

**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:** April 9, 2014

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

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the continued and re-noticed public hearing, **DISCUSS** the project and any testimony received, **APPROVE** the subject request, and **ADOPT** the Draft Resolution.

**APPLICANT**

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

**DISCUSSION**

At its regular meeting of March 12, 2014, the Planning Commission conducted the public hearing for the subject application, continued the public hearing and directed staff and the applicant to provide additional public notice of the alcohol sales and tasting licenses, and also return with additional information about the project design.

The project includes modification of a commercial 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. The Commission tentatively determined that the project design and height variance proposal was appropriate, subject to some additional information, and conditions and restrictions to be placed on the project. Staff was directed to prepare a draft Resolution

addressing issues regarding construction management, parking structure aesthetics, alcohol, hours, signs, etc.

The applicant has provided the attached 3-dimensional graphics showing the northwest (Tennyson/Sepulveda) site perspective including more detail regarding the driveways, parking structure walls, and signs. The driveways are more visually apparent in these graphics than the previous plans, which should assist the Planning Commission's review. The west-facing portion of the parking structure wall (17' high maximum), where it abuts the neighboring bank parking lot, is visible in the new graphics. Neighboring items at the property line that would partially obscure the wall, such as a low planter wall, a fence/rail, and shrubbery, are not shown. The railing currently dividing the two parking lots would probably not be needed by the neighboring bank once the parking structure wall was built. Staff is recommending specific bulk-mitigating changes to the west-facing wall design that would replace the above deck portion with open railing, and create a notch/recession at the northwest property corner. The notch could displace up to three parking spaces by shifting a proposed mechanical room away from the corner.

A sign structure is also shown to sit above the parking structure wall at the northwest site corner where a pylon sign is currently located. Since this involves re-constructing a third pole sign on the property (two on Artesia Bl.), which the sign code now prohibits, it may be appropriate for a separate sign exception process to be reviewed later by the Planning Commission, when the applicant has a more developed sign concept. The proposed Resolution currently limits new signs to wall signs placed on the primary building parapets.

Items not shown on the plans or new graphics, such as light poles, miscellaneous poles/rails, and ventilation equipment, would be required to conform to Code and reviewed through plan check by Community Development Staff.

Staff believes that the project as clarified by the new graphics, and conditioned in the attached draft Resolution, is consistent with comments previously made by the Planning Commission, and is appropriate for approval. No public comments have been received in response to either public hearing notice.

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

- Grocery store hours of 6am to 10:30pm.
- Limitation of alcohol sales to grocery store use only
- Typical beer and wine tasting restrictions
- Prohibition of entertainment
- Notching/recessing the parking structure corner
- Provision of landscape buffering
- Sidewalk upgrades
- Provision of construction management plans

- Prohibition of new pole signs (unless future sign exception), and signs on the corner tower feature
- Required verification of existing or new neighboring reciprocal access rights

## CONCLUSION

Staff recommends that the Planning Commission conduct the continued public hearing, discuss the revised plans, additional information, and proposed draft Resolution for the subject Use Permit Amendment 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
  - C. Revised 3-D renderings
- c: Hany Malak, Applicant

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**RESOLUTION NO. PC 14-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
MANHATTAN BEACH APPROVING A USE PERMIT AMENDMENT AND  
HEIGHT VARIANCE FOR ESTABLISHMENT OF A GROCERY STORE  
USE WITH ALCOHOL SALES AND TASTING AND CONSTRUCTION  
OF A PARKING DECK AND PARAPET MODIFICATIONS AT 1133  
ARTESIA BOULEVARD (McKently Malak Architects, Inc.)**

