

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

BY: Angelica Ochoa, Associate Planner

DATE: July 26, 2017

SUBJECT: Use Permit to Allow a Veterinary Hospital in an Existing Multi-tenant Commercial Building Located at 2705 N. Sepulveda Boulevard (Manhattan Beach Animal Hospital)

RECOMMENDATION

CONDUCT the Public Hearing and **APPROVE** the subject application subject to conditions contained in the attached draft Resolution (Exhibit A).

APPLICANT / PROPERTY OWNER

Dr. Kirk Steinam
2705 N. Sepulveda Blvd.
Manhattan Beach, CA 90266

Margaret Yu, MBRP, LLC
P.O. Box 306
Hartsdale, NY 10530

PROJECT OVERVIEW

LOCATION

<u>Location</u>	2705 N. Sepulveda Boulevard (Exhibit B, Site Location Map)
<u>Legal Description</u>	Portion of Lots 14, 15, 16 and 17, Block 37, Tract 1638
<u>Area District</u>	II

LAND USE

<u>General Plan</u>	General Commercial	
<u>Zoning</u>	CG, Commercial General	
<u>Land Use</u>	<u>Existing</u> 1,250 sf Pharmacy	<u>Proposed</u> 1,250 sf Animal Hospital

Neighboring Zoning/Land Uses

North	CG/ Medical, Retail, Hair Services, Automotive
South	CG/Retail, Office, Medical
East (across Sepulveda Blvd.)	CG/Manhattan Village Mall, Retail & Restaurant,
West	RS/Single Family Residences

PROJECT DETAILS

	<u>Existing</u>	<u>Proposed</u>	<u>Requirement</u>
Parcel Size:	17,280 sf.	17,280 sf.	5,000 sf. minimum
Building Floor Area:	4,756 sf.	4,756 sf.	25,920 sf. maximum
Height	22 ft.	22 ft.	22 ft .
Parking:	23 spaces	23 spaces	21 spaces
Sepulveda Blvd. Setback	38 ft.	38 ft.	10 ft. min.
Hours of Operation:	10am to 8pm (Monday to Friday)	8am to 6pm Monday to Saturday, Sunday by appointment and 24 hour emergency)	Per Use Permit
Landscape Area	906 sf.	906 sf.	1,382 sf. (8% of lot area) Reduction for landscape strip adjacent to street frontage
Vehicle Access	Sepulveda Blvd. (3 driveways)	same as proposed	

BACKGROUND

On May 4, 2017, the applicant, Dr. Kirk Steinam, submitted an application (Exhibit C) to request a Use Permit to accommodate a small animal hospital (Manhattan Beach Animal Hospital) for veterinary services in an existing multi-tenant commercial space located at 2705 N. Sepulveda Boulevard. The applicant has been in operation at the Manhattan Marketplace at 1590 Rosecrans Avenue since 1991. However, the lease is expiring at the current location and the applicant is proposing to relocate to the subject site, 2705 N. Sepulveda Boulevard.

The proposed use of animal hospital and animal boarding as stated in the subject application requires a Use Permit per Section 10.16 of the Commercial Chapter for the Commercial General (CG) zone. All other animal services, including grooming and bathing of animals and retail sales, which includes boarding for up to 48 hours, are permitted by right in the CG zone. Section 10.08.050 C. describes the different Animal Sales and Services use classifications. (Exhibit D)

DISCUSSION

Site Conditions and Project Proposal

The existing multi-tenant commercial center located at 2705 N. Sepulveda Boulevard includes three businesses, a pharmacy (retail use), a postal/ mailing center (retail use) and massage services (personal improvement services). The proposed animal hospital will be replacing the retail pharmacy tenant space of 1,250 square feet. The total existing building area for the entire site is 4,756 square feet. The existing on-site number of parking spaces is 23 spaces. The total existing landscaping is approximately 906 square feet. There are three (3) existing driveways from Sepulveda Boulevard for vehicle access onto the subject site. Only interior tenant improvements and a new sign face for the tenant on the existing pole sign is proposed.

The surrounding commercial uses to the north, south and east on Sepulveda Boulevard include medical, office, retail, automotive, and small eating establishments. To the west, across Sepulveda Boulevard is the Manhattan Village Mall.

The animal hospital will provide veterinary services, including routine checkups, vaccinations, caring for injured and sick animals, bathing and grooming and emergency services. The medical and non-medical services may require the boarding of animals for limited periods in some cases. Since it is a small facility and has limited outdoor areas for the animals, a condition has been added to the Resolution that the boarding of animals at no time become the primary use on the premises, and may only be in association with the other services provided on the site. Animal Hospitals are required by the code to be entirely enclosed, soundproofed and air-conditioned.

Parking

The parking requirement for the proposed animal hospital use is 3 spaces, at 1 space per 400 square feet. The parking requirement for massage services and postal/ mailing center uses is 18 spaces based on approximately 1,750 square feet each at 1 space per 200 square feet. Per the zoning code, the required number of parking spaces is 21 spaces for all three uses. The City Traffic Engineer is recommending that the existing compact spaces on the north side of the parking lot be converted to

full size spaces. This will create the reduction of one parking space. The 22 parking spaces will comply with the required number of parking spaces for the proposed and existing uses.

Hours of Operation

The proposed hours of operation for the facility will be Monday through Saturday, 8am to 6pm and by appointment on Sunday. The Animal Hospital will offer emergency services 24 hours, 7 days a week. Peak hours are expected to be from 10am to 4pm. These hours are consistent with the other commercial uses on the site and other animal hospitals in the City.

Applicant Neighborhood Meeting

The applicant conducted a residential neighborhood meeting at the subject site on June 8, 2017. A copy of the letter and neighbors response is attached to the staff report. One neighbor expressed concerns about noise to the surrounding neighbors from dogs barking, especially at night. The applicant's architect response to the neighbor is also attached. (Exhibit E)

Signage

There is an existing pole sign on the subject property that is non-conforming due to the square footage of sign area. The total signage allowed for the subject site is 320 square feet, and 544 square feet is existing. The applicant would like to remove the sign panel for the pharmacy on the pole sign and replace it with a panel with their business name. There would be no other changes to the pole sign. Staff has historically allowed these panel replacements for existing non-conforming signs.

Outdoor Area

Staff suggested that the applicant consider providing a small outdoor exclusive area on site for the dogs for exercise and bathroom use. The possible location would remove one parking space, directly to the south of the building. However, the landlord was reluctant to lose any parking and did not approve any outdoor area. There are landscaped areas on site and staff has added a condition in the Resolution that all business be conducted on site so there are not impacts to neighboring properties. There are two other Animal Hospitals in the City, located at 1801 N. Sepulveda Boulevard (Bay Animal Hospital, approved in 1997) and 1401 N. Sepulveda Boulevard (Animal Medical and Dental Group, approved in 1975). These facilities also have no outdoor exclusive areas and limited landscaped areas. With very limited boarding services, only associated with the other on-site medical and grooming services, staff is satisfied that the on-site space will be adequate.

REQUIRED FINDINGS

Section 10.84.060 of the Manhattan Beach Zoning Code, provides the findings that are necessary to approve a Use Permit. Staff believes all findings can be met as follows:

- 1. The proposed location of the use is in accord with the objectives of this title and the purpose of the district in which the site is located;*

The proposed project is located within the (CG) Community General district. The use is within an existing commercial multi-tenant center and will continue a commercial use by

providing veterinary services. The business is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is a commercial zone consistent with Section 10.16.010 of the Manhattan Beach Zoning Code which states that the district is intended to provide opportunities for commercial retail uses for a full range of retail and service businesses.

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 properties or improvements in the vicinity or to the general welfare of the city;*

The veterinary services, as proposed, poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city as the site continues to operate as a multi-tenant commercial retail and service use providing a variety of services to the public. Conditions of approval, related to the design of the tenant space and business operations, will ensure that there are not impacts to the neighborhood.

The General Plan designation for the property is General Commercial. This designation reflects the commercial corridor of Sepulveda Boulevard with various retail, restaurants and support commercial services. The modifications, as conditioned, are consistent with the following General Plan Goals and Policies:

Goal LU-4: Support and encourage the viability of the commercial areas of Manhattan Beach.

The proposed project is consistent with offering a wide variety of services and supporting the mix of commercial uses.

Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.

The proposed project will provide new investment in a desired service to customers therefore supporting the commercial corridor of Sepulveda Boulevard.

Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas as regional-serving commercial districts.

The proposed project will enhance the existing commercial uses and is consistent with providing goods and services throughout the main commercial areas of the City.

Policy LU- 8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional-serving commercial districts.

The proposed project will remodel and upgrade the existing building and is consistent with the existing uses on the site and other nearby commercial properties.

- 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*

The proposed renovation will comply with applicable performance and development standards. Therefore the proposed use will comply with the provisions of Title 10 of the Municipal Code (Zoning Ordinance), including any specific condition required for the proposed use in the CG zoning district in which it is located. A Use Permit is required for animal hospitals. The proposed veterinary services in an existing commercial building is determined to be in compliance with applicable provisions of the (CG) Community General zone, and the required notice, hearing and findings for the Use Permit.

- 4. The proposed use will not adversely impact nor 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.*

The proposed change in operational use will not adversely impact nearby properties as the commercial uses currently exist on the site. The proposed operational change poses no increase to the parking demand on the site. The change in use from pharmacy to veterinary hospital is a reduction in required parking. It is not anticipated that the addition of veterinary services in the existing commercial center will exceed the capacity of public services and facilities. Conditions of approval, related to the design of the tenant space and business operations, including operations within an enclosed building, soundproofing, air-conditioning, trash enclosure upgrades and on-site exercising of dogs, will ensure that there are not impacts to the neighborhood.

Sepulveda Development Guidelines

The Sepulveda Development guidelines are intended for new construction and major renovation primarily and to encourage desirable improvements to be included in development projects. The Sepulveda design standards focus on height, setbacks, floor area and landscaping. In addition, other guidelines encourage reciprocal access, right-turn pockets, driveway throats, sidewalk dedication, building orientation and pedestrian access. Since the subject proposal is only a tenant improvement for one tenant in a multi-tenant existing building, with no addition, the guidelines are not applicable.

