



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**DATE:** July 10, 2024

**TO:** Planning Commission

**FROM:** Talyn Mirzakhanian, Community Development Director

**THROUGH:** Adam Finestone, AICP, Planning Manager

**BY:** Ted Faturros, Senior Planner

**SUBJECT:** Consideration of a Coastal Development Permit, Use Permit, and Variance for the demolition of an existing structure and the construction of a new 4,494 square-foot, nine-room hotel with in-room alcohol cabinets at 1145 Highland Avenue, and associated environmental determination finding the project exempt from the California Environmental Quality Act. (Beach Man Properties LLC)

**RECOMMENDATION**

Staff recommends that the Planning Commission: (1) conduct a public hearing; and (2) adopt the attached resolution approving the Coastal Development Permit, Use Permit, and Variance, subject to conditions, and finding the project exempt from the California Environmental Quality Act ("CEQA").

**APPLICANT**

Tony Choueke (on behalf of Beach Man Properties LLC), 2708 Ocean Drive, Manhattan Beach, CA, 90266

**BACKGROUND**

On February 24, 2023, the Community Development Department received an application requesting a coastal development permit ("CDP"), use permit, and variance to demolish an existing structure containing office uses and construct a new nine-room hotel ("Project") located at 1145 Highland Avenue ("Property").

The existing commercial building was built in 1937, with a garage and warehouse added to the rear of the property in 1944. The structure is currently occupied with offices. The Property is currently not governed by a use permit or other entitlement, as the construction of the building and establishment of the existing uses predate the City’s use permit regulations.

Site Overview

The Property is a 2,996 square-foot, rectangular lot with a zoning designation of Downtown Commercial (“CD”) in Area District III, located in the non-appealable portion of the City’s Coastal Zone, and has a General Plan land use designation of Downtown Commercial. The Property is currently improved with a 2,740 square-foot, two-story office building. The existing building is over the height limit and is therefore legal nonconforming, as the existing building’s top roof ridge (264.16’ above mean sea level), as noted in the survey, is two feet over the maximum height limit (262.15’ above mean sea level).

The zoning designation of all surrounding properties is CD. Neighboring properties are occupied by multifamily residential, retail, and restaurant uses to the north; retail uses to the east; personal services, retail, and office uses to the south; and a City-owned public parking structure to the west.

PROJECT OVERVIEW		
Location:	1145 Highland Avenue (See Vicinity Map – Attachment “B”)	
Legal Description:	NW 50 Feet of Lots 13 and 14, Block 66, Manhattan Beach Division No. 2	
Assessor’s Parcel Number:	4179-021-013	
General Plan Land Use:	Downtown Commercial	
Zoning:	Downtown Commercial	
Area District:	III	
Land Use:	<u>Existing</u> Office	<u>Proposed</u> Hotel
Floor area:	<u>Existing</u> 2,740 sq. ft.	<u>Proposed</u> 4,494 sq. ft.
Parking:	<u>Required</u> 3 spaces	<u>Proposed</u> 2 spaces*

Setbacks	<u>Required</u> None	<u>Proposed</u> Front (east): 0 feet Rear (west): 4.5 feet North side: 0 feet South side: 0 feet
Height	<u>Required</u> 26 ft. (maximum)	<u>Proposed</u> 29.5 ft. for elevator shaft 26 ft. for all other portions of the building
Minimum Lot Size	<u>Required</u> 2,700 sq. ft. <u>Existing:</u> 2,996 sq. ft.	<u>Proposed</u> No Change to existing
Neighboring Zoning & Land Uses:	<u>North:</u> Downtown Commercial (CD), retail, restaurant, multifamily residential	
	<u>South:</u> CD; personal service, retail, office	
	<u>East:</u> CD; retail	
	<u>West:</u> CD; City parking structure	

\*Per California Vehicle Code Section 22511.2 (b), ADA parking spaces with electric vehicle (EV) charging count as two parking spaces, thus meeting the three-car onsite parking requirement as the applicant proposes one ADA parking space with EV charging in addition to one standard parking space.

### Governing Regulations

The Project is subject to applicable provisions of the City’s General Plan, Local Coastal Program (LCP), and Downtown Design Guidelines.

### *Manhattan Beach General Plan*

The Manhattan Beach General Plan (“General Plan”) is a long-range policy document that identifies the community’s vision for its collective future and establishes the fundamental framework to guide decision-making about development, resource management, public safety, public services, and general community well-being. This vision is established through a series of goals and policies which serve as a framework for analysis of all land use actions taken by the City. The General Plan contains a series of “elements,” including a Land Use Element which is used to guide the City’s development, maintenance, and improvement of

land and properties. The Project was evaluated for conformance with the following applicable Land Use Element goals and policies:

- LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
- LU-6.1: Support and encourage small businesses throughout the City.
- LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
- LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

#### *Manhattan Beach Local Coastal Program*

A portion of the City is within the Coastal Zone and is therefore subject to applicable provisions of the California Coastal Act. The California Coastal Act is administered through the California Coastal Commission and authorizes coastal jurisdictions to create Local Coastal Programs (“LCPs”) that specify the appropriate location, type, and scale of new or changed uses of land. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). While an LCP reflects the unique characteristics of individual coastal communities, regional and Statewide interests and concerns must also be addressed. The California Coastal Commission certified the City’s LCP in 1996.

The Project is located in the Coastal Zone and has been reviewed for compliance with the LCP including, but not limited to, the sections below:

- LCP Chapter A.16 - governs commercial districts, including the CD district where the Project is located. Per LCP Section A.16.020, a use permit is required for a new hotel use in the CD zoning district.
- LCP Chapter A.84 - provides 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.”

“Variances are intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other physical conditions on the site or in the immediate vicinity; or from street locations or traffic conditions in the immediate vicinity of the site.”



“Variances may be granted with respect to fences, walls, landscaping, screening, site area, site dimensions, yards, height of structures, distances between structures, open space, off-street parking and off-street loading, and performance standards.”

### *Downtown Design Guidelines*

The Downtown Design Guidelines were adopted by the City Council in 2018 and “are intended to perpetuate quality development that will complement and enhance the project area’s eclectic style and small town character.”

## **PROJECT DESCRIPTION**

Tony Choueke, on behalf of Beach Man Properties LLC (“Applicant”), submitted an application to demolish the existing structure on site to accommodate the construction of a new 4,494 square-foot, two- to three-story hotel with nine rooms and in-room alcohol cabinets, and associated on-site parking. The basement level consists of a gated parking area for two vehicles and has a parking turntable to allow for easier vehicle maneuvering and exiting. The basement level also has some “back of house” operation areas like a laundry room, mechanical rooms, and storage. Vehicular access to the basement level is taken from 12<sup>th</sup> Street, with a ramp leading from street grade to the basement area. The ground floor, accessed from Highland Avenue, consists of a lobby area and four guest rooms, and the top floor contains the remaining five guest rooms. The six west-facing guest rooms have balconies. All three floors are accessible via an interior stairway and elevator. The elevator shaft exceeds the maximum height by approximately 3.5 feet, with all other portions of the proposed structure staying under the maximum height limit.

Staff has highlighted in the Discussion portion below some key features of the Project that warrant additional consideration by the Commission, including alcohol sales, trash, parking, and the height of the required elevator shaft.

## **DISCUSSION**

### Project Analysis

The following Project features warrant additional consideration by the Planning Commission.

### *Alcohol Sales*

As part of their application, the applicant is requesting to be able to sell alcohol to guests via “controlled access cabinets” in each guest room. The California Department of Alcohol Beverage Control (ABC) has a specific license type called a “Type 66 Controlled Access Cabinets Permits,” which is described as follows:

*These permits are issued to licensed hotels or motels and allow for the sale of packaged distilled spirits in guestrooms. The distilled spirits sold pursuant to these*

*permits shall be in containers of 50 milliliters or less and must be secured in a locked cabinet. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.*

The controlled access cabinets serve as a convenience offered to hotel guests and are an accessory use to the primary hotel use. The Police Department has reviewed the request and has no objections.

#### *Trash*

The trash, recycling, and green waste bins are housed in screened alcoves along 12th Street. The applicant's architect has worked closely with the Public Works Department so that the proposed structure's design accommodates the appropriately sized bins of trash, recycling, and green waste, and the bins have been located in a place that meets the operational needs of the City's refuse hauler, Waste Management.

#### *Parking*

Chapter A.64 of the City's LCP regulates off-street parking and loading requirements in the Coastal Zone. Pursuant to Section A.64.030 of the LCP, hotel uses require 1:1 parking spaces for every guest room. Applying that standard to a nine-room hotel, 10 parking spaces would be required (rounded up from 9.9 spaces in accordance with A.64.020 (I) of the LCP that prescribes when to round up or down when computing the number of parking spaces required). However, the LCP also includes provisions for a reduction in required on-site parking spaces in certain districts and uses in the Coastal Zone.

Specifically, Section A.64.050 of the LCP dictates that parking for nonresidential uses in the CD zone is calculated, in part, based on a ratio of a structure's buildable floor area ("BFA") compared to the lot area. On building sites equal to or less than 10,000 square feet, on-site parking is not required for projects where the BFA does not exceed the lot area (known as the 1:1 ratio). If the BFA exceeds the lot area, on-site parking is required for only the portion of the BFA exceeding the lot area. When applied to the Project, the provisions of this section result in a requirement of three parking spaces, as demonstrated below:

$4,494 \text{ sq ft BFA} - 2,996 \text{ sq ft lot area} = 1,498 \text{ sq ft excess floor area over the 1:1 ratio}$

$1,498 \text{ sq ft excess floor area} / 4,498 \text{ sq ft BFA} = .3333$

$9.9 \text{ required parking spaces} \times .3333 = 3.26 \text{ or } 3 \text{ required parking spaces}$

Additionally, pursuant to California Vehicle Code (“CVC”) Section 22511.2 (b), when ADA-compliant parking spaces are equipped with electric vehicle charging stations, each accessible parking space may be counted as two spaces for the purpose of meeting a project’s parking requirement. As such, only two parking spaces are necessary to meet the parking requirement for the Project.

The Project provides two parking spaces, including one ADA-compliant parking space equipped with an electric vehicle charging station, and therefore meets the applicable provisions of the LCP, as modified by the CVC. For ease of access and maneuverability, a parking turntable is proposed in the middle of the parking area to accommodate access into and out of the garage.

### *Maximum Height*

The applicant seeks a variance from the maximum height limit for the elevator shaft, which exceeds the maximum height by approximately 3.5 feet. All other portions of the proposed structure comply with the maximum height limit. To accomplish this, the proposed design incorporates shorter floor heights than are typical for commercial buildings. Specifically, the ground floor measures 8-feet between finishing floor and ceiling plate, and the top floor measures 8-feet, 11-inches between finished floor and ceiling plate., while the typical ceiling height for commercial buildings is at least 10 feet.

The California Building Code Section 11B-206.2.3 requires that most multi-story commercial buildings be equipped with elevators to provide access to persons with disabilities. The California Mechanical Code 2022 Section 303.1 Listed appliances requires that all equipment be installed per the manufacturer’s specifications. Commercial elevator manufacturers’ specifications require the elevator shaft to maintain a clearance area above the top floor for safety purposes, which is the reason that the elevator shaft projects higher than the remainder of the building.

Pursuant to Section A.60.050 of the City’s LCP, “height shall be measured from a horizontal plane established by determining the average elevation of existing grade at all four corners of the lot.” The City requires all new construction projects to submit a survey, prepared by a licensed surveyor or civil engineer, that identifies the elevation at each property corner so that the maximum height above mean sea level can be established.

Topography in the Project vicinity, particularly west of Highland Avenue, slopes significantly upward from west to east. As a result, property corners on the west side of lots, particularly on the lots west of Highland Avenue, are generally lower than property corners on the east side of the lots. The Property has a unique shape when compared to most other CD-zoned lots in the vicinity of the Project because it is 60 feet deep when most other lots are only 30 feet deep.

(See Attachments for comparison of lots on the west side of Highland Avenue within the CD zoning district.) This means that the western property corners of the Property are significantly lower than those of most other lots along the west side of Highland Avenue. This results in a maximum height requirement for the Property that is several feet lower than other properties in the vicinity.

### Consistency and Compliance with Governing Regulations

#### *Manhattan Beach General Plan*

As noted above, the Project was reviewed for consistency with a number of General Plan goals and policies. The Project has been determined to be consistent with following goals and policies for the reasons described below:

- *Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.*

The viability of commercial areas depends on a range of factors, including having multiple types of complementary businesses. Hotel guests are likely to patronize the many Downtown businesses during their stay, and in doing so, will help support these Downtown businesses.

- *Land Use Plan Policy LU-6.1: Support and encourage small businesses throughout the City.*

The proposed hotel use would establish a new small business, and would provide opportunities for hotel guests to support other local small businesses during their visit.

- *Land Use Plan Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.*

Downtown Manhattan Beach has only one hotel (The Shade Hotel). Providing another hotel option in this area will increase lodging options for those wishing to stay in Downtown Manhattan Beach. Hotels also are required to collect a Transient Occupancy Tax (TOT) which will help support the City's tax base. Hotel guests will also spend money at local businesses, many of which collect sales tax, a portion of which goes back to the City.

- *Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.*

Downtown Manhattan Beach has a variety of commercial uses including, but not limited to, coffee shops, restaurants, and retail stores. The proposed use is complimentary to these uses as hotel guests will serve as a built-in customer base for other Downtown businesses, thus contributing to the economic vitality of Downtown Manhattan Beach.

#### *Manhattan Beach Local Coastal Program*

Section A.16.020 of the City's LCP requires a use permit for a new hotel use and for new alcohol licenses in the CD zoning district. Additionally, pursuant to the Section A.96.040 of the LCP, a coastal development permit is required for projects that involve the demolition of existing structures and construction of new commercial buildings in the City's Coastal Zone.

LCP Section A.84.010 identifies the potential to diverge from certain development standards established in other sections of the LCP through a variance process. The Project complies with most of the applicable development standards outlined in the LCP including, but not limited to, floor area, parking, equipment screening, trash storage, and others as outlined in the Project Overview table above. The only development standard that the Project is not consistent with is the maximum building height. As discussed in the Project Analysis above, the height of the elevator shaft exceeds the maximum allowed in the zone by three and one-half feet. As such, the applicant has requested a variance to allow this exceedance.

Pursuant to Section A.84.050, the Planning Commission is the decision-making authority for use permits and variances. Additionally, as set forth in LCP Section A.96.080, a CDP shall be acted on by the same decision-making authority that acts on other discretionary permits required for a project. As such, should the Planning Commission make the required findings for the granting of a use permit, variance, and CDP, the Project would be consistent with the City's LCP.

#### *Downtown Design Guidelines*

The Downtown Design Guidelines were adopted by the City Council in 2018 and "are intended to perpetuate quality development that will complement and enhance the project area's eclectic style and small town character." The property complies with many of the Downtown Design Guidelines including, but not limited, to the following:

- The building's primary façade and main pedestrian entry faces Highland Avenue.
- The building walls facing public streets (Highland Avenue and 12<sup>th</sup> Street) provide visual interest with windows, articulated building forms, and balconies (including Juliet balcony rails).
- The proposed building's scale complements existing structures in the surrounding areas.

- The flat horizontal roof line is broken up with varying roof heights to provide visual interest.
- The side façade (along 12<sup>th</sup> Street) and rear façade (visible from the City’s public parking lot) follow the general scale, proportion, and detailing of the front façade along Highland Avenue.
- The building’s façades are broken down into a series of appropriately proportioned components.
- The building’s façade includes architectural elements to enhance building façades, including cornices, eaves, and balconies.

Interdepartmental Review

The Traffic and Building & Safety Divisions, as well as the Public Works, Fire, and Police Departments, reviewed the Project and provided initial comments. The reviewers expressed no concerns after their respective comments, if any, had been addressed by the Applicant.

Required Findings

Based upon substantial evidence in the record, staff believes that the Project, as proposed and conditioned, meets the required findings for a coastal development permit, use permit, and variance.

*Coastal Development Permit*

Pursuant to Section A.96.150 of the LCP, in order to approve a coastal development permit, the Planning Commission must make certain written findings. The required findings are addressed below:

1. *That the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.*

The General Plan and Local Coastal Program Land Use Plan designations for the property are Downtown Commercial, which “provides locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers.” The proposed hotel use is a conditionally permitted use and contributes to the variety of commercial uses in the CD zoning district. The hotel use is also a visitor-oriented use and provides more lodging options for beachgoers. Upon approval of the requested height variance, the Project will comply with all applicable development standards.

- 2. If the project is located between the first public road and the sea, that the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code).*

The Project is not subject to this finding because it is not located between the first public road (Ocean Drive) and the sea. Nonetheless, the Project does not create any impediments to public access.

#### *Use Permit*

The City's LCP Section A.84.010 provides that, "[u]se permits are required for use classifications typically having unusual...operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area." Per LCP Section A.84.060(A), in order to approve a use permit, the Planning Commission must make certain findings in order to ensure that the use operates in a manner that is compatible with uses on adjacent properties and in the surrounding area. The required findings are addressed below.

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

The LCP's stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses, with visitor-oriented uses limited to low-intensity businesses providing goods and services primarily to beachgoers. The proposed hotel use is a commercial use in a commercial zone. Furthermore, the hotel use is a visitor-serving use, and the hotel's smaller scale (nine-rooms), with no amenities for guests or event spaces for non-guests, ensure that the hotel will be a low-intensity use.

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

The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors." The property's General Plan land use designation is Downtown Commercial, and the proposed hotel use is consistent with that designation. The Project is compatible with neighboring uses, as neighboring lots to the north, east, south, and west are all developed with commercial uses. Furthermore, the Project was reviewed by the Building and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, all of whom raised no concerns or objections that have not been addressed.

Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the Property 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 the City's LCP Title A, including any specific conditions required for the proposed use in the district in which it would be located.*

The proposed hotel use and alcohol license are permitted with the approval of a use permit within the subject property's zoning district (CD) per LCP Section A.16.020. If the Use Permit and corresponding variance are approved, the proposed hotel use will be in compliance with all provisions of Title A of the LCP. Furthermore, operating characteristics and conditions of approval that serve to minimize any potential adverse impacts associated with the Project such as the City's noise ordinance, waste management, and signage requirements are included in the Draft Resolution (Attachment A to this staff report).

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

The proposed hotel use and alcohol license do not adversely impact neighboring properties, as the hotel use is compatible with the surrounding uses in the CD zone. Furthermore, development of hotel uses is contemplated by the General Plan and will not create demands exceeding the capacity of public services and facilities. Additionally, a Type 66 ABC license must be obtained from the California Department of Alcohol Beverage Control prior to commencement of sale of distilled spirits. Conditions of approval have been included in the draft resolution (Attachment "A") to address potential concerns in order to reduce opportunities for adverse impacts to the community.

#### *Variance*

The City's LCP Section A.84.010 provides "[v]ariations are intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other physical conditions on the site or in the immediate vicinity; or from street locations or traffic conditions in the immediate vicinity of the site."

"Variations may be granted with respect to fences, walls, landscaping, screening, site area, site dimensions, yards, height of structures, distances between structures, open space, off-street parking and off-street loading, and performance standards." Per LCP Section A.84.060



(B), in order to approve a variance, the Planning Commission must make certain written findings. The required findings are addressed below.

