project; and,

WHEREAS, the Planning Commission finds that, based upon the Initial Study and hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

WHEREAS, the following findings were made with respect to this application:

1. The applicant requests approval of a Use Permit to allow a tenant improvement to accommodate a new 1,320 fast food restaurant within an existing tenant store front space.
2. The property is located in Area District I and is zoned CG, General Commercial, as are the surrounding properties, with the exception of the property abutting the center site to the north east, which is zoned RH, High Density Residential. The property to the south, across Artesia Boulevard, located within the city of Hermosa Beach, is similarly zoned and improved.
3. The proposed use is permitted in the CG zone, subject to a Use Permit and is in compliance with the City's General Plan designation of General Commercial; will not be detrimental to the public health, safety or welfare of persons residing or working in or 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.
4. The project is in compliance with the provisions of the Manhattan Beach Municipal Code. Parking for the entire site, including Fatburger, requires approximately 186 spaces. This calculation is based on the existing Code for all uses, with the exception of the "Nautilus Plus" health club, which is based on a proposed parking standard. With 208 spaces existing on the site, there is a surplus of 22 parking spaces. To maximize the availability of the existing parking supply for customers, it is desirable that employees of the proposed restaurant park in that portion of the lot to the rear of the building addressed as 1133 Artesia Boulevard during daytime hours.

RESOLUTION NO. PC 93-20

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5. The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated. Under the site-wide use permit governing the center site (Resolution PC 89-60), a traffic mitigation measure has been imposed which required the property owner to contribute \$17,500 to a fund earmarked for a capital improvement project which will increase the traffic bearing capacity at the intersection of Artesia and Sepulveda Boulevards. Said payment has been made by the property owner, and the intersection improvement project is currently in the final design process and is being managed by the City of Manhattan Beach Public Works Department.
6. The property is designated General Commercial in the General Plan, and the proposed project is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings, the Planning Commission hereby **APPROVES** the requested Use Permit, subject to the conditions enumerated below:

1. The project shall be constructed in substantial compliance with the plans as reviewed by the Planning Commission on May 12, 1993, with the exception that a proposed underground grease interceptor shall be relocated from the project driveway near Artesia to within a parking space adjacent to the tenant space of the proposed restaurant.
2. The hours of operation of the subject use shall be limited to between 9:00 am and 12:00 a.m. (midnight) seven days a week.
3. The applicant shall install a grease interceptor concurrent with the tenant improvement in a parking space adjacent to the restaurant. The specific location, size and design shall be subject to the review and approval of the Public Services and Public Works Departments. The grease interceptor shall be regularly maintained, and maintenance shall be performed during those evening hours when the restaurant is closed.
4. The applicant shall monitor the walkways and parking lot in the vicinity of the store for litter associated with the fast food operation and shall remove all litter on a daily basis.
5. Sales or consumption of alcohol beverages shall not be permitted.
6. The restaurant shall remain in compliance with all Fire and Building occupancy requirements at all times.
7. All signs shall be in compliance with the City's Sign Code and the approved sign program for the center, per Resolution PC 90-10, unless a separate sign appeal is approved pursuant to said Sign Code.
8. The restaurant shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
9. All provisions of the Use Permit are subject to annual review by the Community Development Department.
10. This Resolution shall become effective on June 12, 1993, unless appealed to the City Council within the required 30 day appeal period.
11. This Use Permit shall lapse one-year after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.

RESOLUTION NO. PC 93-20
Page 3 of 3

12. 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.
13. A drive through window operation shall not be permitted with the approved use.
14. Employees shall be encouraged to park in the sector of the parking lot located to the rear of 1133 Arties ("Nautilus Plus building") during daytime hours so that parking close to the restaurant shall be available to visitors.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of **May 12, 1993** and that said Resolution was adopted by the following votes:

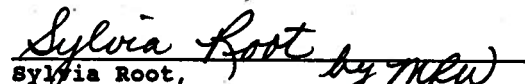
AYES: Kaprielian, Ketchum, Meadors, Vargo and Chairman Hall.

NOES: None

ABSTAIN: None

ABSENT: None


BYRON L. WOOSLEY
Secretary to the Planning Commission


Sylvia Root,
Recording Secretary (Acting)

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RESOLUTION NO. PC 93-23

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW THE ESTABLISHMENT OF A NEW COFFEE HOUSE/RESTAURANT WITHIN AN EXISTING SHOPPING CENTER KNOWN AS MANHATTAN PLACE, LOCATED AT 1133-F ARTESIA BOULEVARD, (Stan Kim).

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider an application for a Use Permit, for the property legally described as lots 4, 7 & the west 1/2 of lots 3 & 8, Block 3, Amended Seaside Tract and located at 1133-F Artesia Boulevard, in the City of Manhattan Beach; and,

WHEREAS, the applicant for said project is Stan Kim, and the owner of the subject property is DJM Company; and,

WHEREAS, the public hearing was advertised pursuant to applicable law, testimony was invited and received; and,

WHEREAS, an Initial Study was performed and a Mitigated Negative Declaration, was prepared in accordance with the California Environmental Quality Act (CEQA), as amended by the City of Manhattan Beach Guidelines. Based upon the analyses, it was determined that there will be no significant unmitigated environmental impacts associated with the project; and,

WHEREAS, the Planning Commission finds that, based upon the Initial Study and hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

WHEREAS, the following findings were made with respect to this application:

1. The applicant requests approval of a Use Permit to allow a tenant improvement to accommodate a new 1,670 coffee house/restaurant within an existing tenant store front space.
2. The property is located in Area District I and is zoned CG, General Commercial, as are the surrounding properties, with the exception of the property abutting the center site to the north east, which is zoned RH, High Density Residential. The property to the south, across Artesia Boulevard, located within the city of Hermosa Beach, is similarly zoned and improved.
3. The proposed use is permitted in the CG zone, subject to a Use Permit and is in compliance with the City's General Plan designation of General Commercial; will not be detrimental to the public health, safety or welfare of persons residing or working in or 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.
4. The project is in compliance with the provisions of the Manhattan Beach Municipal Code. Parking for the entire site, including this coffee house/restaurant, requires approximately 190 spaces. This calculation is based on the existing Code for all uses, with the exception of the "Nautilus Plus" health club, which is based on a proposed parking standard. With 208 spaces existing on the site, there is a surplus of 9 parking spaces. To maximize the availability of the existing parking supply for customers, it is desirable that employees of the proposed restaurant park in that portion of the lot to the rear of the building addressed as 1133 Artesia Boulevard during daytime hours.

93023837

RESOLUTION NO. PC 93-23

Page 2 of 3

5. The applicant proposes to provide live entertainment in the form of two musicians playing non-amplified acoustical instruments and singing. The entertainment would take place five evenings during the week from 8:00 p.m. to closing time.
6. The provision of live entertainment would not create any negative impacts to the site or surrounding neighborhood since the instruments used would be non-amplified acoustical instruments and the fact that alcohol would not be sold at the restaurant.
7. The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated. Under the site-wide use permit governing the center site (Resolution PC 89-60), a traffic mitigation measure has been imposed which required the property owner to contribute \$17,500 to a fund earmarked for a capital improvement project which will increase the traffic bearing capacity at the intersection of Artesia and Sepulveda Boulevards. Said payment has been made by the property owner and the intersection improvement project is currently in the final design process and is being managed by the City of Manhattan Beach Public Works Department.
8. The property is designated General Commercial in the General Plan, and the proposed project is consistent with this designation.
9. The addition of the Coffee House/restaurant will not invalidate the conclusions of the original traffic study.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings, the Planning Commission hereby **APPROVES** the requested Use Permit, subject to the conditions enumerated below:

1. The project shall be constructed in substantial compliance with the plans as reviewed by the Planning Commission on June 9, 1993.
2. The hours of operation of the subject use shall be limited to between 7:00 a.m. and 11:00 p.m., Sundays through Thursdays, and 7:00 a.m. and 12:00 (midnight), Fridays and Saturdays.
3. If, at any time, the Director of Public Services determines that cooking is being performed within this tenant space, then the grease interceptor shall be installed, continuously maintained, subject to the review and approval of the Department of Public Services.
4. The applicant shall monitor the walkways and parking lot in the vicinity of the store for litter associated with the fast food operation and shall remove all litter on a daily basis.
5. Sales or consumption of alcohol beverages shall not be permitted.
6. The restaurant shall remain in compliance with all Fire and Building occupancy requirements at all times.
7. All signs shall be in compliance with the City's Sign Code and the approved sign program for the center, per Resolution PC 90-10, unless a separate sign appeal is approved pursuant to said Sign Code.
8. The restaurant shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.

93023837

RESOLUTION NO. PC 93-23

Page 3 of 3

9. All provisions of the Use Permit may be subject to periodic review by the Community Development Department.
10. The live entertainment shall be subject to approval of a Class 1 Entertainment Permit.
11. The live entertainment shall be limited to 2 musicians playing non-amplified acoustical instruments.
12. The use of bass, drums, drum machines, brass instruments, or other types of percussion shall be prohibited
13. Live entertainment shall take place a maximum of five (5) days a week (Wednesday to Sunday) and shall be limited to the hours of 8:00 p.m. to closing time (see condition no. 2).
14. The primary use of the business is the coffee house/restaurant. At no time shall the live entertainment be more than an ancillary use.
15. Employees shall be encouraged to park in the sector of the parking lot located to the rear of 1133 Artesia ("Nautilus Plus building") during daytime hours so that parking close to the restaurant shall be available to visitors.
16. This Resolution shall become effective on July 9, 1993, unless appealed to the City Council within the required 30 day appeal period.
17. This Use Permit shall lapse one-year after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
18. 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.


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 June 9, 1993 and that said Resolution was adopted by the following votes:

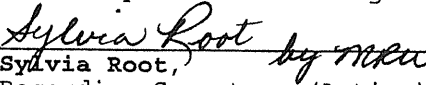
AYES: Kaprielian, Meadors, Vargo,
Chairman Hall

NOES: none

ABSTAIN: none

ABSENT: none


BYRON L. WOOSLEY
Secretary to the Planning Commission


Sylvia Root,
Recording Secretary (Acting)

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CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Eric Haaland, Associate Planner
FROM: Erik Zandvliet, Traffic Engineer
DATE: October 2, 2013
**SUBJECT: Site Plan Review-1133 Artesia Boulevard
Traffic Engineering Comments**

The following comments have been prepared to address traffic engineering concerns for the proposed office building at 1133 Artesia Boulevard based on plans prepared by McKently-Malak Architects dated August 6, 2013.

