

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

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

THROUGH: Laurie B Jester, Planning Manager

BY: Rafael Garcia, Assistant Planner

DATE: May 22, 2019

SUBJECT: Use Permit to Allow a New 5,500 Square Foot Commercial Building for a Restaurant with a 2,000 Square Foot Outdoor Dining Area, and a Type 47 Alcohol License for the Sale and Onsite Consumption of Alcohol at 3110 N. Sepulveda Boulevard as part of the Manhattan Village Shopping Center (RREEF)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached Resolution approving the Use Permit subject to certain conditions.

APPLICANT/OWNER

REEF America REIT II
101 California Street, 24th Floor
San Francisco, CA 94111

BACKGROUND

On September 11, 2017, the Community Development Department received an application requesting a Use Permit to allow for the demolition of an existing Wells Fargo Bank and the development of a new restaurant building. The original submittal was thereafter deemed incomplete and after some redesigning, the project was deemed complete on April, 8, 2019. The project includes a 5,500 square foot building with a 2,000 square foot outdoor dining patio for a total of 7,500 square feet as well as a Type 47 Alcohol License for the sale of alcohol for on-site consumption. The site is part of the Manhattan Village Mall which is currently undergoing phased construction entitled in 2014. The applicant is proposing to demolish the free-standing commercial building, adjacent to Sepulveda Boulevard, south of 33rd Street, and construct a new building for the proposed restaurant. Improvements include a new building, paved and striped parking lot, new landscaping and an enclosed service area. The new building will include a contemporary design which will be consistent with the modern and contemporary design proposed as part of the balance of the Mall. The site is approximately 32,878 square feet in area and is located in the CC (Community Commercial) zoning district in Area District II.

PROJECT OVERVIEW

Location: 3110 N. Sepulveda Boulevard
Legal Description TR=PARCEL MAP AS PER BK 122 P 33-35 OF PM LOT 15

LAND USE

General Plan: Community Commercial
Zoning: CC, Community Commercial
Area District: II
Land Use: Existing 8,227 sf Proposed 5,500 sf building w/ 2,000 sf outside seating/dining patio
Wells Fargo Bank Restaurant w/ Alcohol Sales

Neighboring Zoning and Land Uses:

North CC: Bank
South CC: Bank
East CC: Shopping Mall
West (across Sepulveda) CG: Office, Retail, Service and Medical Office

PROJECT DETAILS

Existing Proposed
Alcohol Service N/A On Sale Beer/Wine/Spirits
Hours of Operation: Daytime Mon-Sun.: 6am-2am

DISCUSSION

The applicant is requesting a Use Permit for a new sit-down restaurant building with alcohol sales. The applicant, RREEF, has submitted the request in anticipation of a new sit-down restaurant which is expected to be a traditional American steakhouse. While the restaurant will offer a traditional menu the restaurant design, service style and ambience will give the restaurant a more contemporary, youthful and modern flair than other luxury signature steak restaurants. The restaurant use itself, as well as the alcohol sales have been approved and vested as part of the scope of the Master Use Permit (MUP) approval for the entire Mall site. This project is before the Planning Commission for consideration, in that MBMC Section 10.16.030(B) requires a Use Permit for any project with 5,000 square feet of Buildable Floor Area or 10,000 square feet of land area. The Planning Commission’s review will be focused on the site and building layout and design, and the use in this particular location, to ensure consistency with the MUP and the Code Use Permit requirements.

The restaurant building will be a total of 7,500 square feet which will include a 5,500 square foot commercial building as well as a 2,000 square foot outdoor dining and seating patio. The 2,000 square feet of outdoor dining area will wrap around the northeast corner of the proposed building, oriented toward Carlotta Way and the new Village Expansion. The outdoor patio will be covered with a metal trellis as well. The existing Master Use Permit allows all restaurants to operate

between 6am to 2am, however, the new restaurant expects to operate between the hours of 11:30am to midnight Sundays through Wednesday and 11:30am to 2am on Thursdays through Saturday. The restaurant operator has indicated that they are considering having some live jazz performances or DJ on Thursdays or Fridays and there will be amplified music both inside and on the patio for the restaurant patrons. All outdoor music or amplified sound in the outdoor patio area shall be limited to 10pm Sunday through Thursday and 11pm Fridays and Saturdays.

The architecture of the proposed building is designed with the same elements as the Village Shops expansion, however the final design of the building will reflect the branding of the specific tenant. The parapet of the building is 17 feet in height on the northeastern portion of the building and 22 feet high around the remainder of the building. All proposed mechanical equipment will be screened by the 22 foot parapet. The service area will contain the trash, recycling and grease recycling storage and is located in the southeast area of the building accessible from the parking lot to the south. The area will also serve as a truck loading and unloading area for the restaurant. An overhead door in the east building façade screens the service area. The delivery hours are expected between 7am to 11am with occasional deliveries outside this window time. The site will also include newly configured parking lot, landscaping along the periphery of the site and new trees.

Alcohol License for On-Sale Beer, Wine, and Spirits (Type 47 ABC License)

The applicant proposes to offer beer, wine and spirits for onsite consumption as part of the main restaurant and food service use. The floor plan will also include a horseshoe shaped bar and lounge area. The ABC License authorizes consumption on the premises only, and no off-site sales. The location is also required to operate as a bona fide eating place, to maintain a suitable kitchen and make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises as part of the license.

Parking

The existing site currently contains a total of 27 parking stalls with two drive thru lanes located along the west side of the bank building. The existing bank building will be demolished and the entire site will be redeveloped with a new building as well as a paved and striped parking lot providing a total of 32 parking stalls. Parking required at the entire shopping center as entitled as part of the 2014 approval is 4.1 parking spaces per 1,000 square feet of Gross Leasable Area with a maximum limit on restaurant space of 89,000 square feet which includes outdoor dining areas. The proposed new restaurant fits within the maximum allowed restaurant square footage allotment. The 32 parking spaces on the site will serve as the primary parking for the restaurant. Additional parking will be available in the South Parking structure adjacent to the Village Shops currently scheduled to be completed by February 2020, as well as throughout the entire Mall site. Of the 32 parking spaces, 25 will be standard, two will be ADA accessible, three will be clean air vehicle, and two will be EV stalls.

OTHER DEPARTMENT COMMENTS

The project was forwarded to the Police, Fire, Public Works and Building and Safety Departments for comment.

The balance of the comments received from the rest of the departments were minor in nature and have already incorporated into the project plans or will be included as part of the conditions of approval contained as part of the attached Resolution.

SEPULVEDA BOULEVARD DEVELOPMENT GUIDE

On October 7, 1997, the City Council adopted the Sepulveda Boulevard Development Guidelines. The guidelines are intended to encourage certain desirable elements to be included within development projects on the corridor. They are to be used as a supplement to the City Zoning Code requirements during Use Permit and other discretionary project reviews. The existing site is already developed with a single story bank building, parking and landscaping. Since the site is part of the Manhattan Village Shopping Center it includes many of the characteristics outlined as part of the Sepulveda Boulevard Development Guidelines including reciprocal access and driveway throats for vehicular access. The new building will include a modern, contemporary design and new landscaping throughout. The new landscaping will upgrade the area and cover approximately 29 percent of the site (12 percent is required by code) and a 10 foot wide landscape buffer will be provided between Sepulveda Boulevard and the building. The site will also provide sufficient space for a future right of way and sidewalk dedication to provide a right turn pocket and as well as a new sidewalk for pedestrian use. All of these characteristics make the project consistent with the Guidelines.

REQUIRED FINDINGS

The proposed use required approval of a Use Permit, in that, MBMC Section 10.16.020 requires a Use Permit for any new building above 5,000 square feet in building area or any development on a site that is more than 10,000 square feet in lot area. The restaurant use itself, as well as the alcohol sales have been approved and vested as part of the scope of the Master Use Permit (MUP) approval for the entire Mall site. The Planning Commission's review will be focused on the site and building layout and design, and the use in this particular location, to ensure consistency with the MUP and the Code Use Permit requirements. Section 10.84.010 of the Manhattan Beach Municipal Code states that "Use Permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area."

Per MBMC Section 10.84.060.A, the following findings must be met in order to grant the Use Permit.

- 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.*

The property is zoned commercial and is located in the Community Commercial (CC) zoning district with a general land use designation of Manhattan Village Commercial, which allows for a full range of commercial uses, including services, retail, eating and drinking establishments and offices. The purpose of the Community Commercial zoning district is to "provide sites for planned commercial centers, such as Manhattan Village, which contain a wide variety of commercial establishments, including businesses selling home furnishings,

apparel, durable goods, and specialty items and generally having a City-wide market area. Support facilities such as entertainment and eating-and-drinking establishments are permitted, subject to certain limitations to avoid adverse effects on adjacent uses.”

The existing site was previously occupied by Wells Fargo Bank. The applicant proposes to construct a new commercial building at this location for a new free standing restaurant with alcohol service, which is a permitted use in the zoning district as well as the existing MUP. The Code, however, requires approval of a Use Permit for the Project because the floor area of the new building exceeds 5,000 square feet and the site area exceeds 10,000 square feet. The proposed project is consistent with the intent of the Community Commercial zoning district, in that the development complies with all provisions of the zoning code and because the use is in accord with the objectives of this title and the purposes of the district in which the site is located.

2. *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The subject property has a General Plan land use designation of Manhattan Village Commercial. The intent of this designation is to provide commercial opportunities as part of the Manhattan Village that are “generally regional-serving, including shopping centers, large department and specialty stores, and entertainment and restaurant establishments.” As proposed, the project is consistent with the General Plan, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city, in that it is a permitted use within the CC zoning district. A Use Permit for the project is required whenever a project exceeds 5,000 square feet and the site area exceeds 10,000 square feet in lot area. The site is proposed to be redeveloped and will include a new building, outdoor seating patio, landscaping, trees and paved parking consisting of 32 vehicle parking spaces onsite, including 2 ADA accessible spaces.

Lastly, the proposed project is in compliance with the General Plan designation of Manhattan Village Commercial and is consistent with the following General Plan Goals and Policies:

- Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
- Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

- Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.
 - Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.
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.*

The proposed project is consistent with the objectives of Title 10 and the purpose of the district in which the site is located, in that the project is a permitted in the CC zone and is a commercial development consistent with the City's Zoning Ordinance. The project is in compliance with the applicable performance and development standards and complies with the provisions of the zoning code. As part of the redevelopment of the site, the project will include a new site design that will provide 32 stalls and include new ADA parking. The site is also a suitable environment for a new restaurant building, in that it will be compatible with the development and uses that are anticipated as part of the redevelopment of the Manhattan Village Shopping Center. The new building will be located on the east side of Sepulveda and will be located approximately 220 feet away from the nearest adjacent residential use. The outdoor dining and seating area will be oriented northeast, further away from the residential uses located on the west side of Sepulveda. The building height will also be limited to 22 feet which is lower than the height of the existing bank building as well as the proposed structures as part of the mall.

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.*

As discussed in Finding 3, the new restaurant building and use are consistent intent of the Community Commercial zoning designation as well as the General Plan Land Use designation. The development project will comply with all applicable zoning codes including height, parking and landscaping. The building will also include an enclosed service area that will be used for trash and recycling storage as well truck delivery unloading. Truck deliveries will not be allowed before 7am so as to avoid any noise impacts that may be generated as a result of deliveries. The site is also suitable for a new restaurant building, in that it will be compatible with the development and uses that are anticipated as part of the redevelopment of the Manhattan Village Shopping Center. The new building will be located on the east side of Sepulveda Boulevard and will be located approximately 220 feet away from the nearest adjacent residential use. The outdoor dining and seating area will also be located on the northeast portion of the building towards the new Village Plaza which will be part of the redevelopment of the mall. The location of the outdoor patio and dining area will be further away from the residential uses located on the

west side of Sepulveda. The building height will be limited to 22 feet which is lower than the height of the existing and proposed structures as part of the mall which will help in reduce bulk and massing. The site will also include a 10 foot landscape buffer along the west side of the site located between the building/parking lot and Sepulveda Boulevard.

PUBLIC COMMENT

A public notice was published in the Beach Reporter on May 9, 2019 and mailed to all property owners within a 500' radius. As of the writing of this report, staff has not received any public comments.

ENVIRONMENTAL DETERMINATION

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant In-Fill Development Section 15332 based on staff's determination.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss the applicant's request, and approve the attached draft Resolution approving the Use Permit subject to certain conditions.