- 1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property.*

The Property's shape in relation to its topography is unusual in comparison to most similarly situated lots in the area. The Property is 60 feet deep (west to east) instead of 30 feet as is typical for most lots located along the west side of Highland Avenue. Because lots on the west side of Highland Avenue slope up significantly as they move away from the coast (west to east), the Property's maximum height allowance is adversely affected by the lot's depth. Since the maximum height allowance for the Property is calculated in part by using western property corners that are farther downslope than other properties in the area (60 feet downslope vs. 30 feet downslope), the resulting maximum height is lower than that for most other similarly situated properties.

- 2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.*

The relief may be granted without substantial detriment to the public good as the elevator shaft will be the only portion of the structure that will exceed the height limit. The elevator shaft's area is approximately 62 square feet, and the elevator shaft would project approximately 3.5 feet above the maximum height limit. The elevator shaft is approximately 8-feet wide when looking west towards the building and the ocean. The new structure's roof will be approximately two feet lower than the existing building's roof, resulting in building that will be less visually imposing on neighboring structures than the current building, even with the relief granted for the elevator shaft's height.

- 3. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

Granting the application is consistent with the purposes the LCP, specifically A.16.010 (A), (B), (C), (E), (F), (H), and (I). The granting of the application will not constitute a special privilege, as the maximum height requirement is oriented towards properties with more

standard 30-foot depths which do not experience the same burden in complying with the maximum height requirement. The Project will provide consistency with neighboring properties, will ensure adequate light, air, and privacy, protect neighboring properties from adverse impacts, and achieve design compatibility

The application is consistent with the purposes of the LCP and will not grant a special privilege inconsistent with the limitations of other properties in the vicinity and in the same zoning district and area district.

## **ENVIRONMENTAL DETERMINATION**

The City has reviewed the Project for compliance with the California Environmental Quality Act and has determined that the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (New Construction of Small Structures) of the State CEQA Guidelines. Specifically, the Project involves new construction of a building less than 10,000 square feet in an urbanized area, and is consistent with the zoning requirements for the site. The Project also qualifies for a Class 5 categorical exemption pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. Specifically, the Project involves the minor alteration to the maximum height development standard with the approval of the variance in an area with an average slope of less than 20 percent, and where there is no change in land use or density. Furthermore, there are no features that would impact the environmental review of the Project which distinguish it from others in the exempt class. Thus, no further environmental review is necessary.

## **PUBLIC OUTREACH**

A public notice for the July 10, 2024, public hearing was published in The Beach Reporter on June 27, 2024, mailed to all property owners within a 500-foot radius of the Property, and posted at City Hall. As of the writing of this report, 16 public comments have been received with 15 comments in support of the project and one comment opposed. Fourteen of the public comments were received before the public notice was mailed and published in The Beach Reporter. Comments are attached to this staff report.

## **CONCLUSION**

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached draft resolution approving the Coastal Development Permit, Use Permit, and Variance for the demolition of the existing structure and the construction of a new 4,494 square-foot nine-room hotel with in-room alcohol cabinets at 1145 Highland Avenue; and find the project exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15303 and 15305.

## **ATTACHMENTS:**

- A. Draft Planning Commission Resolution No. PC 24-XXX
- B. Vicinity Map
- C. Applicant's Written Materials
- D. Tract Maps of Blocks within the CD Zone
- E. Public Comments
- F. Architectural Plans

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RESOLUTION NO. PC 24-\_\_

**A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE FOR THE DEMOLITION OF AN EXISTING STUCTURE AND THE CONSTRUCTION OF A NEW 4,494 SQUARE-FOOT NINE-ROOM HOTEL WITH IN-ROOM ALCOHOL CABINETS AT 1145 HIGHLAND AVENUE (BEACH MAN PROPERTIES LLC)**

**THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. On February 24, 2023, Tony Choueke on behalf of Beach Man Properties LLC (“Applicant”) applied for a Coastal Development Permit, Use Permit, and Variance to demolish an existing structure containing office uses and construct a new nine-room hotel (the “Project”) located at 1145 Highland Avenue.

SECTION 2. On July 10, 2024, 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 provided an opportunity for the public to provide evidence and testimony. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 3. The Project qualifies for a Categorical Exemption from the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project involves new construction of a small structure in an urbanized area where the proposed building is less than 10,000 square feet. The Project also qualifies for a Class 5 categorical exemption pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. Specifically, the Project involves the minor alteration to the maximum height development standard with the approval of the variance in an area with an average slope of less than 20 percent, and where there is no change in land use or density. There are no features that distinguish this Project from others in the exempt class; therefore, there are no unusual circumstances.

SECTION 4. The record of the public hearing indicates:

- A. The legal description of the site is the NW 50 Feet of Lots 13 and 14, Block 66, Manhattan Beach Division No. 2, in the City of Manhattan Beach, County of Los Angeles. The site is located in Area District III and is zoned Downtown Commercial (CD), with a General Plan land use designation of Downtown Commercial. The site is within the non-appealable portion of the City’s Coastal Zone, and surrounding properties are zoned CD on all sides.
- B. A Coastal Development Permit is required for the proposed project because it involves the demolition of all existing structures and construction of a new commercial building in the City’s Coastal Zone.
- C. The hotel use and new alcohol licenses are conditionally permitted in the CD zoning district subject to a use permit and are in compliance with the City’s General Plan designation of Downtown Commercial. The General Plan encourages the Downtown Commercial land use category to provide “services and activities to our residents and visitors.”
- D. The project proposes to deviate from the maximum height development standard by seeking a variance from the maximum height requirement for the building’s elevator shaft.
- E. The applicant is requesting approval of a coastal development permit, use permit, and variance for the demolition of an existing, approximately 2,740 square-foot commercial building and the construction of a new 4,494 square-foot, nine-room hotel with in-room alcohol cabinets.
- F. The Project is specifically consistent with the following goals and policies of the General Plan:

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

The viability of commercial areas depends on a range of factors, including having multiple types of complementary businesses. Hotel guests are likely to patronize the many Downtown businesses during their stay, and in doing so, will help support these Downtown businesses.

LU-6.1: Support and encourage small businesses throughout the City.

The proposed hotel use would establish a new small business, and would provide opportunities for hotel guests to support other local small businesses during their visit.

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

Downtown Manhattan Beach has only one hotel (The Shade Hotel). Providing another hotel option in this area will increase lodging options for those wishing to stay in Downtown Manhattan Beach. Hotels also are required to collect a Transient Occupancy Tax (TOT) which will help support the City’s tax base. Hotel guests will also spend money at local businesses, many of which collect sales tax, a portion of which goes back to the City.

LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

Downtown Manhattan Beach has a variety of commercial uses including, but not limited to, coffee shops,

restaurants, and retail stores. The proposed use is complimentary to these uses as hotel guests will serve as a built-in customer base for other Downtown businesses, thus contributing to the economic vitality of Downtown Manhattan Beach.

**SECTION 5.** Based upon substantial evidence in the record, and pursuant to Section A.96.150 of the Manhattan Beach Local Coastal Program (“LCP”), the Planning Commission hereby makes the following findings related to the Coastal Development Permit:

- A. That the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified LCP for the reasons described below:

The General Plan and Local Coastal Program Land Use Plan designations for the property are Downtown Commercial, which “provides locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers.” The proposed hotel use is a conditionally permitted use and contributes to the variety of commercial uses in the CD zoning district. The hotel use is also a visitor-oriented use and provides more lodging options for beachgoers. Upon approval of the requested height variance, the Project will comply with all applicable development standards.

- B. If the project is located between the first public road and the sea, that the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code).

The Project is not subject to this finding because it is not located between the first public road (Ocean Drive) and the sea. Nonetheless, the Project does not create any impediments to public access.

**SECTION 6.** Based upon substantial evidence in the record, and pursuant to the Section A.84.060 of the City’s LCP, the Planning Commission hereby makes the following findings related to the Use Permit:

- A. The proposed location of the expanded use is in accord with the objectives of Title A of the LCP and the purposes of the district in which the site is located.

The LCP’s stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses, with visitor-oriented uses limited to low-intensity businesses providing goods and services primarily to beachgoers. The proposed hotel use is a commercial use in a commercial zone. Furthermore, the hotel use is a visitor-serving use, and the hotel’s smaller scale (nine-rooms), with no amenities for guests or event spaces for non-guests, ensure that the hotel will be a low-intensity use.

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

The General Plan encourages a “vibrant downtown” that offers “services and activities for residents and visitors.” The property’s General Plan land use designation is Downtown Commercial, and the proposed hotel use is consistent with that designation. The Project is compatible with neighboring uses, as neighboring lots to the north, east, south, and west are all developed with commercial uses. Furthermore, the Project was reviewed by the Building and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, all of whom raised no concerns or objections that have not been addressed. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the Property 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.

- C. The proposed use will comply with the provisions of Title A of the LCP, including any specific condition required for the proposed use in the district in which it would be located.

The proposed hotel use and alcohol license are permitted with the approval of a use permit within the subject property’s zoning district (CD) per LCP Section A.16.020. If the Use Permit and corresponding variance are approved, the proposed hotel use will be in compliance with all provisions of Title A of the LCP. Furthermore, operating characteristics and conditions of approval that serve to minimize any potential adverse impacts associated with the Project such as the City’s noise ordinance, waste management, and signage requirements are included in this Resolution.

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

The proposed hotel use and alcohol license do not adversely impact neighboring properties, as the hotel use is compatible with the surrounding uses in the CD zone. Furthermore, development of hotel uses is contemplated by the General Plan and will not create demands exceeding the capacity of public services and facilities. Additionally, a Type 66 ABC license must be obtained from the California Department of Alcohol Beverage Control prior to commencement of sale of distilled spirits. Conditions of approval have

been included in this Resolution to address potential concerns in order to reduce opportunities for adverse impacts to the community.

**SECTION 7.** Based upon substantial evidence in the record, and pursuant to the Local Coastal Program (LCP) Section A.84.060, the Planning Commission hereby makes the following findings related to the Variance:

- A. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property.

The Property’s shape in relation to its topography is unusual in comparison to most similarly situated lots in the area. The Property is 60 feet deep (west to east) instead of 30 feet as is typical for most lots located along the west side of Highland Avenue. Because lots on the west side of Highland Avenue slope up significantly as they move away from the coast (west to east), the Property’s maximum height allowance is adversely affected by the lot’s depth. Since the maximum height allowance for the Property is calculated in part by using western property corners that are farther downslope than other properties in the area (60 feet downslope vs. 30 feet downslope), the resulting maximum height is lower than that for most other similarly situated properties.

- B. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and

The relief may be granted without substantial detriment to the public good as the elevator shaft will be the only portion of the structure that will exceed the height limit. The elevator shaft’s area is approximately 62 square feet, and the elevator shaft would project approximately 3.5 feet above the maximum height limit. The elevator shaft is approximately 8-feet wide when looking west towards the building and the ocean. The new structure’s roof will be approximately two feet lower than the existing building’s roof, resulting in building that will be less visually imposing on neighboring structures than the current building, even with the relief granted for the elevator shaft’s height.

- C. Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.

Granting the application is consistent with the purposes the LCP, specifically A.16.010 (A), (B), (C), (E), (F), (H), and (I). The granting of the application will not constitute a special privilege, as the maximum height requirement is oriented towards properties with more standard 30-foot depths which do not experience the same burden in complying with the maximum height requirement. The Project will provide consistency with neighboring properties, will ensure adequate light, air, and privacy, protect neighboring properties from adverse impacts, and achieve design compatibility

The application is consistent with the purposes of the LCP and will not grant a special privilege inconsistent with the limitations of other properties in the vicinity and in the same zoning district and area district.

**SECTION 8.** Based upon the foregoing, the Planning Commission hereby **APPROVES** the Project, subject to the conditions contained herein:

**General**

1. The Project shall be in substantial conformance with the plans and Project description submitted to, and approved by, the Planning Commission on July 10, 2024, 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.
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. A Construction Management and Parking Plan (“CMPP”) shall be submitted by the applicant with the submittal of building 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, Fire, Police and Public Works, 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.
4. 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 Manhattan Beach Municipal Code (“MBMC”) Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

5. Community Development Department staff shall be allowed to inspect the site at any time to determine compliance with conditions imposed and Municipal Code requirements.
6. Plans shall be submitted to plan check and shall be in compliance with all applicable codes, including but not limited to Building and Fire Code requirements.
7. Future modifications and improvements to the site shall be in compliance with applicable Building Division, Public Works, Waste Management, Fire Department, and Health Department regulations, when applicable.
8. The elevator shaft is permitted to exceed the 26 foot maximum height by no more than 3.5 feet, for maximum height of 29.5 feet (265.55 above sea level per survey), substantially as shown on the plans presented to the Planning Commission at the July 10, 2024 meeting.

**Operation**

9. Hotel guests will be limited to a maximum stay of 30 consecutive days.
10. In full compliance with MBMC Chapter 8.20, hotel management shall collect and remit to the City all required Transient Occupancy Taxes.
11. The operator of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
12. Any future rooftop mechanical equipment shall be screened from view from the public right-of-way.
13. Noise emanating from the property at all times shall be within the limitations prescribed by the City's Noise Ordinance as specified in Chapter 5.48 of the MBMC and shall not create a nuisance to nearby property owners.

**Refuse**

14. The Project shall comply with all refuse design, capacity and collection regulations in Section 5.24.030 of the MBMC and A.60.100 of the LCP.
15. No refuse generated at the subject site shall be located in the Public Right-of-Way for storage or pick-up, including the disposal of refuse in any refuse container established for public use. All refuse shall be stored within the approved trash enclosure area.

**Signage**

16. All new signs shall require permits and shall be in compliance with the City's sign code.
17. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
18. No temporary banner or other signs shall be placed on the site without City permit and approval.

**Alcohol**

19. A Type 66 ABC license (or its successor license) must be obtained from the State Department of Alcoholic Beverage Control (ABC) prior to commencement of alcohol service to hotel guests via controlled access cabinets.
20. The operation shall abide by all ABC license requirements and conditions at all times. If conflicts exist between conditions contained in the ABC license and those contained in this Resolution, the stricter conditions shall govern.

**Procedural**

21. 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 Community Development Department within 45 calendar days of receipt of a signed copy of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 45-day time limit. The Project approval shall not become effective until the covenant is recorded.

**SECTION 9.** Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The operator and owner (operator/owner) shall defend, indemnify, and hold harmless the



City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The operator/owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the operator/owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the operator/owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the operator/owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The operator/owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the operator/owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The operator/owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 10. 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.

SECTION 11. This Resolution shall become effective when all time limits for appeal as set forth in LCP Section A.84.080 have expired.

SECTION 12. 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.

SECTION 13. These entitlements shall lapse two years after their date of approval, unless implemented or extended pursuant to A.84.090 of the LCP.

July 10, 2024

\_\_\_\_\_  
**Kristin Sistos**  
Planning 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 10, 2024**, and that said Resolution was adopted by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

\_\_\_\_\_  
**Talyn Mirzakhania**,  
Secretary to the Planning Commission

\_\_\_\_\_  
**Rosemary Lackow**,  
Recording Secretary

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# VICINITY MAP

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APPLICATION FOR  
USE PERMIT  
COASTAL DEVELOPMENT PERMIT  
VARIANCE FOR

1143 – 1147 Highland Ave. and 222 12<sup>th</sup> St.

Proposed Hotel

PROJECT SUMMARY:

Proposed nine-room hotel with semi-subterranean parking.

APPLICANT/OWNER:

Beach Man Properties LLC  
c/o Tony Choueke  
2708 Ocean Dr.  
Manhattan Beach, CA 90266

BACKGROUND

The subject site is a 60’ by 50’ lot on the southwest corner of Highland Avenue and 12<sup>th</sup> Street (see attached Location Map - Exhibit A). It is currently occupied by a two-story, 2,740-square-foot commercial building. The site is zoned CD (Downtown Commercial), as are the adjacent properties. The applicant proposes to demolish the existing structure and build a nine-room boutique hotel on the site, with three parking spaces in a semi-subterranean garage accessible from 12<sup>th</sup> Street. Each guest room is proposed to have alcohol service. The applicant is requesting a variance to the applicable zoning code provision excluding elevator overruns from the category of structures that may exceed the height limit.

	<u>LOCATION</u>		<u>LAND USE</u>
<u>Location</u>	1143-1147 Highland Ave. and 222 12 <sup>th</sup> St. (See Exhibit A)	<u>General Plan</u>	Downtown Commercial
		<u>Zoning</u>	CD, Downtown Commercial
<u>Legal Desc.</u>	Manhattan Beach Div # 2 NW 50 ft Measured on NE and SW Lines of Lots 13 and LOT 14 Blk 66		<u>PROJECT DETAILS</u>
			<u>Proposed</u> <u>Code Requirement</u>
<u>Area District</u>	III	<u>Parcel Size</u>	2,996 sq ft    2,700 sq ft
<u>Coastal Zone</u>	Non-Appealable Area	<u>Buildable</u>	
		<u>Floor Area</u>	4,492 sq ft    4,494 sq ft
		<u>Height</u>	26 ft*        26 ft
		<u>Parking</u>	3 spaces      3 spaces

\*with requested variance

## DISCUSSION

### Use Permit Findings

The Implementation Plan for the City's Local Coastal Program (LCP), Section A.10.16.020, requires the approval of a Use Permit for the operation of a hotel on the subject site. Section A.84.060A of the LCP requires each of the following findings to be made in order for a Use Permit to be approved.

- 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 uses 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.*
- 3. The proposed uses 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.*
- 4. The uses will not adversely impact or be adversely impacted by nearby properties.*

These findings can be made based on the following:

1. The proposed building is located within the downtown commercial district (CD Zone), in the City's Coastal Zone. It is therefore governed by the LCP and the zoning provisions of its Implementation Plan. The proposed use is consistent with LCP Section 10.16.010, which states that the district is intended to provide opportunities for commercial uses, to provide a broad range of community businesses, and to serve beach visitors. Hotel use is a permitted use in the CD zone.
2. The proposed hotel use and design are consistent with the General Plan's Downtown Commercial land use designation. The project will enhance, rather than detract from, properties and improvements in the vicinity and the general welfare of the City by creating a visitor-serving amenity that draws business to Downtown. It poses no detrimental effects to the public health, safety, or welfare of persons working on the proposed project site or on the adjacent properties.
3. The proposed use complies with all applicable planning and zoning provisions of the LCP.
4. The proposed hotel is located at a commercial intersection, and the immediately adjacent properties are commercial businesses and a city parking lot. Any potential impacts on nearby residential areas related to traffic, parking noise, vibration, odors, resident security, personal safety, and aesthetics are minimal. The use will not create demands exceeding the capacity of public services and facilities.

## Coastal Development Permit Findings

Section A.10.96.040 of the LCP requires the approval of a Coastal Development Permit (CDP) for the construction of a new hotel in the City's Coastal Zone. Section A.96.150 of the LCP requires each of the following findings to be made in order for a CDP to be approved.

