

CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT

DATE: September 25, 2024

TO: Planning Commission

FROM: Ryan Heise, Acting Community Development Director

THROUGH: Adam Finestone, AICP, Planning Manager
Ted Faturros, Senior Planner

BY: Johnathon Masi, Associate Planner

SUBJECT: Consideration of a Master Use Permit Amendment to allow a new animal hospital located at 1800 N. Sepulveda Boulevard, and associated environmental determination finding the project is exempt from the California Environmental Quality Act. (Veterinary Emergency Group)

RECOMMENDATION

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

APPLICANT

Veterinary Emergency Group (VEG)
44 South Broadway
White Plains, NY 10601

BACKGROUND

On October 5, 2023, the Community Development Department received an application requesting a Master Use Permit Amendment to allow for a new animal hospital ("Project") located at 1800 N. Sepulveda Boulevard.

Prior Actions

On May 10, 2000, the Planning Commission adopted Resolution No. PC 00-12, granting a Master Use Permit, Sign Program, and Parking Reduction, which superseded previous Planning Commission Resolution Nos. PC 93-5, 93-6, and 94-19.

On January 10, 2001, the Planning Commission adopted Resolution No. PC 01-02, granting a Master Use Permit Amendment to allow for a new health and fitness studio at 1800 N. Sepulveda Boulevard. The project approved by this amendment was never implemented.

On May 8, 2002, the Planning Commission adopted Resolution No. PC 02-15, granting a Master Use Permit Amendment to allow a drive-up window for an existing bank at 1800 N. Sepulveda Boulevard.

On April 13, 2005, the Planning Commission adopted Resolution No. PC 05-06, granting a Master Use Permit Amendment to allow an interior and exterior remodel of an existing outdoor dining area at an existing eating and drinking establishment, at 1808 N. Sepulveda Boulevard (Manhattan Bread & Bagel).

On April 9, 2008, the Planning Commission adopted Resolution No. PC 08-05, granting a Master Use Permit Amendment to allow off-sale alcohol in conjunction with an existing grocery store at 1830 N. Sepulveda Boulevard.

The applicant's tenant space is currently governed by Resolution No. PC 08-05 (see Attachment B.) The previous tenant, Citizen Business Bank, ceased operating at the site in 2022. The applicant proposes interior renovations, and new roof-mounted equipment, with required mechanical screening.

Site Overview

The Project is located on a property which is currently occupied by four multi-tenant buildings, totaling 37,625 square feet of buildable floor area (BFA) at the northeast corner of North Sepulveda Boulevard and 18th Street, addressed as 1800 – 2010 N. Sepulveda Boulevard and 2007 – 2011 Cedar Avenue ("Property"). Building A, the main structure on the Property, is 19,694 square feet and contains a takeout restaurant, four retail spaces (one of which is recently vacant), two personal improvement service spaces, and one personal service space. Building B, a 4,380 square foot structure located in the northwest corner of the Property, contains two restaurants and a personal services use. Building C, a 6,816 square foot structure located in the northeast corner of the Property, contains two general office spaces, one medical office space, and one personal improvement service space. Building D, in the southwest corner of the Property, is 6,945 square feet. The Project is proposed to occupy the entirety of Building D.

The Property is in the General Commercial (CG) zoning district; Design Overlay District, Sepulveda Boulevard Corridor Overlay subdistrict (D8); and Residential Overlay District (ROD). The Property is in Area District II, and has a General Plan land use designation of General Commercial.

The Property is accessed via three driveways along Sepulveda Boulevard, and one driveway from 18th Street. Additional access specific to Building C is provided along Cedar Avenue. Parking is provided both in front of and behind Building A, with internal circulation between the two parking areas. Additional parking specific to Building C is provided to the east of that building, fronting on Cedar Avenue. Separate access to and parking for Building C is provided due to topographical considerations because Cedar Avenue sits approximately 15 feet above the main portion of the Property. Trash enclosures, landscaping, and associated site improvements also exist on the Property.

PROJECT OVERVIEW		
Location:	1800 N. Sepulveda Boulevard	
Legal Description:	That portion of Rancho Sausal Redondo, in the City of Manhattan Beach, County of Los Angeles, State of California, as shown on map recorded in Book 1, Page 508 of Patents, also known as a portion of Lots 6 and 7, Section 19, Township 3 South, Range 14 West, as shown on a map of Partition of the property formerly of the Rancho Land Co. known as Recorder's Filed Map No. 140, of Maps, in the office of the Recorder of said County	
General Plan Land Use:	General Commercial	
Zoning Designation:	CG-D8-ROD (General Commercial, Design Overlay District D8, Residential Overlay District)	
Area District:	II	
Parking for subject property:	<u>Existing</u>	<u>Proposed</u>
	176 sitewide*	No change
Use	Bank (vacated 2022)	Animal Hospital
Lot Size	128,066.	No Change

Building Size	6,945 sq. ft.	No Change
Tenant Space	6,945 sq. ft.	No Change
Allowable Hours of Operations	5:00 A.M. – 10: 00 P.M. Drive-Up Teller: 9:00 A.M. to 6:00 P.M. Monday – Friday, 9:00 A.M. to 1:00 P.M. Saturdays. ATMs allowed 24/7.	24-hours, 7-days a week
Neighboring Zoning & Land Uses	<u>North:</u> General Commercial (CG); office	
	<u>South:</u> CG, Single-Family Residential (RS); office and single-family residences	
	<u>East:</u> RS; single-family residences	
	<u>West:</u> CG; hotel	

**Required parking pursuant to Parking Reduction approved in 2000. Parking Reduction Conditions of Approval are included in Resolution No. PC 08-05 (Attachment B).*

Governing Regulations

The Project is reviewed for compliance with applicable regulations, including the City’s General Plan, Municipal Code, and Sepulveda Corridor Design Guidelines.

Manhattan Beach General Plan

The General Plan is a long-range policy document, adopted in 2003, 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. The General Plan contains a series of goals and policies that allow this vision to be implemented. All projects are reviewed to ensure alignment with the General Plan’s goals and policies. General Plans contain required “elements,” or chapters, 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:

- Land Use Plan Goal LU-5: Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.
- Land Use Plan Policy LU-5.1: Require the separation or buffering of residential areas

from businesses which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, or other techniques.

- Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
- 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.
- Land Use Plan 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 10.84 - 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 Corridor Design Guidelines

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

Veterinary Emergency Group (VEG) submitted an application for a Master Use Permit Amendment to allow for the conversion of a former bank use to a new animal hospital use in an existing building at 1800 N. Sepulveda Boulevard. No expansion of the tenant space is proposed. The Project would provide emergency veterinary services and would operate 24-hours a day, seven days a week. The applicant’s business model does not offer appointments, and all veterinary services are provided to customers on a walk-in basis only, as would be expected of a facility that provides emergency medical services. The applicant proposes tenant improvements to accommodate the needs of the animal hospital use. Improvements include modifications to the floor plan, soundproofing, and new roof-mounted mechanical equipment with appropriate screening. The applicant proposes no changes to the building’s exterior architectural design except for the aforementioned roof-mounted equipment and screening.

DISCUSSION

Project Analysis

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

Floor Plans

The applicant proposes interior improvements to accommodate the animal hospital use. MBMC Section 10.08.050.C.3 defines an animal hospital use as an establishment “where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary (maximum thirty (30) days) boarding of animals is included, if incidental to the hospital use.” The governing entitlement, Resolution No. PC 08-05, does not have any conditions of approval that govern the building’s floorplan.

Parking

Parking closest to the applicant’s tenant space, Building D, is accessed from a sloped driveway leading from 18th Street to the parking area behind Building D. The driveway slopes downward

towards the parking lot, with a terminal grade 15 feet below street grade. The parking area's lower grade in relation to the surrounding streets (18th Street and Cedar Avenue) and residential properties help reduce the sound of traffic circulating into the site. The sunken parking area also creates separation of the Project from the residential uses to the east and southeast.