1. Vehicle gates, if any, 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. Automatic exiting using vehicle detection must be provided when vehicles leave a gated area. **(COA)**
2. All two-way driveways and approaches shall be as wide as the aisle it serves. The driveway approach on Tennyson Street must be at least 24 feet wide. **(COA)**
3. Provide height clearance signs and clearance warning bar for parking structure at entrances. **(COA)**
4. 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. **(COA)**. (Show slopes on plan.)
5. The wall/guardrail between the ramp and aisle at the upper level shall not be obstructed above 24 inches high within 25 feet of the ramp entrance. Metal railings are allowed above 24 inches high within this area. **(COA)**
6. All parking spaces shall remain unrestricted for all users during business hours. **(COA)**
7. A turn-around space (No Parking) must be provided at the end of the lower parking level to allow customers to exit in a forward manner if all spaces in the parking structure are occupied. **(COA and shown on plans)**.
8. Parking stall cross-slope shall not exceed 5%. **(COA)**
9. Doors and staircases shall not exit directly onto a vehicle aisle or street without a landing. **(COA)**
10. Provide unobstructed triangle of sight visibility (5' x 15') 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 10.64.150) All planters and walkways must conform to this requirement. **(COA and shown on plans.)**

**EXHIBIT D
PC MTG 3-12-14**

11. All parking spaces adjacent to a vertical obstruction, except columns, must be at least one foot wider than a standard space. The stall adjacent to the stair at the southwest corner of Building 1 shall be at least 9.5 feet wide. **(COA)**
12. 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. **(COA and shown on plans.)**
13. 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) **(COA)**
14. At least two feet is required beyond the end of an aisle to provide sufficient back-up space for vehicles in the last space of the aisle. **(COA and shown on plans)**
15. Disabled parking must comply with current standards. One or more van size spaces may be required in parking lot with sufficient height clearance. See CBC Chapter 11B, Div II and other ADA requirements. **(COA and shown on plans.)**
16. All full-size parking spaces shall be at least 8'-6" wide. MBMC 10.64.090 **(COA)**
17. An accessible walkway shall be provided between the main doors and public sidewalk **(COA and shown on plans).**
18. All raised landscaping planters along the property frontages shall begin or end perpendicular to the lower portion of the driveway wings. **(COA and shown on plans)**
19. 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 as necessary. **(COA)**
20. Provide and identify commercial loading area on site plan. **(COA and shown on plans.)**
21. Any compact spaces shall be labeled with a sign and a stencil marking at the back of each space. **(COA)**
22. All outside site lighting shall be directed away from the public right-of-way and shall minimize spill-over onto the sidewalks and street. Provide an engineered exterior lighting plan for approval by the Community Development Department. Shields and directional lighting shall be used where necessary to prevent spillover onto adjacent properties. **(COA)**
23. Bicycle parking shall be provided at a rate of five percent (5%) of all parking spaces. (MBMC 10.64.80) **(COA)**
24. The parking lot shall be signed and marked to the satisfaction of the City Traffic Engineer. **(COA).**

COA – Condition of Approval

Eric Haaland

From: Chris Vargas
Sent: Wednesday, March 05, 2014 2:43 PM
To: Eric Haaland
Subject: RE: 1133 Artesia

I believe that tastings occur at Bev Mo, Sepulveda Wines and Bacchus Wines. I don't have an issue with it, ABC put pretty strict restrictions on tasting areas.

Chris Vargas
Sergeant Parking & Animal Control Supervisor
P: (310) 802-5158
E: cvargas@citymb.info



 Please consider the environment before printing this email.

From: Eric Haaland
Sent: Wednesday, March 05, 2014 2:41 PM
To: Chris Vargas
Subject: RE: 1133 Artesia

Did you notice in their material that they want alcohol beverage tastings? I had forgotten that it's mentioned briefly in the write-up. Tastings were kind of a big deal during Ralph's and BevMo hearings, but I don't think either one are still happening.

Eric Haaland
Associate Planner
P: (310) 802-5511
E: ehaaland@citymb.info



 Please consider the environment before printing this email.

From: Chris Vargas
Sent: Tuesday, March 04, 2014 4:43 PM
To: Eric Haaland
Subject: RE: 1133 Artesia

Yes, we call it a "repeater."
Thanks,

EXHIBIT E
PC MTG 3-12-14

Chris Vargas
Sergeant Parking & Animal Control Supervisor
P: (310) 802-5158
E: cvargas@citymb.info



 Please consider the environment before printing this email.


From: Eric Haaland
Sent: Tuesday, March 04, 2014 4:42 PM
To: Chris Vargas
Subject: 1133 Artesia

Hi Chris,

Just confirming that the only thing you'll need for this grocery store project will be a parking structure radio relay device.

Eric Haaland
Associate Planner
P: (310) 802-5511
E: ehaaland@citymb.info



 Please consider the environment before printing this email.

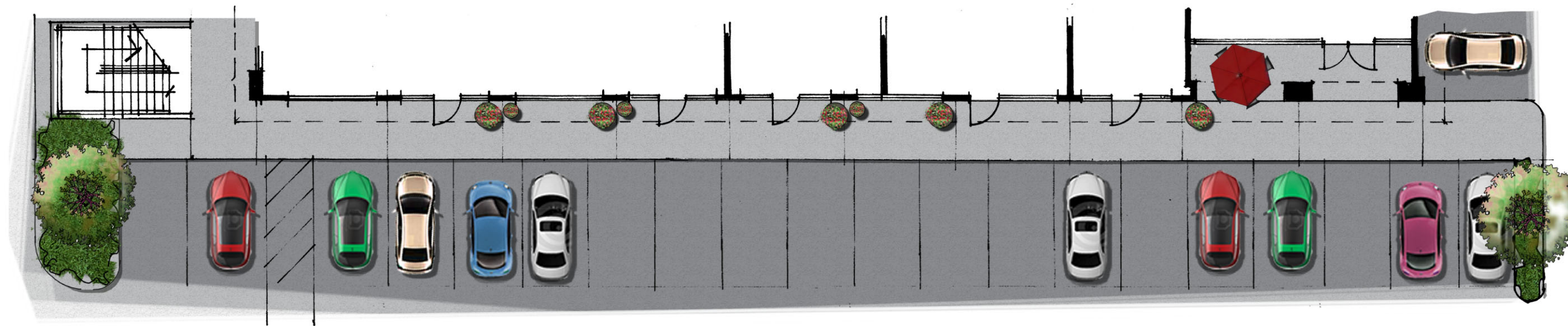


EXHIBIT F
PC MTG 3-12-14

DE6214 Pigeon Gray	DE5372 Sheepskin	DE6110 Warm Hearth	DE5214 Tawny Amber	DE6171 Sand Dollar	DE6375 Castlerock	Metal Wall Panel	Stone Veneer
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Manhattan Place
NEC Pacific Coast Hwy. & Artesia BLVD., Manhattan Beach, CA

Manhattan Place, INC.
P.O. BOX 8935, Brea, CA 92822

03/12/14

12076TMA

P1

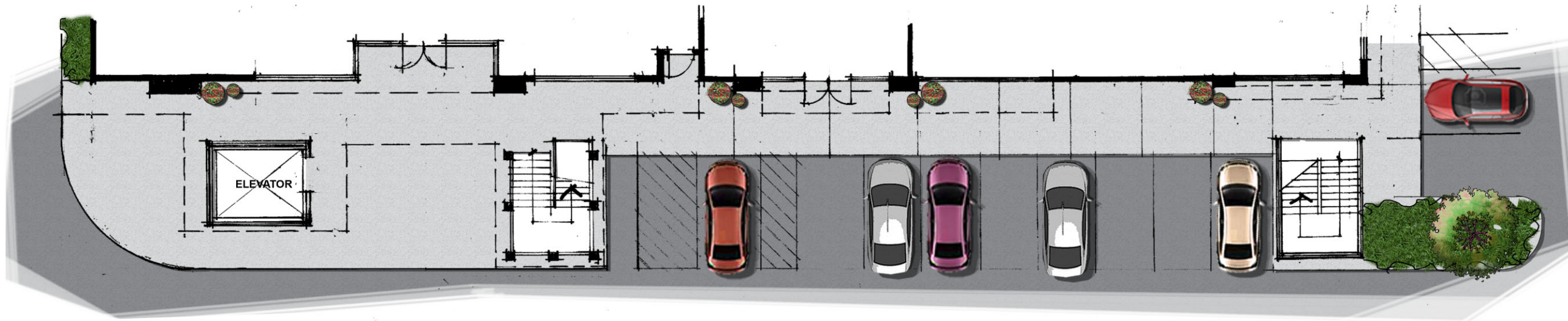


Manhattan Place
NEC Pacific Coast Hwy. & Artesia BLVD., Manhattan Beach, CA

Manhattan Place, INC.
P.O. BOX 8935, Brea, CA 92822

03/12/14

12076TMA
P2



DE6214
Pigeon Gray

DE5372
Sheepskin

DE6110
Warm Hearth

DE5214
Tawny Amber

DE6171
Sand Dollar

DE6375
Castlerock

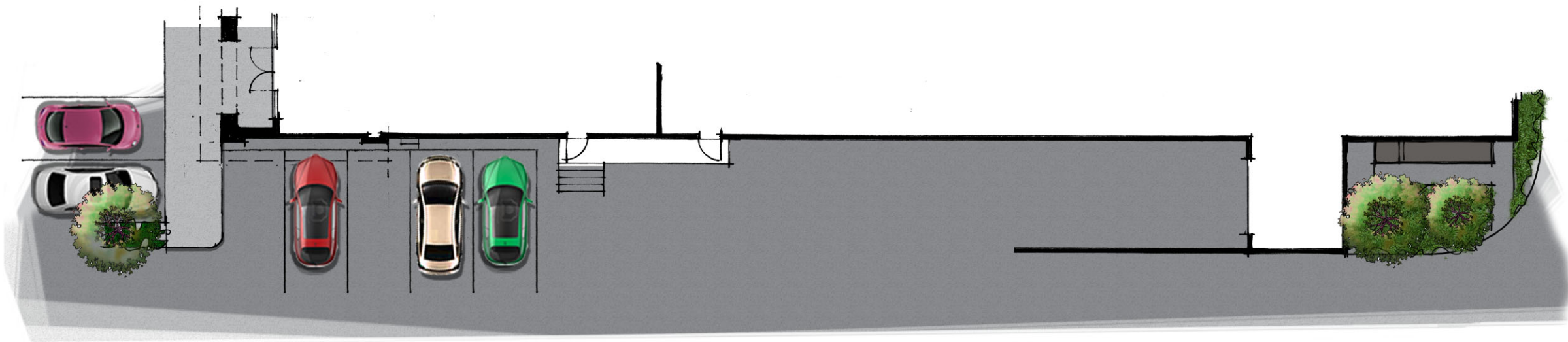
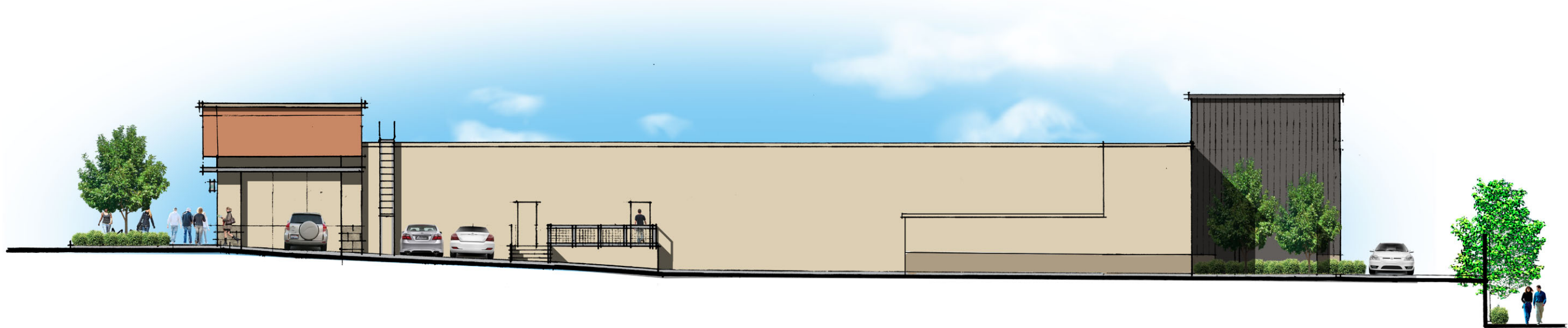
Metal
Wall Panel

