

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

DATE: August 28,2024

TO: Planning Commission

FROM: Ryan Heise, Acting Community Development Director

THROUGH: Adam Finestone, AICP, Planning Manager

BY: Angelica Ochoa, Associate Planner

SUBJECT: Consideration of a Use Permit for the demolition of an existing 4,470 square foot auto repair shop and the construction of a new 7,400 square-foot three-story medical building with on-site partially underground parking at 222 N. Sepulveda Boulevard and associated environmental determination finding the project exempt from the California Environmental Quality Act. (A & A Holdings, LLC)

RECOMMENDATION

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

APPLICANT

Divya Shokeen (on behalf of A & A Holdings, LLC), 583 35th Street, Manhattan Beach, CA 90266

BACKGROUND

On October 4, 2023, the Community Development Department received an application requesting a use permit to demolish an existing auto repair facility and construct a new medical building (“Project”) located 222 N. Sepulveda Blvd. (“Property”). The existing auto repair facility includes a 4,470 square foot building constructed in 1964, and a rear parking and vehicle storage area. The Property is currently not governed by a use permit or other

entitlement, as the construction of the building and establishment of the existing use predates the City’s use permit regulations.

Site Overview

The Property is a 16,467 square-foot lot with a zoning designation of General Commercial (“CG”), in Area District I and in the Residential Overlay District (ROD). The General Plan land use designation for the Property is General Commercial. As noted above, the Property is currently improved with a 4,470 square-foot, one-story auto repair building and rear parking lot.

The zoning designation surrounding properties to the north, south and west of the Project site is CG. The Property to the east of the Project site is zoned Single-Family Residential (“RS”). Neighboring properties are occupied by a single-family residence to the east; a dry cleaner and auto repair to the south; and a garden center and motel to the west (across Sepulveda Boulevard). The property to the north of the Project site is currently vacant and has been approved for an assisted living facility.

PROJECT OVERVIEW		
Location:	222 N. Sepulveda Boulevard (See Vicinity Map - Attachment B)	
Legal Description:	Lots 10, 11 and 12, Block 135, Tract No. 142, except the Northerly 15 feet.	
Assessor’s Parcel Number:	4167-023-032	
General Plan Land Use:	General Commercial	
Zoning:	General Commercial (CG), Residential Overlay District (ROD)	
Area District:	I	
Land Use:	<u>Existing</u> Auto Repair	<u>Proposed</u> Medical Office
Floor area:	<u>Existing</u> 4,470 sq. ft.	<u>Proposed</u> 7,400 sq. ft.
Parking:	<u>Required</u> 37 spaces	<u>Proposed</u> 35 spaces*

Setbacks	<u>Required</u> None	<u>Proposed</u> West (front): 10 feet East (rear): 78.29 feet North side: 0 feet South side: 5 feet
Height	<u>Required</u> 30 ft. (maximum)	<u>Proposed</u> 30 feet
Minimum Lot Size	<u>Required</u> 5,000 sq. ft. <u>Existing:</u> 16,467 sq. ft.	<u>Proposed</u> No Change to existing
Neighboring Zoning & Land Uses:	<u>North:</u> General Commercial - Sepulveda Boulevard Corridor overlay (CG-D8); Vacant - future assisted living facility	
	<u>South:</u> CG; dry cleaner, auto repair shop	
	<u>East:</u> RS; single-family residence	
	<u>West:</u> CG-ROD and CG; garden center, motel	

*Per California Vehicle Code Section 22511.2 (b), ADA parking spaces with electric vehicle (EV) charging count as two parking spaces. See Project Analysis section below for further information.

Governing Regulations

The Project is subject to applicable provisions of the Manhattan Beach General Plan, the Manhattan Beach Municipal Code, and the Sepulveda Boulevard Development Guide.

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:

- Goal LU-3: Achieve a strong, positive community aesthetic.
- Policy LU-3.1: Continue to encourage quality design in all new construction.
- Policy LU-3.2: Promote the use of adopted design guidelines for new construction in Downtown, along Sepulveda Boulevard, and other areas to which guidelines apply.
- Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
- Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
- Goal LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.
- Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.

Manhattan Beach Municipal Code

Development projects and uses of land, including those that are subject to discretionary reviews such as a Use Permit, are regulated by Title 10 (Planning and Zoning) of the Manhattan Beach Municipal Code (“MBMC”). The overall purpose of the regulations contained in the MBMC is to protect and promote the public health, safety, and general welfare, and to implement the policies of the City of Manhattan Beach General Plan. The Planning and Zoning Title has several intended functions, some of which are:

- To provide a precise guide for the physical development of the city in order to foster convenient, harmonious, and workable relationships among land uses and achieve progressively the arrangement of land uses described in the General Plan.
- Promote the economic stability of existing land uses that are consistent with the General Plan and protect them from intrusions by inharmonious or harmful land uses.
- Permit the development of office, commercial, industrial, and related land uses that are consistent with the General Plan to strengthen the city’s economic base.

The Project was reviewed for compliance with the MBMC, including but not limited to, the following sections:

- MBMC Chapter 10.16 - governs commercial districts, including the General Commercial (CG) zone where the Project is located.
- MBMC Chapter 10.50 - governs properties in the Residential Overlay District (ROD).
- MBMC Chapter 10.84 - governs use permits which 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 in the surrounding area.

Sepulveda Boulevard Development Guide

The Sepulveda Boulevard Development Guide (“Guide”) includes a series of zoning standards and development guidelines intended to encourage desirable design elements in development projects along the Sepulveda Corridor, including commercial projects. The document includes recommendations regarding building orientation, pedestrian access, visual aesthetics, landscaping, signage, and others.

PROJECT DESCRIPTION

Divya Shokeen, on behalf of A & A Holdings, LLC (“Applicant”), submitted an application to demolish an existing 4,470 square-foot one-story auto repair building on Property and construct a new 7,400 square-foot three-story medical office building. The Project would include on-site parking in a partially subterranean garage accessed from North Sepulveda Boulevard and surface parking lot behind the building. Two floors of medical office would be provided above the garage, with 3,733 square feet of floor area on the first floor and 3,667 square feet on the second floor. 35 parking spaces would be provided, inclusive of accessible and electric vehicle parking spaces.

A trash enclosure, bicycle storage area, and electrical equipment room would be provided within the parking garage. The first floor, with pedestrian access from Sepulveda Boulevard, would include a common lobby area, two medical offices, a rear deck, and mechanical rooms. The top floor consists of medical and cosmetic rooms, two rear decks, a waiting area, and storage rooms. All three levels are accessible via an exterior rear stairway and elevator.

DISCUSSION

Project Analysis

The Project was analyzed for compliance with land use regulations, development standards, and General Plan goals and policies. As described below, staff’s analysis concludes that the Project is consistent with applicable governing regulations, and the findings required for

approval of a use permit can be made. That said, the following Project features warrant additional consideration by the Planning Commission:

Parking

Chapter 10.64 of the City's MBMC regulates off-street parking and loading requirements. Per Section 10.64.030, a medical office use requires one parking space for every 200 square feet of buildable floor area. Applying this parking requirement to the proposed 7,400 square-foot medical office building, 37 spaces are required.

The basement level of the Project consists of a parking garage accessed from Sepulveda Boulevard, with additional open (uncovered) parking to the rear of the building. A total of 35 spaces are proposed, including two accessible (ADA-compliant) parking spaces equipped with electric vehicle chargers. Per California Vehicle Code 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 parking spaces for the purpose of meeting a project's overall parking requirement. As a result, the 35 proposed parking spaces meet the parking requirement for a medical office use per Section 10.64.030 of the MBMC. Additionally, in order to provide access to electric vehicle charging stations for vehicles parked in standard (not accessible) parking spaces, a condition of approval has been included in draft Planning Commission Resolution No. 24-XXX, requiring that at least one electric vehicle charging station be available to vehicles not parked in ADA-compliant spaces.

Trash

The trash, recycling and green waste storage area is located in the partially subterranean parking garage accessed from Sepulveda Boulevard. Because of the location of the storage area, it is not possible for the City's trash service provider, Waste Management, to come onto the Project site for collection purposes. As a result, Waste Management collection vehicles would have to temporarily stop on Sepulveda Boulevard while their staff accesses and collects the refuse. In order to minimize impacts to vehicular traffic along Sepulveda Boulevard, a condition of approval has been included with draft Planning Commission Resolution No. 24-XXX limiting trash collection to off-peak hours.

Consistency and Compliance with Governing Regulations

Manhattan Beach General Plan

As noted above, the Project was reviewed for consistency with applicable 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-3: Achieve a strong, positive community aesthetic.*

The Project will improve the site with a new modern building and landscaping, including new street trees that will create an attractive visual resource to the community.

- *Land Use Plan Policy LU-3.1:* Continue to encourage quality design in all new construction.

The new building construction is of contemporary architecture with aspects of Mediterranean modernism consisting of smooth stucco, planter boxes behind curved banks with drought tolerant plants, exterior glass rails and a stone arched entry. A roof eave fascia band will be metal to match the aluminum windows and doors.

- *Land Use Plan Policy LU-3.2:* Promote the use of adopted design guidelines for new construction in Downtown, along Sepulveda Boulevard, and other areas to which guidelines apply.

The Project design adheres to the adopted Sepulveda Boulevard Design Guidelines regarding setbacks, building height, floor area, and landscaping. The proposed partially subterranean garage and service areas would be screened from views along Sepulveda Boulevard because they are located on the basement level of the building and not visible from the street. Pedestrian access would be provided to the site with the main entry and lobby accessed from Sepulveda Boulevard. The building frontage would include improved landscaping, planter areas and walkways. The Project would also add street trees to the public sidewalk along North Sepulveda Blvd.

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

- *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 other complementary uses. A medical office building will have customers and employees who are likely shop and dine in the surrounding area and therefore contribute to the viability of the Sepulveda corridor commercial area.

- *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.

The proposed medical use will provide a service for those in need of medical treatment. The customers and employees will likely shop in the surrounding area and therefore contribute to the commercial businesses.

- *Land Use Plan Policy LU-6.3:* Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

The proposed medical use would provide a local service serving visitors and the overall community. The proposed medical use would add to the variety of commercial services, already permitted in the CG zoning district. The CG zoning district allows for basic commercial uses such as retail, sales, personal services and offices such as medical use.

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

The proposed medical use will offer dermatology and cosmetology services. Customers will likely visit this facility for this specific treatment from areas both within and outside the City and therefore the proposed medical use will serve a broader and regional market.

Manhattan Beach Municipal Code

MBMC Section 10.16.020 typically allows business and professional offices, including medical offices to be developed or permitted by-right without a Use Permit. However, MBMC Section 10.16.20(B) requires a use permit for a single-use or single-tenant project with more than 5,000 square feet of buildable floor area or more than 10,000 square feet of land area. Since the proposed buildable floor area of 7,400 square feet and lot area of 16,467 square feet exceed these thresholds, a Use Permit is required even though the proposed medical office use is otherwise allowed by-right in the zone.

Development standards applicable to the Project site are primarily found in Section 10.16.030 of the MBMC. The Project complies with development standards applicable to the Property including, but not limited to, the following:

- Height: The proposed building is two stories over a partially subterranean parking garage. Per Section 10.16.030 of the MBMC, the maximum height for the Property, as measured from average grade is 30 feet. The Project would be 30 feet high, in

compliance with this requirement.

- Setbacks: Per Section 10.16.030 of the MBMC, no minimum front, side or rear setbacks are required for development with the CG zoning district. Nonetheless, the Project proposes a front setback of 10 feet along Sepulveda Boulevard, a north side yard setback of zero feet, a south side yard setback of five feet, and a rear yard setback of 78.29 feet.
- Floor Area: Per Section 10.16.030 of the MBMC, the allowable buildable floor area for the Project site is 1.5 times the lot area. Based on the Property's lot area of 16,467 square feet, the maximum buildable floor area is 24,700.5 square feet. The proposed 7,400 square-foot structure is significantly below the maximum permitted and, thus, complies with this standard.
- Landscaping: Per Section 10.16.030 of the MBMC, projects located within the CG zone shall provide landscaping that amounts, at a minimum, to eight percent of the lot size, in addition to applicable parking lot landscaping requirements identified in Section 10.60.070. Based on the 16,467 square-foot lot area, a minimum of 1317.36 square feet of landscaping must be provided. Consistent with this requirement, the Project will provide 1,454 square feet of landscape area (in addition to required parking lot landscaping), consisting of various trees planter areas throughout the Project site.
- Parking: Per Section 10.64.030 of the MBMC, medical office requires one space for every 200 square feet. As discussed above, the Project requires 37 parking spaces, though it only provides 35 parking spaces. The deficiency is the result of an allowance for a parking reduction when accessible parking spaces are provided with electric vehicle chargers, pursuant to the California Vehicle Code, wherein each such space may be counted as two parking spaces for the purposes of meeting a minimum parking requirement. The Project would include two accessible parking spaces which are equipped with electric vehicle chargers, and thus meets the requirements of the MBMC, as modified by the California Vehicle Code.

As previously mentioned, the Project site is within the Residential Overlay District. Per Section 10.50, the ROD allows by-right development of qualifying multifamily residential projects, consistent with State law, and includes objective development standards for said projects. Because the Project is a medical use and does not include a residential component, it is not subject to the provisions of the ROD.

Pursuant to Section 10.84.020, the Planning Commission is the decision-making authority for use permits. Per Section 10.84.060, the Planning Commission, as the decision-making

authority, must make certain findings for approval of a use permit. An analysis of those findings is provided in the *Required Findings* section below.

Sepulveda Boulevard Development Guide

The Sepulveda Boulevard Development Guide (“Guide”) includes a series of zoning standards and development guidelines intended to encourage desirable design elements in development projects along the Sepulveda Corridor, including commercial projects. The document includes recommendations regarding building orientation, pedestrian access, visual aesthetics, landscaping, signage, and others.

The Project design also adheres to the adopted Sepulveda Boulevard Design Guidelines regarding setbacks, building height, floor area, and landscaping. The proposed subterranean garage and mechanical service areas as visually less desirable elements would be screened along Sepulveda Boulevard since they are located on the basement level of the building. Pedestrian access would be provided within the Property with the main entry and lobby accessed from Sepulveda Blvd. Also, parking will be easily accessed from Sepulveda Boulevard. The building frontage would include improved landscaping, planter areas and walkways. The Project would also add street trees to the public sidewalk along North Sepulveda Blvd. Any future signage would require a separate sign permit which would be reviewed to ensure that it is compatible with the Project’s architectural style and fully complies with the sign guidelines set forth in the Sepulveda Boulevard Design Guidelines.