USE PERMIT

Staff has included the following conditions in the attached draft Resolution (Exhibit A), listed below in summary, as well as the standard procedural conditions:

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on July 26, 2017. Any substantial deviation from the approved plans and project description, as conditioned, shall require approval from the Planning Commission.
2. In the event that the business known as Manhattan Beach Animal Hospital should vacate the premises, the tenant space at 2705 N. Sepulveda Boulevard, may be occupied by another similar use, if upon its review, the Department of Community Development determines that the replacement use has the same use characteristics as Manhattan Beach Animal Hospital, including type of service provided, and peak hours of activity.
3. The operating hours will be 8am to 6pm Monday through Saturday, by appointment only on Sundays and emergency services, 24 hours a day seven days a week.
4. Veterinary services will include routine checkups, vaccinations, emergency and medical care for injured and sick animals, and bathing and grooming services.
5. All keeping of animals will be in a permanently enclosed area inside the tenant building.
6. There shall be no overnight boarding of animals except for emergency and scheduled surgeries or care of sick or injured animals. At no time shall the boarding of animals become the primary use on the premises.
7. The existing trash enclosure will be required to be modified and upgraded with the tenant improvements, subject to the specifications and approval of the Public Works and Community Development Departments.
8. The business owner shall be responsible to police the surrounding area of the subject site to ensure that the area is clean of animal waste and any other debris associated with the use. All business shall be conducted on-site, including walking and exercising of animals.
9. All on-site parking shall be available to all on-site tenants and their customers. There shall be no assigned parking to individual tenants, or other limitations on the use of the parking with the exception of accessible spaces. Existing site signage that limits tenant parking shall be removed.
10. On-site compact parking spaces, as labeled 15 to 22 on the site plan shall be restriped and be converted to full size parking spaces.
11. All signs shall be in compliance with the City's sign code. The existing Pole sign is non-conforming and no additional signage shall be permitted.
12. Noise emanating from the site shall be in compliance with the Municipal Code Noise

Regulations. Plans shall be submitted to plan check that indicate soundproofing for the tenant space that complies with the Noise regulations. Any outside sound or amplification system or equipment is prohibited. Additionally, the tenant space shall be entirely enclosed and air conditioned as required by the Municipal Code.

PUBLIC INPUT

A public notice was published in the Beach Reporter on July 13th and mailed on July 12th, 2017 to all property owners within the required 500 foot radius. Staff did not receive any comments on the proposed project.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the project is determined to be a Categorical Exemption Class I project in that it is a minor alteration within an existing facility and will not be significantly expanding any uses.

CONCLUSION

Staff believes that the proposed Use Permit is in compliance with the requirements of the Zoning Code and the Use Permit findings can be met. It is in compliance with the goals and polices of the General Plan and Commercial Chapter of the Zoning Code. Staff recommends that the Planning Commission approve the subject project with the recommended conditions as stated in the attached 'Draft' Resolution.

Attachments:

- A. Draft Resolution PC 17 -
- B. Vicinity Map
- C. Applicant material
- D. Section 10.08.050 Commercial Use Classifications
- E. Applicant Neighborhood meeting documentation
- F. Project Plans

cc: Dr. Kirk Steinam, Applicant
Howard Crabtree, Project Architect

'Draft' RESOLUTION NO. PC 17-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A TENANT IMPROVEMENT TO ACCOMMODATE A SMALL ANIMAL HOSPITAL WITHIN A COMMERCIAL CENTER, LOCATED AT 2705 N. SEPULVEDA BOULEVARD IN THE CITY OF MANHATTAN BEACH (MANHATTAN BEACH ANIMAL HOSPITAL)

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. On July 26, 2017, the Planning Commission of the City of Manhattan Beach conducted a duly noticed public hearing and reviewed an application for a use permit to improve 1,250 square feet of tenant space within an existing multi-tenant commercial building for animal veterinary services located at 2705 N. Sepulveda Boulevard in the City of Manhattan Beach (Manhattan Beach Animal Hospital).
- B. The subject property is legally described as Portion of Lots 14, 15, 16 and 17, Block 37, Tract 1638 in the City of Manhattan Beach, County of Los Angeles.
- C. The subject property is located in Area District II and is zoned CG, Commercial General. The surrounding properties are zoned CG and RS (Single-family Residential).
- D. 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.
- E. The applicant for said use permit is the business owner, Dr. Kirk Steinam. The business will provide veterinary services including routine checkups, vaccinations, medical care for injured and sick pets, emergency services and bathing and grooming services, with limited associated animal boarding.
- F. The subject property is located in a multi-tenant commercial center. The site includes three tenant spaces consisting of a pharmacy (vacant) massage services and postal center. The existing on-site parking is 23 spaces. The veterinary services will replace the pharmacy use. There will be no change in square footage and therefore the use does not require any additional parking; 21 parking spaces are required for the tenant mix.
- G. The project is determined to be a Categorical Exemption (Class 1) from the requirements of the California Environmental Quality Act in that it is a minor alteration within an existing facility and will not be significantly expanding any uses.
- H. A de minimis impact finding is hereby made that 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.
- I. Section 10.84.060 of the Manhattan Beach Zoning Code, provides the findings that are necessary to approve a Use Permit:

1. The proposed location of the use is in accord with the objectives of this title and the purpose of the district in which the site is location;

The proposed project is located within the (CC) Community Commercial district. The project does not encompass a change in classification of use, rather a change in the operational characteristics. The use is within an existing commercial multi-tenant center and will continue a commercial use of veterinary services. The business is in accord with the objectives of this title, and the purpose of the district in which it is located since the project is a commercial zone consistent with Section 10.16.010 of the Manhattan Beach Zoning Code which states that the district is intended to provide opportunities for

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commercial retail uses for a full range of retail and service businesses.

With conditions the application is consistent with the purpose of the district and zone. 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, as conditioned.

- 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 properties or improvements in the vicinity or to the general welfare of the city;**

The veterinary services, as proposed, poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city as the site continues to operate as a multi commercial retail use providing a variety of services to the public.

The General Plan designation for the property is General Commercial. This designation reflects the commercial corridor of Sepulveda Boulevard with various retail, restaurants and support commercial services. The modifications, as conditioned, are consistent with the following General Plan Goals and Policies:

Goal LU-4: Support and encourage the viability of the commercial areas of Manhattan Beach.

The proposed project is consistent with offering a wide variety of services and supporting the mix of commercial uses.

Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.

The proposed project will provide a desired service to customers therefore supporting the commercial corridor of Sepulveda Boulevard.

Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas as regional-serving commercial districts.

The proposed project will enhance the existing commercial uses and is consistent with providing goods and services throughout the main commercial areas of the City.

Policy LU- 8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional-serving commercial districts.

The proposed project will be within the existing floor area and is consistent with the existing uses on the site and other nearby commercial properties.

- 3. The propose 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**

The proposed renovation will comply with applicable performance and development standards. Therefore the proposed use will comply with the provisions of Title 10 of the Municipal Code (Zoning Ordinance), including any specific condition required for the proposed use in the CG zoning district in which it is located. A Use Permit is required for animal hospitals. The proposed veterinary services in an existing commercial use is determined to be in compliance with applicable provisions of the (CG) Community General zone, and the required notice, hearing and findings for the Use Permit.

- 4. The proposed use will not adversely impact nor 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.**

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The proposed change in operational use will not adversely impact nearby properties as the use currently exists at the site. The proposed operational change poses no increase to the parking demand in the General Commercial zone. The change in use from pharmacy to veterinary hospital is a reduction in required parking. It is not anticipated that the addition of veterinary services in the existing commercial center will exceed the capacity of public services and facilities.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject project with the following recommended conditions:

Operational

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on July 26, 2017. Any substantial deviation from the approved plans and project description, as conditioned, shall require approval from the Planning Commission.
2. In the event that the business known as Manhattan Beach Animal Hospital should vacate the premises, the tenant space at 2705 N. Sepulveda Boulevard, may be occupied by another similar use, if upon its review, the Department of Community Development determines that the replacement use has the same use characteristics as Manhattan Beach Animal Hospital, including type of service provided, and peak hours of activity.
3. The operating hours will be 8am to 6pm Monday through Saturday, by appointment only on Sundays and emergency services, 24 hours a day seven days a week.
4. Veterinary services will include routine checkups, vaccinations, emergency and medical care for injured and sick animals, and bathing and grooming services.
5. All keeping of animals will be in a permanently enclosed area inside the tenant building.
6. There shall be no overnight boarding of animals except for emergency and scheduled surgeries of sick or injured animals. At no time shall the boarding of animals become the primary use on the premises.
7. The existing trash enclosure will be required to be modified and upgraded, subject to the specifications and approval of the Public Works and Community Development Departments.
8. The business owner shall be responsible to police the surrounding area of the subject site to ensure that the area is clean of animal waste and any other debris associated with the use. All business shall be conducted on-site, including walking and exercising of animals.
9. All on-site parking shall be available to all tenants. There shall be no assigned parking to individual tenants, or other limitations on the use of parking with the exception of accessible spaces. Existing site signage that limits tenant parking shall be removed.
10. On-site compact parking spaces, as labeled 15 to 22 on the site plan shall be restriped and converted to full size parking spaces.
11. All signs shall be in compliance with the City's sign code. The existing Pole sign is non-conforming and no additional signage shall be permitted.
12. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance. Plans shall be submitted to plan check that indicate soundproofing for the tenant space that complies with the Noise regulations. Any outside sound or amplification system or equipment is prohibited. Additionally, the tenant space shall be entirely enclosed and air

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conditioned as required by the Municipal Code.

Building Department

13. All work shall comply with the California Codes which includes: 2016 Uniform Building Code, 2016 Uniform Mechanical Code, 2016 Uniform Plumbing Code and 2016 Electrical Code.