Stone
Veneer



DE6214 Pigeon Gray	DE5372 Sheepskin	DE6110 Warm Hearth	DE5214 Tawny Amber	DE6171 Sand Dollar	DE6375 Castlerock	Metal Wall Panel	Stone Veneer
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DE6214 Pigeon Gray	DE5372 Sheepskin	DE6110 Warm Hearth	DE5214 Tawny Amber	DE6171 Sand Dollar	DE6375 Castlerock	Metal Wall Panel	Stone Veneer
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Manhattan Place
NEC Pacific Coast Hwy. & Artesia BLVD., Manhattan Beach, CA

Manhattan Place, INC.
P.O. BOX 8935, Brea, CA 92822

03/12/14

12076TMA
P4



DE6214
Pigeon Gray

DE5372
Sheepskin

DE6110
Warm Hearth

DE5214
Tawny Amber

DE6171
Sand Dollar

DE6375
Castlerock

Metal
Wall Panel

Stone
Veneer



Manhattan Place

NEC Pacific Coast Hwy. & Artesia BLVD., Manhattan Beach, CA

Manhattan Place, INC.

P.O. BOX 8935, Brea, CA 92822

03/12/14

12076TMA

P3.1



Manhattan Place
NEC Pacific Coast Hwy. & Artesia BLVD., Manhattan Beach, CA

Manhattan Place, INC.
P.O. BOX 8935, Brea, CA 92822

03/12/14

12076TMA
SK-01



EXISTING VIEW FROM PARKING

DE6214
Pigeon Gray

DE5372
Sheepskin

DE6110
Warm Hearth

DE5214
Tawny Amber

DE6171
Sand Dollar

DE6375
Castlerock

Metal
Wall Panel

Stone
Veneer

PERSPECTIVE VIEW



Manhattan Place
NEC Pacific Coast Hwy. & Artesia BLVD., Manhattan Beach, CA

Manhattan Place, INC.
P.O. BOX 8935, Brea, CA 92822



EXISTING VIEW FROM TENNYSON

DE6214 Pigeon Gray	DE5372 Sheepskin	DE6110 Warm Hearth	DE5214 Tawny Amber	DE6171 Sand Dollar	DE6375 Castlerock	Metal Wall Panel	Stone Veneer
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03/12/14

PROPOSED PERSPECTIVE VIEW FROM TENNYSON

12076TMA
SK-02

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A PROJECT FOR:

MANHATTAN PLACE, INC.
P.O. BOX 8935
Brea, CA 92822
TEL. 714.713.7171

MANHATTAN PLACE

1133 ARTESIA BOULEVARD
NEC PACIFIC COAST HWY. & ARTESIA BLVD.
MANHATTAN BEACH, CALIFORNIA 90266

USE PERMIT AMENDMENT & VARIANCE RESUBMITTAL PLANS

GENERAL DATA	EXISTING/PROPOSED BUILDING SUMMARY	PROPOSED PARKING SUMMARY	PROJECT TEAM	SHEET INDEX																																																																																																																																																																																																																		
<p>PROJECT ADDRESS: 1133 ARTESIA BLVD. MANHATTAN BEACH, CA 90266</p> <p>PROJECT DESCRIPTION: BUILDING REMODEL WITH PARKING GARAGE ADDITION.</p> <p>ASSESSOR'S PARCEL #: 416-8012-036</p> <p>LOCATION: CITY OF MANHATTAN BEACH CALIFORNIA</p> <p>LEGAL DESCRIPTION: PM 250-71 LOT 1</p> <p>TOTAL SITE AREA: (±2.66 ACRES) ±116,077 S.F.</p> <p>JURISDICTION: CITY OF MANHATTAN BEACH, CALIFORNIA</p> <p>EXISTING LAND USE: COMMERCIAL</p> <p>EXISTING ZONING: COMMERCIAL</p> <p>BOUNDARIES INFORMATION: THIS BACKGROUND HAS BEEN PREPARED BY USING THE A.L.T.A./A.C.S.M. LAND TITLE BY STANTEC CONSULTING INC., DATED APRIL 05, 2006.</p>	<p>EXISTING BUILDING DATA:</p> <table border="1"> <thead> <tr> <th>BUILDING 1:</th> <th>UNIT</th> <th>±</th> <th>±24,891 S.F.</th> </tr> </thead> <tbody> <tr> <td>(E) TENANT</td> <td>(1133A)</td> <td>±16,886 SF</td> <td></td> </tr> <tr> <td>(E) COP A TAN TANNING</td> <td>(1133B)</td> <td>±3,110 SF</td> <td></td> </tr> <tr> <td>(E) TIFFANY CLEANERS</td> <td>(1133C)</td> <td>1,135 SF</td> <td></td> </tr> <tr> <td>(E) DR. LAZERAWAY</td> <td>(1133D)</td> <td>1,260 SF</td> <td></td> </tr> <tr> <td>(E) FANTASTIC SAMS</td> <td>(1133E)</td> <td>900 SF</td> <td></td> </tr> <tr> <td>(E) COFFEE BEAN</td> <td>(1133F)</td> <td>1,600 SF</td> <td></td> </tr> </tbody> </table> <p>BUILDING 2: 6,113 S.F. (E) LINBERG NUTRITION (1121)</p> <p>BUILDING 3: 6,034 S.F. (E) FEDEX KINKO'S (1139A) 4,714 SF (E) THE FLAME BROILER (1139C) 1,320 SF</p> <p>TOTAL EXISTING BUILDING AREA: ±37,038 S.F.</p> <p>BUILDING AREA TO BE DEMOLISHED:</p> <p>PARTIAL AREA OF BLDG. 1 (1133A) ±992 S.F.</p> <p>(E) TOTAL BLDG. AREA TO REMAIN: ±36,046 S.F. PROPOSED BLDG. AREA ±204 S.F.</p> <p>NEW TOTAL BUILDING AREA: ±36,250 S.F.</p> <p>NOTE: EXISTING BUILDING SQUARE FOOTAGE WERE BASED ON LANDLORD'S RENT ROLL, EXCEPT FOR UNITS 1133A & 1133B. THE EXISTING AREA SQUARE FOOTAGE FOR UNITS 1133A & 1133B WERE BASED ON FIELD VERIFIED PLAN.</p>	BUILDING 1:	UNIT	±	±24,891 S.F.	(E) TENANT	(1133A)	±16,886 SF		(E) COP A TAN TANNING	(1133B)	±3,110 SF		(E) TIFFANY CLEANERS	(1133C)	1,135 SF		(E) DR. LAZERAWAY	(1133D)	1,260 SF		(E) FANTASTIC SAMS	(1133E)	900 SF		(E) COFFEE BEAN	(1133F)	1,600 SF		<p>PARKING REQUIRED:</p> <table border="1"> <thead> <tr> <th>BUILDING 1:</th> <th>UNIT</th> <th>BLDG. S.F.</th> <th>PARKING RATIO</th> <th>PARKING REQUIRED</th> </tr> </thead> <tbody> <tr> <td>(N) TENANT</td> <td>(1133A)</td> <td>±14,354 SF</td> <td>1/200</td> <td>72 STALLS</td> </tr> <tr> <td>(N) TENANT</td> <td></td> <td>±1,744 SF</td> <td>1/200</td> <td>9 STALLS</td> </tr> <tr> <td>(E) COP A TAN TANNING</td> <td>(1133B)</td> <td>±3,110 SF</td> <td>1/300</td> <td>10 STALLS</td> </tr> <tr> <td>(E) TIFFANY CLEANERS</td> <td>(1133C)</td> <td>±1,135 SF</td> <td>1/300</td> <td>4 STALLS</td> </tr> <tr> <td>(E) DR. LAZERAWAY</td> <td>(1133D)</td> <td>±1,260 SF</td> <td>1/200</td> <td>6 STALLS</td> </tr> <tr> <td>(E) FANTASTIC SAMS</td> <td>(1133E)</td> <td>± 900 SF</td> <td>1/300</td> <td>3 STALLS</td> </tr> <tr> <td>(E) COFFEE BEAN</td> <td>(1133F)</td> <td>±1,600 SF</td> <td>1/75</td> <td>21 STALLS</td> </tr> </tbody> </table> <p>BUILDING 2: 6,113 S.F. (E) LINBERG NUTRITION (1121) 6,113 SF 1/200 31 STALLS</p> <p>BUILDING 3: (E) FEDEX KINKO'S (1139A) 4,714 SF 1/300 16 STALLS (E) FLAME BROILER (1139C) 1,320 SF 1/75 18 STALLS</p> <p>TOTAL PARKING REQUIRED: 190 STALLS</p> <p>COMPACTS ALLOWED 30% = 58 STALLS REQUIRED BICYCLE SPACES. 209 x 5% = 10 BIKES</p> <p>TOTAL PARKING PROVIDED: 208 STALLS</p> <p>(N) TENNYSON LEVEL PARKING: STANDARD = 38 STALLS HANDICAP = 0 COMPACT = 3 STALLS TOTAL = 41 STALLS</p> <p>GRADE LEVEL PARKING: STANDARD = 122 STALLS HANDICAP = 7 STALLS COMPACT = 38 STALLS TOTAL = 167 STALLS</p> <p>PARKING RATIO PROVIDED: 5.7/1000 S.F.</p> <p>LANDSCAPE AREA CALCULATION:</p> <table border="1"> <tbody> <tr> <td>EXISTING LANDSCAPE AREA</td> <td>±6,418 S.F.</td> <td>(5.5%)</td> </tr> <tr> <td>LANDSCAPE AREA TO BE REMOVED</td> <td>±2,887 S.F.</td> <td></td> </tr> <tr> <td>EXISTING LANDSCAPE AREA TO REMAIN</td> <td>±3,531 S.F.</td> <td></td> </tr> </tbody> </table> <p>EXISTING LANDSCAPE AREA TO REMAIN ±3,531 S.F. NEW LANDSCAPE AREA ±3,495 S.F. NEW TOTAL LANDSCAPE AREA ±7,026 S.F.</p> <p>7,026 S.F. / ±116,077 S.F. = .060 OR 6% ADDITIONAL OF +/-608 S.F. OF LANDSCAPE AREA</p> <p>HEIGHT CALCULATION:</p> <table border="1"> <tbody> <tr> <td>173.1</td> </tr> <tr> <td>167.8</td> </tr> <tr> <td>184.9</td> </tr> <tr> <td>189.4</td> </tr> <tr> <td>715.2 / 4 = 178.8 BASE LINE</td> </tr> <tr> <td>+ 22. HEIGHT LIMIT</td> </tr> <tr> <td>200.8 MAX. ALLOWABLE HEIGHT ELEVATION</td> </tr> </tbody> </table> <p>SEE SHEET SP-EX FOR SPOT GRADE ELEVATIONS AND SHEETS EL-01 THRU EL-04 FOR HEIGHT RELATIONSHIPS.</p>	BUILDING 1:	UNIT	BLDG. S.F.	PARKING RATIO	PARKING REQUIRED	(N) TENANT	(1133A)	±14,354 SF	1/200	72 STALLS	(N) TENANT		±1,744 SF	1/200	9 STALLS	(E) COP A TAN TANNING	(1133B)	±3,110 SF	1/300	10 STALLS	(E) TIFFANY CLEANERS	(1133C)	±1,135 SF	1/300	4 STALLS	(E) DR. LAZERAWAY	(1133D)	±1,260 SF	1/200	6 STALLS	(E) FANTASTIC SAMS	(1133E)	± 900 SF	1/300	3 STALLS	(E) COFFEE BEAN	(1133F)	±1,600 SF	1/75	21 STALLS	EXISTING LANDSCAPE AREA	±6,418 S.F.	(5.5%)	LANDSCAPE AREA TO BE REMOVED	±2,887 S.F.		EXISTING LANDSCAPE AREA TO REMAIN	±3,531 S.F.		173.1	167.8	184.9	189.4	715.2 / 4 = 178.8 BASE LINE	+ 22. HEIGHT LIMIT	200.8 MAX. ALLOWABLE HEIGHT ELEVATION	<p>OWNER: MANHATTAN PLACE, INC. P.O. BOX 8935 Brea, California 92822 714. 713.7171 TEL CONTACT: Mr. Mike Lee E-mail Address: mleeckv@gmail.com</p> <p>APPLICANT & ARCHITECT: McKENTLY MALAK ARCHITECTS, INC. 35 Hugus Alley, Suite 200 Pasadena, California 91103 626.583.8348 TEL 626.583.8387 FAX CONTACT: Mr. Hany Malak E-mail Address: hany@mckently.com</p>	<p>ARCHITECTURAL</p> <p>T-100 TITLE SHEET</p> <p>SP-EX EXISTING SITE PLAN (FOR REFERENCE ONLY) SP-01 PROPOSED SITE PLAN (GRADE LEVEL PLAN) SP-01.1 PROPOSED TENNYSON PARKING PLAN (BASEMENT)</p> <p>DP-01 DEMOLITION PLAN (BUILDING 1) FP-01 PROPOSED FLOOR PLAN (BUILDING 1)</p> <p>EL-01 PROPOSED & EXISTING EXTERIOR ELEVATIONS (BUILDING 1) EL-02 PROPOSED & EXISTING EXTERIOR ELEVATIONS (BUILDING 1) EL-03 PROPOSED & EXISTING EXTERIOR ELEVATIONS (BUILDING 1) EL-04 PROPOSED & EXISTING EXTERIOR ELEVATIONS (BUILDING 1)</p> <p>SC-01 PROPOSED EXTERIOR SECTION (BUILDING 1)</p>																																																																																																																														
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4	03.12.14	PLANNING COMMISSION HEARING																																																																																																																																																																																																																				