**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 March 12, and April 9, 2014, received testimony, closed the public hearing, and considered an application for a use permit amendment and variance for establishment of a grocery store use with alcohol sales and tasting, and construction of a parking deck and parapet modifications that exceed the 22-foot height limit by as much as 10 feet, on the property located at 1133 Artesia Boulevard in the City of Manhattan Beach.
- B. The existing legal description of the site is Portions of Lot 9, Block 3 of the Amended Map of Seaside Park, Book 8, page 19, in the office of the Los Angeles County Recorder.
- C. The applicant for the subject project is McKently Malak Architects, Inc. The owner of the property is Manhattan Place Inc.
- D. The project is Categorically Exempt (Class 1 & 2, Sections 15301 & 15303) from the requirements of the California Environmental Quality Act (CEQA) since it involves conversion of an existing facility to a smaller size facility of similar intensity.
- 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 I and is zoned CG, Commercial General. The use is permitted by the zoning code and is appropriate as conditioned for the general commercial area. The surrounding Manhattan Beach properties consist of CG (General Commercial – east, west, north) and RH (Residential High Density -east) zoning. Commercial property neighbors to the south across Artesia Boulevard in Hermosa Beach.
- G. The General Plan designation for the property is General Commercial. The General Plan encourages commercial development that serves City residents and the regional market. 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 subject property was most recently developed as a retail complex under Resolution No. PC 89-60, which included conversion of an original grocery store building, and addition of two smaller buildings. Two restaurant uses were subsequently established under Resolution Nos. PC 93-20, and PC 93-23, as individual Use Permits which shall remain in effect. A Master Use Permit combining all property Use Permits is not required since no floor area addition is proposed.
- I. The Planning Commission made findings required to approve the Use Permit Amendment 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 property includes existing retail buildings with a proposed grocery store use, in an area developed with a full range of commercial uses;

**ATTACHMENT A  
PC MTG 4-9-14**

2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with Policies LU-1.2, LU-3.1, LU-5.1, and LU-6.3, and Goals LU-3 and LU-6, of 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; as the Municipal Code requirements and conditions of approval address lighting, security, safety, aesthetics, landscaping, hours of operation and parking; 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 full retail commercial use, and parking supplies are adequate;
  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, since it will conform to Municipal Code requirements and Use Permit/Variance conditions; 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 commercial use is compatible with the area, parking supplies are adequate, the building has substantial setbacks/landscaping, and buffer walls and landscaping are provided. Approval of retail sales of alcohol and on-site sampling of beer and wine will be subject to the conditions below, including limited night hours, in an area that serves a regional customer base, and that will be insulated from residential and other sensitive uses.
- J. The Planning Commission made findings required to approve the Variance allowing approximately 10 feet of roof parapet 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 pre-existing grading and construction oriented toward the high (Artesia Boulevard) side of the property, 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 typical retail oriented architectural treatment of the existing building would not be feasible under the current applicable height limit.
  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 most of the subject building's over-height roof parapet already exists, and the additional height proposed occupies a minority portion of the building located away from residential neighbors.
  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 larger commercial properties with sloped topography have occurred previously.
- K. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- L. 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.
- M. A determination of public convenience and necessity is made for the proposed Type 42 alcohol license (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon City Council acceptance of this project approval.

- N. This Resolution, upon its effectiveness, supersedes Resolution No. PC 89-60, and constitutes the Use Permit and roof parapet height Variance for the subject project, and the State required Determination of Public Convenience and Necessity for the currently proposed Type 21 and Type 42 alcohol licenses. Resolution Nos. PC 93-20, and PC 93-23, for individual restaurant uses on the site shall remain in effect.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit Amendment and Variance application for site modifications to establish a new grocery store use, 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 and project description, as approved by the Planning Commission on April 9, 2014, except that the proposed northwest parking structure corner shall be recessed for bulk mitigation purposes as determined to be appropriate by the Community Development Director. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
2. A Construction 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 provide for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions.
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. Modifications and improvements to the tenant space shall be in compliance with applicable requirements of the Building Division, Fire Department, Health Department, and State Department of Alcohol Beverage Control.
5. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
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. A substantial tree buffer shall be provided at the property line abutting the neighboring apartment development, and a substantial parkway/planting buffer shall be provided at, and/or beyond, the north property line as the Community Development and Public Works Departments determine to be appropriate. Landscape/hardscape treatments visually buffering the west-facing parking structure wall shall be provided (e.g., items permissible by the westerly property owner, open railings, architectural wall treatments, parking deck planting) as determined to be appropriate by the Community Development Director.
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. The Tennyson Street sidewalk shall be replaced with landscaping enhancements, and disabled access improvements as determined to be appropriate by 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.
13. \* Final circulation, traffic visibility, pedestrian, bicycle, and parking design and improvements shall be subject to the review and requirements of the City's Traffic Engineer and Director of Community Development.
14. \* The project elevator shall be subject to the review and approval of the Building Official and Fire Department. A gurney sized elevator may be required.