Procedural

14. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.
15. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
16. The applicant/business owner shall cooperate with the Department of the Community Development in its conduct of periodic reviews for compliance of conditions of approval.
17. 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.
19. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on MBRP, LLC, their respective successors-in-interest, and, where applicable, all tenants and lessees of 2705 N. Sepulveda Boulevard, MBRP, LLC. Further, MBRP, LLC shall record a covenant indicating its consent to the conditions of approval of this Resolution with the Office of the County Clerk/Recorder of Los Angeles. The covenant is subject to review and approval by the City Attorney. MBRP, LLC shall deliver the executed covenant, and all required recording fees, to the Department of Community Development within 30 days of the adoption of this Resolution. If MBRP, LLC fails to deliver the executed covenant within 30 days, this Resolution shall be null and void and of no further effect. Notwithstanding the foregoing, the Director may, upon a request by MBRP, LLC, grant an extension to the 30-day time limit.
20. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
21. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* Manhattan Beach Animal Hospital shall defend, indemnify, and hold harmless 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") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. Manhattan Beach Animal Hospital 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. The City shall promptly notify Manhattan Beach Animal Hospital of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify Manhattan Beach Animal Hospital of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, Manhattan Beach Animal Hospital shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. Manhattan Beach Animal Hospital 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. Nothing in this Section shall be construed to require Manhattan

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Beach Animal Hospital 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 approval, the City shall estimate its expenses for the litigation. Manhattan Beach Animal Hospital shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on July 26, 2017 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Anne McIntosh
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

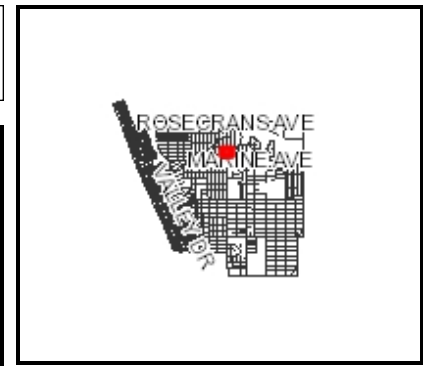
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City of Manhattan Beach



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Legend

Parcels

ATTACHMENT B
PC MTG 7-26-17

Scale: 1: 1,242

This map is a user generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes
Exhibit B - Vicinity Map

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*912 architecture 627 Aviation Way
Manhattan Beach, Ca. 90266
Telephone 310.376.9171
Facsimile 310.376.1822*

MANHATTAN BEACH ANIMAL HOSPITAL – Business Description

Manhattan Beach Animal Hospital (MBAH) is a veterinary animal hospital which provides the services of veterinary animal husbandry as well as routine care. The Hospital has been in operation at its present location in Manhattan Marketplace Mall on Rosecrans Avenue since 1991 where it has served the needs of local residents. The lease for their present location is expiring and the Mall owner has decided not to renew, so the business is forced to relocate.

The business treats healthy pets with routine check ups and vaccinations as well as sick and / or injured pets with medical, pharmaceutical and surgical care as necessary. As part of the services for ill and / or injured pets, the Hospital will board pets in conjunction with the proper standards of veterinary care. Manhattan Beach Animal Hospital also provides bathing and grooming services. Almost all of the services provided occur within the facility itself. Rarely, staff will need to take boarded animals outside of the facility for necessary exercise.

MBAH provides urgent patient services 24 hours a day, 7 days a week. Normal business hours, however, are between 8:00 am and 6:00 pm Monday through Saturday. Occasionally, appointments for outpatient care can be made outside of normal business hours as well as on Sunday, but these appointments are only given when extenuating circumstances exist. Peak hours of operation are between 10:00 am and 4:00 pm. Due to the nature of inpatient services, there are staff members on-site 7 days a week.

912 architecture 627 Aviation Way
Manhattan Beach, Ca. 90266
Telephone 310.376.9171
Facsimile 310.376.1822

MANHATTAN BEACH ANIMAL HOSPITAL – Required Findings for Use Permit:

1. The proposed new location for the Manhattan Beach Animal Hospital is within a pre-existing two-story commercial building on Sepulveda Boulevard in the General Commercial Zone. Animal hospitals are allowed within the zone in which the subject site is located with a use permit, animal grooming is permitted by right within the General Commercial Zone.
2. The proposed new location is consistent with the general plan in that it is a commercial operation to be located in a commercial zone. While the building in which the use is proposed is located adjacent to Residentially Zoned properties, the existing structure was constructed with a larger rear setback than required. This creates an extra buffer between the use and the residences located immediately adjacent to the site. The properties to either side of the subject site, and across Sepulveda Blvd, are commercial uses which operate 7 days a week, as do the businesses which currently occupy the other suites within the subject building. There are 2 other veterinary hospitals located in the same District and Zone, and on the same side of Sepulveda Blvd, which have been granted use permits. These uses have not been deemed detrimental to the surroundings or to the general welfare of the City.
3. Per the Manhattan Beach Municipal Code, The proposed use is allowed with an approved use permit. The site is a legally existing commercial building with adequate parking. The proposal does not request any deviations from the requirements of the MBMC or special consideration. The proposal will be in compliance with the provisions of the Code.
4. The proposed use is of a small scale. With only 1,250 square feet of floor area, and only 2 examination rooms, MBAH does not have the capacity to accept large quantities of appointments. As such, the business is limited in the number of patients which can be seen at any given time. It therefore generates fewer vehicle trips than other commercial uses, as is also indicated by the MBMC parking requirement of only 1 car per 400 square feet of floor area. This is one of the lowest parking requirements of any commercial use listed in the zoning code. The existing site currently carries enough parking for the entire structure to house a medical or retail use. In fact, the building has been a medical use in the past. The impact on local traffic and site parking are negligible. As the existing building within which the use is proposed is constructed of 8" thick concrete block walls, and the services provided are offered within the building itself, there should be no noticeable increase in noise. It is accepted that pets, particularly dogs, can and do make noise. That noise, however, will be contained within the business walls. The proposed project is an interior remodel and as such, does not alter the aesthetic of the local community. As the business also currently operates in Manhattan Beach, MBAH does not create any increase in demand for public services or facilities.

MANHATTAN BEACH ANIMAL HOSPITAL

2705 N. SEPULVEDA BLVD
MANHATTAN BEACH, CA 90266

VICINITY MAP





ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: DR. KIRK STEINAM

Contact Person: HOWARD CRABTREE

Address: 1590-A ROSECRANS AVE, M.B. CA.

Address: 627 AVIATION WAY, M.B. CA. 90266

Phone number: (310) 536-9654

Phone number: (310) 376-9171

Relationship to property: LESSEE

Association to applicant: ARCHITECT

PROJECT LOCATION AND LAND USE

Project Address: 2705 N. SEPULVEDA BLVD.

Assessor's Parcel Number: 4173-027-027

Legal Description: PORTION OF LOTS 14 THRU 17, BLOCK 37, TRACT 1638

Area District, Zoning, General Plan Designation: AD-11, CG, GENERAL COMMERCIAL

Surrounding Land Uses:

North COMMERCIAL - MEDICAL OFFICE

West RESIDENTIAL

South COMMERCIAL - RETAIL

East COMMERCIAL - RETAIL, RESTAURANT, OFFICE

Existing Land Use: COMMERCIAL - MEDICAL OFFICE, RETAIL

PROJECT DESCRIPTION

Type of Project: Commercial Residential _____ Other _____

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: _____

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: THE PROPOSED USE IS A 1,250 SF ANIMAL HOSPITAL WHICH WILL OPERATE MAINLY FROM 8A-6P MONDAY THRU SATURDAY WITH 4 EMPLOYEES OFFERING VETERINARY SERVICES CITYWIDE.

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

Removed/

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Demolished</u>
Project Site Area:	<u>17,280 SF</u>	<u>17,280 SF</u>	<u>5,000 SF</u>	<u>0</u>
Building Floor Area:	<u>4,756 SF</u>	<u>4,756 SF</u>	<u>25,920⁴ MAX</u>	<u>0</u>
Height of Structure(s)	<u>22'-0"</u>	<u>22'-0"</u>	<u>30' MAX</u>	<u>0</u>
Number of Floors/Stories:	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>
Percent Lot Coverage:	<u>22.7%</u>	<u>22.7%</u>		<u>0</u>
Off-Street Parking:	<u>23</u>	<u>23</u>	<u>20</u>	<u>0</u>
Vehicle Loading Space:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Open Space/Landscaping:	<u>906 SF</u>	<u>906 SF</u>		<u>0</u>

Proposed Grading:

Cut 0 Fill 0 Balance 0 Imported 0 Exported 0

Will the proposed project result in the following (check all that apply):

- | <u>Yes</u> | <u>No</u> | |
|---------------|--------------|--|
| <u> </u> | <u> X </u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u> </u> | <u> X </u> | Changes to a scenic vista or scenic highway? |
| <u> </u> | <u> X </u> | A change in pattern, scale or character of a general area? |
| <u> </u> | <u> X </u> | A generation of significant amount of solid waste or litter? |
| <u> </u> | <u> X </u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <u> </u> | <u> X </u> | Water quality impacts (surface or ground), or affect drainage patters? |
| <u> </u> | <u> X </u> | An increase in existing noise levels? |
| <u> </u> | <u> X </u> | A site on filled land, or on a slope of 10% or more? |
| <u> </u> | <u> X </u> | The use of potentially hazardous chemicals? |
| <u> </u> | <u> X </u> | An increased demand for municipal services? |
| <u> </u> | <u> X </u> | An increase in fuel consumption? |
| <u> </u> | <u> X </u> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: 

Prepared For: DR. KIRK STEINAM

Date Prepared: 05/02/2017

Revised 7/97

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10.08.050 - Commercial use classifications.

- A. **Adult Businesses.** Establishments based primarily on materials or performances that depict, describe, or relate to "specified sexual activities," as defined in Chapter 10.04.
- B. **Ambulance Services.** Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.
- C. **Animal Sales and Services.**
 - 1. **Animal Boarding.** Provision of shelter and care for small animals on a commercial basis. This classification includes activities such as feeding, exercising, grooming, breeding, and incidental medical care.
 - 2. **Animal Grooming.** Provision of bathing and trimming services for small animals on a commercial basis. This classification includes boarding of domestic animals for a maximum period of forty-eight (48) hours.
 - 3. **Animal Hospitals.** Establishments where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary (maximum thirty (30) days) boarding of animals is included, if incidental to the hospital use.
 - 4. **Animals: Retail Sales.** Retail sales and boarding of small animals, provided such activities take place within an entirely enclosed building. This classification includes grooming, if incidental to the retail use, and boarding of animals not offered for sale for a maximum period of forty-eight (48) hours.
- D. **Artists' Studios.** Work space for artists and artisans, including individuals practicing one (1) of the fine arts or performing arts, or skilled in an applied art or craft.
- E. **Banks and Savings and Loans.** Financial institutions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money. It also includes businesses offering check-cashing facilities.
 - 1. **With Drive-up Service.** Institutions providing services accessible to persons who remain in their automobiles.
- F. **Body Art Studios.** Establishments providing body art services such as tattoos and/or body piercing. This use excludes "body piercing, incidental," as defined in Section 10.04.030.
- G. **Building Materials and Services.** Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes establishments devoted exclusively to retail sales of paint and hardware, and activities classified under Vehicle/Equipment Sales and Services, including vehicle towing services.
- H. **Catering Services.** Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption. (See also eating and drinking establishments.)
- I. **Commercial Filming.** Commercial motion picture or video photography at the same location more than six (6) days per quarter of a calendar year.
- J. **Commercial Recreation and Entertainment.** Provision of participant or spectator recreation or entertainment. This classification includes theaters, sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, poolrooms, dance halls, ice/roller skating rinks, golf courses, miniature golf courses, scale-model courses, shooting galleries, tennis/racquetball courts, health/fitness clubs, game centers which include any place open to the public in which there are more than three (3) games or amusements, including but not limited to, electronic video, pinball machines, whether coin operated or on free play and card rooms.
 - 1. **Limited.** Indoor movie theaters, game centers as defined herein, and performing arts theaters.