Attachments:

- A. Draft Resolution No. PC 19-
- B. Vicinity Map
- C. Applicant's Documents and Architectural Plans

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RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO ALLOW A NEW COMMERCIAL BUILDING FOR A RESTAURANT AND A TYPE 47 ALCOHOL LICENSE LOCATED AT 3110 NORTH SEPULVEDA BOULEVARD (RREEF)

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. In 2014, the City Council adopted Resolution No. 14-0026, approving a Master Use Permit Amendment for the Manhattan Village Renovation and Expansion project, located at 2600-3600 North Sepulveda Boulevard and 1180-1200 Rosecrans Avenue. In full compliance with the California Environmental Quality Act, the Council certified an Environmental Impact Report and adopted a Mitigation Monitoring Reporting Program for the Project. In 2016, the City's Director of Community Development approved an addendum to the Final EIR and a modified site plan for the Project.
- B. The Planning Commission of the City of Manhattan Beach conducted a noticed public hearing on May 22, 2019, received testimony, and considered an application for a Use Permit for the development of a new commercial building for a new restaurant and a Type 47 Alcohol license.
- C. The proposed restaurant use is consistent with the land uses and square footage limitations allowed as part of City Council Resolution No. 14-0026.
- D. This Use Permit is required because the project is more than 5,000 square feet of buildable floor area and more than 10,000 square feet of land area as per MBMC Section 10.16.020(B).
- E. The applicant for the subject project is RREEF, the owner of the property (hereafter referred to as "the owner").
- F. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to In-Fill Developments Projects-Section 15332 based on Staff's determination.
- G. 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.
- H. The subject property is located in Area District II and is zoned CC, Community Commercial. The surrounding properties are zoned CC to the North, South and East; and CG to the west.
- I. The use is permitted in the CC zoning district, however the building and site size require review through the Use Permit process, and the proposed project is in compliance with the City's General Plan designation of Manhattan Village Commercial.
- J. The General Plan designation for the property is Manhattan Village Commercial. The intent of this designation is to provide commercial opportunities as part of the Manhattan Village that are "generally regional-serving, including shopping centers, large department and specialty stores, and entertainment and restaurant establishments." The project is specifically consistent with General Plan Policies as follows:
 - Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
 - Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
 - Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.
 - Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.
- K. The project, located on Sepulveda Boulevard, is subject to the Sepulveda Boulevard Development Guidelines which are intended to encourage certain desirable elements to be included within development projects on the corridor. The new modern/contemporary building design, and future right of way improvements are all conditions that are consistent with the Guidelines.
- L. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
 - 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.**

The property is zoned commercial and is located in the Community Commercial (CC) zoning district with a general land use designation of Manhattan Village Commercial, which allows for a full range of commercial uses, including services, retail, eating and drinking establishments and offices. The

purpose of the Community Commercial zoning district is to “provide sites for planned commercial centers, such as Manhattan Village, which contain a wide variety of commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items and generally having a City-wide market area. Support facilities such as entertainment and eating-and-drinking establishments are permitted, subject to certain limitations to avoid adverse effects on adjacent uses.”

The existing site was previously occupied by Wells Fargo Bank. The applicant proposes to construct a new commercial building at this location for a new free standing restaurant with alcohol service, which is a permitted use in the zoning designation and within the MUP. The Code, however, requires approval of a Use Permit for the Project because the floor area of the new building exceeds 5,000 square feet and the site area exceeds 10,000 square feet. The proposed project is consistent with the intent of the Community Commercial zoning district, in that the development complies with all provisions of the zoning code and because the use is in accord with the objectives of this title and the purposes of the district in which the site is located.

2. **The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The subject property has a General Plan land use designation of Manhattan Village Commercial. The intent of this designation is to provide commercial opportunities as part of the Manhattan Village that are “generally regional-serving, including shopping centers, large department and specialty stores, and entertainment and restaurant establishments.” As proposed, the project is consistent with the General Plan, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city, in that it is a permitted use within the CC zoning district. A Use Permit for the project is required whenever a project exceeds 5,000 square feet and the site area exceeds 10,000 square feet in lot area. The site is proposed to be redeveloped and will include a new building, outdoor seating patio, landscaping, trees and paved parking consisting of 32 vehicle parking spaces onsite, including 2 ADA accessible spaces.

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.**

The proposed project is consistent with the objectives of Title 10 and the purpose of the district in which the site is located, in that the project is a permitted in the CC zone and is a commercial development consistent with the City’s Zoning Ordinance. The project is in compliance with the applicable performance and development standards and complies with the provisions of the zoning code. As part of the redevelopment of the site, the project will include a new site design that will provide 32 stalls and include new ADA parking. The site is also a suitable environment for a new restaurant building, in that it will be compatible with the development and uses that are anticipated as part of the redeveloped Manhattan Village Shopping Center. The new building will be located on the east side of Sepulveda and will be located approximately 220 feet away from the nearest adjacent residential use. The outdoor dining and seating area will be oriented northeast, further away from the residential uses located on the west side of Sepulveda. The building height will also be limited to 22 feet which is lower than the height of the existing bank building as well as the proposed structures as part of the mall.

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.**

As discussed in Finding 3, the new restaurant building and use are consistent intent of the Community Commercial zoning designation as well as the General Plan Land Use designation. The development project will comply with all applicable zoning codes including height, parking and landscaping. The building will also include an enclosed service area that will be used for trash and recycling storage as well truck delivery unloading. Truck deliveries will not be allowed before 7am so as to avoid any noise impacts that may be generated as a result of deliveries. The site is also suitable for a new restaurant building, in that it will be compatible with the development and uses that are anticipated as part of the redevelopment of the Manhattan Village Shopping Center. The new building will be located on the east side of Sepulveda Boulevard and will be located approximately 220 feet away from the nearest adjacent residential use. The outdoor dining and seating area will also be located on the northeast portion of the building towards the new Village Plaza which will be part of the redevelopment of the mall. The location of the outdoor patio and dining area will be further away from the residential uses located on the west side of Sepulveda. The building height will also be limited to 22 feet which is lower than the height of the existing and proposed structures as part of the mall which will help in reduce bulk and massing.

The site will also include a 10-foot landscape buffer along the west side of the site located between the building/parking lot and Sepulveda Boulevard.

M. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.

N. This Resolution, upon its effectiveness, constitutes the Use Permit Amendment for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the Use Permit Amendment subject to the following conditions:

- 1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on May 22, 2019 as amended and conditioned. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if review and approval from the Planning Commission is required.
- 2. The project shall be in compliance with the applicable provisions and conditions of the Master Use Permit for the entire Mall site, including but not limited to circulation, parking, landscaping, design, signage, and lighting. The applicant shall be required to submit an updated tenant space chart as part of this approval.
- 3. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
- 4. The applicant shall be required to obtain permits for any work necessary to bring the project into compliance with the Building, Fire and related Codes, as determined the Building & Safety Division and Fire Department, respectively.
- 5. All on-site and off-site improvement plans, shall be submitted to plan check, at the same time as the building plans. The plans shall be reviewed and approved by the City Traffic Engineer, Planning, Public where applicable, prior to the issuance of permits. Such improvements shall be fully constructed or completed per the approved plans prior to issuance of a building final inspection and/or occupancy, whichever occurs first. The plans shall include, but not be limited to the following features:
 - a. 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.

Operation

- 6. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter and debris.
- 7. The operators of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
- 8. All rooftop mechanical equipment shall be screened from the public right-of-way.
- 9. Hours of operation for the establishment shall be permitted as follows:

<u>Use</u>	<u>Day</u>	<u>Time</u>
Restaurant	Mon.-Sun.	6am-2am
Truck Deliveries	Mon.-Sun.	7am-7pm
- 10. Noise emanating from the property shall be within the limitations prescribed by the City Noise Ordinance and shall not create a nuisance to nearby property owners. Noise shall not be audible beyond the premises. Any outside sound or amplification system or equipment shall also comply with all Noise Ordinance requirements.
- 11. The management shall ensure that all exterior doors and windows are kept closed during live entertainment performances. All exterior doors and windows shall have a Sound Transmission Class (STC) rating of at least 30.
- 12. Live entertainment is limited to no more than three musicians and/or vocalists.
- 13. An acoustic engineer or similarly qualified professional shall be hired by the applicant to review the restaurant's layout, materials, finishes, and operating characteristics; and will make recommendations on how to mitigate the noise generated by the business' operations. The applicant will share the acoustic engineer's recommendations and observations with Community

Development Staff, and modifications shall be implemented as determined to be appropriate by the Director of Community Development.

- 14. All outdoor music or amplified sound shall be limited to the following hours:

Sunday – Thursday	11am – 10pm
Friday – Saturday	11am – 11pm
- 15. Alcohol service shall be conducted only in conjunction with full menu food service during all hours of operation.
- 16. Sale of alcoholic beverages for consumption off-premise is prohibited.
- 17. Full menu food service shall be available at all seats, and no specific bar area serving exclusively alcohol shall be permitted.
- 18. The owner shall be in substantial compliance with all restrictions imposed by the Alcohol Beverage Control Board (ABC) prior to service of liquor.
- 19. At all times the business shall identify itself as a “restaurant” and will not identify itself as a “bar” in public advertisements.
- 20. New landscaping and irrigation will be required as part of the project in compliance with Title 10 of the Manhattan Beach Municipal Code. The applicant must submit a complete set of landscape plans for review and approval to the Community Development Department, and new landscaping and irrigation shall be installed prior to issuance of a certificate of occupancy for the site.
- 21. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purpose of revocation or modification in accordance with the requirements of the MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
- 22. The Community Development Department staff shall be allowed to inspect the site at any time.

Refuse

- 23. The management shall arrange for special on-site pickup as often as necessary to ensure that the refuse area has adequate space to accommodate the needs of the subject business.

Signage

- 24. All new signs and alterations to existing signs shall receive permits, and shall be in compliance with the City’s sign code.
- 25. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
- 26. No temporary banner or other signs shall be placed on the site without City permit and approval.
- 27. Any signage proposed along the west facing façade shall be limited to 15’ in height as measured from the ground.

Procedural

- 28. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.
- 29. 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.
- 30. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
- 31. The Planning Commission’s decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.
- 32. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the owner. The Secretary shall make this resolution readily available for public inspection.

- 33. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.

- 34. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner 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. The owner 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 the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner 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. The owner 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 the owner 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. The owner 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 **May 22, 2019** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

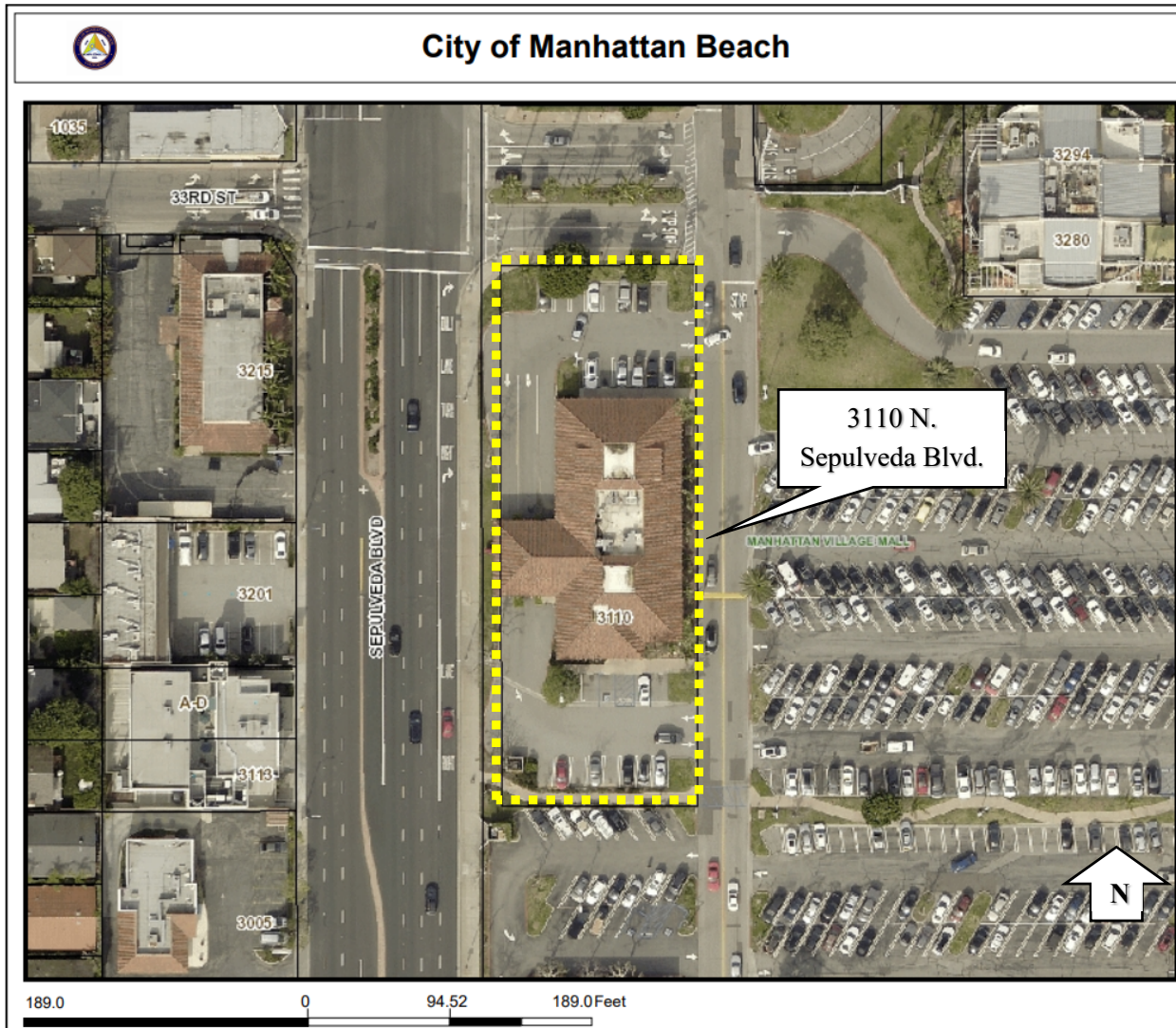
ABSENT:

Anne McIntosh
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

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VICINITY MAP



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MANHATTAN VILLAGE

PROPOSED RESTAURANT ON WELLS FARGO PARCEL

USE PERMIT

Original Submittal: September 11, 2017
Re-Submittal : November 14, 2017
Re-submitted 2: January 15, 2019
Re-submitted 3: April 03, 2019
Re-Submitted 4: May 09, 2019

PAGE 3

Conditions of Approval

PAGE 4

Use Permit application signed by JLL/RREEF

PAGE 5

Use Permit Application Project Description

PAGE 6

Environmental Information Form

PAGE 7

Overall Site Plan with Tenant Lease Plan

PAGE 8

Proposed Site Plan

PAGE 9

Plan Comparison

PAGE 10

Conceptual Floor Plan

PAGE 11

Proposed Roof Plan

PAGE 12

Proposed Exterior Elevations

PAGE 13

3D Views

PAGE 14

3D Views

PAGE 15-19

Proposed Landscape Plan

PAGE 20

Tenant Space Chart

PAGE 21

ALTA Survey

PAGE 22

Photometric Study

PAGE 23

Color Board

DEFERRED SUBMITTAL (UNDER SEPARATE PERMIT)
<ul style="list-style-type: none"> SIGNAGE DEMOLITION SEWER CAP OF EXISTING BUILDING DECELERATED LANE

• Property must have a fully constructed enclosure on the outside of the building (not a space within the restaurant) with enough space to include at least:
 - (1) 4 yard commercial trash bin
 - (1) 4 yard commercial recycling bin
 - (4) 64-gallon food waste carts

• AB 341 requires businesses to participate in a recycling program. The 4 yard commercial recycling bin (white) accepts plastic, paper, metal and glass.
 • All boxes must be broken down before placement into the recycling bin.
 • AB 1826 requires businesses to participate in a food scrap recycling program. The (4) 64-gallon food waste carts accepts ALL food scraps – there are no restrictions. Meat, dairy, produce, fatty, greasy foods, etc.
 • The enclosure must have a connection to the sanitary sewer.
 • All materials must be kept out of public view – including any grease drums, linen crates, etc.

PROJECT DIRECTORY	
OWNER:	RREEF AMERICA REIT II CORP.BBB 101 CALIFORNIA STREET, 24TH FLOOR SAN FRANCISCO, CA 94111 415.781.3300 Contact: JAMES W. MILLER, JR.
OWNER'S REPRESENTATIVE & DEVELOPMENT MANAGER:	JONES LANG LaSALLE 515 SOUTH FLOWER STREET LOS ANGELES, CA 90071 213.239.6000 Contact: JASON GIANNANTONIO/MARK DEVEAU
ARCHITECTS:	ARCHITECTS ORANGE 144 N. ORANGE ST. ORANGE CA 92866 714.639.9860 Contact: RUBA YOUNAN
CIVIL:	KPFF CONSULTING ENGINEERS 6080 CENTER DRIVE SUITE 700 LOS ANGELES, CA 90045 310.665.2800 Contact: DAVID McGRAW
LANDSCAPE:	ARCHITECTS ORANGE 144 N. ORANGE ST. ORANGE CA 92866 714.639.9860 Contact: DIEGO ALESSI
PROJECT DATA	
ADDRESS:	3110 N SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266
ASSESSOR'S PARCEL NUMBER:	4130-020-017
LEGAL DESCRIPTION:	PACEL MAP 12219, PARCEL 15
PROJECT DESCRIPTION:	DEMOLITION OF EXISTING WELLS FARGO BUILDING & CONSTRUCTION OF A NEW COMMERCIAL/RESTAURANT BUILDING (5,500SF WITH 2,000 SF OUTDOOR/PATIO)
PROJECT SITE AREA:	EXISTING PROPOSED 32,878 SF 32,878 SF
BUILDING FLOOR AREA:	8,000 SF 5,500 SF(GLA) + 2,000 SF OUTDOOR DINING
HEIGHT OF STRUCTURE:	25' 22'
NUMBER OF FLOORS:	1 1
PERCENTAGE LOT COVERAGE:	24.3% 22.8%
OFF-SITE PARKING:	27 SPACES 32 SPACES (# OF PARKING STALLS)
VEHICLE LOADING SPACE:	0 1
OPEN SPACE/ LANDSCAPING	35.8% 37.2%
LANDSCAPING SF & %:	9,437 SF & 22% + 7% PARKING LOT LANDSCAPE
PROPOSED # OF TREES:	30 + 3 EXISTING TO REMAIN

Conditions of Approval

Required:	Permit #:	Phase I Required COAs:	Architectural MMs:	
X	17-01278	COA 8: TENANT SPACE CHART	ADDRESSED AS PART OF COA 10	
X	16-02340	COA 10: LANDSCAPE/ HARDSCAPE/ LIGHTING SITEWIDE PLAN		
X	16-00321	COA 11d: GATEWAY SIGNAGE		
	16-00321	COA 12: CONSTRUCTION SCREENING		
	16-03589	COA 13: VILLAGE SHOPS SIZE REDUCTION		
	16-03589	COA 14b,g,h,j: NORTHEAST CORNER		
X	16-02288	COA 17: ARCHITECTURAL ELEMENTS REQUIRED THROUGH PRELIMINARY PLAN CHECK REVIEW		ADDRESSED AS PART OF BUILDING DEPT. SUBMISSION
	16-02287	CPK		
		NE Deck		
		Macy's		
		FUTURE RESTAURANT		
	17-01399	COA 18: LAND USES AND SQUARE FOOTAGES		
	17-01398	COA 28: FIRE EMERGENCY RESPONSE PLAN		
	17-01245	COA 30: SECURITY CAMERAS		
	17-01559	COA 31: POLICE SPECIAL EVENT/ SECURITY AND CEDAR WAY PLAN		
	17-00645	COA 32: PACKAGE CHECK		
	17-01468	COA 33: VETERANS PARKWAY LINKAGE PLAN		
	17-01397	COA 34: BICYCLE AND PEDESTRIAN PLAN		
	17-01396	COA 35: PEDESTRIAN OFFSITE LINKAGE PLAN		
	17-01560	COA 36: EMPLOYEE PARKING MANAGEMENT PROGRAM		
	17-01561	COA 37: VALET PARKING MANAGEMENT PLAN		
	17-01246	COA 38: ELECTRIC VEHICLE CHARGING		
	17-01358	COA 39: SEPULVEDA BLVD FRY'S DRIVEWAY		
	17-01357	COA 40: ROSECRANS		
		COA 41: ROSECRANS MEDIAN		
		COA 42: ROSECRANS LEFT HAND PROHIBITIONS		
		COA 44: VILLAGE DRIVE AT ROSECRANS PART I		
		COA 45: VILLAGE DRIVE AT ROSECRANS AVENUE PART II		
X	17-01355	COA 48: MARINE AVENUE-CEDAR WAY		
		COA 49: CTPMP		
	17-01600	COA 50: TRAFFIC, CIRCULATION, PARKING PLAN		
		COA 51: TRANSIT PLAN		
		COA 52: OAK/ CEDAR TRAFFIC STUDY		
	17-01356	COA 53: FINANCIAL SECURITY FOR OFFSITE IMPROVEMENTS		
		COA 55: GREASE RECEIPT		



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

3110 N. Sepulveda Blvd (Old Wells Fargo Bank)

Project Address
Parcel Map 12219, Parcel 15

Legal Description
Commercial

General Plan Designation

Community Commercial Area 2
Zoning Designation Area District

For projects requiring a Coastal Development Permit, select one of the following determinations:

- Project located in Appeal Jurisdiction
Project not located in Appeal Jurisdiction
Major Development (Public Hearing required)
Minor Development (Public Hearing, if requested)
Public Hearing Required (due to UP, Var, ME, etc.)
No Public Hearing Required

Submitted Application (check all that apply)

Table with 4 columns: Application Type, Fee Amount, Application Type, Fee Amount. Includes items like Appeal to PC/PPIC/BBA/CC, Coastal Development Permit, etc.

Fee Summary: (See fees on reverse side)

Total Amount: \$
Receipt Number:
Date Paid:
Cashier:

Applicant(s)/Appellant(s) Information

Mark T. Deveau
Name
1200 Rosecrans Ave., Suite 201, Manhattan Beach, CA 90266
Mailing Address
Owners Representative and Development Manager
Applicant(s)/Appellant(s) Relationship to Property
Mark T. Deveau, Vice President, JLL
Contact Person (include relation to applicant/appellant)
Phone number / email
1200 Rosecrans Ave., Suite 201, Manhattan Beach, CA 90266
Address
Applicant(s)/Appellant(s) Signature
Phone number/.email

Complete Project Description- including any demolition (attach additional pages as necessary)

See Attached Project Description

1 An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

Office Use Only

Date Submitted:
Received By:
F&G Check Submitted:

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA SAN FRANCISCO
COUNTY OF LOS ANGELES

I/We RREEF AMERICA REIT II CORP. BBP being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in this application and that
the foregoing statements and answers herein contained and the information herewith submitted
are in all respects true and correct to the best of my/our knowledge and belief(s).

Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

James W. Miller, Jr.
Print Name

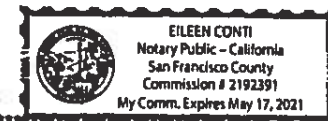
101 California St., 24th Floor, San Francisco, CA 94111
Mailing Address

(415) 781-3300
Telephone/email

Subscribed and sworn to (or affirmed) before me this 29th day of August, 2017

by James W. Miller, Jr. proved to me
on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Eileen Conti
Notary Public



Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not
shown on this sheet may apply - refer to current City Fee Resolution (contact the Planning
Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Table listing fees for Coastal Development Permit, Use Permit, Variance, Minor Exception, Subdivision, and Environmental Review. Includes items like Public hearing, Filing Fee, Certificate of Compliance, etc.

2 Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

MANHATTAN VILLAGE SHOPPING CENTER
Use Permit Application
Proposed Restaurant on former Wells Fargo parcel
Project Description

The property is located at the Southeast corner of Sepulveda Boulevard and 33rd Street within the development commonly known as Manhattan Village Shopping center, an enclosed regional shopping center and convenience center with freestanding related uses on 44 acres. The site is bounded on the north by 33rd Street, on the south by the parking for Bank of America, on the east by Carlotta Way (a private street) and on the west by Sepulveda Boulevard (a State highway). The address for the current building is 3110 North Sepulveda Boulevard.

The subject site is currently occupied by an 8,000 square foot Wells Fargo Bank with 3 drive thru lanes and 27 parking spaces. The Owner proposes to redevelop the site by demolishing the current building and constructing a new 5,500 square foot building, 2,000 square feet of outdoor dining area and 32 parking spaces for a sit down restaurant. Plans for the proposed development have been submitted with this application.