#### **Commercial Operational Restrictions**

15. \* The facility shall include retail, personal services, and food and beverage sales uses. Restaurant uses shall be permitted as approved by individual restaurant use permits.
16. \* Food and beverage sales shall be limited to operating hours of 6am to 10:30pm daily, including loading dock and related delivery truck activity.
17. \* One food and beverage sales tenant with a minimum of 10,000 square feet of floor area may conduct off-sale alcohol sales and tasting provided no more than 15 percent of tenant area is devoted to alcohol display/tasting, and the tenant operates as a grocery store as determined by the Community Development Director. Primary kitchen equipment such as stoves, convection ovens, and commercial kitchen hoods shall be prohibited. Entertainment, dancing, and alcohol licenses other than Type 21 or Type 42 shall be prohibited. Beer or wine consumption shall not be separated from retail operations beyond the extent required by Alcohol Beverage Control. Beer and wine tasting shall be limited to maximum 1 ounce size samples, and a maximum of five samples of wine or beer per person. The design, location, and layout of the wine and beer sampling area shall be subject to approval of the Community Development Director, and shall be limited to 100 square feet, shall have no seating, furniture or fixtures, and shall be separated by a physical barrier from other store areas. Sampling shall be limited to patrons at least 21 years in age. No exterior signage advertising wine or beer tasting will be permitted. Beer or wine tasting shall be limited to 11 am to 7 pm daily.
18. \* Entertainment on the site, other than that specifically permitted by an individual restaurant use permit, shall be prohibited.
19. 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.
20. \* 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.

21. 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.
22. \* The site shall allow reciprocal vehicle access with adjacent properties as currently exists (east and west sides), and 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. Written verification of existing reciprocal access driveways shall be provided to the Community Development Department, and shall be subject to modification and recordation as determined to be appropriate by the City Attorney.
23. \* 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 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.
24. 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.
25. \* All signs shall be in compliance with the City's Sign Code. New pole signs shall be prohibited unless a new Sign Exception is approved by the Planning Commission. Building signs exceeding the primary parapet height (24.2 feet) shall be prohibited. Two pole signs adjacent to Artesia Boulevard shall be permitted as previously approved. An updated Sign Program otherwise in conformance with site's previous sign program shall be submitted to the Community Development Department for review and approval prior to sign permit issuance.
26. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Any outside sound or amplification system or equipment is prohibited.

#### **Procedural**

27. This Use Permit Amendment 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.
28. 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.
29. Applicant shall defend, indemnify, and hold the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") free and harmless from and against any and all claims (including, without limitation, claims for bodily injury, death, or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorneys' fees, consequential damages, disbursements, and court costs) of every kind and nature whatsoever (individually, a "Claim," collectively, "Claims"), in any manner arising out of or incident to: (i) this approval and related entitlements, (ii) the City's environmental review of this project, (iii) any construction

related to this approval, or (iv) the use of the property that is the subject of this approval. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding arising out of or incident to this approval, any construction related to this approval, or the use of the property that is the subject of this approval. The City shall have the right to select counsel of its choice. Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Applicant or Indemnitees. This indemnity shall apply to all Claims and liability regardless of whether any insurance policies are applicable. Nothing in this Section shall be construed to require Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the permit, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

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

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 9, 2014 and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**RICHARD THOMPSON,**  
Secretary to the Planning Commission

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**Rosemary Lackow,**  
Recording Secretary

## Eric Haaland

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**From:** Hany Malak <hany@mckently.com>  
**Sent:** Friday, March 28, 2014 1:49 PM  
**To:** Eric Haaland  
**Cc:** Mleecvk; Hernandez, Mitchell @ South Bay  
**Subject:** RE: 1133 Artesia  
**Attachments:** MANHATTAN PLACE-4.jpg; MANHATTAN PLACE-1.jpg; MANHATTAN PLACE-2.jpg; MANHATTAN PLACE-3.jpg

Eric,

Enclosed please find a sketch-up model of the project that reflects the cross access design elements for the project from the Chase bank property, the circulation design and access to the parking garage from Tennyson and the access from the upper deck of the garage to the lower level of the garage. Also this layout shows the intended location of the signage element on the parking deck wall. I hope this model provides the explanation that the Planning Commissioners were looking for from our last meeting. Please let me know if you need any other information added to this model, otherwise I will provide you with the requested packages similar to what we sent last tie in addition to these designs.

