

CITY OF MANHATTAN BEACH DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF REPORT

DATE: July 28, 2021

TO: Planning Commission

THROUGH: Carrie Tai, AICP, Director of Community Development

FROM: Angelica Ochoa, Associate Planner

REVIEWED BY: Talyn Mirzakhanian, Planning Manager

SUBJECT: Consideration of a Use Permit and Tentative Parcel Map for a new

79,772 square-foot assisted living facility at 250-400 N. Sepulveda Boulevard in the Commercial General – Sepulveda Boulevard Corridor overlay (CG-D8) zoning district, and certification of the associated Final Environmental Impact Report, prepared in accordance with the

California Environmental Quality Act (CEQA).

RECOMMENDATION

Staff recommends that the Planning Commission CONDUCT the Public Hearing and ADOPT the attached resolutions approving the Use Permit and Tentative Parcel Map with conditions and certifying the associated Final Environmental Impact Report (EIR).

APPLICANT

Sunrise Development Inc. 7902 Westpark Drive McLean, VA 22101

BACKGROUND

On December 21, 2017, Sunrise Senior Living submitted an application to the Community Development Department requesting a Use Permit and Tentative Parcel Map for a project that includes the demolition of all existing on-site improvements and subsequent construction of a

new assisted living facility located at 250-400 North Sepulveda Boulevard, at the southeast corner of the intersection of North Sepulveda Boulevard and 5th Street. The subject site consists of five parcels and is located within the Commercial General – Sepulveda Boulevard Corridor overlay (CG-D8) zoning district in Area District I. The site currently operates as a shopping center, with commercial buildings consisting of a mix of uses such as office, retail, personal services and restaurant. The site is surrounded by commercial development to the west (across N. Sepulveda Blvd.), north and south, and by one- to three-story residential development to the east. Surrounding commercial uses include a motel, garden center, auto repair, restaurants, personal services, etc.

The proposed project would involve demolition of 14,562 square feet of commercial space contained in three existing commercial buildings, three existing driveways on North Sepulveda Boulevard, one existing driveway on 5th Street, and 37,387 square feet of existing paved parking lot/internal driveways. After demolition, a new assisted living facility with a 26,754 square-foot building footprint would be constructed. The proposed building would consist of two to three building levels above existing grade, with a height of 30 feet as measured from average grade and a maximum height of 36 feet, in compliance with the secondary height requirement, as measured from finished or existing grade, whichever is lower. The project includes two at-grade parking spaces in the auto court and a one-level partially subterranean parking garage with 61 parking spaces and mechanical equipment rooms.

The building would contain approximately 79,772 square feet of floor area, consisting of 95 rooms (115 total beds), a facility kitchen, common areas (foyer, parlor, bistro, private dining room, general dining rooms, activity rooms, and staff rooms), two loading spaces for deliveries, and internal trash storage. The project would include 64 assisted living rooms and 31 memory care rooms for Alzheimer's patients and individuals with memory loss.

The proposed architectural style of the building is "contemporary beach", in keeping with the architectural character of the surrounding neighborhood. Simulated stone, stained wood siding, lap and shingle siding, stucco, and metal roofing would complement the varied forms of the building layout. The proposed roof would be flat with a parapet wall; no mechanical equipment is proposed on the roof.

The project would also include removal and replacement of the sidewalks on 5th Street and North Sepulveda Boulevard, as well as installation of an accessible ramp on northwest corner of 5th Street and Sepulveda Boulevard.

Project and site details are summarized in the tables below:

SITE OVERVIEW

Location:		250-400 N. Sepulveda Boulevard				
		Southeast corner of the intersection at North				
		Sepulveda Boulevard and 5th Street				
Assessor's Identification I	Numbers	4167-024-031, 4167-024-032, 4167-024-033, 4167-				
(AINs):		024-034				
General Plan:		General Commercial				
Zoning:		CG-D8, Commercial General – Sepulveda Boulevard				
		Corridor overlay				
Area District:		I				
Existing Land Use:		Mixed Commercial				
Proposed:		Assisted Living Facility				
'		J ,				
Neighboring Zoning:	North	CG: Automotive Repair Shop				
South		CG: Automotive Repair Shop and Auto Detailing				
		DC. Cin ala Fannili. Da cida attial				
East		RS: Single Family Residential				
Lust		CG: Restaurant, Motel, Office and Retail				
West		Co. Residerant, Moter, Office and Retain				
	1.000					

PROJECT DETAILS

	Code Requirement	<u>Proposed</u>		
Lot Area:	Min. 5,000 sq. ft.	53,181 sq. ft.		
Lot Width:	Min. 50 ft.	354.88 ft.		
Floor Area Factor:	1.5 times lot area (79,772 sq. ft.)	79,772 sq. ft.		
Height:	Max. 30 ft.	30 ft.		
Secondary height:	Max 36 ft	36 ft.		
Parking:	1 parking space per 3 beds (39	63 spaces		
Farking.	spaces)	(2 at grade, 61 in garage)		
Setbacks	None Required	North (Corner Side)–12' 4" to		
		41'9"		
		South (Side) – 11' 9" to 24' 8"		
		West (Front) – 8' 11" to 68' 10"		
		East (Rear) – 18'7' to 22'11"		

Landscaping Min. 8% lot area (4,254 sq. ft,)	4,293 sq., ft.
--	----------------

DISCUSSION

The proposed project was analyzed for compliance with land use regulations, development standards, General Plan goals and policies, and Use Permit and Subdivision Map Act finding requirements. These analyses are included herein. Furthermore, an Environmental Impact Report was prepared to evaluate potential environmental impacts resulting from construction and operation of the project, and that analysis is discussed in the next section of the report.

Land Use

The proposed assisted living facility use is described by the applicant as a facility that provides 24-hour non-medical care for elderly persons in need of assistance with the activities of daily living, including but not limited to Alzheimer's and memory care, dining, housekeeping, fitness, and social programming. Section 10.08.040 of the Manhattan Beach Municipal Code (MBMC) defines Residential Care, General as "twenty-four (24) hour non-medical care for seven (7) or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California." Early in the application process, after thorough analysis and discussion, a determination was made and issued that the proposed use classifies as Residential Care, General. The CG zoning district, within which the project is located, provides opportunities for the full range of office, retail, commercial and service commercial uses needed by residents and visitors to the City. Pursuant to Section 10.16.020 of the MBMC, Residential Care, General is a conditionally permitted use within the CG zone, hence, approval of a Use Permit is required.

Sepulveda Boulevard Design Guidelines

The Sepulveda Boulevard Design Guidelines are intended to encourage certain desirable elements to be included within development projects along the Sepulveda Corridor. The document includes recommendations regarding building orientation, pedestrian access, visual aesthetics, landscaping, signage, etc. Staff evaluated the project in light of these guidelines and concluded that the project conforms. For example, parking and service areas would be screened from views along Sepulveda Boulevard; safe pedestrian and vehicular access would be provided within the site and along Sepulveda Boulevard; pedestrian frontage would include improved landscaping and public benches; utilities would be undergrounded on the site; and, prior to approval of any future sign permits, plans would be required to demonstrate that proposed signage would be compatible with the project's architectural style and other signage in the area and would fully comply with the sign guidelines set forth in the Sepulveda Boulevard Design Guidelines.

Development Standards

As previously mentioned, the subject site is zoned CG-D8. The D8 (Sepulveda Boulevard Corridor Overlay) overlay zoning district offers flexibility in development standards to promote desirable development, uses, and economic vitality within the CG zone along the Sepulveda Boulevard corridor. However, the unique development standards identified for this overlay zone apply only to specific uses. Other uses not specifically identified in Section 10.44.040 of the MBMC, such as the proposed Residential Care, General use, shall comply with requirements of Section 10.16 (Commercial Districts).

The following subsections specifically describe the proposed project's compliance with the applicable development standards related to height, parking and vehicle access, setbacks, floor area and landscaping, as required by the MBMC for the CG zoning district:

a) Height: The proposed building varies between two and three stories constructed over a partially subterranean parking garage. The subject site conditions include a 20-foot grade differential from the northwest corner to the northeast corner and a 22-foot grade differential from the southwest to northwest corner. Due to the significant grade differential on the site, the building is designed in the northeast corner to step back the second and third story of the building, away from the northeast corner and property lines.

Per Section 10.16.030 of the MBMC, the maximum height for the site, as measured from average grade is 30 feet, which sets the maximum height elevation at 204.65 feet above mean sea level (AMSL). The proposed project, at 30 feet above grade, is in compliance with this requirement. Further, per Section 10.60.050.B of the MBMC, no portion of the building shall exceed the maximum height for the zoning district and area district by more than 20 percent as measured from the existing grade or finished ground level grade, whichever is lower. The proposed project is in compliance with this secondary height requirement, as no portion of the building exceeds 36 feet above the lowest grade.

The elevation of the existing sidewalks on Sepulveda Boulevard and 5th Street will remain the same. The finished grade of the building will match the existing sidewalk grade on 5th Street. A portion of the first and second floors will be below grade and two floors above grade as the lot slopes east. At the east and west elevation, the proposed building will be three stories.

b) <u>Parking and Vehicle Access</u>: Per Section 10.64.030 of the Municipal Code, Residential Care, General requires one parking space for every three beds. The project, as proposed, includes 115 beds, requiring a total of 39 parking spaces. The project

includes a partially subterranean garage with 61 parking spaces and two at-grade parking spaces in the auto court, for a total of 63 parking spaces in compliance with the parking requirement.

The existing four driveways on Sepulveda Boulevard and three driveways on 5th Street will be eliminated as part of the proposed development. Proposed is one main driveway from Sepulveda Boulevard for vehicular access leading to the subterranean garage and an entrance to a loading dock on 5th Street for deliveries to the building.

c) <u>Setbacks</u>: Pursuant to Section 10.16.030 of the MBMC, no minimum front, side, corner or rear setbacks are required for development within the CG zoning district. Nonetheless, the project proposes a front setback along Sepulveda Boulevard that varies between 8'11" to 68'10"; a corner side setback (north, 5th Street) that varies between 12'4" to 41'9"; an interior side setback (south) that varies between 11'9" to 24'8"; and a rear setback (east) that varies from 18'7" to 22'11".

Per Section 10.16.030(E) of the MBMC, a "daylight plane" requirement is applicable along a rear property line abutting a residential zone. The proposed structure shall meet a 45-degree daylight plane angle at 15-feet above existing grade at the rear (east) property line. The purpose of this requirement is to create an additional spatial buffer along the higher levels of the building between the proposed building and the neighboring residences. The project complies with this requirement by setting back the first, second and third floors from the easterly property line abutting residential properties, at distance ranging from 18' 7" to 22' 11".

- d) Floor Area: Per Section 10.16.030 of the MBMC, the allowable floor area factor (FAF) for the subject site is 1.5 times the lot area. Floor area factor is defined as buildable floor area. Buildable Floor Area (BFA), per Section 10.04.030 of the MBMC, is the total enclosed area of all stories of a building, measured to the outside face of the structural members in exterior walls, including hallways and stairs. For commercial districts, vehicle parking and loading, in service and mechanical rooms, enclosed vertical shafts, or elevators are excluded from the determination of buildable floor area. The maximum allowable buildable floor area for the site, based upon the floor area factor (FAF) of 1.5 times the total lot area of 53,181 square feet, is 79,772 square feet. The proposed buildable floor area is 79,772 square feet. Therefore, the project complies with the applicable floor area requirement.
- e) <u>Landscaping</u>: Per Section 10.16.030 of the MBMC, projects located within the CG zone shall provide landscaping that amounts, at a minimum, to 8% of the lot size (4,254 square feet), in addition to applicable parking lot landscaping requirements identified

in Section 10.60.070. The project includes 4,293 square feet (8 percent) of landscaping throughout the site, in compliance with this requirement. Planting will consist of native and adaptive trees, shrubs and groundcovers. Open space areas include the auto court, the pedestrian path throughout the property around the east, south, and west sides of the building, and patio and outdoor decks on different levels of the development and adjacent to activity and dining rooms.

Furthermore, the existing public sidewalks on Sepulveda Boulevard will be removed and rebuilt with new landscaping, including trees and planter areas to soften the building elevation from the street. The project will also include irrigation valve areas that respond to soil types, grading, exposures and hydrozones. The plant palette for the project has a water use rating of low to very low.

f) Lot Size and Width: The existing project site consists of five parcels. Approval of a Tentative Parcel Map is required to consolidate the five parcels into a single parcel. This proposed map, with a total parcel size of 53,181 square feet and a lot width of 354.88 ft. is in compliance with the minimum lot area requirement in the CG zoning district of 5,000 square feet and minimum lot width of 50 feet. There is no maximum lot area requirement.

Required Findings

Use Permit

Section 10.84.060 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." The following findings must be met in order to approve a 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.
- 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.
- 3. The proposed use will comply with the provisions of this title, including any

specific conditions required for the proposed use in the district in which it would be located; and

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.

After a thorough evaluation of the project, and as demonstrated in the Resolution included as Attachment A, staff concludes that the required Use Permit findings can be made. First, the project is located in the CG-D8 zoning district in Area District I, the purpose of which is to provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts. The proposed Residential Care, General use is conditionally permitted in the CG zone by the MBMC and is appropriate, as conditioned, for the zone. The project proposes a use that is of service to the community is in accordance with the objectives of this title and the purposes of the district.

Second, the proposed use is a public/semi-public use offering a regional service, consistent with the applicable General Plan land use designation of General Commercial, which provides opportunities for a broad range of retail, service, and office uses. In accordance with the purpose of the General Plan land use classification, the Planning and Zoning Code permits or conditionally permits a variety of uses in the CG zone, including Residential Care, General. neighboring lots to the north, south and west have been developed with a mix of commercial uses, inclusive of retail, office and service uses. The proposed use is compatible with the neighboring uses because it will provide a care-based service to the region and add to the diverse mix of existing uses. The proposed location of the use and the proposed conditions under which it will operate will not be detrimental to the public health, safety or welfare of persons residing or working on the project site or in the surrounding area; applicable Municipal Code requirements and conditions of approval address security, safety, aesthetics, noise and parking. The project will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City, in that the area already supports commercial uses, and proposed parking supplies are more than required by Code. Third, the General Plan recognizes that Sepulveda Boulevard corridor is a "regional serving commercial district", and anticipates uses that are part of the commercial mix of businesses that help create a dynamic commercial corridor along Sepulveda Boulevard. By offering non-medical care to the elderly, the project provides a regional service. Further, the project is in conformance with the General Plan Goals related to: low profile development (Goal LU-I); provision of private landscaped open space (Goal LU-2); achievement of a strong, positive community aesthetic (Goal LU-3); preservation of features of the community unique to the neighborhood (Goal LU-4); protection of adjacent residential areas from the intrusion of inappropriate and incompatible uses (Goal LU-5); preservation of viable commercial areas with a mix of diverse businesses (Goal LU-6); and retention of Sepulveda Boulevard as a regional-serving commercial district (Goal LU-8).

Conformance with these goals is attained by: complying with the applicable height requirements; providing more landscaping than the minimum amount required by Code; complying with all run-off requirements (including Stormwater Pollution Prevention Program (SWPPP), Best Management Practices (BMPs) and Standard Urban Stormwater Management Plan (SUSMP); proposing a building design that incorporates design elements recommended in the Sepulveda Boulevard Design Guidelines; adding street trees to the sidewalk on Sepulveda Boulevard; proposed building design that is scaled and articulated to be compatible with and protect adjacent residential uses; screening rooftop equipment; proposing low-level exterior lighting in compliance with Code requirements; and providing a care based facility serving the regional market and supporting the local tax base and economic needs of the community, as the project would employ approximately 77 full-time employees and 30 part-time employees.

Fourth, the project, as proposed, is a conditionally permitted use in the CG zoning in district and complies with all applicable development standards for the CG zoning district, including height, setbacks, landscaping, floor area, lot size, and lot width. No variances are necessary to accommodate this project. Further, no specific D8 overlay zone requirements are applicable to this site. Therefore, the project complies with the provisions of this Planning and Zoning Title.

Lastly, the proposed use is located on a previously developed site along the commercial corridor and is surrounded by commercial and residential uses. Project characteristics related to parking, noise, vibration, odors, resident security, personal safety, and aesthetics are addressed by project design, Municipal Code requirements, or conditions of approval. The Final EIR contains mitigation measures addressing geotechnical conditions during construction.

For the reasons described herein, staff concludes that the Use Permit findings can be made.

Tentative Parcel Map

Pursuant to California Government Code Section 66474 (Subdivision Map Act), a legislative body of a city or county shall deny approval of a tentative map only if it makes any of the following findings: (a) that the proposed map is not consistent with applicable general and specific plans as specified in Section 65451; (b) that the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans; (c) that the site is not physically suitable for the type of development; (d) that the site is not physically suitable for the proposed density of development; (e) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; (f) that the design of the subdivision or type of improvements is likely to cause serious public health problems; or (g) that the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As the proposed project is conditionally permitted in the Planning and Zoning Code, complies with all applicable development regulations and General Plan policies, and would not threaten public health, will result in less than significant impacts on the environment with mitigation incorporated, and will not conflict with public access easements, staff cannot make any of the findings for denial of the Tentative Parcel Map and recommends approval of the Tentative Parcel Map.

ENVIRONMENTAL DETERMINATION

The project applicant opted to pursue the preparation of an EIR to support the proposed project and comply with the requirements of CEQA. Rincon Consultants was hired by the City to prepare the environmental document. All components of the environmental document were independently reviewed and concurred upon by staff. An initial scoping meeting was held on December 5, 2018 to present the project to the community, introduce the environmental process and discuss possible significant environmental effects to be analyzed in the Draft EIR. A Notice of Preparation (NOP) of the EIR was released for a 30-day public review period, which commenced on December 5, 2018 and concluded on January 3, 2019. The community provided input regarding areas of concerns for the project, including construction noise, traffic and parking. Based on the conclusions of the initial study, issues analyzed in the EIR were Aesthetics, Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Noise, Transportation/Traffic and Geology and Soils. Other environmental topics were deemed to be less than significant per the Initial Study and not warranting further review

included Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources and Population and Housing, Public Services, Recreation and Utilities. The City prepared a Draft EIR (SCH #2021040438) and circulated it for public review on April 19, 2021, with the comment period ending on June 4, 2021; the associated Notice of Availability (NOA) was issued on April 19, 2021. Public comments received in response to the Draft EIR were incorporated into the Final EIR, and included as Attachment E.

As provided in the Draft EIR, the sole environmental factor with the potential for impacts was Geology and Soils. No other impacts were found to be significant for the remaining areas. Included below are the two Geology and Soils impacts identified, both of which would be reduced to a level of less than significant subsequent to the implementation of the mitigation measures:

- Impact GEO-1. Seismically-induced ground shaking could damage structures and infrastructure, resulting in loss of property or risk to human safety; therefore, impacts would be potentially significant. Implementation of Mitigation Measure GEO-1 would be required to ensure that the design and construction of the proposed development implements the recommendations contained in the preliminary geotechnical report.
 - Mitigation Measure. On-site development shall comply with all recommendations of the Preliminary Geotechnical Report for the project. At a minimum, any buildings considered essential facilities, as defined in the California Building Code (CBC), shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the CBC and the MBMC. Compliance with these requirements shall be verified by the City of Manhattan Beach Building and Safety Division prior to issuance of a grading permit.
- 2. Impact GEO-4. The project site is not located in an area susceptible to liquefaction, subsidence, lateral spreading, or landslides. However, the project site is underlain by potentially expansive and collapsible soils as well as corrosive soils. Therefore, impacts related to expansive and collapsible corrosive soils would be potentially significant. Implementation of Mitigation Measure GEO-4 would be required to ensure that the design of the proposed development adequately addresses these soil hazards.

Mitigation Measure: Expansive and Collapsible Soils Evaluation and Design. A Registered Civil Engineer shall conduct a final analysis of surficial and near-surface soils at the site to verify whether expansive and/or collapsible soils are present. Depths of analysis would include soil depths subsequent to grading, prior to excavation, and after excavation. This analysis will be completed prior to on-site construction to determine whether expansive and/or collapsible soils are present. In the event that expansive and/or collapsible soils are present, foundations shall be designed to accommodate expansive and/or collapsible soils, and project foundations and structures may be placed on a blanket of non-expansive and/or non-collapsible fill soils to prevent structural damage and/or failure. Foundation design shall be reviewed and approved by a Registered Civil Engineer.

Alternatives Considered

The EIR analyzed three alternatives that would revise the proposed project or certain components of the project to possibly reduce the environmental impacts stated in the EIR. The alternatives are summarized below:

- Alternative 1: No Project Alternative This alternative is required by CEQA. This alternative assumes no project would be built and the existing conditions would remain and therefore would not generate any benefits of the proposed project being built.
- Alternative 2: Reduced Intensity Project This alternative would require the proposed project to make substantial changes such as reduce the height by 10 feet, reduce the number of rooms from 95 to 57. Although this alternative would reduce the intensity of development, and meets the basic objectives of providing an assisted living facility that is compatible with adjacent uses, it is unlikely to be financially viable as these types of facilities are licensed by the State of California to operate as a residential care facility for the elderly, as such, there are operational requirements and specific regulations regarding construction type that drive costs.
- Alternative 3: Retail Alternative This alternative would include construction of a retail development with an at-grade parking lot of 80 spaces, and a two-story 40,000 square-foot building. Retail uses are assumed to include retail, restaurant, office and/or medical uses up to a height of 30 feet above existing grade. The purpose of this alternative is to consider a project allowed under the current General Plan land use designations and zoning that would not require excavation for subterranean parking and associated environmental impacts. This alternative would not provide the benefit of a senior care facility or its services.

Based on the alternatives analysis provided in the Draft EIR, Alternative 2 (Reduced Intensity Project) would be the environmentally superior alternative, as it would result in reduced impacts compared to the proposed project in all categories without increasing any impacts, and would generate less traffic, noise, and air pollutant and greenhouse gas emissions than existing conditions (No Project Alternative). However, this alternative would not meet the project's objective to operate a financially viable State-licensed residential care facility. Neither the proposed project nor any of the alternatives analyzed would create any significant or unavoidable impacts.

Public comments from Draft EIR Circulation

The Draft EIR was made available for public review for a 45-day comment period that commenced on April 19, 2021 and concluded on June 4, 2021. The Notice of Availability of a Draft EIR was posted with the County Clerk, sent to the State Clearinghouse, published on the City website, posted on a large notice board at the project site, mailed to owners and occupants within 500 feet of the project site, mailed to responsible agencies, and published in the local newspaper (Beach Reporter).

The City received eight comment letters in response to the Draft EIR. Copies of written comments received during the comment period are included in Chapter 2 of Final EIR/Responses to Comments on the Draft EIR. A written response is addressed to each corresponding comment.

Public comments received identified concerns related to construction noise and vibration, traffic congestion, parking impacts and the overall project design. The response to comments included two minor changes to the technical appendices of the Draft EIR, but no further changes were made to the content provided in the Draft EIR; therefore, the analysis continued to be applicable.

Certification of EIR

Prior to making a decision on a proposed project, the lead agency (the City) must certify that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency (Planning Commission); and c) the decision making body reviewed and considered the information in the Final EIR prior to approving a project (CEQA Guidelines Section 15090). The Planning Commission is tasked with making these determinations, then subsequently making a decision on the project. Staff has prepared a resolution (Attachment B) certifying the adequacy of the Final EIR, making the necessary findings, and adopting the Mitigation Monitoring Reporting Program (MMRP).

SUBSEQUENT ACTIONS

In the event that the project is approved, subsequent actions include approval by the City of a Final Parcel Map. Additionally, the proposed improvements (sidewalk and driveways) on Sepulveda Boulevard will require review and approval from Caltrans, given that Sepulveda Boulevard is a State highway. Improvements on City rights-of-way (5th Street) will require a City encroachment permit. Lastly, construction plans will require City review and approval through the plan check process.

CONDITIONS OF APPROVAL

The project has been reviewed by Planning, Public Works, Traffic Engineering and Building and Safety for compliance with applicable regulations, standards and policies. Specific project conditions related to sidewalk improvements, street dedications, required pedestrian paths, driveway approach/sight visibility requirements, required parking clearances, accessibility, and shoring and grading requirements have been incorporated into the attached draft resolution (Attachment A) and will serve to further regulate the construction and operation of the proposed project.