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May 29, 2017

Dear Neighbors:

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING

Thursday, June 8, 2017 At 6:30 pm

Location 2705 N. Sepulveda Blvd.

Subject: Proposed new location of Manhattan Beach Animal Hospital

An application has been submitted to the City of Manhattan Beach Planning Department to consider a proposed tenant improvement to the existing two story building at 2705 N. Sepulveda Blvd and establish a Veterinary Animal Hospital at that location. A 1,250 square foot unit within the building will be remodeled to accommodate this new location for this existing business. The exterior of the building will not be substantially altered as part of this proposal.

The Manhattan Beach Animal Hospital currently resides within the Manhattan Marketplace Mall, where it has served the local community for over twenty years. The business operates on a mostly by appointment basis between the hours of 8:00 am to 6:00 pm, monday through friday with saturday hours available, however emergency services are available outside regular business hours.

The Planning Commission will review this proposal at a hearing date yet to be determined by City Planning staff. As part of the public hearing process, you will receive notification from the City of the date and time of said hearing. Representatives of Manhattan Beach Animal Hospital will be present at the public hearing as will Howard Crabtree, of 912 Architecture, architect for the project.

Please join us in the vacant unit at 2705 N. Sepulveda Blvd, Thursday, June 8, at 6:30pm to review our proposal. We welcome your input and comments and we especially want to answer your questions. Both the architect and a representative of MBAH will be present. If for any reason you are unable to attend, please feel free to email questions or comments to me at hgc@912architecture.com or call the office at the phone number listed below.

Sincerely,

Howard Crabtree, Architect

912 architecture
Manhattan Beach,
Telephone
Facsimile
627 Aviation Way
Ca. 90266
310.376.9171
310.376.1822

ATTACHMENT E
PC MTG 7-26-17

On Jun 8, 2017, at 9:57 PM, Rebecca Schulman <beppermom@gmail.com> wrote:

Hello Mr. Crabtree:

We are residents of Oak Avenue, just around the corner from the 2705 N. Sepulveda property.

Unfortunately, we were unable to attend tonight's meeting. We would like to ask a very important question:

Will the structure be soundproof so that we don't have to listen to yelping and barking dogs, especially at night. Many years ago a commercial business kept a dog on site for security reasons that barked continually all day and all night. We would like some assurance that measures will be taken so that neighbors don't have to deal with this problem again.

We are almost directly behind the facility and can actually see the back of it from our window. Can something be done to cushion the noise of any barking dogs left overnight ?

We truly hope so, please.

Thank you for a response.

Beppermom@gmail.com

Angelica Ochoa

From: Howard Crabtree <hgc@912architecture.com>
Sent: Monday, June 12, 2017 9:14 AM
To: Angelica Ochoa
Subject: Fwd: 2705 N. Sepulveda
Attachments: MBAH_BusinessCard.pdf; ATT00001.htm

Hi Angelica

We had our neighborhood scoping meeting last thursday night and no neighbors came. I did receive one correspondence via email and have attached it with my reply for your records.

Thank you,
Howard Crabtree
912 Architecture, Inc
627 Aviation Way
Manhattan Beach, CA 90266
(310) 376-9171
hgc@912architecture.com

Begin forwarded message:

From: Howard Crabtree <hgc@912architecture.com>
Subject: Re: 2705 N. Sepulveda
Date: June 12, 2017 9:11:43 AM PDT
To: Rebecca Schulman <beppermom@gmail.com> -- 2804 Oak Avenue
Cc: "mbanimalhosp@aol.com" <mbanimalhosp@aol.com>

Hello Mrs. Schulman,

Thank you for reaching out to me, I am sorry you were unable to attend the meeting. It would have been good for you to meet Dr. Steinam and see the proposed plan.

Your question is an important one and something which Dr. Steinam and I have discussed at length, not just for potential sound issues for the neighborhood residents, but also for the two businesses which share the building. You may or may not be aware, but this particular structure has exterior walls that are built of 8" thick concrete masonry. That construction by itself offers a better degree of soundproofing than the normal construction you find throughout the area.

In addition, the interior side of those walls will have insulated furring covered by a layer of drywall, which will dampen any noise even further. Also, the area where animals will be kept overnight has no windows.

The Manhattan Beach Animal Hospital does provide emergency services, so they have 24 hour phone monitoring. Therefore in the event there is an issue with noise, there will be someone to answer the phone no matter the time of night.

I have attached a copy of Dr. Steinam's business card for you to have if you need to contact the Hospital. I hope this alleviates some of your concerns, if not please feel free to contact me further.


Thank you,
Howard Crabtree
912 Architecture, Inc
627 Aviation Way
Manhattan Beach, CA 90266
(310) 376-9171
hgc@912architecture.com

ABBREVIATION	
@	ANCHOR BOLT
A.B.	ACQUIS.
A.C.	ACRES
ACS	AREA DRAIN
A.D.	ALUM.
ALUM.	ASPHALT TILE
A.T.	ADJUSTABLE
ADJ.	ABOVE FINISHED FLOOR
A.F.F.	ABOVE FINISHED SURFACED
ABV.	ABOVE
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BLDG.	BUILDING
BTWN.	BETWEEN
C.J.	CEILING JOIST
C.L.	CENTER LINE
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.P.	CAST IRON PIPE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CLEAN OUT
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONT.	CONTINUOUS
C.W.	COLD WATER
C.T.	CERAMIC TILE
CU.YD.	CUBIC YARD
DET.	DETAIL
DBL.	DOUBLE
D.F.	DOUGLAS FIR
D.J.	DECK JOIST
DR.FN.	DRINKING FOUNTAIN
DIAM.	DIAMETER
DRWG.	DRAWING
D.S.	DOWNSPOUT
D.W.	DISHWASHER
DR. DOOR	
EA.	EACH
EL.	ELEVATION
ELECT.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.D.	FLOOR DRAIN
F.G.	FUEL GAS
F.J.	FLOOR JOIST
FIN.	FINISH
FLR. FLOOR	
FLRG. FLOORING	
FT. FOOT	
FTG. FOOTING	
F.GL.	FIXED GLASS
F.S.	FLOOR SINK
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.S.F.	FACE OF STUD
FF.	FINISHED FLOOR
GA.	GALVE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GR.	GRADE
G.V.B.	GYPSPUM WALL BOARD
GAR.	GARAGE
GAR.DISP.	GARAGE DISPOSAL
H.B.	HOSE BIBB
HD.	HARD WOOD
HGT.	HEIGHT
H.P.T.	HIGH POINT
HDR.	HEADER
HTR.	HEATER
H.W.	HOT WATER
HORIZ.	HORIZONTAL
H.C.	HOLLOW CORE
I.D.	INSIDE DIAMETER
IN.	INCH
INT.	INTERIOR
INSUL.	INSULATION
INV.	INVERT
JAN.	JANITOR
JST.	JOIST
K.C.	KEENE'S CEMENT
K.P.	KING POST
KIT.	KITCHEN
LAM.	LAMINATED
LAV.	LAVATORY
LB.	POUND
LGTH.	LENGTH
LKR.	LOCKER
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MANUF.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
NO. (#)	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OBS.C.	OBSOLETE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPG.	OPENING
OV.	OVEN
OVFL.	OVERFLOW
OPP.	OPPOSITE
P.	POST
PL.	PROPERTY LINE, PLATE
PARTN.	PARTITION
PLAS.	PLASTER
PLY. PLYWD.	PLYWOOD
PAIR.	PAIR
P.L.	PLASTIC LAMINATE
R.	RISER
RAD. R.	RADIUS
RAFT. F.R.	RAFTER
REINF.	REINFORCEMENT
RESIL.	RESILIENT
R.D.	ROOF DRAIN
RG.	RANGE
RM.	ROOM
R.O.	ROUGH OPENING
REF.	REFRIGERATOR
S.C.	SOLID CORE
S.	SINK
SEL.STR.	SELECT STRUCTURAL
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SHTG.	SHEATING
SO.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
S.STL.	STAINLESS STEEL
SUSP.	SUSPENDED
SPECS.	SPECIFICATIONS
SERV.	SERVICE
SV.SK	SERVICE SINK
S.S.	SELECT STRUCTURAL
STOR.	STORAGE
S.T.C.	SOUND TRANSMISSION CLASS
SQ.FT.	SQUARE FOOT (FEET)
TEL.	TELEPHONE
TERR.	TERRAZZO
T & G.	TONGUE AND GROOVE
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
TRHU THROUGH	
TEMP.	TEMPERED
T.O.P.	TOP OF PARAPET
T.	TREAD
U.	URINAL
V.	VERTICAL
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W WITH	WATER CLOSET
W.D.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF

PROJECT DATA		
TENANT:	MANHATTAN BEACH ANIMAL HOSPITAL	CODE RESEARCH:
PROJECT ADDRESS:	2705 N. SEPULVEDA BLVD MANHATTAN BEACH, CA 90266	ALLOWABLE AREA AND HEIGHT
LEGAL DESCRIPTION:	PORTION OF LOTS 14 THRU 17, BLOCK 37 BLOCK 37, TRACT 1638	OCCUPANCY B
APN:	4173-027-027	V - B 2 STORY 9,000 SF
OCCUPANCY:	B	*NO AREA OR HEIGHT INCREASES FOR FRONTAGE OR SPRINKLER NECESSARY. THEREFORE, CONSTRUCTION MAY BE CLASSIFIED TYPE VB
FIRE SPRINKLERS:	NONE EXISTING, NONE REQUIRED	OCCUPANT LOAD FACTORS
CONSTRUCTION:	TYPE VB	OCCUPANCY GROUND FLOOR BUSINESS
ZONING:	CG, AREA DISTRICT II	LOAD FACTOR 1 OCCUPANT / 100 SF
NO. OF STORIES:	TWO	OCCUPANTS FIRST FLOOR
SCOPE OF WORK:	TENANT IMPROVEMENT TO EXISTING 1,250 S.F. SPACE WITHIN AN EXISTING 4,350 S. F. TWO STORY COMMERCIAL BUILDING	BUSINESS (1,250.0 / 100) GROUND FLOOR BUSINESS WITH < 49 OCC AND < 75' TRAVEL DISTANCE MAY HAVE ONE EXIT PER CBC 1021
GENERAL BUILDING INFORMATION		REQUIRED EXIT WIDTHS
AREA TABULATION:		FIRST FLOOR BUSINESS
LOT AREA:	17,280.0 SQ.FT.	STAIRWAYS (0.3" / OCC.) N/A
ALLOWABLE F.A.R.: (1.5)	25,920.0 SQ.FT.	OTHER COMPONENTS (0.2" OCC.) (13 X 0.2"=2.6"), A MIN. OF 44"
FIRST FLOOR AREA (2705) FLOOR AREA EXISTING:	1,250.0 SQ.FT.	THIS PROJECT SHALL COMPLY WITH:
(2709) FLOOR AREA EXISTING:	1,245.0 SQ.FT.	2016 C.B.C., 2016 C.M.C., 2016 C.E.C., 2016 C.P.C., U.F.C., 2016 TITLE-24 ENERGY CODE WITH STATE OF CALIFORNIA AND CITY OF MANHATTAN BEACH AMENDMENTS.
(2711) FLOOR AREA EXISTING:	1,420.0 SQ.FT.	SEPARATE PERMITS AND PLANS ARE REQUIRED FOR:
TOTAL FIRST FLOOR AREA EXISTING:	3,915.0 SQ.FT.	SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, POOL EQUIPMENT, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED PERMIT IS ISSUED.
SECOND FLOOR AREA (2709) FLOOR AREA EXISTING:	841.0 SQ.FT.	ALSO SEPARATE PLANS AND PERMITS ARE REQUIRED FOR:
SECOND FLOOR AREA EXISTING:	841.0 SQ.FT.	MECHANICAL ELECTRICAL PLUMBING SITE WORK - (NO SITE WORK PROPOSED) LANDSCAPE - (NO LANDSCAPING PROPOSED)
TOTAL FLOOR AREA EXISTING:	4,756.0 SQ.FT. - (NO CHANGE)	
TOTAL FLOOR AREA PROPOSED:	4,756.0 SQ.FT. - (NO CHANGE)	
REMODELED FLOOR AREA:	1,250.0 SQ.FT.	
BUILDING SETBACKS:	REQUIRED	EXISTING/PROPOSED
FRONT SETBACK (SEPULVEDA BLVD):	10'-0"	30'-5"
SIDE SETBACK AMONG INT. LOT LINES:	0'-0"	51'-0"/39'-0"
REAR SETBACK:	0'-0" (SEE SOUTH ELEV)	16'-6"
BUILDING HEIGHT:	MAX ALLOWABLE BLDG HEIGHT (26'-0"):	30'-0"
EXISTING BUILDING HEIGHT:	22'-0" EXISTING (NO CHANGES TO HEIGHT)	
MAX # OF STORIES:	2 STORIES	
PROPOSED # OF STORIES:	2 STORIES	
REQUIRED PARKING		
UNIT 2705 (1,250.0 SF):	1 SPACE / 400 SF	3 SPACES
UNIT 2709 1ST FLR (1,245.0 SF):	1 SPACE / 200 SF	6 SPACES
UNIT 2709 2ND FLR (841.0 SF):	1 SPACE / 200 SF	4 SPACES
UNIT 2711 (1,420.0 SF):	1 SPACE / 200 SF	7 SPACES
TOTAL REQUIRED SPACES:		20 SPACES
TOTAL PROVIDED SPACES:		23 SPACES

SHEET SCHEDULE	
A-0.0	TITLE SHEET
A-0.1	GENERAL NOTES
A-0.2	DOOR SCHEDULE, FINISH SCHEDULE
EX-1.0	EXISTING FLOOR DEMOLITION PLAN
A-1.0	SITE PLAN, FLOOR PLAN
A-2.0	FLOOR PLAN
A-3.0	SECTIONS
A-4.0	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-4.0	ARCHITECTURAL DETAILS
A-5.0	ADA NOTES
A-5.1	ADA NOTES
A-5.2	ADA NOTES
A-5.3	ADA DETAILS
S-1.0	FOUNDATION PLAN
S-1.1	FRAMING PLANS
S-2.0	STRUCTURAL DETAILS

SYMBOLS	
	ROOM NAME
	SECTION DESIGNATION SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	WINDOW LETTER
	DOOR NUMBER
	KEY NOTE



912 architecture
627 Aviation Way
Manhattan Beach, CA 90266
T: 310.376.9171 • F: 310.376.1822
www.912architecture.com

Revisions.

- △
- △
- △
- △
- △
- △

Manhattan Beach Animal Hospital
2705 N. Sepulveda Blvd, Manhattan Beach, 90266

CONSULTANTS	
ARCHITECT :	912 Architecture, Inc. Howard Crabtree, Architect 627 Aviation Way Manhattan Beach, Ca. 90266 Ph: (310) 376-9171
CONTRACTOR:	
SURVEY:	
STRUCTURAL:	
M.E.P. PLANS:	



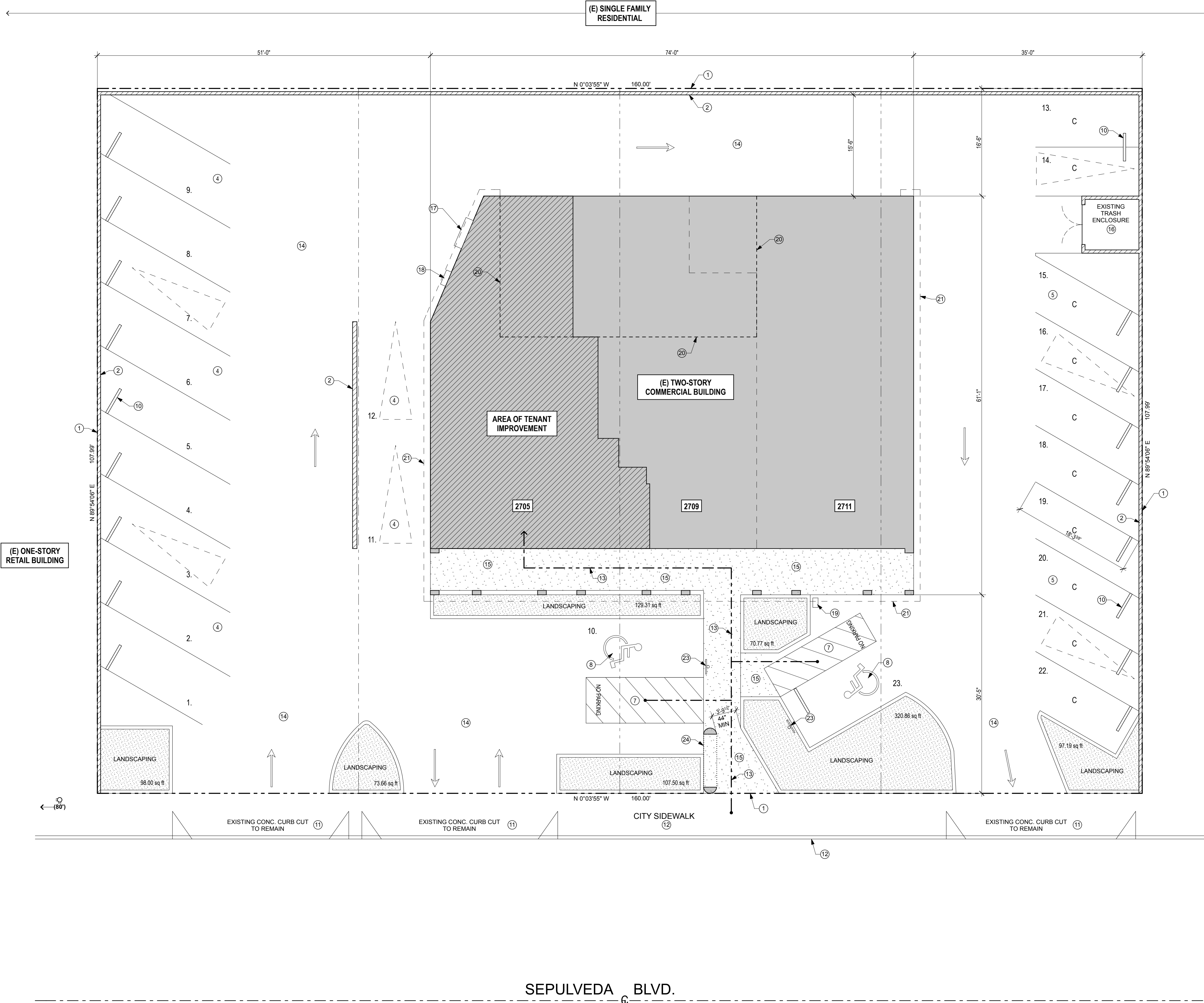
MANHATTAN BEACH NOTES	
PLANNING NOTES:	<p>A. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEM, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.</p> <p>B. FENCEWALL HANDRAIL AND HEDGE HEIGHTS AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURE, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).</p>
VICINITY MAP	