A PROJECT FOR:

MANHATTAN PLACE, INC.

P.O. BOX 8935
Brea, CA 92822
TEL. 714.713.7171

MANHATTAN PLACE
NEC Pacific Coast Hwy. & Artesia Blvd.
Manhattan Beach, California 90266

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	06.10.13	PRELIMINARY SITE PLAN REVIEW
2	08.06.13	USE PERMIT AMENDMENT AND VARIANCE
3	12.19.13	USE PERMIT AMENDMENT AND VARIANCE RESUBMITTAL
4	03.12.14	PLANNING COMMISSION HEARING

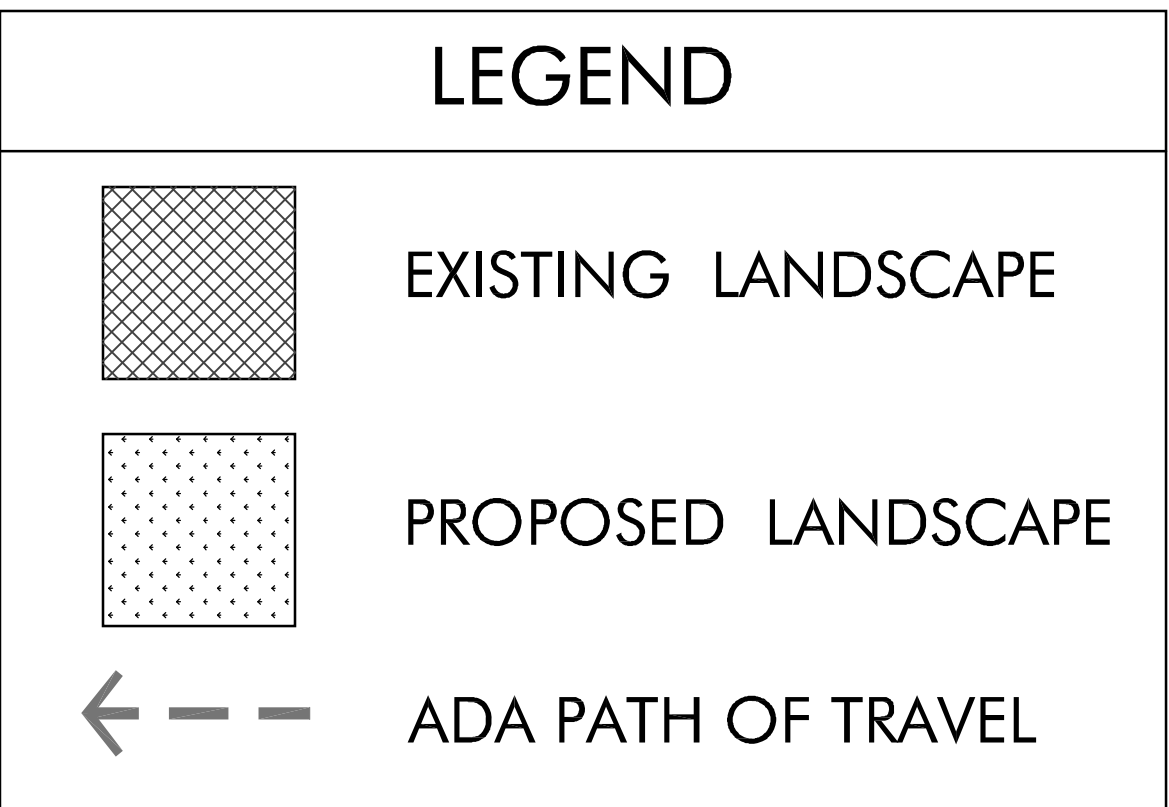
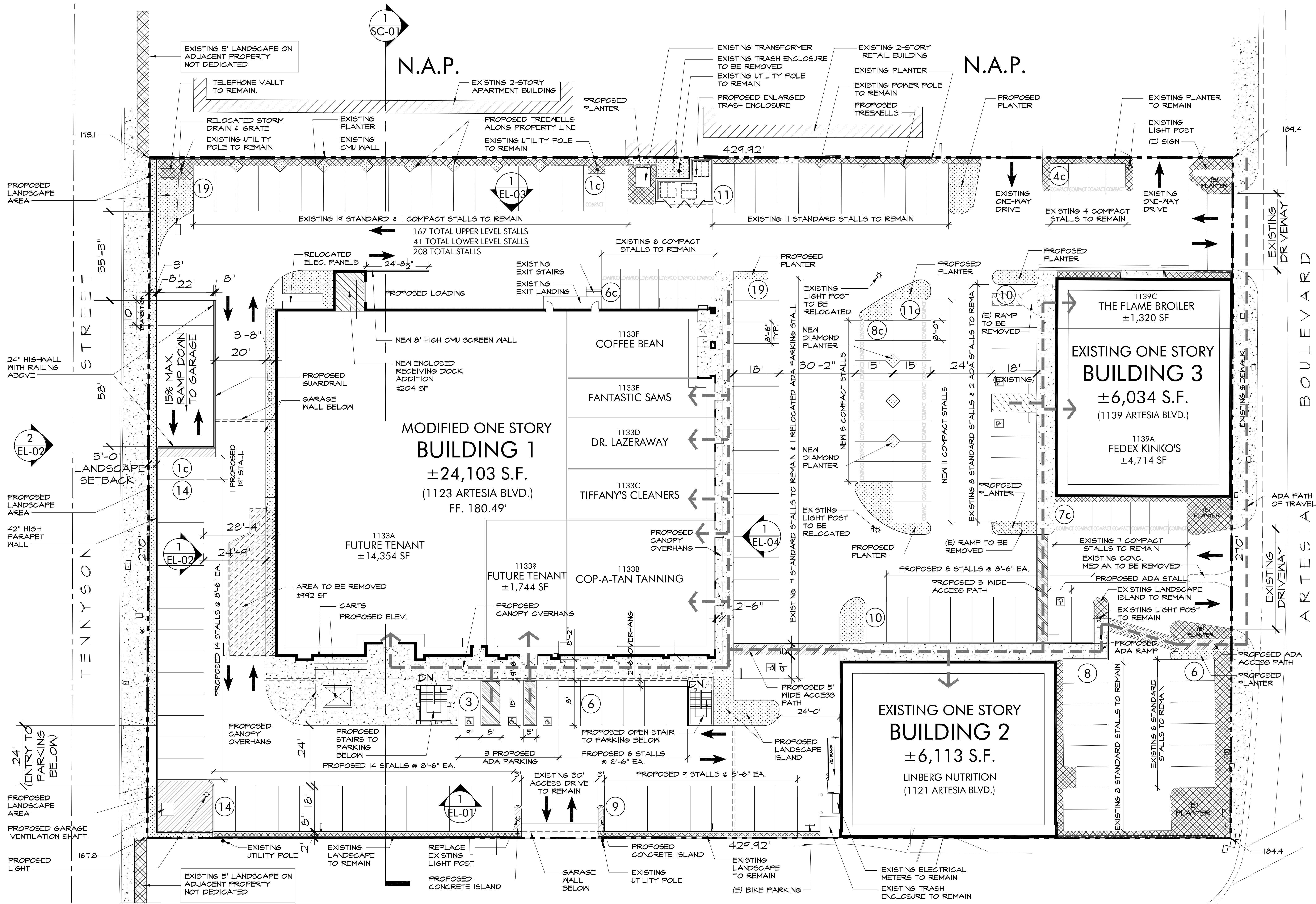
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MCKENTLY + ASSOCIATES. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MCKENTLY + ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 12076TMA
DRAWN BY: CR CHECKED BY: HM/WW
DATE: 12.19.13
SHEET DESCRIPTION:

**PROPOSED
SITE PLAN
(GRADE LEVEL PLAN)**

SHEET NUMBER:

SP-01



A PROJECT FOR:

MANHATTAN PLACE, INC.
P.O. BOX 8935
Brea, CA 92822
TEL. 714.713.7171

MANHATTAN PLACE
NEC Pacific Coast Hwy. & Artesia Blvd.
Manhattan Beach, California 90266

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4	03.12.14	PLANNING COMMISSION HEARING

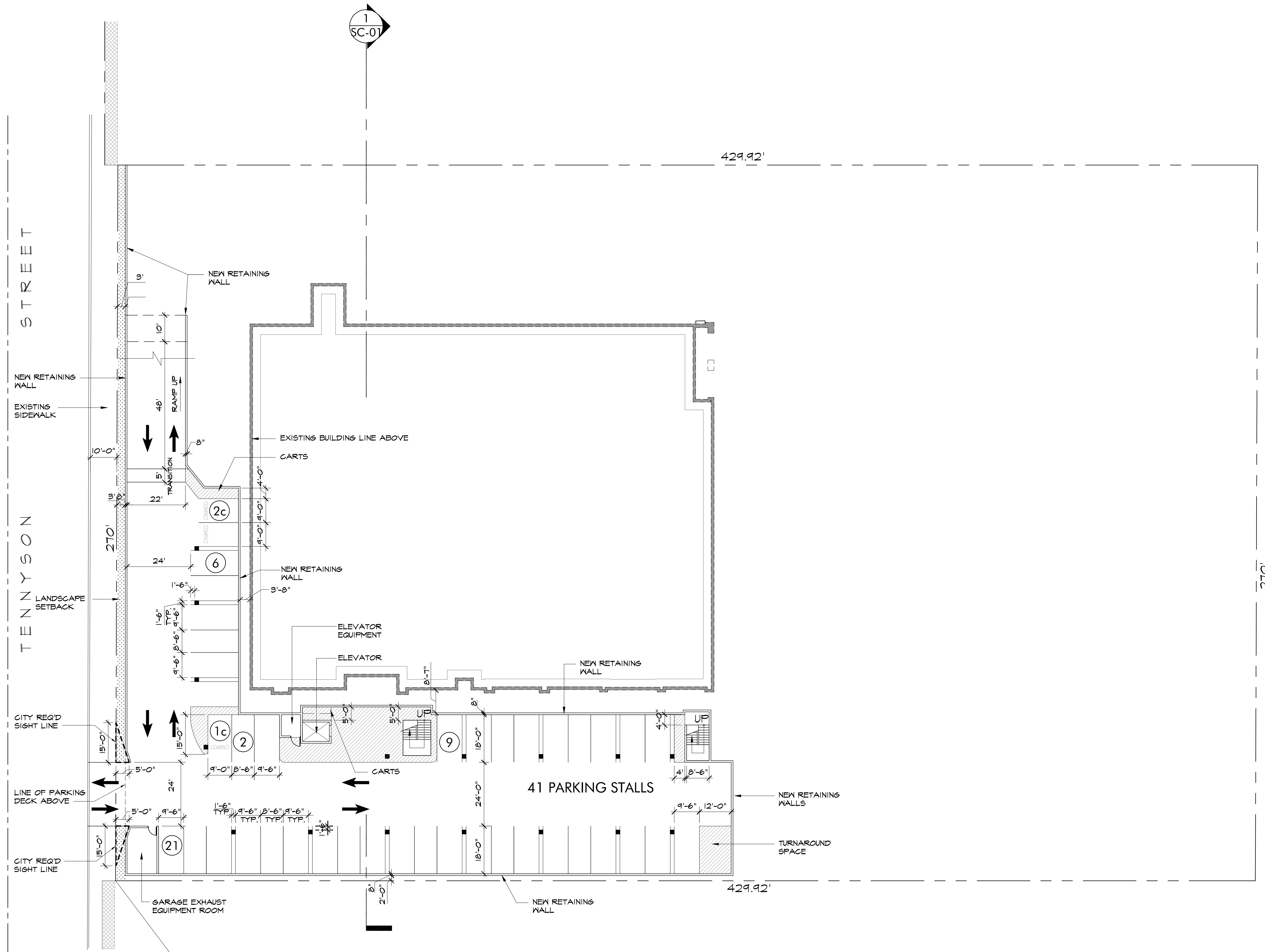
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JOB NUMBER: 12076TMA
DRAWN BY: _____ CHECKED BY: HM/WW
DATE: 12.19.13
SHEET DESCRIPTION:

**PROPOSED
TENNYSON PARKING PLAN
(BASEMENT)**

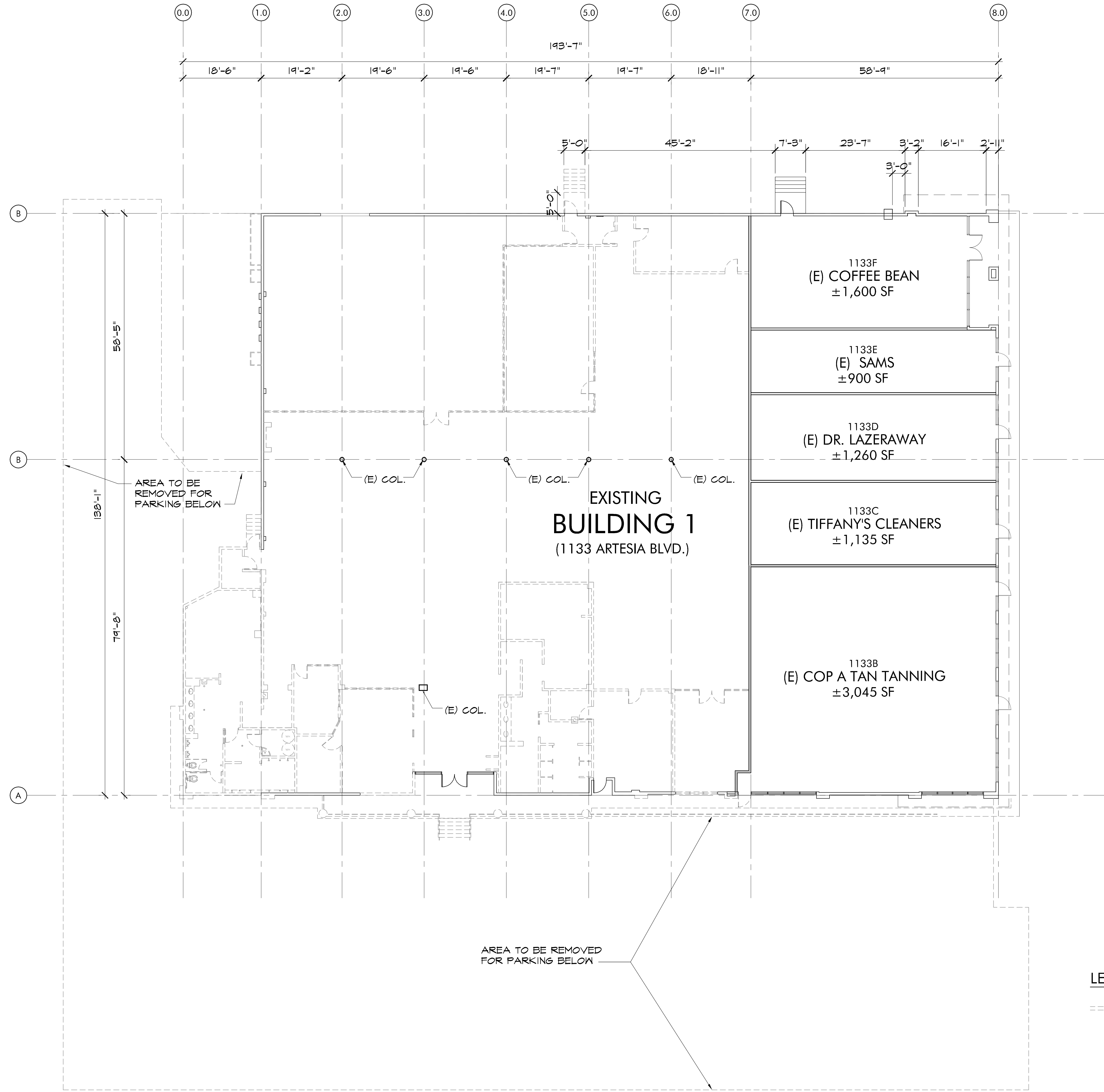
SHEET NUMBER:

SP-01.1



A PROJECT FOR:

MANHATTAN PLACE, INC.
P.O. BOX 8935
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**EXISTING
BUILDING 1**
(1133 ARTESIA BLVD.)

1133F
(E) COFFEE BEAN
±1,600 SF

1133E
(E) SAMS
±900 SF

1133D
(E) DR. LAZERAWAY
±1,260 SF

1133C
(E) TIFFANY'S CLEANERS
±1,135 SF

1133B
(E) COP A TAN TANNING
±3,045 SF

AREA TO BE
REMOVED FOR
PARKING BELOW

AREA TO BE REMOVED
FOR PARKING BELOW

LEGEND

----- EXISTING TO BE DEMOLISHED.