PUBLIC NOTIFICATION AND COMMENT

The December 5, 2018 EIR scoping meeting was noticed in the Beach Reporter on November 22, 2018 and again on November 29, 2018. The 45-day Draft EIR comment period that began on April 19, 2021 and ended on June 4, 2021 was noticed via a Notice of Availability of a Draft EIR on April 19, 2021 and was posted with the County Clerk, sent to the State Clearinghouse, published on the City website, posted on a large notice board at the project site, mailed to owners and occupants within 500 feet of the project site, and mailed to responsible agencies.

According to the applicant, two informal community meetings were hosted for this project, independent of the City, in November 2018 and May 2021.

A public notice for this hearing was published in The Beach Reporter on July 15, 2021 and mailed to all property owners within a 500-foot radius.

As of the writing of this report, staff has received five public comments from surrounding neighbors (Attachment G). Four are in opposition to the project and one is in support. The issues raised by opposing parties were related to the construction of the project, noise, traffic and delivery impacts on the surrounding neighborhood.

CONCLUSION

Staff concludes that the project is a conditionally permitted use in the CG-D8 zoning district, complies with all applicable development regulations, and conforms with applicable General Plan goals, policies and objectives; therefore, all required findings for approval of a Use Permit

and Parcel Map can be made. Accordingly, staff recommends that the Planning Commission conduct the public hearing, and adopt the attached resolutions approving the Use Permit and Tentative Parcel Map, subject to conditions, and certifying the Final EIR.

ATTACHMENTS:

- A. Draft Resolution No. PC 21-__ Project Approval
- B. Draft Resolution No. PC 21-__ EIR Certification
- C. Vicinity Map
- D. Applicant's Written Materials
- E. Plans
- F. Final EIR (Including Draft EIR and MMRP)
- G. Public Comments
- H. Project Renderings

THIS PAGE

INTENTIONALLY

LEFT BLANK

RESOLUTION NO. PC 21-

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT AND A TENTATIVE PARCEL MAP FOR A NEW 79,772 SQUARE-FOOT ASSISTED LIVING FACILITY ON PROPERTY LOCATED AT 250-400 NORTH SEPULVEDA BOULEVARD IN THE COMMERCIAL GENERAL - SEPULVEDA BOULEVARD CORRIDOR OVERLAY (CG-D8) ZONING DISTRICT (SUNRISE DEVELOPMENT, INC.)

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

<u>SECTION 1</u>. Sunrise Senior Living ("Applicant") has applied for a Use Permit and Tentative Parcel Map to demolish 14,562 square feet of existing commercial space and construct a 79,772 square-foot assisted living facility consisting of 95 rooms (64 assisted living rooms and 31 memory care rooms) with one level of partially subterranean parking (the "Project") containing 61 parking spaces, and two at-grade parking spaces, located at 250-400 N. Sepulveda Boulevard (the "site"). The property is owned by Stuart Sackley (the "Owner").

<u>SECTION 2</u>. On July 28, 2021, the Planning Commission conducted a duly noticed public hearing to consider the Project, during which the Planning Commission received a presentation by staff and testimony from the Applicant and members of the public both supporting and opposing the Project. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

<u>SECTION 3</u>. The City has reviewed the Project for compliance with the California Environmental Quality Act and has prepared an Environmental Impact Report, (SCH #2021040438). The Final Environmental Impact Report was certified by the Planning Commission per Resolution No. PC 21-__.

SECTION 4. The record of the public hearing indicates:

- A. The Assessor's Identification Numbers (AINs) associated with the site are: 4167-024-033, 4167-024-034, 4167-024-032, 4167-023-031, and a fifth parcel, a vacated street. The site is located in Area District I and is zoned CG-D8, General Commercial-Sepulveda Boulevard Corridor Overlay. The surrounding properties are zoned Commercial General (CG) to the North, Commercial General (CG) to the South, Single-Family Residential (RS) to the East, and Commercial General (CG) to the West (across Sepulveda Boulevard).
- B. The use is permitted in the CG-D8 zone subject to a Use Permit per MBMC Section 10.16.020 and is in compliance with the City's General Plan designation of General Commercial. The General Plan encourages businesses in the General Commercial land use category that are "intended to meet the needs of local residents and businesses and to provide goods and services for the regional market." The Municipal Code's stated purpose for the CG zoning district is to "provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for offices and certain limited industrial uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services." Further, there are no specific requirements of the D8 overlay zone applicable to the Project.
- C. The proposed use is located on a site within the Sepulveda Boulevard commercial corridor. The site is currently occupied with a variety of commercial uses including office, retail and restaurant. Surrounding uses exhibit similar operating characteristics, with the exception of the residential uses to the east of the site. Project characteristics related to parking, noise, vibration, odors, resident security, and personal safety, and aesthetics are either minimal or mitigated addressed by Project design, Municipal Code requirements, or conditions of approval. The Final EIR contains and mitigation measures addressing geotechnical conditions during construction.
- D. The Applicant has requested a Use Permit and Tentative Parcel Map to demolish all existing on-site structures, construct a new assisted living facility on the site, and consolidate five parcels into a single parcel. The Project would consist of approximately 79,772 square feet (sf) of floor area, 64 assisted living rooms and 31 memory care rooms for a total of 95 rooms. The Project includes one building that varies in height between two- and three-stories above a subterranean parking garage with 61 spaces. The Project also includes two at-grade parking spaces.

- E. The Project is specifically consistent with the following General Plan Policies:
 - LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach
 - LU-2: Encourage the provision and retention of private landscaped open space.
 - LU-3: Achieve a strong, positive community aesthetic.
 - LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.
 - LU-5: Protect residential neighborhoods form the intrusion of inappropriate and incompatible uses.
 - LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
 - LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.

Conformance with these goals is attained by: complying with the applicable height requirements; providing more landscaping than the minimum amount required by Code; complying with all run-off requirements (including Stormwater Pollution Prevention Program (SWPPP), Best Management Practices (BMPs) and Standard Urban Stormwater Management Plan (SUSMP); proposing a building design that incorporates design elements recommended in the Sepulveda Boulevard Design Guidelines; adding street trees to the sidewalk on Sepulveda Boulevard; proposed building design that is scaled and articulated to be compatible with and protect adjacent residential uses; proposing low-level exterior lighting in compliance with Code requirements; and providing a care based facility serving the regional market and supporting the local tax base and economic needs of the community, as the Project would employ approximately 77 full-time employees and 30 part-time employees.

<u>SECTION 5</u>. Based upon substantial evidence in the record, and pursuant to Manhattan Beach Municipal Code Section 10.84.060.A (Use Permit Findings), the Planning Commission hereby finds:

1. The proposed location of the use is in accord with the objectives of the City's Zoning Code and the purposes of the district in which the site is located.

The Project is located in the CG-D8 zoning district in Area District I, the purpose of which is to provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts. The proposed Residential Care, General use is conditionally permitted in the CG zone by the MBMC and is appropriate, as conditioned, for the zone. The Project proposes a use that is of service to the community is in accordance with the objectives of the City's Zoning Code and the purposes of the district.

2. The proposed location of the use and the proposed conditions under which the uses 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 uses; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The proposed use is a public/semi-public use offering a regional service, consistent with the applicable General Plan land use designation of General Commercial, which provides opportunities for a broad range of retail, service, and office uses. In accordance with the purpose of the General Plan land use classification, the Planning and Zoning Code permits or conditionally permits a variety of uses in the CG zone, including Residential Care, General. The neighboring lots to the north, south and west have been developed with a mix of commercial uses, inclusive of retail, office and service uses. The proposed use is compatible with the neighboring uses because it will provide a care-based service to the region and add to the diverse mix of existing uses. The proposed location of the use and the proposed conditions under which it will operate will not be detrimental to the public health, safety or welfare of persons residing or working on the Project site or in the surrounding area; applicable Municipal Code

requirements and conditions of approval address security, safety, aesthetics, noise and parking. The Project will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City, in that the area already supports a broad range of retail, service, and office uses, and proposed parking supplies are more than required by Code.

Further, the Project is in conformance with the General Plan Goals and Policies as described below:

Goal LU-1: Maintain the low-profile development and small town atmosphere of Manhattan Beach.

<u>Policy LU-1.1:</u> Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet.

<u>Policy LU-1.2:</u> Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the Streetscape.

The Project conforms to Goal LU-1 by complying with all applicable height requirements. The site would be excavated to expose three stories above finished grade at the upper elevation (south end) of the site. The Project includes open space areas such as an auto court/main entry, a pedestrian path, and a main courtyard. The Project design also incorporates architectural details including but not limited to setbacks to reduce the mass and bulk of the building and landscaping, in conformance with aforementioned policies.

Goal LU-2: Encourage the provision and retention of private landscaped open space. Policy LU-2.3: Protect existing mature trees throughout the City, and encourage their replacement with specimen trees whenever they are lost or removed. Policy LU-2.4: Support appropriate stormwater pollution mitigation measures.

The Project design exceeds the required amount of landscaping coverage for the CG district, in conformance with Goal LU-2. A private courtyard area is provided for building occupants. The Project would include 4,293 square feet of landscaping that would incorporate planting of native and adaptive trees, shrubs and groundcover.

Furthermore, the Project would conform to SWPPP requirements during construction, which include Best Management Practices (BMPs) that prevent construction pollutants from contacting stormwater and reduce erosion impacts on receiving waters. The Project developer would also be required to prepare a Standard Urban Storm Water Management Plan (SUSMP), which requires the integration of post-construction BMPs into the site's overall drainage system. This would further reduce the potential for pollutants to enter the storm drain system.

Goal LU-3: Achieve a strong, positive community aesthetic.

Policy LU-3.1: Continue to encourage quality design in all new construction.

<u>Policy LU-3.2</u>: Promote the use of adopted design guidelines for new construction in Downtown, along Sepulveda Boulevard, and other areas to which guidelines apply.

<u>Policy LU-3.5</u>: Ensure that the sign ordinance provides for commercial signage that is attractive, non-intrusive, safe, and consistent with overall city aesthetic goals.

<u>Policy LU-3.6</u>: Encourage the beautification of the walkstreets, particularly through the use of landscaping.

The Project conforms to Goal LU-3 as the building would be constructed in a contemporary beach style, with design elements to include warm materials, simulated stone, stained wood siding, lap and shingle siding, stucco and metal roofing.

The proposed Project design also adheres to the adopted Sepulveda Boulevard Design Guidelines regarding setbacks, building height, floor area, and landscaping. Parking and service areas would be screened from views along Sepulveda Blvd. Safe pedestrian and vehicular access would be provided within the site and along Sepulveda Blvd. Pedestrian frontage would include improved landscaping and public benches. Utilities would be undergrounded on the site.

Proposed signage would be compatible with the Project's architectural style and other signage in the area and would fully comply with the sign guidelines set forth in the Sepulveda Boulevard Design Guidelines.

The Project would also add street trees to the public sidewalk along North Sepulveda Blvd.

Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.

<u>Policy LU-4.2</u>: Develop and implement standards for the use of walkstreet encroachment areas and other public right-of-way areas.

The proposed addition of street trees in the sidewalk along North Sepulveda Blvd. would fully comply with the Caltrans requirements.

Goal LU-5: Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.

<u>Policy LU-5.1</u>: Require the separation or buffering of residential areas from businesses which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, or other techniques.

<u>Policy LU-5.2</u>: Work with all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods.

<u>Policy LU-5.3</u>: Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent to a residential neighborhood.

<u>Policy LU-5.4</u>: Discourage the outdoor commercial and industrial use of property adjacent to residential use.

Policy LU-5.5: Discourage the commercial use of walkstreet encroachment areas.

The Project conforms to Goal LU-5 because the building design is scaled and articulated to be compatible with adjacent residential uses. Streetscape landscaping and benches along North Sepulveda Blvd. would provide pedestrian friendly scale and presence along the frontage. Proposed Project parking and would be conducted within the enclosed subterranean parking garage to reduce noise and aesthetic concerns. Mechanical equipment will be located in the subterranean parking garage and not visible to the exterior. Lighting would be low level bollard and wall-mounted with accent lighting to highlight landscape and architectural features. Overall lighting and foot-candles would comply with City lighting requirements. Project operations do not include outdoor commercial or industrial uses adjacent to residential use, nor does it include commercial use of walkstreet encroachment areas.

Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

<u>Policy LU-6.2</u>: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

<u>Policy LU-6.3</u>: 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.

The Project conforms to Goal LU-6 as it contributes to the viability of commercial uses in this commercial area. The proposed assisted living facility would provide a care-based facility serving the regional market. The business service would support the local tax base and support the economic needs of the community, including existing elderly residents and associated Project operational service employees.

Residential Care, General, is a land use classification that is conditionally permitted in the CG district. The proposed service facility would include 24-hour non-medical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living, and would employ approximately 77 full-time jobs and 30 part-time jobs. This specific definition would add to the variety of commercial services available in the district and meet the intent of the CG designation.

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

<u>Policy LU-8.1</u>: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses.

The Project conforms with Goal LU-8 because it proposes to develop and operate an assisted living facility that would provide a regional-service to elderly persons.

3. The proposed use will comply with the provisions of the City's Planning and Zoning Title, including any specific condition required for the proposed uses in the district in which they would be located.

The Project, as proposed, is a conditionally permitted use in the CG zoning district and complies with all applicable development standards for the CG zoning district, including height, setbacks, landscaping, floor area, lot size, and lot width. No variances are necessary to accommodate this project. Further, no specific D8 overlay zone requirements are applicable to this site. Therefore, the Project complies with the provisions of this Planning and Zoning Title. The Project will also comply with any specific conditions imposed pursuant to this resolution.

4. The proposed use will not adversely impact or be adversely impacted by nearby properties.

The proposed use is located on a previously developed site along the Sepulveda commercial corridor and is surrounded by commercial and residential uses. Project characteristics related to parking, noise, vibration, odors, resident security, personal safety, and aesthetics are addressed by Project design, Municipal Code requirements, or conditions of approval. The Final EIR contains mitigation measures addressing geotechnical conditions during construction. Furthermore, the proposed use will result in less traffic than what is generated by the existing use of the site. Furthermore, the use will not create demands exceeding the capacity of public services and facilities.

<u>SECTION 6.</u> The Planning Commission hereby finds that the Tentative Parcel Map shall be in compliance with Title 11 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above.

Pursuant to California Government Code Section 66474 (Subdivision Map Act), a legislative body of a city or county shall deny approval of a tentative map only if it makes any of the following findings: (a) that the proposed map is not consistent with applicable general and specific plans as specified in Section 65451; (b) that the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans; (c) that the site is not physically suitable for the type of development; (d) that the site is not physically suitable for the proposed density of development; (e) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; (f) that the design of the subdivision or type of improvements is likely to cause serious public health problems; or (g) that the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As the proposed Project is conditionally permitted in the Planning and Zoning Code, complies with all applicable development regulations and General Plan policies, and would not threaten public health, will result in less than significant impacts on the environment with mitigation incorporated, and will not conflict with public access easements, staff cannot make any of the findings for denial of the Tentative Parcel Map and recommends approval of the Tentative Parcel Map.

<u>SECTION 7.</u> Based upon the foregoing, the Planning Commission hereby **APPROVES** the Use Permit to allow the construction of new assisted living facility and a Tentative Parcel Map (TPM # 82005) subject to the following conditions:

General

- The Project shall be in substantial conformance with the plans and Project description submitted to, and approved by the Planning Commission on July 28, 2021 as conditioned. Any substantial deviation from the approved plans and Project description, as conditioned, shall require review by the Community Development Director to determine if approval from the Planning Commission is required. This resolution shall be included in its entirety within the first few pages of the plans submitted for plan check.
- 2. 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.
- 3. Applicant shall implement all Mitigation Measures as outlined in the Mitigation Monitoring and Reporting Program included as Attachment A to this Resolution.
- 4. A Construction Management and Parking Plan (CMPP) shall be submitted by the Applicant with the submittal of plans to the Building Division. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning Division, Fire Department, Police Department and Public Works Department, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall

- minimize construction-related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
- 5. Sound emanating from the property shall not exceed the limitations prescribed by the City's Noise Ordinance.
- 6. 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.
- 7. The Community Development Department staff shall be allowed to inspect the site at any time.

Public Works

- 8. All street frontage improvements shall meet City standards including installation of minimum 6 foot wide ADA compliant sidewalk along 5th Street and with minimum 8 foot wide sidewalk along Sepulveda Boulevard; all improvements along Sepulveda Boulevard must meet Caltrans standards and require a Caltrans Encroachment Permit for construction. Any existing sidewalks remaining along 5th Street and Sepulveda Blvd. property frontage must meet ADA clearance requirements including less than 2% cross fall otherwise they must be removed and new sidewalks installed with a right of way permit.
- 9. Applicant shall install ADA compliant curb ramps and driveway approaches at all applicable locations. The curb return at the SE corner of 5th Street and Sepulveda Blvd must be a minimum 25 foot radius.
- 10. Applicant shall provide necessary street easement dedications for all applicable public improvements to City & Caltrans (for improvements fronting Sepulveda Boulevard) as deemed necessary by the City Engineer.
- 11. Based on projected demands and hydraulics analysis, applicant shall upsize affected water and sanitary sewer mains (including system impacts) and laterals; install new fire hydrant per City standards at intersection of 5th Street/Sepulveda Boulevard.
- 12. Applicant shall underground all overhead utility lines along south side of 5th Street to the east end of the site; perform lighting analysis to determine the applicability of installation of a new streetlight at east end of site at 5th Street; if applicable, install City concrete/marbelite street light pole with LED light fixtures and glare shield. Any new or relocation of existing street lights along Sepulveda Boulevard must be shown on plans submitted for plan check.
- 13. Applicant shall provide adequate relocation/abandonment of any existing onsite public utilities.
- 14. Applicant shall resurface full width of street frontage (1-1/2 inch mill and asphalt concrete overlay) along 5th Street at the conclusion of Project construction, including repairing any existing damaged curb/gutter and replacing all existing signage/markings/striping to the satisfaction of the City Engineer.
- 15. The project shall comply with all provisions of the Municipal NPDES Permit as identified in the MBMC Chapter 5.84. Erosion and sediment control devices BMPs (Best Management Practices) shall be implemented around the construction site to prevent discharges to the street and adjacent properties. BMPs shall be identified and shown on the plans. Control measures shall also be taken to prevent street surface water entering the site.
- 16. Applicant shall comply with all refuse (Solid Waste, Recycling, Green Waste, Organics/Food Waste) design, capacity and collection regulations in Section 5.24.030 and 10.60.100 of the MBMC.
- 17. The applicant shall obtain approval from any entity with an easement on the site prior to building permit issuance.
- 18. Enclosed parking area drains shall be connected to oil-water separators/clarifiers and drain into the sanitary sewer system.
- 19. A grease interceptor shall be installed and connected to the sanitary sewer system.

20. All exterior lighting for site common areas shall be directed away from adjacent residential properties and shall minimize spillover; glare shields and directional lighting shall be used where necessary.

Traffic Engineering

- 21. The driveway approach on Sepulveda Boulevard shall be sufficiently wide for unobstructed inbound and outbound movements onto the property and to/from the parking ramp, and no less than 30 feet wide
- 22. Doors, stairs and pedestrian ramps in the parking garage and auto court shall not exit directly onto a vehicle aisle, sidewalk or street without a landing.
- 23. An accessible walkway shall be provided between the main entry doors and public sidewalk. The pedestrian path around the auto court shall be well defined and separated from the vehicle area with curbs and access ramps. There shall be no pedestrian path across the driveway except at the public sidewalk.
- 24. Provide unobstructed triangle of sight visibility (5' x 15') adjacent to each driveway and behind the ultimate property line when exiting the parking areas without walls, columns or landscaping over 36 inches high, tree trunks excepted.
- 25. Provide a 15' unobstructed triangle of sight visibility on the southeast corner of Sepulveda Boulevard and 5th Street behind the proposed property line extensions without walls, columns or landscaping over 36 inches high, tree trunks excepted. The proposed planter wall and monument sign appears to encroach into this visibility triangle.
- 26. The Applicant shall execute and record a street dedication to the City along the south side of 5th Street to provide a 10-foot wide public right of way behind the curb. Remove existing sidewalk and construct a 6-foot wide public sidewalk along the 5th Street frontage with landscaped parkway to City standards.
- 27. A triangular 15-foot corner cut-off street dedication shall be provided to the City at the southeast corner of Sepulveda Boulevard and 5th Street as formed by the existing property line on Sepulveda Boulevard and the proposed property line along 5th Street. Construct a public sidewalk and pedestrian ramp on corner to City and State standards. Show proposed right of way dedication on all plans.
- 28. Provide all necessary street dedications or pedestrian easements for a 13- foot wide public right-of-way along Sepulveda Boulevard behind the existing curb. Remove existing sidewalk and construct a full-width sidewalk with trees and tree wells along Sepulveda Boulevard to the satisfaction of the City and Caltrans.
- 29. All parking spaces shall remain unrestricted for all users during business hours except as required by the Building Code and Green Code.
- 30. The parking garage ramp shall be at least 22 feet wide (20' minimum plus 1' on each side adjacent to vertical obstructions). Inbound and outbound vehicles shall not cross vehicle paths on the ramp. Minimum outside turning radius for each direction of travel shall be 28 feet.
- 31. Provide height clearance signs and clearance warning bar at the parking garage entrance. All vehicle gates shall remain open during business hours. Key or code controlled ingress must be provided at any gate, including an intercom system connected to individual units if visitor/customer parking is allowed behind a gate. Automatic gate operation using vehicle detection must be provided when vehicles leave the gated area.
- 32. All parking spaces adjacent to a vertical obstruction, except columns, must be at least one foot wider than a standard space.
- 33. Wheel stops are required for all parking spaces inside a parking lot or structure except those spaces abutting a masonry wall or protected by a 6-inch high curb. A 2.5-foot overhang may be included in the stall length when calculating planters and walkway widths adjacent to parking stalls.
- 34. At least two feet is required beyond the end of all parking aisles to provide sufficient back-up space for vehicles in the last space of the aisle.

- 35. All unused driveways shall be reconstructed with curb, gutter and sidewalk.
- 36. Bicycle parking shall be provided at a rate of five percent (5%) of all parking spaces.

Building

- 37. Plans shall be submitted to plan check and shall be in compliance with all applicable Building Code requirements.
- 38. Separate permit applications are required for the corner pergola, site retaining walls, signs, flagpole, shoring, grading, etc.
- 39. It is the responsibility of the Applicant to verify the existence of easements and clearly label them on the Site Plan. Structures may be prohibited from being constructed within easements without the easement holder's approval.
- 40. Complete grading and drainage plans and hydrology calculations prepared by a registered Civil Engineer shall be provided with the initial plan check submittal.
- 41. Plans shall demonstrate compliance with MBMC 5.84, Low Impact Development/Storm Water and Urban Pollution runoff.
- 42. Underground Utilities Required. All electrical, telephone, cable television system, and similar service wires and cables that provide direct service to new main buildings, new accessory buildings, and structures, shall be installed underground.
- 43. The initial plan check submittal documents shall clearly show all proposed property line retaining walls, permanent shoring, and fences on the building plans. The submittal documents shall also include cross sections, construction details, and structural calculations as applicable.
- 44. The proposed basement excavation will remove lateral support from adjoining private properties and public ways. Basement walls shall be designed for these surcharge loads. Notification per California Civil Code 832 shall be provided. Separate shoring plans, calculations, and geotechnical reports shall be submitted for review.
- 45. The plans shall demonstrate compliance with the California Energy Code. Provide completed, registered and signed CF-1R compliance certificates on the plans.
- 46. The plans shall demonstrate compliance with the California Green Building Standards Code. Provide a completed CalGreen checklist on the plans. A sample form is online at: https://www.citymb.info/home/showdocument?id=36421
- 47. Comply with MBMC Section 9.36.030 regarding the number of electric vehicle charging spaces and electric vehicle charging stations. Electric vehicle charging spaces and electric vehicle charging stations shall be accessible as required by code.
- 48. Accessible routes at the Auto Court and Garage shall be raised four inches above the level of vehicular traffic.
- 49. Passenger loading zones at licensed long-term care facilities shall be accessible and provided with protection from the weather. The main entrance canopy shall extend over the Auto Court drop off and loading zone. Provide an accessible route from the passenger loading zone to the lobby entrance.
- 50. Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C.
- 51. Driveway slopes on private property are limited as shown on the Community Development Department Driveway Slopes Handout. Driveways must also meet Public Works Engineering Standards. Provide transition slopes at both the top and bottom of the driveway ramp leading to the lower parking level.
- 52. Exterior gates cannot swing into the public way. Provide landing and maneuvering clearances for both sides of exterior gates.
- 53. All above-ground exterior conduit must be rigid galvanized steel or Schedule 80 sunlight-

resistant non-metallic conduit.