Interdepartmental Review

The Traffic and Building & Safety Divisions, as well as the Public Works Department and Waste Management and the Fire Department, reviewed the Project and provided initial comments. All comments provided by said divisions and departments have been addressed to the satisfaction of department/division staff and conditions of approval have been included with draft Planning Commission Resolution No. 24-XXX.

Required Findings

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

Use Permit

- 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 Project is located in the CG zoning district, the purpose of which is to provide opportunities for the full range of retail and service businesses deemed suitable for

location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavier vehicular traffic or have certain adverse impacts. The proposed medical use is permitted by right in the CG zone and the Use Permit is required solely based on the size of the Property and proposed structure. The Project proposes a use that is of service to the community is in accordance with the objectives of the City's Zoning Code and the purposes of the district.

2. *The proposed location of the use and the proposed conditions under which 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 land use designation for the Property is General Commercial which provides opportunities for a broad range of retail, service, and office uses. The proposed use is a medical use offering services to the greater region, consistent with the General Commercial land use classification. In accordance with the purpose of the General Plan land use classification, the Planning and Zoning Code permits or conditionally permits a variety of uses in the CG zone, including a medical use. The neighboring lots to the south and west currently house a mix of commercial uses, including service uses and a transient lodging facility, and the property to the north is currently vacant and has been approved for the development of an assisted living facility. The proposed use is compatible with these neighboring uses because it will provide a care-based service to the region and add to the diverse mix of existing uses. The property to the east of the Project site is currently developed with a residential use, however the proposed building would be almost 80 feet away from the shared property line. Further, the proposed use is an office use and will replace an auto repair facility which typically has more significant impacts on adjacent properties and the surrounding community than the Project would. The proposed use is intended to operate between the hours of 7am to 7pm, Monday through Friday and 9am to 5pm, Saturday and Sunday. Any changes in operating hours would be subject to review and approval of the Community Development Director to ensure continued compatibility with surrounding uses.

3. *The proposed use will comply with the provisions of the Title 10 of the Manhattan Beach Municipal Code, including any specific conditions required for the proposed use in the district in which it would be located.*

The proposed land use is a permitted use in the CG zoning district and a use permit is only required due to the size of the Property and proposed structure. The Project, as proposed and conditioned, complies with all applicable development standards for the CG zoning

district, including height, setbacks, floor area, parking, lot size, and landscaping. No variances are necessary to accommodate the Project. Further, no specific ROD overlay zone requirements are applicable to this Project because residential development is not proposed. Therefore, the Project complies with the provisions of the Planning and Zoning Title.

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

The proposed use is located on a previously developed property along the Sepulveda Boulevard commercial corridor and is surrounded by commercial and residential uses. The proposed use will generate less noise, odor, and vibration than the existing auto repair use. The proposed use will provide the required off-street parking; thus, no parking impacts are anticipated. Project characteristics related to parking, noise, and aesthetics are addressed by Project design, Municipal Code requirements, or conditions of approval. Furthermore, the use will not create demands exceeding the capacity of public services or facilities.

ENVIRONMENTAL DETERMINATION

The City has reviewed the Project for compliance with the California Environmental Quality Act (“CEQA”) 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 Property. 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 August 28, 2024, public hearing was published in The Beach Reporter, mailed to all property owners within a 500-foot radius of the Property, and posted at City Hall, on August 14, 2024. As of the writing of this report, no comments have been received.

CONCLUSION

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached draft resolution approving the Use Permit for the demolition of the existing structure and the construction of a new 7,400 square-foot medical building at 222 N. Sepulveda Boulevard; and find the Project categorically exempt from the California Environmental Quality Act.

ATTACHMENTS:

- A. Draft Planning Commission Resolution No. PC 24-XX
- B. Vicinity Map
- C. Applicant's Written Materials
- D. Architectural Plans

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RESOLUTION NO. PC 24-XX

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT FOR THE DEMOLITION OF AN EXISTING AUTO REPAIR FACILITY AND THE CONSTRUCTION OF A NEW 7,400 SQUARE-FOOT MEDICAL OFFICE BUILDING AT 222 NORTH SEPULVEDA BOULEVARD (A & A HOLDINGS, INC)

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On October 4, 2023, Divya Shokeen on behalf of A & A Holdings, LLC ("Applicant") applied for a Use Permit to demolish an existing auto repair facility and construct a new 7,400 square foot medical office building ("Project") located at 222 N. Sepulveda Boulevard ("Property").

SECTION 2. On August 28, 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 Planning Commission finds the Project exempt 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. 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 Lots 10, 11 and 12, Block 135, Tract No. 142, except the Northerly 15 feet, in the City of Manhattan Beach, County of Los Angeles. The site is located in Area District I and is zoned General Commercial (CG) and Residential Overlay District (ROD), with a General Plan land use designation of General Commercial.
- B. A Use Permit is required for the proposed project per Manhattan Beach Municipal Code (MBMC) section 10.16.020 (B) because the lot area is greater than 10,000 square feet (16,467 square feet, actual) and the proposed building is greater than 5,000 square feet (7,400 square foot, actual).
- C. The medical use is permitted in the CG zoning district and is in compliance with the City's General Plan designation of General Commercial. The General Plan encourages the General Commercial land use category to provide "services and activities to our residents and visitors."
- D. The applicant is requesting approval of a use permit for the demolition of an existing 4,470 square-foot auto repair building and the construction of a new 7,400 square-foot medical office building with subterranean garage.
- E. The Project is specifically consistent with the following goals and policies of the General Plan for the reasons stated below:

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

The Project will improve the site with a new modern building and landscaping, including new street trees that will create an attractive visual resource to the community.

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

The new building construction is of contemporary architecture with aspects of Mediterranean modernism consisting of smooth stucco, planter boxes behind curved banks with drought tolerant plants, exterior glass rails and a stone arched entry. A roof eave fascia band will be metal to match the aluminum windows and doors.

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

The Project design adheres to the adopted Sepulveda Boulevard Design Guidelines

regarding setbacks, building height, floor area, and landscaping. The proposed partially subterranean garage and service areas would be screened from views along Sepulveda Boulevard because they are located on the basement level of the building and not visible from the street. Pedestrian access would be provided to the site with the main entry and lobby accessed from Sepulveda Boulevard. The building frontage would include improved landscaping, planter areas and walkways. The Project would also add street trees to the public sidewalk along North Sepulveda Blvd.

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

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 other complementary uses. A medical office building will have customers and employees who are likely shop and dine in the surrounding area and therefore contribute to the viability of the Sepulveda corridor commercial area.

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.

The proposed medical use will provide a service for those in need of medical treatment. The customers and employees will likely shop in the surrounding area and therefore contribute to the commercial businesses.

Land Use Plan Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

The proposed medical use would provide a local service serving visitors and the overall community. The proposed medical use would add to the variety of commercial services, already permitted in the CG zoning district. The CG zoning district allows for basic commercial uses such as retail, sales, personal services and offices such as medical use.

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

The proposed medical use will offer dermatology and cosmetology services. Customers will likely visit this facility for this specific treatment from areas both within and outside the City and therefore the proposed medical use will serve a broader and regional market.

SECTION 5. Based upon substantial evidence in the record, and pursuant to the Section 10.84.060 of the City's MBMC, 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 10 of the MBMC and the purposes of the district in which the site is located.

The Project is located in the CG zoning district, the purpose of which is to provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavier vehicular traffic or have certain adverse impacts. The proposed medical use is permitted by right in the CG zone and the Use Permit is required solely based on the size of the Property and proposed structure. The Project proposes a use that is of service to the community is in accordance with the objectives of the City's Zoning Code and the purposes of the district.

- 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 land use designation for the Property is General Commercial which provides opportunities for a broad range of retail, service, and office uses. The proposed use is a medical use offering services to the greater region, consistent with the General Commercial land use classification. In accordance with the purpose of the General Plan land use classification, the

Planning and Zoning Code permits or conditionally permits a variety of uses in the CG zone, including a medical use. The neighboring lots to the south and west currently house a mix of commercial uses, including service uses and a transient lodging facility, and the property to the north is currently vacant and has been approved for the development of an assisted living facility. The proposed use is compatible with these neighboring uses because it will provide a care-based service to the region and add to the diverse mix of existing uses. The property to the east of the Project site is currently developed with a residential use, however the proposed building would be almost 80 feet away from the shared property line. Further, the proposed use is an office use and will replace an auto repair facility which typically has more significant impacts on adjacent properties and the surrounding community than the Project would. The proposed use is intended to operate between the hours of 7am to 7pm, Monday through Friday and 9am to 5pm, Saturday and Sunday. Any changes in operating hours would be subject to review and approval of the Community Development Director to ensure continued compatibility with surrounding uses.

- C. The proposed use will comply with the provisions of the Title 10 of the Manhattan Beach Municipal Code, including any specific conditions required for the proposed use in the district in which it would be located.

The proposed land use is a permitted use in the CG zoning district and a use permit is only required due to the size of the Property and proposed structure. The Project, as proposed and conditioned, complies with all applicable development standards for the CG zoning district, including height, setbacks, floor area, parking, lot size, and landscaping. No variances are necessary to accommodate the Project. Further, no specific ROD overlay zone requirements are applicable to this Project because residential development is not proposed. Therefore, the Project complies with the provisions of the Planning and Zoning Title.

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

The proposed use is located on a previously developed property along the Sepulveda Boulevard commercial corridor and is surrounded by commercial and residential uses. The proposed use will generate less noise, odor, and vibration than the existing auto repair use. The proposed use will provide the required off-street parking; thus, no parking impacts are anticipated. Project characteristics related to parking, noise, and aesthetics are addressed by Project design, Municipal Code requirements, or conditions of approval. Furthermore, the use will not create demands exceeding the capacity of public services or facilities.

SECTION 6. 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 August 28, 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.

Operation

8. The operator of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
9. The site shall maintain the required number of 35 parking spaces, including two accessible parking spaces equipped with electric vehicle chargers. At least one electrical vehicle charger shall be located in a manner such that it is also able to serve a standard (not accessible) parking space. All applicable provisions related to electric vehicle capable spaces contained in the California Green Building Standards Code shall apply.
10. Any rooftop mechanical equipment shall be screened from view from the public right-of-way.
11. 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.
12. The hours of operation shall be 7am to 7pm, Monday through Friday and 9am to 5pm, Saturday and Sunday. Any change in hours of operation shall be subject to review and approval of the Community Development Director to ensure there are no impacts on to adjacent properties.
13. Prior to any grading or demolition work, the applicant shall complete a subsurface investigation of the site and address any contamination issues pursuant to applicable regulatory standards and requirements.

Refuse

14. The Project shall comply with all refuse design, capacity and collection regulations in Sections 5.24.030 of and 10.60.100 of the MBMC.
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.
16. The trash pick-up shall be conducted on Sepulveda Boulevard only between 9:30 a.m. and 3:00 p.m. and shall not be permitted at other times.

Signage

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

Procedural

20. 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 7. 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 8. 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 9. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.84.080 have expired.

SECTION 10. 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.

[Continued on following page]

SECTION 13. This entitlement shall lapse two years after the date of approval, unless implemented or extended pursuant to 10.84.090 of the MBMC.

August 28, 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 **AUGUST 28, 2024**, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

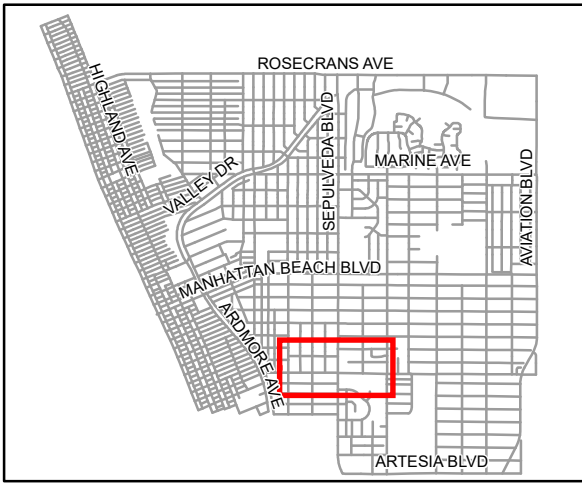
ABSENT:

Adam Finestone, AICP
Secretary to the Planning Commission

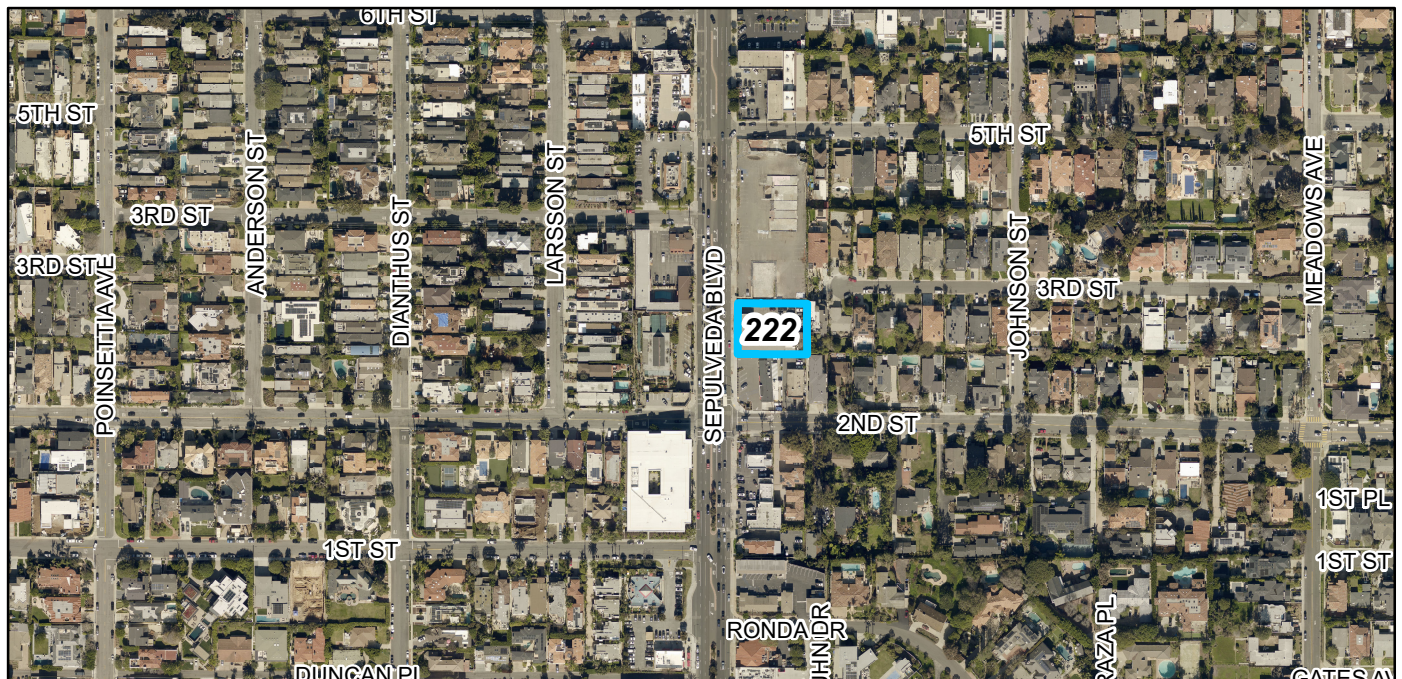
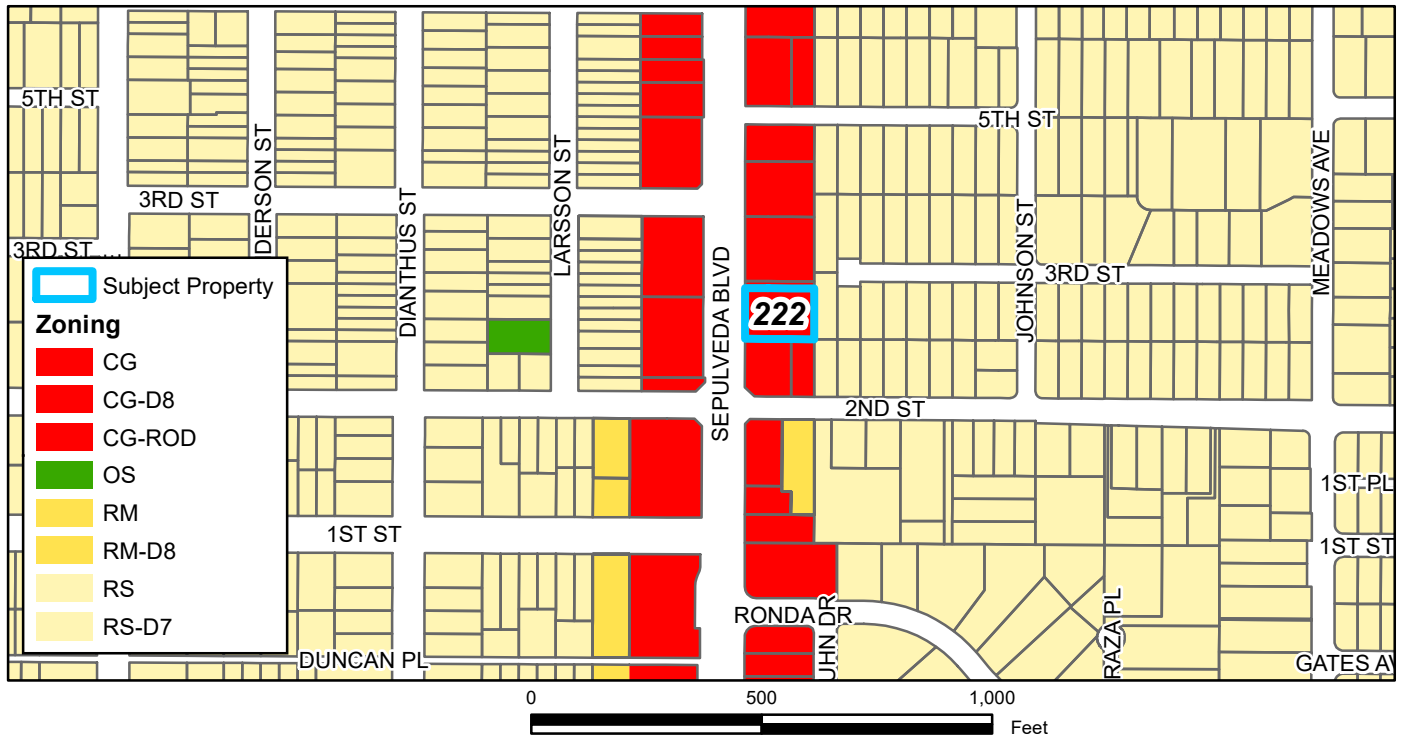
Tatiana Maury
Recording Secretary

Vicinity Map

222 N. Sepulveda Blvd



August 21, 2024



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APPLICATION FOR USE PERMIT**222 N. Sepulveda Blvd
Proposed Medical Office Building****APPLICANT:**

A & A Holdings, LLC
 c/o Divya Shokeen
 583 35th St.
 Manhattan Beach, CA 90266

PROJECT DESCRIPTION

The site consists of three lots totaling 16,466 square feet located on the east side of the 200 block of N. Sepulveda Blvd. The site is currently occupied by a 4,770 square-foot, one-story commercial building housing an auto repair shop with a rear parking lot.

The proposed three-level building will have medical office space on the first and second floors. The bottom floor will consist of a semi-subterranean parking garage with the equivalent of 37 parking spaces.

PROJECT OVERVIEW

Location	222 N. Sepulveda Blvd
Lot Size	16,466 square feet
Area District	I
Legal Description	Tract No 142 S 110 Ft of Lot 10, 11, and 12 Blk 35
Coastal Zone	No
General Plan Zoning	CG-ROD – General Commercial – Residential Overlay
Existing Land Use	Auto Repair Shop
Proposed Land Uses	Medical Office
Neighboring Zoning and Land Uses	North – CG-D8 (vacant) South – CG-ROD and CG-D8 (dry cleaner and medical office) East – RS – Residential Single-Family West – CG-ROD and CG-D8 (plant nursery and hotel)

BFA:	7,400 square feet
Floor Area Ratio (max 1.5):	.45
Parking (1/200 s.f.):	37 (35 spaces and credit of 2 additional under AB1100)
Business Operation:	Medical Office
Hours of Operation:	7am - 7pm weekdays; 9am to 5pm Weekends

REQUIRED FINDINGS

Following are the bases for the findings required for approval of a Use Permit.

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

The proposed building is located within the General Commercial District (CG zone). The proposed use is consistent with Manhattan Beach Municipal Code (MBMC) Section 10.16.010, which states that the district is intended to provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; The proposed use is permitted in the CG zone.

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.

The proposed use and design are consistent with the General Plan’s General Commercial land use designation and development standards and 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 use will generate less noise, odor, and vibration than the existing automobile repair use on the site.

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.

The proposed use complies with all applicable planning and zoning provisions of the MBMC.

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

The proposed project will not adversely impact nearby resident or commercial properties with regard to traffic, parking, noise, vibration, odors, personal safety, or aesthetics, or create demands exceeding the capacity of public services and facilities. The proposed use will generate less noise, odor, and vibration than the existing automobile repair use. The automobile repair shop stores multiple cars on site in unenclosed areas. The proposed use will provide the required off-street parking in a semi-subterranean garage and will not create an additional demand for public services and facilities which cannot be mitigated.

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ARCHITECTURE

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

PROJECT

OCEAN SKIN & VEIN INSTITUTE

A NEW MEDICAL BUILDING WITH SUB-LEVEL PARKING
222 N. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

STAMP

PROJECT NUMBER

23006

PRINT DATE

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REVISIONS

NUMBER	REVISION SCHEDULE	DESCRIPTION	DATE

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DRAWING

PROJECT INFORMATION

SHEET NUMBER

G.00

A NEW MEDICAL BUILDING WITH SUB-LEVEL PARKING:
OCEAN SKIN & VEIN INSTITUTE
222 NORTH SEPULVEDA BOULEVARD
MANHATTAN BEACH, CA. 90266



SEPULVEDA ELEVATION



REAR ELEVATION

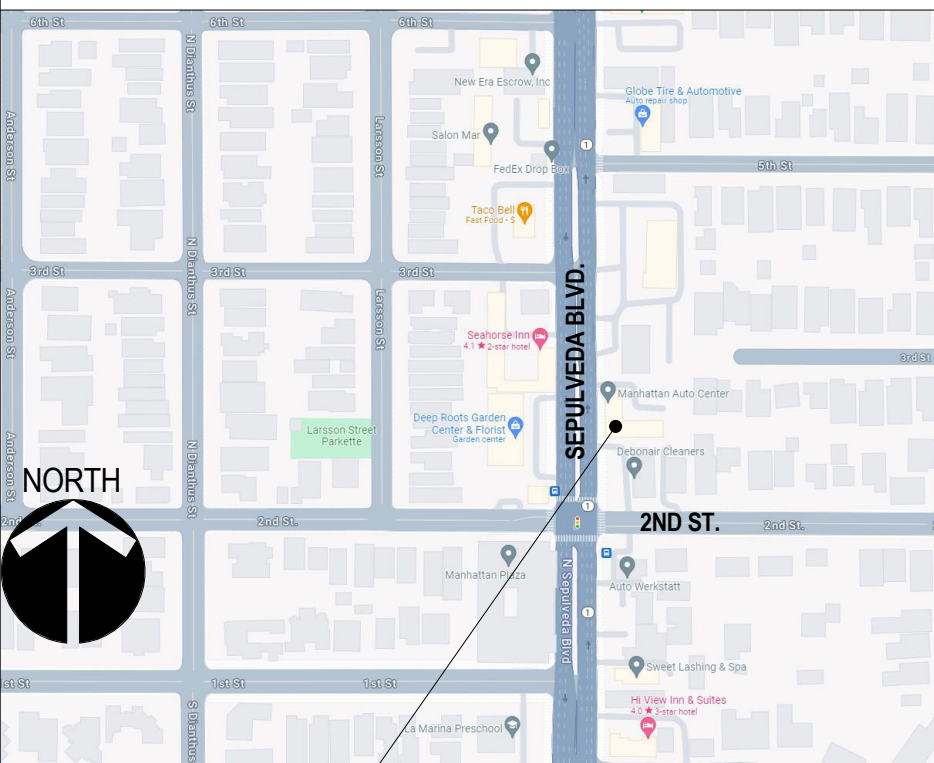
SYMBOL LEGEND

	ROOM TAG
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION DESIGNATION
	WINDOW LETTER DESIGNATION
	DOOR NUMBER DESIGNATION
	SKYLIGHT LETTER DESIGNATION
	NORTH ARROW DESIGNATION
	REVISION DESIGNATION
	EXTENT OF REVISION
	SECTION NUMBER
	SHEET NUMBER
	TOP/BOTTOM RISER NUMBER OF RISERS UP/DOWN

ABBREVIATION

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

VICINITY MAP



PROJECT SITE
MANHATTAN BEACH, CA

PROJECT DATA
PROPERTY OWNERS

A & A HOLDINGS
983 35TH STREET
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

PORTIONS OF LOTS 10, 11 & 12
TRACT NO. 142
M.B. 13-182-183
APN 4167-023-032

OCCUPANCY AND ZONING

OCCUPANCY: B - FIRST AND SECOND FLOOR OFFICES
S-2 - BASEMENT PARKING

ZONING: CG-R0D
CONSTRUCTION TYPE: V-B
AREA DISTRICT: I
NUMBER OF UNITS:
NUMBER OF STORIES: 2 + BASEMENT

CITY, STATE, NATIONALLY APPLICABLE CODES

2022 CRC, 2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC, STATE OF CALIFORNIA, AND THE CITY OF MANHATTAN BEACH

AREA CALCULATIONS (SEE SHEET A.00)

LOT SIZE: 16467 S.F.

BASEMENT FLOOR: 0 S.F.
FIRST FLOOR: 3733 S.F.
SECOND FLOOR: 3667 S.F.
TOTAL BUILDING AREA: 7400 S.F.

HEIGHT CALCULATIONS

84.33' NW + 85.70' NE + 90.95' SW + 88.82' SE = 349.80'

349.80' / 4 = 87.45'
87.45' + 30' = 117.45'

MAXIMUM ALLOWABLE BUILDING HEIGHT = 30'
MAXIMUM ALLOWABLE HEIGHT = 117.45'
ACTUAL HEIGHT = 117.45'

BUILDABLE FLOOR AREA CALCS.

LOT SIZE = 16,467 S.F.
EXISTING B.F.A. = 2620 S.F.
MAXIMUM ALLOWABLE B.F.A. = 1.5 x 16467 S.F. = 24700.50 S.F.
ACTUAL B.F.A.

BASEMENT FLOOR = 0 S.F.
FIRST FLOOR = 3733 S.F.
SECOND FLOOR = 3667 S.F.
TOTAL B.F.A. = 7400 S.F.