- 1. That the project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program.*
- 2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code).*

These findings can be made based on the following:

1. The proposed hotel is a permitted use in the CD zone and furthers the intent of the downtown commercial district, namely, to provide opportunities for commercial uses, to provide a broad range of community businesses, and to serve beach visitors. The neighboring properties also are zoned for commercial use, as called for in the General Plan. As such, the project will not be detrimental to the public health, safety, or welfare of persons residing and working adjacent to the neighborhood of project. The project will enhance, rather than detract from, properties and improvements in the vicinity and the general welfare of the City by creating a visitor-serving amenity that draws business to Downtown. It poses no detrimental effects to the public health, safety, or welfare of persons working on the proposed project site or on the adjacent properties.

The proposed project is consistent with the following programs and policies of the LCP:

Policy I.C.4: The City shall ensure that future residential and commercial development provides the parking necessary to meet the standards set forth in Section A.64 of Chapter 2 of the Implementation Plan, except that residential parking requirements shall not be reduced for units less than 550 square feet.

Policy II.A.3: Encourage the maintenance of commercial area orientation to the pedestrian.

Policy II.A.4: Discourage commercial lot consolidations of greater than two standard city lots.

Additionally, the project is consistent with Section A.16.010 of the LCP, which identifies specific purposes for the commercial district regulations as follows:

A. Provide appropriately located areas consistent with the General Plan and Local Coastal Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the Coastal Zone.

B. Strengthen the city's economic base, but also protect small businesses that serve city residents.

C. Create suitable environments for various types of commercial and compatible residential uses, and protect them from the adverse effects of inharmonious uses.

- D. Minimize the impact of commercial development on adjacent residential districts.
- E. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located. Commercial projects involving the combination of three or more lots or on sites exceeding 5,400 square feet shall be approved only if the scale and articulation of the facade of the proposed structure is consistent with this purpose statement.
- F. Ensure the provision of adequate off-street parking and loading facilities.

2. The project is not located between the first public road and the sea.

### Variance Findings

The applicant requests a variance to the applicable zoning code provision that excludes elevator overruns from the category of structures that may exceed the height limit. The code provides for certain sizes of vent pipes, antennas, and chimneys to exceed a building’s height limit.<sup>1</sup> In this case, the proposed building’s elevator overrun should be included in the exemption, based on the unique characteristic of the site.

Section 10.84.060 of the LCP states that variances are intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or physical conditions on the site or in the immediate vicinity. Section A.96.060B of the LCP requires each of the following findings to be made in order for a Variance to be approved.

1. *Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property.*
2. *The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.*
3. *Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

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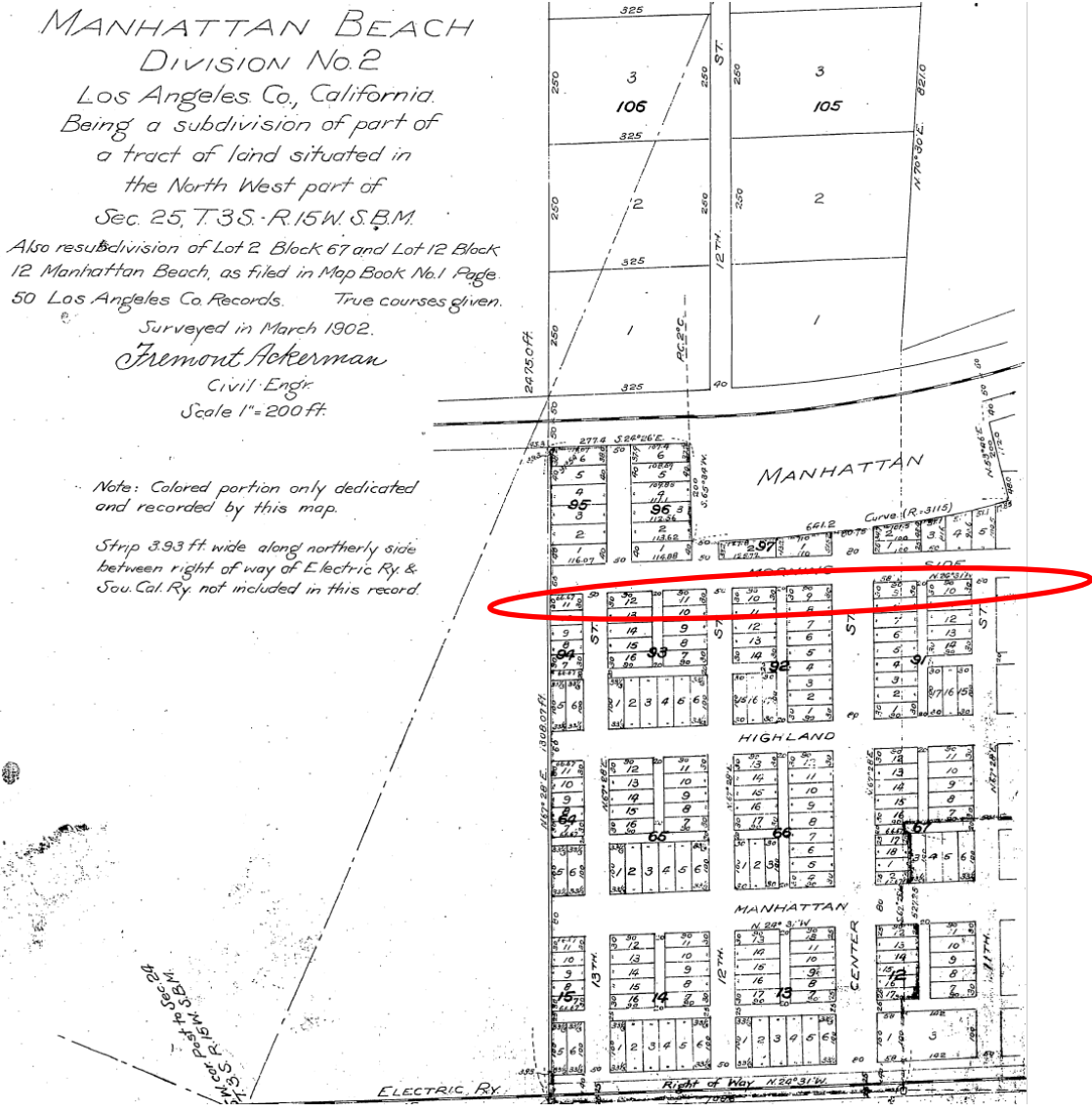
<sup>1</sup> LCP Sec. A.60.060 provides “Vent pipes and radio and television antennas may exceed the maximum permitted height in the district in which the site is located by no more than ten feet (10’). Chimneys may exceed the maximum permitted height by no more than five feet (5’), provided the length and the width of the chimney portion exceeding the height limit shall not exceed three feet (3’) in width and five feet (5’) in length....”



These findings can be made based on the following:

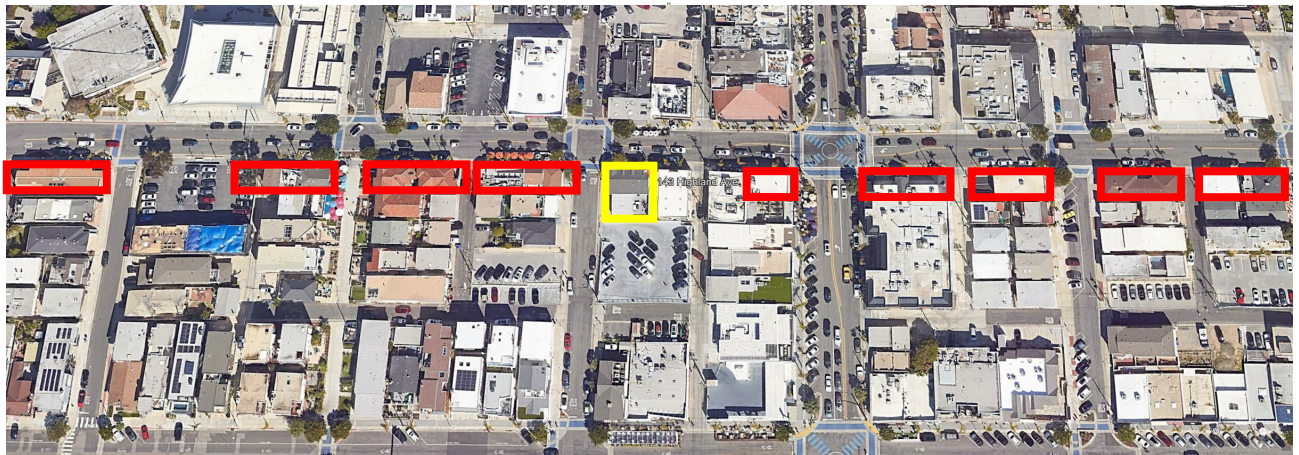
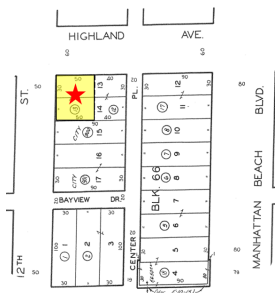
1. Due to the exceptional topography of the subject lot in comparison to the others along the west side of Highland Avenue, a strict application of the code's development standards precludes the construction of a two-story building on the subject lot. The subject lot is configured differently from most similarly oriented lots on the west side of Highland Avenue. As shown in Figure 1, the original subdivision of the lots fronting the west side of Highland Avenue created rectangular parcels with the longer sides of the parcels running north-south and fronting on Highland Avenue. The shorter sides of the parcels run east-west.

Figure 1



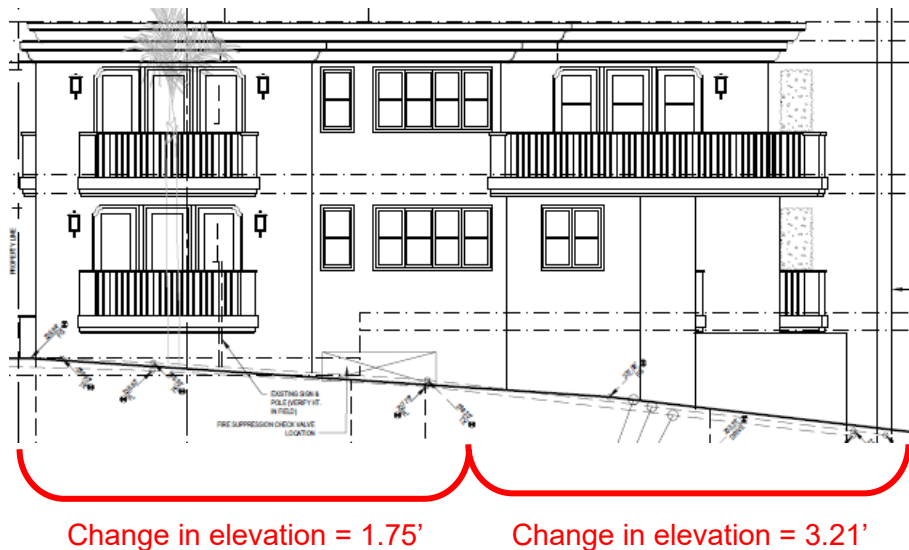
The subject lot was reconfigured in 1937, or earlier, by cutting the lot in half, and then adding 25 feet to the rear of the lot (see Figure 2). This resulted in a configuration approximating a square.

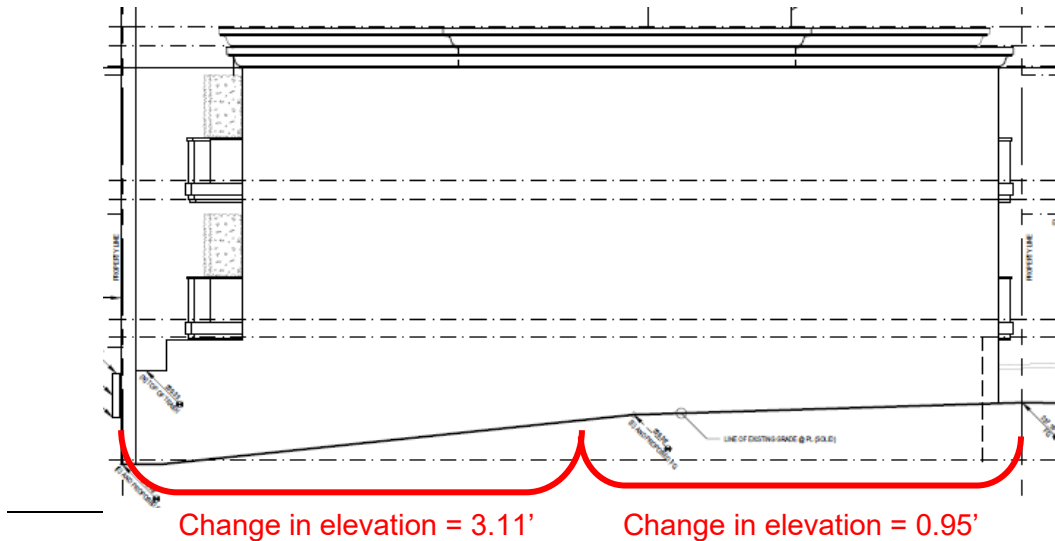
Figure 2



The land begins to slope downward at an accelerated rate at the point where the 25-foot section was added at the rear of the lot. The rate at which the elevation drops increases by a factor of two on the north side and three on the south side (see Figure 3).

Figure 3





From front to back, the lot's southwest elevation drops 4 feet, and the northwest elevation drops 5 feet. This aspect of the lot's topography skews the lot's average elevation – and therefore its height limit -- lower than the typical lot on the west side of Highland Avenue.

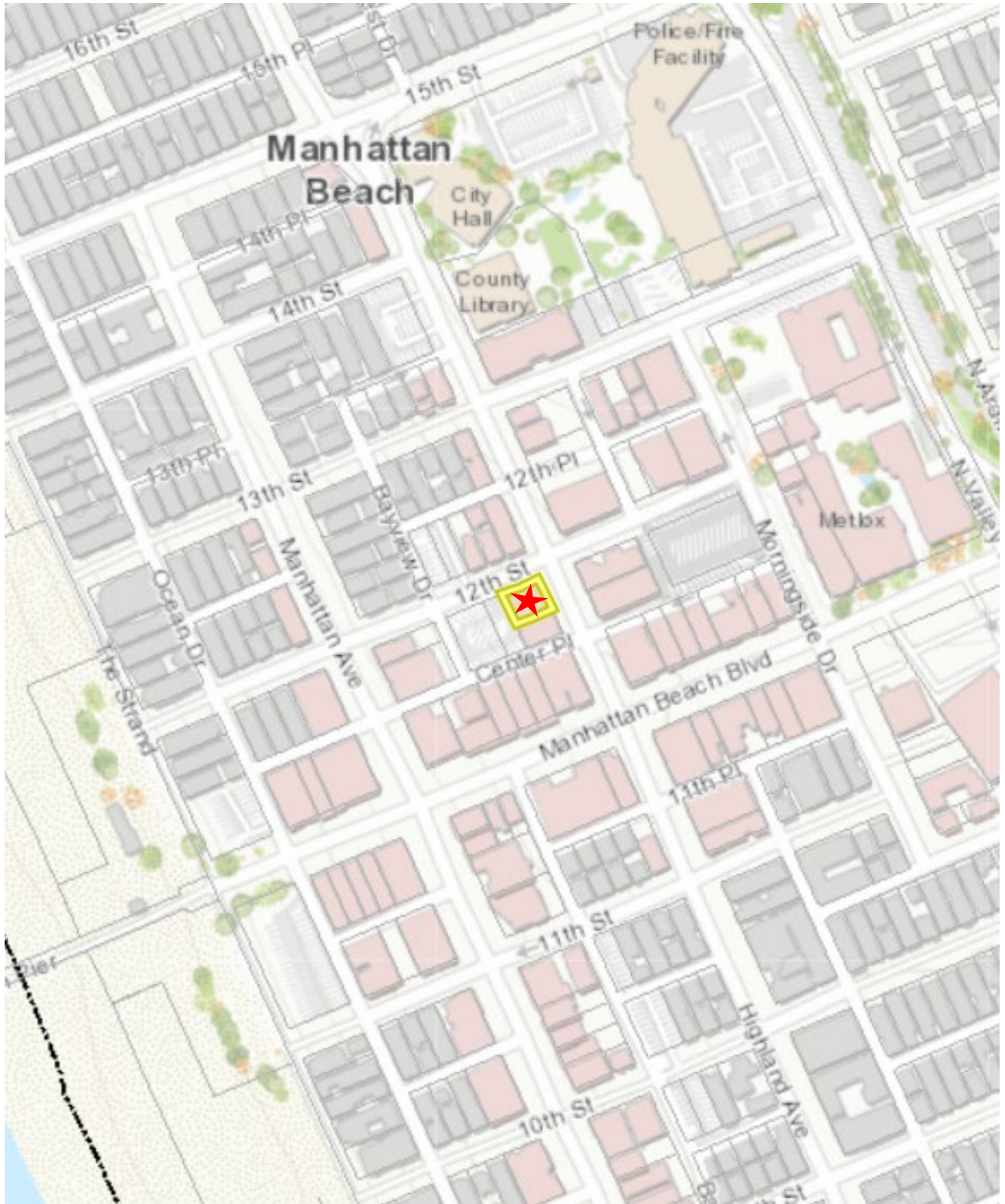
The effect of the lower allowed building height is not merely a matter of neighboring lots being allowed to build higher than the subject lot. The difference in allowable height means that while neighboring lots can build two-story buildings, the subject lot can accommodate a maximum of one story. This comes as a result of the requirement that any two-story building must include an elevator, and an elevator is required to have at least 4 feet of space between the top of the elevator and the roof of the elevator shaft (otherwise known as the elevator overrun). The zoning code requires the height of the elevator overrun to be included in the building's height calculation. However, due to the sloping nature of the subject lot and its resulting depression of the maximum height allowed, it is not possible to build a two-story building with the required elevator overrun within the height limit, unless the height of the overrun is excluded for the building's height calculation.

In sum, the subject lot's shape and topography present practical difficulties for the property owner in building a two-story building. These conditions constitute special circumstances or conditions applicable to the subject property that justify excluding the elevator overrun from the building's height calculation.

2. The profile of the proposed elevator overrun will rise only 3.4 feet above the height limit. It will have minimal or no impact on public views or otherwise impact neighboring properties or the public.
3. The proposed elevator overrun represents a small portion of the roof area of the building. Allowing it to be excluded from the building height calculation is within the spirit of the exclusion for vent pipes and other mechanical structures that can only be located above the top floor of a building. Moreover, the requested variance will put the applicant's ability to develop the subject lot on par with those of neighboring owners, due to the differences in property topography.