54. All conductors shall be of copper.

Signage

- 55. The Applicant shall obtain permits for all new signs and shall be in compliance with the City's sign code.
- 56. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
- 57. No temporary banner or other signs shall be placed on the site without City permit and approval.

Procedural

- 58. 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.
- Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' 59. Fees, Incurred by the City. The Applicant 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 Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant 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 Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
- <u>SECTION 8</u>. 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.
- <u>SECTION 9</u>. Pursuant to MBMC Section 10.100.010, anyone wishing to appeal this decision must timely file with the Community Development Department: (a) a written notice of appeal within 15 days of the date of this Resolution on a form provided by the Community Development Department; and (b) an appeal fee of \$500.
- <u>SECTION 10</u>. The Secretary of the Planning Commission 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.
- <u>SECTION 11</u>. 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.
- <u>SECTION 12</u>. The Tentative Parcel Map No. 82005 shall be approved for an initial period of three years with the option of future extensions.

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 28, 2021** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Carrie Tai, AICP,

Secretary to the Planning Commission

Rosemary Lackow, Recording Secretary

ATTACHMENTS:

Attachment A – Mitigation Monitoring Reporting Program

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Draft Environmental Impact Report (Draft EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval Geology and Soils	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
GEO-1: Geotechnical Recommendations.		_					
On-site development shall comply with, all recommendations contained in Section 5.0, Discussion and Recommendations, of the Preliminary Geotechnical Report for the Proposed Senior Living Center, 350 N. Sepulveda Blvd., Manhattan Beach, California (Group Delta 2016). At a minimum, any buildings considered essential facilities, as defined in the CBC, shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the California Building Code and the Manhattan Beach Municipal Code. Compliance with these requirements shall be verified by the City of Manhattan Beach Building and Safety Division prior to issuance of a grading permit.	Verify compliance with recommendations in the project-specific geotechnical report and applicable provisions of the California Building Code and the Manhattan Beach Municipal Code.	Prior to issuance of grading permit	Once	City of Manhattan Beach Building and Safety Division			
GEO-4: Expansive and Collapsible Soils Evaluation and Design.							
A Registered Civil Engineer shall conduct a final analysis of surficial and near-surface soils at the site to verify whether expansive and/or collapsible soils are present. Depths of analysis would include soil depths subsequent to grading, prior to excavation, and after excavation. This analysis will be completed prior to on-site construction to determine whether expansive and/or collapsible soils are present. In the event that expansive and/or collapsible soils are present, foundations shall be designed to	Retain a registered civil engineer to conduct the analysis and review foundation design.	Prior to on-site construction	Once	Applicant			

					Com- pliance Verifi-	Com- pliance Verifi-	Com- pliance Verifi-
Mitigation Measure/			Monitoring	Responsible	cation	cation	cation
Condition of Approval	Action Required	Monitoring Timing	Frequency	Agency	Initial	Date	Comments

accommodate expansive and/or collapsible soils, and project foundations and structures may be placed on a blanket of non-expansive and/or non-collapsible fill soils to prevent structural damage and/or failure. Foundation design shall be reviewed and approved by a Registered Civil Engineer.

This page intentionally left blank.

Attachment B

RESOLUTION NO. PC 21-

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SUNRISE ASSISTED LIVING FACILITY PROJECT LOCATED AT 250-400 NORTH SEPULVEDA BOULEVARD, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

THE MANHATTAN BEACH PLANNING COMMISSION HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

<u>Section 1.</u> Sunrise Senior Living ("Applicant") has applied for a Use Permit and Tentative Parcel Map to demolish 14,562 square feet of existing commercial space and construct a 79,772 square-foot assisted living facility consisting of 95 rooms (64 assisted living rooms and 31 memory care rooms) with one level of partially subterranean parking (the "Project") containing 61 parking spaces, and two at-grade parking spaces, located at 250-400 N. Sepulveda Boulevard (the "site"). As described with more particularity in the Project Description of the Environmental Impact Report (EIR), the proposal sought approval for demolition of existing commercial structures and construction of a new assisted living facility with a partially subterranean parking garage, and associated hardscape and landscape. Pursuant to the Manhattan Beach Municipal Code ("MBMC"), the Project requires approval of a Use Permit and Tentative Parcel Map.

<u>Section 2.</u> On November 21, 2018, the City filed a Notice of Preparation ("NOP") with the Los Angeles County Clerk. The associated 30-day public review period commenced on December 5, 2018 and concluded on January 3, 2019. On December 5, 2018, the City conducted a public scoping meeting to provide information and to provide a forum where interested individuals, groups, public agencies and others could provide verbal input in an effort to assist in further refining the intended scope and focus of the Environmental Impact Report (the "EIR").

Section 3. The City commissioned Rincon Consultants to prepare a Draft Environmental Impact Report (the "DEIR") in accordance with the California Environmental Quality Act ("CEQA") (Pub. Resources Code § 21000, et seq.) and the CEQA Guidelines (14 C.C.R.§15000 et seq.). The DEIR is hereby incorporated by reference. The DEIR comprehensively analyzed the environmental impacts of all Project components and determined that all impacts would be reduced to a level less than significant with the implementation of mitigation measures as outlined in the Mitigation Monitoring and Reporting Program ("MMRP") (Attachment A). More specifically, the Initial Study concluded that there is no substantial evidence that significant impacts would occur to the following issue areas: Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation and Utilities. Impacts to Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation and Traffic were evaluated in the DEIR. All areas were found to be less than significant without mitigation, except that impacts to Geology and Soils (GEO-1 and GEO-4) were found to be less than significant with the implementation of mitigation measures. City staff independently evaluated and concurred with the findings of the consultant.

<u>Section 4.</u> Pursuant to CEQA Guidelines Sections 15087 and 15105, the City released a Notice of Availability ("NOA") on April 19, 2021, initiating the circulation of the DEIR and Appendices for public review for a comment period that commenced on April 19, 2021 and concluded on June 4, 2021.

<u>Section 5.</u> A total of eight public comments were received in response to the DEIR. The City prepared written responses to all comments received, and those responses to comments were incorporated into the Final Environmental Impact Report (the "FEIR") that was completed July 2021.

<u>Section 6.</u> The FEIR is comprised of the DEIR dated June 2021 and all appendices thereto, the Executive Summary, written responses to comments, revised appendices, and the MMRP.

<u>Section 7.</u> On July 28, 2021, the City's Planning Commission held a duly noticed public hearing to consider certification of the Final EIR and the Project. After reviewing and considering all of the evidence presented, the

Planning Commission adopted Resolution No. PC 21-__, certifying the Final EIR and adopting the MMRP for the Project.

<u>Section 8.</u> The Planning Commission hereby finds in the exercise of its independent judgment that the conclusions in the FEIR are correct and the analysis was completed in full compliance with CEQA.

<u>Section 9.</u> The findings made in this Resolution are based upon the information and evidence set forth in the FEIR and upon other substantial evidence that has been presented at the hearings before the Planning Commission, and in the record of the proceedings. The documents, staff reports, technical studies, appendices, plans, specifications, and other materials that constitute the record of proceedings on which this Resolution is based are on file for public examination during normal business hours at the City of Manhattan Beach, 1400 Highland Avenue, Manhattan Beach, CA 90266 and available on the City's website at all times. Each of those documents is incorporated herein by reference.

<u>Section 10.</u> The Planning Commission hereby finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the EIR and the Project.

<u>Section 11.</u> Section 15091 of the State CEQA Guidelines requires that the City, before approving the Project, make one or more of the following written finding(s) for each significant effect identified in the FEIR accompanied by a brief explanation of the rationale for each finding:

- 1. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the FEIR; or,
- 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,
- 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the FEIR.

The EIR identified the potential for the Project to cause significant environmental impacts in the area of Geology and Soils. For the two impacts identified in the FEIR (GEO-1 and GEO-4), measures were identified that would mitigate all of these impacts to a less than significant level.

The Planning Commission finds that the feasible mitigation measures for the Project identified in the FEIR would reduce the Project's impacts to a less than significant level. The Planning Commission will adopt the MMRP, which incorporates the feasible mitigation measures for the Project.

Therefore, as it pertains to impact **GEO-1**, the Planning Commission hereby finds that changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen any geotechnical impacts. Specifically, the following mitigation measure is imposed upon the Project to ensure that any geotechnical impacts related to impact GEO-1 remain less than significant:

On-site development shall comply with, all recommendations contained in Section 5.0, Discussion and Recommendations, of the Preliminary Geotechnical Report for the Proposed Senior Living Center, 350 N. Sepulveda Blvd., Manhattan Beach, California (Group Delta 2016). At a minimum, any buildings considered essential facilities, as defined in the CBC, shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the California Building Code and the Manhattan Beach Municipal Code. Compliance with these requirements shall be verified by the City of Manhattan Beach Building and Safety Division prior to issuance of a grading permit.

Any structure built in California is susceptible to failure as a result of seismically induced ground acceleration. However, the potential for structural failure due to seismic ground shaking would be reduced to a less than

significant level with implementation of Mitigation Measure GEO-1, which would ensure that the Project meets applicable CBC and MBMC standards.

As it pertains to impact **GEO-4**, the Planning Commission hereby finds that changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen any geotechnical impacts. Specifically, the following mitigation measure is imposed upon the Project to ensure that any geotechnical impacts related to impact GEO-4 remain less than significant:

A Registered Civil Engineer shall conduct a final analysis of surficial and near-surface soils at the site to verify whether expansive and/or collapsible soils are present. Depths of analysis would include soil depths subsequent to grading, prior to excavation, and after excavation. This analysis will be completed prior to on-site construction to determine whether expansive and/or collapsible soils are present. In the event that expansive and/or collapsible soils are present, foundations shall be designed to accommodate expansive and/or collapsible soils, and project foundations and structures may be placed on a blanket of non-expansive and/or non-collapsible fill soils to prevent structural damage and/or failure. Foundation design shall be reviewed and approved by the City.

Implementation of Mitigation Measure GEO-4 would ensure that Project design incorporates measures to address the potential presence of expansive and/or collapsible soils as well as corrosion protection measures that address corrosive soils on-site. As a result, impacts would be reduced to a less than significant level.

<u>Section 12.</u> Environmental impacts identified in the Initial Study to have no impact and which do not require mitigation include: Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation and Utilities. These determinations were based on more expansive discussions contained in the Initial Study, which is included in the FEIR and is incorporated by reference.

<u>Section 13.</u> Environmental impacts identified in the FEIR as having a less than significant impact and which do not require mitigation include: Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation and Traffic. These determinations were based on more expansive discussions contained in the FEIR, which is incorporated by reference.

<u>Section 14.</u> Environmental impacts identified in the Final EIR as significant but mitigable are described in Section 11 herein. Based upon the explanation of the rationale contained in Section 11, the Planning Commission hereby finds that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the FEIR.

<u>Section 15.</u> Alternatives to the Project that might eliminate or reduce significant environmental impacts were considered and are described in the FEIR and incorporated herein by reference.

<u>Section 16.</u> Public Resources Code section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any Project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached hereto as Attachment A, and is hereby incorporated herein by reference.

<u>Section 17.</u> The Planning Commission hereby certifies that prior to taking action, the Planning Commission reviewed and considered the FEIR and all of the information and data in the administrative record, and all oral and written testimony presented to it during meetings and hearings and certifies that the FEIR reflects the City's independent judgment and analysis, is adequate and was prepared in full compliance with CEQA. No comments or any additional information submitted to the City, including but not limited to the evidence and legal argument presented on July 28, 2021, have produced any substantial new information requiring recirculation or additional environmental review of the Project under CEQA.

<u>Section 18.</u> The Planning Commission hereby certifies the FEIR, adopts findings pursuant to the California Environmental Quality Act as set forth herein; adopts the MMRP attached hereto as Attachment A and incorporated herein by reference; and imposes each mitigation measure as a condition of Project approval. City staff shall implement and monitor the mitigation measures as described in Attachment A.

public inspection.	
July 28, 2021	
Planning Commission Chair	
Training Commission Chair	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 28 , 2021 and that said Resolution was adopted by the following vote:
	AYES:
	NOES:
	ABSTAIN:
	ABSENT:
	Carrie Tai, AICP, Secretary to the Planning Commission
	Rosemary Lackow, Recording Secretary

ATTACHMENT:

Attachment A – Mitigation Monitoring Reporting Program

<u>Section 19.</u> The Secretary of the Planning Commission 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

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Draft Environmental Impact Report (Draft EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval Geology and Soils	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
GEO-1: Geotechnical Recommendations.							
On-site development shall comply with, all recommendations contained in Section 5.0, Discussion and Recommendations, of the Preliminary Geotechnical Report for the Proposed Senior Living Center, 350 N. Sepulveda Blvd., Manhattan Beach, California (Group Delta 2016). At a minimum, any buildings considered essential facilities, as defined in the CBC, shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the California Building Code and the Manhattan Beach Municipal Code. Compliance with these requirements shall be verified by the City of Manhattan Beach Building and Safety Division prior to issuance of a grading permit.	Verify compliance with recommendations in the project-specific geotechnical report and applicable provisions of the California Building Code and the Manhattan Beach Municipal Code.	Prior to issuance of grading permit	Once	City of Manhattan Beach Building and Safety Division			
GEO-4: Expansive and Collapsible Soils Evaluation and Design.							
A Registered Civil Engineer shall conduct a final analysis of surficial and near-surface soils at the site to verify whether expansive and/or collapsible soils are present. Depths of analysis would include soil depths subsequent to grading, prior to excavation, and after excavation. This analysis will be completed prior to on-site construction to determine whether expansive and/or collapsible soils are present. In the event that expansive and/or collapsible soils are present, foundations shall be designed to	Retain a registered civil engineer to conduct the analysis and review foundation design.	Prior to on-site construction	Once	Applicant			

					Com- pliance Verifi-	Com- pliance Verifi-	Com- pliance Verifi-
Mitigation Measure/			Monitoring	Responsible	cation	cation	cation
Condition of Approval	Action Required	Monitoring Timing	Frequency	Agency	Initial	Date	Comments

accommodate expansive and/or collapsible soils, and project foundations and structures may be placed on a blanket of non-expansive and/or non-collapsible fill soils to prevent structural damage and/or failure. Foundation design shall be reviewed and approved by a Registered Civil Engineer.

This page intentionally left blank.



-12/21/2017 11:09AM

Office Use Only

12,993.00



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT DEPARTMENT

250, 400 C Constants DL I		Date Submitted: 12/21/17-Received By: Dop F&G Check Submitted:
250 - 400 S. Sepulveda Blvd.		rad Check Sybmitted:
Project Address		
See Attached Legal Description		
General Commercial	General Commercial	District 1
General Plan Designation	Zoning Designation	Area District
For projects requiring a Coastal Development Perm Project located in Appeal Jurisdiction Major Development (Public Hearing required) Minor Development (Public Hearing, if requested) Submitted Application (check all that () Appeal to PC/PPIC/BBA/CC 4225 () Coastal Development Permit 4341 () Continuance 4343 () Cultural Landmark 4336 (X) Environmental Assessment 4333 (X) Environmental Assessment 4333 (X) Subdivision (Map Deposit) 4300 (X) Subdivision (Tentative Map) 4334 (X) Subdivision (Final) 4334 (X) Subdivision (Lot Line Adjust.) 4335 (X) Telecom (New or Renewed) 4338 X Note: Subdivision (Vesting Tentative Parcel Map)	Project not located in Public Hearing R ed) No Public Hearing apply) () Use Permit (F (x) Use Permit A () Use Permit A () Variance () Park/Rec Qui () Pre-applicatio (x) Public Hearing	Appeal Jurisdiction Required (due to UP, Var, ME, etc.) Ig Required Residential) Commercial) 4330 Cyles 7 mendment 4332 4331 mby Fee 4425 In meeting 9 Notice 4339 70.00 Just./\$15 rec. fee-4225 ess Review 4337
Fee Summary (See fees on reverse s	e-Application Fee if appl	lied within past 3 months) ashier:
Applicant(s)/Appellant(s) Information	n	
Sunrise Senior Living		
Name		
7902 Westpark Drive, McLean VA	,2101	
Mailing Address		***************************************
Potential Lessee		
Applicant(s)/Appellant(s) Relationship to Property		
Ellen Berkowitz (Attorney)	310-586	-7763/berkowitze@gtlaw.com
Contact Person (include relation to applicant/appel		number / email
1840 Century Park East, #1900, Los Angeles,	CA 90067	
Address	_	croskin@sunriseseniorliving.com
Applicant(s)/Appellant(s) Signature	Phone nu	umber./.email
Complete Project Description- inc pages as necessary)		
See Attached		

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)

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 COUNTY OF LOS ANGELES I/We Sackley depose and say that I am/we are the wner(s) of the property involved in this a the foregoing statements and answers herein contained and the information h 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)	nerewith submitted
Stuart Sackley Print Name 4108 The Strand, Manhattan Beach, CA 90266	
Màiling Address	
310-545-2200 / stuartsackley@aol.com	
Subscribed and sworn to (or affirmed) before me this 17 day of Novemby Strayt Sackley on the basis of satisfactory evidence to be the person(s) who appears	_, proved to me ared before me.
Signature Which Stead	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	*******
Fee Schedule Summary  Below are the fees typically associated with the corresponding applications. A shown on this sheet may apply – refer to current City Fee Resolution (corn Division for assistance.) Fees are subject to annual adjustment.	Additional fees not ntact the Planning
Submitted Application (circle applicable fees, apply total to Fee Summary of	on application)
Coastal Development Permit  Public hearing – no other discretionary approval required:  Public hearing – other discretionary approvals required:  No public hearing required – administrative:  Use Permit	\$ 4,787 \( \omega\) 2,108 \( \omega\) 1,303 \( \omega\)
Use Permit: Master Use Permit: Master Use Permit Amendment: Master Use Permit Conversion:	\$ 6,287 \( \overline{\text{9,703}} \) 5,037 \( \overline{\text{23}} \) 4,623 \( \overline{\text{23}} \)
Variance Filing Fee:	\$ 6,078 🖾
Minor Exception Without notice: With notice:	\$ 1,452 1,952
Subdivision  Certificate of Compliance: Final Parcel Map + mapping deposit: Final Tract Map + mapping deposit: Mapping Deposit (paid with Final Map application): Merger of Parcels or Lot Line Adjustment: Quimby (Parks & Recreation) fee (per unit/lot): Tentative Parcel Map (4 or less lots / units) No Public Hearing: Tentative Parcel Map (4 or less lots / units) Public Hearing: Tentative Tract Map (5 or more lots / units):	\$ 1,625 528 732 500 1,133 1,817 1,309 3,557
Environmental Review (contact Planning Division for applicable fee) Environmental Assessment (no Initial Study prepared): Environmental Assessment (if Initial Study is prepared): Fish and Game/CEQA Exemption County Clerk Posting Fee ² :	\$ 215 3,079 75
Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:	\$70

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

Effective 07/01/2017

# **EXHIBIT "A"**

Legal Description

## For APN/Parcel ID(s): 4167-024-033, 4167-024-034, 4167-024-032 and 4167-023-031

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

#### Parcel A:

The Northerly 80 feet of Lots 10, 11 and 12 in Block 30 of Tract No. 142, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in book 13 page(s) 182 and 183 of Maps, in the Office of the county recorder of Said County.

#### Parcel B:

Lots 10, 11, and 12 and the Northerly 50 feet of Lots 15,16 and 17 in Block 30 of Tract No. 142, in the City of Manhattan Beach, County of Los Angeles, State of California, as shown on a map recorded in book 13, page(s) 182 and 183 of Maps, in the Office of the county recorder of Said County.

Except from Lots 10, 11 and 12, the Northerly 80 feet.

#### Parcel C:

Lots 15, 16 and 17 in Block 30 of Tract No. 142, in the City of Manhattan Beach, County of Los Angeles, State of California, as shown on a map recorded in book 13, page(s) 182 and 183 of Maps, in the Office of the county recorder of Said County.

Except therefrom the Northerly 50 feet of said Lots.

Also except, all oil, oil rights, mineral, mineral rights, natural gas, natural gas rights, and other hydrocarbons in or under said Land as reserved in deed from the Superior Oil Company to Tyler Construction Co., a partnership, recorded May 23, 1952 in book 39004 page 157 of official records.

Also except all oil, oil rights, mineral, mineral rights, natural gas, natural gas rights, and other hydrocarbons that may be within or underlying Lots 15 and 16 of Block 30 as deed to Superior Oil Company, a corporation by deed recorded November 3, 1953 in book 43077 page 389 of official records.

#### Parcel D:

That portion of Third Street vacated, lying between the Southerly prolongation of the Westerly line of Lot 15 and the Southerly prolongation of the Easterly line of Lot 17 in Block 30 of Tract No. 142, in the City of Manhattan Beach, County of Los Angeles, State of California, as shown on a map recorded in book 13, page(s) 182 and 183 of Maps, in the Office of the county recorder of Said County.

#### Parcel E:

The North 15 feet of Lot 10, 11 and 12 in Block 35 of Tract No. 142, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in book 13 Page 182 and 183 of Maps, in the office of the county recorder of said county.



# Sunrise Senior Living of Manhattan Beach Project Description

#### **INTRODUCTION**

The proposed Sunrise of Manhattan Beach project (Project) will replace three existing buildings located at 250-400 N. Sepulveda Boulevard (Project Site) that currently contain a mix of office, retail and restaurant uses with a new 95-unit Sunrise Senior Living (Sunrise) residential community.

The Project would consist of 79,772 square feet of floor area, vary in height between two- and three-stories, and contain a fully enclosed parking garage with 63 parking spaces, two loading spaces for deliveries, and internal trash storage. The Project also will include richly appointed common areas such as a grand foyer, parlor, bistro, private dining room as well as general dining and activity rooms.

The Project is located in a predominantly commercial area along the Sepulveda Boulevard corridor. Existing automotive repair centers are located immediately north and south of the Project Site on Sepulveda Boulevard, and suburban residential development is located east of the Project Site. The Project Site is designated as General Commercial under the City's General Plan and is zoned General Commercial (CG). As defined in the City's Municipal Code (MBMC or Code), the Project meets the definition of a "Residential Care, General" use, which is permitted in the CG zone with approval of a Use Permit.

#### The Sunrise Model

Sunrise communities are State-licensed, integrated care-based residential facilities, focused on providing housing and care to seniors in need of assistance, including assistance with activities of daily living ("ADLs"). Beginning with a single community in 1981, there are now 320 Sunrise communities throughout the U.S., Canada and the United Kingdom offering varying levels of care and services. Each community maintains the mission laid out by Sunrise founders Paul and Terry Klaassen more than 35 years ago: to champion quality of life for all seniors.

The proposed Project will provide 24-hour non-medical care for elderly persons in need of personal services, supervision, protection, or assistance essential for sustaining the ADLs. Upon initial entrance into a Sunrise community, a resident care director will create an Individualized Service Plan (ISP) that personalizes each resident's assisted living care needs. Services provided include personalized elderly care, supportive 24-hour assistance with ADLs, Alzheimer's and memory care (as necessary), food and restaurant quality dining, housekeeping and laundry, transportation, programs and activities for daily physical fitness, creative, social, learning and spiritual opportunities and medication coordination.

#### Residential Care Facility for the Elderly

The Project will be licensed by the State of California as a Residential Care Facility for the Elderly (RCFE) pursuant to California Health & Safety Code Section 1569.20. Such facilities must meet specified care and safety standards set by the State Department of Social Services, Community Care Licensing Division, and contained in the California Code of Regulations, at Title 22, Division 6, Chapter 8. In general, RCFEs service individuals who require care and supervision because they are unable to live by themselves, but do not need 24-hour nursing care. According to the California Assisted Living Association (CALA) "residents live in an Assisted Living community for an average of two years, three and a half months. A majority of residents move out of their Assisted Living community for health reasons; this can happen when a resident develops a prohibited health condition or comes to require around-the-clock nursing care. Over a third of Assisted Living residents stay through to the end of life."