Manhattan Beach Animal Hospital
2705 N. Sepulveda Blvd, Manhattan Beach, 90266

Title Sheet

ATTACHMENT F
PC MTG 7-26-17

A-0.0



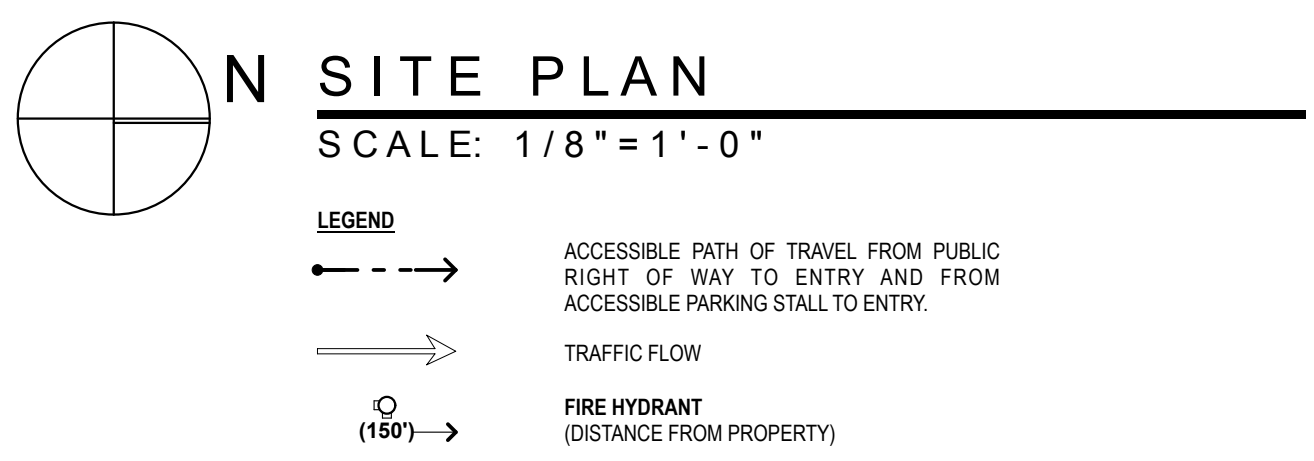
(E) SINGLE FAMILY RESIDENTIAL

(E) ONE-STORY RETAIL BUILDING

(E) TWO-STORY COMMERCIAL BUILDING

(E) ONE-STORY MEDICAL OFFICE

SEPULVEDA BLVD.



- FIRE DEPARTMENT NOTES:**
- BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO CFC
 - PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.
 - FIRE LANES SHALL BE DESIGNATED AND POSTED TO COMPLY WITH THE MANHATTAN BEACH MUNICIPAL CODE 10.64 AND THE CALIFORNIA FIRE CODE
- PLANNING DEPARTMENT NOTES:**
- SEE PLANNING CONDITIONS OF APPROVAL AT SHEET T-6
 - SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION AND SEWER CAP OF EXISTING BUILDING
 - INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF ANY WATER HEATER A CAPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING (MIMC 10.60.140)

- SITE PLAN KEYNOTES:**
- PROPERTY LINE**
NO CHANGES PROPOSED
 - EXISTING +/- 6'-0" HIGH CMU WALLS TO REMAIN**
NO CHANGES PROPOSED
 - EXISTING PARKING LOT LIGHTING TO REMAIN**
 - EXISTING STANDARD PARKING STALL**
8'-6" WIDE 18'-0" DEEP STALLS WITH 26'-8" WIDE AISLE. VERIFY 7'-0" MIN. HEADROOM CLEARANCE.
 - EXISTING COMPACT PARKING STALL**
8'-0" WIDE 15'-0" DEEP TANDUM STALLS. VERIFY 7'-0" MIN. HEADROOM CLEARANCE.
 - VEHICLE SPACES, VERTICAL CLEARANCE**
118-502.2 VEHICLE SPACES: CAR AND VAN PARKING SPACES SHALL BE 216 INCHES (5486 MM) LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES (2743 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES (3658 MM) WIDE MINIMUM. SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SEC. 118-502.3. EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (2743 MM) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (2438 MM) WIDE MINIMUM.
SEE THE FOLLOWING DETAILS: 13/A-8.8, 14/A-8.8, 15/A-8.8
PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES (2489 MM) MINIMUM. PER 2016 CBC 118-502.5
 - ACCESS AISLE**
ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH SECTION 118-502.3. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
2016 CBC 118-502.3
ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM. 2016 CBC 118-502.3.1
ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE. 2016 CBC 118-502.3.2
ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES (305 MM) IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. 2016 CBC 118-502.3.3
ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. 2016 CBC 118-502.3.4
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY.**
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 118-703.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR NO. 15090 IN FEDERAL STANDARD 595B. PER 2013 CBC 118-703.2.1
SEE THE FOLLOWING DETAIL: 23/A-8.9
 - IDENTIFICATION SIGNS**
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 118-703.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES (1524 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. PER 2016 CBC 118-502.6
PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES (4516 MM²). PER 2016 CBC 118-502.6.1
ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250". PER 2016 CBC 118-502.6.2
A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. PER 2016 CBC 118-502.6.3
EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER SECTION 118-502.6.4.1 OR 118-502.6.4.2. PER 2016 CBC 118-502.6.4
SEE THE FOLLOWING DETAIL: 4/A-7.2
 - EXISTING WHEEL STOP**
 - EXISTING CURB CUT TO REMAIN**
 - EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN**
 - EXISTING ACCESSIBLE PATH OF TRAVEL**
 - EXISTING A. C. PAVEMENT DRIVEWAY**
 - EXISTING CONCRETE WALKWAY**
 - EXISTING TRASH ENCLOSURE**
 - EXISTING ELECTRIC METERS**
 - EXISTING GAS METER TO REMAIN**
 - EXISTING WATER METER TO REMAIN**
 - LINE OF EXISTING SECOND FLOOR - TO REMAIN**
 - LINE OF EXISTING ROOF OVERHANG - TO REMAIN**
 - DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS**
IF A WALK CROSSES OR ADJAINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTIONS 118-705.1.1 AND 118-705.1.2.5. PER 2016 CBC 118-247.1.2.5
 - ADDITIONAL SIGNAGE**
AN ADDITIONAL SIGN SHALL BE POSTED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. PER 2016 CBC 118-502.8
THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. PER 2016 CBC 118-502.8.1
THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING:
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT MANHATTAN BEACH POLICE DEPT OR BY TELEPHONING: (310) 802-5199"
PER 2016 CBC 118-502.8.2
SEE THE FOLLOWING DETAIL: 4/A-7.2
 - EXISTING POLE SIGN TO REMAIN**
PROVIDE NEW INSERT FOR TENANT
- CITY OF MANHATTAN BEACH BUILDING & SAFETY NOTES:**
- PRIOR TO DEMOLITION OF ANY ASBESTOS MATERIAL A CAL-OSHA PERMIT SHALL BE OBTAINED.
- NOTES:**
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OF POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIDIDY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.159) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR WATER CONSUMPTION.
- A COPY OF EVALUATION REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

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- Revisions:**
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Manhattan Beach Animal Hospital
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Site Plan

<DATE OF ISSUE>
#CAD Technician Full Name

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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

- WALL LEGEND:**
- EXISTING 2X EXTERIOR OR INTERIOR WALL TO REMAIN, NON RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - 8" CMU WALL
 - 2X @ 16" O.C. STUDS
 - 1/2" PLYWOOD (WHERE OCCURS) AND PLASTER (EXT)
 - EXISTING 8" CMU WALL TO REMAIN, 1 HR RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - 8" CMU WALL
 - DAMPPROOFING WHERE UNDERGROUND
 - 1/2" STEEL TROWEL STUCCO FINISH WHERE ABOVE GROUND (EXTERIOR)
 - (SEE DETAIL 13 / A-7.1)
 - EXISTING 2X PARTY WALL, NON RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - 2X @ 16" O.C. STUDS
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - (SEE DETAIL 15 / A-7.1)
 - EXISTING 2X INTERIOR WALL - TO BE REMOVED
 - 1/2" TYPE "X" DRYWALL (INTERIOR)
 - 2X @ 16" O.C. STUDS
 - 1/2" TYPE "X" DRYWALL (INTERIOR)
 - NEW 2X INTERIOR WALL, NON RATED CONSTRUCTION
 - 1/2" TYPE "X" DRYWALL (INTERIOR)
 - 2X @ 16" O.C. STUDS
 - 1/2" TYPE "X" DRYWALL (INTERIOR)
 - (SEE DETAIL 14 / A-7.1)

EGRESS NOTES:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT WITH 5 LB MAX FORCE TO OPEN.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX 44" ABOVE THE FINISHED FLOORS.
8. ALL EGRESS DOORS MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SEC. 1008 AND 1015, CBC.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - A. ASILES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGeways IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS, EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - D. INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SEC 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - E. EXTERIOR LANDINGS, AS REQUIRED BY SEC. 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SEC. 2702.
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.6 FOOT CANDLE (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA ELECTRICAL CODE. SEE ALSO 2013 CBC SEC. 1006.
16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27, EXCEPTION: APPROVED EXIT SIGN ILLUMINATION MEANS THAT PROVIDE CONTINUOUS ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MINUTES, IN CASE OF PRIMARY POWER LOSS, ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. PER 2013 CBC 1011.6.3