I will call you to review further.

Regards,

**Hany Malak**  
[hany@mckently.com](mailto:hany@mckently.com)



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TEL: 626.583.8348  
CEL: 626.221.1839  
FAX: 626.583.8387

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**From:** Eric Haaland [<mailto:ehaaland@citymb.info>]  
**Sent:** Wednesday, March 26, 2014 10:27 AM  
**To:** Hany Malak  
**Subject:** 1133 Artesia

Hi Hany,

How's it going with the additional plan information for the Planning Commission on April 9<sup>th</sup>? We should get a look at the rendering/photosim/elevation of that northwest site perspective, sign info, driveway details, etc. by this Friday. Tuesday we will need the 10 copies ready for the commissioners.

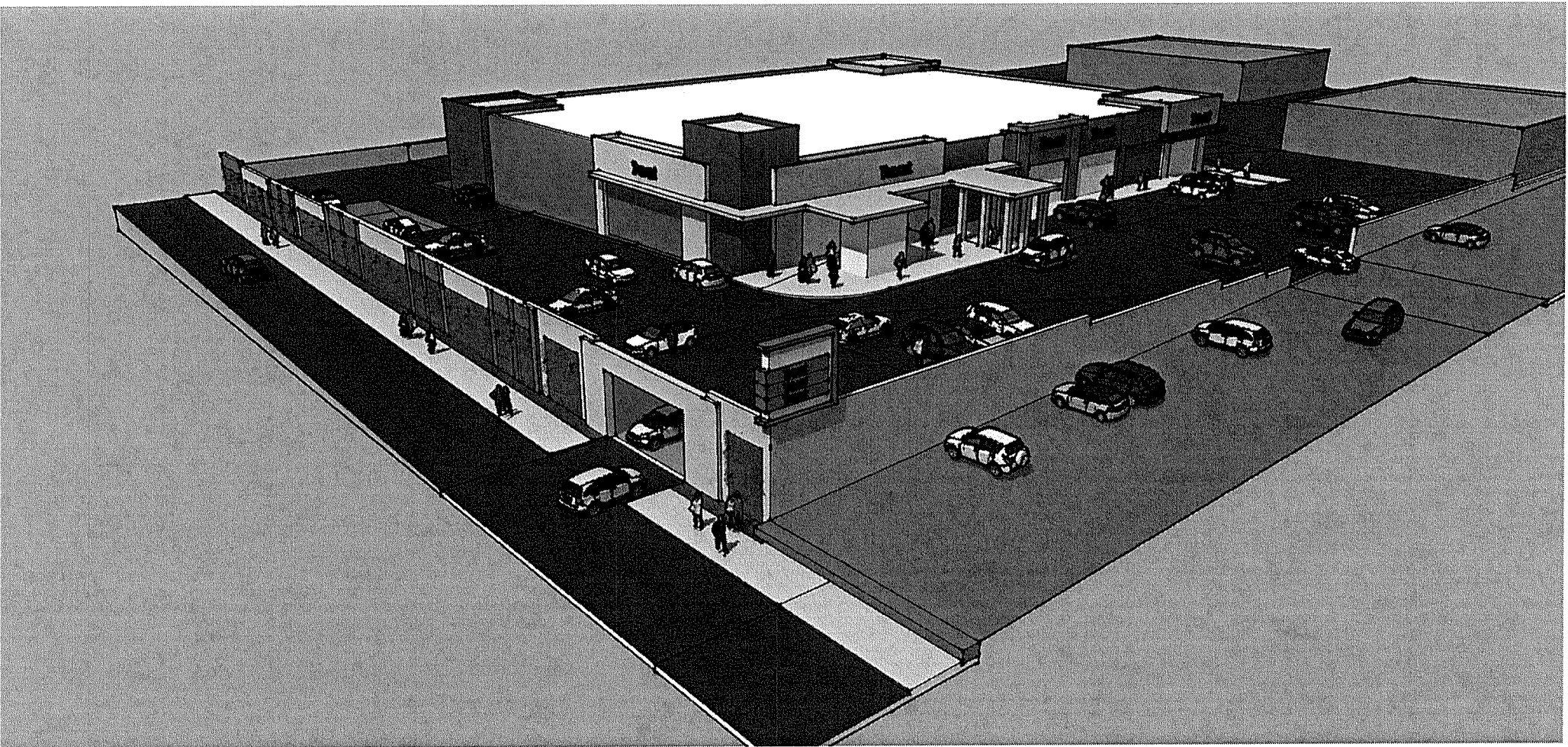
**Eric Haaland**  
**Associate Planner**  
P: (310) 802-5511  
E: [ehaaland@citymb.info](mailto:ehaaland@citymb.info)