Resolution No. PC 08-05 includes a condition which references the previous parking reduction approved in 2000 under Resolution No. PC 00-12. The parking reduction was supported by a parking study prepared by a qualified professional. Although a new parking study has not been provided by the applicant, the City's Traffic Engineer has reviewed the previous parking study, current mix of uses and their respective parking demand, and the proposed animal hospital use and has determined that the current on-site parking is sufficient to meet the parking demand of all the uses, including the animal hospital (see Attachment E for City Traffic Engineer's parking demand memorandum).

Hours of Operation

The applicant is requesting approval of an animal hospital that operates 24-hours a day, seven days a week. The existing governing entitlement does not have any conditions limiting the hours of operation for the building. The project narrative (Attachment D) describes VEG as an emergency veterinary care facility and will have eight to ten staff members on site at any time.

Noise

Per MBMC 10.08.050, the applicant is required to provide adequate soundproofing for an animal hospital use. The Project is subject to MBMC Chapter 5.48, Noise Regulations, which addresses both interior and exterior noise levels. The purpose of the soundproofing requirement is related to exterior noise levels to ensure that animal-generated noise does not adversely impact the surrounding community. A condition of approval has been included with Draft Planning Commission Resolution No. 24-XX, requiring the applicant to demonstrate that the building is appropriately soundproofed as part of the building permit process.

While all activities must occur within the enclosed building (which must be soundproofed, as discussed above) other exterior noise sources must also be considered. This includes noise generated by onsite traffic, and noise generated by mechanical equipment. Notably, the Property's rear parking area sits 15 feet below the adjacent residential streets (18th Street and Cedar Avenue) and, while the Project proposes 24-hour a day operation, the topographical separation acts as a natural buffer from noise emanating from the parking lot when vehicles are arriving and departing the site after hours. The Property's front parking area is along Sepulveda Boulevard and is not adjacent to any residential uses.. Additionally, all new roof-mounted equipment will be required to meet noise standards established by the MBMC.

Odor and Ventilation

Per MBMC10.08.050, the applicant is also required to provide adequate air-conditioning and ventilation. The Project includes new, roof-mounted equipment to supply the Property with sufficient climate control. Additionally, the new ventilation equipment will reduce use-generated odors from impacting adjacent properties.

Consistency and Compliance with Governing Regulations

Manhattan Beach General Plan

As noted above, the Project is governed by the Manhattan Beach General Plan. As such, it was reviewed for consistency with applicable General Plan goals and policies. The Project has been determined to be consistent with the following goals and policies for the reasons described below:

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

The Project is designed with adjacent properties in mind, and is conditioned to utilize appropriate soundproofing and ventilation as required by the MBMC. An animal hospital is a permitted use in the CG zone, subject to approval of a Use Permit, and is consistent with the intent of the Sepulveda Corridor. The Project will operate 24 hours a day. While the animal hospital use has longer operating hours in comparison to the prior use, the proposed conditions of approval appropriately address potential impacts of expanded hours.

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

The Project is conditioned to incorporate soundproofing and ventilation measures to minimize noise and odor impacts to adjacent residential properties. Additionally, the building is not immediately adjacent to any properties, as it is separated from them by Sepulveda Boulevard to the west and 18th Street to the south. No residential uses are immediately across the street from the building, and the parking lot behind the building is significantly lower than residential properties to the south (across 18th Street) and east (across Cedar Avenue).

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

The Project proposes converting an existing, vacant building from one commercial use to another commercial use. The Project maintains consistency with the Sepulveda Corridor guidelines, including orienting buildings towards Sepulveda Boulevard, and with the MBMC development standards.

- *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.*

Manhattan Beach does not currently have a 24-hour animal hospital, with the nearest such facilities located in Lawndale and Torrance. There are currently more than 1,600 actively licensed animals in the City, and in times of emergency, a centrally-located facility within the community is beneficial. While there is a veterinary clinic located on the southwest corner of Sepulveda Boulevard and 18th Street, that clinic does not operate 24 hours a day, and the Project does not offer services other than emergency care. Therefore, the Project proposes a use that is necessary for the community and does not result in an oversaturation of similar uses in the area.

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

The site is situated along Sepulveda Boulevard, with adequate site access to accommodate customers visiting the Property. The Project proposes a use consistent with the intent of the CG zone, and is appropriately situated along a major arterial road.

Manhattan Beach Municipal Code

MBMC Section 10.16.020 allows for animal hospitals in the CG, General Commercial zone with a Use Permit. 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 existing building is two stories. The project proposes new roof-mounted equipment, along with required mechanical screening. Per Section 10.16.030 of the MBMC, the maximum height for the Property is 22 feet. The Project would be under 22 feet high and would thus comply with the maximum height requirement.
- Parking: The prior use for the Property was a bank. Per MBMC Section 10.64.030, a bank requires one parking space per 300 square feet of buildable floor area. Per MBMC Section 10.64.030, animal hospitals require one parking space per 400 square

feet of buildable floor area. Additional information has been provided in the Project Analysis above.

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, signage, and others. Because the Project would occupy an existing building with no exterior modifications, further analysis of consistency with the Guide is not necessary.

Interdepartmental Review

The Traffic and Building Divisions, along with the Public Works and Fire Departments reviewed the request. The Fire Department recommended a condition of approval related to fire alarm requirements which, along with other conditions, has been incorporated into the draft Planning Commission Resolution No. 24-XX (Attachment A) to address any potential impacts resulting from operation of the Project.

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 use is in accord with the objectives of this title and the purposes of the district in which the site is located.*

The proposed project is in the City’s CG (General Commercial) zoning district. The stated purpose for the CG zone is, in part, to provide opportunities for a broad range of services and professional office uses intended to meet the needs of local residents and the regional market. Animal hospital uses are permitted in the CG zone, subject to approval of a use permit. Manhattan Beach pet owners currently have no business within the City offering emergency veterinary services 24 hours a day. The City Finance Department, which requires animal licenses for dogs and voluntarily offers animal license for cats, has over 1,600 active animal licenses which demonstrates that there is demand in the City for the proposed use.

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

The 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 an animal hospital 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 MBMC permits or conditionally permits a variety of uses in the CG zone, including an animal hospital use. The neighboring lots to the north and west currently house a mix of commercial uses, including service uses and a transient lodging facility. The proposed use is compatible with these neighboring uses because it will provide a care-based service to pet owners and add to the diverse mix of existing uses. Properties to the south and east of the Property are developed with residential uses, however conditions of approval related to noise and odor concerns have been incorporated into draft Planning Commission Resolution No. 24-XX to address those issues. The Project will replace a bank, which has a higher parking demand. Furthermore, the Project was reviewed by the Building & Safety and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, none of which raised concerns or objections that have not been adequately addressed. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the site, or in or adjacent to the neighborhood of such use and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

3. *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located.*

The proposed land use is a permitted use in the CG zone, subject to approval of a use permit. The Project, as proposed and conditioned, complies with all applicable development standards for the CG zone, including those specific to an animal hospital. Animal hospital uses are required to be entirely enclosed, soundproofed, and air conditioned. In addition, the property has a maximum height of 22 feet. The Project is within the allowable height for the zone, and provides all design features required for an animal hospital. Therefore, the Project complies with the applicable provisions of the MBMC.

4. *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The proposed use is located within an existing building along the Sepulveda Boulevard commercial corridor and is surrounded by commercial and residential uses. The proposed use will provide the required off-street parking; thus, no parking impacts are anticipated. Project characteristics related to parking, noise, odors, 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 I categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Specifically, the project will generate similar or less customer traffic to the site, than the former use of the site, and proposes no exterior changes to the existing structure. Because the proposed animal hospital use will occur within a fully-enclosed and soundproofed building, as conditioned, impacts from the expanded hours will be minimal. The proposed use is thus a negligible expansion of an existing commercial use. Furthermore, there are no features that distinguish this project from others in the exempt class, and there are no unusual circumstances. As such, no further environmental review is necessary.