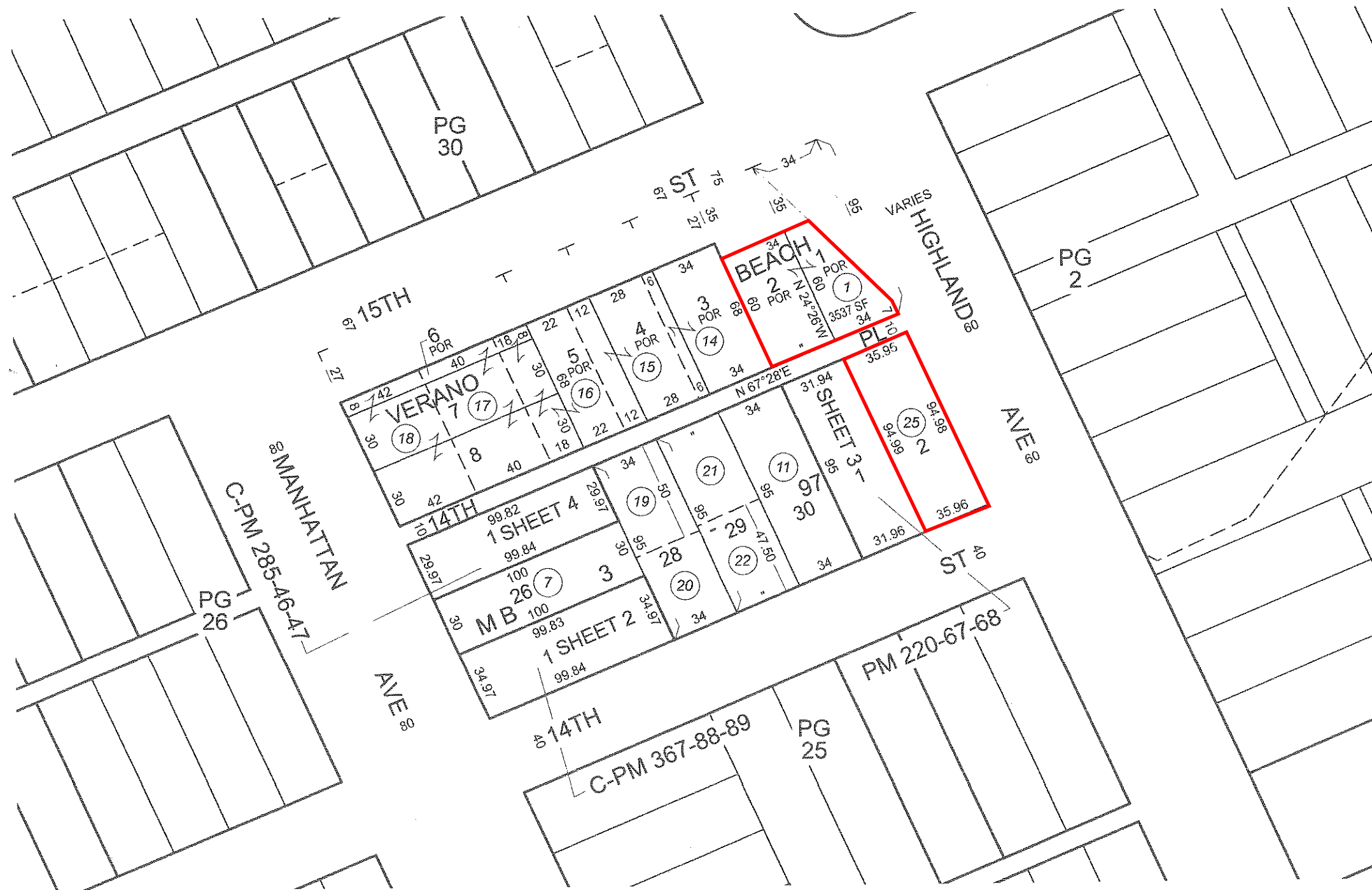
EXHIBIT A  
LOCATION MAP



2014



MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'



2010



MAPPING AND GIS  
SERVICES  
SCALE 1" = 50'

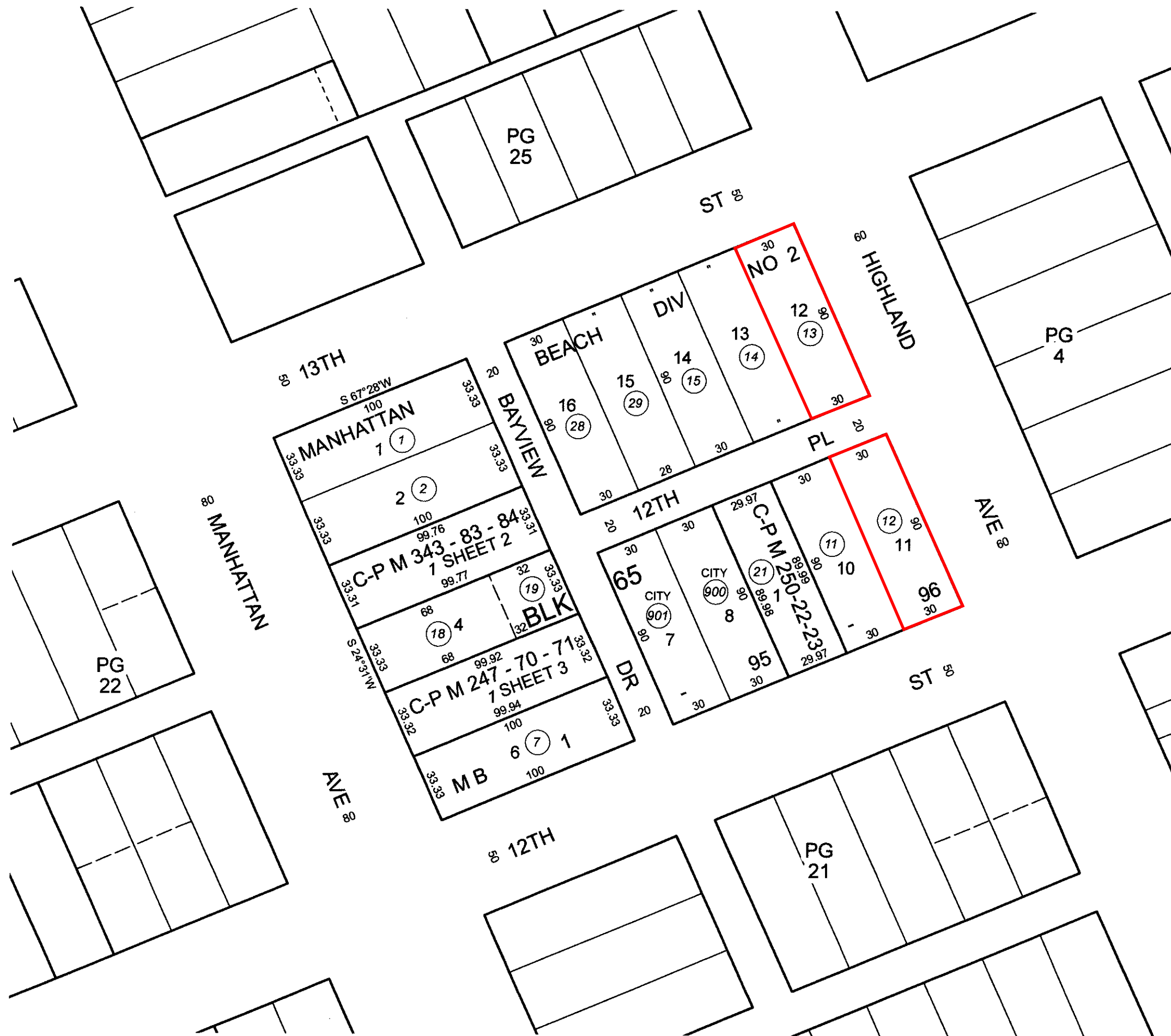




2016



MAPPING AND GIS  
SERVICES  
SCALE 1" = 50'



SCALE 1" = 50'

Project Site



CODE  
6174

MANHATTAN BEACH  
DIVISION NO. 2  
M.B. 1-95 -96

FOR PREV. ASSM'T. SEE: 164-9



2012



MAPPING AND GIS  
SERVICES  
SCALE 1" = 50'



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**From:** [Carlos Lopes](#)  
**To:** [Ted Fatuos](#)  
**Subject:** [EXTERNAL] Tony Choueke-.Highland and 12th street residential hotel  
**Date:** Monday, June 10, 2024 4:20:32 PM

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EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr Fatuos

I hope this note finds you well .

As a character reference, I have immense respect for Mr. Tony Choueke and support his request to develop a 9-room residential hotel on Highland and 12th Street. The Residential Hotel is not encumbered with a Restaurant or Bar and suits guests seeking privacy.

I often have friends and family visiting us in Manhattan Beach and PV, and it is a challenge to find appropriate accommodations within walking distance to the beach. This is well-suited for Manhattan Beach.

I have been a resident of Manhattan Beach for 30 years and served as founder of the Manhattan Beach Wine Auction to benefit Manhattan Beach Schools.

I am proud of Manhattan Beach, and like many other residents, support the Petit Residential Hotel Mr Choueke hopefully will bring to this community.

Thank You

Carlos C Lopes  
Principal and Managing Partner  
Luxury Hotel Advisors Int,l

**From:** [Ron Newman](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] Tony Choueke downtown boutique Hotel.  
**Date:** Monday, June 10, 2024 1:14:21 PM

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EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Ted,  
We support Tony's new hotel. Good for retail and restaurant business.  
Ron Newman

**From:** [Charles Anderson](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] Support of Hotel Project -- South West corner of Highland and 12th Street in downtown MB  
**Date:** Wednesday, June 12, 2024 8:47:39 PM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Ted Faturos,

I am writing to express my support of the hotel development project potentially proposed by Tony Choueke.

I am a 7 year resident of Manhattan Beach at 625 17th St. I also have been renting an office in downtown Manhattan Beach for the last 3-4 years.

Most recently, I am a commercial tenant at 1141 Highland Ave, Ste C.

I regularly struggle to find easy hotel accommodations for friends and colleagues in the area. We've used Shade Hotel quite a few times, but it's not the quaint experience that fits our community. I'm thinking about how grateful I would be to have a walkable beach option for my parents when they are in town.

Tony and his team have been wonderful, flexible and available landlords. They take great pride in their property and it shows.

Please come by and tour our office so you can see it for yourself.

My mobile is 619-957-4748.

Charles Anderson

**From:** [Bryn Stroyke](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] SW corner of 12th & Highland  
**Date:** Friday, June 14, 2024 12:27:09 PM

**EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.**

Hi Ted,

I wanted to contact you to relay my support for Tony Choueke's proposed 9 room hotel. Tony has a track record in MB and everything Tony does is first class. Downtown MB has very limited hotel options (Shade) and a small boutique hotel brings and keeps high end visitor dollars downtown, which in turn supports local shops and restaurants. I think it would be a lovely and welcome addition to the fabric of downtown.

Thanks for your time and consideration Ted!

Best regards,

**BRYN  
STROYKE**  
CO-FOUNDER / BROKER  
310-880-3436  
[bryn@stroykeproperties.com](mailto:bryn@stroykeproperties.com)  
DRE #00855690 | [stroykeproperties.com](http://stroykeproperties.com)



*"I have not verified any of the information contained in those documents that were prepared by other people. You will never receive wire instructions or changes to previously provided wire instructions from myself or my team. NEVER WIRE FUNDS PRIOR TO CALLING THE ESCROW OFFICER AT THE PHONE NUMBER PREVIOUSLY PROVIDED TO YOU."*

**From:** [Guy Gabriele](#)  
**To:** [Ted Faturros](#); [Ted Faturros](#)  
**Subject:** [EXTERNAL] Regarding Petit Residential Hotel by Highland and 12th.  
**Date:** Saturday, June 15, 2024 9:57:21 AM

---

**EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.**

Mr. Faturros,

I hope this email finds you well.

My name is Guy Gabriele. I have been a resident and business owner in Manhattan Beach since 1977. I have a great deal of respect for Tony Choueke, and support his request to develop a 9-room residential hotel on the corner of Highland and 12th. No food or beverage will be served. Visitors will have easy access to our beach, and residents will have a convenient place in which to lodge visiting family members.

I am very proud of our city, and as a resident, support the Residential Hotel Mr. Choueke will hopefully bring to our wonderful community.

Thank you,

Guy Gabriele,

Owner of properties at 317 333 Manhattan Beach Blvd, the business at 317 Manhattan Beach Blvd, and the residence at 1343 9th street.

**From:** [Lori Ford](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] New Hotel, 12th Street Downtown MB  
**Date:** Friday, June 21, 2024 2:20:32 PM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hello Mr. Faturos,

I'm writing today in support of the new hotel proposed by Tony Choueke on 12th street and Highland. As the owner of Gum Tree, I'm in support of this project. Mr. Choueke has been a fantastic landlord to us at Gum Tree. He has been supportive of our small business, and responsive to any and all issues we have. I know he will take the utmost care to make this building beautiful and functional.

It is my view that Manhattan beach residents will benefit from a small boutique hotel downtown that can house their out of town guests, and I believe the hotel patrons will be a positive for our downtown business community as well. Thank you for your time. I am available for any questions you may have.

Lori Ford

President DBPA  
CEO/Co-Founder  
Gum Tree

310-376-8744  
[www.gumtreela.com](http://www.gumtreela.com)  
[lori@gumtreela.com](mailto:lori@gumtreela.com)  
Think Globally, Shop and Eat Locally!



**From:** [gary vitti](#)  
**To:** [Ted Faturos](#)  
**Cc:** [Tony Choueke](#)  
**Subject:** [EXTERNAL] New Boutique Hotel in Manhattan Beach  
**Date:** Friday, June 14, 2024 8:32:18 AM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Faturos,

My name is Gary Vitti. I'm a long time resident of Manhattan Beach moving here in the summer of 1984. I've watched our town morph into the destination it is today for all permanent residents, second home owners and out of town day travelers. It has come to my attention that Mr. Tony Choueke has an idea for a small downtown boutique hotel. I personally would like to throw my support for this project for several reasons. First and foremost, the way I know Mr. Choueke, he would create an establishment with the utmost class and functionality. Beyond that, visitors will support our infrastructure of restaurants and retail shops as well as having a convenient place for our families and friends to stay. I give my unqualified recommendation for this endeavor. Thank you for taking the time to read this letter. Wishing you and yours all the best!

Sincerely,

Gary Vitti

**From:** [Bob Beverly](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] New boutique hotel downtown  
**Date:** Sunday, June 9, 2024 7:05:42 PM

---

**EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.**

Ted Faturos,

Good day sir. I hope you had an enjoyable and relaxing weekend. I wanted to drop you a short note expressing my support for the proposed 9 room small boutique hotel Tony Choueke is seeking to add to our downtown community. As a lifelong resident of Manhattan Beach, I believe the proposed project would be a great addition to our quaint downtown feel. As most in city hall know, I am opposed to all things that create a more hectic, overcrowded atmosphere in the downtown area. We residents of Manhattan Beach saw the increased crime, litter and a general feeling of "out of control" during the pandemic days of the outdoor street dining. The Chouke project is not seeking to add food or liquor to their operation. Their hotel would be a plus to our local shops and restaurants. I have known the Chouke family for about 25 years and have found them to be of outstanding character. As a resident and downtown businessman, I am 100% in support of the Choueke project. I look forward to the day we can have friends and family have a nice place in which to stay when visiting our beautiful city. Manhattan Beach, "the jewel of the South Bay" Feel free to call me with any questions. Bob Beverly owner Shellback Tavern and 72 year resident, 310 991-7982

**From:** [Susan Bales](#)  
**To:** [Ted Faturus](#)  
**Subject:** [EXTERNAL] in support of proposed boutique hotel  
**Date:** Monday, June 10, 2024 9:29:55 AM  
**Attachments:** [boutique hotel support ltr june 2024.docx](#)

---

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Good morning, Ted. Please find attached a letter in support of the hotel under consideration for the southwest corner of Highland and 12th street in downtown MB. We are pleased to support this innovative development.

--

Susan N Bales  
General Partner  
MackandFreckles LLC

*Susan Nall Bales*  
*3012 The Strand*  
*Manhattan Beach, CA 90266*

June 10, 2004

Ted Faturos  
Planner, Community Development  
City of Manhattan Beach  
[tfaturos@manhattanbeach.gov](mailto:tfaturos@manhattanbeach.gov)

Dear Ted,

I am writing in support of the Choueke Capital Group's proposed hotel to be located on the South West corner of Highland and 12th Street in downtown Manhattan Beach.

As a longtime resident and downtown property owner, I believe this project is exactly the kind of development that Manhattan Beach should be encouraging. Its small footprint of only 9 rooms is sized to suit our town, ensuring the structure will not overburden existing resources and parking. Its upscale décor and reputation will benefit our downtown restaurants and retail shops. And local residents will have another convenient place in which to lodge visiting friends and family close to the beach and downtown amenities. In fact, this project seems a perfect win-win fit both for both those who want to preserve the small town ambiance of Manhattan Beach and for those who want to bring needed resources to enhance the existing cityscape to make it more livable.

The Choueke Capital Group has the added advantage of being informed by a longtime local resident and civic leader who understands our city and will work to ensure that the hotel does indeed match community needs.

I hope the city will green light this project, and accord it your support in its all development phases.

Warmly,



Susan Nall Bales  
General Partner, MackandFreckles LLC  
Owner, 321, 325 & 327 Manhattan Beach Boulevard  
Family in residence since 1954

**From:** [Jeremy Cramer](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] Highland and 12th Hotel Project  
**Date:** Sunday, June 9, 2024 12:11:25 PM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Ted,

I am reaching out to you regarding the proposed hotel project at Highland and 12th.

I am a resident of Manhattan Beach and support this hotel development. It is a small boutique hotel in a convenient location that will drive more tax revenue, sales for surrounding businesses, and a place for my relatives to stay when in town.

Please help move this project forward.

Sincerely,

Jeremy Cramer  
310-365-2463

**From:** [Mark Burton](#)  
**To:** [Ted Faturus](#)  
**Subject:** [EXTERNAL] Downtown MB Boutique Hotel (Highland and 12th Street)  
**Date:** Monday, June 10, 2024 6:30:37 AM

---

**EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.**

Dear Mr. Faturus:

I, and many other MB residents, strongly support Mr. Tony Choueke's application to build a new, nine room, boutique hotel in Downtown MB. As you may know, Mr. Choueke is a long time MB resident, MB commercial property owner and, most importantly an experienced commercial real estate developer who builds architecturally beautiful projects. I am certain that his Downtown MB Boutique Hotel would be a great addition to our MB Downtown area. Our community desperately needs more hotel rooms in Downtown MB, especially boutique hotel rooms. If you have any questions or need added information in regards to my strong support for Mr. Choueke's project, please feel free to contact me.

Thank you for your service to our City Mr. Faturus.

Kind regards, Mark

--

**(310) 562-7897**

*Email:* [markburton@gmail.com](mailto:markburton@gmail.com)

**From:** [lando saad](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] Downtown boutique hotel  
**Date:** Tuesday, June 11, 2024 12:01:34 PM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Good morning Ted,  
Hope this email finds well.

I have been a business and property owner in Manhattan beach since the early nineties. My business had put me in direct contact with residents as well as visitors and tourists to our wonderful city. One of the amenities that had been lacking was lodging or boutique accommodations.

I had given my support to the Metlox project early on and happy to see that it yielded big dividends both for the city and the community.

I hope that your office will take in consideration the benefits that a Small Boutique Hotel will bring to city as well as residents alike.

Mr Choueke a long time resident and investor in the city of Manhattan Beach has several successful business projects in Manhattan Beach.  
The added value that the Boutique Hotel will bring to the city will be enormous.

Best regards

Lando

**From:** [Michael Rossi](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] Choueke Project  
**Date:** Monday, June 10, 2024 1:48:33 PM

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Ted,

This letter is confirming my support of the above referenced in downtown.