PARKING ANALYSIS

BUILDING AREA = 7400 S.F.
PARKING REQUIRED = 1 SPOT/200 S.F.
7400/200 = 37 SPOTS REQUIRED

PARKING PROVIDED = 35 SPOTS + 2 ADDITIONAL SPOT PER AB1100- EV ADA PARKING = 37 TOTAL

SCOPE OF WORK

- DEMOLITION OF EXISTING (2620 S.F.) BUILDING
- CONSTRUCTION OF A NEW 7179 S.F. MEDICAL BUILDING (DERMATOLOGY) (OUTPATIENT CARE ONLY) WITH LOWER LEVEL PARKING FOR 35 CARS
- ON GRADE/BELOW GRADE PARKING FOR 35 PARKING SPOTS

DEFERRED SUBMITTALS

- UNDERGROUND FIRE LINE
- FIRE SPRINKLERS
- 2 WAY COMMUNICATION
- SHORING
- ELEVATOR

CONSULTANTS

CIVIL SURVEY CONSULTANT

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503
T. 310.542.9433

GEO-TECHNICAL CONSULTANT

NORCAL ENGINEERING
10641 HUMBOLT STREET,
LOS ALAMITOS, CA 90720
T. 562.799.9469

SHEET INDEX

SHEET #	SHEET NAME
G.00	PROJECT INFORMATION
C.01	CIVIL SURVEY
A.00	AREA CALC. / OCCUPANCY & EXITING PLAN
A.01	SITE PLAN
A.001	B.F.A. CALCS
A.02	BASEMENT FLOOR PLAN
A.03	FIRST FLOOR PLAN
A.04	SECOND FLOOR PLAN
A.05	ROOF PLAN
A.06	ELEVATIONS
L.01	LANDSCAPE PLAN

BUILDING NOTES & FIRE DEPT. NOTES

- SEPARATE PERMITS & PLANS ARE REQ'D FOR SIGNS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDING
- ENTIRE BUILDING SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM
- KNOX BOXES SHALL BE INSTALLED TO PROVIDE KEYS FOR FIREFIGHTER ACCESS TO THE BUILDING & TENANT SPACES
- THE BUILDING SHALL BE PROVIDED WITH AT LEAST ONE DEDICATED CONDUIT RACEWAY FOR FUTURE INSTALLATION OF AN EMERGENCY RESPONDER REDIO COVERAGE SYSTEM & FUTURE EXPANSION OF THE SYSTEM
- TWO WAY COMMUNICATION TO BE INSTALLED AT THE ELEVATOR LANDINGS BELOW AND ABOVE THE STREET LEVEL TO ASSIST WITH EMERGENCY EVACUATIONS

SURVEY AND TOPOGRAPHY

FOR
 DIVYA SHOKEEN
 583 35TH STREET
 MANHATTAN BEACH, CA 90266
 PHONE 310-847-9693

JOB ADDRESS

222 NORTH SEPULVEDA BOULEVARD
 MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

PORTIONS OF LOTS 10.11 & 12
 TRACT NO. 142
 M.B. 13-182-183
 APN 4167-023-032
 AREA = 16,467 SF

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 FM CHECK BY TS

DRAWN ON APRIL 27, 2023

REVISIONS

NUMBER	DESCRIPTION	DATE

LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	106.76 EXISTING ELEVATION		EXISTING CONTOUR
	BLOCK WALL		EXISTING FENCE
	BCR BEGINNING OF CURB RETURN		CITY CABLE TV FULL BOX
	CONC CONCRETE		CHMRY CHIMNEY
	Cfb CITY ENGINEERS FIELD BOOK		C/L.F. / W.I.F. CHAIN LINK FENCE / WROUGHT IRON FENCE
	C/L CENTERLINE		Ely EASTERN
	E/S EDGE OF GUTTER		Em ELECTRIC METER
	Ff FINISH FLOOR		Fh FIRE HOSEANT
	Fl FLOW LINE		Gpf GARAGE FINISH FLOOR
	Gm GAS METER		Gwy / Gw GUY WIRE
	Lp IRON PIPE MONUMENT		Lat LEAD ANE TACK / TAG MONUMENT
	Mm MANHOLE (SANITARY SEWER / STORM DRAIN)		Nly NORTHERLY
	Ngt NAIL AND TAG MONUMENT		Pk PULL BOX (FIBER / TRAFFIC / STREET LIGHT)
	Pk (CND) TELEPHONE / CABLE TO		Pl PROPERTY CORNER / PROSP. CORNER
	Pl (CND) PROPERTY LINE / PROP. LINE		Pp / Pp POWER POLE / UTILITY POLE
	Pst PARADET		Pwf PUBLIC WORKS FIELD BOOK
	R.R. RAIL ROAD		Rof ROAD DEPARTMENT FIELD BOOK
	R.S. RECORD OF SURVEY		S.R. / S.A.W. SPRING AND WELDER MONUMENT
	Sly SOUTHERLY		S.S.C. SANITARY SEWER CLEANOUT
	Stk. / Stk.A.T. STAKE / STAKE AND TAG MONUMENT		Stk.Lt. / Lt. STREET LIGHT POLE / LIGHT POLE
	Tl TOP OF CURB		Tl (B) TOP OF APRON / BOTTOM OF APRON
	Wl WESTERN		Wm WATER METER

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SHEET 1 OF 1
 JOB NO. 23-133

PROJECT

OCEAN SKIN & VEIN INSTITUTE

A NEW MEDICAL BUILDING WITH SUB-LEVEL PARKING
 222 N. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

STAMP

NOT FOR CONSTRUCTION

PROJECT NUMBER

23006

PRINT DATE

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REVISIONS

NUMBER	REVISION SCHEDULE	DATE

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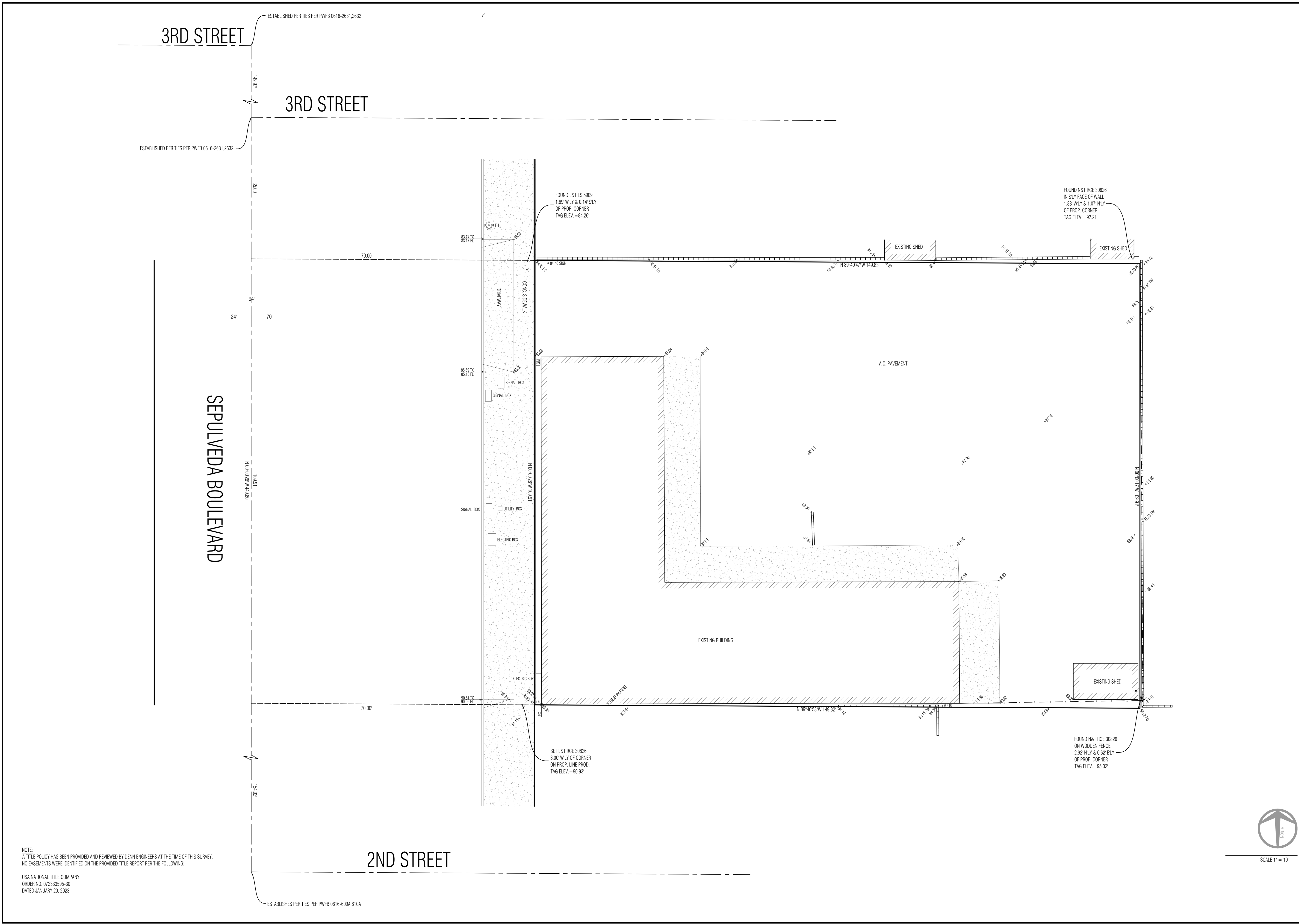
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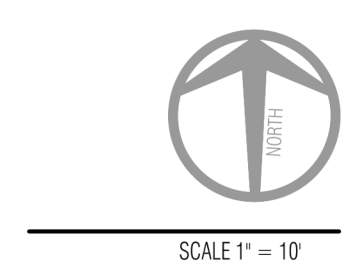
CIVIL SURVEY

SHEET NUMBER

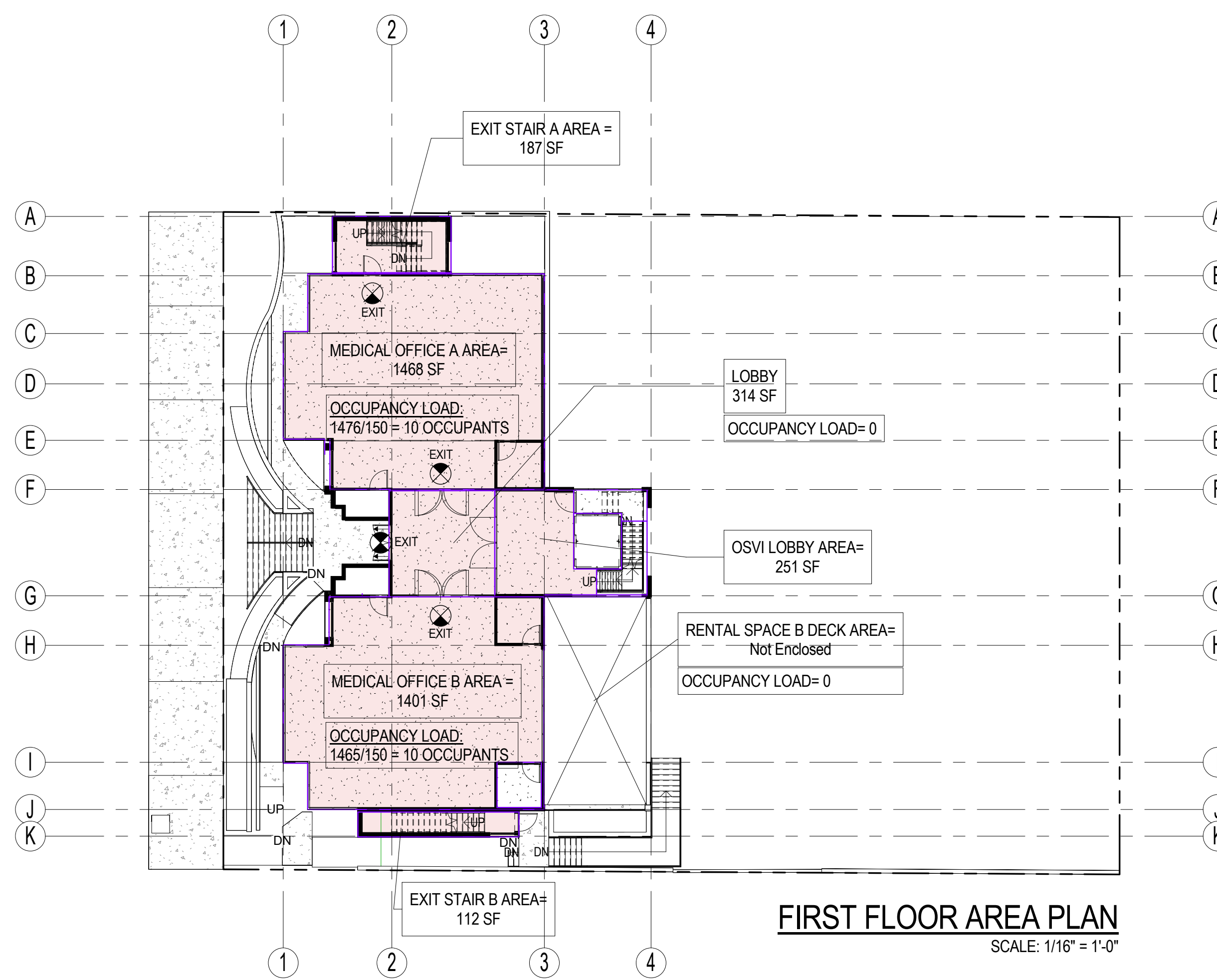
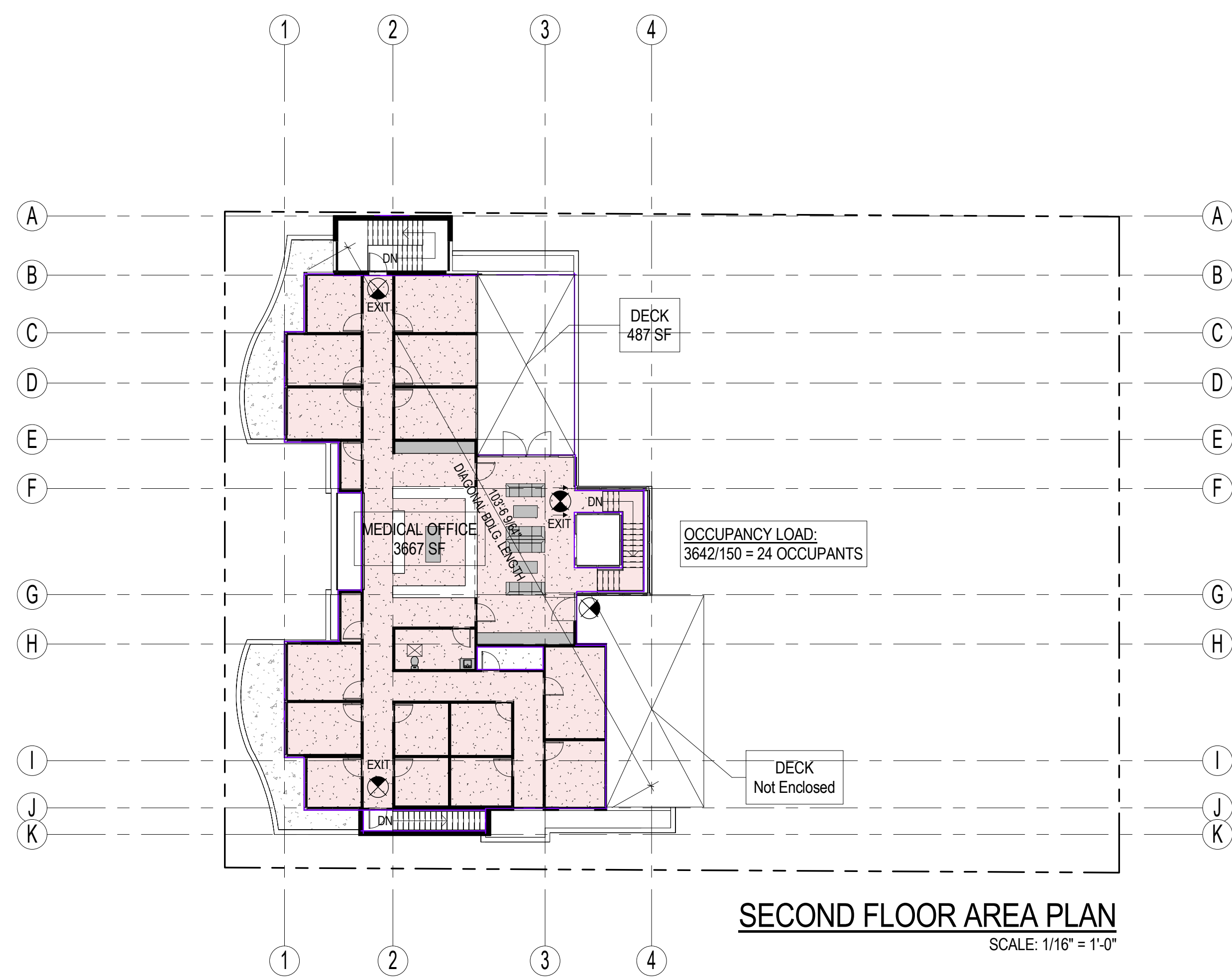
C.01



NOTE:
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. NO EASEMENTS WERE IDENTIFIED ON THE PROVIDED TITLE REPORT PER THE FOLLOWING:
 USA NATIONAL TITLE COMPANY
 ORDER NO. 072333595-30
 DATED JANUARY 20, 2023



SCALE 1" = 10'



BUILDABLE FLOOR AREA CALCS.
EXISTING B.F.A. = 2620 S.F. (BUILDING TO BE DEMOLISHED)
MAXIMUM ALLOWABLE B.F.A. = 1.5 x LOT SIZE = 24700.38 S.F.
ACTUAL B.F.A.