RCFEs are not licensed as medical facilities and do not provide medical care. Specifically, persons who require 24-hour skilled nursing care or who have other serious health conditions are not permitted to live at RCFEs per Cal. Code of Regs. §§ 87455, 87615. Thus, RCFEs are not required to have nurses, certified nursing assistants or doctors on staff. However, residents needing specialized dementia services can be accepted and retained by RCFEs if certain requirements governing the "Care of Persons with Dementia" are met; the Project will meet these licensing requirements (Cal. Code of Regs. § 87705). Because assisted living is not a medical model, Project staff members may provide medication assistance for self- administration only, by reminding, storing, handing and documenting a resident's medication history, as specified in Section 87465 of the California Code of Regulations. Sunrise will have a registered nurse on call 24-hours a day to handle resident emergencies. In the event that a resident is injured and needs medical help, staff will call 911 or transport the resident to a hospital or doctor's office as needed.

As described, Sunrise is a licensed RCFE provider and is predominantly in the business of providing assisted living and memory care services to its residents. However, for further clarification, the Sunrise website states that nursing care and independent living is provided in certain facilities. Sunrise manages a total of 320 properties; of those, 11 facilities provide skilled nursing and 24 have independent living. As a 35-year-old company, Sunrise has made acquisitions that included these services. However, there are no skilled nursing facilities in California, and Sunrise is not proposing to build a skilled nursing or independent living property as part of this Project. The project as proposed will have 95 units of RCFE licensed assisted living (64 units) and memory care (31 units). Sunrise's services cannot be paid for from health insurance or Medicare, and Sunrise does not accept Medicaid. Sunrise services are strictly private pay from the resident for the rental of their unit, food, utilities, housekeeping, transportation, activities, and care for their activities of daily living (ADLs), as needed.

#### **LOCATION AND EXISTING SETTING**

#### **Project Site**

The Project Site is located on the southeast corner of Sepulveda Boulevard and 5th Street, with associated addresses of 250-400 N. Sepulveda Boulevard in the City of Manhattan Beach ("City").

The Project Site is comprised of four parcels totaling 53,286 square feet or 1.22-acres. The Project site has a notable northerly and easterly downward slope, and is currently improved with three, one- to two-story commercial buildings totaling 13,578 square feet of floor area and associated surface parking, as more particularly described below.

- 400 N. Sepulveda Blvd. (APN 4167-024-033, Lot Size: 12,021 SF): Developed with an approximately 3,581 square foot building currently occupied by tenants Pizza Hut and Schwarz Chiropractic.
- 350 N. Sepulveda Blvd. (APN 4167-024-034, Lot Size: 18,005 SF): Developed with an approximately 6,416 square foot building, with approximately 11 units, including Rinaldi's Italian Deli, El Tarasco, Two Guns Espresso, Roth Hair Salon, edenLA Furniture Interiors, Dance 28 Fit, and Nail & Skin Care.
- 250 N. Sepulveda Blvd. (APN 4167-024-032, Lot Size: 20,994 SF): Developed with an approximately 3,581 square foot building, currently occupied by Big Wok Mongolian BBQ.
- APN 4167-023-031 (No County Address, Lot Size: 2,263 SF): An unimproved parcel, located between Manhattan Auto Center and Big Wok Mongolian BBQ.



#### **Surrounding Uses**

As noted, the Project is located in a predominantly commercial area along the Sepulveda Boulevard corridor. Existing automotive repair centers are located immediately north and south of the Project Site on Sepulveda Boulevard, and suburban residential development is located east of the Project Site. More specifically, the Project Site is immediately surrounded by the following existing uses:

- North: The project site is bound by 5th street to the north. An automotive repair shop is located across 5th street in the General Commercial Zone.
- South: The adjacent property is developed and current uses include automotive repair and auto detailing in the General Commercial Zone.
- East: Single-family residences in the Residential Single Family Zone.
- West: The project site is bound by Sepulveda Boulevard to the west. Commercial uses, including
  a fast food restaurant, motel, office and retail, are located across Sepulveda Boulevard in the
  General Commercial Zone. Single family residential exists further west, beyond the commercial
  uses, in the Residential Single Family zone.

#### **PROJECT DESCRIPTION**

The Project proposes to include 64 assisted living units and 31 memory care units for a total of 95 residential units and 79,722 square feet of floor area. The units will range in size from approximately 336 to 576 square feet. Studios will have a bed within an open living space (studio). One or two bedrooms will have a separate living area. All units will have a bathroom and a small refrigerator with sink. The rooms will not contain kitchens or cooking facilities. The Project will also include richly appointed common areas such as a grand foyer, parlor, bistro, private dining room and facility kitchen, as well as general dining, activity and staff rooms.

## **Project Staffing**

The project will employ approximately 77 full-time and 30 part-time jobs spanning three shifts. (Staff levels change based on care needs of resident population)

- i. 7:00AM 3:00PM (approx. 33 employees)
- ii. 3:00PM 11:00PM (approx. 16 employees)
- iii. 11:00PM 7:00 PM (approx. 5 employees)

#### Design/Architecture

The Project has been specifically designed for this location along Sepulveda Boulevard on the slopes of Goat Hill. The building would feature a tasteful contemporary beach style in keeping with the architectural character of the neighborhood. Rich, warm materials, simulating stone, stained wood siding, lap and shingle siding, stucco and metal roofing, would complement the varied forms of this clever undulating plan.

The unique sloping site has inspired the building that grows out of it. On the upper south end of the site, immediately adjacent to the existing auto repair and auto detailing building, the building presents two stories to the street. In the middle of the site, where the main entry occurs off of Sepulveda, a third floor emerges under the two. As the building turns the corner south on 5th Street, additional levels emerge below the other floors to accommodate the grade of the rapidly sloping street. The fully enclosed parking garage can be accessed from Sepulveda Blvd, and would accommodate 61 parking spaces and trash storage. Two surface level parking spaces are located near the project entrance and two loading spaces are located near the north east corner of the building off of 5th St.



#### **Development Standards**

	Required per Manhattan Beach Municipal Code	Proposed	
Height	30' from average grade	30' from average grade	
Setbacks			
Front (Sepulveda Blvd)	0'	9' to 63'	
Side (5 th St)	0'	0′	
Side (south)	0'	11'-9" to 24'-8"	
Rear (residential)	Daylight Plane along east PL of	Daylight Plane provided along	
	1:1 at 15 ft	east PL of 1:1 at 15 ft	
Floor Area	1.5 max	1.5 (79,772/53,181 sq. ft.)	
Site Landscaping	8%	8%	
Parking	1 parking space per 3 beds	62 parking spaces	
	39 parking spaces	63 parking spaces	
Loading Spaces	Spaces 2 loading spaces 2 loading sp		

#### Height

Careful consideration was taken to comply with the Manhattan Beach Municipal Code (MBMC) given the unique circumstances of the site topography resulting in significant grade differentials. As the grade moves upward, moving from the northeast corner inward, the property grade increases from 148.43' to 168.37' moving east to west, and 148.43' to 191.77 moving northeast to southeast, and 168.37' to 190.04 from northwest to southwest; the building is designed to step up with the grade, maintaining within the 36' maximum height limit.

The MBMC determines maximum building height limits pursuant to a two-step process: first, the reference elevation, defined as the average of the elevation at the four (4) corners on the lot, is determined and then a second limit is imposed to ensure that no building exceeds the maximum allowable height above existing grade or finished grade, whichever is lower, by more than twenty percent (20%) (MBMC Sect. 10.60.050).

Pursuant to the Code, the maximum building height permitted is 30 feet from the average elevation or site grade for buildings that have roof pitches of at least 4 vertical feet for each 12 lineal feet of roof, or that have structured parking at or below the ground level (MBMC Sect. 10.16.030(F)). The Project contains a flat roof and will be constructed over a parking structure; thus, the 30-foot limit applies.

The average elevation or site grade of the Project site is 174.65 feet. This was calculated based on averaging the four corners of the property. Locations where measurements were taken were selected by the Community Development Director:

<b>Northeast Corner</b>	Southeast Corner	Northwest Corner	<b>Southwest Corner</b>	Average	
148.43	168.37	191.77	190.04	174.65 (698.61/4)	

Once the average elevation or site grade is established the secondary height limit is imposed to ensure that no building exceeds the maximum allowable height above existing grade or finished grade, whichever is lower, by more than twenty percent (20%). The subject site conditions include a 20 foot



grade differential from the northwest corner to the northeast corner and a 22 foot grade differential from the southwest to northwest corner, which results in a unique condition when it comes to establishing height and designing a functional and aesthetically proportionate building. Due to the significant grade differential on the site, the building is designed in the northeast corner to step back the second and third story of the building away from the northeast corner and property lines.

In situations where portions of the building are not located on its building perimeter, the MBMC offers clarification on measuring height through its definition of local grade. Code dictates that in these cases "local grade shall be considered to be the local grade corresponding to the nearest perimeter location (MBMC 10.04.030)":

**Grade, Local:** The ground elevation adjacent to a specified location on the exterior of a building (existing or finished, whichever is lower). It is to be taken as the lowest point on a line between the location specified and the nearest property line if the property line is within five feet (5') of the building, or, if not, between the building and a point five feet (5') outward from the building. For purposes of determining height above or below grade for a specified location on a building not on its perimeter, the local grade shall be considered to be the local grade corresponding to the nearest perimeter location (MBMC Sect. 10.04.030).

Therefore, to comply with the two step-process, the building perimeter was established (shown on plans with a hashed line) and each story height is measured from the closest local grade corresponding to the nearest perimeter location. Sheet SD-6 and SD-7 provide elevation views of the proposed building with a breakdown of height for each level with the average grade shown at 174.65' (shown in red).

#### Floor Area

The Project would consist of 79,772 square feet of floor area, which is the maximum allowable floor area based upon a floor area ratio (FAR) of 1.5 times the total lot area of 53,181 square feet.

#### Landscaping and Open Space

The Project includes 4,311 square feet of landscaping or 8% of the total site. The MBMC requires that projects located within the Commercial General zone provide 8% landscaping throughout the project. The landscape design is an integral part of the senior living environment. Thoughtfully designed landscape can expose residents and guests to a variety of plant material, color, texture and form, while allowing residents to experience natural systems at work. Planting will consist of native and adaptive trees, shrubs and groundcovers. Open space areas include the auto court, the undulating pedestrian path that carves its way around the east, south, and west sides of the building that create a unique experience that maintains intimate scale and visual interest, as well as the main court yard on the east side of the building. Patio and outdoor decks are provided on different levels of the development and adjacent to activity and dining rooms.

## Sepulveda Streetscape

- Establish a buffer of plant material softening the building elevation from the street.
- Secure internal walking path with varied plant material along the path.
- Incorporate streetscape landscaping and benches along Sepulveda Boulevard to integrate and provide a pedestrian friendly scale and presence along the frontage.

#### **Auto Court**

Install enhanced paving.



- Use accent trees, plant containers and flowering ground plane planting to create a sense of arrival.
- Install enhanced paving, seating and shade elements to create an area of outdoor respite.

#### **Edges**

• Use vertical evergreen trees and layered ground plane planting to provide separation from adjacent residential and commercial uses.

#### Access

Vehicular access to the Project Site would be provided via access from a main entry off Sepulveda Boulevard where there would be right in and right out turns. This area would provide two (2) parking stalls, an auto court, and a ramp leading to the subterranean parking. A separate access point would be provided off 5th Street solely for trash pick-up and deliveries.

## Parking and Loading

All Project parking and loading activity would be conducted within the enclosed parking garage, thereby reducing noise, aesthetic and other impacts as compared to the existing surface parking lot. Two enclosed loading spaces are provided off of 5th Street. The Project would provide a total of 63 parking spaces, which exceeds Code requirements by 24 spaces. The Code requires a minimum of one parking space per three beds for "Residential Care, General" uses. The Project would accommodate 115 beds, therefore 39 parking spaces would be required per Code. Seniors residing in assisted living facilities rarely drive, and therefore parking availability is unlikely to be needed for those residing at the property.

As mentioned previously, the facility operates with three primary shifts:

- i. 7:00AM 3:00PM (approx. 33 employees)
- ii. 3:00PM 11:00PM (approx. 16 employees)
- iii. 11:00PM 7:00 PM (approx. 5 employees)

The primary shift of 7:00 AM to 3:00 PM anticipates a maximum employee count of 33 employees, which would result in an excess of 30 parking spaces available on site. Ingress and egress is proposed off of Sepulveda boulevard and would therefore result in minimal impact to the residential uses coming from 5th street.

#### Rooftop Equipment

All mechanical equipment will be located within the garage.

#### Lighting/Site Security/Signage

For site security, the Project would include low level bollard type of lighting at pathways and wall mounted lighting where applicable. Accent lighting would be proposed at landscape features, canopies, and architectural overhangs. In addition, night lighting for security and wayfinding would be provided by lampposts approximately 3-4 feet in height located along pedestrian pathways. Overall lighting and footcandles will comply with City requirements.

Project signage would be compatible with the Project's architectural style and other signage in the area. Proposed signage would include a monument sign for the main entry off Sepulveda.



#### **Green/Conservation Features**

The Project would comply with the California Green Buildings Standards Code (CalGreen), and the building envelope design would exceed Title 24 requirements.

# Import/Export and Haul Route

The project will require understructure excavation to allow for the subterranean garage and basement, and to notch the development into the site and blend with the surrounding sloping topography. It is expected that approximately 41,000 cubic yards of dirt would be exported from the Project Site.

Trucks traveling to the Project site would travel north and south on North Sepulveda Boulevard and enter the site between 5th Street and 3rd Street. All trucks would enter onto North Sepulveda Boulevard from main arteries of the City such as Manhattan Beach Boulevard, Marine Avenue, Rosecrans Avenue or Artesia Boulevard. Trucks exiting the Project site would follow the same route onto North Sepulveda Boulevard, travelling either north or south on the main arteries of the City such as Manhattan Beach Boulevard, Marine Avenue, Rosecrans Avenue, or Artesia Boulevard and on to their final destination.

# THIS PAGE

# **INTENTIONALLY**

LEFT BLANK

# SUNRISE OF MANHATTAN BEACH

SITE ADDRESS:  ZONING: APN:  SITE AREA: BUILDING F.A.R:  CONSTRUCTION TYPE:  OCCUPANCY TYPE:  NUMBER OF STORIES: LANDSCAPE REQUIRED: LANDSCAPE PROVIDED: PARKING REQUIRED: PARKING PROVIDED:	250, 350, 400 NORTH SEPULVEDA BOULEVARD, MANHATTAN BEACH, CA CG (GENERAL COMMERCIAL) 250: 4167-024-032 350: 4167-024-034 400: 4167-024-033 VACANT PARCEL: 4167-023-031 53,181 SF 79,772 SF ALLOWED 79,772 SF PROVIDED 1.50 F.A.R. (79,772 SF/53,181 SF) I-B FOR BOTH R2.1 AND S-2 PARKING GARAGE ASSISTED LIVING R2.1 RCFE (RESIDENTIAL CARE FACILITY FOR ELDERLY 3  8% OF SITE REQUIRED = 4,254 SF 4,293 SF (8.0%)  1 SPACE FOR 3 BEDS (115 BEDS/3) = 39 REQUIRED 63 PROVIDED (INCLUEDS 2 SURFACE	BIKE PARKING REQUIRED: BIKE PARKING PROVIDED:  BUILDING HEIGHT:  AVG EG @ 4 CORNERS: (168.37+148.43+191.77+190.04) MAX ALLOWABLE HEIGHT: PROPOSED BUILDING HEIGHT: SIGN AREA ALLOWED MAX.:  STREET FRONTAGE SING AREA ALLOWED  PROPOSED MONUMENT SIGN: ENTRY GROUND SIGN: GROUND SIGN: TOTAL PROPOSED SIGNAGE:	63 x 0.05 = 3.015 4 LONG TERM 4 SHORT TERM / 4 = 174.65' 174.65' + 30' = 204.65' 204.65' 330L.F. 330L.F. x 2 = 660 SF 35 SF 24 SF 24 SF 83 SF	FLOOR AREA: (EXCLUDES PARKING AREA AND STAIRS, SHAFT & ELEVATORS ON UPPDER FLOORS)  PARKING GARAGE FIRST FLOOR SECOND FLOOR THIRD FLOOR THIRD FLOOR THIRD FLOOR TRAND TOTAL  APPLICABLE CODES  2019 CALIFORNIA BUILDING CODE	SEMI-PRIVATE (DENVER):  TWO BEDROOM:  SF TOTAL:  SF  SF MEMORY CARE:  SF STUDIOS:	38 11 15 64 15 07 09 31 <b>95 UNITS</b>	GENERAL G1.0  ALTA 1 OF 2 2 OF 2  ARCHITECTURAL SD-A1 SD-0 SD-1 SD-2 SD-3 SD-4 SD-5 SD-6 SD-7	ALTA/NSPS LAND TITLE SURVEY ALTA/NSPS LAND TITLE SURVEY  EXISTING PLANS SITE PLAN GARAGE FLOOR PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN ROOF PLAN ELEVATIONS N,S ELEVATIONS E,W	CIVIL 1 OF 3 2 OF 3 3 OF 3  LANDSCAPE L1.1 L2.1 L3.1	TECHNICAL SITE PLAN CONCEPT GRADING CONCEPT UTILITY PLAN  PRELIMINARY LANDSCAPE PLAN LANDSCAPE PLAN ENLARGEMENTS LANDSCAPE IMAGERY	STH STREET  PROJECT SITE
	LEVEL PARKING)			2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE			DEFERRED	SUBMITTAL			NOTES
				2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARI 2019 CALIFORNIA REFERENCED STANDARDS C CODE OF FEDERAL REGULATIONS (CFR) 28 CF CITY OF MANHATTAN BEACH MUNICIPLE COD FAIR HOUSING ACT CALIFORNIA CIVIL CODE 51.2(d)	CODE R PARTS 35 (TITLE II) AND 36 (TITL	E III)	- FIRE SPRINKLERS - UNDERGROUND - FIRE SPRINKLER I	EXISTING BUILDINGS  OFIRE LINE SERVICE MONITORING/ALARM SYSTEM SPONDER RADIO COMMUNICATION	N SYSTEM		

SHEET INDEX

**UNIT MIX** 



PROJECT DATA

VICINITY MAP

**BOUNDARY PROCEDURE** 

N89'37'46"W

SEE DETAIL "D"

STREET

BLOCK | 30

142 M.B. | 13/182-183

N89'37'07"W 589.85' (589.91' R1)

589.80' (589.84' M & R1)

440.00' (440.06' R1)

440.05' (440.11'R1)

23

26

REVISION

REFERENCE PROJECTS:

# TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER AMENDED PRELIMINARY REPORT NO. NCS-817361-DC72, AS PREPARED BY FIRST AMERICAN TITLE COMPANY, WASHINGTON DC. [TITLE OFFICER: N/A] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THE

# OWNERSHIP:

TITLE TO SAID ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS COMMITMENT IS: FEE TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: STUART SACKLEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

# LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHERLY 80 FEET OF LOTS 10, 11 AND 12 IN BLOCK 30 OF TRACT 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13. PAGE(S) 182 AND 183 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOTS 10, 11 AND 12 AND THE NORTHERLY 50 FEET OF LOTS 15, 16 AND 17 IN BLOCK 30 OF TRACT 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF

EXCEPT FROM LOTS 10, 11 AND 12, THE NORTHERLY 80 FEET.

LOTS 15, 16, 17 IN BLOCK 30 OF TRACT NO. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE NORTHERLY 50 FEET OF SAID LOTS.

ALSO EXCEPT FROM LOT 17, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM THE SUPERIOR OIL COMPANY TO TYLER CONSTRUCTION CO., A PARTNERSHIP, RECORDED MAY 23, 1952 IN BOOK 39004, PAGE 157, OFFICIAL RECORDS.

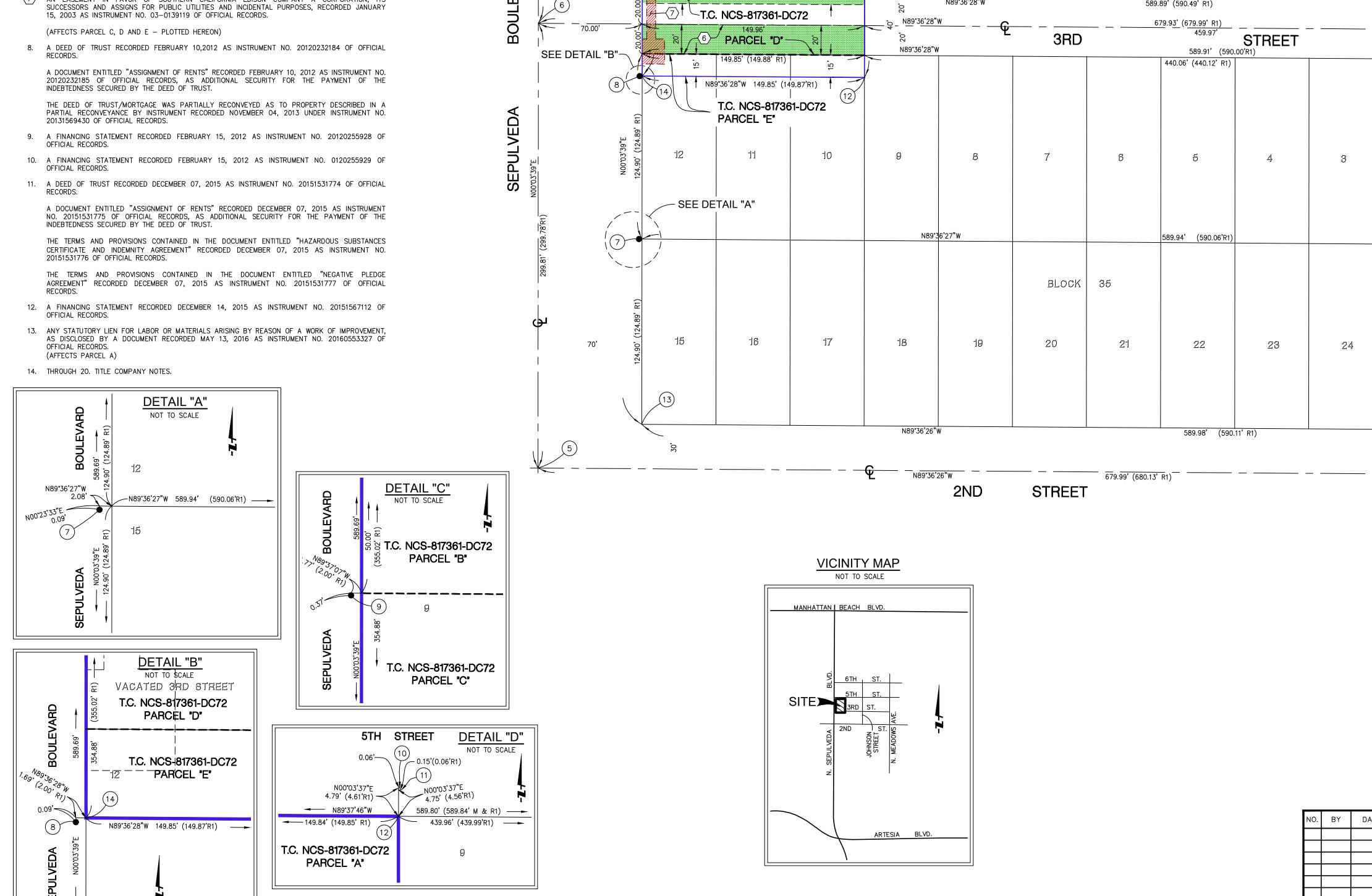
ALSO EXCEPT ALL OIL, OIL RIGHTS, MINERAL, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS THAT MAY BE WITHIN OR UNDERLYING LOTS 15 AND 16 OF BLOCK 30 AS DEEDED TO THE SUPERIOR OIL COMPANY, A CORPORATION, BY DEED RECORDED NOVEMBER 3, 1953 IN BOOK 43077, PAGE 389, OFFICIAL RECORDS.