Thank you,



**Mike Rossi**

REALTOR, LIC #01089100

Mobile: 310.849.9601

Email: [mrossi90266@gmail.com](mailto:mrossi90266@gmail.com)

Website: [www.strandhill.com](http://www.strandhill.com)



*I have not verified any of the information contained in documents that were prepared by other people.*



**From:** [Kathy Rodarte](#)  
**To:** [Ted Faturros](#)  
**Subject:** [EXTERNAL] Boutique Hotel  
**Date:** Wednesday, June 12, 2024 5:45:29 PM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Ted,

I am thrilled about a quaint Boutique Hotel in downtown Manhattan Beach and having Tony and Nicole behind this project can only mean Success to our downtown community.

The guests staying there would be contributing to the revenue of the best restaurants and boutiques like mine LuLu's Nouvelle.

This would also be a unique and inviting place for the locals to accommodate out of town guests including my family and friends. Everything is within walking distance which will allow these special guests to explore and embrace the charming and beautiful downtown Manhattan Beach.

I hope the city and your team will approve this unique Boutique Hotel and please feel free to reach out if you have any questions.

Sincerely,

Kathy Rodarte  
LuLu's Nouvelle

310 291 8277 cell  
Sent from my iPhone



June 27, 2024

Ted Faturos, Planner  
City of MB Community Development Department  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Dear Mr. Faturos,

This letter is to express the support of the Downtown Business & Professional Association in the development of a boutique hotel at the corner of 12<sup>th</sup> Street and Highland Avenue by Mr. Tony Choueke. This hotel has only nine rooms, so its scale fits with its neighboring businesses, and proposes serving no outside food or beverages, which encourages their visitors to support surrounding restaurants and shopping. Having additional overnight guests in Downtown Manhattan Beach also supports walkability to further benefit the community.

Mr. and Mrs. Choueke are not only wonderful members of our community, they are also beloved landlords to several businesses in Downtown Manhattan Beach. They understand how to support our small, local entrepreneurs, and we believe they will do the same as owners of the proposed hotel.

Please accept our recommendation that this appropriately sized and modeled hotel be allowed as expedited a path as possible to positively enhance our business district.

If you have any questions, please contact Jill Lamkin, our Executive Director.

Respectfully,

Molly Hobin Williams  
President, Downtown Manhattan Beach Business & Professional Association

Jill Lamkin  
Executive Director, Downtown Manhattan Beach Business & Professional Association

Cc: Manhattan Beach Planning Commission, Tony Choueke

**From:** [Corinna Cotsen](#)  
**To:** [Ted Faturos](#)  
**Subject:** [EXTERNAL] 1145 Highland  
**Date:** Monday, July 1, 2024 9:39:13 PM

---

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Ted:

I have received the Notice of Public Hearing before the Planning Commission regarding the Coastal Development Permit requested to demolish the existing structure at 1145 Highland Avenue and replace it with a two-to-three story hotel.

I do not support this development permit. I think Downtown Manhattan Beach is already too crowded with attractions that are intended more for visitors than for residents. Replacing existing businesses that are part of the fabric of the town with a hotel sends a message that the needs of the residents of the area are less important than the potential property tax and hotel tax revenue from another hotel. The fact that the proposed building has 60% more square footage than the building it would replace only reinforces my concern that this is not in the best interest of the residents of the area.

Thank you.

Corinna Cotsen

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ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.  
MANHATTAN BEACH, CA 90266  
TEL: 310-318-8089 WWW.TOMARO.COM

# A NEW COMMERCIAL DEVELOPMENT

1143-1145 HIGHLAND AVE  
MANHATTAN BEACH, CA, 90266

## 3D RENDERING



## SYMBOL LEGEND

- DIFFERENTIAL IN FLOOR ELEVATION, FINISH SURFACE, OR CHANGE IN WALL PLAN
- ELEVATION SUB FLOOR ELEVATION
- ELEVATION LIGHT WEIGHT CONCRETE FLOOR ELEVATION
- SHEET NUMBER ELEVATION DESIGNATION
- SLOPED SURFACE SURFACE DESCRIPTION (ARROW POINTS DOWN SLOPE)
- FLOW LINE (ARROW POINTS DOWN SLOPE) ROOF SLOPE DESCRIPTION
- SLOPE RUN
- SLOPE RISE
- WINDOW LETTER DESIGNATION
- DOOR NUMBER DESIGNATION
- SKYLIGHT LETTER DESIGNATION
- PARKING NUMBER DESIGNATION
- NORTH ARROW DESIGNATION
- REVISION NUMBER EXTENTS OF REVISION
- SECTION NUMBER SHEET NUMBER
- TOP/BOTTOM RISER # OF RISERS UP/DOWN

## PROJECT DATA

**PROPERTY OWNER**  
TONY CHOUKE  
1143-1145 HIGHLAND  
MANHATTAN BEACH, CA 90266

**LEGAL DESCRIPTION**  
4179-021-013

**OCCUPANCY AND ZONING**  
OCCUPANCY: R-1 HOTEL  
S-2 - BASEMENT PARKING

ZONING: CD  
CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED  
AREA DISTRICT: III  
NO. OF UNITS: 1  
NO. OF STORIES: 2 + BASEMENT  
FIRE SPRINKLERS: YES  
FIRE ALARM: YES

CITY, STATE, NATIONALLY APPLICABLE CODES  
2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC, AND 2022 STATE ENERGY CODE STATE OF CALIFORNIA, AND THE CITY OF MANHATTAN BEACH (MBMC) 2022 CA ENERGY CONSERVATION STANDARDS 2022 CA GREEN BUILDING STANDARDS CODE

## SHEET INDEX

- GENERAL**
- G.0.1 TITLE SHEET AND GENERAL NOTES
  - C.01 SURVEY
- ARCHITECTURAL**
- A.0.0 SQUARE FOOTAGES
  - A.0.1 CODE SUMMARY
  - A.1.0 SITE PLAN/ROOF PLAN
  - A.0.2 BASEMENT FLOOR PLAN
  - A.0.3 FIRST FLOOR PLAN
  - A.0.4 SECOND FLOOR PLAN
  - A.0.5 ELEVATIONS
  - A.0.6 ELEVATIONS

## PROJECT

**CHOUKE**  
1143-1145 HIGHLAND AVE  
MANHATTAN BEACH  
CALIFORNIA 90266

## STAMP

## PROJECT NUMBER

22005

## PRINT DATE

5.21.24

## REVISIONS

NUMBER	REVISION SCHEDULE DESCRIPTION	DATE

## COPYRIGHT

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## DRAWING

## ABBREVIATION

A.H.	ACTUAL HEIGHT	HORZ.	HORIZONTAL
A.W.	AWNING WINDOW	HT.	HEIGHT
B.O.W.	BOTTOM OF WALL	LAND.	LANDING
C.H.	CRITICAL HEIGHT	LT.WT.	LIGHT WEIGHT CONCRETE
CLG.	CEILING	MAX.	MAXIMUM
CLR.	CLEAR	MIN.	MINIMUM
COL.	COLUMN	OP.	OPERABLE
CONC.	CONCRETE	PLINE.	PROPERTY LINE
C.W.	CASEMENT WINDOW	REQ.	REQUIRED
DIM.	DIMENSION	SECT.	SECTION
DN.	DOWN	S.F.E.	SUB FLOOR ELEVATION
ELEV.	ELEVATION	SHT.	SHEET
F.A.	FROM ABOVE	SK.	SKewed
FLR.	FLOOR	SL.	SLOPED
FX.	FIXED	T.O.W.	TOP OF WALL

## USE PERMIT APPROVAL

## DEFERRED SUBMITTALS

SIGNAGE, FIRE SPRINKLERS, FIRE ALARM

## SEPARATE PERMITS

SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDING

## AREA CALCULATIONS

BFA CALCULATIONS:  
BASEMENT: 66.3 SF  
BASEMENT STAIRS: 133 SF  
1ST FLOOR: 2107 SF  
2ND FLOOR: 2187 SF  
TOTAL BFA: 4,493.3 SF

LOT AREA= 2,996 SF  
MAX BFA= 2,996 SF X1.5= 4,494 SF

## HEIGHT CALCULATIONS

234.68+233.10+237.16+239.64  
944.58/4 = 236.15  
236.15 + 26' = 262.15'

## PARKING CALCULATIONS

REQUIRED PARKING:  
9 ROOMS X 1.1 PARKING SPACES PER ROOM= 9.9 SPACES  
BFA: 4,493.3 SF  
EXCLUDABLE AREA (LOT SIZE): 2,996 SF  
COUNTABLE AREA (OVER 1:1): 1,497.3 SF  
1,497.3 SF COUNTABLE AREA/4,493.3 SF EXISTING SF = .33322  
9.9 SPACES X .33322= 3 REQUIRED PARKING SPACES  
2 TOTAL PARKING SPACES PROVIDED  
1 STANDARD SPACE  
1 EV-CHARGING ACCESSIBLE (ADA) SPACE (PER CALIFORNIA VEHICLE CODE SECTION 22511.2 (b), ADA SPACE WITH EV CHARGING COUNTS AS TWO PARKING SPACES, THUS MEETING THE 3-CAR ONSITE PARKING.

## PROJECT DESCRIPTION

DEMO OF EXISTING BUILDING, CONSTRUCTION OF NEW 2 STORY PLUS BASEMENT HOTEL WITH 9 ROOMS. ALCOHOL IN EACH ROOM.

## VICINITY MAP



## SHEET NUMBER

**G.0.1**  
Page 57 of 66  
P: MTC 07/10/2024



**SURVEY AND TOPOGRAPHY**

FOR  
BEACH MAN PROPERTIES LLC  
TONY CHOUEKE  
2708 OCEAN DRIVE  
MANHATTAN BEACH, CA 90266  
PHONE 310-752-3083

**JOB ADDRESS**

1141 & 1145 HIGHLAND AVE  
MANHATTAN BEACH, CA 90266

**LEGAL DESCRIPTION**

LOTS 13 & 14, BLOCK 66  
MANHATTAN BEACH DIVISION NO. 2  
M.B. 1-95-96  
APN 4179-021-0128013

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON JANUARY 13, 2020

REVISIONS  
SURVEY UPDATE AUGUST 4, 2023

**LEGEND**

- EXISTING BUILDING
- BRICK
- CONCRETE
- WOOD DECK
- 106.78 EXISTING ELEVATION
- 10' EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- CL.F. CHALK LINE
- ELY EASTERLY
- EM ELECTRIC METER
- FD FOUND
- FE FENCE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- LAT LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER / PROP. CORNER
- PL, PL PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE / STAKE & TAG
- STL STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.  
BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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SHEET 1 OF 1  
JOB NO. 19-545

**PROJECT**

**CHOUEKE**

1143-1145 HIGHLAND AVE  
MANHATTAN BEACH  
CALIFORNIA 90266

**STAMP**

**PROJECT NUMBER**

22005

**PRINT DATE**

5.21.24

**REVISIONS**

NUMBER	REVISION SCHEDULE	DESCRIPTION	DATE

**COPYRIGHT**

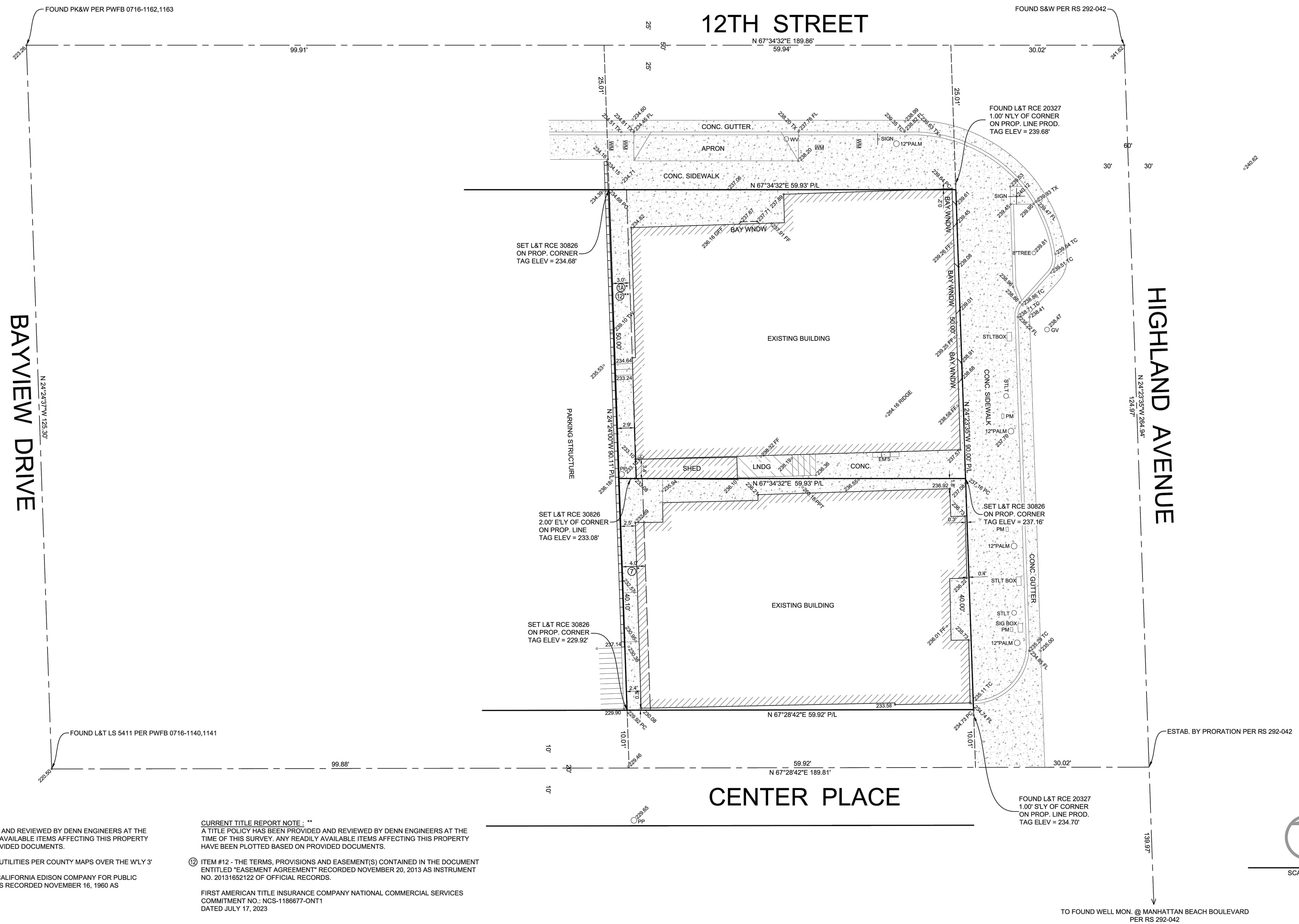
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**DRAWING**

**SURVEY**

**SHEET NUMBER**

**C.01**



PREVIOUS TITLE REPORT NOTE: \*\*  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

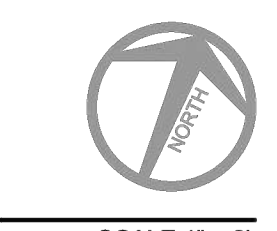
⑭ PARCEL 1A - EASEMENT FOR PUBLIC UTILITIES PER COUNTY MAPS OVER THE WLY 3' OF THE NORTH 50 FEET OF LOT 14.  
⑰ ITEM #7 - EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1960 AS INSTRUMENT NO. 2818 IN O.R.

OLD REPUBLIC TITLE COMPANY  
ORDER NO. : 2676016667  
DATED DECEMBER 4, 2019

CURRENT TITLE REPORT NOTE: \*\*  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

⑰ ITEM #12 - THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED NOVEMBER 20, 2013 AS INSTRUMENT NO. 20131852122 OF OFFICIAL RECORDS.

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES  
COMMITMENT NO.: NCS-1186677-ONT1  
DATED JULY 17, 2023



SCALE 1" = 8'