FLOOR AREA CALCS.
BASEMENT FLOOR = 0 S.F.
FIRST FLOOR = 3733 S.F.
SECOND FLOOR = 3667 S.F.
TOTAL B.F.A. = 7400 S.F.

LANDSCAPE CALC.
REQUIRED LANDSCAPE AREA (8% OF LOT) = 1317 S.F.
ACTUAL = 1454 S.F.

PARKING CALCULATIONS
• PARKING PROVIDED
- 2 VAN SPOTS
- 26 STANDARD SPOTS
- 7 COMPACT SPOTS (=18.9%)
- 2 VAN SPOT CHARGER ADDED PER AB-1100
TOTAL = 37 SPOTS

CODE SUMMARY

BUILDING DESCRIPTION
NEW CONSTRUCTION OF 2-STORY COMMERCIAL BUILDING WITH ASSEMBLY SPACE

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
B FIRST AND SECOND FLOOR OFFICES
S-2 BASEMENT FLOOR PARKING

BUILDING CONSTRUCTION TYPE
CONSTRUCTION CLASSIFICATION TYPE V-B (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
NON BEARING WALL (EXT)	TABLE 602
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

RATING REQUIREMENT FOR EXTERIOR WALLS <S FROM PL (602)

ELEMENT	HOURS
EXTERIOR WALLS	1

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
B	3	36,000

NON SEPARATE OCCUPANCY PER 508.3
508.3.1 AND 508.3.2 THE MOST RESTRICTIVE OCCUPANCY PER TABLE 504.4 AND 506.2 IS A-3 ALLOWING 2 STORIES ABOVE GRADE AND 18,000 PER FLOOR BOTH OF WHICH COMPLY. THE ALLOWABLE INCREASE BASED ON SPRINKLERS WAS NOT USED.

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 (A) MAXIMUM = 250', 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
CFC TABLE 422.1 AND SECTION 422.2

CODE LEGEND

- EXIT SIGN - 1 SIDED - HATCH REPRESENTS ILLUMINATED SIDE
- EXIT SIGN - 2 SIDED DIRECTIONAL - HATCH REPRESENTS ILLUMINATED SIDE
- 1 HOUR SEPARATION
- 2 HOUR SEPARATION
- PATH OF EGRESS
- FIRE EXTINGUISHER - 2A - 10BC
- FIRE EXTINGUISHER - 40BC



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

PROJECT
OCEAN SKIN & VEIN INSTITUTE
A NEW MEDICAL BUILDING WITH SUB-LEVEL PARKING
222 N. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

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NOT FOR CONSTRUCTION

PROJECT NUMBER
23006

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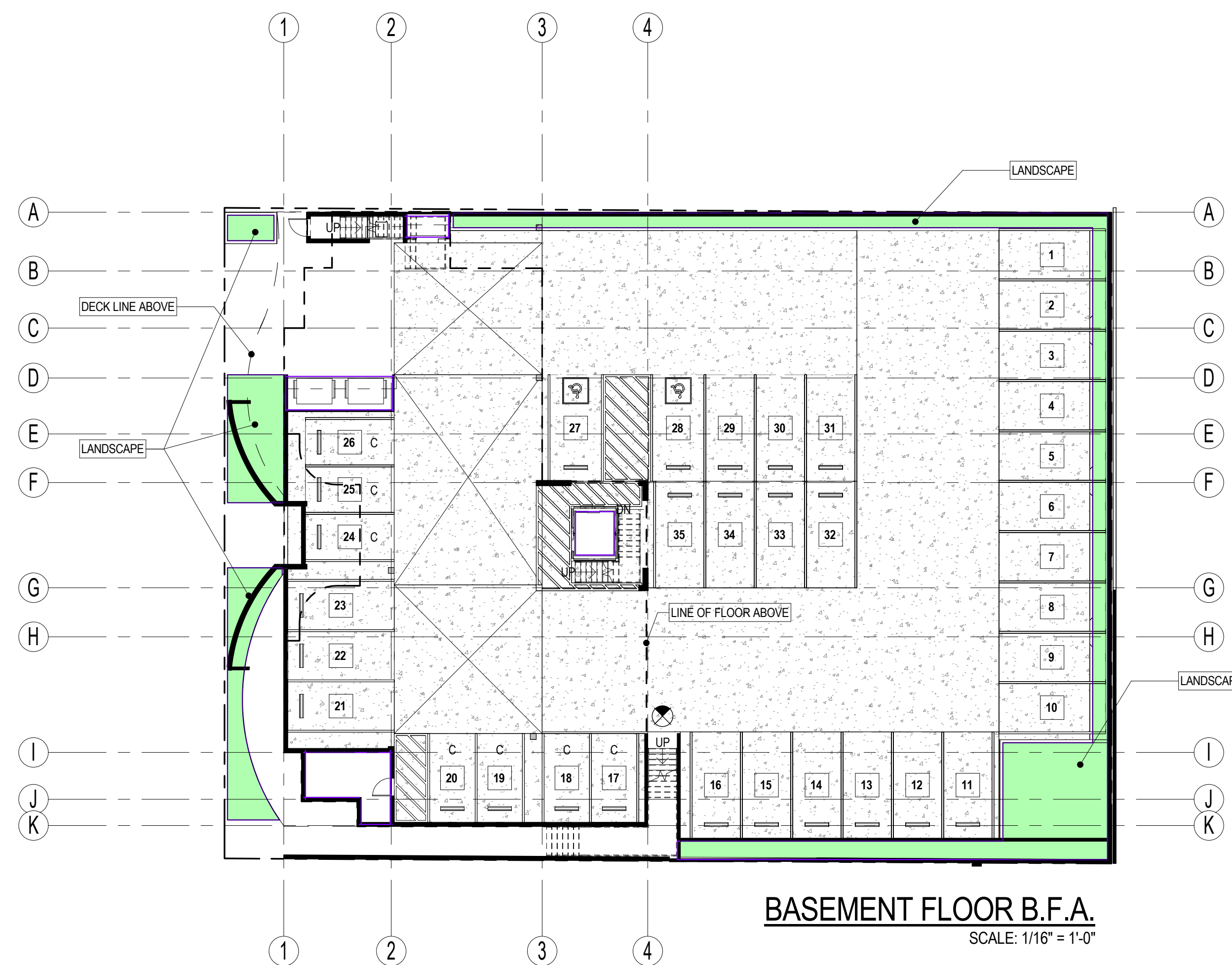
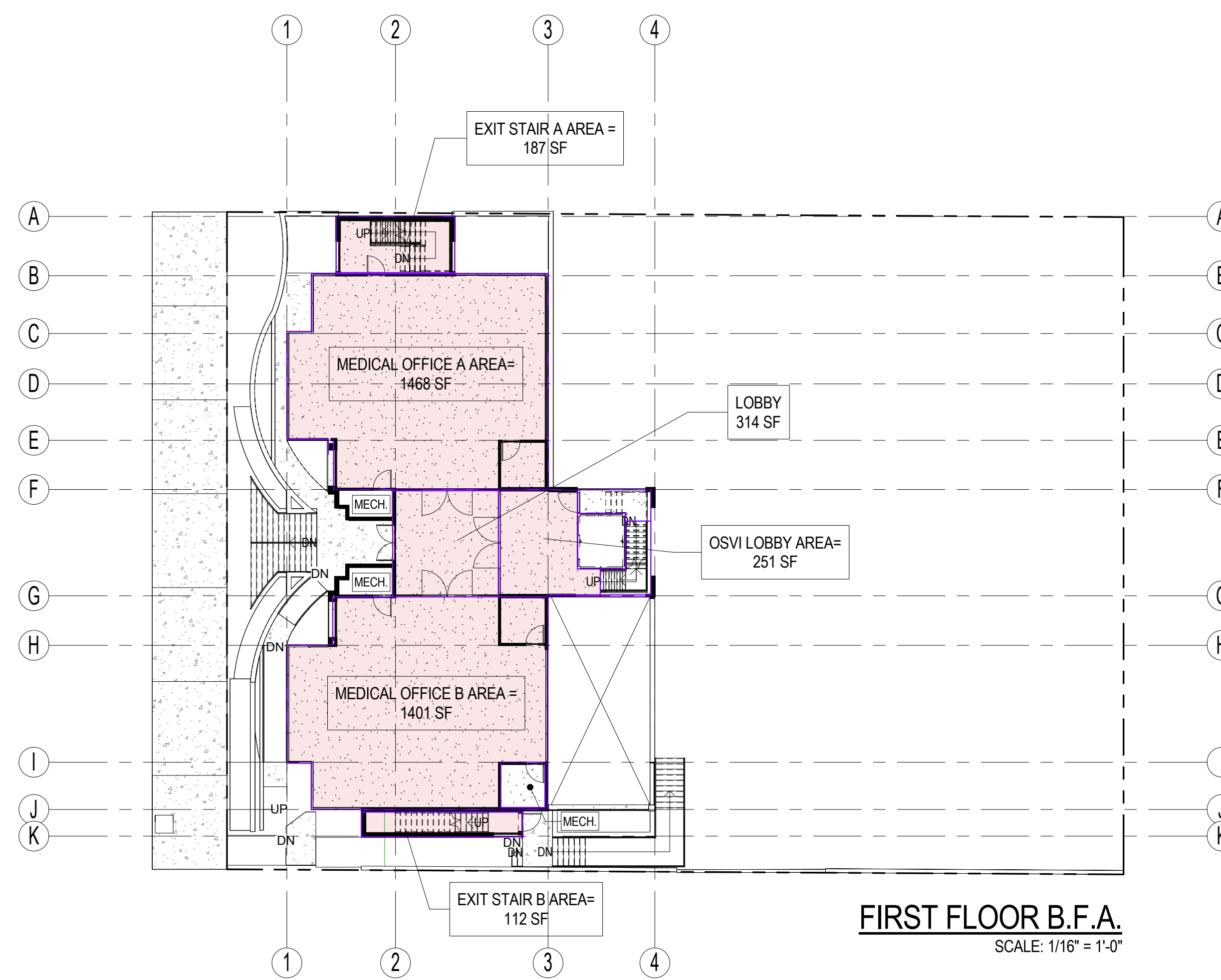
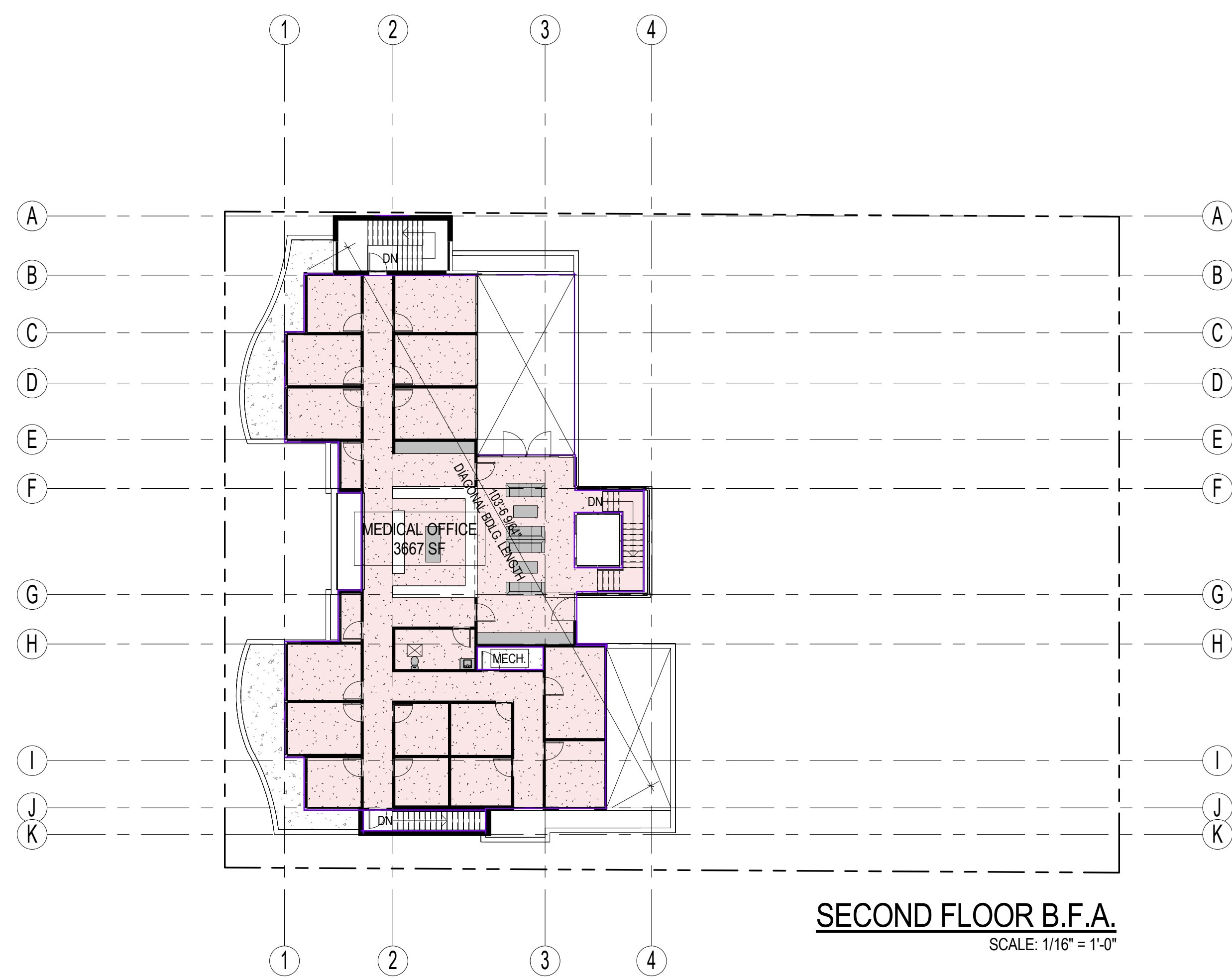
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DRAWING
AREA CALC. / OCCUPANCY & EXITING PLAN

SHEET NUMBER
A.00



BUILDABLE FLOOR AREA CALCS.
EXISTING B.F.A. = 2620 S.F. (BUILDING TO BE DEMOLISHED)
MAXIMUM ALLOWABLE B.F.A. = 1.5 x LOT SIZE = 24700.38 S.F.
ACTUAL B.F.A.