MANHATTAN PLACE
NEC Pacific Coast Hwy. & Artesia Blvd.
Manhattan Beach, California 90266

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JOB NUMBER: 12076TMA
DRAWN BY: CR CHECKED BY: HM/WW
DATE: 12.19.13
SHEET DESCRIPTION:

DEMOLITION PLAN

SHEET NUMBER:

DP-01

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DATE: 12.19.13
SHEET DESCRIPTION:

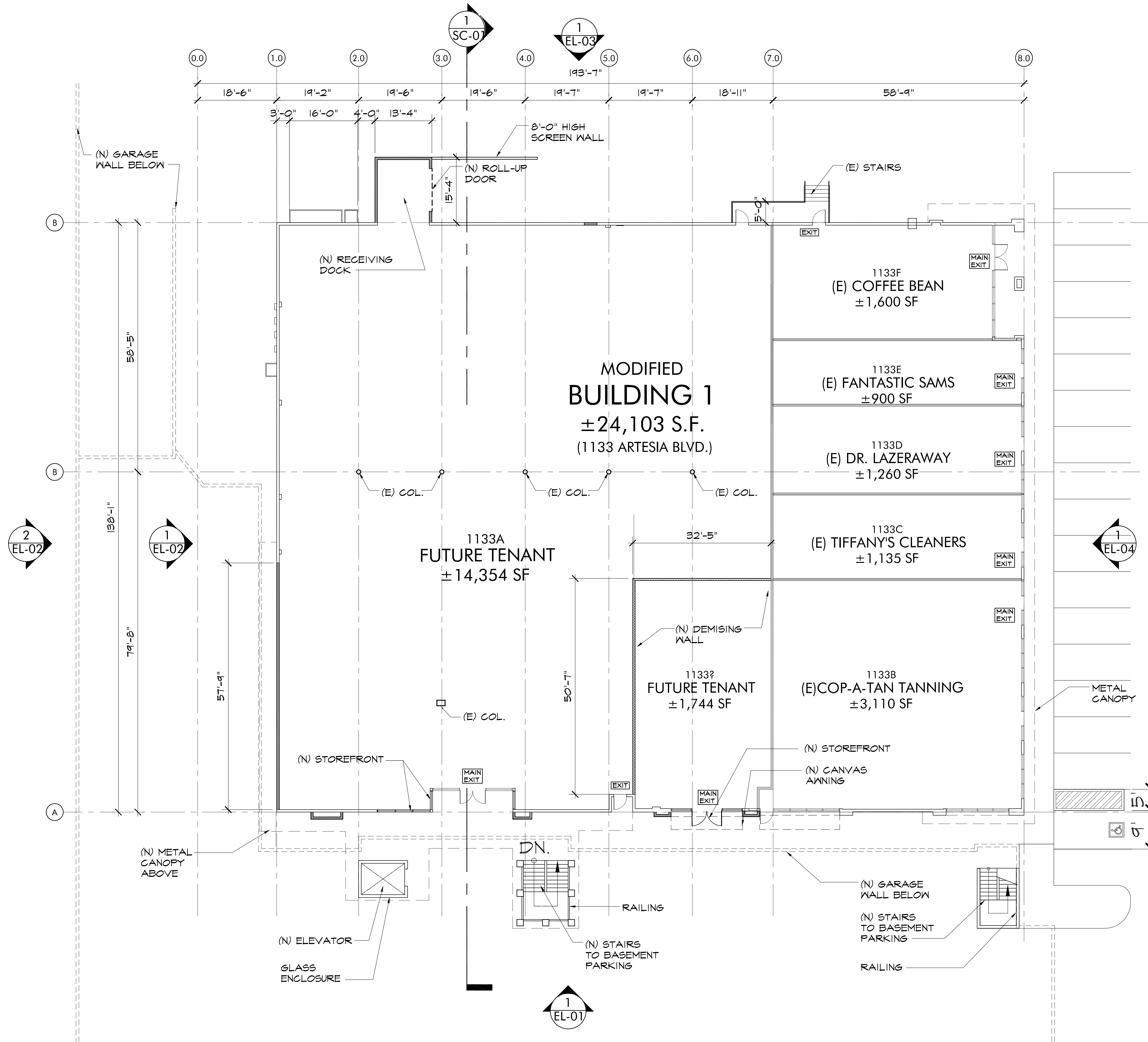
**PROPOSED FLOOR PLAN
(BUILDING 1)**

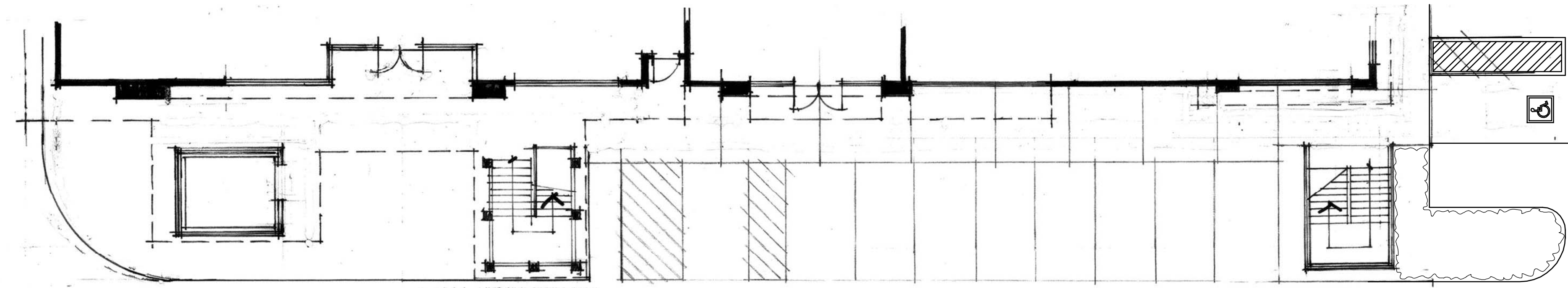
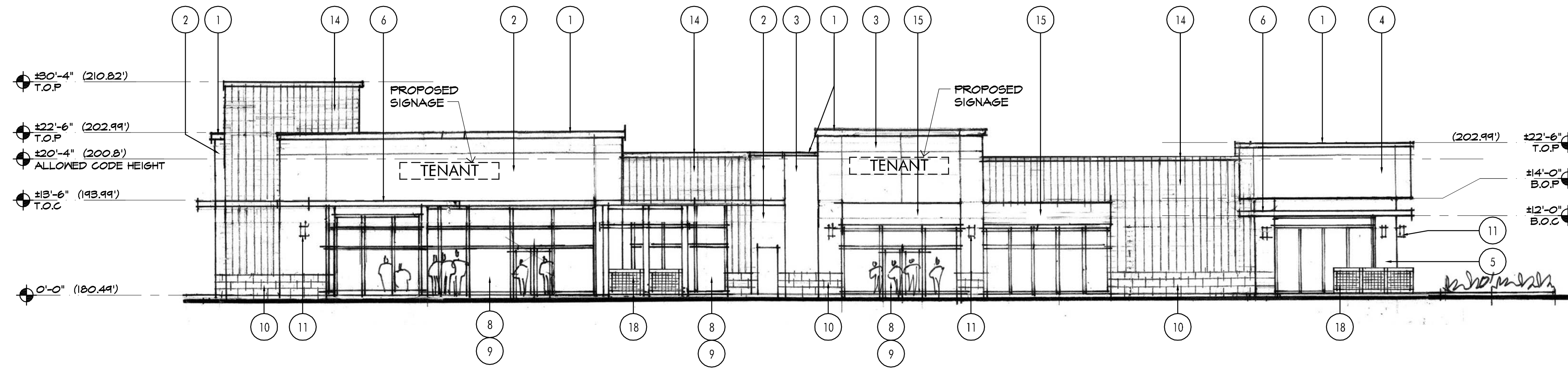
SHEET NUMBER:

FP-01

FLOOR PLAN LEGEND

- ELEVATION SHEET NUMBER ELEVATION NUMBER
- (N) COL. (N) STRUCTURAL COLUMNS.
- EXIT EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**
± 0.000
11.10
- ROOM NAME
AREA, SQUARE FOOTAGE
FINISH FLOOR ELEVATION
- MODULAR STOREFRONTS
- EXISTING INTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR CMU STUD WALL.
- NEW EXTERIOR CMU STUD WALL.

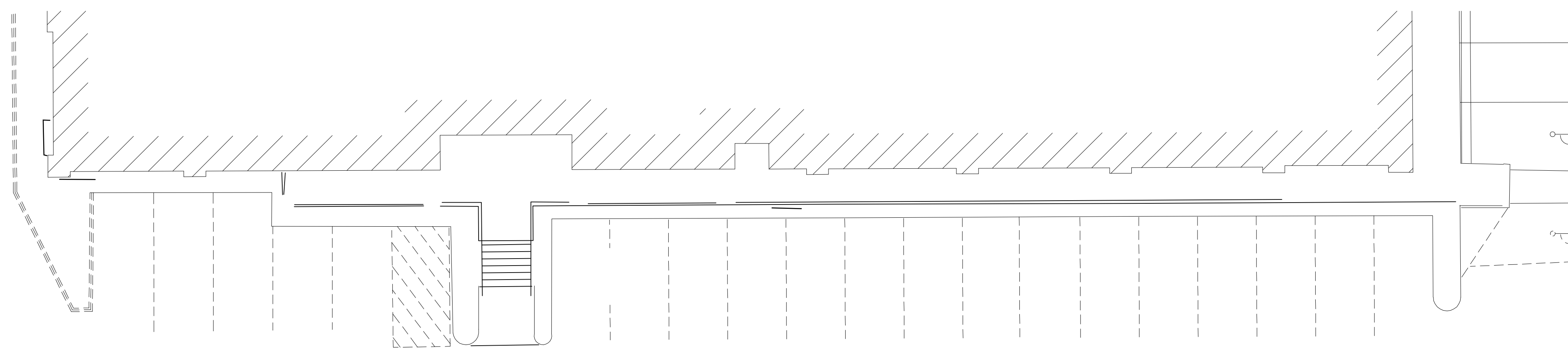
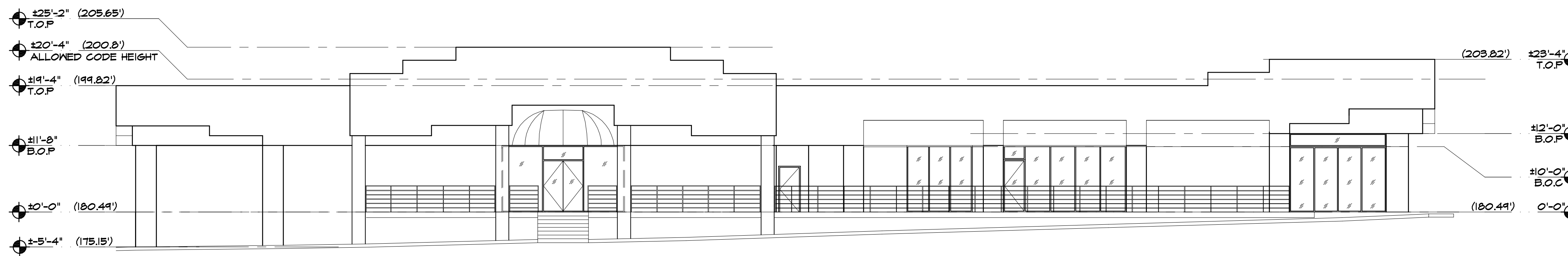