The 2,000 square feet of outdoor dining area wraps around the NE corner of the proposed building, oriented toward Carlotta Way and the new Village Expansion. The outdoor patio is covered with a metal trellis at 12'-8" in height. The hours of operation of the restaurant are planned to be 6 am until 2 am as allowed per Condition #22 of the current MUP. As a full service sit down restaurant, a full liquor license will be applied for by the Operator. The restaurant will be closed between 2 am and 6 am per the current Master Use Permit conditions of approval (#22)

The architecture of the proposed building is designed with the same elements as the Village Shops expansion. The parapet of the building is 18' in height over the northwestern portion of the building and 22' high around the remainder of the building. An eyebrow around the tower element serves to break up the mass and add human scale. The cover over the outdoor patio at grade is 12'-8". Mechanical equipment will be screened by the 22' parapet. The service area, to contain the trash, grease recycling, truck unloading area, etc.) is located in the southwest area of the building accessible from the parking area off Carlotta Way. An overhead door in the south building façade screens the service area.

Parking required at the Shopping Center is 4.1 spaces /1000 square feet with a maximum cap on restaurant space of 89,000 sf including outdoor dining areas. The proposed new restaurant fits within the maximum allowed restaurant space. See Attached Exhibit A. The 32 parking spaces on the site will serve as the primary parking for the restaurant. Additional parking will be available in the South Parking Structure adjacent to the Village Shops currently scheduled to be completed in August 2019. The 7,500 square feet of new building and table served patio seating area requires 31 parking spaces.

Pedestrian access between Sepulveda Boulevard and Carlotta Way will be provided at the north end of the site. A public sidewalk exists along Sepulveda Boulevard to the west. Pedestrian crosswalks will be provided for non-vehicular traffic to cross Carlotta Way to access the Village Shops, parking, plaza and enclosed mall.

All other areas of the site will be landscape or hardscape. The total landscape area is 32.1% of the site with 33 proposed trees.

Redevelopment of the site for the new use is proposed to begin in February of 2020 and be completed by March of 2021.



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: JLL Contact Person: Mark Deveau
 Address: 1200 Rosecrans Ave, Suite 201, Manhattan Bch, CA Address: 1200 Rosecrans Ave, Suite 201, Manhattan Bch, CA 90266
 Phone number: 310-496-9343 Phone number: 310-496-9343
 Relationship to property: Owner's Agent and Development Manager Association to applicant: Vice President, JLL

PROJECT LOCATION AND LAND USE

Project Address: 3110 N. Sepulveda Blvd. (currently Wells Fargo bank)
 Assessor's Parcel Number: 4130-020-017
 Legal Description: Parcel Map 12219, Parcel 15
 Area District, Zoning, General Plan Designation: CC- Community Commercial, Area 2, Commercial
 Surrounding Land Uses:
 North 33rd Street entrance to Manhattan Village Shopping Center West Sepulveda Boulevard
 South Parking lot for adjacent Bank of America building East Carlotta Way (a private street) and Manhattan Village Shopping Center
 Existing Land Use: Freestanding bank, drive thru lanes and supporting parking

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: This parcel is part of the Manhattan Village Shopping Center, a regional center. Proposed use is a full service restaurant with full alcohol service open between 6 am and 2 am. See attached plans for uses and sizes.

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

Removed/

	Existing	Proposed	Required	Demolished
Project Site Area:	32,878 sf	32,878 sf		
Building Floor Area:	8,000 sf	5,500 SF + 2,000 SF PATIO		8,000 sf
Height of Structure(s)	25 feet	22'	22'	
Number of Floors/Stories:	1	1		
Percent Lot Coverage:	24.3%	22.8%		
Off-Street Parking:	27 spaces	32 SPACES	33 @ 4.1/1000 sf per MUP	
Vehicle Loading Space:	0	1		
Open Space/Landscaping:	35.8%	37.2%		

Proposed Grading:
 Cut _____ Fill _____ Balance Imported _____ Exported _____

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

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

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

The proposed new restaurant building is part of the Manhattan Village Shopping Center. This proposed development will replace an existing building that serves a bank user.

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: [Signature] Prepared For: _____

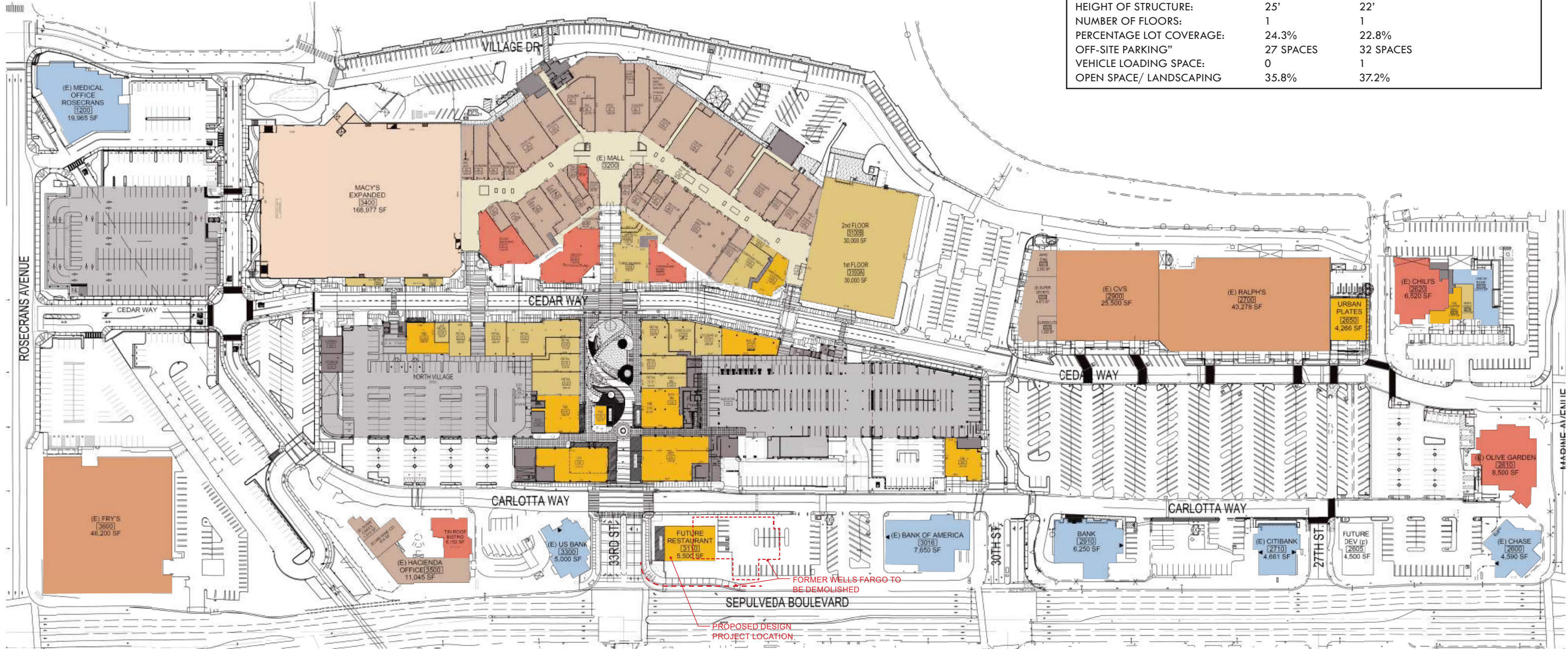
Date Prepared: 09.01.17

Revised 7/97

- EXISTING RETAIL
- EXISTING RESTAURANT
- RETAIL ANCHORS
- COMMUNITY ANCHORS
- NEW RETAIL
- * NEW RESTAURANT
- COMMON AREA
- BOH

*TOTAL RESTAURANT (F&B INDOOR & PATIO AREA) NOT TO EXCEED 89K SF.

PROJECT DATA		
ADDRESS:	3110 N SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266	
ASSESSOR'S PARCEL NUMBER:	4130-020-017	
LEGAL DESCRIPTION:	PARCEL MAP 12219, PARCEL 15	
PROJECT DESCRIPTION:	DEMOLITION OF EXISTING WELLS FARGO BUILDING AND CONSTRUCTION OF A NEW COMMERCIAL/ RESTAURANT BUILDING (5,500 SF WITH 2,000 SF OUTDOOR PATIO)	
PROJECT SITE AREA:	EXISTING 32,878 SF	PROPOSED 32,878 SF
BUILDING FLOOR AREA:	8,000 SF	5,500 SF(GLA) + 2,000 SF PATIO
HEIGHT OF STRUCTURE:	25'	22'
NUMBER OF FLOORS:	1	1
PERCENTAGE LOT COVERAGE:	24.3%	22.8%
OFF-SITE PARKING"	27 SPACES	32 SPACES
VEHICLE LOADING SPACE:	0	1
OPEN SPACE/ LANDSCAPING	35.8%	37.2%



SITE SUMMARY

SITE AREA: 32878 S.F. 0.7548 ACRES

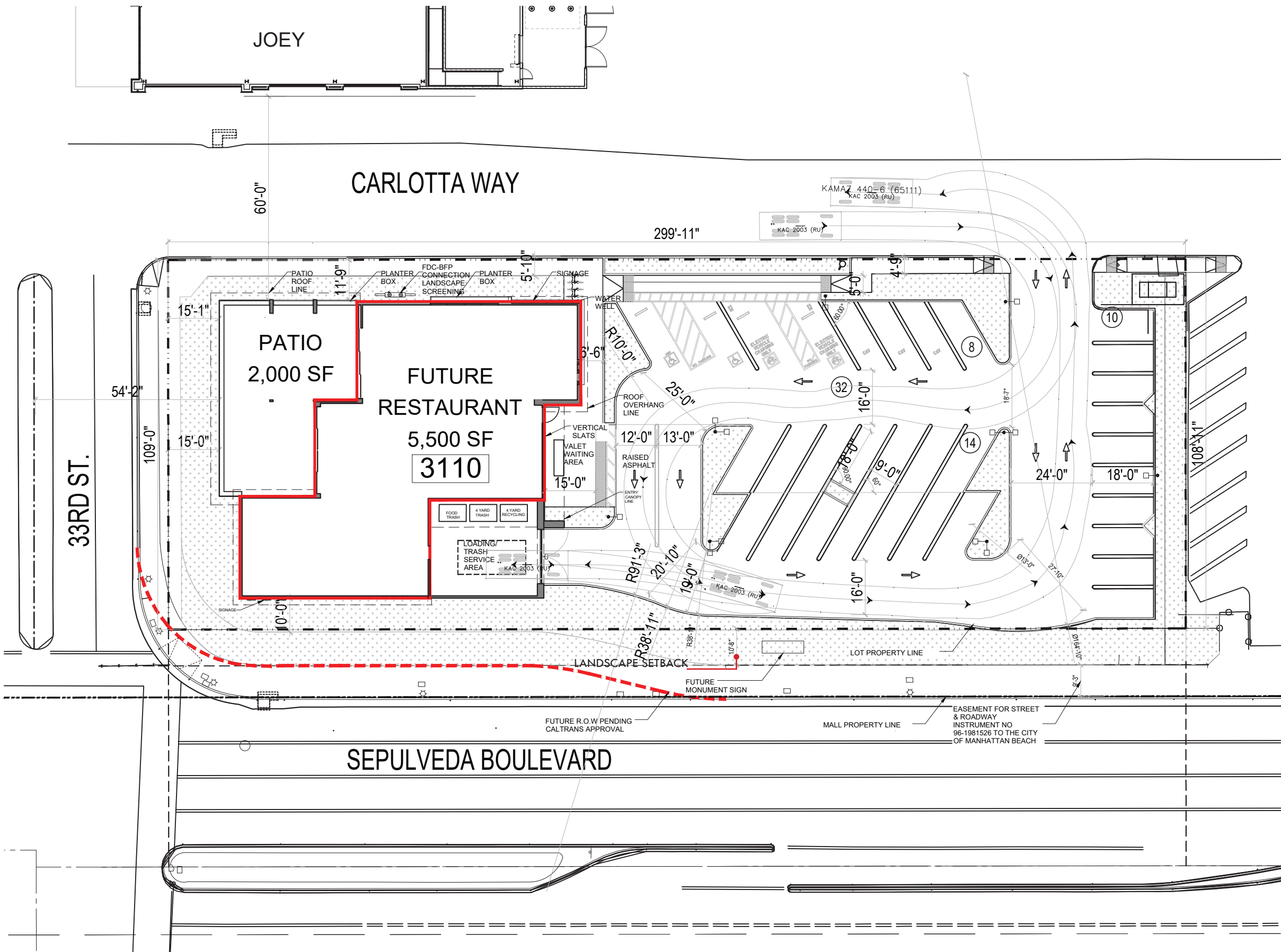
TOTAL BUILDING AREA: 7500 S.F.