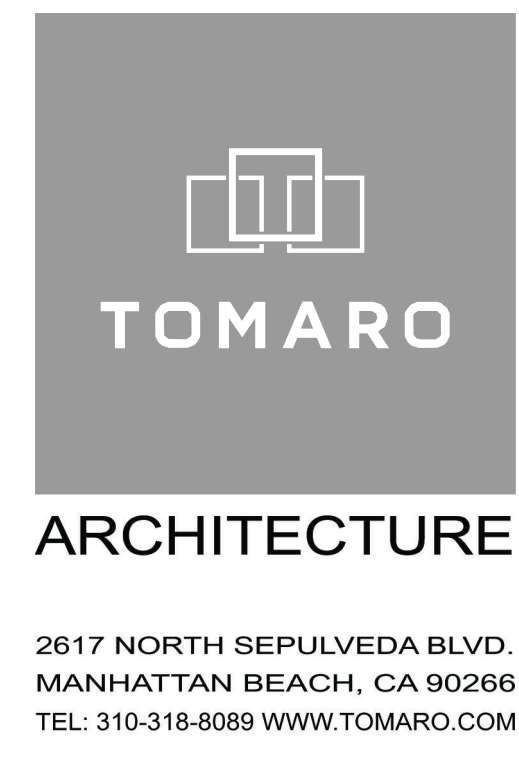
FLOOR AREA CALCS.
BASEMENT FLOOR = 0 S.F.
FIRST FLOOR = 3733 S.F.
SECOND FLOOR = 3667 S.F.
TOTAL B.F.A. = 7400 S.F.

LANDSCAPE CALC.
REQUIRED LANDSCAPE AREA (8% OF LOT) = 1317 S.F.
ACTUAL = 1454 S.F.

PARKING CALCULATIONS

- PARKING PROVIDED
- 2 VAN SPOTS
- 26 STANDARD SPOTS
- 7 COMPACT SPOTS (=18.9%)
- 2 VAN SPOT CHARGER ADDED PER AB-1100

TOTAL = 37 SPOTS



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DRAWING
B.F.A. CALCS

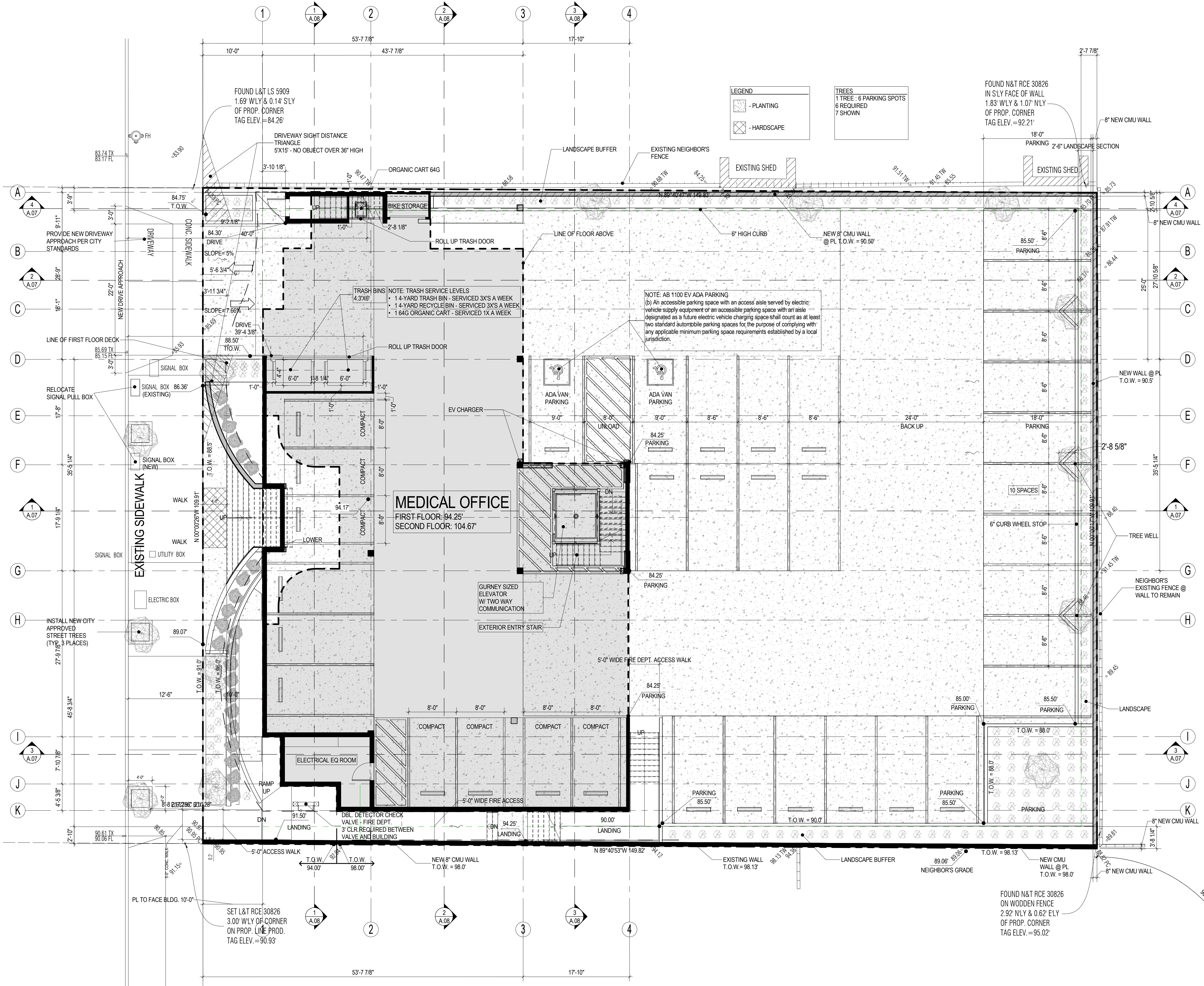
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A.001

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REVISIONS

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1	Revision 1	04/24/24

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PARKING SCHEDULE	
TYPE	COUNT
Compact 8'-0" x 15'-0"	7
Handicap 9'-0" x 18'-0"	2
Standard 8'-6" x 18'-0"	26
Grand total:	35

KEYNOTE LEGEND	
SYM.	DESCRIPTION

BASEMENT FLOOR
 Compact 8'-0" x 15'-0" 7
 Handicap 9'-0" x 18'-0" 2
 Standard 8'-6" x 18'-0" 26
 Grand total: 35
 *2= 37 SPOTS (PER AB 1100)

NOTE: AB 1100 EV ADA PARKING
 (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.



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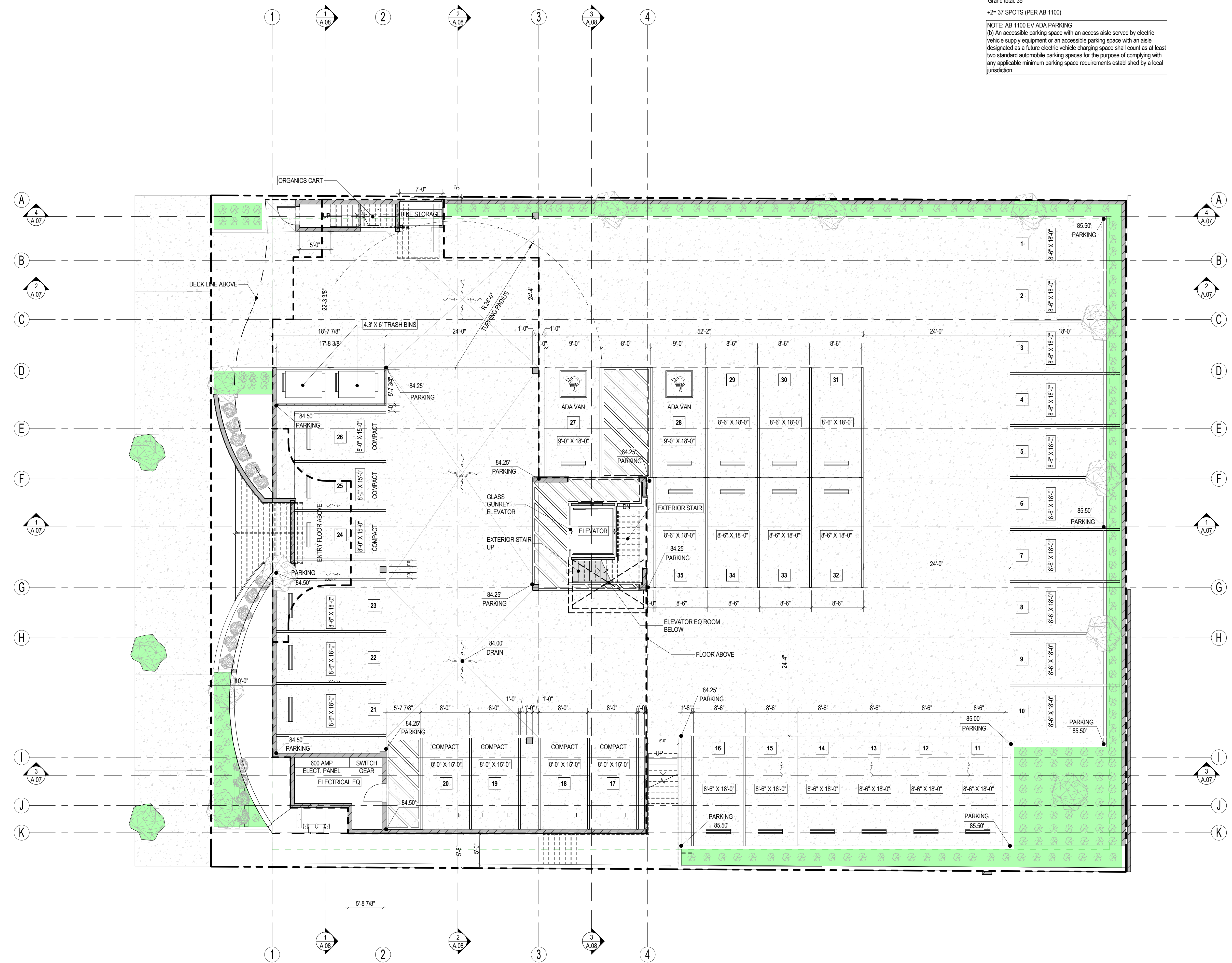
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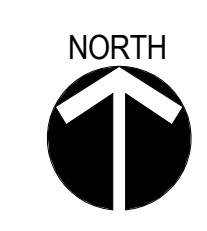
DRAWING
BASEMENT FLOOR PLAN

SHEET NUMBER

A.02



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



KEYNOTE LEGEND	
SYM.	DESCRIPTION



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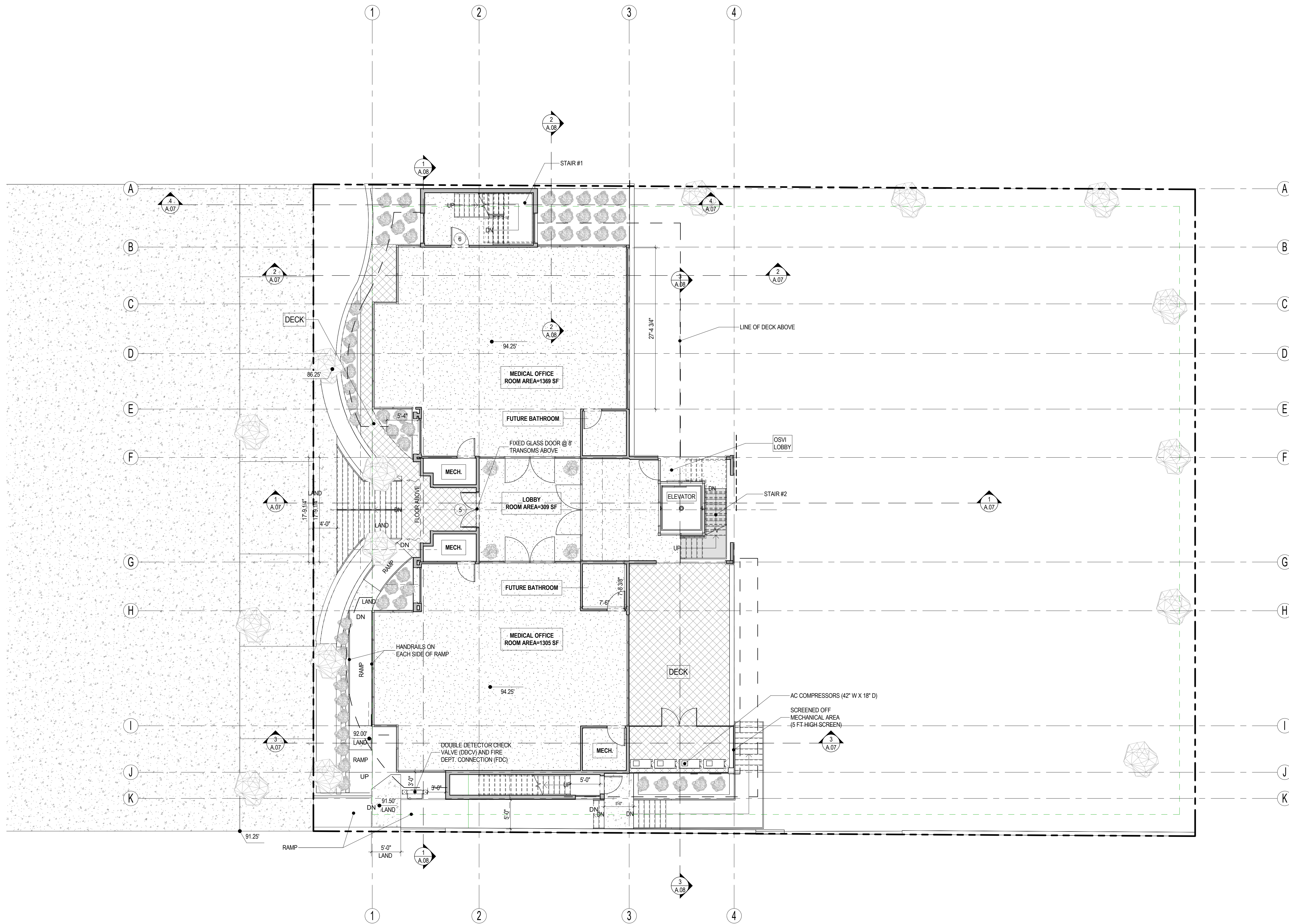
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DRAWING
**FIRST FLOOR
PLAN**