PUBLIC NOTIFICATION AND COMMENT

A public notice for the September 25, 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 September 12, 2024. As of the writing of this report, staff has not received any public comments.

CONCLUSION

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached draft resolution approving the Master Use Permit Amendment to allow a new 24-hour animal hospital use located at 1800 N. Sepulveda Boulevard, subject to conditions, and finding the project exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301.

ATTACHMENTS:

- A. Draft Planning Commission Resolution No. PC 24-XX
- B. Resolution No. PC 08-05
- C. Vicinity Map
- D. Applicant's Written Materials
- E. City Traffic Engineer's Parking Demand Memorandum
- F. Project Plans

RESOLUTION NO. PC 24-XX

**A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION
APPROVING A MASTER USE PERMIT AMENDMENT TO ALLOW AN ANIMAL
HOSPITAL USE LOCATED AT 1800 N. SEPULVEDA BOULEVARD, AND
FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On May 10, 2000, the Planning Commission adopted Resolution No. PC 00-12, granting a Master Use Permit, Sign Program, and Parking Reduction, for an existing multi-building, commercial property located at 1800 - 2010 N. Sepulveda Boulevard and 2007 – 2011 Cedar Avenue. On May 8, 2002, the Planning Commission adopted Resolution No. PC 02-15, granting a Master Use Permit Amendment to allow a drive-up window for an existing bank at 1800 N. Sepulveda Boulevard. On April 13, 2005, the Planning Commission adopted Resolution No. PC 05-06 granting a Master Use Permit Amendment to allow an interior and exterior remodel of an existing outdoor dining area at an existing eating and drinking establishment, at 1808 N. Sepulveda Boulevard (Manhattan Bread & Bagel). On April 9, 2008, the Planning Commission adopted Resolution No. PC 08-05, granting a Master Use Permit Amendment to allow off-sale alcohol in conjunction with an existing grocery store at 1830 N. Sepulveda Boulevard.

SECTION 2. On October 5, 2023, Veterinary Emergency Group (VEG) (“Applicant”) applied for a Master Use Permit Amendment to allow for the conversion of an existing bank to an animal hospital (“Project”) located at 1800 N. Sepulveda Boulevard (“Tenant Space”). Pursuant to the Manhattan Beach Municipal Code (“MBMC”), the proposed use is classified as an animal hospital. As a separate action, the applicant also proposes to remodel the existing two-story tenant space to accommodate the new use, including the installation of new roof-mounted equipment. The proposed floor plan changes do not require a master use permit amendment and are therefore not included in the Project scope.

SECTION 3. The Tenant Space is within a multi-tenant commercial property located at 1800 – 2010 N. Sepulveda Boulevard (“Property”). The Project is specific to the Tenant Space and does not affect other uses previously approved at the Property unless specifically stated herein.

SECTION 4. Use permits and amendments thereto are governed by Chapter 10.84 of the Manhattan Beach Municipal Code (MBMC). Section 10.84.010 of the MBMC specifies that, “[U]se 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.” Section 10.84.105.D of the MBMC states that an amendment to a master use permit is required any time modifications to existing conditions of approval are requested. The Applicant’s request includes operating a use which requires a use permit, and modifications to existing conditions of approval, specifically that the business wishes to operate an animal hospital 24 hours a day, seven days a week, in an existing commercial building.

SECTION 5. On September 25, 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 6. The Project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), which is a Class 1 exemption. The Master Use Permit amendment involves establishing a new use that will generate similar or less customer traffic to the site, than the former use of the site., and proposes only minimal exterior changes to the existing structure. Further, conditions of approval requiring soundproofing ensure the expansion of the use is negligible. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

SECTION 7. The record of the public hearing indicates:

- A. The legal description of the Property is: That portion of Rancho Sausal Redondo, in the City of Manhattan Beach, County of Los Angeles, State of California, as shown on map recorded in Book 1, Page 508 of Patents, also known as a portion of Lots 6 and 7, Section 19, Township 3 South, Range 14 West, as shown on a map of Partition of the property

formerly of the Rancho Land Co. known as Recorder's Filed Map No. 140, of Maps, in the office of the Recorder of said County. The Property is located in Area District II and is zoned General Commercial (CG), Design Overlay District D8 Sepulveda Boulevard Corridor Overlay and Residential Overlay District (ROD), with a General Plan land use designation of General Commercial. The Property is surrounded by CG zoned properties to the north, and west, and RS zoned properties to the southeast and east.

- B. The use is conditionally permitted in the CG zone subject to a use permit and is in compliance with the City's General Plan designation of General Commercial. The General Plan designation of General Commercial encourages the General Commercial land use category to provide "services and activities to our residents and visitors."
- C. The Property is currently governed by a master use permit approved by the Planning Commission in 2000, and subsequently amended.
- D. The Project is consistent with following General Plan goals and policies, as described in the staff report prepared for the Project:

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

The Project is designed with adjacent properties in mind, and is conditioned to utilize appropriate soundproofing and ventilation as required by the MBMC. An animal hospital is a permitted use in the CG zone, subject to approval of a Use Permit, and is consistent with the intent of the Sepulveda Corridor. The Project will operate 24 hours a day. While the animal hospital use has longer operating hours in comparison to the prior use, the proposed conditions of approval appropriately address potential impacts of expanded hours.

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

The Project is conditioned to incorporate soundproofing and ventilation measures to minimize noise and odor impacts to adjacent residential properties. Additionally, the building is not immediately adjacent to any properties, as it is separated from them by Sepulveda Boulevard to the west and 18th Street to the south. No residential uses are immediately across the street from the building, and the parking lot behind the building is significantly lower than residential properties to the south (across 18th Street) and east (across Cedar Avenue).

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

The Project proposes converting an existing, vacant building from one commercial use to another commercial use. The Project maintains consistency with the Sepulveda Corridor guidelines, including orienting buildings towards Sepulveda Boulevard, and with the MBMC development standards.

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.

Manhattan Beach does not currently have a 24-hour animal hospital, with the nearest such facilities located in Lawndale and Torrance. There are currently more than 1,600 actively licensed animals in the City, and in times of emergency, a centrally-located facility within the community is beneficial. While there is a veterinary clinic located on the southwest corner of Sepulveda Boulevard and 18th Street, that clinic does not operate 24 hours a day, and the Project does not offer services other than emergency care. Therefore, the Project proposes a use that is necessary for the community and does not result in an oversaturation of similar uses in the area.

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

The site is situated along Sepulveda Boulevard, with adequate site access to

accommodate customers visiting the Property. The Project proposes a use consistent with the intent of the CG zone, and is appropriately situated along a major arterial road.

SECTION 8. Based upon substantial evidence in the record, and pursuant to Section 10.84.060 of the MBMC, the Planning Commission hereby makes the following findings related to the Master Use Permit Amendment:

- A. 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 for the following reasons:

The proposed project is in the City's CG (General Commercial) zoning district. The stated purpose for the CG zone is, in part, to provide opportunities for a broad range of services and professional office uses intended to meet the needs of local residents and the regional market. Animal hospital uses are permitted in the CG zone, subject to approval of a use permit. Manhattan Beach pet owners currently have no business within the City offering emergency veterinary services 24 hours a day. The City Finance Department, which requires animal licenses for dogs and voluntarily offers animal license for cats, has over 1,600 active animal licenses which demonstrates that there is demand in the City for the proposed use.

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

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 an animal hospital 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 MBMC permits or conditionally permits a variety of uses in the CG zone, including an animal hospital use. The neighboring lots to the north and west currently house a mix of commercial uses, including service uses and a transient lodging facility. The proposed use is compatible with these neighboring uses because it will provide a care-based service to pet owners and add to the diverse mix of existing uses. Properties to the south and east of the Property are developed with residential uses, however conditions of approval related to noise and odor concerns have been incorporated into draft Planning Commission Resolution No. 24-XX to address those issues. The Project will replace a bank, which has a higher parking demand. Furthermore, the Project was reviewed by the Building & Safety and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, none of which raised concerns or objections that have not been adequately addressed. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the 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.