FLOOR PLAN NOTES

1. **INTERNATIONAL SYMBOL OF ACCESSIBILITY**
POST NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ENTRY DOOR
SEE ADA NOTES SECTION 11B-703 SIGNS @ SHEET A-5.2 AND DETAILS AT SHEET A-5.3
2. **REQUIRED CLEARANCE AT DOORS**
THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.
SEE ADA NOTES SECTION 11B-404 DOORS @ A-5.1
3. **ENTRY DOORS**
IN LIEU OF PANIC HARDWARE, PROVIDE A READILY VISIBLE DURABLE SIGN STATING: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." PER SEC. 1008.1.9.3(2)(2). THE SIGN SHALL BE IN LETTERS OF NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.
WHEN UNLOCKED, DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE
4. **ACCESSIBLE TOILET ROOM - EXISTING**
EXISTING TOILET ROOM AS SHOWN TO REMAIN
5. **REQUIRED PLUMBING FIXTURES:**
NUMBER OF OCCUPANTS PER (PER CPC TABLE A):
RETAIL, USE INCLUDING CHANGING ROOMS, RESTROOM & STORAGE (1,482 SF / 200) = 7 OCCUPANTS
MINIMUM NUMBER OF FIXTURES REQUIRED (CPC TABLE 4-1):
(TYPE OF BUILDING = RETAIL)
TOILETS 1
LAVATORIES 1
NUMBER OF FIXTURES PROVIDED
TOILETS 1
LAVATORIES 1
6. **ADA FURNITURE ELEMENTS**
ALL FIXED OR BUILT-IN SEATING, TABLES AND COUNTERS MUST COMPLY WITH CBC SECTION 11B, AND ALL EMPLOYEE WORKSTATIONS MUST COMPLY WITH CBC SECTION 11B-904. ALL FINISHES MUST COMPLY WITH 2013 CBC CHAP. 8, TABLE 803.9 AND FLOOR SHALL COMPLY WITH SECTION 804.
7. **TACTILE EXIT SIGNS**
IN THIS BUILDING TACTILE EXIT SIGNS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS:
1. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT"
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE APPROPRIATE WORD "EXIT STAIR UP" OR "EXIT STAIR DOWN"
PER C.B.C. SECT. 1011.3
SEE DETAILS 19, 20, 21 & 22 / A-5.3
8. **PORTABLE FIRE EXTINGUISHERS**
PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING; ALSO DURING CONSTRUCTION. CFC 57.140
9. **RESTROOM DOOR SIGN**
UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 14" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER GEOMETRIC (CIRCLE & TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
SEE ADA NOTE SECTION 11B-703.7.2.6.3 @ A-5.2
10. **BRAILLE SIGNS**
WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLES IN CONFORMANCE WITH SECTION 1117B.5.2 THROUGH 1117B.5.7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHOULD BE PLACED A MINIMUM OF 3/8" INCH AND A MAXIMUM OF 1/2" INCH DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE SIGN IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 11/16" INCH ON CENTERS IN EACH CELL WITH 2/16" INCH SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/16" INCH ABOVE THE BACKGROUND.
SEE ADA NOTES SECTION 11B-703 SIGNS @ SHEET A-5.2
11. WHERE FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS, OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE RESISTANCE RATING OR TO BE OF NON-COMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CBC 803.4
12. WALL, FLOOR & CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC 1-803.9
13. INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9 INTERIOR FLOOR FINISH MATERIALS SHALL COMPLY WITH CBC 804
14. **ACCESSIBLE CHANGING ROOM - EXISTING**
EXISTING ACCESSIBLE CHANGING ROOM AS SHOWN TO REMAIN PER UNREASONABLE HARDSHIP DOCUMENTATION, IF ALTERED, SEE ACCESSIBILITY REQUIREMENTS AT A-5.2 SECTION 11B-803
15. **CEILING MOUNTED EXIT SIGN AND EMERGENCY LIGHTING**
SHALL BE MOUNTED OR SUSPENDED AT DOOR HEIGHT
PROVIDE NEW EXIT SIGN AT LOCATION SHOWN
INDICATE ALL EXIT SIGNS SHALL COMPLY WITH
C.B.C. SECT. 1011
EMERGENCY EXIT ILLUMINATION SHALL COMPLY WITH
C.B.C. SECT. 1006

FIRE DEPARTMENT NOTES:

1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN 2013 CBC CHAPTER 2
2. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME RETARDANT (TREATED) IN AN APPROVED MANNER. (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) CMC 57.22
3. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. CMC 57.140
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
5. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 1006, IN ADDITION TO OTHER CODE REQUIREMENTS.
6. ADDRESS NUMBERS WILL BE INSTALLED TO COMPLY WITH MANHATTAN BEACH FIRE CODE STANDARDS. THE SIZE OF THE NUMBERS WILL BE THE FOLLOWING:
THE NUMBER FOR THE BUILDING WILL BE SIZED WITH A MINIMUM OF SIX INCHES WITH A BRUSH STROKE OF ONE AND ONE-HALF (1 1/2) INCHES.



Revisions:

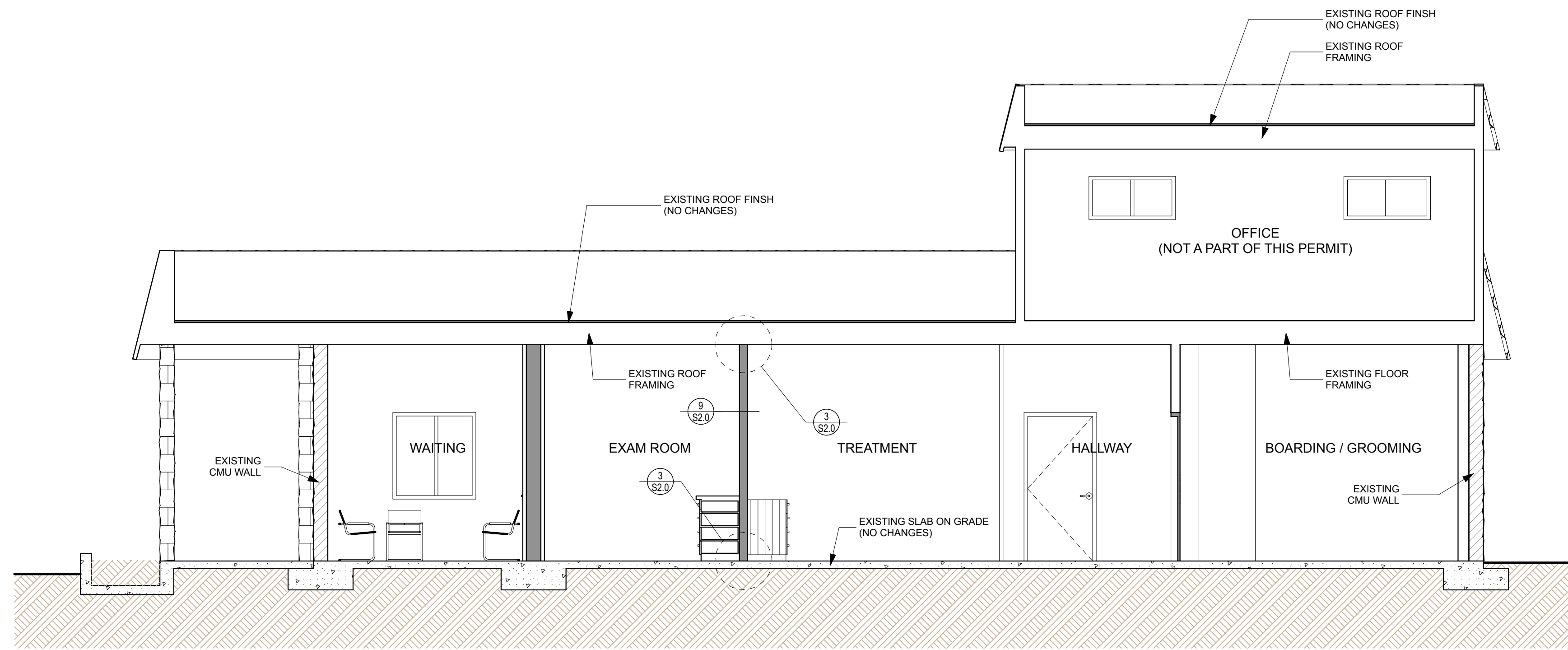
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Manhattan Beach Animal Hospital
2705 N. Sepulveda Blvd, Manhattan Beach, 90266

DATE OF ISSUE: #CAD Technician Full Name

Floor Plan

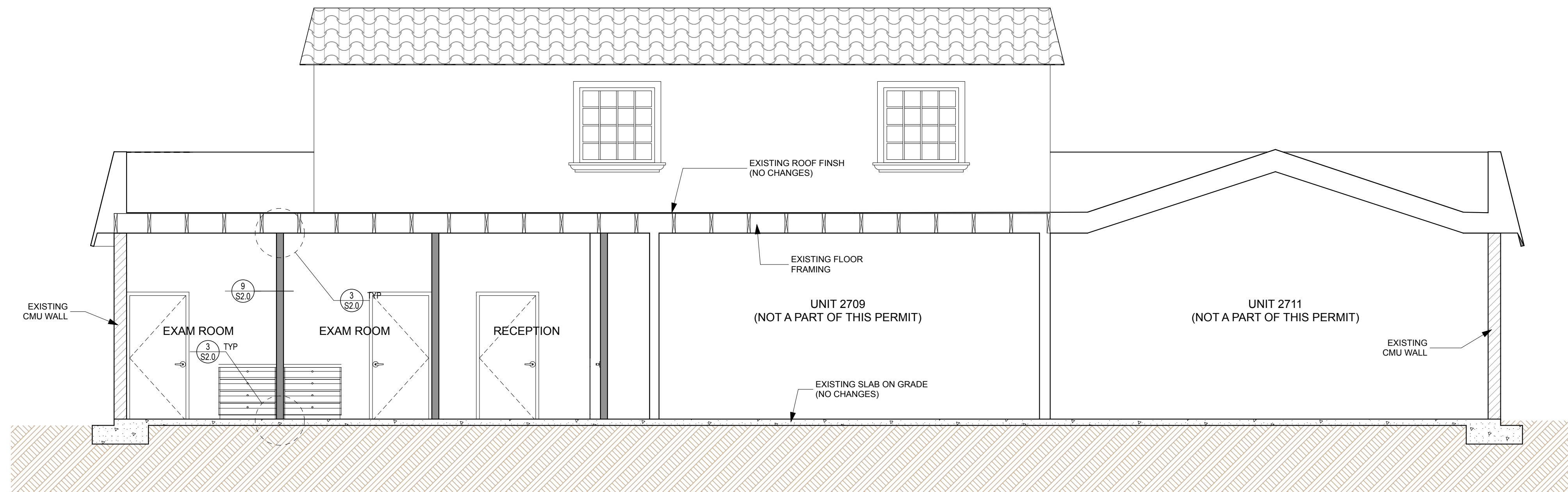
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SECTION A-A

SCALE: 1/4" = 1'-0"

NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.



SECTION B-B

SCALE: 1/4" = 1'-0"

NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

LEGEND:

	EXISTING WALLS, FLOORS OR ROOF TO REMAIN
	EXISTING WALLS, FLOORS OR ROOF TO BE REMOVED
	EXISTING MASONRY WALLS, FLOORS OR ROOF TO REMAIN
	NEW WALL

Revisions.