SHEET NUMBER

A.03



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

KEYNOTE LEGEND	
SYM.	DESCRIPTION



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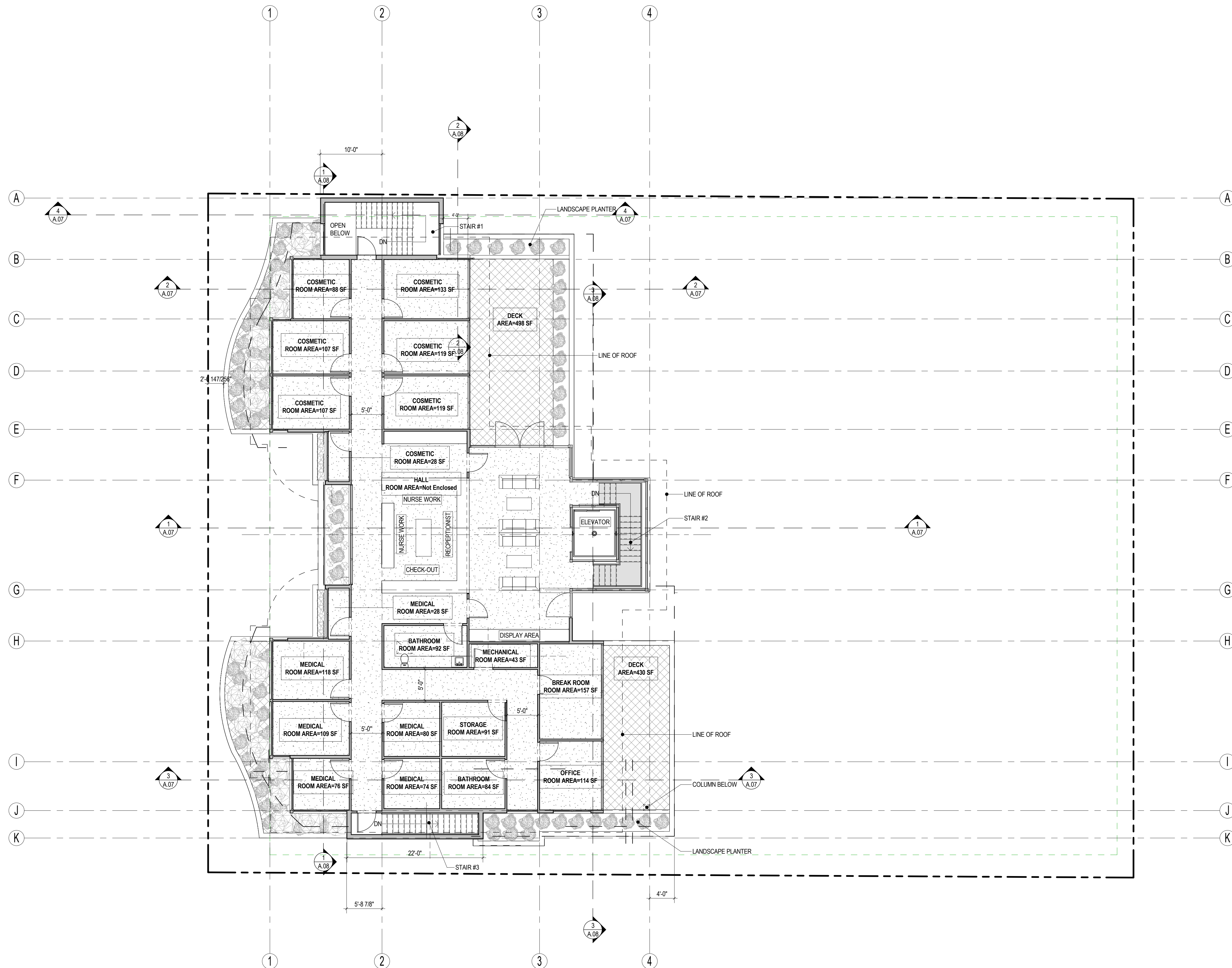
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DRAWING
**SECOND FLOOR
PLAN**

SHEET NUMBER

A.04

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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

KEYNOTE LEGEND	
SYM.	DESCRIPTION



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PROJECT
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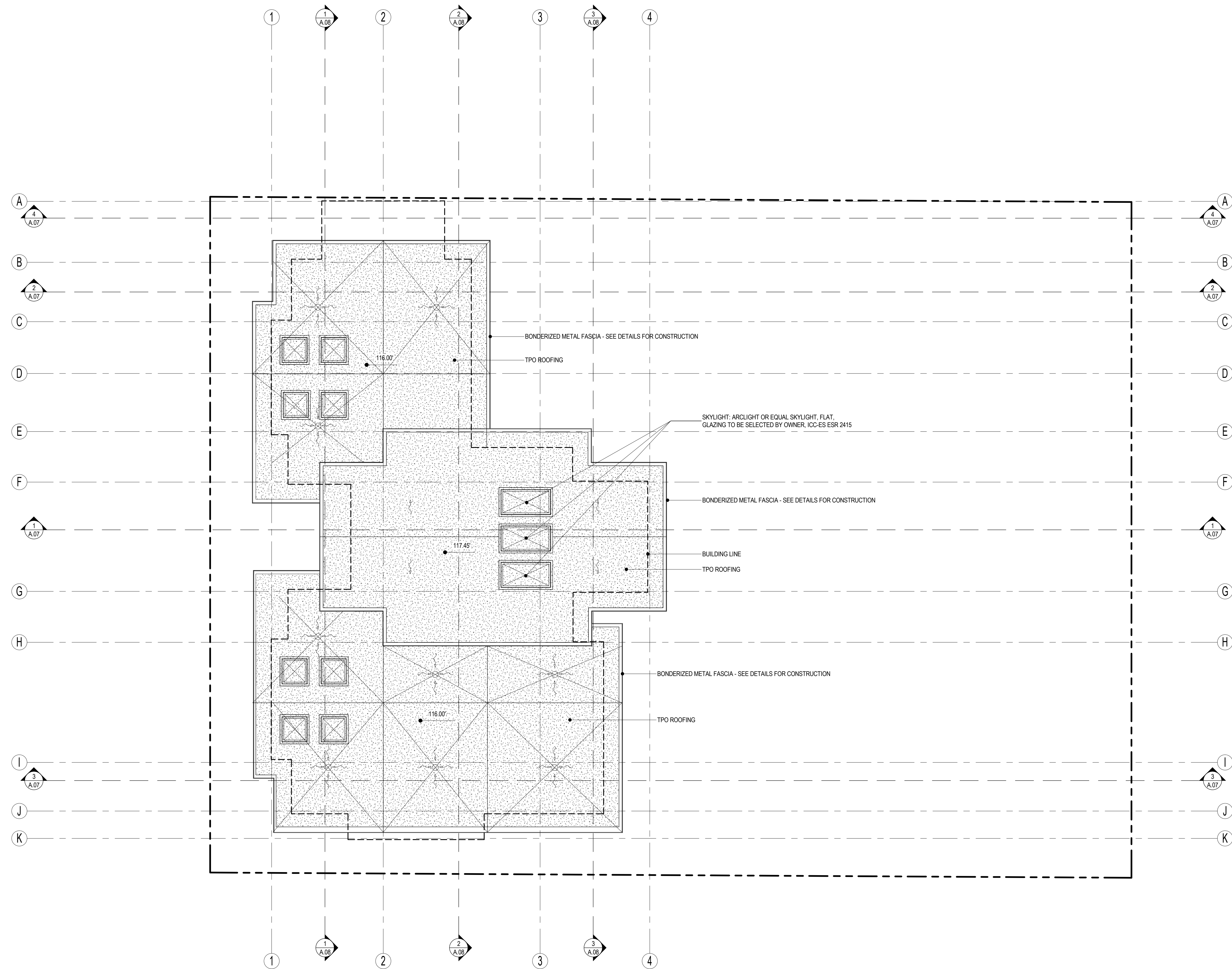
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NUMBER	DESCRIPTION	DATE
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DRAWING
ROOF PLAN

SHEET NUMBER
A.05



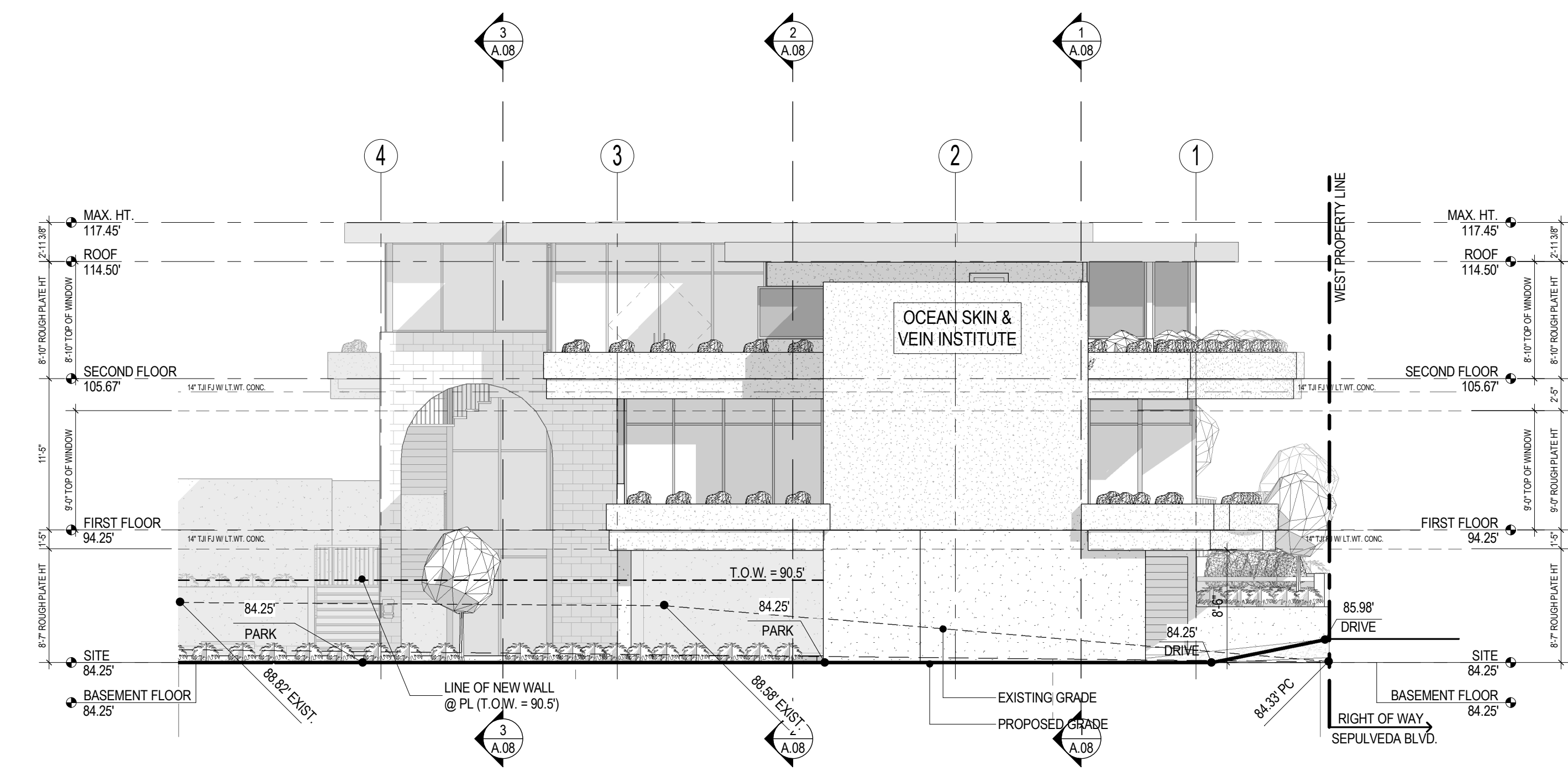
ROOF PLAN
SCALE: 1/8" = 1'-0"