PROPOSED WEST ELEVATION (BUILDING 1)

SCALE: 3/32" = 1'-0"

1



EXISTING WEST ELEVATION (BUILDING 1)

SCALE: 3/32" = 1'-0"

2

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: PIGEON GRAY DE 6214
2	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: SHEEPSKIN DE 5912
3	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: WARM HEARTH DE 6110
4	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: TANNY AMBER DE 5214
5	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: SAND DOLLAR DE 6171
6	METAL FRAME/ METAL CANOPY	MANUFACTURER: NEW CONSTRUCTION PAINT MANUFACTURER: DUNN EDWARDS COLOR: CASTLE ROCK DE 6975
7	SPANDREL GLASS +	MANUFACTURER: VIRASPAN COLOR: WARM GREY
8	STOREFRONT +	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM
9	GLASS +	MANUFACTURER: OLD CASTLE GLASS TYPE: CLEAR 1" GLASS
9A	TRANSLUCENT GLASS	MANUFACTURER: OLD CASTLE GLASS
10	STONE VEENER +	MANUFACTURER: CULTURE STONE MODEL: CAST FIT 12X24 COLOR: FRENCH GRAY
11	LIGHT SCENCE +	MANUFACTURER: LUMINIS MODEL: SYRIOS M 1242 COLOR: SUN METAL
12	LIGHT SCENCE +	MANUFACTURER: KIM LIGHTING MODEL: WALL DIRECTOR MD14 COLOR: STEALTH GRAY
13	LIGHT STANDARD +	MANUFACTURER: KIM LIGHTING MODEL: ARCHETYPE SINGLE MONT POLE COLOR: STEALTH GRAY
14	METAL WALL PANEL	MANUFACTURER: ATAS INTERNATIONAL MODEL: DESIGN WALL PANEL DWF - 1 1/8" HT. COLOR: 20 SLATE GRAY
15	CANVAS AWNINGS +	MANUFACTURER: SUNBRELLA COLOR: BLACK
16	GREEN SCREEN +	MANUFACTURER: GREEN SCREEN FINISH: METAL WIRE COLOR: SILVER
17	TRASH RECEPTACLE	MANUFACTURER: VICTOR STANLEY MODEL: STEELSTE RB36 COLOR: BLACK
18	METAL RAILING +	MANUFACTURER: NEW CONSTRUCTION COLOR: CASTLE ROCK DE 6975
19	ROOF LADDER +	MANUFACTURER: NEW CONSTRUCTION COLOR: CASTLE ROCK DE 6975

HEIGHT CALCULATION:

$$\begin{array}{r}
 173.1 \\
 167.3 \\
 184.9 \\
 189.4 \\
 \hline
 715.2 / 4 = 178.8 \text{ BASE LINE} \\
 \quad \quad \quad + 22 \text{ HEIGHT LIMIT} \\
 \hline
 200.8 \text{ MAX. ALLOWABLE HEIGHT ELEVATION}
 \end{array}$$

**McKently
Malak**
ARCHITECTS

35 Hugus Alley Suite 200
Pasadena California 91103-3648
TEL 626 583 8348 FAX 626 583 8387

A PROJECT FOR:

MANHATTAN PLACE, INC.

P.O. BOX 8935
Brea, CA 92822
TEL. 714.713.7171

MANHATTAN PLACE
NEC Pacific Coast Hwy. & Artesia Blvd.
Manhattan Beach, California 90266

ISSUES / REVISIONS

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JOB NUMBER: 12076TMA
DRAWN BY: MH, JRG CHECKED BY: HM/WW
DATE: 12.19.13
SHEET DESCRIPTION:

**PROPOSED & EXISTING
EXTERIOR ELEVATIONS
(BUILDING 1)**

SHEET NUMBER:

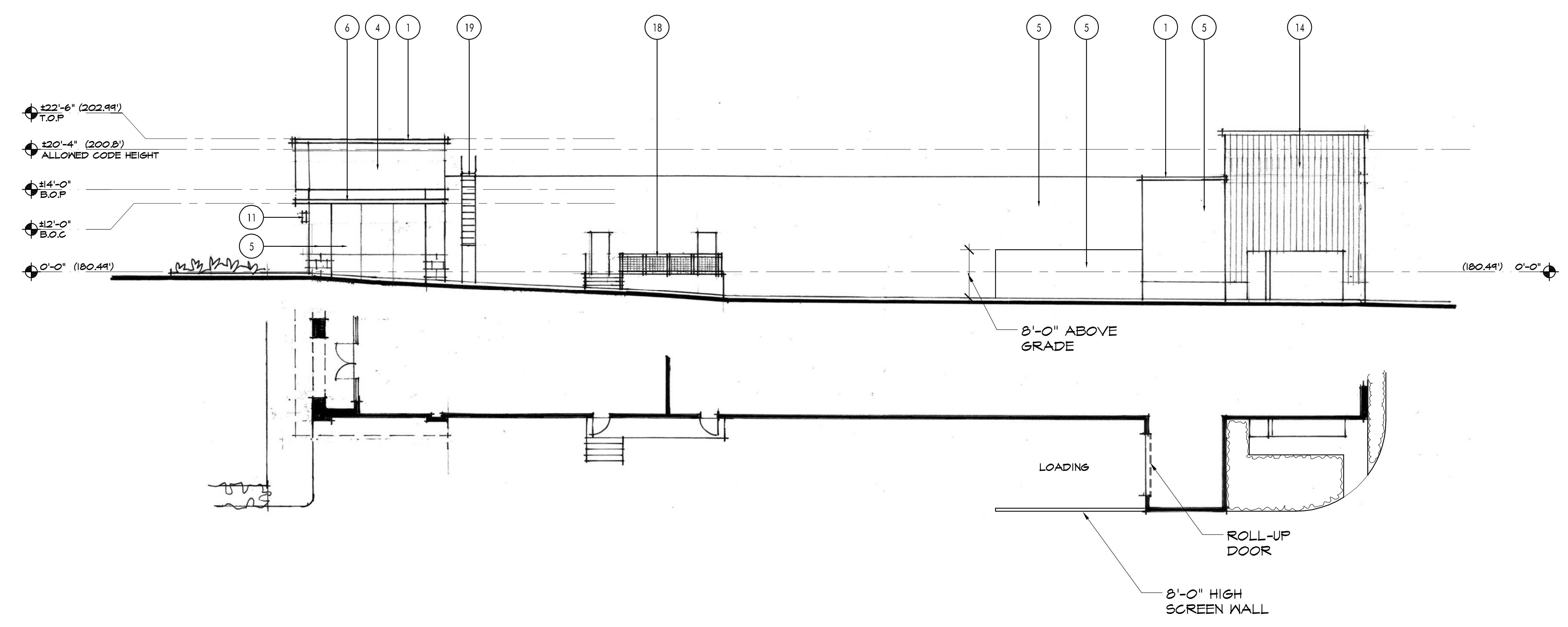
EL-01

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: PIGEON GRAY DE 6214
2	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: SHEEPSKIN DE 5912
3	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: WARM HEARTH DE 6110
4	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: TANNY AMBER DE 5214
5	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: SAND DOLLAR DE 6171
6	METAL FRAME/ METAL CANOPY +	MANUFACTURER: NEW CONSTRUCTION PAINT MANUFACTURER: DUNN EDWARDS COLOR: CASTLE ROCK DE 6975
7	SPANDREL GLASS +	MANUFACTURER: VIRASPAN COLOR: WARM GREY
8	STOREFRONT +	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM
9	GLASS +	MANUFACTURER: OLD CASTLE GLASS TYPE: CLEAR 1" GLASS
9A	TRANSLUCENT GLASS	MANUFACTURER: OLD CASTLE GLASS
10	STONE VEENER +	MANUFACTURER: CULTURE STONE MODEL: CAST FIT 12X24 COLOR: FRENCH GRAY
11	LIGHT SCENCE +	MANUFACTURER: LUMINIS MODEL: SYRIOS M 1292 COLOR: SUN METAL
12	LIGHT SCENCE +	MANUFACTURER: KIM LIGHTING MODEL: WALL DIRECTOR MD14 COLOR: STEALTH GRAY
13	LIGHT STANDARD +	MANUFACTURER: KIM LIGHTING MODEL: ARCHETYPE SINGLE MONT POLE COLOR: STEALTH GRAY
14	METAL WALL PANEL +	MANUFACTURER: ATAS INTERNATIONAL MODEL: DESIGN WALL PANEL DWF - 1 1/8" HT. COLOR: 20 SLATE GRAY
15	CANVAS AWNINGS +	MANUFACTURER: SUNBRELLA COLOR: BLACK
16	GREEN SCREEN +	MANUFACTURER: GREEN SCREEN FINISH: METAL WIRE COLOR: SILVER
17	TRASH RECEPTACLE	MANUFACTURER: VICTOR STANLEY MODEL: STEELSTE RB36 COLOR: BLACK
18	METAL RAILING +	MANUFACTURER: NEW CONSTRUCTION COLOR: CASTLE ROCK DE 6975
19	ROOF LADDER +	MANUFACTURER: NEW CONSTRUCTION COLOR: CASTLE ROCK DE 6975

**McKently
Malak**
ARCHITECTS
35 Hugus Alley Suite 200
Pasadena California 91103-3648
TEL 626 583 8348 FAX 626 583 8387

A PROJECT FOR:
MANHATTAN PLACE, INC.
P.O. BOX 8935
Brea, CA 92822
TEL. 714.713.7171



PROPOSED EAST ELEVATION - NEW LOADING DOCK (BUILDING 1) SCALE: 3/32" = 1'-0" 1

HEIGHT CALCULATION:

173.1	
167.3	
184.9	
189.4	
715.2 / 4 = 178.8	BASE LINE
+ 22	HEIGHT LIMIT
200.8	MAX. ALLOWABLE HEIGHT ELEVATION

MANHATTAN PLACE
NEC Pacific Coast Hwy. & Artesia Blvd.
Manhattan Beach, California 90266