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2705 N. Sepulveda Blvd, Manhattan Beach, 90266

Sections

A-3.0

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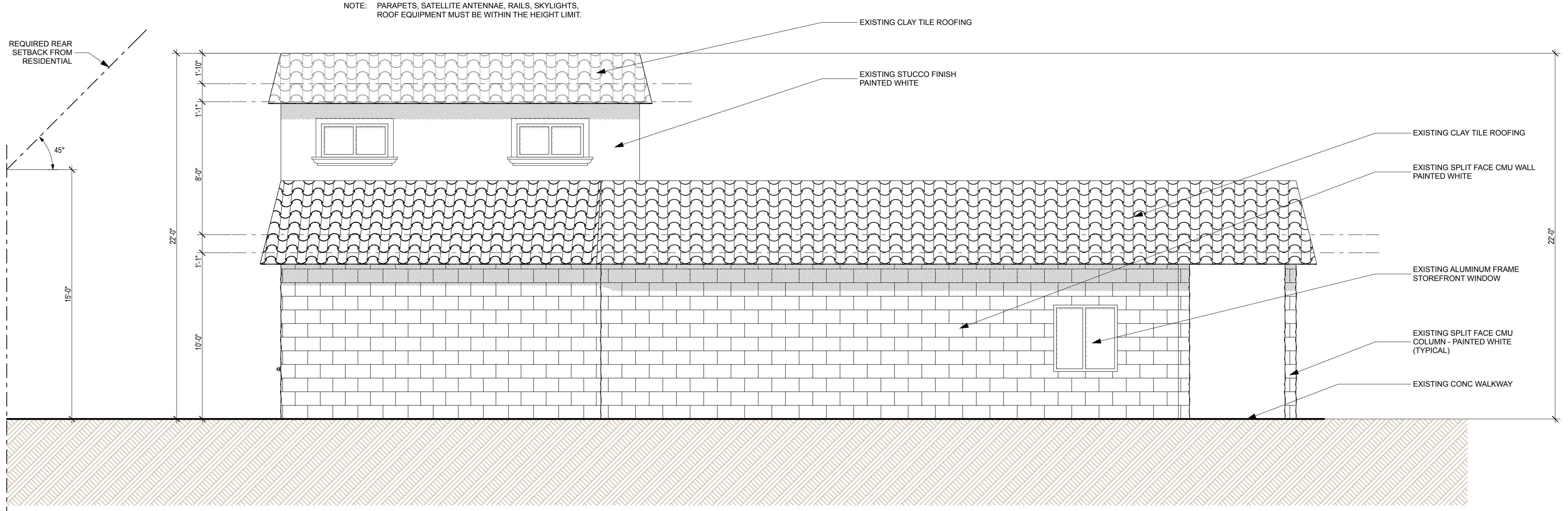
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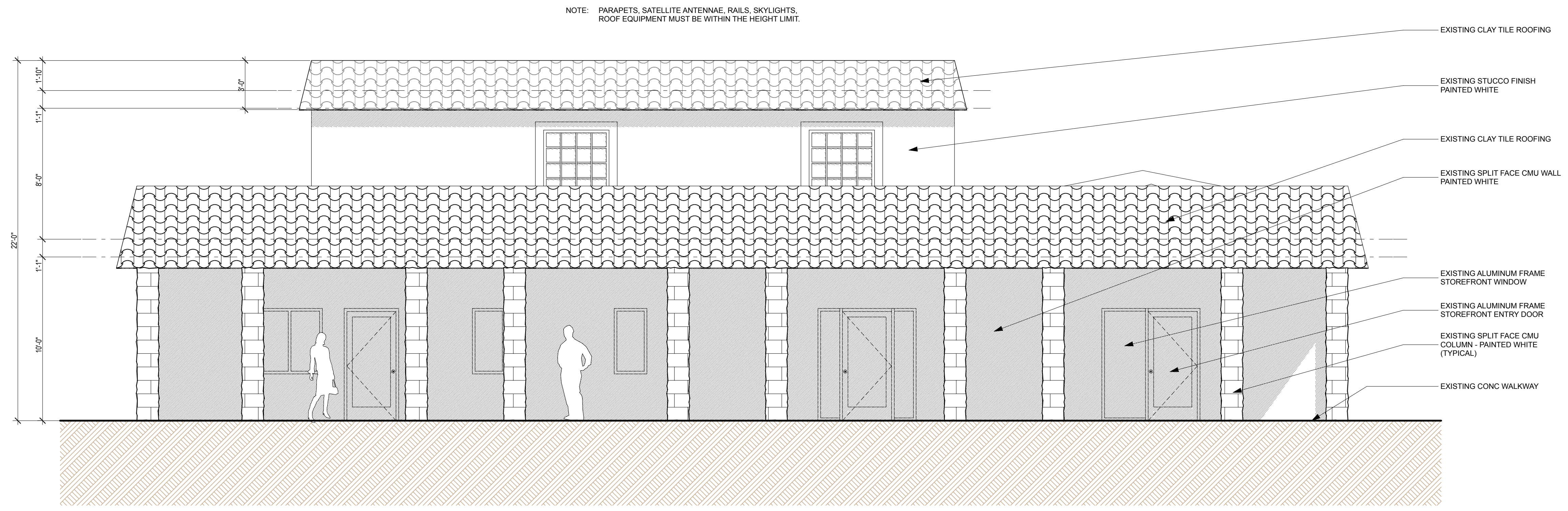
Building Sections West Elevation

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 #CAD Technician Full Name



SOUTH ELEVATION

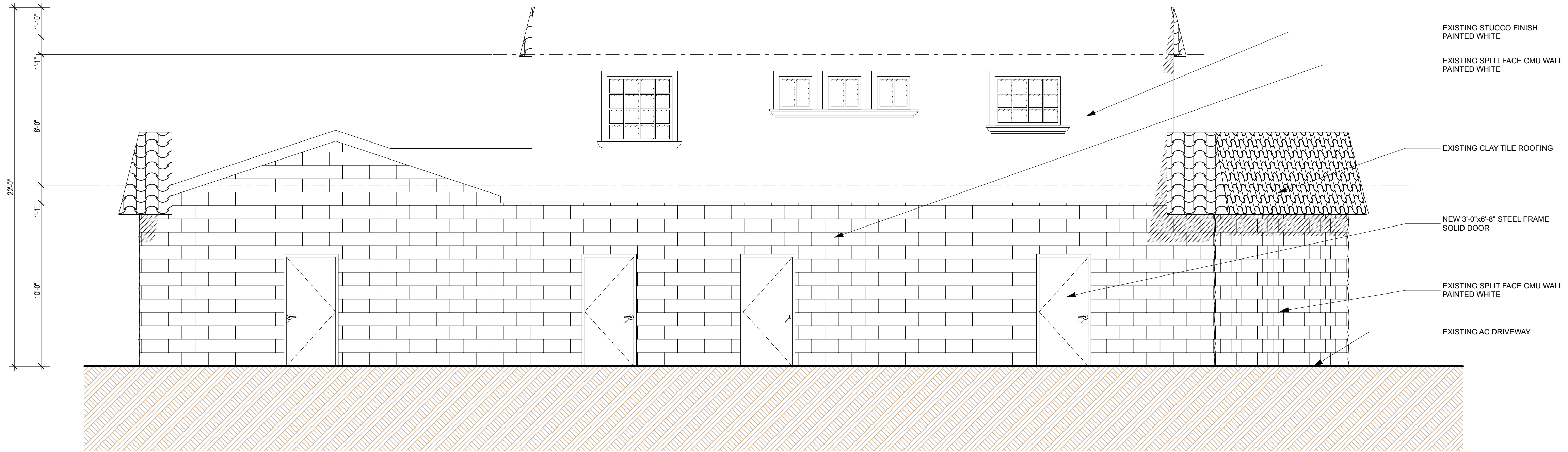
SCALE: 1/4" = 1'-0"



EAST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

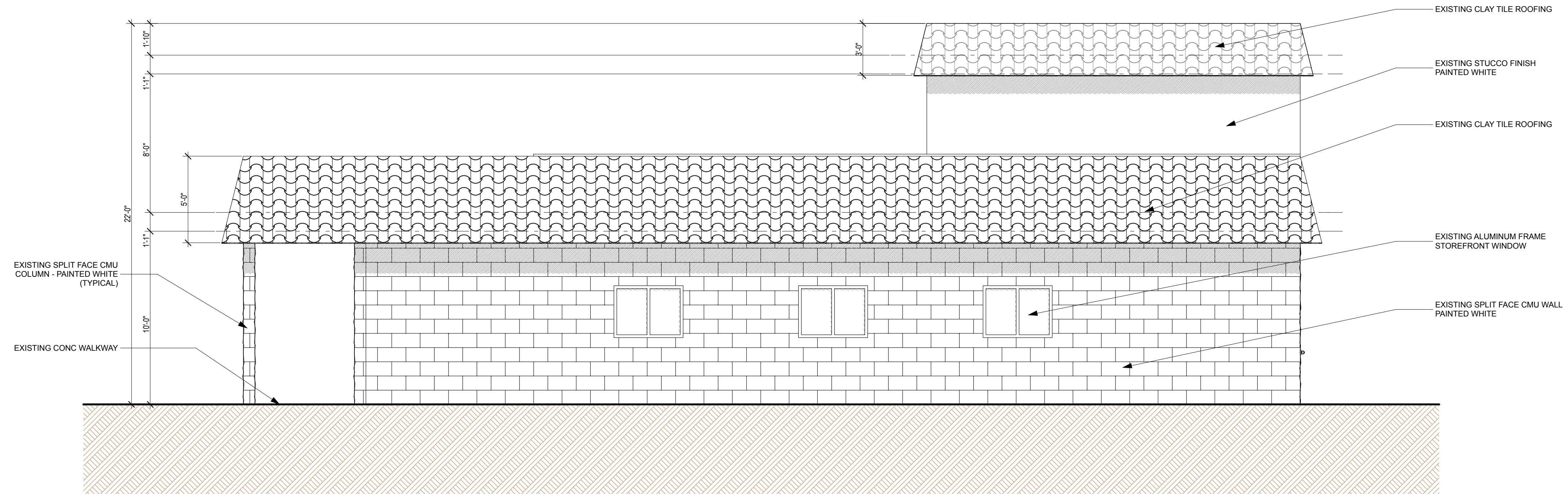
NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS,
ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.



WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS,
ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Revisions:

- △
- △
- △
- △
- △

Manhattan Beach Animal Hospital
2705 N. Sepulveda Blvd, Manhattan Beach, 90266

Exterior Elevations

<DATE>OF<ISSUE>
#CAD Technician Full Name

A-4.1

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