THAT PORTION OF THIRD STREET VACATED, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 15 AND THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 17 IN BLOCK 30 OF TRACT NO. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE NORTH 15 FEET OF LOTS 10, 11 AND 12 IN BLOCK 35 OF TRACT 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# TITLE EXCEPTIONS

- (6) AN EASEMENT OVER THE NORTHERLY 6 FEET AND SOUTHERLY 20 FEET OF PARCEL 2 [D], TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE. FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, AND FOR THE TRANSPORTATION AND DISTRIBUTION OF ELECTRICAL ENERGY, PETROLEUM AND ITS PRODUCTS AMMONIA, WATER AND INCIDENTAL PURPOSES, INCLUDING ACCESS AND THE RIGHT TO KEEP T PROPERTY FREE FROM INFLAMMABLE MATERIALS AND WOOD GROWTH, AND OTHERWISE PROTECT THE SAME FROM ALL HAZARDS, AS RESERVED BY CITY OF MANHATTAN BEACH IN A RESOLUTION, A CERTIFIED COPY HAVING BEEN RECORDED IN BOOK D-309, PAGE 785, OFFICIAL RECORDS. (AFFECTS PARCEL D - PLOTTED HEREON)
- $\langle 7 \rangle$  AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03-0139119 OF OFFICIAL RECORDS.



—— — CENTER LINE

_ _ _ _ _ _ _ EASEMENT LINE

SEE DETAIL "C"-

EXISTING PROPERTY LINE

T.C. NCS-817361-DC72

PARCEL "A"

T.C. NCS-817361-DC72

PARCEL 'B'

----+-----------

T.C. NCS-817361-DC72

PARCEL "C"

TITLE COMMITMENT PARCEL LINE

# BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED THE BEARING BETWEEN CONTINUOUSLY OPERATED STATIONS (CORS) "TORP" AND "CSDH" BEING N44°14'44"E.

N=1748961.181 E=6461221.731

N=1772069.365 E=6483729.206

COORDINATES OF THE STATIONS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 83 (CALIFORNIA SPATIAL REFERENCE CENTER 2011 ADJUSTMENT).

# FOUND MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED BELOW:
- (1) SEARCHED, FOUND NOTHING, ESTABLISHED INTERSECTION PER CORNER RECORD PWFB 0616/613
- (2) FOUND LEAD, TACK AND TAG (NO. ILLEG.), NO REFERENCE, DOWN 0.2'. POINT FITS CITY OF MANHATTAN BEACH TIES CEFB 172/028.
- FOUND PK NAIL AND TIN FLUSH WITH PAVEMENT, APPEARS TO BE NEWER THAN PK NAIL AND TIN REFERENCED IN CITY OF MANHATTAN BEACH TIES CEFB 172/027. ACCEPTED AS CENTERLINE INTERSECTION.
- (4) FOUND PK NAIL AND TIN PER CITY OF MANHATTAN BEACH TIE SHEET NO. C-294, DOWN 0.2'.
- 5) SEARCHED, FOUND NOTHING, ESTABLISHED INTERSECTION PER CORNER RECORD PWFB 0616/610A.
- SEARCHED, FOUND NOTHING, CENTERLINE ESTABLISHED BY LEAD AND TACKS FOUND ON ADJACENT CURBS THAT APPEAR TO BE TANGENT TIES. NO REFERENCE FOUND.
- (7) FOUND LEAD, TACK AND TAG "LS 5344" FLUSH, NO REFERENCE. SEE DETAIL "A"
- 8) FOUND LEAD, TACK AND TAG "LS 5909" PER R1, FLUSH, SEE DETAIL "B".
- 9) FOUND LEAD, TACK AND TAG "LS 5909" PER R1, FLUSH SEE DETAIL "C".
- O) FOUND LEAD, TACK AND TAG "LS 5344" PER R1, FLUSH SEE DETAIL "D".
- FOUND LEAD, TACK AND TAG "LS RCE 22303" FLUSH PER R1, SEE DETAIL "D".
- SEARCHED FOUND NOTHING, ESTABLISHED LOT CORNER BY PROPORTION PER R2 RECORD DATA.
- 3) SEARCHED FOUND NOTHING, ESTABLISHED BLOCK CORNER BY INTERSECTION. (14) SEARCHED, FOUND NOTHING, ESTABLISHED POINT AT THE INTERSECTION OF THE EASTERLY LINE OF SEPULVEDA BOULEVARD AND A LINE 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF VACATED 3RD
- (15) FOUND LEAD WITH HOLE, FLUSH, AT BLOCK CORNER ESTABLISHED BY INTERSECTION.

# RECORD DATA NOTE

- R1 INDICATES RECORD DATA PER R.S. 151/58
- R2 INDICATES RECORD DATA PER TRACT 142 M.B. 13/182-183

# ALTA/NSPS TABLE A ITEMS:

- ITEM 2 250, 350, 400 NORTH SEPULVEDA BOULEVARD, MANHATTAN BEACH, CA
- ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED) BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1770F, EFFECTIVE DATE SEPTEMBER 26, 2008.
- ITEM 4 THE GROSS LAND AREA IS: 53,181 S.F. / 1.221 ACRES
- ITEM 5 BENCHMARK DESIGNATION: CITY OF MANHATTAN BEACH BENCH MARK NO. CMB 9326 1988 ELEVATION: 202.219 (NAVD 88)

BRASS DISK @ ECR, NE COR. 2ND & SEPULVEDA.

- ITEM 6(a) A ZONING REPORT OR LETTER INDICATING THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTION, AND PARKING REQUIREMENTS WAS
- NOT PROVIDED TO THE SURVEYOR. ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE
- ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.
- ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTION.

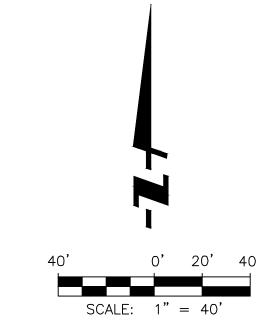
ITEM 15 THE TOPOGRAPHY SHOWN HEREON IS PER AERIAL PHOTOGRAPHY PROVIDED BY:

2832 WALNUT AVENUE, SUITE E TUSTIN, CA 92780

PHOTOGRAPHY DATE: 10/26/2016 CONTOUR INTERVAL= 1'

ROBERT LUNG AND ASSOCIATES

- ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND DEMOLITION WITHIN RECENT MONTHS.
- ITEM 17 REGARDING PROPOSED CHANGES IN STREET RIGHT OF LINES, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, THE SITE IS CURRENTLY IN THE PRELIMINARY STAGES OF PLANNING.
- ITEM 20 PROFESSIONAL LIABILITY INSURANCE IN THE MINIMUM AMOUNT OF \$2,000,000 IS IN EFFECT THROUGHOUT THE CONTRACT TERM.



TOPOGRAPHIC SURVEY

MANHATTAN BEACH, CA

SUNRISE OF MANHATTAN BEACH AND

FIRST AMERICAN TITLE COMPANY

of: 250, 350, 400 NORTH SEPULVEDA BOULEVARD,

# SURVEYOR'S NOTE

1. A PORTION OF ELECTRICAL TRANSFORMER IS OUTSIDE THE EASEMENT (SEE SHEET 2) 2. BUILDING ENCROACHES INTO EASEMENT. (SEE SHEET 2)

ENGINEERING

16795 Von Karman, Suite 100

Irvine, California 92606 tel 949.474.1960 ° fax 949.474.5315

www.fuscoe.com

# SURVEYOR'S CERTIFICATE

KURT R. TROXELL, L.S. 7854 email: ktroxell@fuscoe.com

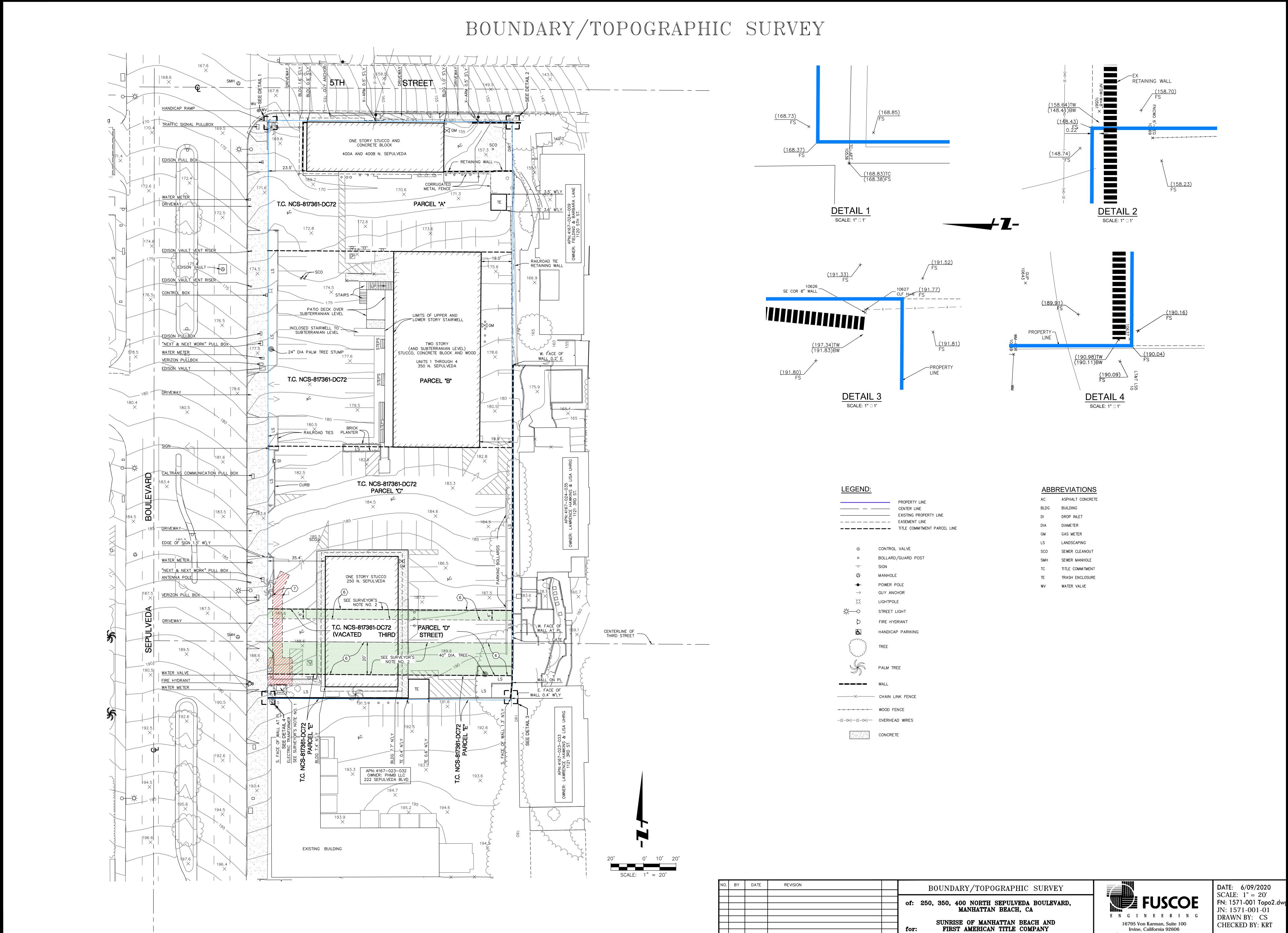




DATE: 6/09/2020 SCALE: 1'' = 40'FN: 1571-001 Topo1.dwg JN: 1571-001-01 DRAWN BY: CS CHECKED BY: KRT

SHEET 1 OF 2

PC MTG 07-28-2021

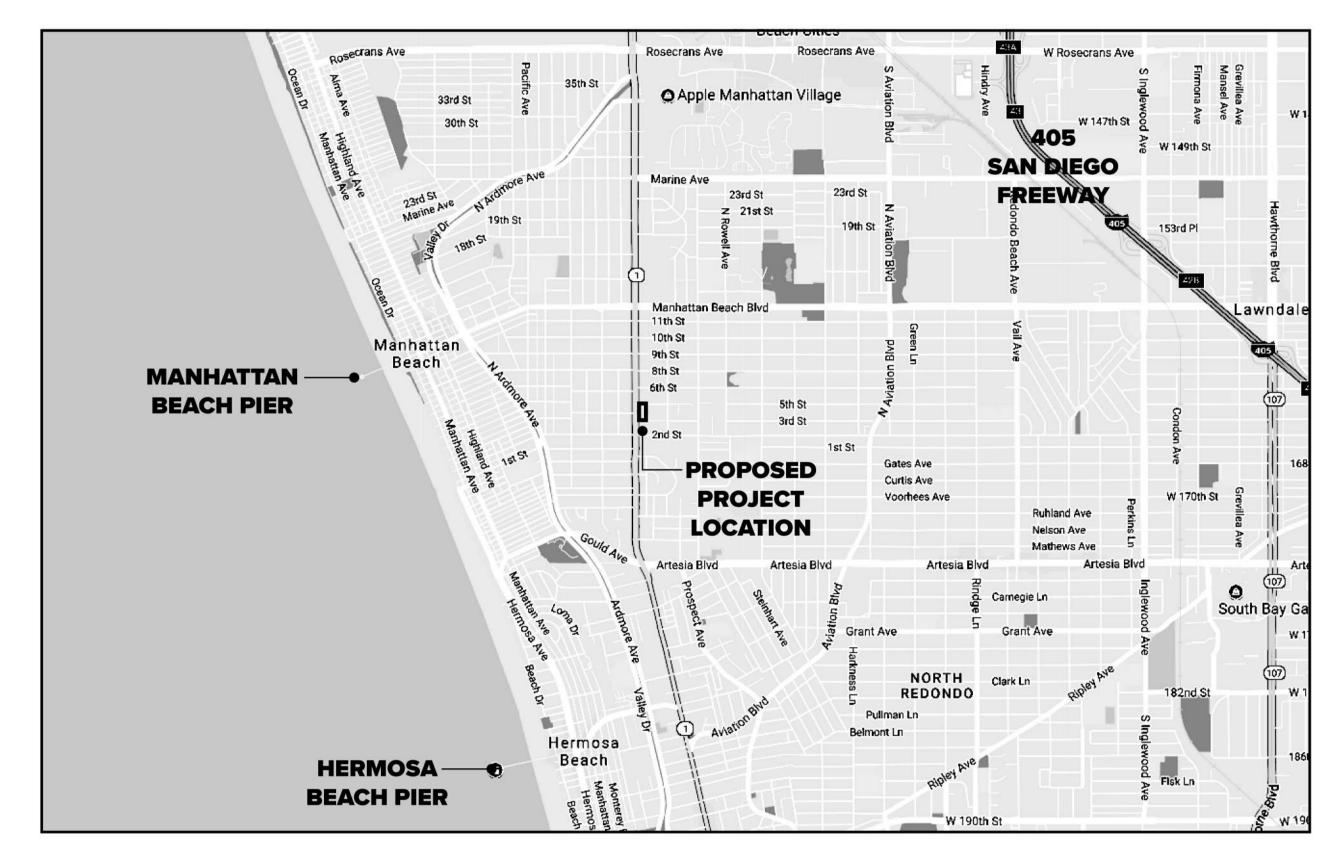


REFERENCE PROJECTS:

SHEET 2 OF 2 Page 53 of 88 PC MTG 07-28-2021

tel 949.474.1960 ° fax 949.474.5315

www.fuscoe.com







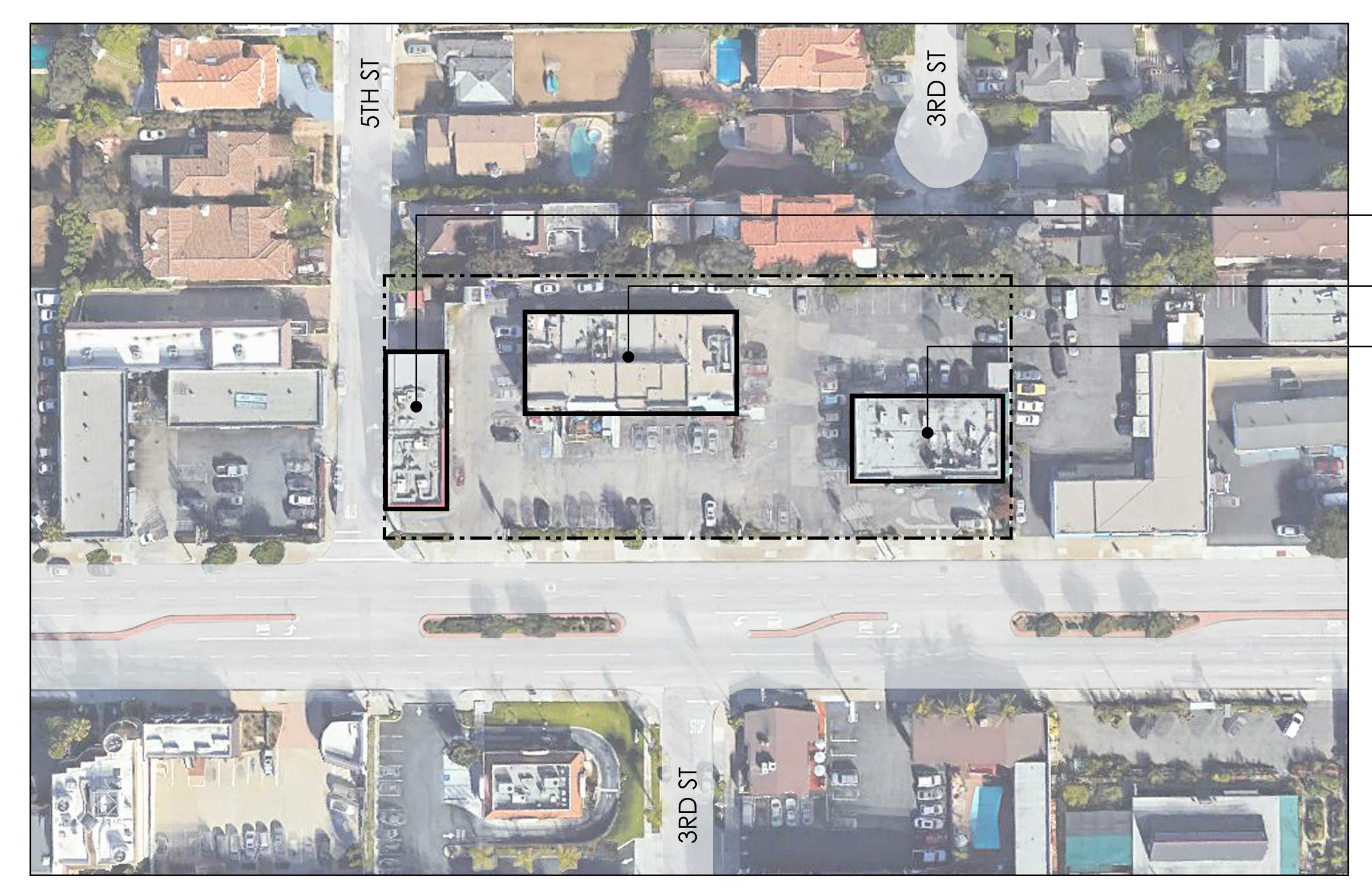
O VICINITY MAP

NTS

2 PARCEL MAP NTS

3 EXISTING ZONING MAP NTS



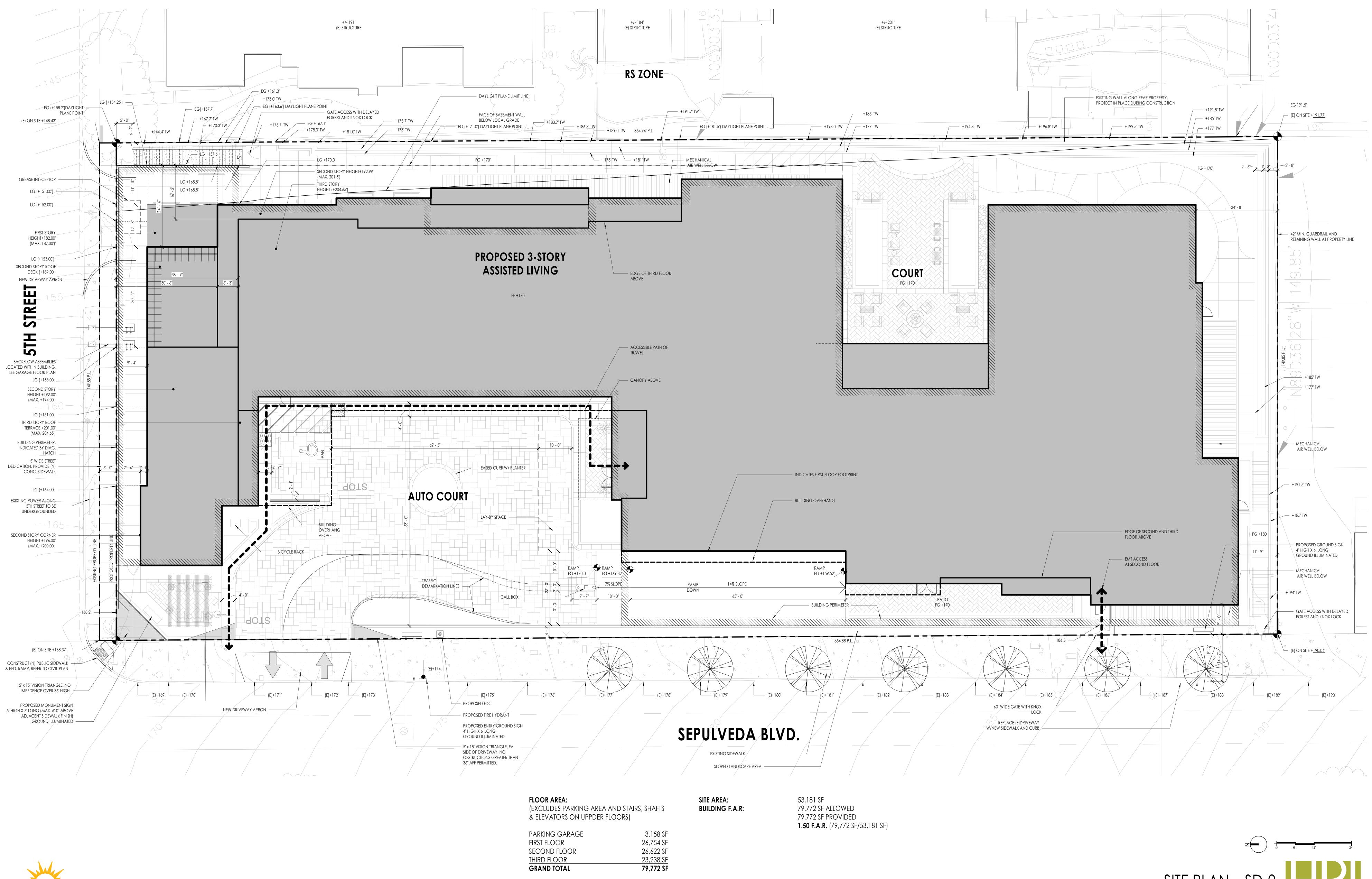


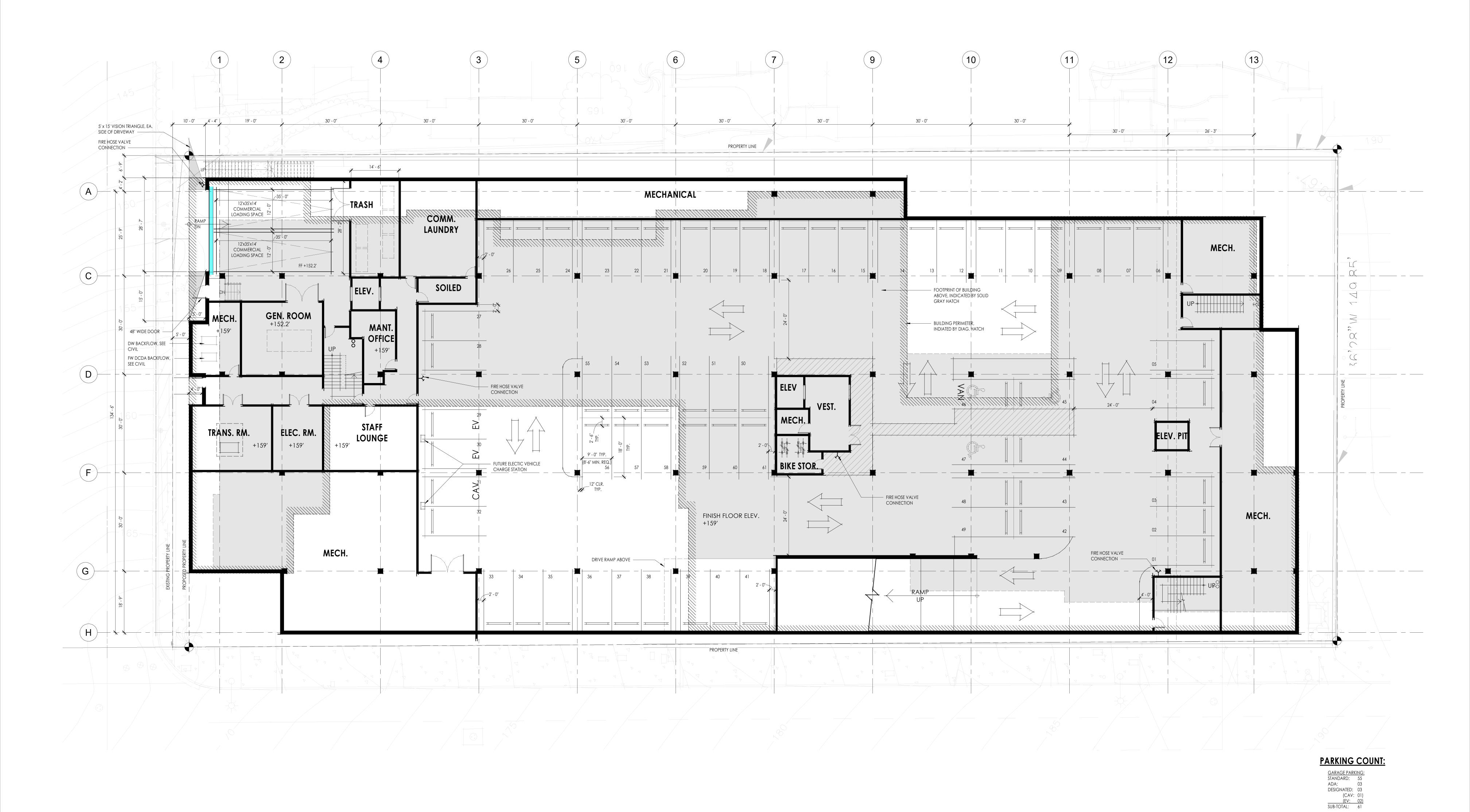
EXISTING RETAIL BUILDING TO BE **REMOVED** 