**ATTACHMENT B**  
**PC MTG 4-9-14**

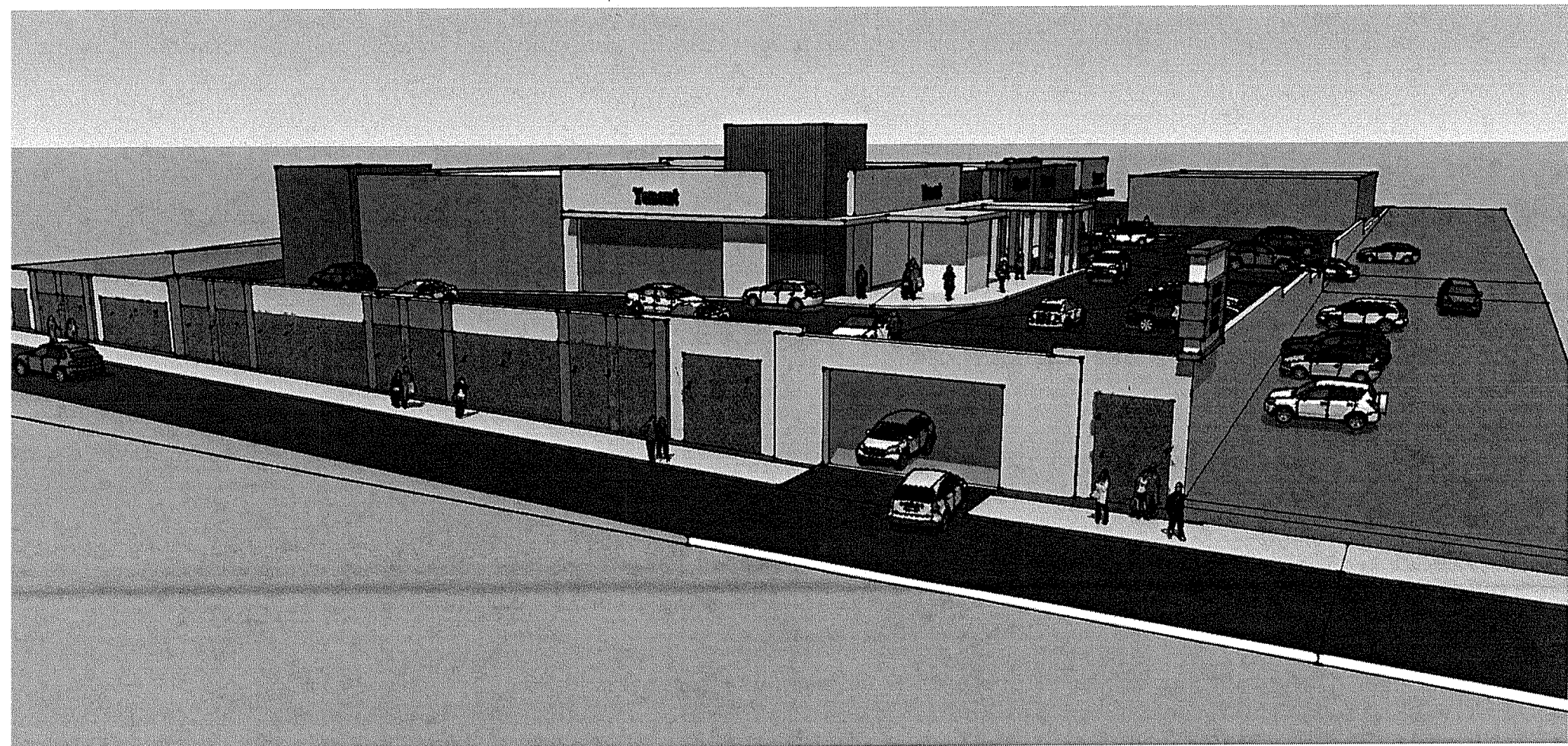


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**ATTACHMENT C**  
**PC MTG 4-9-14**