ISSUES / REVISIONS

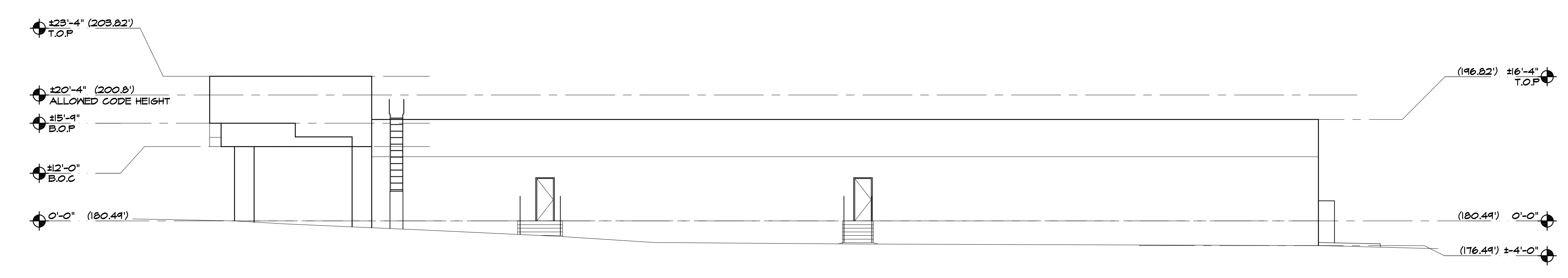
No.	DATE	DESCRIPTION
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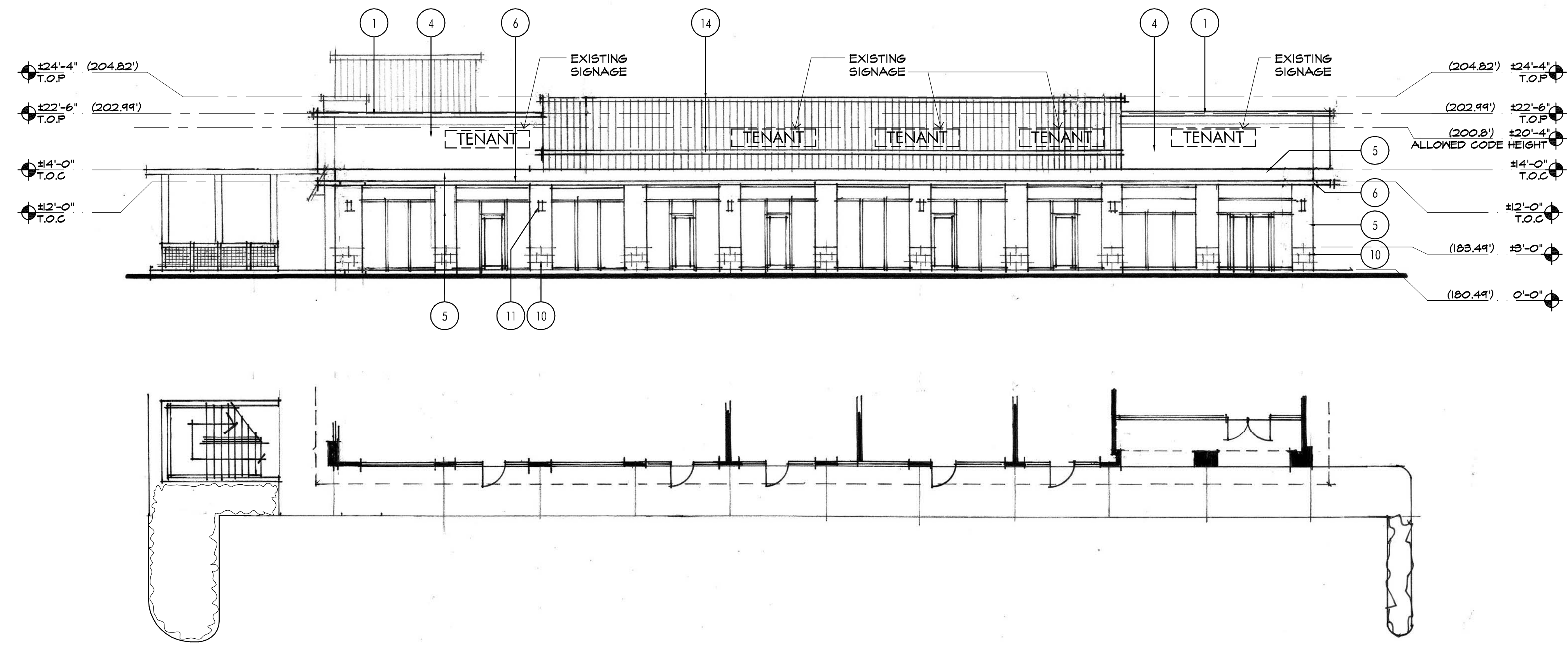
JOB NUMBER: 12076TMA
DRAWN BY: MH, JRG CHECKED BY: HM/WWW
DATE: 12.19.13
SHEET DESCRIPTION:

**PROPOSED & EXISTING
EXTERIOR ELEVATIONS
(BUILDING 1)**

SHEET NUMBER:
EL-03

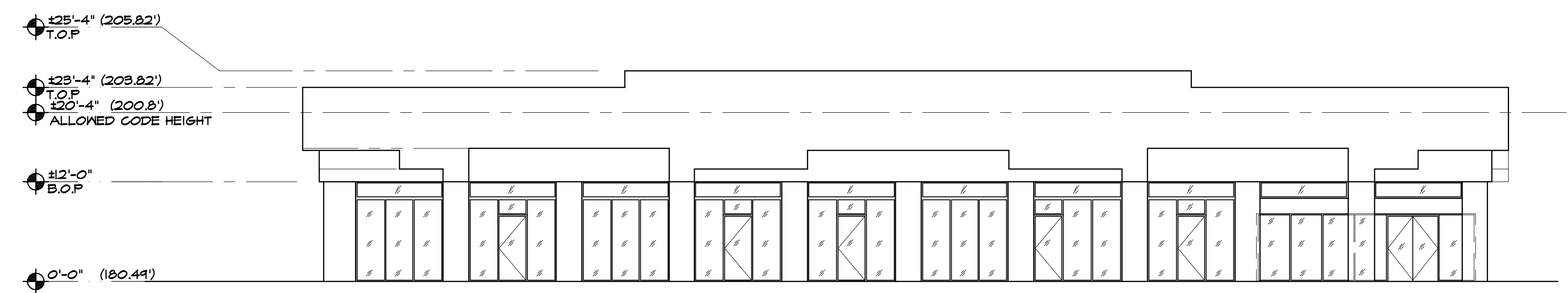


EXISTING EAST ELEVATION (BUILDING 1) SCALE: 3/32" = 1'-0" 2



PROPOSED SOUTH ELEVATION (BUILDING 1)

SCALE: 3/32" = 1'-0" 1



EXISTING SOUTH ELEVATION (BUILDING 1)

SCALE: 3/32" = 1'-0" 2

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
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3	STUCCO FINISH +	MANUFACTURER: LA HABRA STUCCO FINISH: MATCH EXISTING PAINT MANUFACTURER: DUNN EDWARDS COLOR: WARM HEARTH DE 6110
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8	STOREFRONT +	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM
9	GLASS +	MANUFACTURER: OLD CASTLE GLASS TYPE: CLEAR 1" GLASS
9A	TRANSLUCENT GLASS	MANUFACTURER: OLD CASTLE GLASS
10	STONE VEENER +	MANUFACTURER: CULTURE STONE MODEL: CAST FIT 12X24 COLOR: FRENCH GRAY
11	LIGHT SCENCE +	MANUFACTURER: LUMINIS MODEL: SYRIOS M 1242 COLOR: SUN METAL
12	LIGHT SCENCE +	MANUFACTURER: KIM LIGHTING MODEL: WALL DIRECTOR MD14 COLOR: STEALTH GRAY
13	LIGHT STANDARD +	MANUFACTURER: KIM LIGHTING MODEL: ARCHETYPE SINGLE MONT POLE COLOR: STEALTH GRAY
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19	ROOF LADDER +	MANUFACTURER: NEW CONSTRUCTION COLOR: CASTLE ROCK DE 6975

HEIGHT CALCULATION:

$$\begin{array}{r}
 173.1 \\
 167.3 \\
 184.9 \\
 189.4 \\
 \hline
 715.2 / 4 = 178.8 \text{ BASE LINE} \\
 \quad \quad \quad + 22 \text{ HEIGHT LIMIT} \\
 \hline
 200.8 \text{ MAX. ALLOWABLE HEIGHT ELEVATION}
 \end{array}$$

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Malak**
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Pasadena California 91103-3648
TEL 626 583 8348 FAX 626 583 8387

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P.O. BOX 8935
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Manhattan Beach, California 90266

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JOB NUMBER: 12076TMA
DRAWN BY: MH, JRG CHECKED BY: HM/WWW
DATE: 12.19.13
SHEET DESCRIPTION:

**PROPOSED & EXISTING
EXTERIOR ELEVATIONS
(BUILDING 1)**

SHEET NUMBER:
EL-04

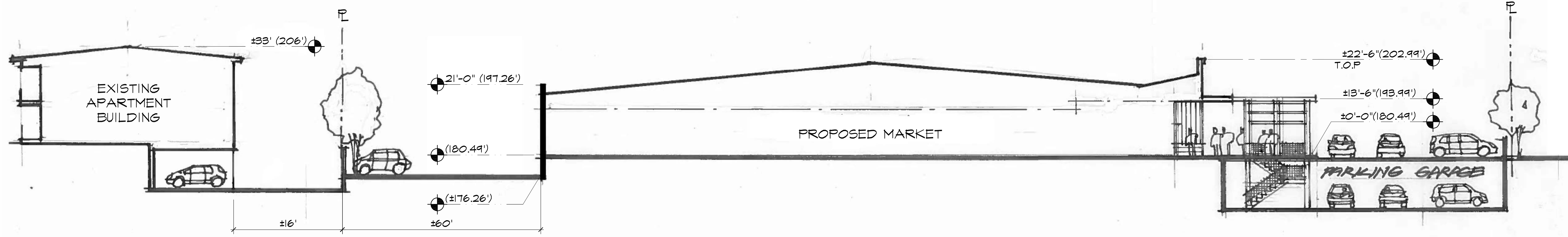
A PROJECT FOR:

MANHATTAN PLACE, INC.

P.O. BOX 8935

Brea, CA 92822

TEL. 714.713.7171



PROPOSED BUILDING SECTION LOOKING SOUTH (BUILDING 1)

SCALE: 3/32" = 1'-0"

1

MANHATTAN PLACE
NEC Pacific Coast Hwy. & Artesia Blvd.
Manhattan Beach, California 90266

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3	12.19.13	USE PERMIT AMENDMENT AND VARIANCE RESUBMITTAL
4	03.12.14	PLANNING COMMISSION HEARING

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JOB NUMBER: 12076TMA
DRAWN BY: MH CHECKED BY: HM/WWW
DATE: 12.19.13
SHEET DESCRIPTION:

BUILDING SECTION

SHEET NUMBER:

SC-01

SCALE: 1/16" = 1'-0"

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