EXISTING RETAIL BUILDING TO BE **REMOVED** 

EXISTING RESTAURANT TO BE RE-MOVED



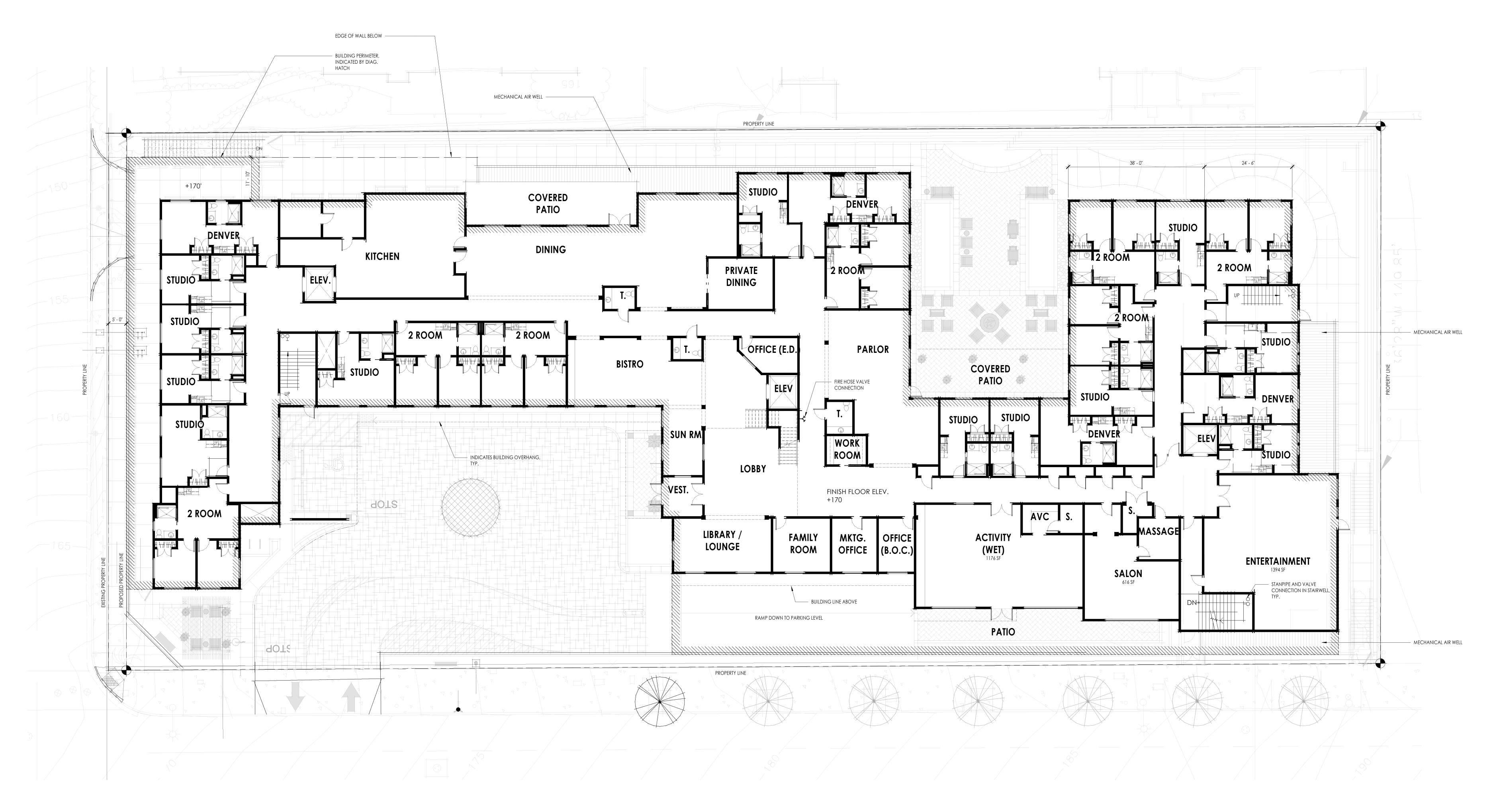






SURFACE PARKING: STANDARD: 01 ADA-VAN: 01

TOTAL: 63

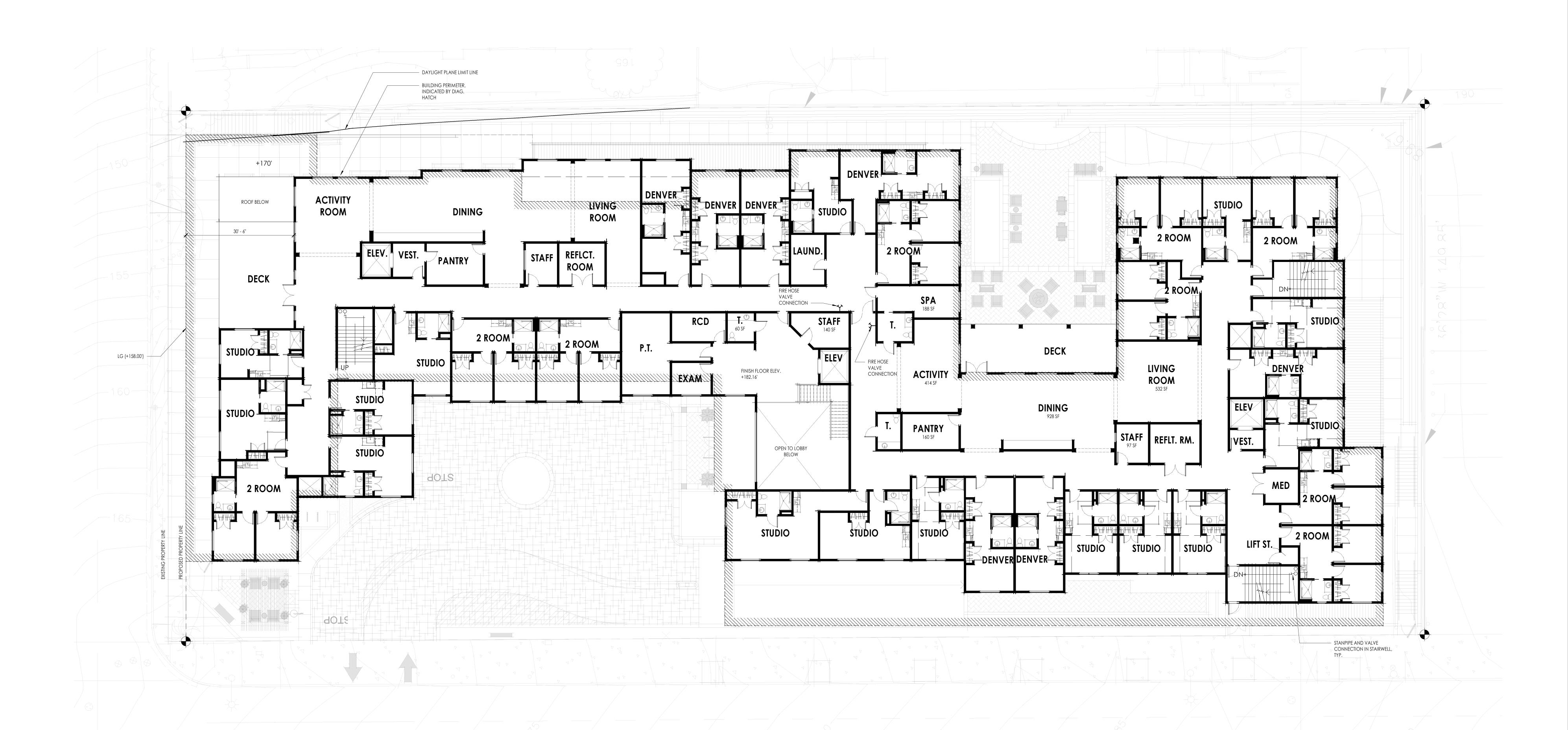




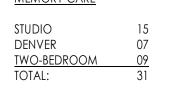
STUDIO 1:
DENVER 0.
TWO-BEDROOM 0:
TOTAL: 2:





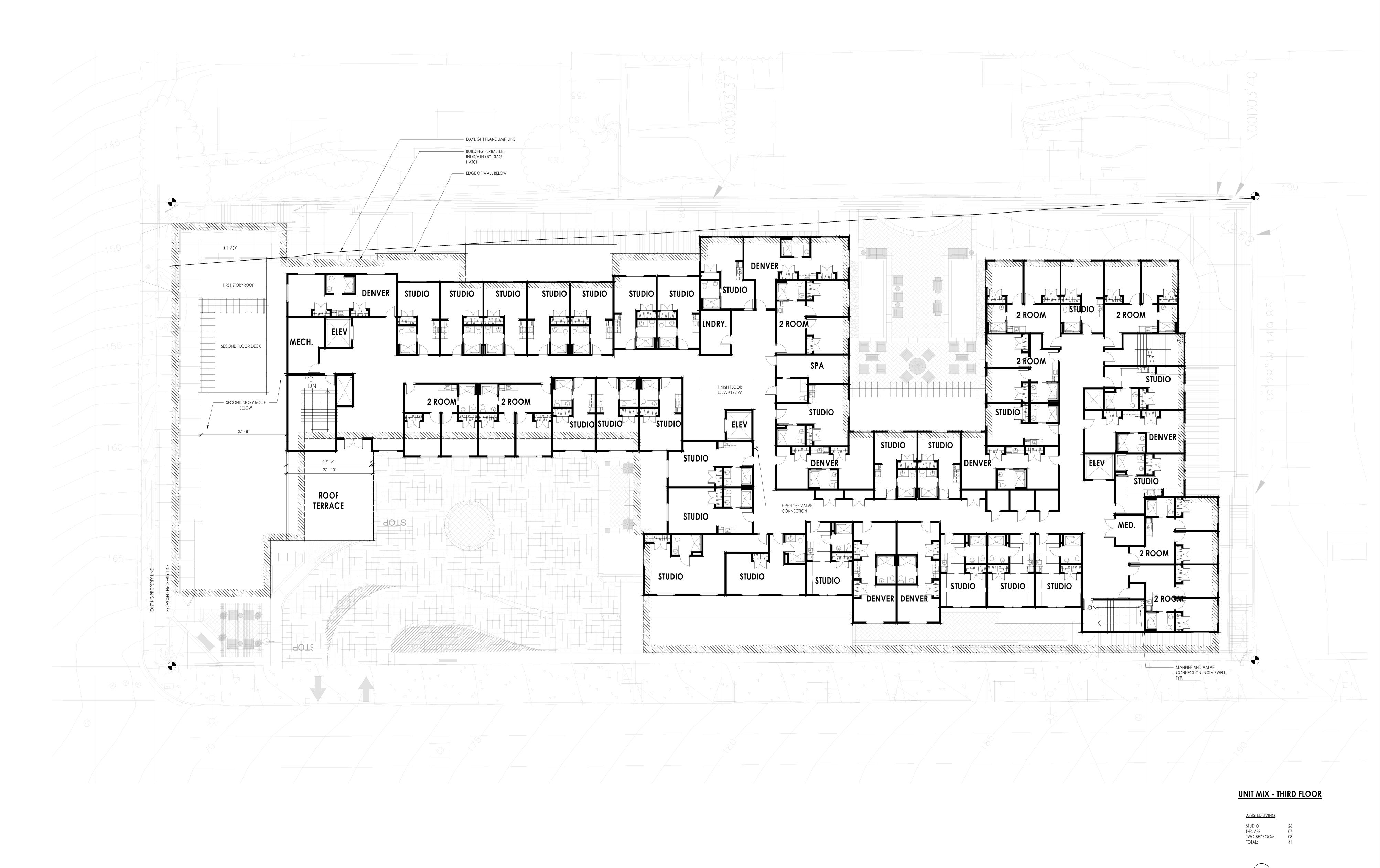


**UNIT MIX - SECOND FLOOR** MEMORY CARE

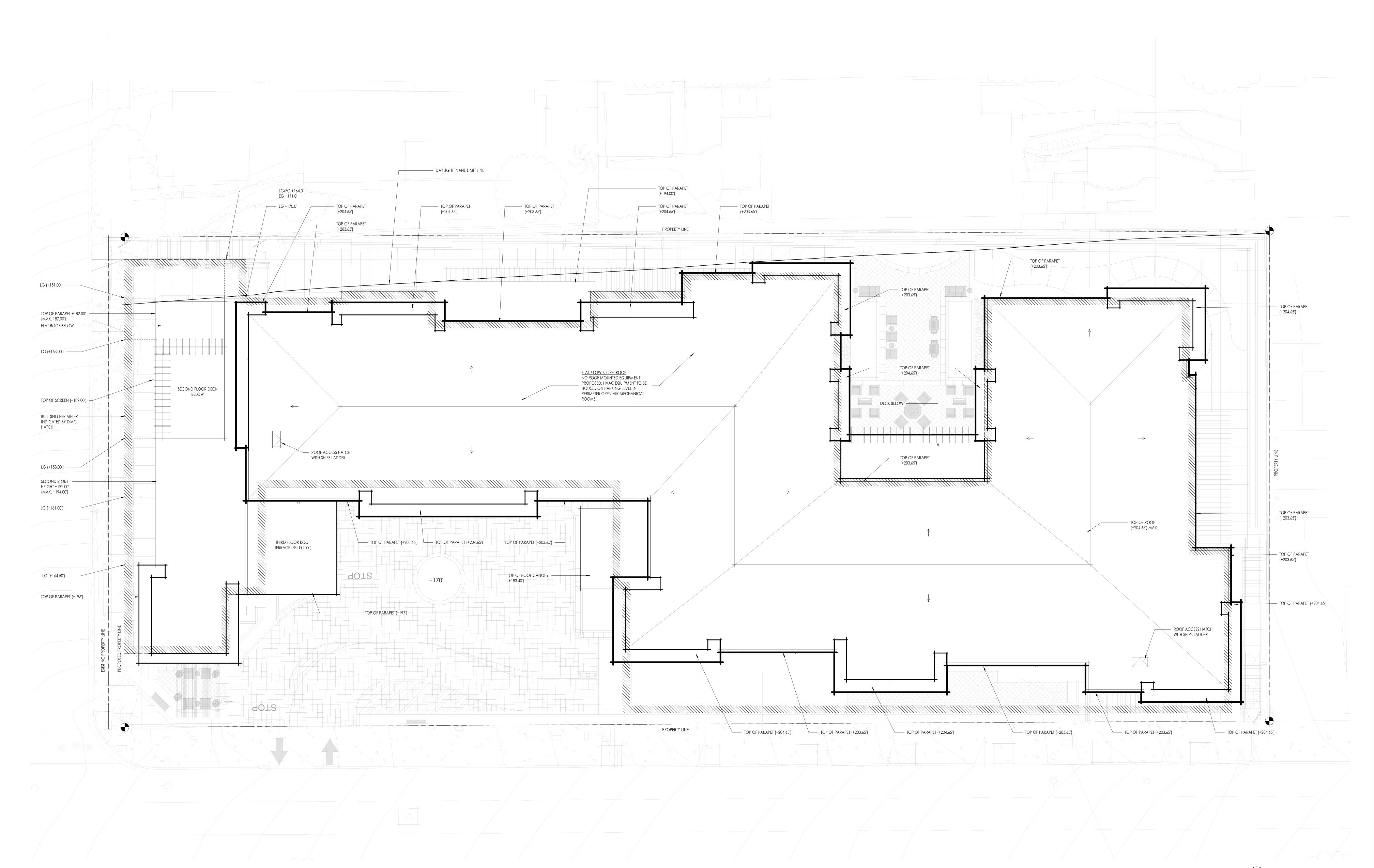
















3. EXTERIOR TRIM SHERWIN WILLAIMS SW7005 - PURE WHITE

2 SOUTH ELEVATION 1" = 10'-0"

1. EXTERIOR STUCCO FINISH
SHERWIN WILLAIMS
SW7104 - COTTON WHITE



2. EXTERIOR STUCCO FINISH SHERWIN WILLAIMS

SW7036 - ACCESSIBLE BEIGE



PU08 - ROMANTIC WALNUT



# 5. EXTERIOR STONE VENEER ELDORADO STONE LIMESTONE - SAN MARINO

# **BUILDING HEIGHT:**

AVG EG @ 4 CORNERS: (168.37+148.43+191.77+190.04) / 4 = 174.65' MAX ALLOWABLE HEIGHT: 174.65' + 30' = 204.65' PROPOSED BUILDING HEIGHT: 204.65'

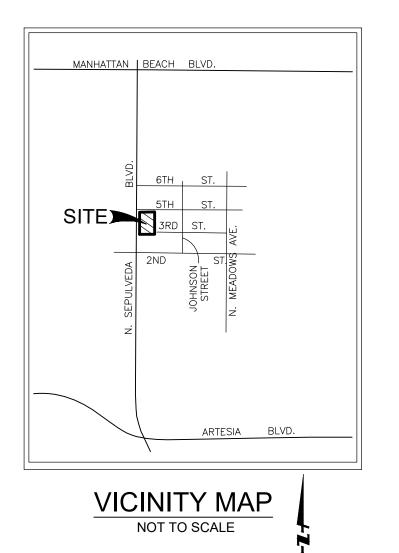




PU08 - ROMANTIC WALNUT

SW7036 - ACCESSIBLE BEIGE





# LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF DESCRIBED AS FOLLOWS:

THE NORTHERLY 80 FEET OF LOTS 10, 11 AND 12 IN BLOCK 30 OF TRACT 142, IN THI CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS

LOTS 10. 11 AND 12 AND THE NORTHERLY 50 FEET OF LOTS 15. 16 AND 17 IN BLOCK 3 OF TRACT 142. IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# EXCEPT FROM LOTS 10, 11 AND 12, THE NORTHERLY 80 FEET.

LOTS 15, 16, 17 IN BLOCK 30 OF TRACT NO. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# EXCEPT THEREFROM THE NORTHERLY 50 FEET OF SAID LOTS.

OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT FROM LOT 17, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM THE SUPERIOR OIL COMPANY TO TYLER CONSTRUCTION CO., A PARTNERSHIP, RECORDED MAY 23, 1952 IN BOOK 39004, PAGE 157, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, OIL RIGHTS, MINERAL, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS THAT MAY BE WITHIN OR UNDERLYING LOTS 15 AND 16 OF BLOCK 30 AS DEEDED TO THE SUPERIOR OIL COMPANY, A CORPORATION, BY DEED RECORDED NOVEMBER 3, 1953 IN BOOK 43077, PAGE 389, OFFICIAL RECORDS.

THAT PORTION OF THIRD STREET VACATED, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 15 AND THE SOUTHERLY

## PROLONGATION OF THE EASTERLY LINE OF LOT 17 IN BLOCK 30 OF TRACT NO. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE

PARCEL D:

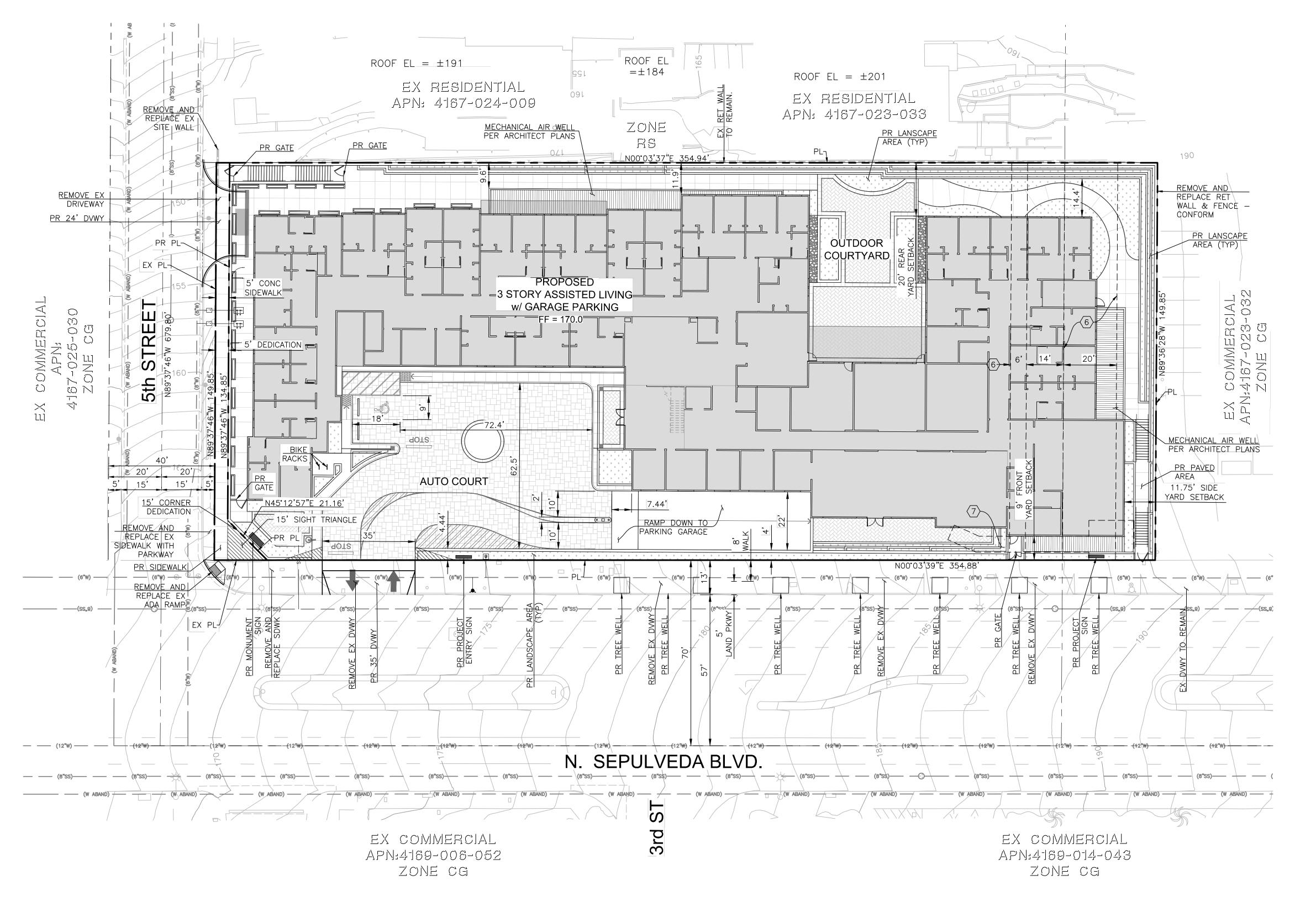
THE NORTH 15 FEET OF LOTS 10, 11 AND 12 IN BLOCK 35 OF TRACT 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE(S) 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# CIVIL TECHNICAL SITE PLAN