- C. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located for the following reasons:

The proposed land use is a permitted use in the CG zone, subject to approval of a use permit. The Project, as proposed and conditioned, complies with all applicable development standards for the CG zone, including those specific to an animal hospital. Animal hospital uses are required to be entirely enclosed, soundproofed, and air conditioned. In addition, the property has a maximum height of 22 feet. The Project is within the allowable height for the zone, and provides all design features required for an animal hospital. Therefore, the Project complies with the applicable provisions of the MBMC.

- D. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated for the following reasons:

The proposed use is located within an existing building along the Sepulveda Boulevard commercial corridor and is surrounded by commercial and residential uses. The proposed use

will provide the required off-street parking; thus, no parking impacts are anticipated. Project characteristics related to parking, noise, odors, 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 9. Based upon the foregoing, the Planning Commission hereby APPROVES the Project, subject to the conditions below.

General

1. All conditions of Resolution No. PC 08-05 shall remain in full force and in effect, unless superseded by the conditions of this resolution.
2. The operational conditions included herein apply only to the tenant space at 1800 N. Sepulveda Boulevard, also referred to as "Building D."
3. Condition of Approval No. 3 of Resolution No. PC 08-05, is hereby amended to read as follows:
4. The subject site shall be limited to 6,801 square feet of total restaurant space, 14,772 square feet of total retail space, 826 square feet of total personal improvement service space, 1,244 square feet of total food & beverage space, 2,310 square feet of total Dance/Music studio space, 3,204 square feet of total office space and up to 7,400 square feet of animal hospital use. The subject site received approval for a series of mixed uses with a parking requirement of 176 parking spaces. Future applications to establish new uses within the multiple tenant project shall not require an amendment of the Master Use Permit provided that the new uses are permitted uses in the zoning district, do not exceed the parking requirement approved for this site and conforms to the conditions imposed on the project, subject to approval by the Director of Community Development.
5. The Project shall be in substantial conformance with the plans and project description submitted to, and approved by, the Planning Commission on September 25, 2024, as amended by these conditions. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if further approval from the Planning Commission is required.
6. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if further Planning Commission review and action is required.
7. At any time in the future, the Planning Commission or City Council may review the Master Use Permit and any amendments thereto 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.
8. Community Development Department staff shall be allowed to inspect the Property at any time to determine compliance with conditions imposed and MBMC requirements.
9. Future modifications and improvements to the Tenant Space shall be in compliance with applicable Planning Division, Building Division, Public Works, Waste Management, Fire Department, and Health Department regulations, when applicable.
 - a. The tenant space shall be protected by a fire alarm system.
 - b. Knox Box shall be installed to provide keys for firefighter access to the building.
10. Any modifications to the Tenant Space that necessitate accessibility improvements must comply with the accessibility requirements found in Title 24 of the California Code of Regulations, or successor code.
11. The Property shall continue to comply with all conditions of approval imposed by prior entitlements unless specifically modified herein.

12. Operational

13. The Project shall be operated in conformance with all applicable provisions of the MBMC, and this Master Use Permit amendment.

- 14. The animal hospital use may operate 24 hours a day, 7 days a week.
- 15. The animal hospital shall be fully enclosed, soundproofed, and ventilated. Means of accommodating these features shall be incorporated in the design of the Project, to the satisfaction of the Community Development Director, or their designee. Additional improvements to the tenant space may be required if excessive noise or odor complaints are received after the Project commences operations.

16. Procedural

- 17. 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 10. 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 11. 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 12. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Chapter 10.100 have expired.

SECTION 13. 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 14. This Master Use Permit amendment shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the MBMC.

September 25, 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 **SEPTEMBER 25 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

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RESOLUTION NO. PC 08-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A MASTER USE PERMIT AMENDMENT TO ALLOW SALES OF ALCOHOLIC BEVARAGES FOR OFF-SITE CONSUMPTION FOR THE EXISTING GROCERY STORE LOCATED AT 1830 N. SEPULVEDA BOULEVARD AND INCORPORATING APPROVAL OF AN EXISTING MASTER USE PERMIT, USE PERMIT AMENDMENT, SIGN PROGRAM AMENDMENT, AND PARKING REDUCTION AT 1800-2010 N. SEPULVEDA BOULEVARD AND 2007-2011 CEDAR AVENUE

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach considered an application for a master use permit amendment to allow sales of alcoholic beverages for off-site consumption for the existing grocery store at the subject site, on the property legally described as Portion of Lot 6, Section 19, Partition of Property formerly of The Redondo Land Co. located at 1830 N. Sepulveda Boulevard in the City of Manhattan Beach.
- B. The applicant/tenant for the subject project is Kathleen and Barry Fisher / Grow the Produce Shop.
- C. The Planning Commission of the City of Manhattan Beach conducted a public hearing regarding the proposed Master Use Permit Amendment at its regular meeting of April 9, 2008. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- D. The Planning Commission had previously approved a Master Use Permit, Sign Program Amendment and Parking Reduction at its regular meeting of May 10, 2000 (PC 00-12), which superseded previous resolutions PC 93-5, PC 93-6, and PC 94-19. Subsequently, the Planning Commission previously approved three Master Use Permit Amendments: one to allow a health and fitness studio at 1800 N. Sepulveda Boulevard on January 10, 2001 (PC 01-02), which lapsed two years after its date of approval, one to allow a drive-up teller use for the existing bank facility on May 8, 2002 (PC 02-15), and one to allow interior/exterior remodel and redesign of an existing outdoor dining area at an existing restaurant/bakery located at 1808 Sepulveda Boulevard on April 13, 2005 (PC 05-06) which is currently the governing Resolution for the entire commercial site.
- E. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, this application is Categorical Exempt, Class 1, Section 15301, California Environmental Quality Act (CEQA) Guidelines.
- F. The proposed change will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. The property is located within Area District II and is zoned CG Commercial General. The surrounding private land uses consist of general commercial to the north, west, and south; and single-family residential to the east.
- H. The General Plan designation for the property is General Commercial.
- I. Based upon State law, and MBMC Section 10.84.060, relating to the Use Permit application for the commercial center, the following findings are hereby made:
 - a) The proposed location of the uses is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located. The building is located within the CG district. The proposed uses are consistent with

RESOLUTION NO. PC 08-05

Section 10.16.010 of the Manhattan Beach Municipal Code which states that the district is intended to provide opportunities for commercial retail uses for a full range of retail and service businesses as well as professional office uses. The proposed sale of alcoholic beverages is consistent with the purpose of this section.

- b) The proposed sales of alcoholic beverages for off-site consumption at Grow the Produce Shop is consistent with the General Plan, is not detrimental to the public health, safety or welfare or persons residing or working on the proposed project site or in the adjacent neighborhood of such use: and is not detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

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

Goal 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.