MAX. HEIGHT NOTE

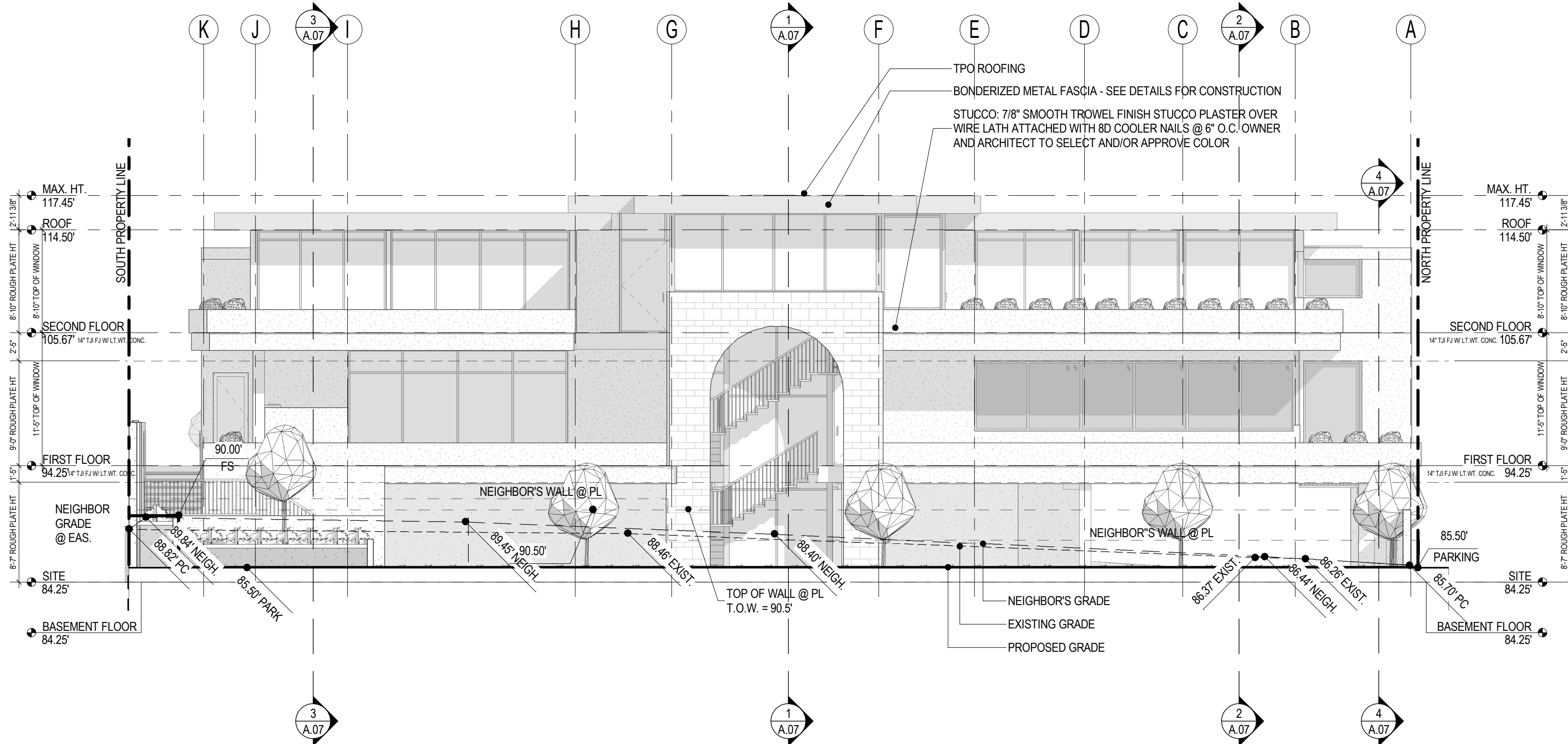
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

KEYNOTE LEGEND

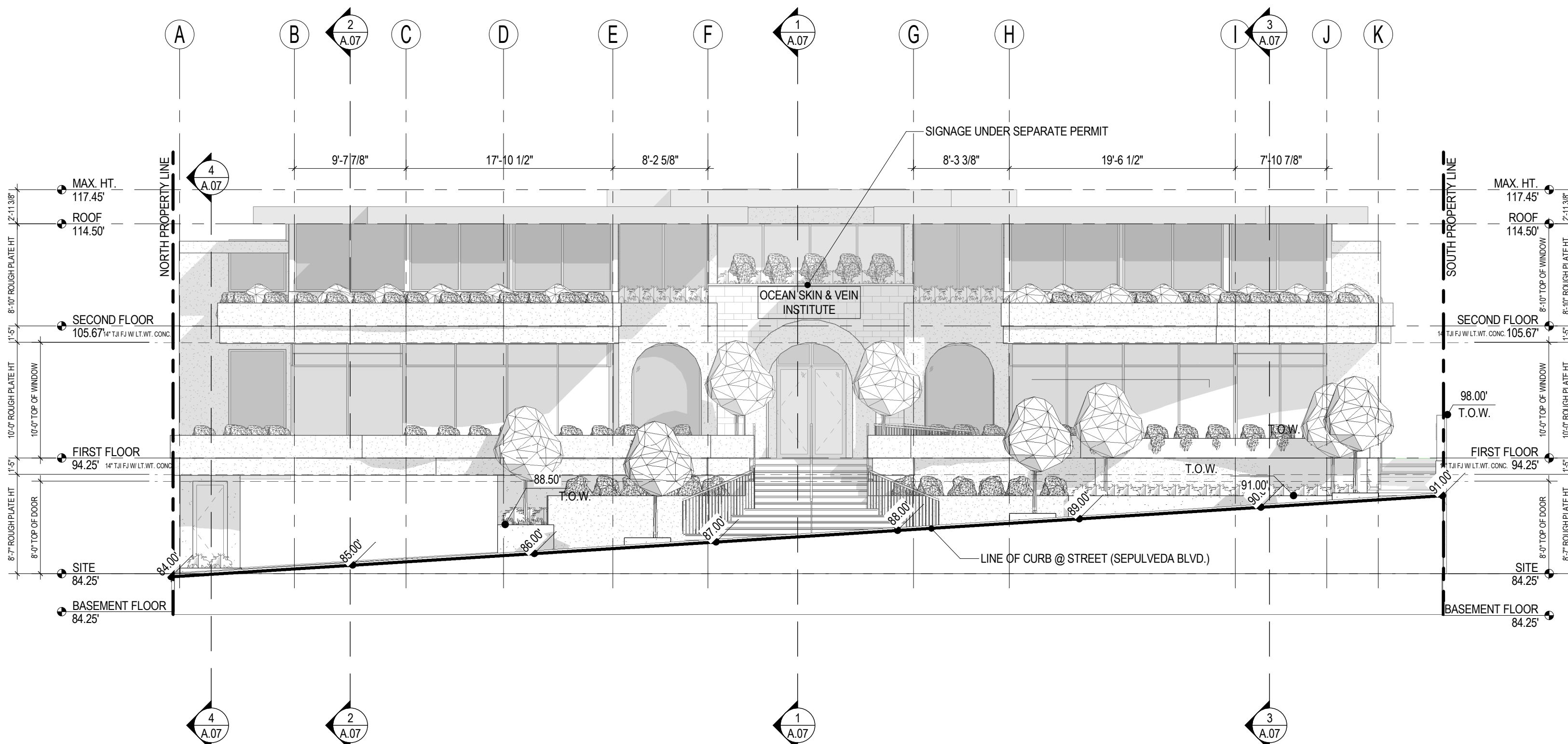
SYM.	DESCRIPTION



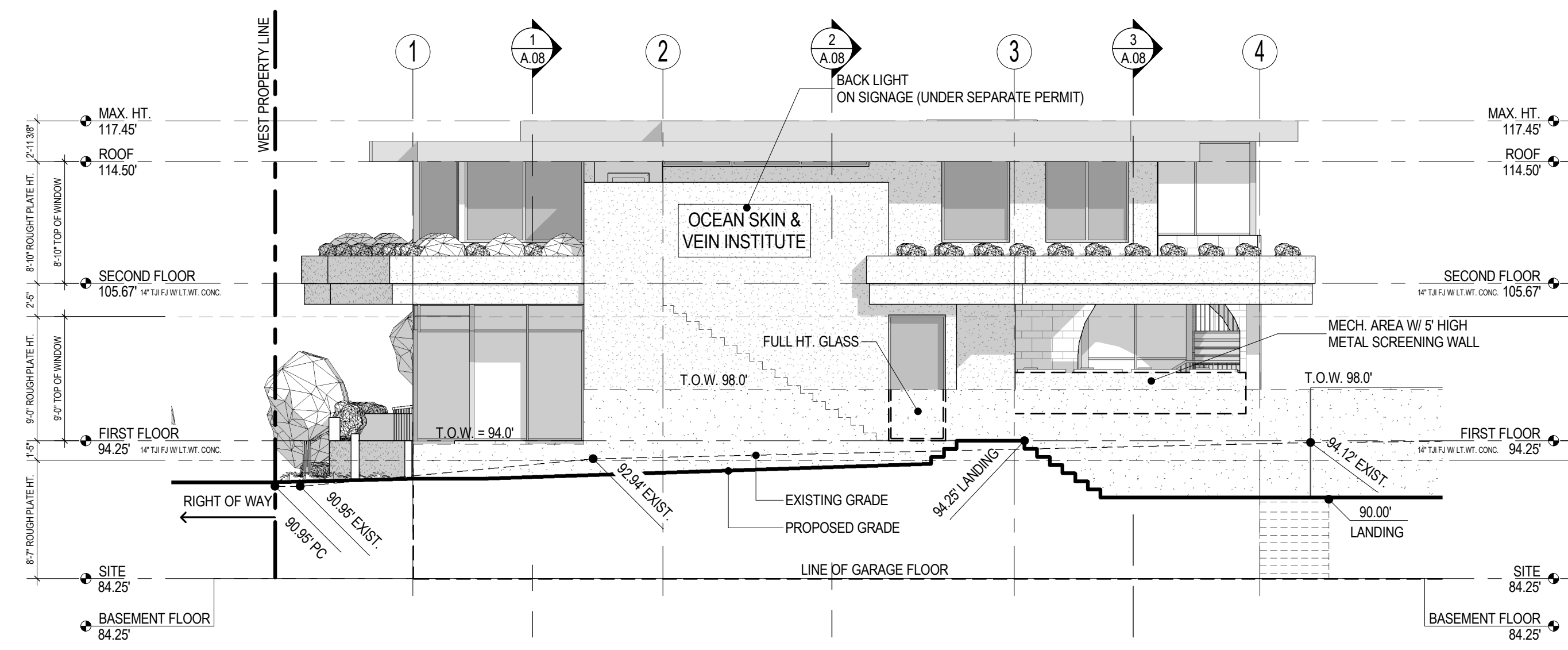
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



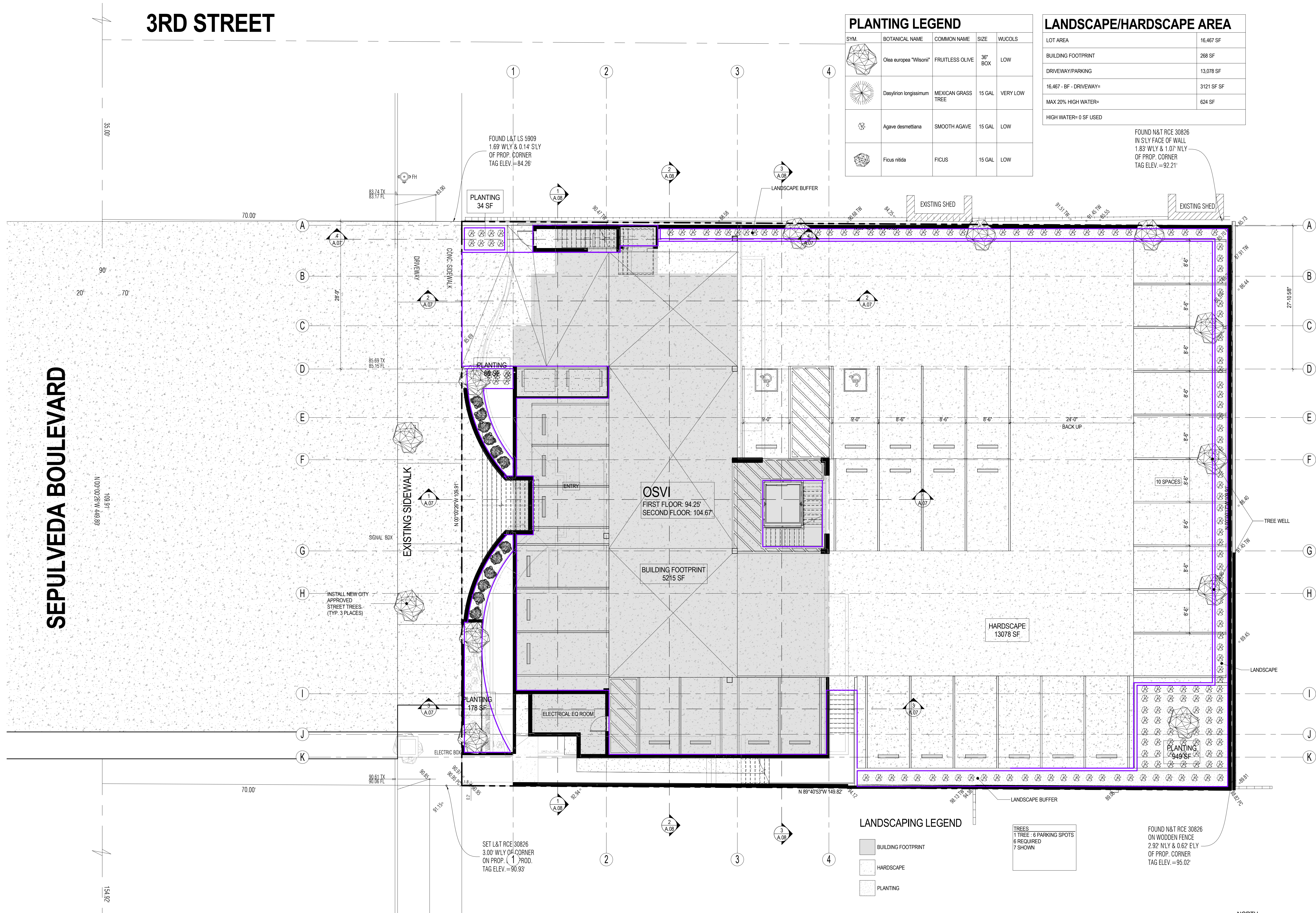
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3RD STREET

SEPULVEDA BOULEVARD

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	<i>Olea europaea</i> "Wilsoni"	FRUITLESS OLIVE	36" BOX	LOW
	<i>Dasyliion longissimum</i>	MEXICAN GRASS TREE	15 GAL	VERY LOW
	<i>Agave desmettiana</i>	SMOOTH AGAVE	15 GAL	LOW
	<i>Ficus nitida</i>	FICUS	15 GAL	LOW

LANDSCAPE/HARDSCAPE AREA	
LOT AREA	16,467 SF
BUILDING FOOTPRINT	268 SF
DRIVEWAY/PARKING	13,078 SF
16,467 - BF - DRIVEWAY=	3121 SF SF
MAX 20% HIGH WATER=	624 SF
HIGH WATER= 0 SF USED	



FOUND N&T RCE 30826
IN S'LY FACE OF WALL
1.83' W'LY & 1.07' N'LY
OF PROP. CORNER
TAG ELEV.=92.21'

FOUND L&T LS 5909
1.69' W'LY & 0.14' S'LY
OF PROP. CORNER
TAG ELEV.=84.26'

SET L&T RCE 30826
3.00' W'LY OF CORNER
ON PROP. (1) ROD.
TAG ELEV.=90.93'

FOUND N&T RCE 30826
ON WOODEN FENCE
2.92' W'LY & 0.62' E'LY
OF PROP. CORNER
TAG ELEV.=95.02'



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DRAWING
LANDSCAPE PLAN

SHEET NUMBER

L.01

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