**PROJECT**

**CHOUKE**

1143-1145 HIGHLAND AVE  
MANHATTAN BEACH  
CALIFORNIA 90266

**STAMP**

**PROJECT NUMBER**

22005

**PRINT DATE**

5.21.24

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**DRAWING**

**SQUARE FOOTAGES**

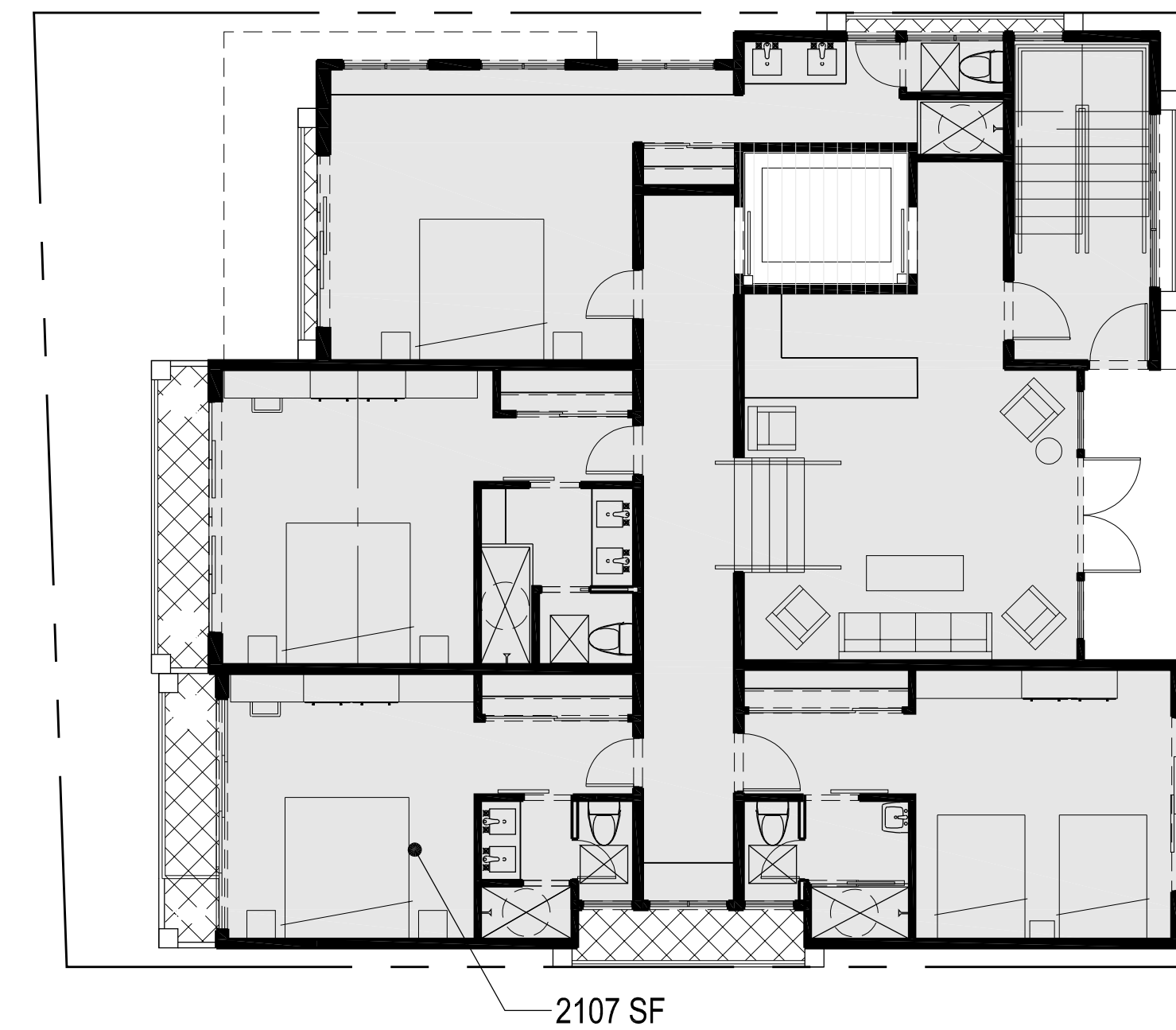
**SHEET NUMBER**

**A.00**





**SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0"

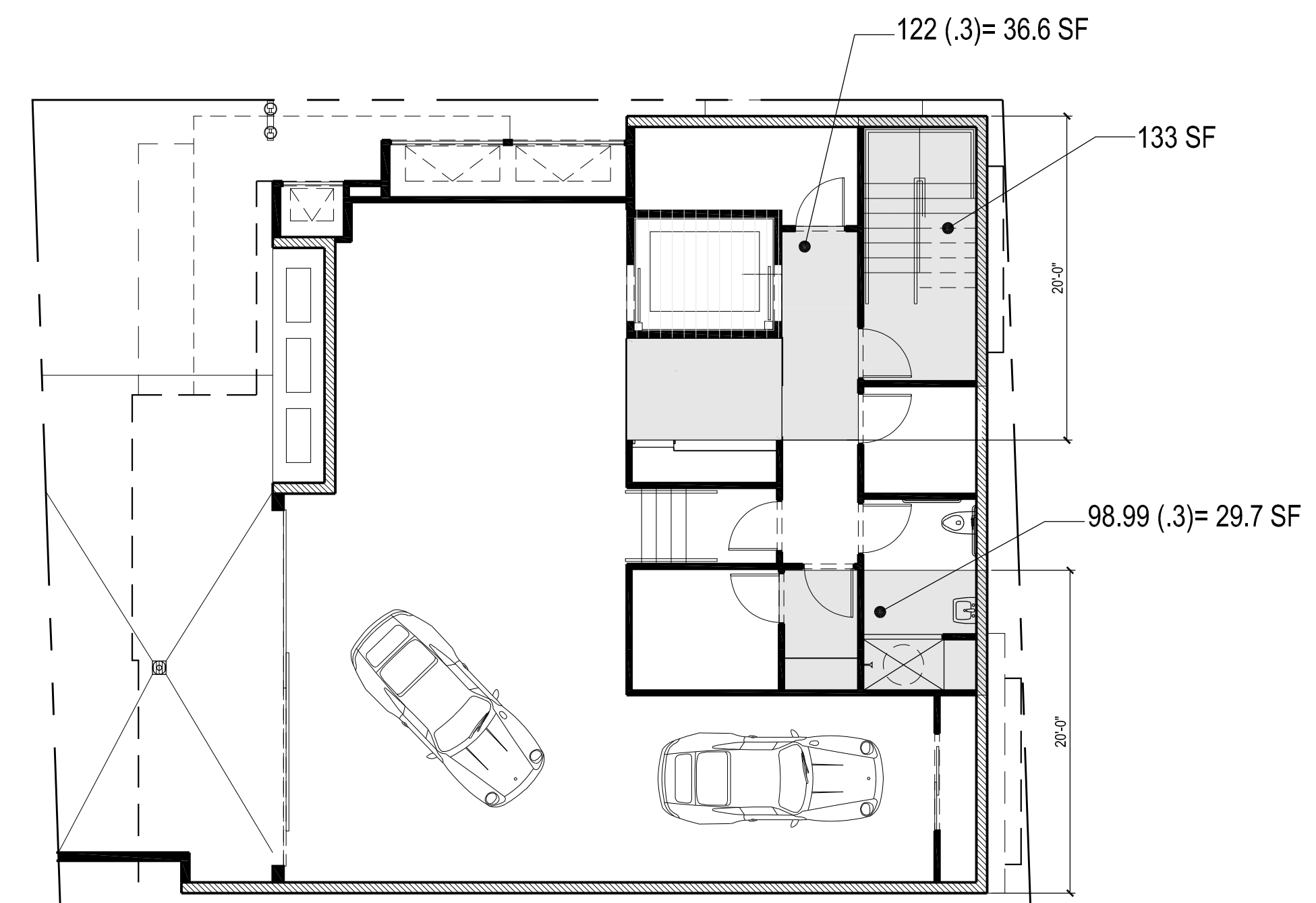


**FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"

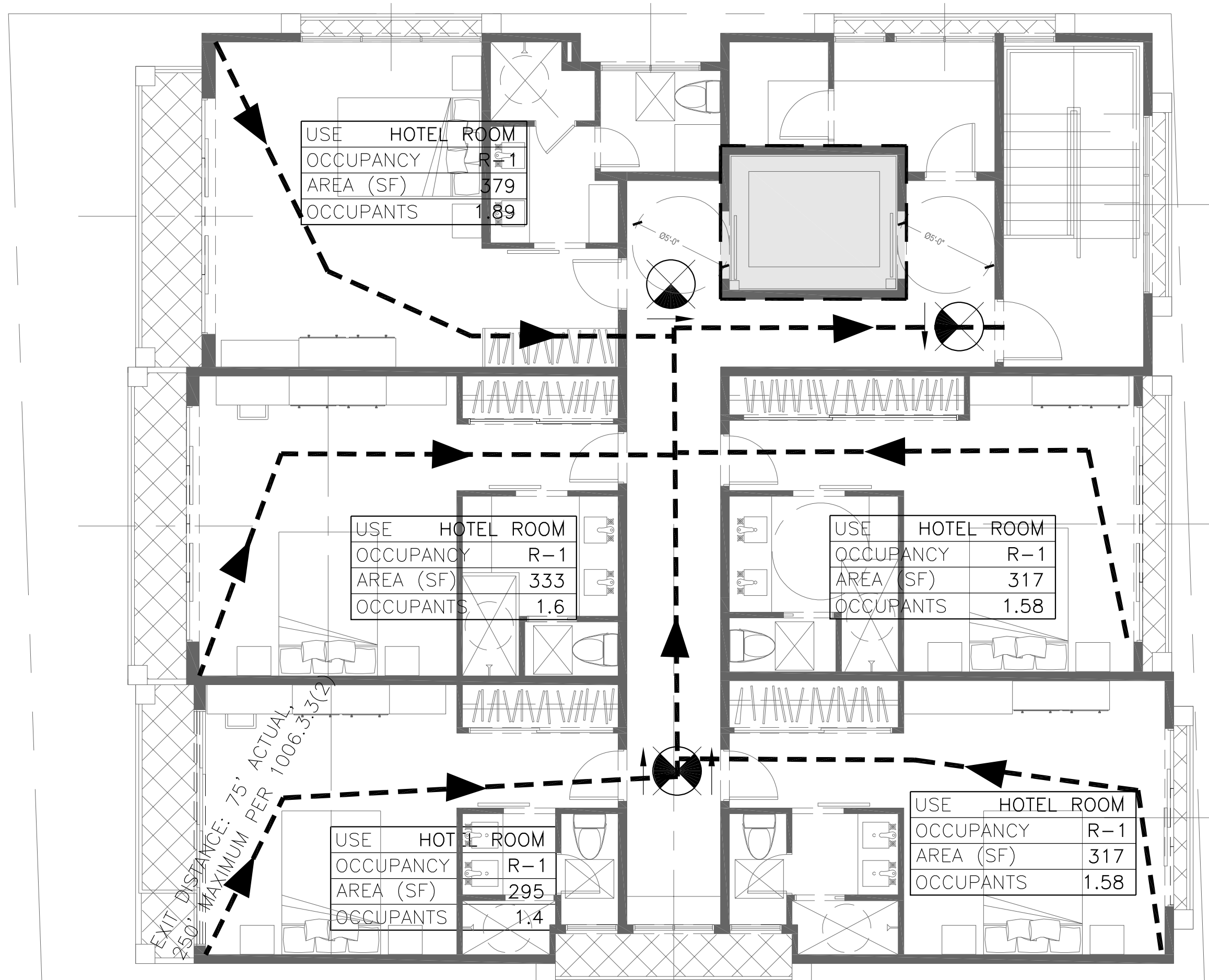
LEGEND	
	CONDITIONED SPACE
	ELEVATOR/STAIR NOT COUNTED TOWARDS BFA

BFA CALCULATIONS:  
BASEMENT: 66.3 SF  
BASEMENT STAIRS: 133 SF  
1ST FLOOR: 2,107 SF  
2ND FLOOR: 2,187 SF  
TOTAL BFA: 4,493.3 SF



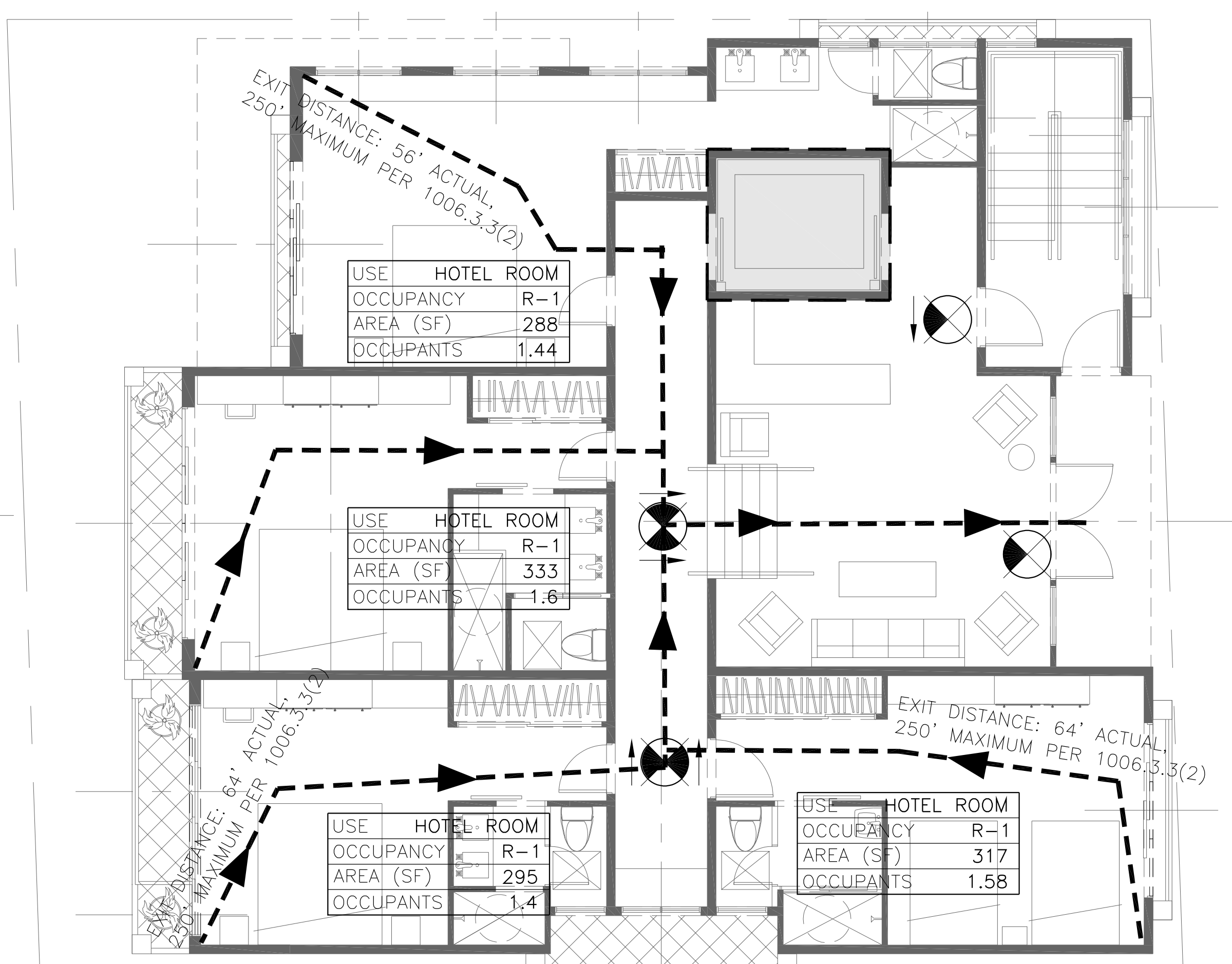
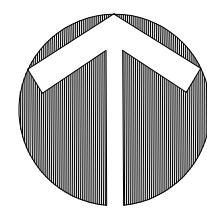
**BASEMENT FLOOR PLAN**

SCALE: 1/8"=1'-0"



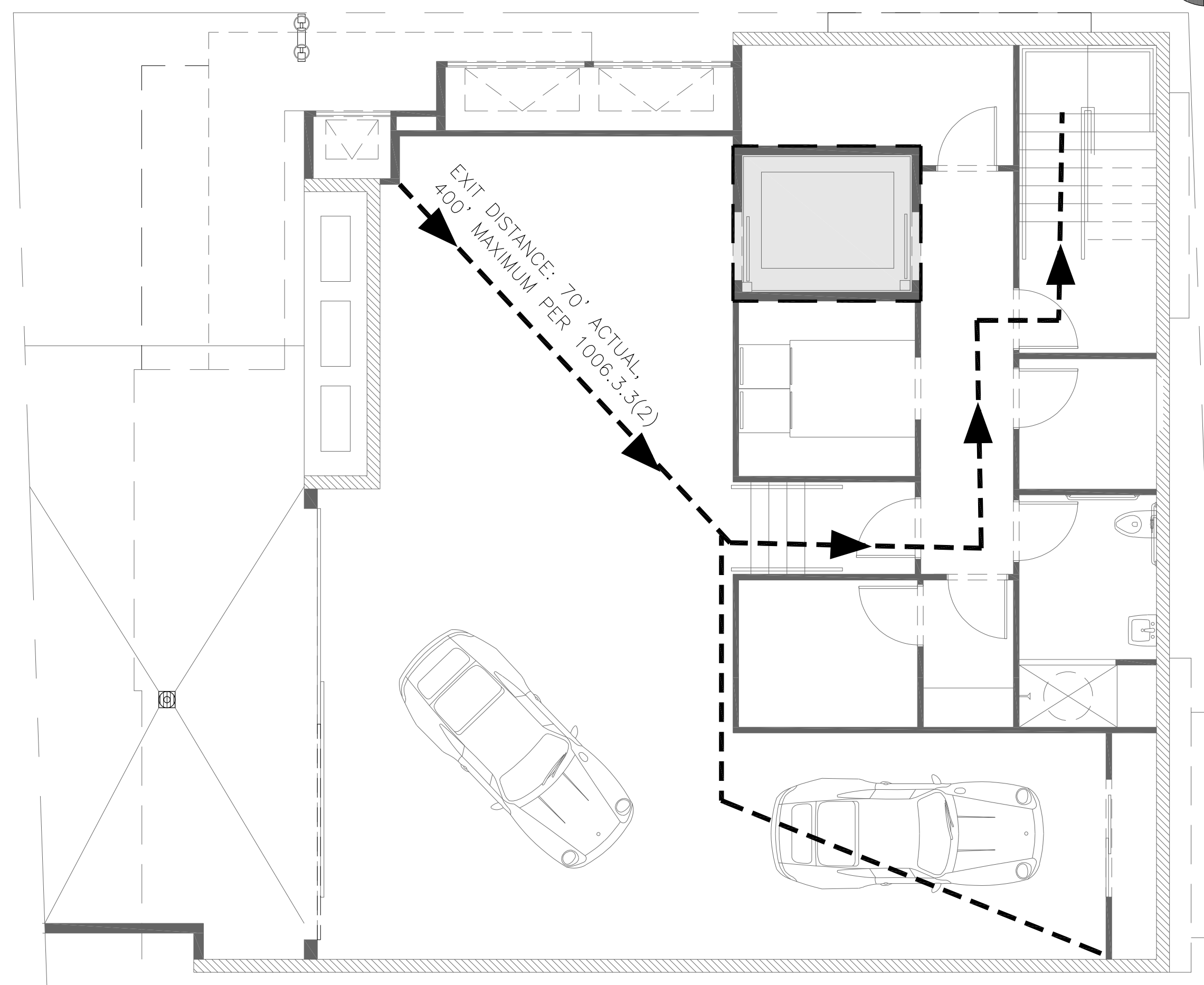
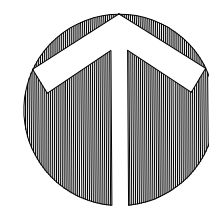
SECOND FLOOR EXITING PLAN

SCALE: 1/8"=1'-0"



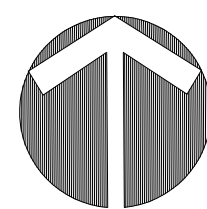
FIRST FLOOR EXITING PLAN

SCALE: 1/8"=1'-0"



BASEMENT EXITING PLAN

SCALE: 1/8"=1'-0"



CODE SUMMARY

BUILDING DESCRIPTION  
NEW CONSTRUCTION OF 2-STORY PLUS BASEMENT COMMERCIAL BUILDING WITH HOTEL.

APPLICABLE CODES  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CA ENERGY CONSERVATION STANDARDS  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2022 CALIFORNIA FIRE CODE

USE AND OCCUPANCY CLASSIFICATIONS  
R-1 HOTEL  
S-2 BASEMENT PARKING

SPECIAL DETAILED REQUIREMENTS  
PARKING GARAGES - 406.4, 406.5, 406.6  
406.4.1 MIN 8'-2" AT ADA SPACES AND DRIVEWAYS, 7'-2" CLEAR AT OTHER AREAS PROVIDED PER M.B.M.C.  
406.4.6 SEPARATED FROM OTHER OCCUPANCIES PER 508.1  
406.6.2 MECHANICAL VENTILATION SYSTEM PROVIDED PER CMC 2019

BUILDING CONSTRUCTION TYPE  
CONSTRUCTION CLASSIFICATION TYPE V (602.5)  
FIRE RESISTANCE RATING B (TABLE 601)

RATING REQUIREMENT FOR BUILDING ELEMENTS (601)  
ELEMENT HOURS  
STRUCTURAL FRAME 0  
BEARING WALLS (EXT) 0  
BEARING WALLS (INT) 0  
NONBEARING WALLS (EXT) TABLE 602  
FLOOR CONSTRUCTION 0  
ROOF CONSTRUCTION 0

RATING REQUIREMENT FOR EXTERIOR WALLS < 5' FROM PL (602)  
ELEMENT HOURS  
EXTERIOR WALLS

ALLOWABLE HEIGHTS AND AREAS - TABLE 504.4 HEIGHTS TABLE 506.2 AREA  
MAXIMUM HEIGHT - TYPE VB = 60' WITHOUT AREA INCREASE  
GROUP MAX STORIES MAX AREA PER STORY  
R-1 3 21,000 SF

SHAFT ENCLOSURES - 713.4  
1-HOUR REQ'D AND PROVIDED

AUTOMATIC SPRINKLER SYSTEM  
NFPA 13 QUICK-RESPONSE SPRINKLER SYSTEMS PROVIDED IN ACCORDANCE WITH SECTION 903.3.1.1

FIRE ALARM & DETECTION SYSTEM  
PROVIDE IN ACCORDANCE WITH CFC 907.2 AND NFPA 72.