- c) The existing uses and proposed sales of alcoholic beverages will comply with the conditions required for the district in which it is located. This application follows MBMC section 10.16.020(L) which requires a use permit or use permit amendment when there is a new alcohol license issued or amended.
 - d) The sale of alcoholic beverages for off-site consumption does not adversely impact nearby resident or commercial properties as they related to traffic, parking, noise, vibration, odors, personal safety, aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated. The proposed change does not affect the required on-site parking and does not create an additional demand for public services and facilities which cannot be mitigated.
- J. The City of Manhattan Beach finds that the limited sales of beer and wine for off-site consumption at the subject property is a public convenience and necessity in accordance with California Department of Alcoholic Beverage Control (ABC) regulations.
 - K. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
 - L. This Resolution, upon its effectiveness, incorporates previous approvals and constitutes the Master Use Permit and Sign Program for the subject property.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject master use permit amendment application subject to the following conditions:

RESOLUTION NO. PC 08-05

Site Wide Conditions

1. This Resolution includes all pertinent conditions of approval as specified in preceding Use Permits for the Manhattan Center and shall supersede previous Use Permit approvals (PC 05-06, PC 02-15, PC 01-02, PC 00-12, PC 94-19, PC 93-6, PC 93-5, and PC 93-4).
2. The project shall be operated in substantial compliance with the submitted plans and project description as approved by the Planning Commission on May 10, 2000 (Master Use Permit and Sign Program), May 8, 2002 (Master Use Permit Amendment), April 13, 2005 (Master Use Permit Amendment) and April 9, 2008 (Master Use Permit Amendment). Any substantial deviation from the approved plans and project description must be reviewed and approved by the Planning Commission.
3. The subject site shall be limited to 6,801 square feet of total restaurant space, 14,772 square feet of total retail space, 826 square feet of total personal improvement service space, 1,244 square feet of total food & beverage space, 2,310 square feet of total Dance/Music studio space, 3,204 square feet of total office space and 7,400 square feet of banking use. The subject site received approval for a series of mixed uses with a parking requirement of 176 parking spaces. Future applications to establish new uses within the multiple tenant project shall not require an amendment of the Master Use Permit provided that the new uses are permitted uses in the zoning district, do not exceed the parking requirement approved for this site and conforms to the conditions imposed on the project, subject to approval by the Director of Community Development.
4. A Traffic Management Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.
5. Covered trash enclosure(s), with adequate capacity shall be maintained on the site subject to the timing, specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be maintained as required by the Public Works Department.
6. The site shall maintain reciprocal vehicle access with the adjacent northerly property for any future City approved project upon which a similar reciprocal access condition is imposed. The parking lot configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
7. Parking shall be provided in conformance with the current Manhattan Beach Municipal Code, except that the automobile parking requirement may be reduced to 176 parking spaces based on site uses and submitted parking demand analysis (Linscott Law & Greenspan Engineers dated 2/15/00). Parking spaces shall not be labeled or otherwise restricted for use by any individual tenant of the project. Future parking lot modifications for the purposes of providing reciprocal access to the neighboring commercial property, and any parking requirement modifications that are necessary, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
8. Prior to the issuance of a building permit for the subject amendment, the approved parking lot re-stripping shall be completed and field inspected by staff.
9. Employees shall be prohibited from parking on the surrounding public streets. As a minimum, the owner of the site shall include prohibitions against employee parking on local streets in any future lease and/or rental agreements excluding renewals.

RESOLUTION NO. PC 08-05

10. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
11. Any outside sound or amplification system or equipment is prohibited.
12. Operations shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
13. Operations shall remain in compliance with all Fire and Building occupancy requirements at all times. The project shall conform to all disabled access requirements subject to the approval of the Building Official.
14. The management of the property shall police the property and all areas immediately adjacent to the businesses during the hours of operation to keep it free of litter.
15. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
16. No wastewater shall be permitted to be discharged from the premises. Wastewater shall be discharged into the sanitary sewer system.
17. Any future site landscaping plans shall utilize drought tolerant native plants and shall be submitted for review and approval. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
18. The property owner shall maintain an irrigation system within existing landscaped areas on the entire site, and shall maintain landscaping in the parkway in the Cedar Avenue public right-of-way adjacent to the project site. The Cedar Avenue improvement shall include an irrigation system, and plans shall be submitted for review and approval by the Departments of Community Development and Public Works and Public Services Department.
19. Landscaping along the perimeter of the site shall be maintained such that there shall be no sight obstructions at driveway entrances.
20. The property owner shall maintain all security lighting facing the residential neighborhood(s) so that there shall be no glare to homes or vehicular traffic. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
21. All curb, ramps, parking, walkways, etc. shall meet Title 24 of Disabled Access standards.
22. Fire Department will require that the access areas between Building A and B and Building A and D be painted as a "Fire Lane- No Parking". These access areas shall be maintained for Fire Department access at all times.

Banking Facility (Building D)

23. Security measures, including but not limited to cameras and lighting, shall be included in the design of the subject project subject to approval by the City of Manhattan Beach Police Department.

RESOLUTION NO. PC 08-05

24. The hours of operation shall be limited from 5:00 a.m. – 10:00 p.m. for the subject building. The drive-up teller shall be limited to the typical banking hours of 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturdays. The ATM machines may be permitted to operate 24 hours.
25. The existing bakery/restaurant building contains 3,655 square feet of area. With the subject proposal of adding 70 square feet of new building storefront area and 38 square feet of additional outdoor dining area, the total gross floor area for calculating the parking requirement will consist of 3,975 square feet.

Restaurant Use (Manhattan Bread Company)-1808-1812 Sepulveda Boulevard

26. A-frame or sidewalk signs and painted window signs shall be prohibited.
27. The applicant shall place a business identification sign at the rear entrance (Manhattan Bread Company). The sign shall include copy to encourage entrance at the rear as well as the front. This sign shall not exceed an area of 9 square feet.
28. The proposed business shall be developed in substantial compliance with the plans as approved by the Planning Commission on April 13, 2005.
29. The hours of operation for the restaurant shall be 5:00 a.m. to 1:00 a.m. seven days a week.
30. There shall be no alcohol served at the restaurant.
31. Live entertainment shall be strictly prohibited in the business.
32. If deemed necessary by the Public Works Department or the Building Official, the applicant shall install a grease trap in the new tenant space.
33. Access requirement in front of the existing tables and chairs (for both the Manhattan Bagel Co. and Bread Co.) must be a minimum of 4' clear.

Restaurant (Rubio's) – 2000 Sepulveda Boulevard

34. The landscaped planter area adjacent to Rubio's Sepulveda Boulevard frontage shall be retained.
35. A maximum of four video games shall be permitted.
36. The sale of beer and wine shall be solely in conjunction with the serving of food in a bona fide restaurant.

Grocery Store (Grow the Produce Shop) – 1830 Sepulveda Boulevard

37. Alcoholic beverage sales shall be limited to retail beer and wine for off-site consumption only. On-site alcoholic beverage and/or food service and/or seating are prohibited.
38. The sales floor area dedicated to the sales of alcoholic beverages shall be limited to 10% of the total sales floor area, including that area added through sales floor expansion.
39. Any temporary or permanent sign advertising the sale of alcohol are prohibited.

RESOLUTION NO. PC 08-05

Site-Wide Sign Program

40. Buildings A, B and C (1812-2010 Sepulveda Boulevard) shall be limited to a maximum of 860 square feet, which includes a maximum of 9 square feet of business identification for each tenant at the rear of Building A. Rear directional signs shall be limited to 8 square feet in area per tenant. Proposed building signs (on the south and east side of Building D-1800 Sepulveda Boulevard) identified on the approved sign plans (dated, 4/21/00) shall be incorporated into this sign program approval. No signs shall be permitted on the westerly façade of the building. The existing pole sign in front of Building D may be retained as approved by Planning Commission on May 8, 2002. No alterations shall be allowed which increase the sign's square footage or height. In lieu of the pole sign for building D, a monument sign may be installed at the front of the building so long as the dimensions of the sign do not exceed 6 feet in height and 8 feet in length. All new signs and sign changes shall be in compliance with the City's Sign Code. A sign program identifying allocation and restrictions of signs shall be submitted to and approved by the Community Development Department prior to the subject permit issuance or occupancy. The sign program shall include a prohibition of future internally illuminated awnings. All rear facing signs for all buildings shall be non-illuminated.