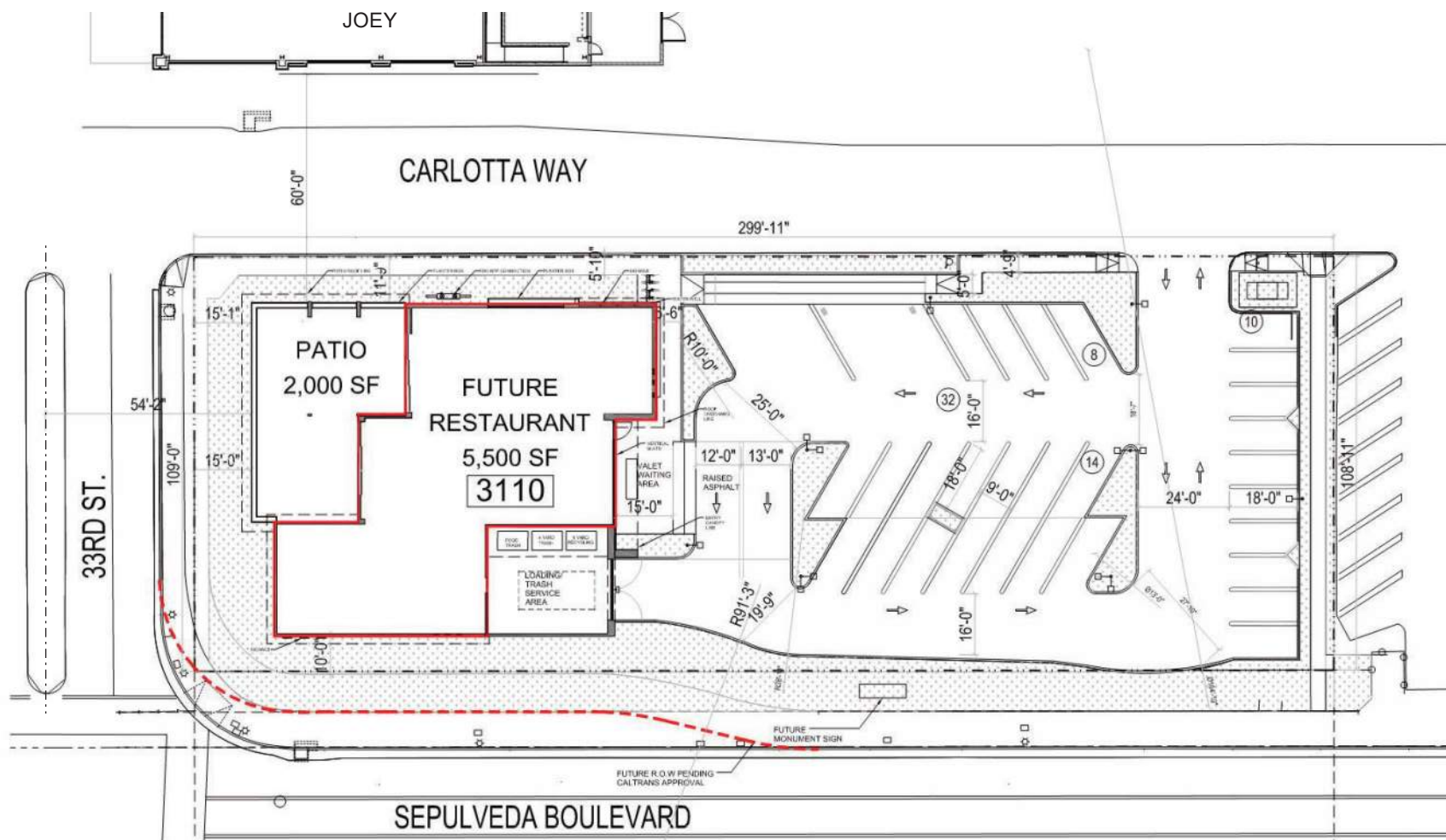
F.A.R. 0.2281

BUILDING AREA & PARKING SUMMARY:		REQUIRED PARKING:	
TENANT A-RESTAURANT	5500 S.F.	4.1 / 1000	23 STALLS
COVERED PATIO	2000 S.F.	4.1 / 1000	8 STALLS
PARKING SUMMARY		PROVIDED:	
STANDARD	25 STALLS		
COMPACT	0 STALLS		
ADA	2 STALLS		
CAV	3 STALLS		
EV	2 STALLS		
TOTAL:	32 STALLS		REQUIRED: 31 STALLS

BICYCLE RACK 4
 LONG TERM: PROVIDED AT SOUTH DECK
 SHORT TERM:
 LANDSCAPE AREA: 9,437 SF 29.0%

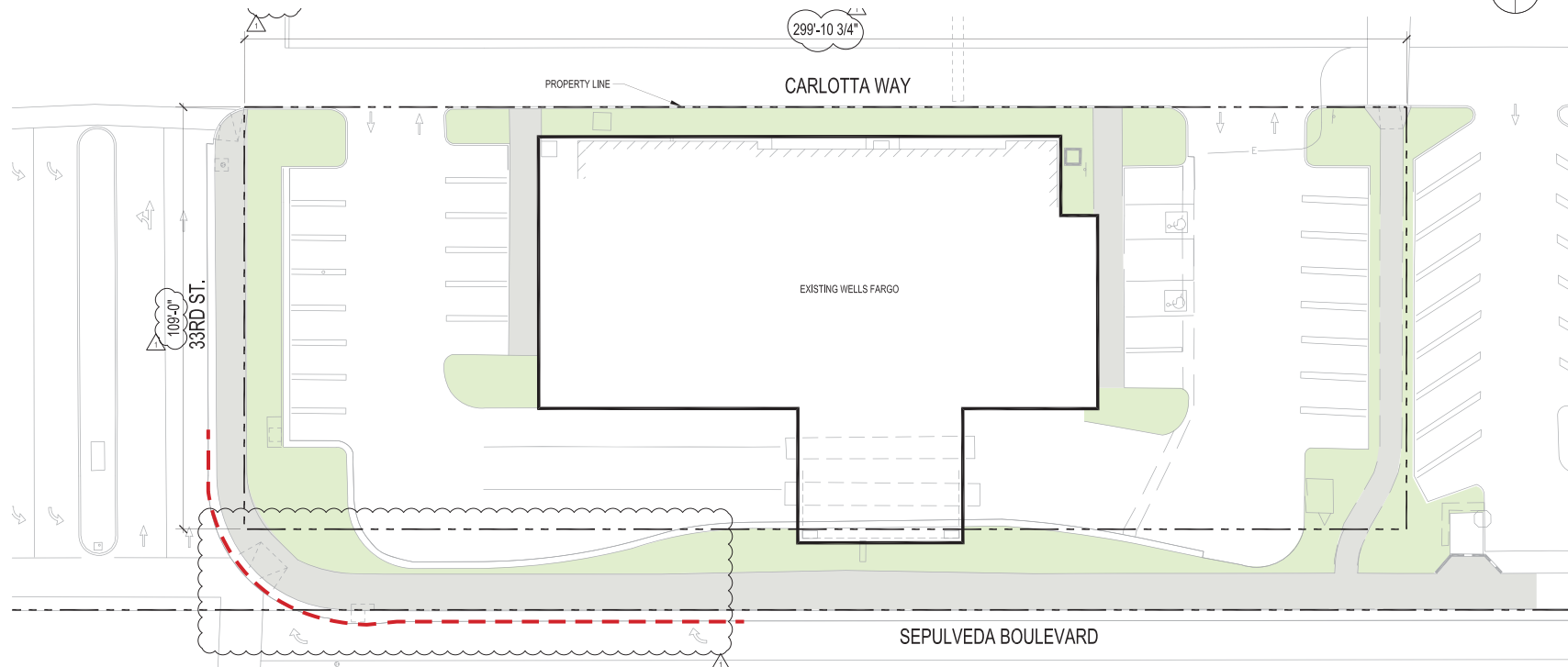
ZONING	
CURRENT: C-2, COMMUNITY COMMERCIAL	
BUILDING SETBACK REQUIREMENTS: STREET FRONT: 10' MINIMUM STREET SIDE: 5' MINIMUM SIDE YARD: 5' MINIMUM REAR YARD: 5' MINIMUM	
BUILDING CONSTRUCTION TYPE: V-B	
LANDSCAPE CALCULATION	
GREEN BUILDING HARDSCAPE REQUIREMENT: 5,106.11	
A.C. PAVEMENT.....	8,970 SF
SMOOTH UNCOLORED CONCRETE.....	3,252 SF
TOTAL HARDSCAPE.....	12,222 SF
12,222 x .25 = 3,055 3,252 > 3,055 - SITE COMPLIES	
BIKE PARKING	
GREEN BUILDING BICYCLE PARKING SECTIONS 5.106.4.1 OR LOCAL ORDINANCE - SECTION 12.21 A 16	
SHORT TERM 32 SPACES @ 5% = 1.6 MIN. (2) LONG TERM MINIMUM (2) = (2)- AT SOUTH DECK	
TOTAL BIKE PROVIDED	(4)





5,500 SF (SERVICE AREA NOT INCLUDED)
PARKING SPACES: 32

PROPOSED SITE PLAN
N.T.S.



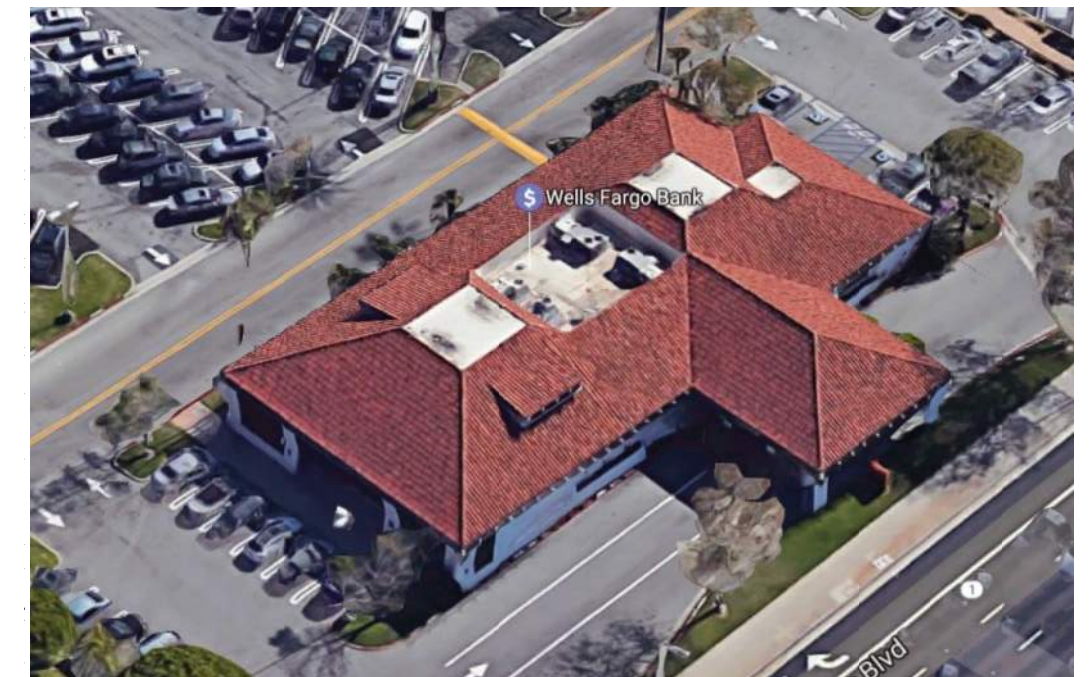
EXISTING CONDITION
BUILDING AREA: 8000 SF
PARKING SPACES: 27

EXISTING FLOOR PLAN
SCALE 1/32" = 1'-0"