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

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

04/02/14

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SK-01



**EXISTING VIEW FROM PARKING**

**ADDITIONAL RENDERINGS  
PC MTG 4-9-14**

DE6214  
Pigeon Gray

DE5372  
Sheepskin

DE6110  
Warm Hearth

DE5214  
Tawny Amber

DE6171  
Sand Dollar

DE6375  
Castlerock

Metal  
Wall Panel

Stone  
Veneer





**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



**Manhattan Place**

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

**Manhattan Place, INC.**

P.O. BOX 8935, Brea, CA 92822

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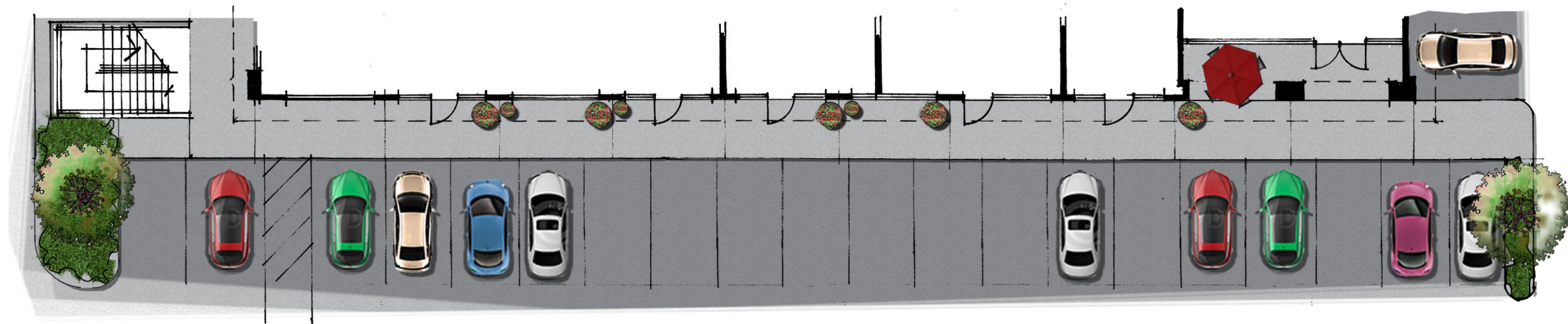
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**Manhattan Place**  
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**Manhattan Place, INC.**  
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DE6214 Pigeon Gray	DE5372 Sheepskin	DE6110 Warm Hearth	DE5214 Tawny Amber	DE6171 Sand Dollar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

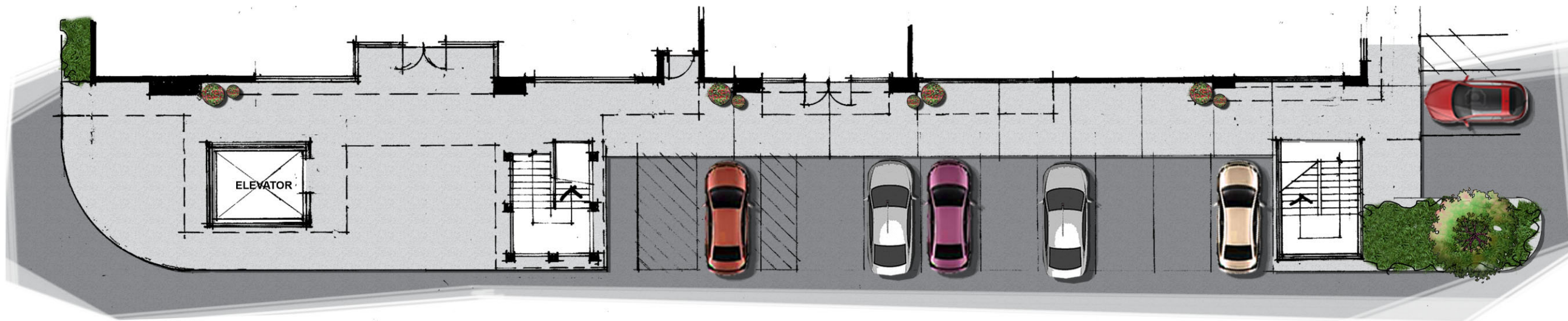
**Manhattan Place, INC.**  
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DE6214  
Pigeon Gray