MEANS OF EGRESS ILLUMINATION  
1 FOOT-CANDLE MIN. PROVIDED WITH EMERGENCY BACKUP GENERATOR SYSTEM - 1006, 2702

MEANS OF EGRESS  
EXIT ACCESS TRAVEL DISTANCE (R-1) MAXIMUM-250' PER TABLE 1017.2  
EXIT ACCESS TRAVEL DISTANCE (S-2) MAXIMUM-400' PER TABLE 1017.2

MIN EGRESS WIDTH  
STAIRWAYS: 36" - SECTIONS 1005.1, 1009.4  
DOORS: 36" - SECTIONS 1005.1, 1008.1.1  
CORRIDORS: 36" - SECTIONS 1005.1, 1018.2

AREA OF REFUGE NOT REQUIRED PER 1007.3 EXCEPTION 3. THE AREA OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

RESTROOMS  
EPC TABLE 422.1 AND SECTION 422.2

NUMBER OF EXITS  
1006.2.1 ONE EXIT R-1= 10 OCCUPANTS MAX AND 75' MAX TRAVEL DISTANCE  
SECOND FLOOR= 8.05 OCCUPANTS  
1006.2.1 ONE EXIT R-1= 10 OCCUPANTS MAX AND 75' MAX TRAVEL DISTANCE  
FIRST FLOOR= 7 OCCUPANTS

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CODE LEGEND

- EXIT SIGN - 1 SIDED
- EXIT SIGN - 2 SIDED DIRECTIONAL
- 1 HOUR SEPARATION
- 2 HOUR SEPARATION
- PATH OF EGRESS
- 1 HOUR VERTICAL SHAFT/CEILING
- FIRE EXTINGUISHER - 2A-10BC
- FIRE EXTINGUISHER - 40BC

CODE LEGEND



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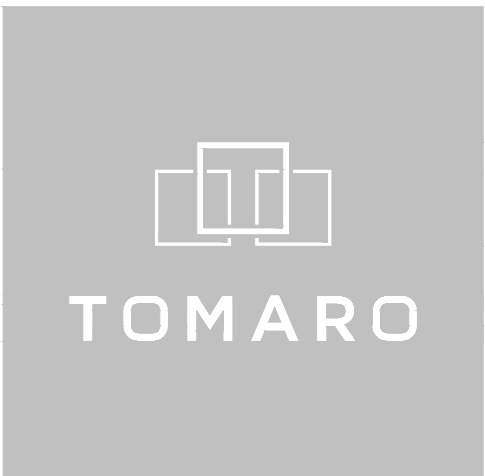
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DRAWING  
**EXITING PLAN/ CODE SUMMARY**

SHEET NUMBER

**A.0.1**  
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PC:ITG 07/10/2024





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DRAWING  
**SITE PLAN  
ROOF PLAN**

SHEET NUMBER

**A.1.0**

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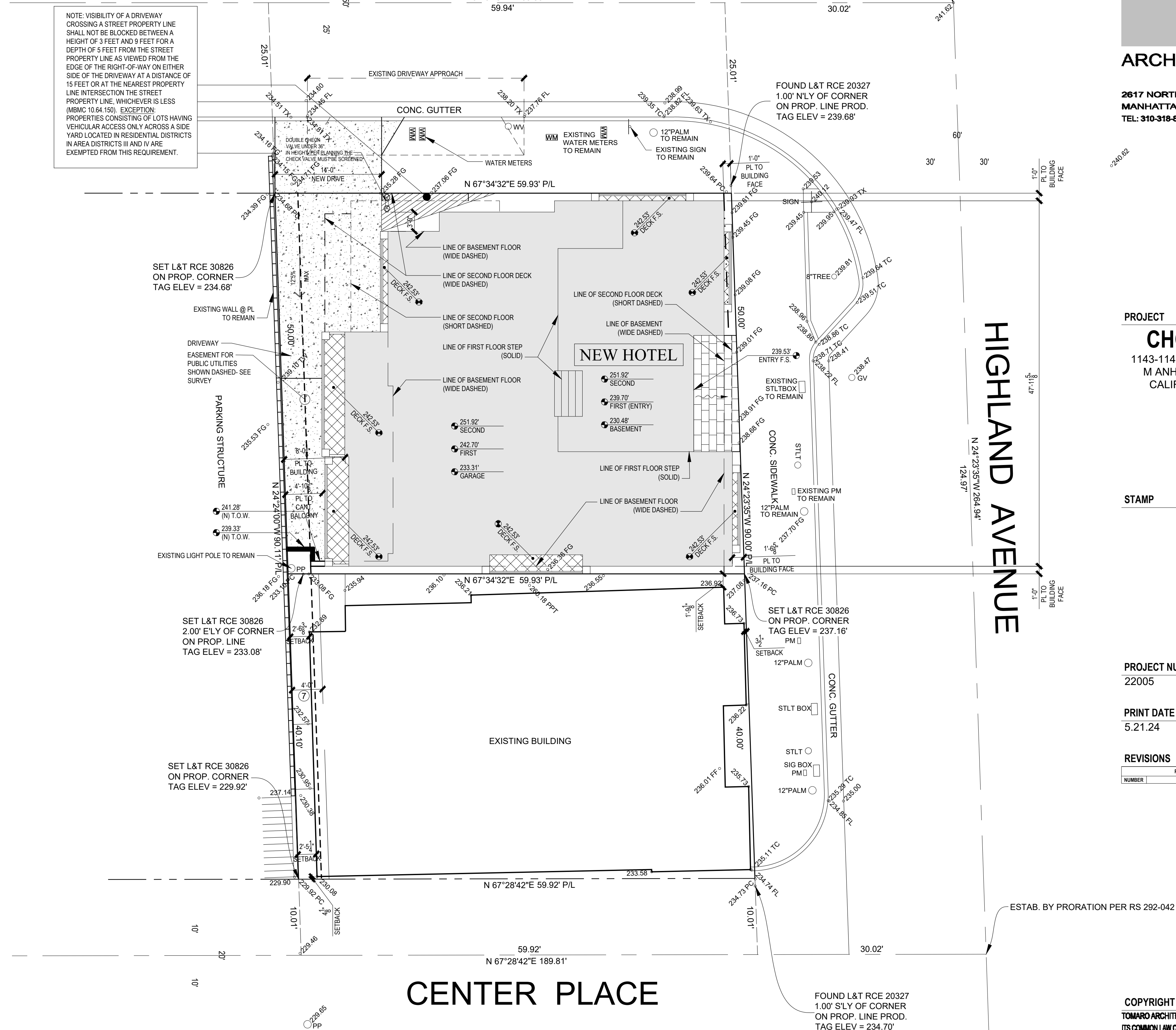
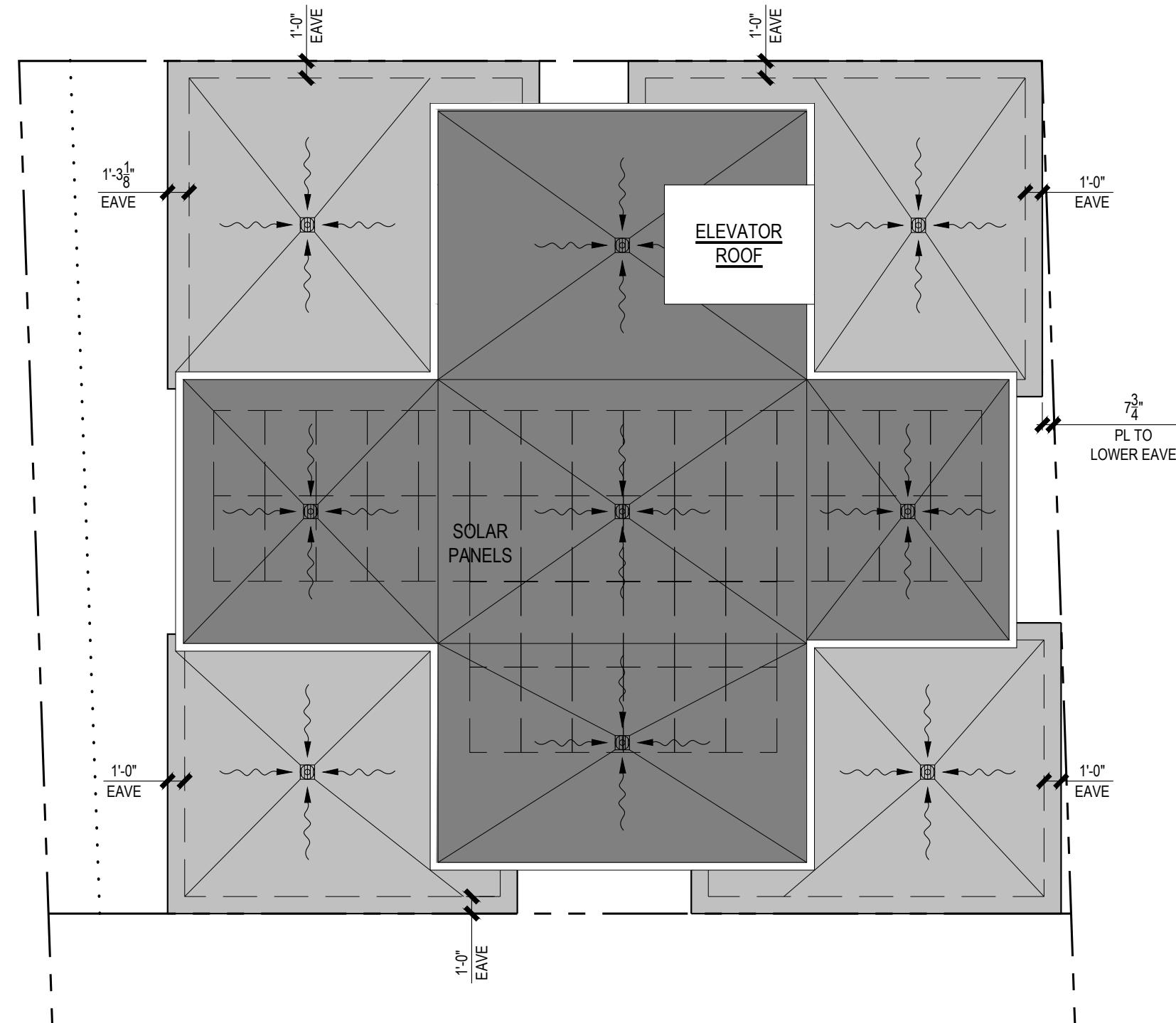
# 12TH STREET

N 67°34'32"E 189.86'  
59.94'

FOUND S&W PER RS 292-042

NOTE: VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTION THE STREET PROPERTY LINE, WHICHEVER IS LESS (MBC 10.84.150). EXCEPTION: PROPERTIES CONSISTING OF LOTS HAVING VEHICULAR ACCESS ONLY ACROSS A SIDE YARD LOCATED IN RESIDENTIAL DISTRICTS IN AREA DISTRICTS III AND IV ARE EXEMPTED FROM THIS REQUIREMENT.

EAVE NOTE:  
ALL EAVES TO BE 12", UNLESS NOTED OTHERWISE.

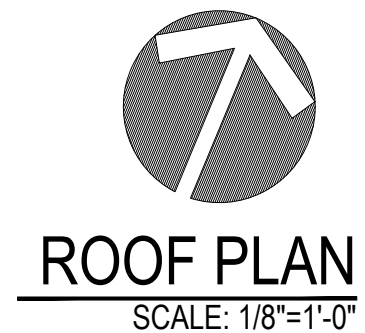


# CENTER PLACE

N 67°28'42"E 189.81'  
59.92'

FOUND L&T RCE 20327  
1.00' S'LY OF CORNER  
ON PROP. LINE PROD.  
TAG ELEV = 234.70'

TO FOUND WELL MON. @ MANHATTAN BEACH BOULEVARD  
PER RS 292-042



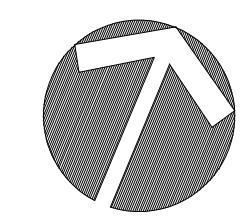
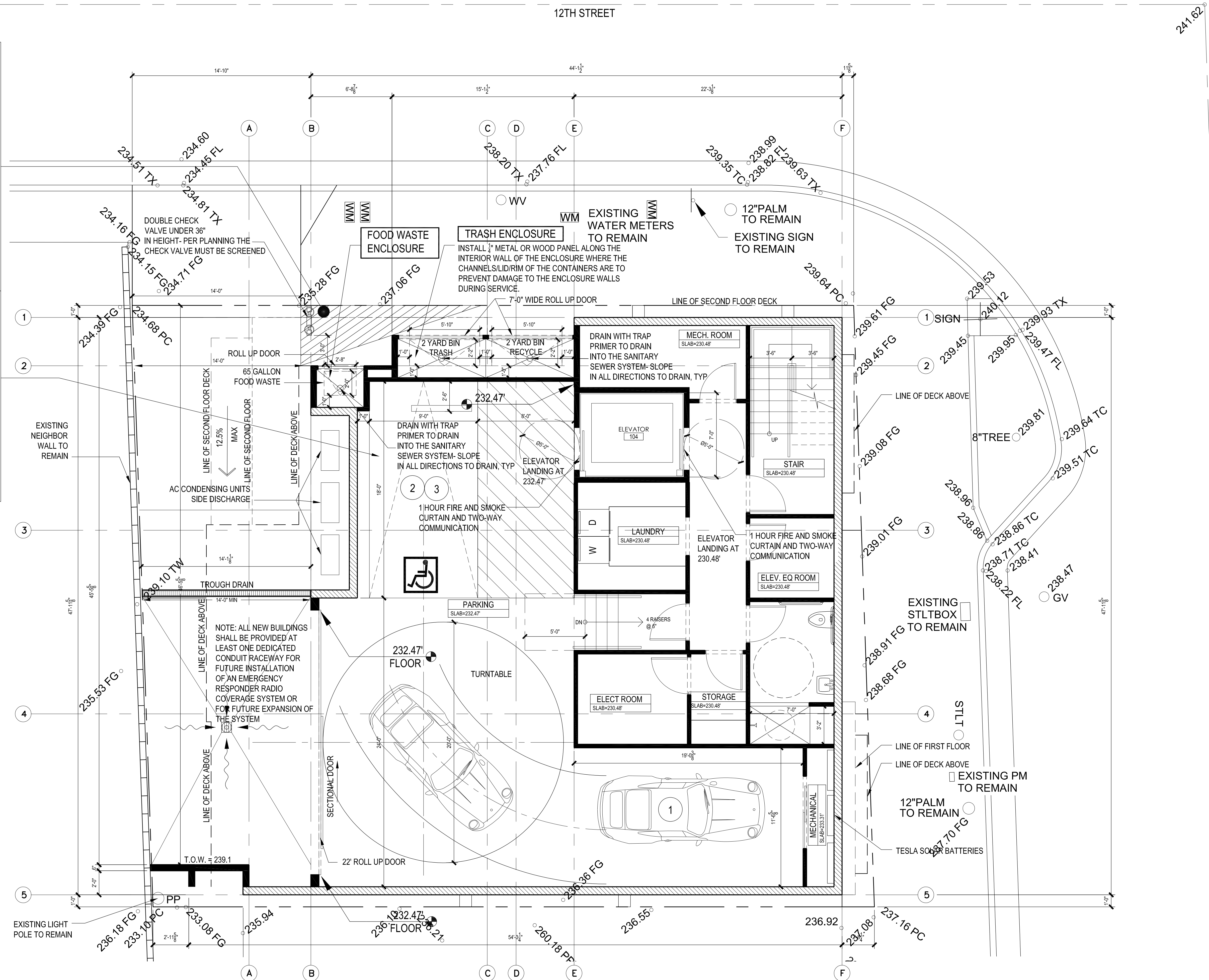
12TH STREET

241.62

NOTE: VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTION THE STREET PROPERTY LINE, WHICHEVER IS LESS (MBMC 10.64.150). EXCEPTION: PROPERTIES CONSISTING OF LOTS HAVING VEHICULAR ACCESS ONLY ACROSS A SIDE YARD LOCATED IN RESIDENTIAL DISTRICTS IN AREA DISTRICTS III AND IV ARE EXEMPTED FROM THIS REQUIREMENT.

NOTE: PER CALIFORNIA VEHICLE CODE SECTION 22511.2(b):

"AN ACCESSIBLE PARKING SPACE WITH AN ACCESS AISLE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR AN ACCESSIBLE PARKING SPACE WITH AN AISLE DESIGNATED AS A FUTURE ELECTRIC VEHICLE CHARGING SPACE SHALL COUNT AS AT LEAST TWO STANDARD AUTOMOBILE PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION."



**BASEMENT PLAN**  
SCALE: 1/4"=1'-0"

HIGHLAND AVE.