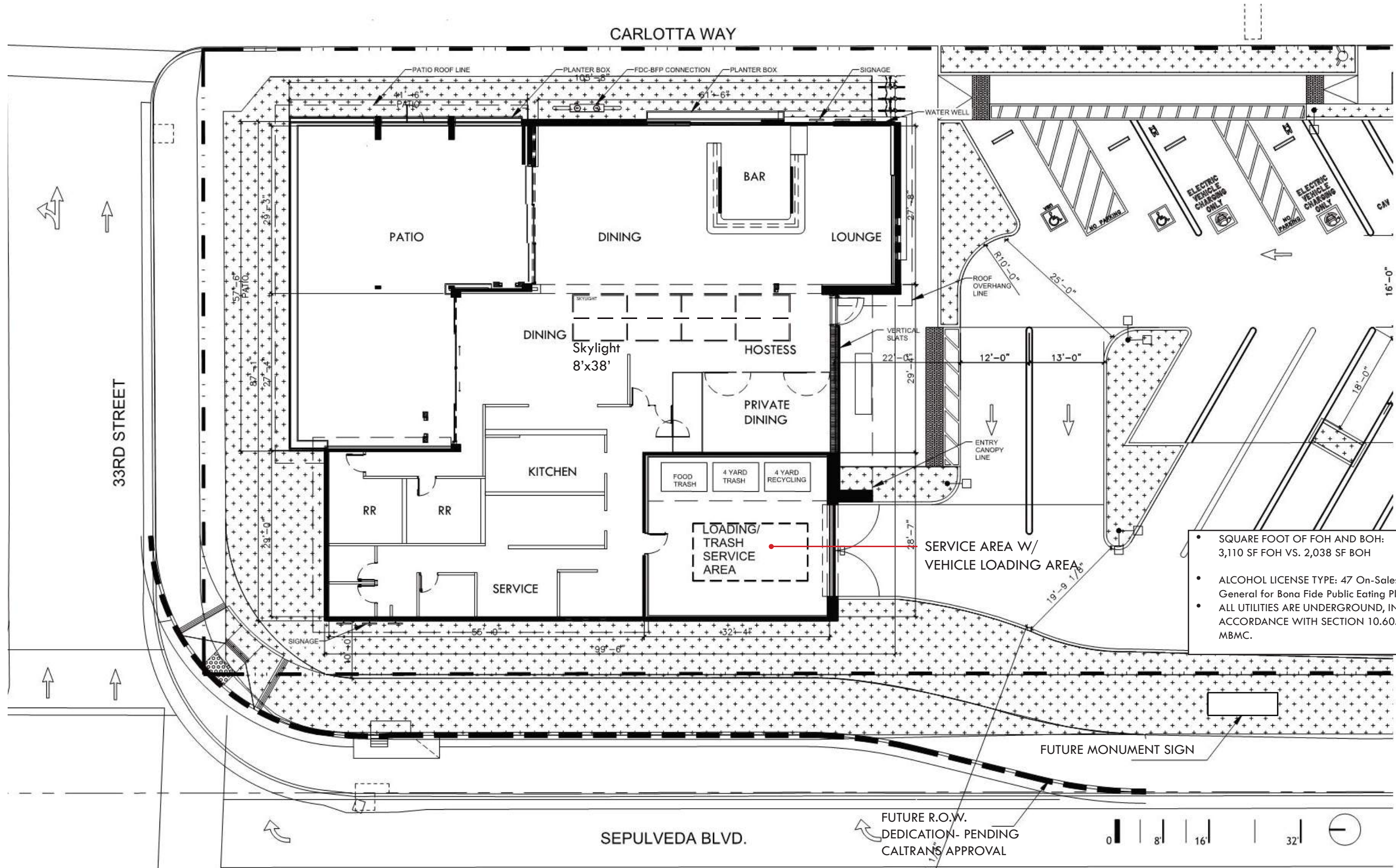
PROJECT DATA:	EXISTING	PROPOSED
PROJECT SITE AREA:	32,878 SF	32,878 SF
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VEHICLE LOADING SPACE:	0	1
OPEN SPACE/ LANDSCAPING:	35.8%	37.2%



PROPOSED PERSPECTIVE
N.T.S.



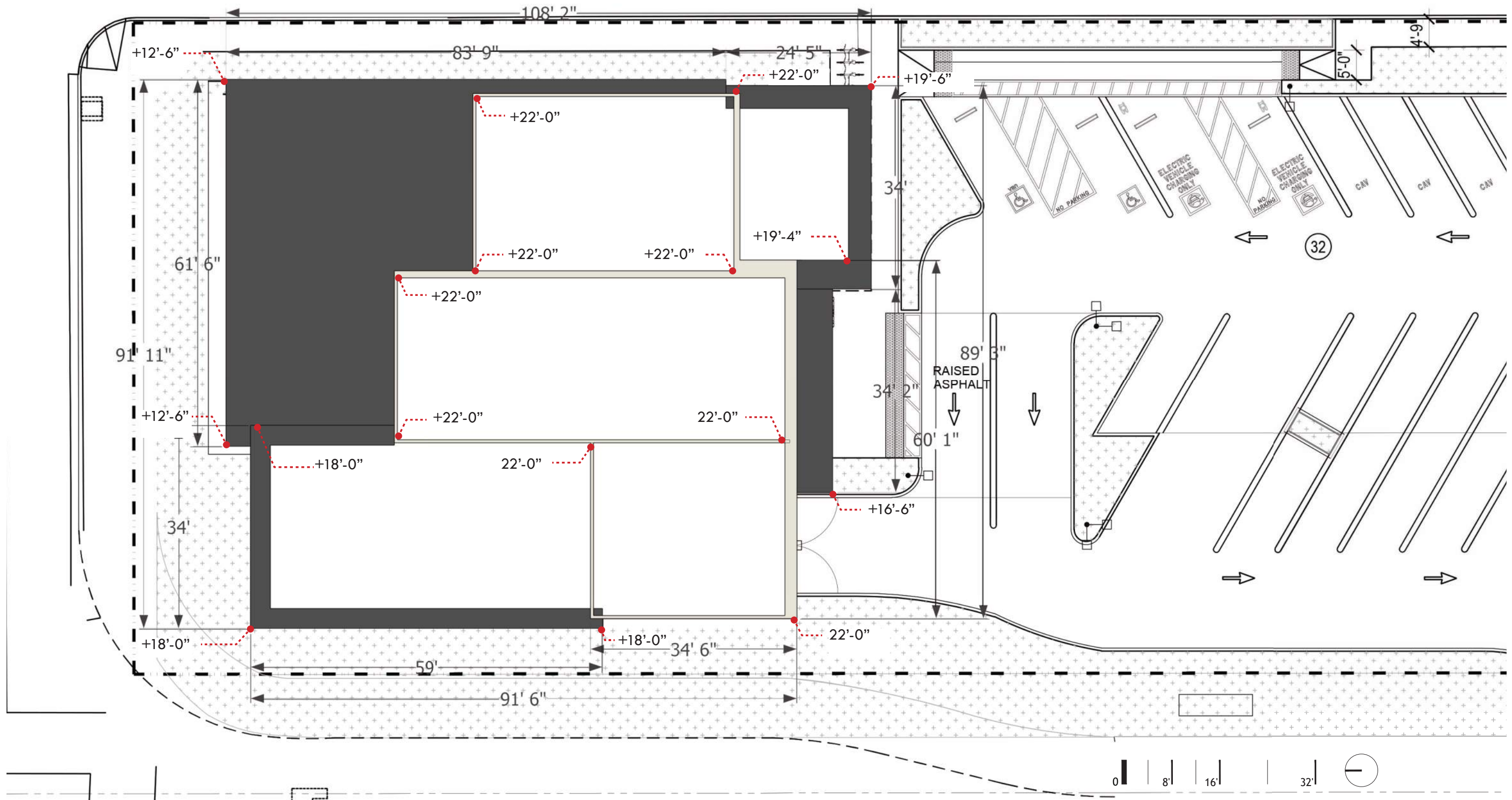
EXISTING PERSPECTIVE VIEW
N.T.S.



- SQUARE FOOT OF FOH AND BOH: 3,110 SF FOH VS. 2,038 SF BOH
- ALCOHOL LICENSE TYPE: 47 On-Sales General for Bona Fide Public Eating Place
- ALL UTILITIES ARE UNDERGROUND, IN ACCORDANCE WITH SECTION 10.60.110 OF MBMC.

*ALL THE LIGHTING SHALL COMPLY WITH MUP AND/OR MBMC.

CONCEPTUAL FLOOR PLAN (SUBJECT TO REVISION)



PROPOSED ROOF PLAN



WEST ELEVATION

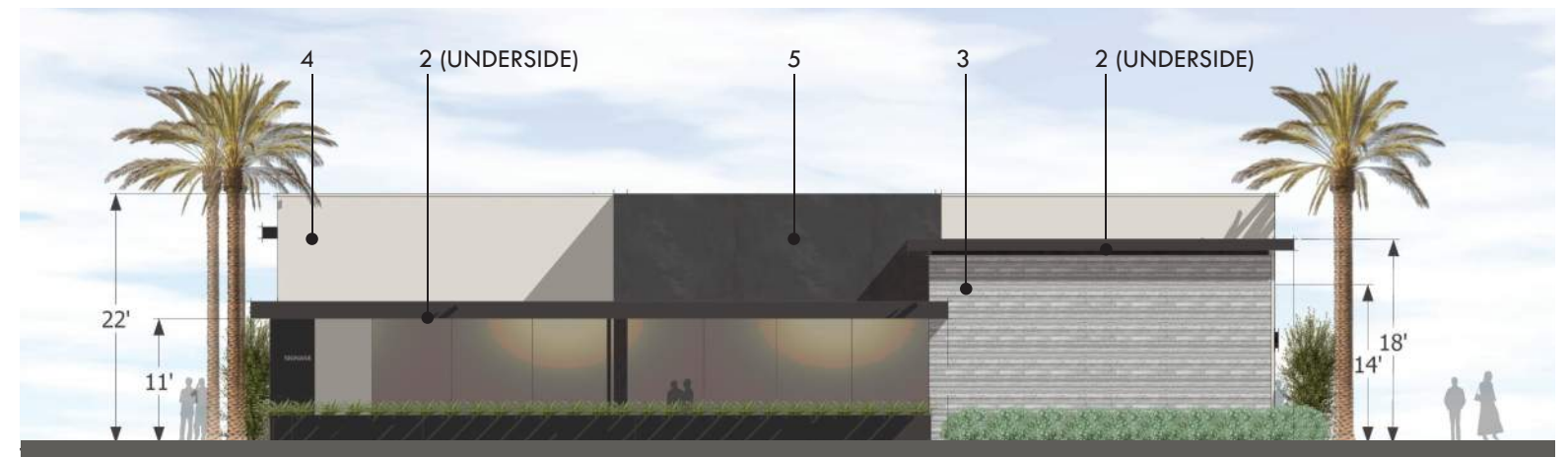


EAST ELEVATION



SOUTH ELEVATION

EXTERIOR ALUMINUM SCREEN WITH WOOD-LOOK FINISH

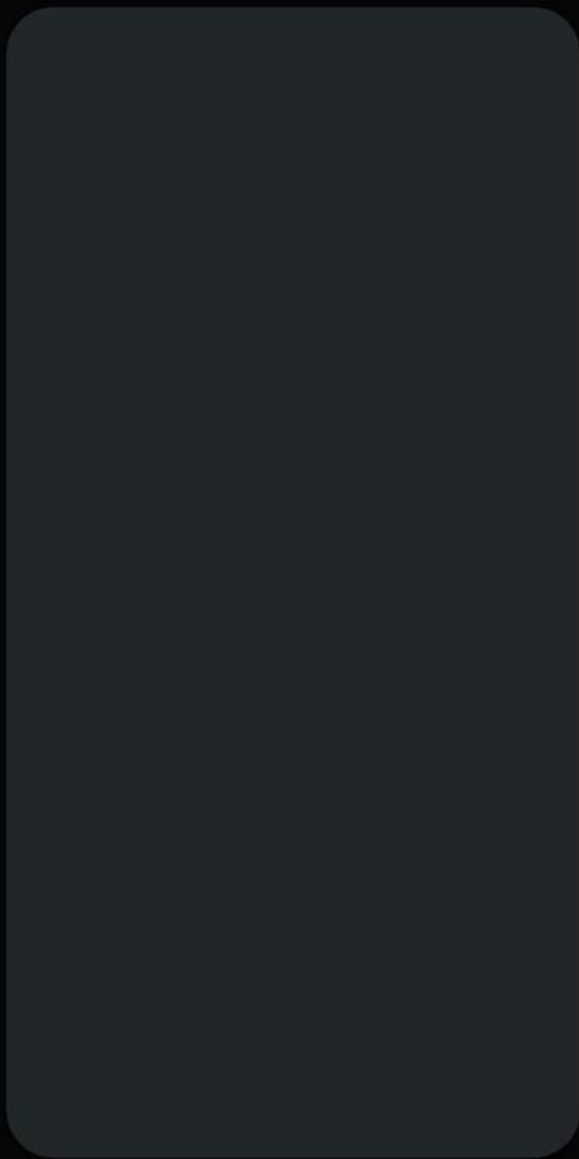


NORTH ELEVATION

MATERIAL LEGEND

1. TIGER DRYLAC-RAL7021
2. SIMULATED WOOD FINISH AT SCREENS & UNDERSIDE OF CANOPY
3. ARTISAN PLASTER FINISH - INTEGRAL CEMENT COLOR
4. SMOOTH PLASTER FINISH PAINTED COLOR BY SHERWIN WILLIAMS-SW7009 "PEARLY WHITE"
5. SMOOTH PLASTER FINISH PAINTED COLOR BY SHERWIN WILLIAMS-SW7048 "URBANE BRONZE"