Procedural Requirements

41. All provisions of the Master Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
42. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code
43. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 11.4(c), the project is not operative, vested or final until the required filing fees are paid.
44. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action brought against the City within 90 days after the City's final approval of the project, other than one by the Applicant, challenging the approval of this project, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate its expenses for the litigation Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
45. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

RESOLUTION NO. PC 08-05

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of **April 9, 2008** and that said Resolution was adopted by the following vote:

AYES: Lesser, Powell, Seville-Jones, Bohner, Fasola

NOES: None

ABSTAIN: None

ABSENT: None



RICHARD THOMPSON
Secretary to the Planning Commission

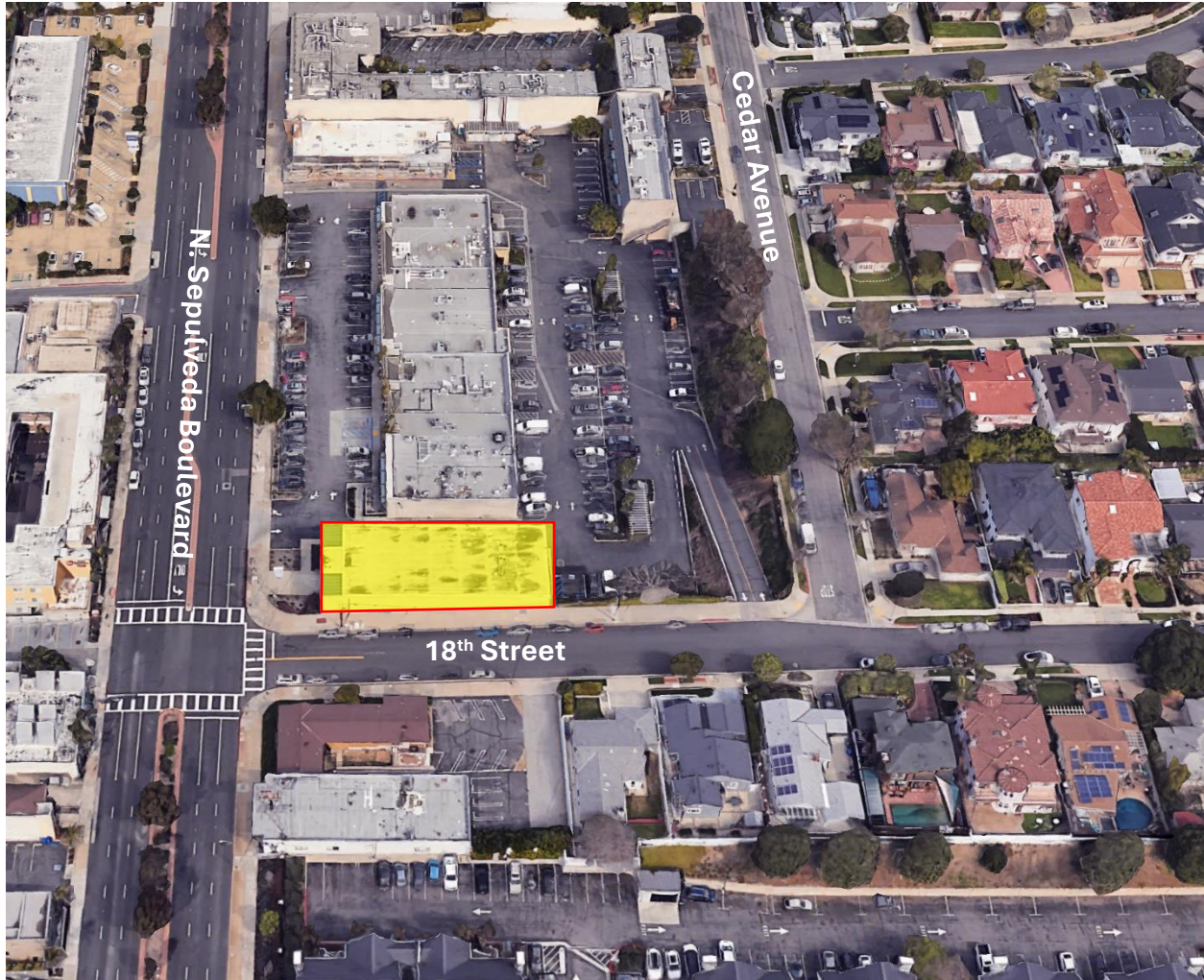


Sarah Boeschen
Recording Secretary

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Attachment C. Vicinity Map

1800 N. Sepulveda Boulevard



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ATTACHMENT A DESCRIPTION OF PROPOSED PROJECT

Veterinary Emergency Group (“**VEG**” or “**Applicant**”), is requesting a Use Permit and Master Use Permit Amendment to allow a 24-hour, emergency veterinary clinic (the “**Project**”) to operate at 1800 North Sepulveda Boulevard in Manhattan Beach (the “**City**”), California 90266 (the “**Property**”), one of the existing buildings within the Manhattan Center shopping center (“**Manhattan Center**”), which is located on North Sepulveda Boulevard between 18th Street and 22nd Street.¹

1. PROPERTY OVERVIEW

The Property is located within the Manhattan Center on the eastern side of Sepulveda Boulevard north of 18th Street, with entrances located along Sepulveda Boulevard and 18th Street. The Manhattan Center includes four buildings and approximately 36,097 square feet (“**sf**”) of building area. The Property is located in the southernmost building in the Manhattan Center, and would be the only use in its building. It includes 6,945 sf across two stories, and was most recently used as a bank with a drive-thru banking window. The Manhattan Center contains several structures and surface parking that is currently home to various dining (Fresh Brother Pizza, Manhattan Bread & Bagel), retail (Pet Foods Market & Supplies, Village Runner, e.g.), and service (Over the Moon Wellness & Massage, RockIt Body Pilates, e.g.) uses.

Surrounding the Property are a mix of commercial and residential uses. North of the Manhattan Center are various commercial uses. Across Sepulveda Boulevard to the west of the Property is a hotel, Best Western Plus, and a synagogue, Congregation Tikvat Jacob. South of the Property are two commercial buildings, along with an extended-stay hotel, Residence Inn by Marriott, and residential uses. East of the Property is a residential neighborhood, which is separated from the Property by a surface parking lot, which extends approximately 80 feet east of the Property, and landscaping within the Manhattan Center.

The Property is designated under the City’s General Plan Land Use Element as General Commercial, which “provides opportunities for a broad range of retail and service commercial and professional office uses.” (LU-20, General Plan.) It is zoned as CG-D8/ROD for General Commercial (“**CG**”) within the Sepulveda Corridor Design Review area and the Residential Overlay District. The CG zone “provide[s] 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.” (Manhattan Beach Municipal Code (“**MBMC**”) § 10.16.010.)

The Property is subject to an existing Master Use Permit for the shopping center at 1800-2010 Sepulveda Boulevard. (See Planning Commission Resolution No. PC 00-12; Planning Commission Resolution No. PC 08-05.)

¹ Assessor Parcel Number 4166-020-034

2. PROJECT DESCRIPTION

The Project would bring a much needed service to the City: a 24-hour emergency veterinary clinic, proposed for a central commercial space along the City's primary commercial corridor.

Applicant requests approval of a Use Permit and Master Use Permit amendment to allow the 24-hour emergency veterinary clinic with the Property's existing building. The footprint, height, and scale of the existing structure on the Property will not change. The scope of the Project entails interior remodeling of 6,945 sf of floor area and minor cosmetic upgrades to the building's exterior. Interior renovations involve converting the existing layout to a space appropriate for emergency veterinary services.

The revised interior will include pet treatment and staff areas across two floors. Most of the first floor is dedicated to a general open-concept treatment area where pet owners can be with their pets during examinations. The first floor also includes five private exam rooms, a quiet ward, an isolation room, an x-ray room, a surgery room, and additional space for storage, staff break areas, and two restrooms. The second floor includes additional storage space, an office, a small meeting room, a restroom, and laundry, along with mechanical space. The building floor has two entrances, with a pet relief area behind the secondary entrance to the west. The proposed Project will not involve kennels and will only serve domesticated pet animals.