# SUNRISE SENIOR LIVING

# SUNRISE OF MANHATTAN BEACH (ASSISTED LIVING FACILITY)

350 N SEPULVED BLVD. MANHATTAN BEACH, CA 90026



# **LEGEND & ABBREVIATIONS**

RIGHT-OF-WAY / PROP PARCEL LINE

---- EASEMENT LINE EXISTING WALL — (w) — — EXISTING WATER LINE — (SS) — EXISTING SANITARY SEWER LINE PROPOSED LANDSCAPE PROPOSED CONRETE PAVERS PROPOSED STREETLIGHT DOMESTIC WATER COMMUNICATIONS **ELECTRICAL ELEVATION** RETAINING COMMERCIAL-GENERAL RESIDENTIAL FINISHED SURFACE FINISHED GRADE PARKWAY

# SITE SUMMARY

ASSESSORS PARCEL NO's.: 4167-024-032; 4167-024-034; 4167-024-033; & 4167-024-031

TOTAL GROSS ACREAGE: 1.22 AC (53,181 SF) TOTAL NET ACREAGE: 1.22 AC (53,181 SF)

AERIAL TOPOGRAPHY WAS PREPARED BY: FUSCOE

CONTOUR INTERVAL: 1'

EXISTING ADJACENT LAND USE/ZONING NORTH - COMMERCIAL - GENERAL (CG) EAST- RESIDENTIAL - SINGLE FAMILY (RS)

SOUTH - COMMERCIAL - GENERAL (CG)

WEST - COMMERCIAL - GENERAL (CG)

EXISTING AND PROPOSED BUILDING AREAS:

EXISTING:

PIZZA HUT 3,581 SF VARIOUS ATTACHED COMMERCIAL STORES 6,416 SF 3.581 SF

977 SF

THOMAS GUIDE - MAP PAGE 732, BLOCK H-6

<u>DEMOLITION</u>
BUILDING AREA 13,578 SF PAVEMENT 37,387 SF

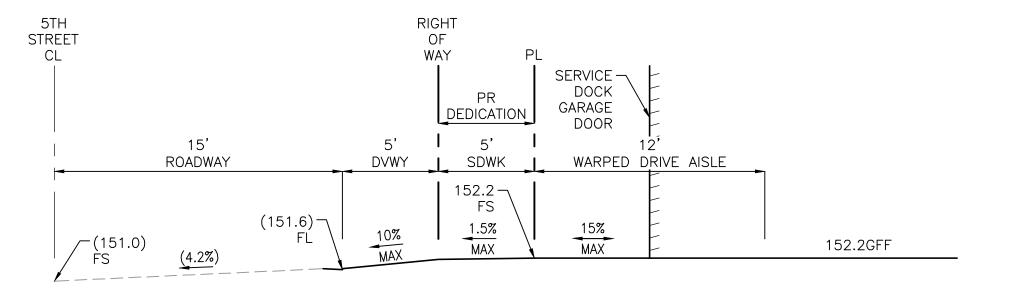
CUT/ EXPORT

DRIVEWAYS TO BE CLOSED

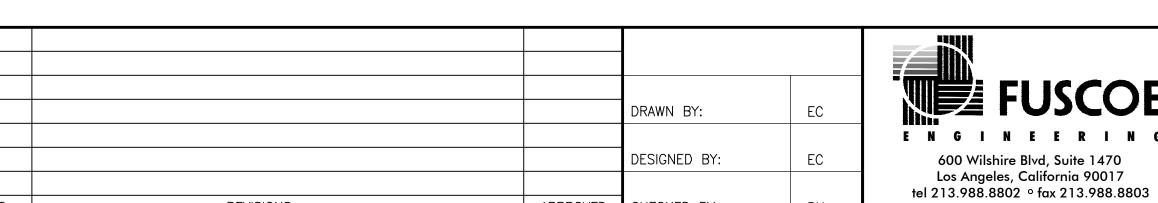
40,000 CY FILL/ IMPORT

1. TRASH ENCLOSURE TO BE LOCATED WITHIN PARKING GARAGE. REFER TO ARCHITECTURAL PLANS 2. EXISTING UTILITY PULLBOXES AND METERS ALONG SEPULVEDA BOULEVARD TO BE EVALUATED DURING FINAL DESIGN AS TO WHETHER OR NOT THEY WILL BE REUSED, REMOVED, OR ABANDONED IN PLACE.

- AN EASEMENT OVER THE NORTHERLY 6 FEET AND SOUTHERLY 20 FEET OF PARCEL 2 [D], TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, AND FOR THE TRANSPORTATION AND DISTRIBUTION OF ELECTRICAL ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER AND INCIDENTAL PURPOSES, INCLUDING ACCESS AND THE RIGHT TO KEEP THE PROPERTY FREE FROM INFLAMMABLE MATERIALS AND WOOD GROWTH, AND OTHERWISE PROTECT THE SAME FROM ALL HAZARDS, AS RESERVED BY CITY OF MANHATTAN BEACH IN A RESOLUTION, A CERTIFIED COPY HAVING BEEN RECORDED IN BOOK D-309, PAGE 785, OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 2003 AS INSTRUMENT NO. 03-0139119 OF OFFICIAL RECORDS.



SECTION A NOT TO SCALE



APPROVED

CHECKED BY:

REVISIONS

DATE



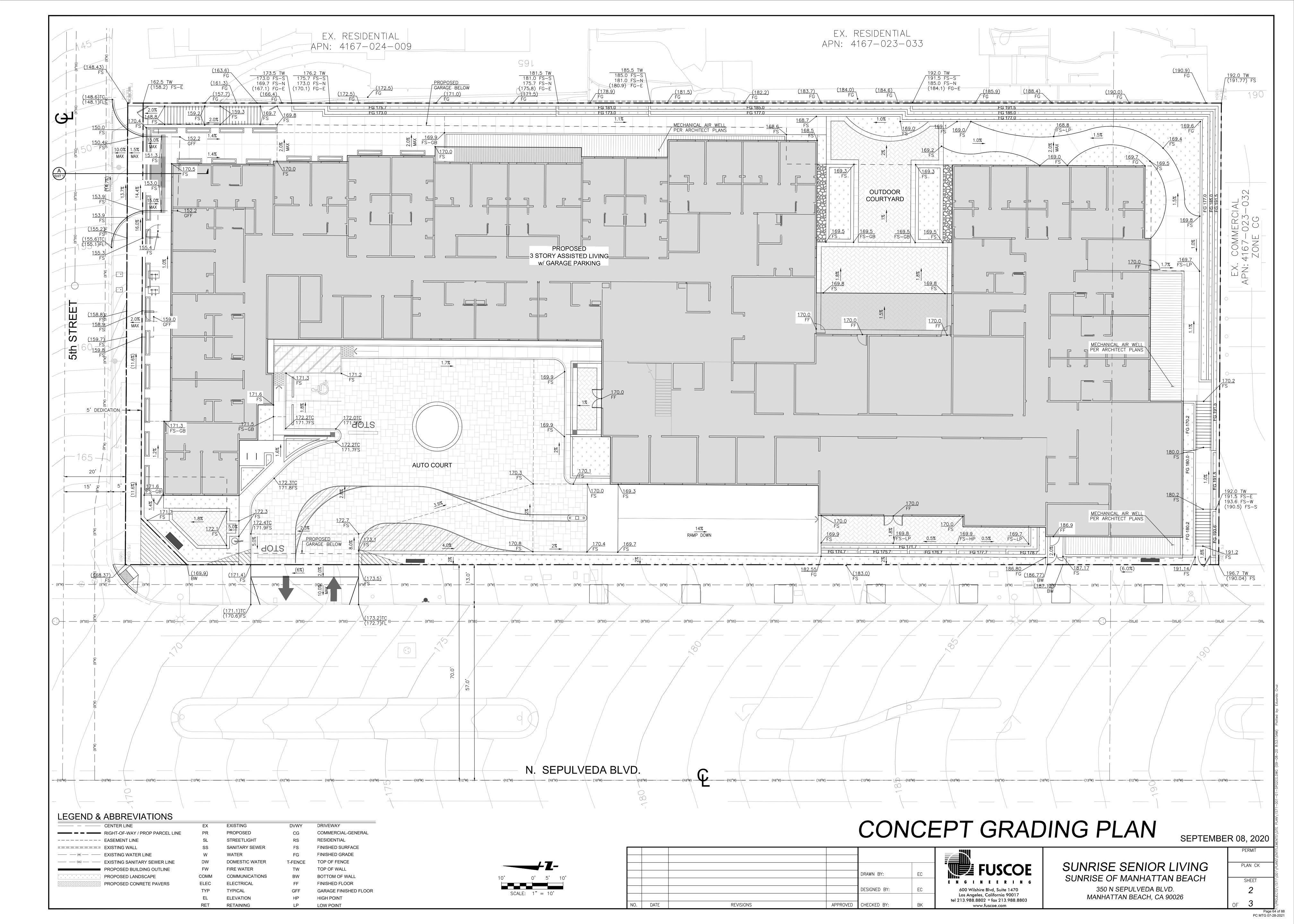
www.fuscoe.com

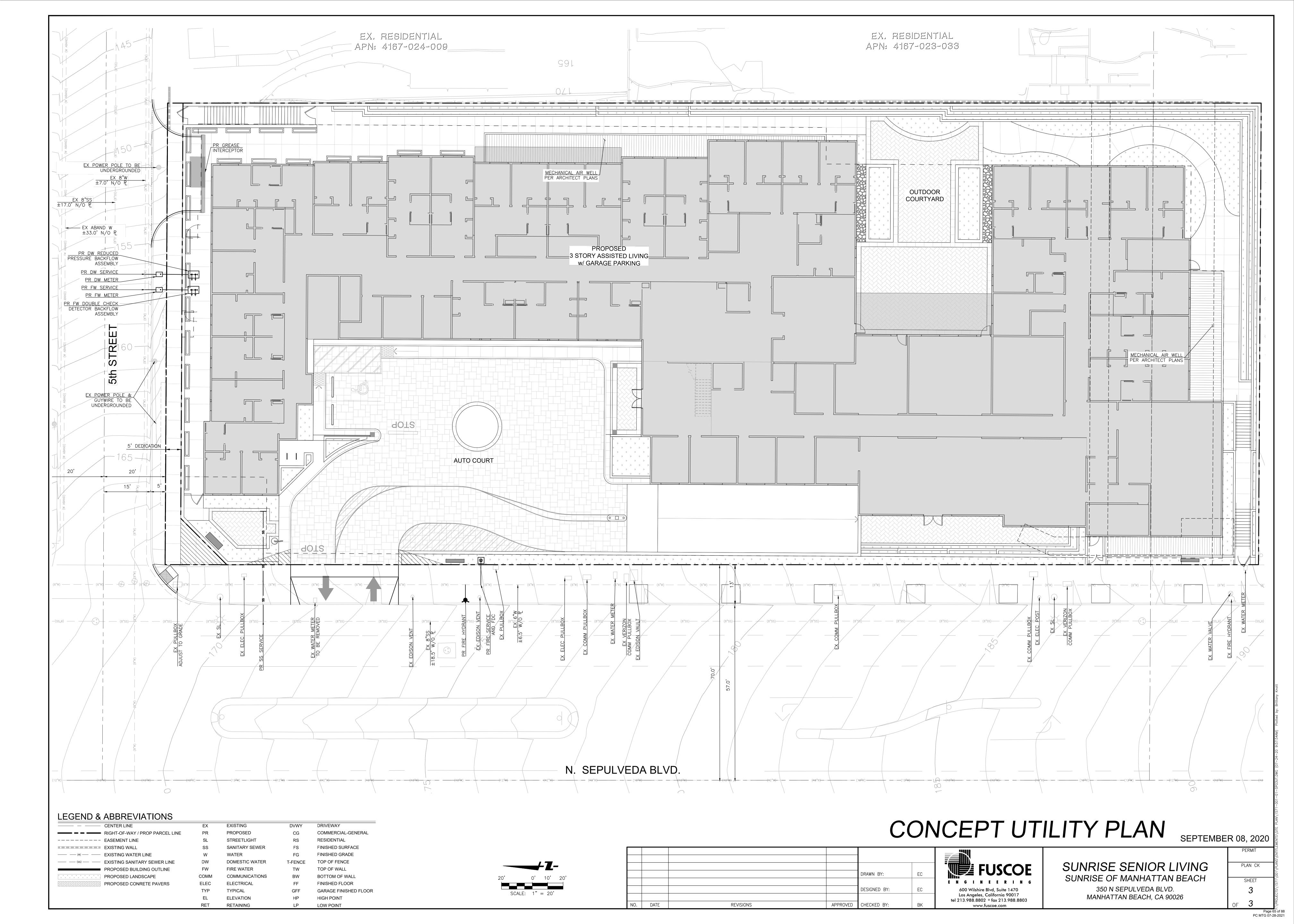
**SEPTEMBER 08, 2020** 

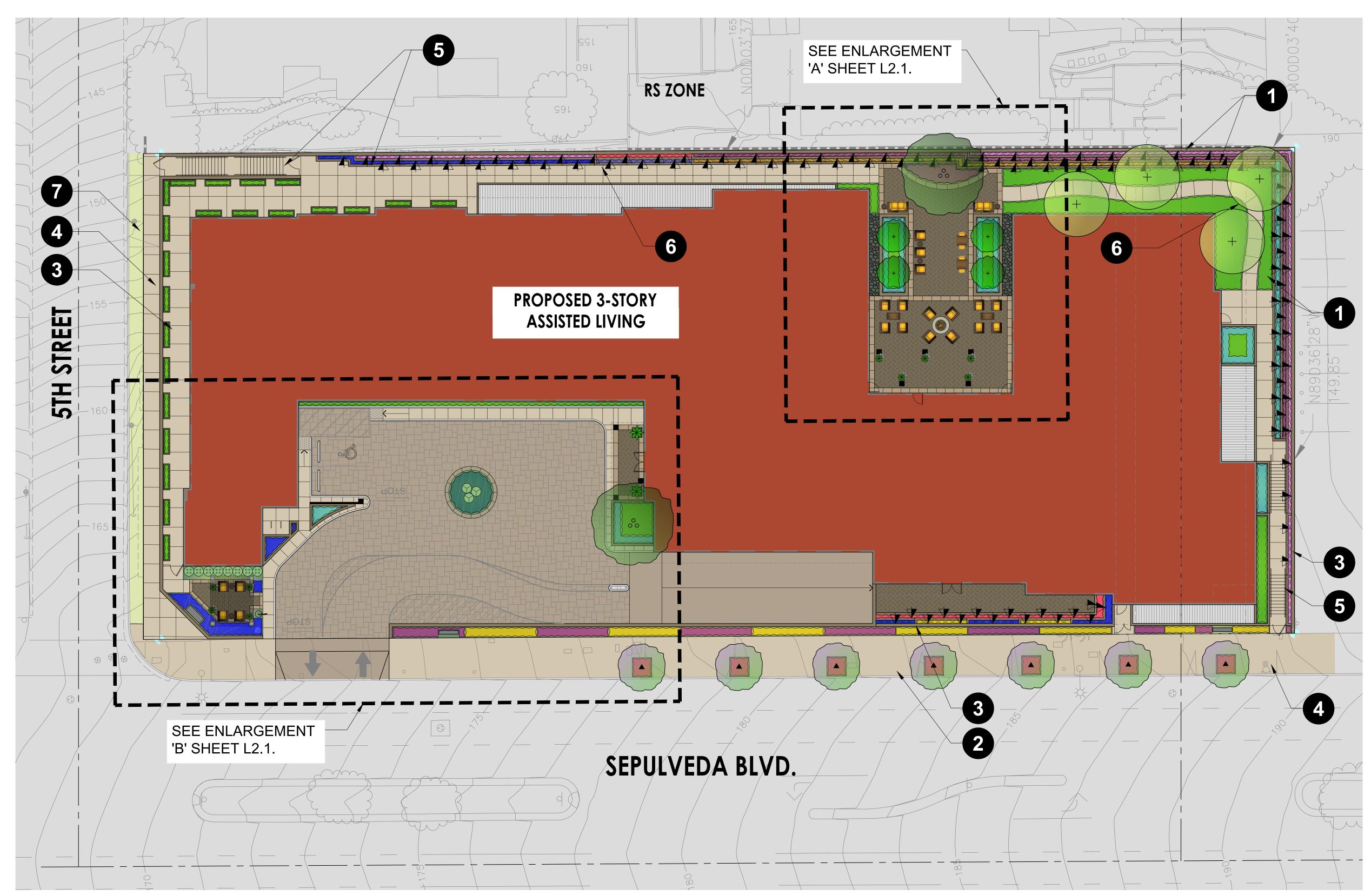
SUNRISE SENIOR LIVING SUNRISE OF MANHATTAN BEACH 350 N SEPULVEDA BLVD.

MANHATTAN BEACH, CA 90026

SCALE: 1" = 20'

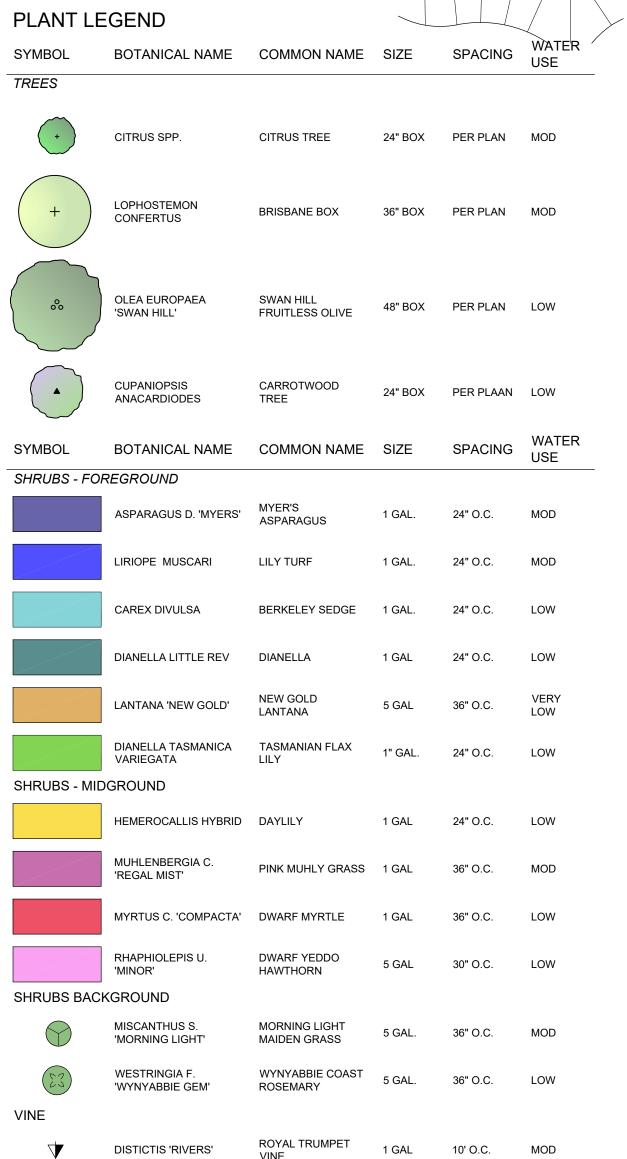






# LEGEND

- TERRACED STONE VENEER PLANTERS.
- PROPOSED STREET TREE IN 5' x 5' SQUARE PLANTING WELL
- STONE VENEER STEPPED WALL WITH GUARDRAIL ON TOP.
- EXISTING SIDEWALK.
- POURED IN PLACE CONCRETE STEPS WITH HANDRAILS.
- MEANDERING SIDEWALK
- 7 PARKWAY LANDSCAPE

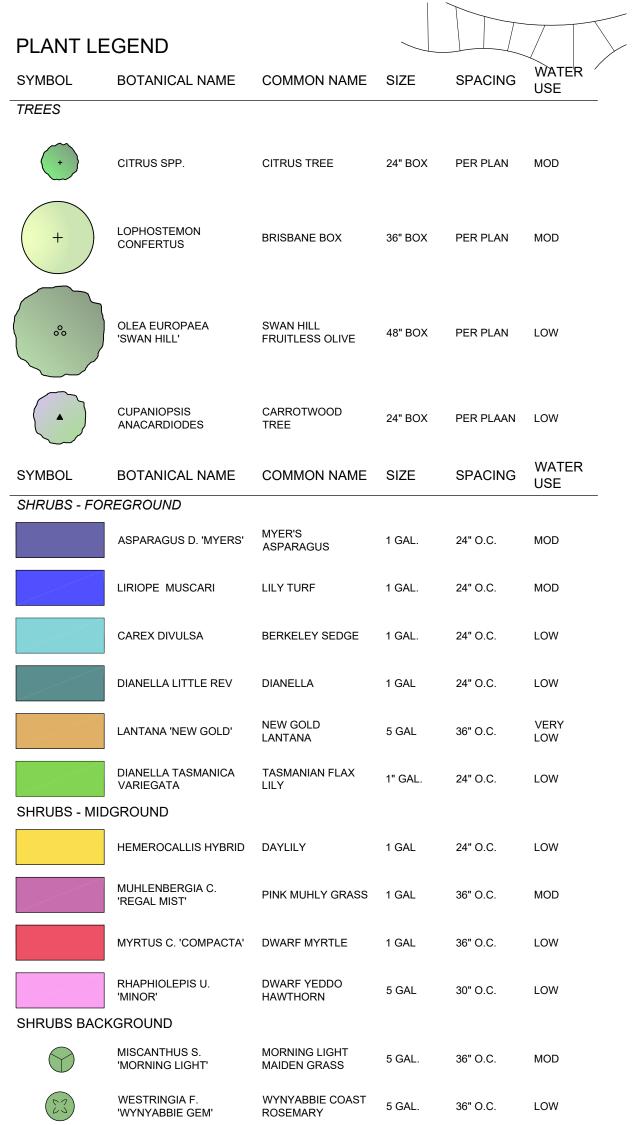


# LANDSCAPE CALCULATION:

GROSS LOT SIZE: 53,181 SF

STREETSCAPE LANDSCAPE: 212 SF PERIMETER LANDSCAPE (SUPULEDA BLVD.): 612 SF AUTO COURT LANDSCAPE: 425 SF ENTRY PATIO LANDSCAPE: 245 SF RAISED PLANTER LANDSCAPE: 1,575 SF BACK COURTYARD LANDSCAPING: 1,414 SF

TOTAL ON-SITE LANDSCAPE AREA PROVIDED: 4,271 SF (8.0% OF PROJECT SITE)



SUNRISE SENIOR LIVING SUNRISE OF MANHATTAN BEACH (ASSISTED LIVING FACILITY)

350 N SEPULVEDA BLVD MANHATTAN BEACH, CA 90026

PROJECT TITLE

SEALS / APPROVALS



architecture

www. hpiarchitecture.com

Newport Beach, CA 92663

8841 RESEARCH DR

IRVINE - CA 92618

SUITE 200

115 22nd street

o: 949.675.6442

	SUBMITTALS				
DATE					
DATE	DESCRIPTION				
04/16/19	SD REVISIONS CLIENT REVIEW				
01/20/20	ENTITLEMENT SET				
06/12/20	ENTITLEMENT SET				
08/10/20	ENTITLEMENT SET				
09/08/20	ENTITLEMENT SET				
PROJECT IDENTIFICATION					

DRAWN BY

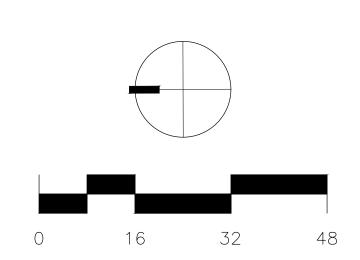
CHECKED BY THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