*SEPARATE PERMIT REQUIRED FOR SIGNAGE



1



2

LEGEND

1. TIGER DRYLAC - RAL7021 @ CANOPY

2. SIMULATED WOOD FINISH @ SCREEN & UNDERSIDE OF CANOPY

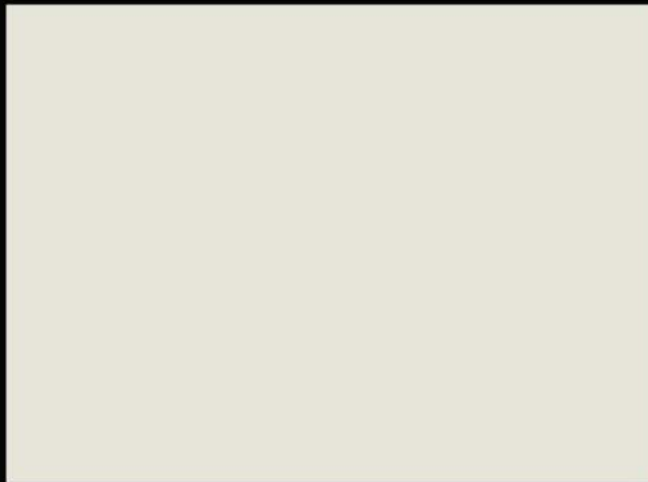
3. ARTISAN PLASTER FINISH

4. SMOOTH PLASTER FINISH PAINTED COLOR: SHERWIN-WILLIAMS - SW7009 "PEARLY WHITE"

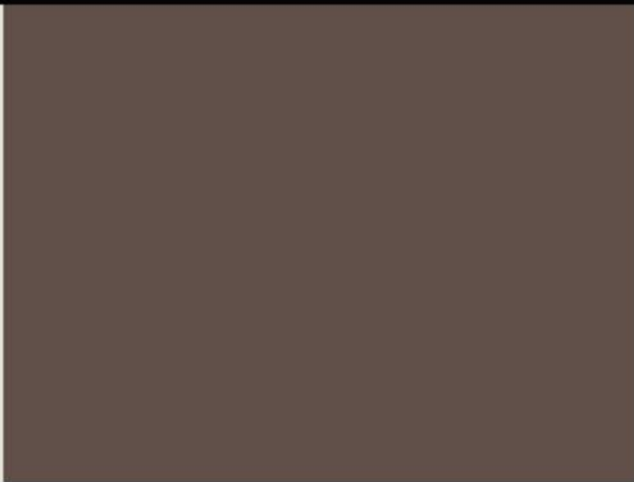
5. SMOOTH PLASTER FINISH PAINTED COLOR: SHERWIN-WILLIAMS - SW7048 "URBANE BRONZE"



3



4



5





*SEPARATE PERMIT REQUIRED FOR SIGNAGE

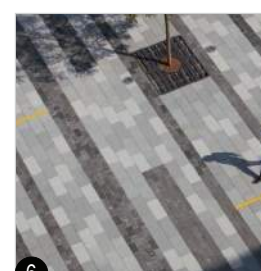
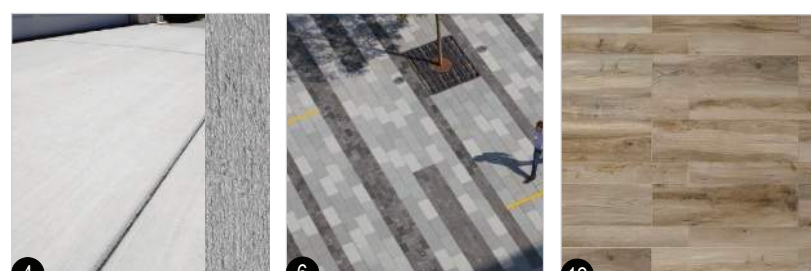
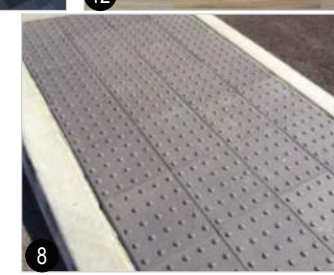


*SEPARATE PERMIT REQUIRED FOR SIGNAGE



LANDSCAPE KEYNOTES	
1	PROPERTY LINE
2	ANNUAL COLOR
3	EXISTING TREES TO REMAIN
4	PROPOSED INTEGRAL COLOR CONCRETE PEDESTRIAN PAVING
5	PROPOSED PLANTING AREAS ON-SITE- TYP.
6	ENHANCED PEDESTRIAN PAVING AT VALET WAITING AREA
7	BIKE RACK LOCATION
8	TRUNCATED DOMES
9	DECORATIVE POTTERY
10	VALET DESK

11	LANDSCAPE PLANTING AREA BY OTHER
12	ENHANCED PORCELAIN PAVING AT PATIO
13	BIO-FILTRATION PLANTER
14	EXISTING CITY SIDEWALK TO REMAIN
15	WATER FEATURE PER ARCHITECTURE
16	SCREEN HEDGE AT TRANSFORMER



GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF MANHATTAN BEACH REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF MANHATTAN BEACH REQUIREMENTS.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF MANHATTAN BEACH GUIDELINES.

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

PROJECT SUMMARY

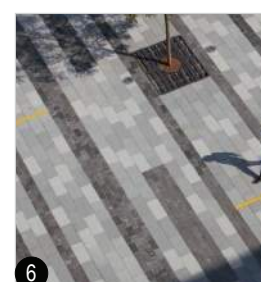
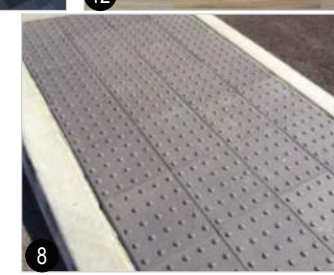
OVERALL SITE AREA:	32,689 SF
OVERALL LANDSCAPE AREA:	9,909 SF
SITE LANDSCAPE :	30 %
PARKING LOT LANDSCAPE :	7 %





LANDSCAPE KEYNOTES	
1	PROPERTY LINE
2	ANNUAL COLOR
3	EXISTING TREES TO REMAIN
4	PROPOSED INTEGRAL COLOR CONCRETE PEDESTRIAN PAVING
5	PROPOSED PLANTING AREAS ON-SITE- TYP.
6	ENHANCED PEDESTRIAN PAVING AT VALET WAITING AREA
7	BIKE RACK LOCATION
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PLANTING DESIGN NOTES

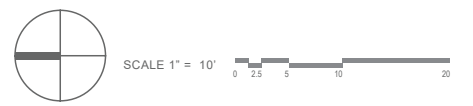
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PROJECT SUMMARY

OVERALL SITE AREA:	32,689 SF
OVERALL LANDSCAPE AREA:	8,763 SF
SITE LANDSCAPE :	27 %
PARKING LOT LANDSCAPE :	7 %





SEPULVEDA BLVD.

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	DESCRIPTION	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	DESCRIPTION
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	2	48" BOX AND 36" BOX	L	LARGE ACCENT TREE		PLATANUS RACEMOSA	WESTERN SYCAMORE	2	48" BOX AND 36" BOX	M	STREET TREE
	OLEA EUROPAEA	OLIVE TREE			-			-					
	FICUS RUBIGINOSA	RUSTY LEAF FIG			M			8	36" BOX	L	SMALL ACCENT TREE		
	QUERCUS AGRIFOLIA	COAST LIVE OAK			L					DRACAENA DRACO		DRAGON TREE	L
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	6	36" BOX	M	STREET TREE		EXISTING TREE	-	3	-	-	EXISTING TREE
	-	-			-			-					
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	6	24" BOX	L	PARKING LOT		-	-				
	TIPUANA TIPU	TIPU TREE			L								
	PHOENIX DACTYLIFERA	DATE PALM	6	15'-20' B.T.H	M	PALM		-	-	-	-		
	-	-			-								

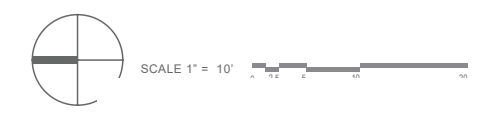
NOTES
 1. FOR SHRUB PLAN REFER TO SHEET 3.
 2. FOR TREE IMAGES REFER TO SHEET 4.





SHRUB LEGEND									
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
🟠	ACORUS GRAMINEUS 'VARIEGATUS OGN'	GOLDEN VARIEGATED SWEET FLAG	1 GAL.	H	🟦	SENECIO SERPENS	BLUE CHALK STICKS	5 GAL.	L
🟢	AGAVE PARRYI	PARRY'S AGAVE	5 GAL.	L	🟪	RHAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORN	5 GAL.	L
🟩	AGAVE X. 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	L	🟩	SANSEVIERIA TRIFASCIATA	VIPER'S BOWSTRING HEMP	5 GAL.	L
🟨	ALOE ROOKAPPIE	LITTLE RED RIDING HOOD ALOE	5 GAL.	L	🟨	SEDUM 'GOLDEN CARPET'	STONECROP	5 GAL.	L
🟩	BAMBUSA MULTIPLEX	ALPHONSE KARR BAMBOO	15 GAL.	M	🟩	PITTIOSPORUM TOBIRA 'CREME DE MINT'	CREAM DE MINT DWARF MOCK ORANGE	1 GAL.	L
🟩	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.	L	🟩	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL.	M
🟩	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	L	🟪	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	5 GAL.	L
🟩	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL.	M	BIO-RETENTION SHRUBS				
🟩	LIRIOPE MUSCARI	LILY TURF	5 GAL.	M	🟩	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	L
🟩	MYOPORUM PARVIFOLIUM	WHITE PROSTRATE MYOPORUM	1 GAL.	L	🟩	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	5 GAL.	L
🟩	PITTIOSPORUM TENUFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	15 GAL.	m	🟩	LOMANDRA LONGIFOLIA 'LIME TUFF'	DWARF MAT RUSH	5 GAL.	L

NOTES
 1. FOR TREE PLAN REFER TO SHEET 2.
 2. FOR SHRUB IMAGES REFER TO SHEET 5.



TREES IMAGES



ALOE BAINESII
(ALOE TREE)
HEIGHT: 20' - 30'
SPREAD: 20' - 30'



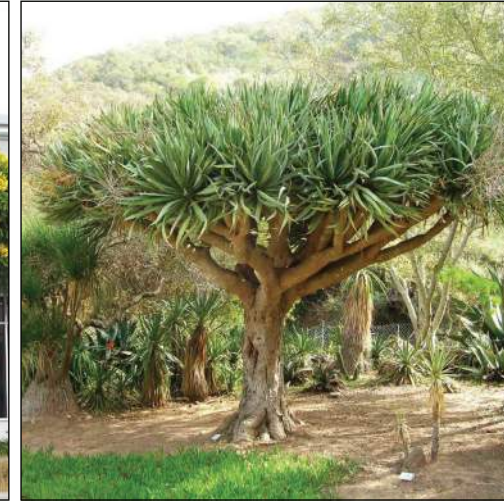
CERCIDIUM FLORIDUM
(BLUE PALO VERDE)
HEIGHT: 25'
SPREAD: 25'



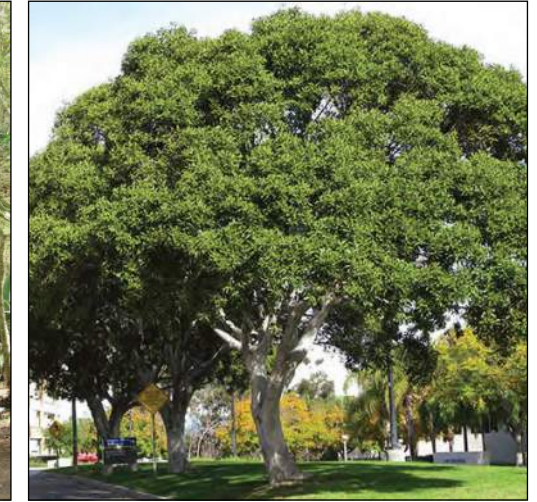
CINNAMOMUM CAMPHORA
(CAMPHOR TREE)
HEIGHT: 50' - 65'
SPREAD: 50' - 60'



CASSIA LEPTOPHYLLA
(GOLD MEDALLION TREE)
HEIGHT: 20' - 25'
SPREAD: 30'



DRACAENA DRACO
(DRAGON TREE)
HEIGHT: 15' - 25'
SPREAD: 15' - 25'



FICUS RUBIGINOSA
(RUSTY LEAF FIG)
HEIGHT: 35' - 50'
SPREAD: 35' - 60'