DE5372  
Sheepskin

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Warm Hearth

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Tawny Amber

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

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



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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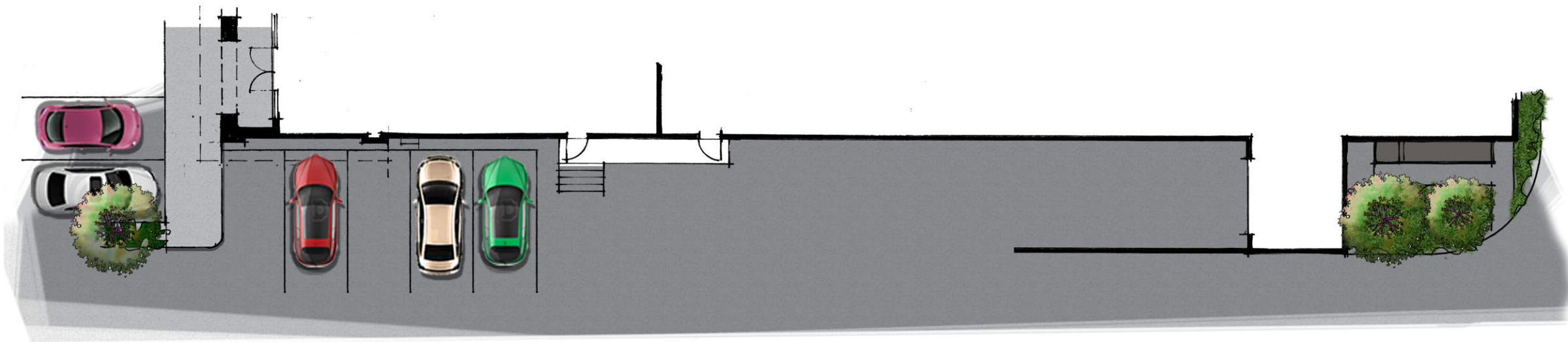
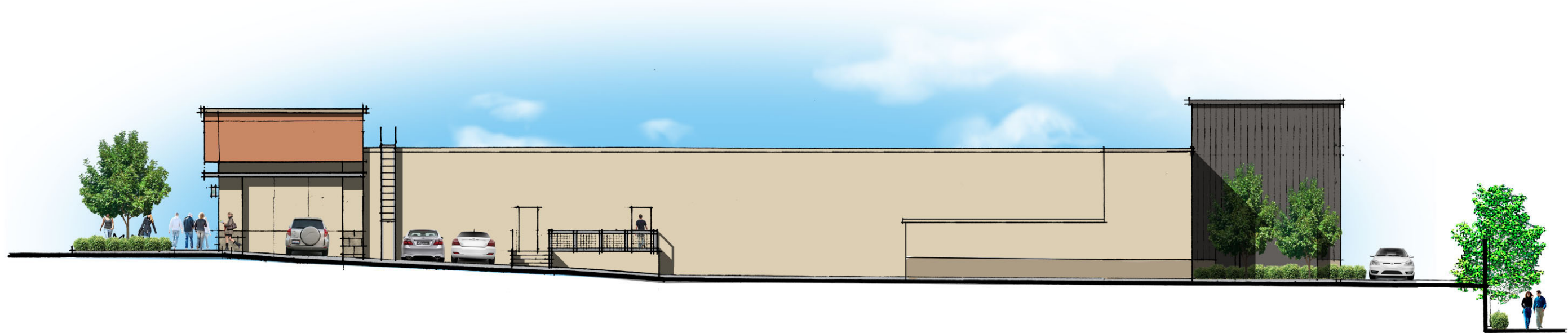
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PC MTG 4-9-14





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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DE6214  
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04/02/14

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SK-04



DE6214  
Pigeon Gray

DE5372  
Sheepskin

DE6110  
Warm Hearth

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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

04/02/14

12076TMA  
SK-05



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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