Potential noise from operations will be mitigated through use of insulation and soundproofing. The Applicant will install ceiling panels with a high Noise Reducing Coefficient ("NRC") rating of 0.70, which means the ceiling panels will absorb 70% of the sound that hits them. In addition, the Applicant will place sound batt insulation above all ceiling tiles, which gives an overall effective NRC closer to 0.9 or 0.95, meaning 90% to 95% of sound that hits the ceiling is absorbed. Based on VEG's experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital due to the level of illness/injury common in emergency situations.

The Applicant will use an HVAC system to provide a positive/negative pressure and ventilation system to exhaust potential odors. Positive pressure systems will be used to push air from one space to another (e.g. supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g. using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building. All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial-grade grout. Further, the Applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis.

The building's exterior will remain largely intact. Exterior modifications include a new roof screen and revised signage identifying the emergency veterinary services business. VEG would operate 24 hours a day, seven days a week to treat pet emergencies in the community. It anticipates approximately 8-10 employees on the premises per shift. Its employees and customers will park in the existing Manhattan Center parking lot, including non-exclusive spaces for VEG use in the back of the building adjacent to the main entrance. The Property was most

recently used as a bank, which required one space per 300 square feet under the City's off-street parking regulations. (MBMC § 10.64.030.) Animal hospitals are parked at a lower parking ratio of one space per 400 square feet, with mechanical and electrical rooms requiring no parking. (*Id.*) As the bank use requires more parking under the MBMC, existing parking will be sufficient. The requirement here is for 17 spaces total, which will be available in the existing lot.

VEG operates best-in-class emergency veterinary care facilities nationwide, and now plans to bring its high level of care to Manhattan Beach. Its clinics provide a high-quality service where pet owners can reach the doctor over the phone or meet with the doctor upon entering the clinic. Pet owners can also stay with their pet during the entire treatment. VEG has a single mission: *helping people and their pets when they need it most.*

VEG operates 24-hour veterinary clinics currently in 21 states and districts and in 67 locations. Many of these locations are within upscale shopping districts and centers, near or adjacent to restaurants, groceries, and other uses. VEG locations include facilities in Boulder, Colorado; Greenwich, Connecticut; Georgetown, D.C.; Cambridge, Mass.; and the Chelsea, Williamsburg, and Upper East Side neighborhoods of New York City. In California, VEG operates in Encinitas and San Ramon. Additionally, VEG recently opened a clinic in Santa Monica in July 2023.

According to the 2021-2022 National Pet Owners Survey, which the American Pet Products Association conducted, an estimated 70% of American households own pets, up from 56% of in 1988. Using this 70% standard to the estimated 13,422 households in the City, according to the latest Census figures, nearly 9,400 households in the City own pets and thus increasingly need veterinary services. The proposed Project will help address this growing need.

The Project fills an important service gap for the City. The City has several veterinary care clinics, but none apparently offer 24-hour services. The three closest options available for City residents seeking after-hours care are all outside City limits:

- VCA Advanced Veterinary Care Center, 15926 Hawthorne Boulevard, Lawndale, California 90260 (3.6 miles from City Hall);
- Veterinarian Care of Inglewood, 4445 W Imperial Hwy, Inglewood, California 90304 (6.0 miles from City Hall)
- ACCESS Specialty Animal Hospital, 2551 W. 190th Street, Torrance, CA 90504 (7.5 miles from City Hall).

VEG is looking to address this service gap within the City. The Project fits within the surrounding area. Not only is the Property is generally surrounded by compatible commercial uses, such as the Pet Foods Market & Supplies in the adjacent building, but its location near residential uses means it is well-situated near the families that will need VEG's services.

ATTACHMENT B
ACTION(S) REQUESTED

ACTION #1: USE PERMIT

- Authorizing Code Section: MBMC §§ 10.16.020, 10.84 *et al.*
- Action Requested, Narrative: A use permit to allow animal hospital uses.

ACTION #2: MASTER USE PERMIT AMENDMENT

- Authorizing Code Section: MBMC §§ 10.84.100, 10.84.105
- Action Requested, Narrative: A master use permit to amend the existing use permit.

ATTACHMENT C FINDINGS

The defined terms in the Property Overview apply to the below findings.

1. USE PERMIT & MASTER USE PERMIT AMENDMENT

The Project Applicant requests a Use Permit and Master Use Permit Amendment to allow for animal hospital uses on the Property, and to allow for the Manhattan Center to change the approved mix of uses in the existing Master Use Permit.

Specifically, the Project Applicant seeks to make the following modifications, with additions indicated with *italicized* text and removals indicated with a ~~strike through~~, to the Conditions of Approval included in Resolution No. PC 08-05, a Resolution adopted on April 9, 2008 approving a Master Use Permit Amendment at 1800-2010 North Sepulveda Boulevard:

- Condition 3: The subject site shall be limited to 6,801 square feet of total restaurant space, 14,772 square feet of total retail space, 826 square feet of total personal improvement service space, 1,244 square feet of total food & beverage space, 2,310 square feet of total Dance/Music studio space, 3,204 square feet of total office space and 7,400 square feet of ~~banking~~ *animal hospital* use. The subject site received approval for a series of mixed uses with a parking requirement of 176 parking spaces. Future applications to establish new uses within the multiple tenant project shall not require an amendment of the Master Use Permit provided that the new uses are permitted uses in the zoning district, do not exceed the parking requirement approved for this site and conforms to the conditions imposed on the project, subject to approval by the Director of Community Development.
- Condition 24: ~~The hours of operation shall be limited from 5:00 a.m. — 10:00 p.m. for the subject building. The drive-up teller shall be limited to the typical banking hours of 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturdays. The ATM machines may be permitted to operate 24 hours. The animal hospital may be permitted to operate 24 hours a day, seven days a week.~~
- Condition 25: ~~The existing bakery/restaurant building contains 3,655 square feet of area. With the subject proposal of adding 70 square feet of new building storefront area and 38 square feet of additional outdoor dining area, the total gross floor area for calculating the parking requirement will consist of 3,975 square feet. [Remove]~~

Additionally, the Project Applicant seeks to update the parking calculations for the Manhattan Center (“**Parking Calculation Matrix**”), previously updated on May 13, 2014, for Building D (available on Page Z1 of the Project plan set). The Parking Calculation Matrix previously included in Building D, located at 1800 North Sepulveda two uses: 5,760 sf for a bank use, which was parked at one space per 300 sf for 19.2 spaces total, and 1,396 sf for a sports therapy use, which was parked at one space for 250 sf for 5.6 spaces total, along with 244 sf for mechanical and electrical rooms, which did not include any parking requirements. Here, the Project includes 6,945 sf of floor area in Building D, including 343 sf of mechanical and

electrical rooms. Under the current code, animal hospitals must be parked at one space per 400 sf. (MBMC § 10.64.030.) As such, the new parking ratios in the Parking Calculation Matrix reflects a need to provide 16.5 parking spaces for the VEG use, or 166.1 total for the Manhattan Center. The existing parking lot, which contains 176 spaces, is thus sufficient to park all uses. Further, this results in a parking surplus of approximately 20 spaces under the previously approved parking plans and existing Conditions of Approval for the Manhattan Center, which allows a 15% collective parking reduction. The updated Parking Calculation Matrix, which includes this new use and modifies the City’s prior approved Parking Calculation Matrix, is available on Page Z1 of the Project plan set. The relevant findings for this proposed project under MBMC Section 10.84.060 are below.

A. 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 Project is located within the General Commercial (CG) zone within an existing commercial multi-tenant center, the Manhattan Center. The proposed animal hospital use is permitted within the CG zone with a Use Permit. (MBMC § 10.16.020.) The business is in accord with the objectives of the City’s zoning ordinance and the purposes of the CG zone, which provides “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.” (MBMC § 10.16.010.) The Project does not anticipate heavy vehicular traffic and will minimize any potential adverse impacts. Potential noise from operations will be mitigated through use of insulation and soundproofing. The Applicant will use an HVAC system to provide a positive/negative pressure and ventilation system to exhaust potential odors. Ultimately, the proposed Project is consistent with the purpose of the zone, and its proposed location of animal hospital uses is in accord with the objectives of the zoning ordinance and the purposes of the district in which the site is located.