OLEA EUROPAEA
(OLIVE TREE)
HEIGHT: 20' - 30'
SPREAD: 15' - 25'



PHOENIX DACTYLIFERA
(DATE PALM)
HEIGHT: 80' - 100'
SPREAD: 20' - 40'



PLATANUS RACEMOSA
(WESTERN SYCAMORE)
HEIGHT: 30' - 80'
SPREAD: 20' - 50'



QUERCUS AGRIFOLIA
(COAST LIVE OAK)
HEIGHT: 20' - 70'
SPREAD: 20' - 70'



TIPUANA TIPU
(TIPU TREE)
HEIGHT: 25' - 50'
SPREAD: 25' - 50'



ACORUS GRAMINEUS 'VARIEGATUS OGO'
(GOLDEN VARIEGATED SWEET FLAG)
HEIGHT: 10"
SPREAD: 4" - 6"



AGAVE PARRYI
(PARRY'S AGAVE)
HEIGHT: 1.5' - 2'
SPREAD: 2' - 3'



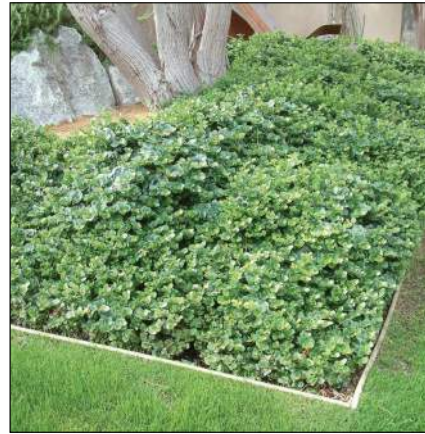
AGAVE X. 'BLUE GLOW'
(AGAVE X. 'BLUE GLOW')
HEIGHT: 18"
SPREAD: 24"



ALOE ROOKAPPIE
(LITTLE RED RIDING HOOD ALOE)
HEIGHT: 4" - 6"
SPREAD: 12" - 18"



BAMBUSA MULTIPLEX
(ALPHONSE KARR BAMBOO)
HEIGHT: 30"
SPREAD: 12" - 20"



CARISSA MACROCARPA 'GREEN CARPET'
(GREEN CARPET NATAL PLUM)
HEIGHT: 12" - 15"
SPREAD: 4" - 5"



CAREX OSHIMENSIS 'EVERGOLD'
(EVERGOLD SEDGE)
HEIGHT: 10" - 16"
SPREAD: 18" - 24"



CALLISTEMON VIMINALIS 'LITTLE JOHN'
(DWARF BOTTLEBRUSH)
HEIGHT: 3"
SPREAD: 5"



DIANELLA CAERULEA 'CASSA BLUE'
(CASSA BLUE FLAX LILY)
HEIGHT: 1.5' - 2'
SPREAD: 1.5' - 2'



LIGUSTRUM JAPONICUM 'TEXANUM'
(WAXLEAF PRIVET)
HEIGHT: 6' - 8'
SPREAD: 4' - 6'



LIRIOPE MUSCARI
(LILY TURF)
HEIGHT: 12" - 18"
SPREAD: 12" - 15"



LOMANDRA LONGIFOLIA 'LIME TUFF'
(DWARF MAT RUSH)
HEIGHT: 2' - 3'
SPREAD: 2' - 3'



PHILODENDRON 'XANADU'
(XANADU PHILODENDRON)
HEIGHT: 2' - 3'
SPREAD: 3' - 4'



PITTOSPORUM TOBIRA 'CREME DE MINT'
(DWARF MOCK ORANGE)
HEIGHT: 24" - 30"
SPREAD: 24" - 30"



RHAPHIOLEPIS INDICA 'PINKIE'
(PINKIE INDIAN HAWTHORN)
HEIGHT: 2' - 3'
SPREAD: 3' - 4'



SANSEVIERIA TRIFASCIATA
(VIPER'S BOWSTRING HEMP)
HEIGHT: 2' - 4'
SPREAD: 1' - 2'



SEDUM 'GOLDEN CARPET'
(STONECROP)
HEIGHT: 4" - 6"
SPREAD: 12" - 18"



SENECIO SERPENS
(BLUE CHALK STICKS)
HEIGHT: 1"
SPREAD: 2' - 3'

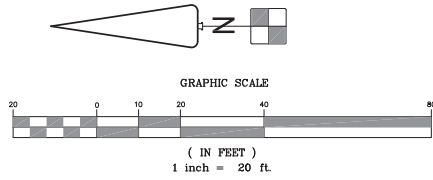


STRELITZIA REGINAE
(BIRD OF PARADISE)
HEIGHT: 4' - 6'
SPREAD: 4' - 6'



WESTRINGIA FRUTICOSA
(COASTAL ROSEMARY)
HEIGHT: 4' - 6'
SPREAD: 4' - 12'

Architectural Design Survey



E: 4550

N: 4545

Parcel 23
Parcel Map 12219
PMB 122 Pages 33-35
APN: 4138-020-032

Parcel 17
Parcel Map 12219
PMB 122 Pages 33-35
APN: 4138-020-019

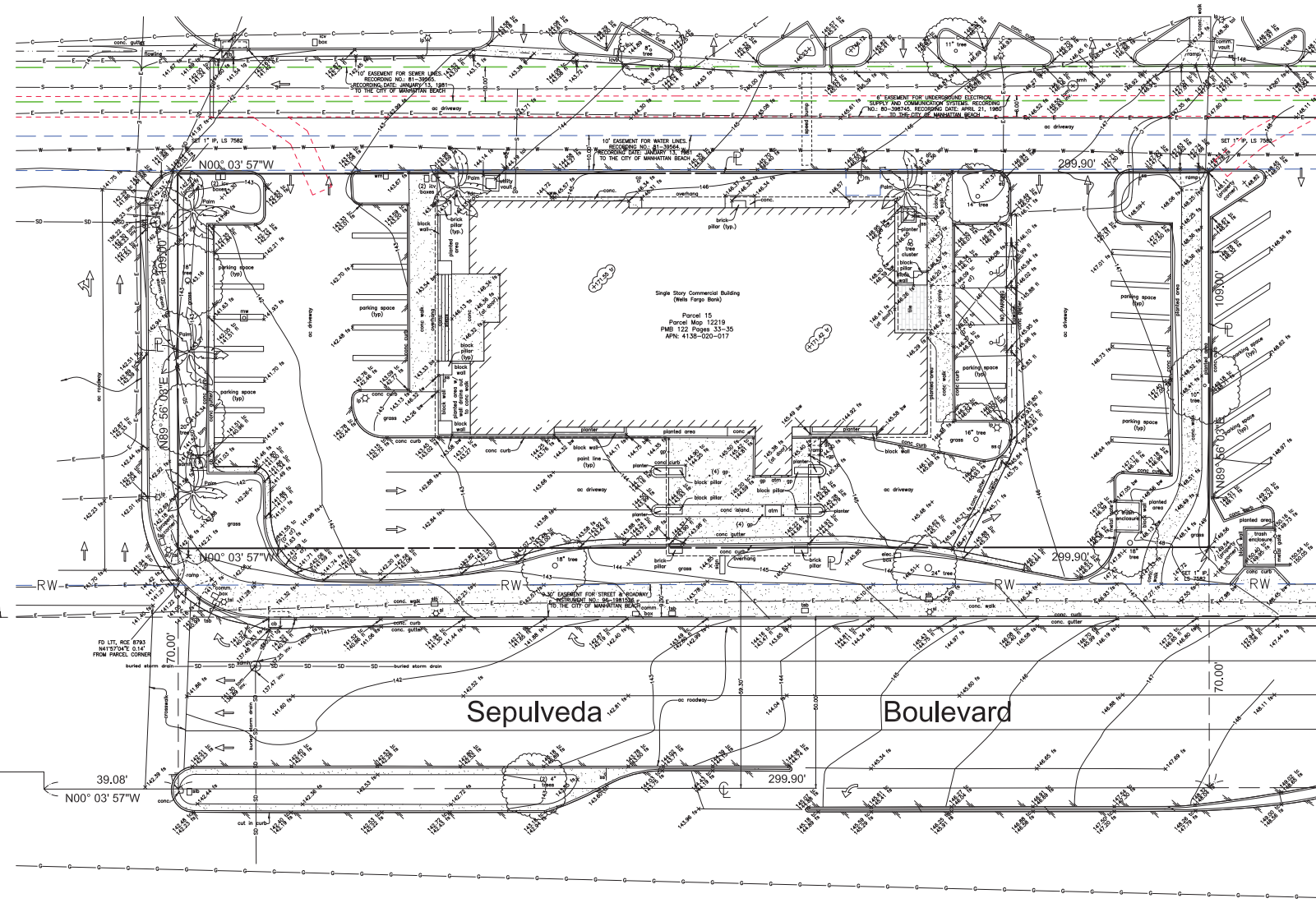
Legend:

- ac = asphalt concrete
- bw = bottom wall
- cb = catch basin
- cf = curb face
- co = clean out
- comm. = communication
- conc. = concrete
- eb = electrical box
- fdac = fire department connection
- fh = fire hydrant
- fl = flowline
- fs = finish surface
- gb = grade break
- gp = guard post
- icv = irrigation control valve
- icvb = irrigation control valve box
- inv. = invert
- lp = lamp post
- mw = monitor well
- sdmh = storm drain manhole
- sl = street light
- slb = street light box
- smh = sewer manhole
- ss = street sign
- tc = top of curb
- tg = top of grate
- tl = top of lid
- tom = top of manhole
- tr = top of roof
- tab = traffic signal box
- tsl = traffic signal light
- tw = top of wall
- wm = water meter
- ww = wing wall
- wv = water valve
- P = property line
- C = centerline
- RW = right of way
- = buried sewer
- = buried water
- = buried gas
- = buried storm drain
- = buried communication
- = buried electrical
- = refers to driving lane and direction of traffic

E: 4550

N: 3945

Parcel 16
Parcel Map 12219
PMB 122 Pages 33-35
APN: 4138-020-018



Sepulveda Boulevard

Marine Avenue

Date of Plan:
NOVEMBER 9, 2018

Date of Field Survey:
AUGUST 29, 2018 THRU SEPTEMBER 17, 2018

Site:
MANHATTAN VILLAGE MALL - BOUNDED BY SEPULVEDA BLVD., ROSECRANS AVE., VILLAGE DR. AND MARINE AVE., MANHATTAN BEACH, CA

Bench Mark:
THE ELEVATION OF 144.024 ON BENCH MARK ID L346 (LEAD RIVET AT ECR, NW COR. MARINE AND MEADOWS) NAVD 1988 DATUM, 2005 ADJUSTMENT, AS SHOWN IN CITY OF MANHATTAN BEACH WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Mapping Note:
THE MAPPING SHOWN HEREON WAS MEASURED USING GROUND SURVEY MEASUREMENT METHODS. THIS IS A VERY SMALL PORTION OF AN OVERALL SITE THAT HAS VARIOUS MAPPING ASPECTS TO IT INCLUDING AERIAL TOPOGRAPHY, GROUND EDITED, DETAIL UPDATES, ETC. THIS SPECIFIC MAPPING IS PERFORMED ON THE SAME COORDINATE SYSTEM AND ELEVATION DATUM AS PREVIOUS OVERALL MAPPING PERFORMED BY HAHN AND ASSOCIATES. THE COORDINATE TICK MARKS SHOWN HEREON SHOULD BE USED TO VERIFY ALIGNMENT.

Survey Prepared For:
KPF Consulting Engineers
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017

Survey Prepared By:
Hahn and Associates, Inc.
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355
(661) 775-9500



DATE OF SIGNATURE: NOVEMBER 9, 2018



HAHN JOB NO.: 0019-15-059 L

CARLOTTA WAY

1. The maximum height of a light source located within twenty-five feet (25') of a residentially zoned or developed parcel shall be no more than twelve feet (12') and shall be no more than twenty feet (20') in all other areas (measurement from adjoining ground level).
2. The light fixtures shall possess sharp cut-off qualities at all property lines and shielding shall be provided as necessary.
3. The light fixtures and poles shall be properly maintained. Paint covering shall not be of a color or type that is highly reflective.
4. There shall be no low pressure sodium light fixtures.
5. The minimum illumination level shall be one (1) footcandle.
6. The maximum intensity of illumination shall be computed based on a four to one (4:1) ratio (average-to-minimum) throughout the parking lot, including loading and service areas.
7. The maximum illumination level within the parking lot, including loading and service areas at any location shall be ten (10) footcandles. The maximum illumination level shall not exceed 0.5 footcandles in an R district.