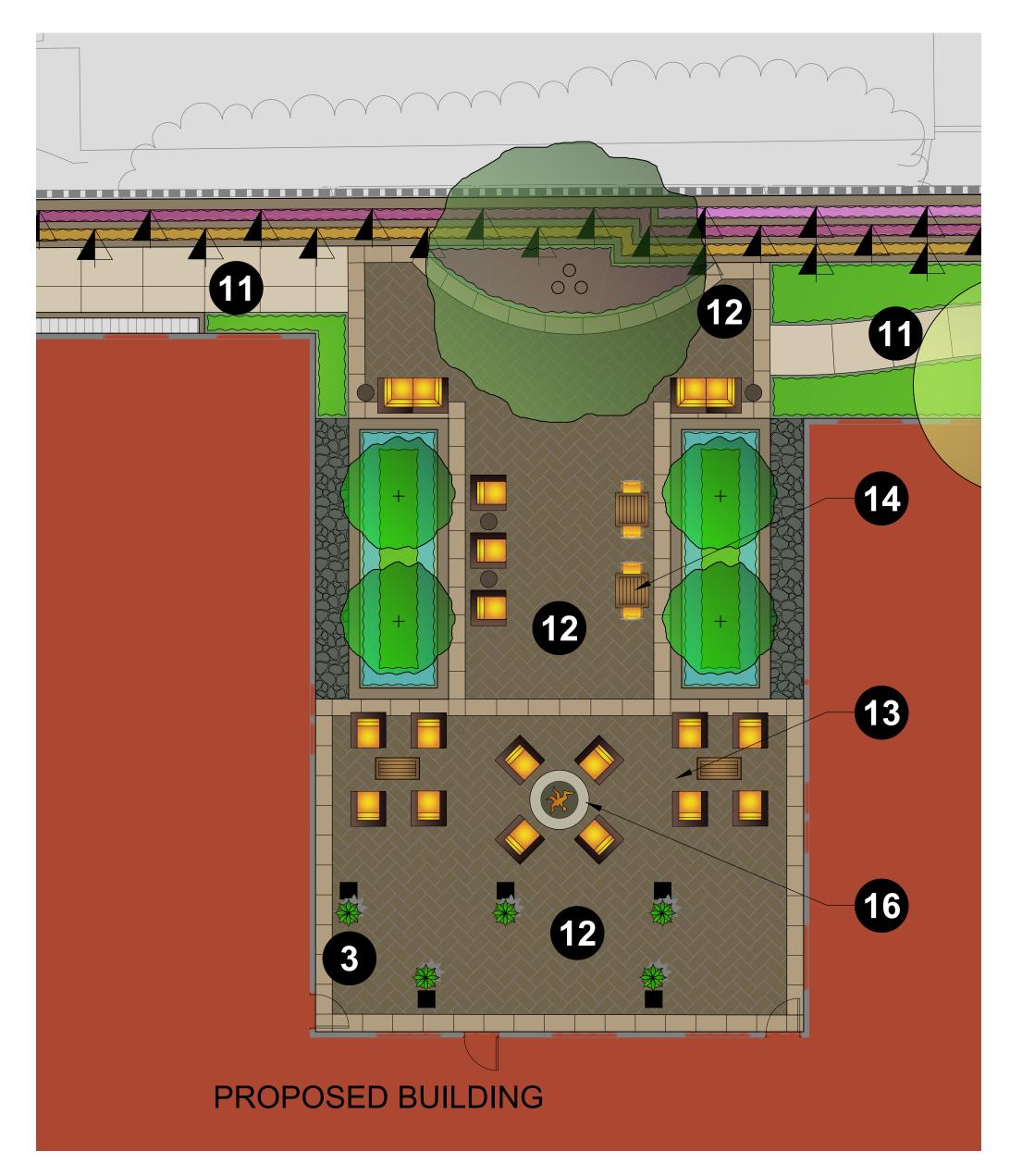
(C)HILL PARTNERSHIP INC. 2015

PRELIMINARY LANDSCAPE PLAN

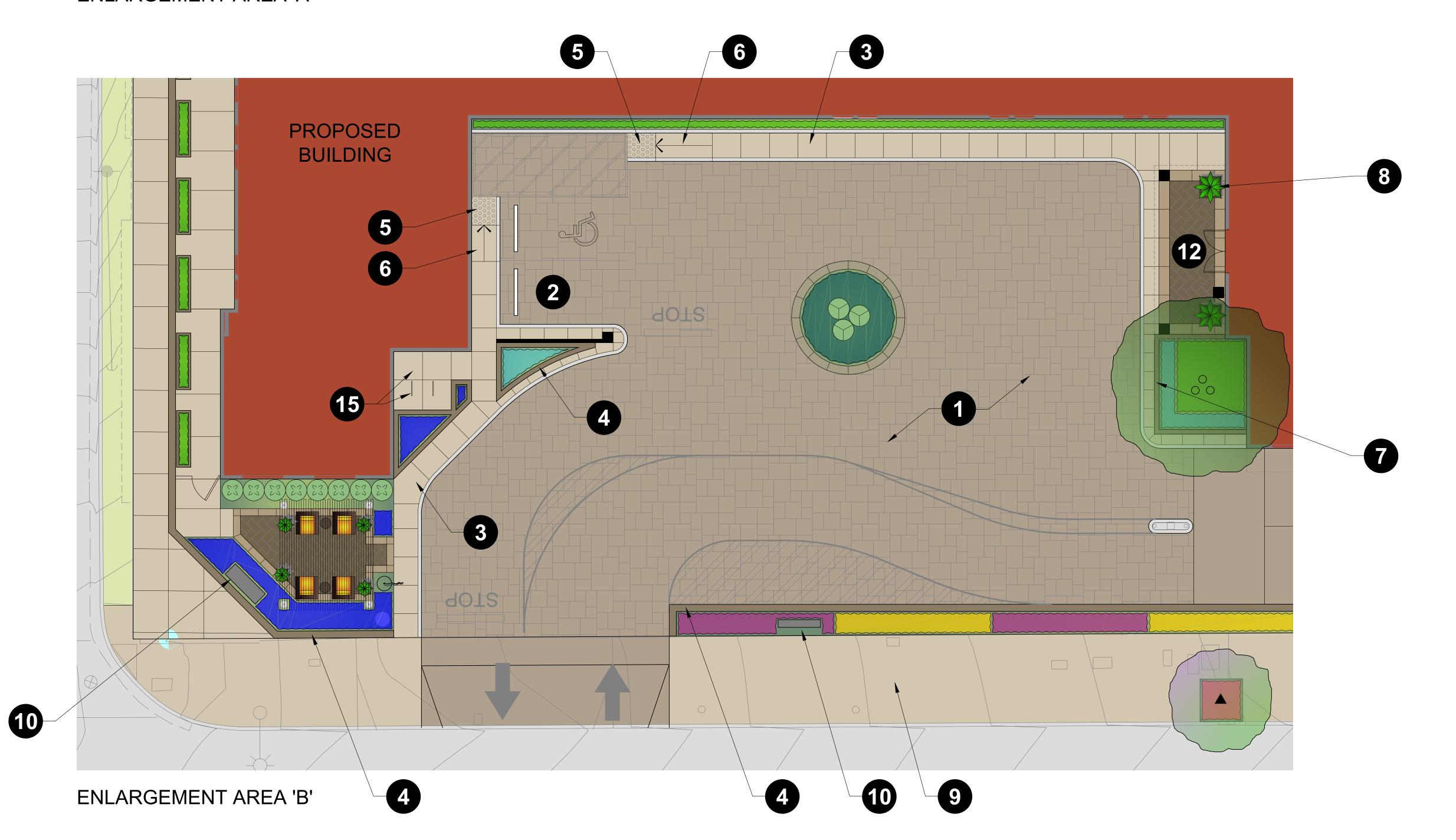
SHEET NUMBER

L1.1





**ENLARGEMENT AREA 'A'** 



# LEGEND

PLANT LEGEND

OLEA EUROPAEA

ASPARAGUS D. 'MYERS' MYER'S ASPARAGUS

LANTANA 'NEW GOLD'

NEW GOLD

LANTANA

MISCANTHUS S.

'WYNYABBIE GEM'

DIANELLA TASMANICA TASMANIAN FLAX

HAWTHORN

BOTANICAL NAME COMMON NAME SIZE SPACING WATE

FRUITLESS OLIVE

CITRUS TREE 24" BOX PER PLAN MOD

BRISBANE BOX 36" BOX PER PLAN MOD

BERKELEY SEDGE 1 GAL. 24" O.C. LOW

24" BOX PER PLAAN LOW

5 GAL. 36" O.C. MOD

- AUTO COURT WITH DECORATIVE CONCRETE PAVING.
- 2 GUEST PARKING
- 3 INTEGRAL COLOR CONCRETE WALK WITH TOP CAST FINISH AND SAW-CUT JOINTS.
- TERRACED STONE VENEER PLANTERS.
- PRE-CAST TRUNCATED DOME DETECTABLE WARNING PAVERS.
- ACCESSIBLE CURB RAMP.
- 7 RECTILINEAR PLANTER AT BUILDING ENTRY.
- PLANT CONTAINERS WITH ACCENT PLANT MATERIAL.
- EXISTING SIDEWALK.
- 10 PROJECT SIGNAGE.
- 11 MEANDERING SIDEWALK
- PEDESTRIAN RATED PRE-CAST CONCRETE PAVERS.
- LOUNGE AND SOFA SEATING WITH COFFEE TABLE.
- 14 SQUARE DINING TABLES.
- BIKE PARKING 4 BIKE SPACES
- 16 FIRE PIT WITH LOUNGE SEATING



www. hpiarchitecture.com

115 22nd street Newport Beach, CA 92663

o: 949, 675, 6442



SEALS / APPROVALS

PROJECT TITLE

SUNRISE SENIOR LIVING SUNRISE OF MANHATTAN BEACH (ASSISTED LIVING FACILITY)

350 N SEPULVEDA BLVD MANHATTAN BEACH, CA 90026



	SUBMITTALS
DATE	DESCRIPTION
04/16/19	SD REVISIONS CLIENT REVIEW
01/20/20	ENTITLEMENT SET
06/12/20	ENTITLEMENT SET
08/10/20	ENTITLEMENT SET
09/08/20	ENTITLEMENT SET

DRAWN BY

____

CHECKED BY

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

PROJECT IDENTIFICATION

CHILL PARTNERSHIP INC. 2015

SHEET TITLE

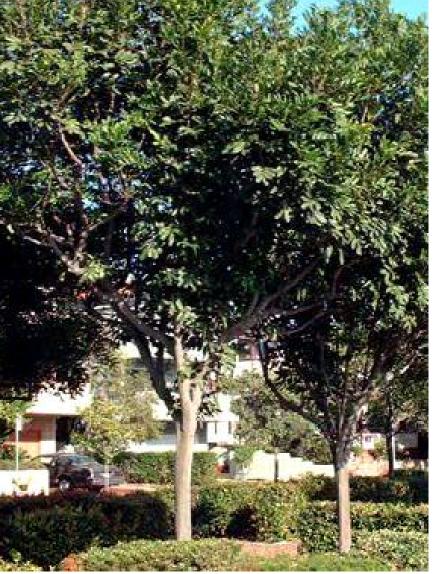
LANDSCAPE PLAN

ENLARGEMENTS

SHEET NUMBER

L2.1

# TREES



CUPANIOPSIS ANACARDIOIDES / CARROTWOOD TREE









HARDSCAPE IMAGES



SQUARE & RECTILINEAR CONCRETE PLANTERS

# SHRUBS















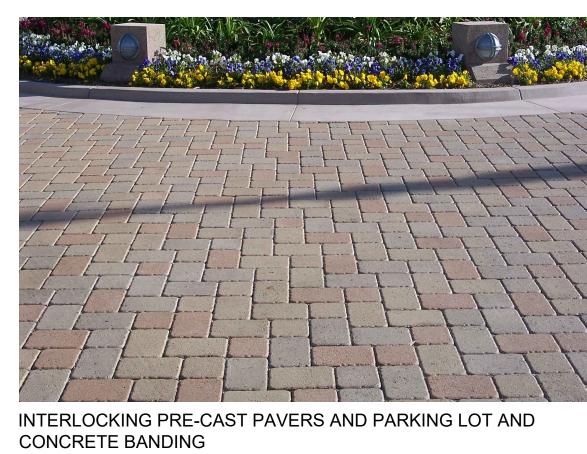
DISTICTIS 'RIVERS' / ROYAL TRUMPET VINE





VARIEGATED DIANELLA

HARDSCAPE IMAGES









POURED IN PLACE CONCRETE STEPS WITH HANDRAILS.

o: 949, 675, 6442

architecture

www. hpiarchitecture.com

Newport Beach, CA 92663

115 22nd street



SEALS / APPROVALS

PROJECT TITLE SUNRISE SENIOR LIVING SUNRISE OF MANHATTAN BEACH (ASSISTED LIVING FACILITY) 350 N SEPULVEDA BLVD MANHATTAN BEACH, CA 90026



	SUBMITTALS
DATE	DESCRIPTION
04/16/19	SD REVISIONS CLIENT REVIEW
01/20/20	ENTITLEMENT SET
06/12/20	ENTITLEMENT SET
08/10/20	ENTITLEMENT SET
09/08/20	ENTITLEMENT SET

PROJECT IDENTIFICATION

DRAWN BY

CHECKED BY THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

SHEET TITLE

LANDSCAPE IMAGERY

SHEET NUMBER

L3.1

# **ATTACHMENT F**

# FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

The Final EIR is comprised of the following documents collectively:

Sunrise Senior Living Final Environmental Impact Report

Sunrise Senior Living Draft Environmental Impact Report

Sunrise Senior Living Appendices to Draft Environmental Impact Report

All files are also available for viewing on the following project webpage:

Sunrise Senior Assisted Living | City of Manhattan Beach (citymb.info)

# THIS PAGE

# **INTENTIONALLY**

LEFT BLANK

Attachment G Comment #1

From: cynthia palm
To: Angelica Ochoa

Subject: [EXTERNAL] Sunrise Development Project

Date: Friday, May 21, 2021 10:49:56 AM

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking

on any links or attachments.

Good Morning Angelica.

The purpose of this email is to convey my concerns and thoughts regarding the proposed project at Goat Hill. In full disclosure, I am a tenant at Goat Hill. I know Stuart very well. Please understand, I am not writing this because I hope GOAT Hill stays what it is. I am okay with it being developed - but I am 100% against a Sunrise Facility. It should also be known, I am in this industry. I am intimately familiar with Sunrise, the senior community and the aging process. I have informed opinions based on 14 years of hands-on experience in this area.

I am a Licensed Professional Fiduciary under license 766 and a CPA under license 61719. I am a member of CalCPA and PFAC. Most importantly, I am a 60 year south bay resident and a 24 year homeowner resident of Manhattan Beach and a business owner here in Manhattan Beach.

#### Concerns:

- 1) I do not like the idea of an international company taking up our local opportunity to support small owned businesses. Revera Inc. is the majority shareholder of Sunrise. Revera is a Canadian senior Housing Firm. Sunrise is one of the largest senior living providers in the nation. Make no mistake, Sunrise is in the BUSINESS of our aging population. Senior care is secondary to turning a profit.
- 2) Sunrise has a facility in both Hermosa Beach and Playa Del Rey. These facilities are 1.1 miles a 6 minute drive and 7.9 miles, a 20 minute drive respectively. These existing facilities can serve Manhattan Beach residents negating the need for another facility in our community.
- 3) This proposed Business, doesn't serve the residents with much needed services. It does not generate sales tax nor improve the daily existence of being a resident in this community. Respectfully, I work in this industry and can tell you that someone living in a facility such as this does not necessarily need to live in one in the community they are leaving. Depending on their abilities, they may or may not leave the facility to partake in community activities. Let's be perfectly honest here. These are NOT RETIREMENT communities. Most residents here are not ACTIVE SENIOR CITIZENS. They are no longer driving. They are often using supportive devices like wheelchairs and canes. They are often confused. They are often incontinent. They are seniors who need a level of care that can no longer be handled by their families. Yes, they provide "exercise class", "Movie nights", "Live music" etc. I strongly suggest you go unannounced to the facility in Hermosa or Playa and observe these activities and the related level of participation.
- 4) Given my experience in the senior population, I can confidently say, most seniors want to stay in their homes. If they need more care, they would still prefer to stay in their homes with caregivers. This is almost a universal response to this question. You should inquire with seniors in our community about this. I am confident you will hear this response. I also am

confident, if you ask them, if you had to live in Hermosa should you ever NEED to move to a facility like this, would it be devastating? They will say, no. At the point they enter one of these facilities, they are "resigned" to the experience. However, they often don't give up and often ask to "go home". They often have to give up beloved pets and most of their life long possessions. They are moved into a room, maybe a small suite.

- 5) Based on my experience in this community, EVERY single Assisted Living Facility focuses on the beauty of the facilities, the activities provided, perhaps the "field trips". The honest to goodness truth is that what makes the experience the BEST in these facilities is the employees and the other residents. And, I can tell you that both experience a fairly high degree of turn over. The experience you may have when you first move in, may not be the experience 6 months later, due to changes in management and employees.
- 6) If the argument is going to be made that this will be a good option for our senior residents, please do your research on the industry. Turnover is high. Employee burnout is high. Many residents have dementia that are not in the "memory wing" and they do not fully engage in the activities provided, bringing down the experience for the overall population.
- 7) The size of this project is offensive as it abuts directly into the surrounding neighborhood. The blocking of sunlight to the neighborhood directly to the east.
- 8) The size of this project is offensive as it will block ocean breezes to the east.
- 9) We have other services that are needed in our community that the city should strongly consider:
- A) A hardware store
- B) An arts supply/craft supply store

WHAT ELSE? We have too many pharmacy's. Do we really need multiple branches for Wells Fargo? Union Bank? Chase Bank?

- 10) We talk about affordable housing all the time in this city. Can't we make that happen here in some way? For example, loft style living on the top floor with needed community shops on the bottom floor? The top floor at this location as it stands now has wonderful views to the east. TIME for the city to get creative.
- 11) East Manhattan Beach feels like a second class citizen. Ignoring the "mall" we are losing family owned, locally owned restaurants. Where is the "lifestyle" experience for the east side of our city? Sketchers is taking over Sepulveda. Now we are talking about a large hotel abutting the neighborhood at the Torasco site. And, this a large senior facility at Goat Hill. It feels very much like you are building a wall in the city and further dividing our community into EAST and WEST. Not smart civil planning.
- 12) Traffic increases in the local neighborhood is a huge issue. Second street and Fifth street would both need to be closed to through traffic. Otherwise, you will have traffic lines and cues trailing into the neighborhood as "visitors" and "vendors" to the facility cut through the neighborhood (at high rates of speed I might add) versus staying on Artesia and Sepulveda. This traffic will impede the safety of our students and their families as there are three schools less than a mile away. Pennekamp, Montesorri and Mira Costa.

- 13) Where on the east side, can small locally owned businesses get a toe hold in serving the community? The mall? The outdated and poorly designed retail area at Sepulveda/and Artesia? Where are our beautiful outdoor dining experiences supposed to happen? How are you working towards creating an EAST SIDE lifestyle that is equivalent to the west side?
- 14) Emergency service vehicles transporting clients is a large concern in terms of disrupting traffic flow on this stretch of road
- 15) Trash pick up. Linen service delivery. Food delivery will all involve LARGE DELIVERY trucks that are NOISY and impede easy traffic flow.
- 16) We know this stretch of Sepulveda is already a dangerous section. Accidents happen regularly on this stretch of road between 2nd and 8th. Speeding is common.
- 17) Parking. Parking for visitors. Parking for employees. How will this STAY OUT OF THE NEIGHBORHOOD

I share all of the above for two reasons. First, to shatter any illusion you may have that this type of place is senior citizen nirvana. It definitely is not. Second, I believe we can provide something better to our community in terms of service and lifestyle. Lastly, I believe the city needs to work actively to ensure the east side of our community is not treated as a second class citizenry.

Thank you for your time in reading this.

Sincerely,

Cynthia Palm

From: <u>David Belasco</u>

To: <u>List - Planning Commission</u>
Subject: [EXTERNAL] Planning Commissions
Date: Wednesday, July 21, 2021 1:43:13 PM

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Goat Hill should remain a small commercial center. We do not need or want a giant assisted living facility located here! There is already too much traffic in this area and we do not need another giant health care building!

Please vote no regarding this construction!

David A. Belasco

Patent Attorney

**BELASCO JACOBS & TOWNSLEY, PC** 

**Howard Hughes Center** 

6701 Center Drive West, 14th Floor

Los Angeles, CA 90045

Phone 1-310-749-1191

Skype 1-424-543-8286

Fax 1-310-379-5827

## http://www.bjtlaw.com

This e-mail transmission is intended for the sole use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. You are hereby notified that any dissemination, distribution or duplication of this transmission by someone other than the intended addressee or its designated agent is strictly prohibited. If your receipt of this transmission is in error, please notify the sender immediately by return e-mail and then delete this transmission.

From: Nancy Griley

To: <u>List - Planning Commission</u>
Subject: [EXTERNAL] Planning Commissions
Date: Wednesday, July 21, 2021 1:01:45 PM

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear MB Planning Commission,

I am strongly in favor of keeping the local small businesses that currently make up the Goat Hill Plaza, and strongly oppose the development of senior housing at the Goat Hill location.

Manhattan Beach would lose another place where people gather to eat, drink, and socialize. Rather than achieving the goal of making Sepulveda a more vibrant corridor, the proposed senior living compound will be displacing many businesses with another multi-level building that 99% of residents will simply drive by. If there is an increased demand for senior housing, there must be other areas of the city that are more appropriate than a very busy corridor. As a comparison, The Manhattan Village Mall is not an equivalent to the charm of Goat Hill and the new mall may be unfeasible for local small businesses. As a 35 year resident I already see the city losing some of its small town charm. Please keep Goat Hill.

I personally frequent Schwarz Chiropractic and Two Guns on a regular basis and value their contribution to the MB community very much.

Thank you for your consideration.

Nancy Roe Griley 310-415-6256 From: CityOfManhattanBeach@citymb.info < CityOfManhattanBeach@citymb.info>

**Sent:** Wednesday, July 21, 2021 12:39 PM **To:** Planning < <u>planning@citymb.info</u> > **Subject:** [EXTERNAL] Goat Hill conversion

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Message submitted from the <City of Manhattan Beach> website.

Site Visitor Name: TERRANCE HUGHES Site Visitor Email: <a href="mailto:mhughesfmly@yahoo.com">mhughesfmly@yahoo.com</a>

I think we need to give this some serious consideration before voting FOR this conversion. The community would be better served by sprucing up the area rather than tearing it down and replacing it with a three-story building with limited parking. Vote NO on this project.



## **CITY OF MANHATTAN BEACH**

CITY ENOTIFICATION

(310) 802-5000 CityofManhattanBeach@manhattanbeach.gov

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266

Office Hours: M-Th 8:00 AM-5:00 PM I Fridays 8:00 AM-4:00 PM I Not Applicable to Public Safety

Reach Manhattan Beach

Here for you 24/7, use our click and fix it app

Download the mobile app now



From: Rachel Ruderman

To: List - Planning Commission

**Subject:** [EXTERNAL] Regarding the Manhattan Beach Sunrise project

**Date:** Thursday, July 22, 2021 11:45:11 AM

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking

on any links or attachments.

Hi there,

Last month we sent the below letter to Angelica Ochoa to be considered as part of the public comment period for the proposed Sunrise Senior Assisted Living Project. It was not included in the Final EIR because it did not require a response, so we wanted to forward it to you for consideration as you deliberate on this project. Since first writing the below letter, we have closed escrow on the home (1120 5th Street) and still feel just as strongly that Sunrise's proposed new facility would be a vast improvement to the site.

## COPY OF LETTER SUBMITTED LAST MONTH:

Dear Angelica Ochoa,

We are writing to have our comments considered regarding the proposed Sunrise Senior Assisted Living Center. We are currently in escrow to purchase one of the homes located directly behind the site, 1120 5th Street, 90266. We feel that the new facility would be a huge improvement to the city compared to what's currently there. Although we are fans of some of the individual businesses currently on that site, the location in general is extremely shabby and in need of repair. There is crumbling, unsafe cement in the parking lot as well as dangerously leaning dead trees and piles of garbage pushed up against our future property line.

We have viewed the plans for the proposed Sunrise facility and we think it's an incredible opportunity for the city to clean up that site and gain a new, lovely building built to the latest codes and standards, as well providing a much-needed service for an underserved community, our elderly. We have two young children and we hope that when they get older they will volunteer next door at Sunrise and learn about the importance of taking care of the older generations in our community.

We are aware that there will be a great deal of noise and disturbance as the new facility is being built, but we believe that is a temporary inconvenience that is more than offset but the long term gains our neighborhood and city will reap. We strongly support moving forward with the Sunrise Center, and hope that soon we can look forward to having Sunrise as our neighbors to the West.

Thank you for your consideration, Rachel Ruderman & Joe DiLallo





















5TH STREET