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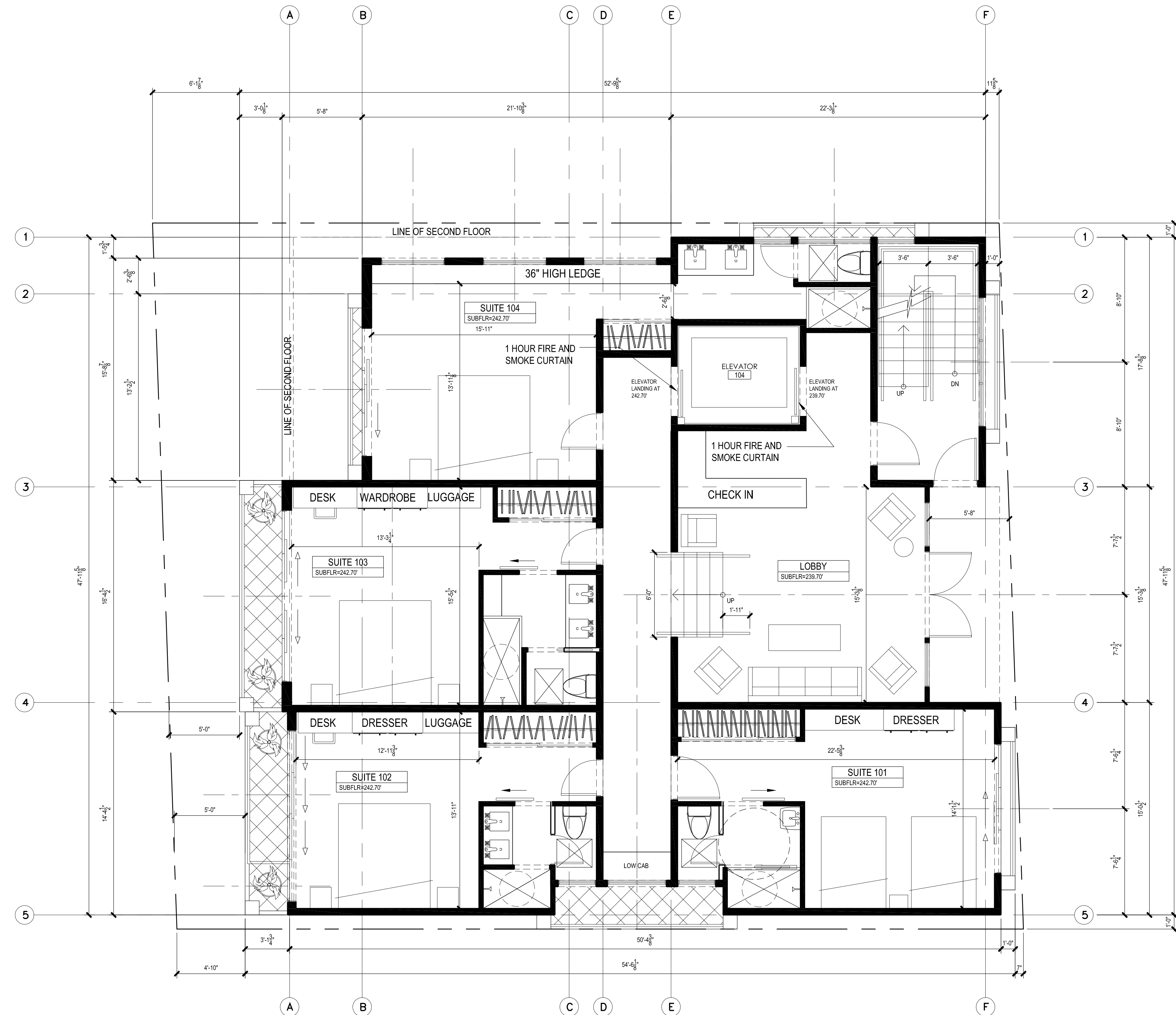
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DRAWING  
**FIRST FLOOR PLAN**

SHEET NUMBER

**A.03**



  
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



ARCHITECTURE

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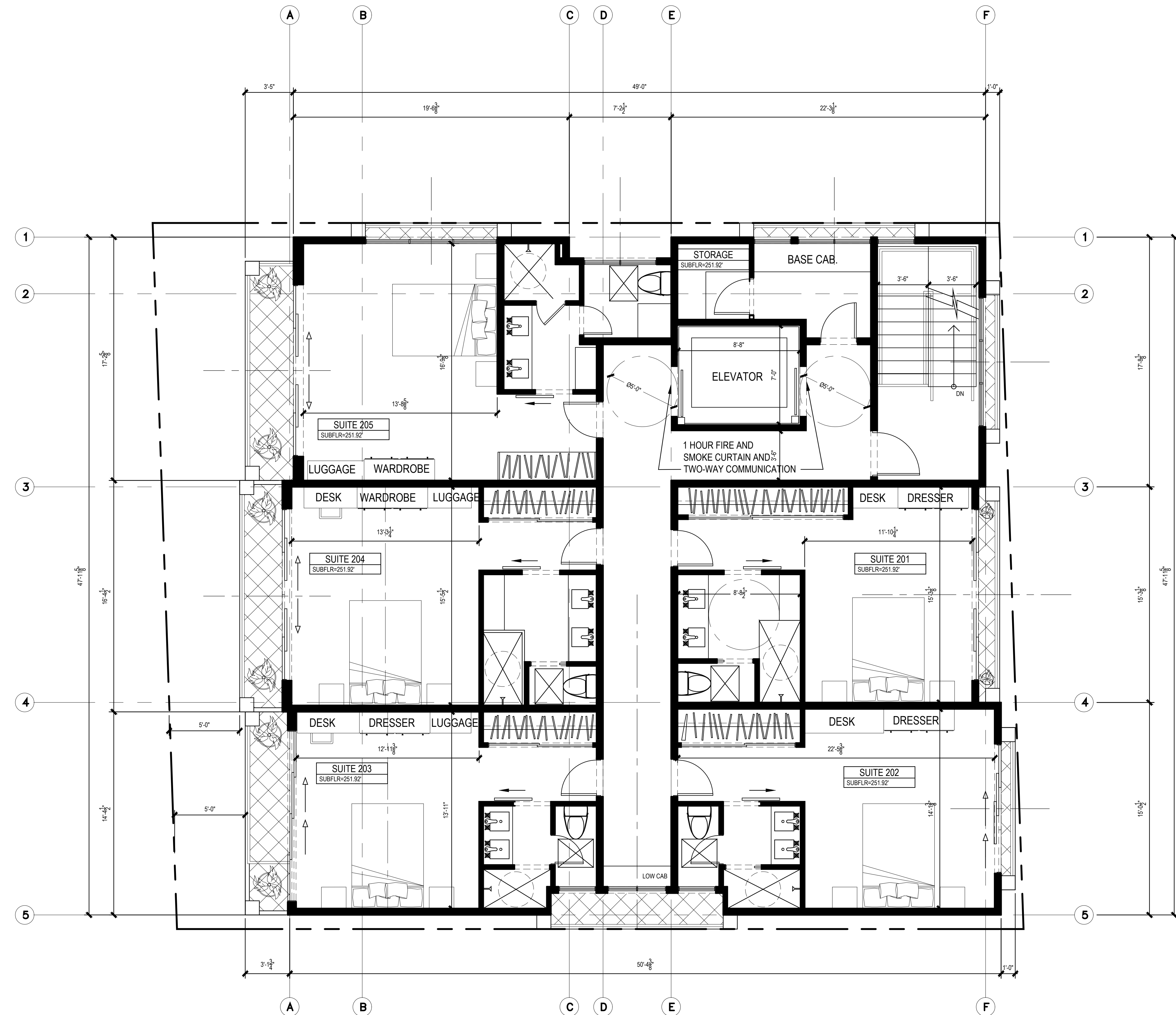
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**SECOND FLOOR PLAN**

SHEET NUMBER

**A.04**

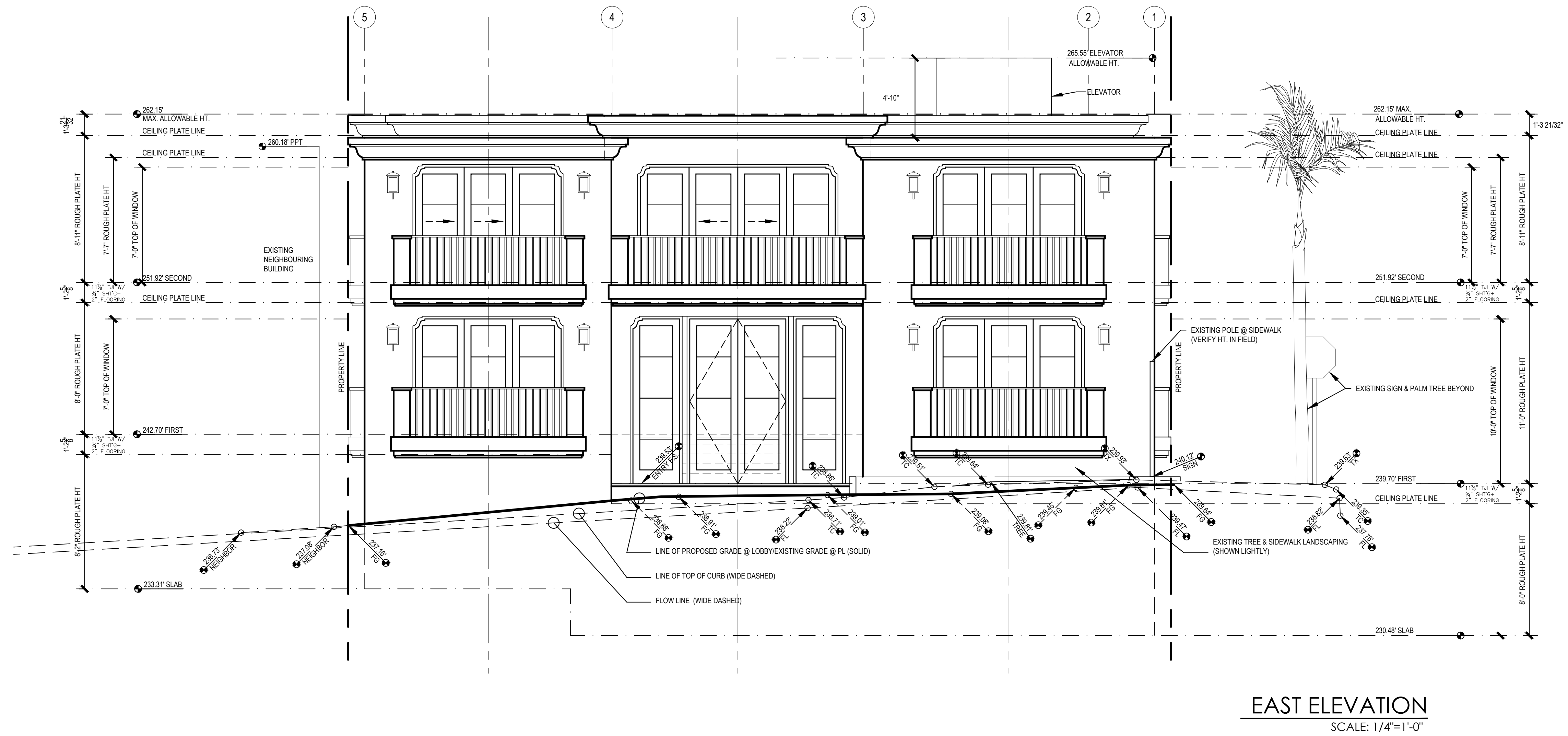
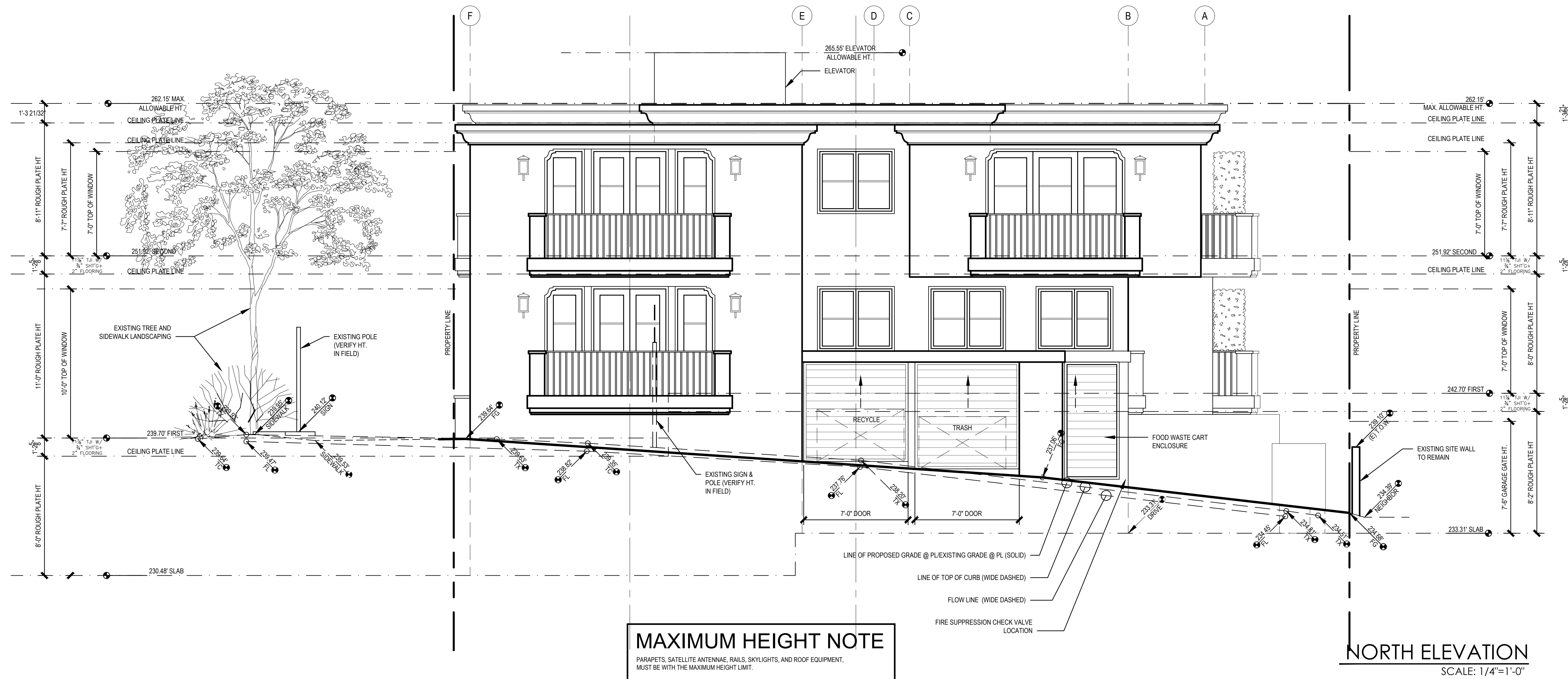
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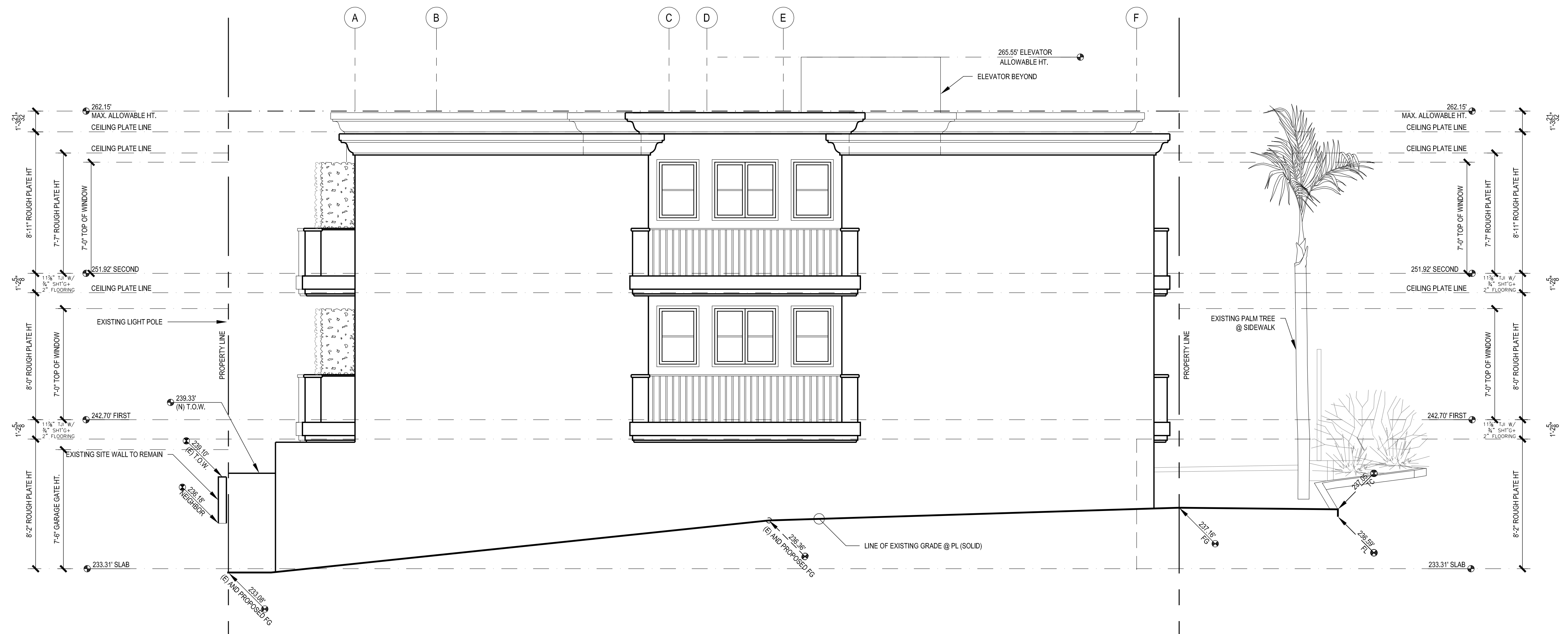


**SECOND FLOOR PLAN**

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

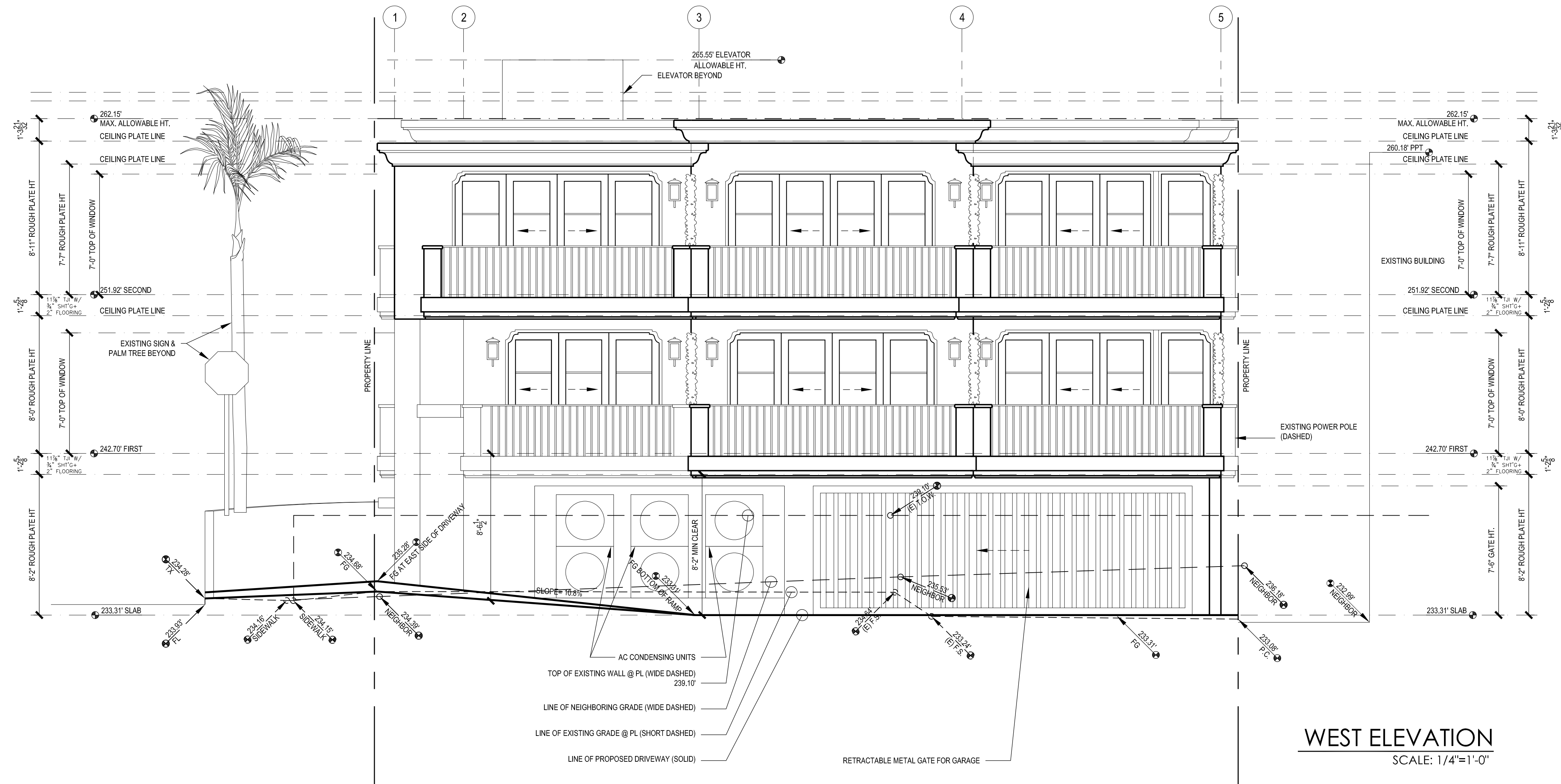






**MAXIMUM HEIGHT NOTE**  
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, AND ROOF EQUIPMENT, MUST BE WITH THE MAXIMUM HEIGHT LIMIT.

**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"