B. 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 location and conditions of the proposed animal hospital is consistent with the General Plan, and poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed Project site or in the surrounding neighborhood, nor will it be detrimental to properties or improvements in the vicinity or to the City’s general welfare. The proposed use is permitted at the Project’s proposed location, subject to approval of the requested Use Permit.

Potential noise from operations will be mitigated through use of insulation and soundproofing. The Applicant will install ceiling panels with a high Noise Reducing Coefficient (“NRC”) rating of 0.70, which means the ceiling panels will absorb 70% of the sound that hits them. In addition, the Applicant will place sound batt insulation above all ceiling tiles, which gives an overall

effective NRC closer to 0.9 or 0.95, meaning 90% to 95% of sound that hits the ceiling is absorbed. The maximum noise level within the main areas of the hospital is anticipated to be 90 decibels. However, this maximum noise level will rarely, if ever, occur since it assumes that the veterinary hospital would be at maximum capacity entirely with barking dogs – which is unlikely to occur. Based on VEG’s experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital due to the level of illness/injury common in emergency situations.

The Applicant will use an HVAC system to provide a positive/negative pressure and ventilation system to exhaust potential odors. Positive pressure systems will be used to push air from one space to another (e.g. supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g. using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building. All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial-grade grout. Further, the Applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis. Thus, the proposed use will not have any adverse impacts with respect to odor.

Additionally, the parking for the use is less than what the current use requires; animal hospitals must be parked at one space per 400 sf, whereas banks must be parked at one space per 300 sf. (MBMC § 10.64.030.) As shown on Page Z1 of the Project plans, the new parking ratios in the Parking Calculation Matrix reflects a need to provide 16.5 parking spaces for the VEG use, or 166.1 total for the Manhattan Center. The existing parking lot, which contains 176 spaces, is thus sufficient to park all uses.

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

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

The proposed Project would maintain the viability of commercial areas of Manhattan Beach by proposing a new use within an older, now-vacant shopping center along Sepulveda Boulevard, one of the City’s primary commercial uses.

- 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 Project would add to the diverse mix of businesses in the community by offering a service that does not currently exist in the City—after-hours emergency veterinary care. This will benefit residents and support the local tax base.

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

The proposed Project would maintain Sepulveda Boulevard as a regional-serving commercial district by bringing a new regional-serving use to the area.

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

The proposed animal hospital use is permitted within the CG zone with a Use Permit. (MBMC § 10.16.020.) Animal hospitals include “establishments where small animals receive medical and surgical treatment” and only includes “facilities that are entirely enclosed, soundproofed, and air-conditioned.” (MBMC § 10.08.050.C.3.) Additionally, “[g]rooming and temporary (maximum thirty (30) days) boarding of animals is included, if incidental to the hospital use.” (*Id.*) The proposed Project would establish a facility for small animals to receive emergency medical and surgical treatment in a structure that is entirely enclosed, soundproofed, and air-conditioned. Boarding facilities are not proposed, and any overnight care of animals will be performed under medical supervision. Further, the proposed renovations will comply with applicable performance and development standards. Finally, the proposed use complies with Master Use Permit provisions under Municipal Code Section 10.84.105 as it will amend the existing Master Use Permit to allow animal hospitals.

D. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed use will not adversely impact nearby properties. First, the proposed use change poses no increase to parking demand and traffic as compared to the current use. The structure was most recently used as a bank, which required one space per 300 square feet under the City’s off-street parking regulations. (MBMC § 10.64.030.) Animal hospitals are parked at a lower parking ratio of one space per 400 square feet. (*Id.*) This suggests that parking and traffic will not create any new impacts.

Potential noise from operations will be mitigated through use of insulation and soundproofing. The Applicant will install ceiling panels with a high Noise Reducing Coefficient (“NRC”) rating of 0.70, which means the ceiling panels will absorb 70% of the sound that hits them. In addition, the Applicant will place sound batt insulation above all ceiling tiles, which gives an overall effective NRC closer to 0.9 or 0.95, meaning 90% to 95% of sound that hits the ceiling is absorbed. The maximum noise level within the main areas of the hospital is anticipated to be 90 decibels. However, this maximum noise level will rarely, if ever, occur since it assumes that the veterinary hospital would be at maximum capacity entirely with barking dogs – which is unlikely to occur. Based on VEG’s experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital due to the level of illness/injury common in emergency situations.

The Applicant will use an HVAC system to provide a positive/negative pressure and ventilation system to exhaust potential odors. Positive pressure systems will be used to push air from one

space to another (e.g. supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g. using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building. All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial-grade grout. Further, the Applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis. Thus, the proposed use will not have any adverse impacts with respect to odor.

The proposed Project will not impact the aesthetics as the proposed Project will be located inside an existing commercial structure with an exterior remodel. Additionally, no resident security or safety issues are expected to arise from the proposed use. It is not anticipated that the addition of an animal hospital within an existing commercial building will create any demands existing the capacity of public services and facilities. For these reasons, the proposed use will not adversely impact neighboring properties.

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PROJECT SUMMARY

PROJECT DESCRIPTION / SCOPE OF WORK:
 INTERIOR RENOVATION AND CHANGE OF OCCUPANCY FOR BUILDING D OF THE MANHATTAN BEACH SHOPPING CENTER. WORK INCLUDES INTERIOR DEMOLITION OF EXISTING NON-STRUCTURAL WALLS AND FINISHES, NEW INTERIOR PARTITIONS, NEW FIRE ALARM, NEW ROOF TOP MECHANICAL UNITS AND NEW ROOF TOP MECHANICAL SCREENING. THIS SPACE IS TO BE A 24-HR OPERATING EMERGENCY HOSPITAL WHERE PATIENTS ARE CONSTANTLY ATTENDED BY VETERINARY STAFF.

***NOTE - SCOPE OF WORK DOES NOT INCLUDE SEPERATE SITE TENANTS / BUILDINGS, ONLY RESPONSIBLE FOR BUILDING B**

EXISTING OCCUPANCY CLASS:
 GROUND FLOOR - BANK - GROUP B BUSINESS
 MEZZANINE - BUSINESS OFFICE - GROUP B BUSINESS

PROPOSED OCCUPANCY CLASS:
 GROUP B - BUSINESS, NONSEPERATED OCCUPANCY

GOVERNING CODES:
 BUILDING CODE: 2022 CALIFORNIA BUILDING CODE (CBC)
 ACCESSIBILITY CODE: 2022 CALIFORNIA BUILDING CODE (CBC) CHAPTER 11B
 2010 ADA STANDARDS
 EXISTING BUILDING CODE: 2022 CALIFORNIA EXISTING BUILDING CODE
 MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE
 PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE
 ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE
 ENERGY CODE: 2022 CALIFORNIA ENERGY CODE
 FIRE CODE: 2022 CALIFORNIA FIRE CODE
 SUSTAINABILITY: 2022 CALIFORNIA GREEN BUILDING

ZONING DESCRIPTION:
 CG-D8-ROD

LEGAL DESCRIPTION:
 PORTION OF LOT 6, SECTION 19, PARTITION OF PROPERTY FORMERLY OF THE REDONDO LAND CO. LOCATED AT 1800-2010 SEPULVEDA BOULEVARD IN THE CITY OF MANHATTAN BEACH.

SIGNAGE:
 TO BE SUBMITTED UNDER SEPERATE PERMIT, TO MEET CONDITION #40 OF PC RESO NO 08-05.

DEFERRED SUBMITTALS:
 IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING STANDARDS CODE
 1. FIRE ALARM

SHOPPING CENTER SUMMARY:
 1800-2010 N. SEPULVEDA BLVD. AND 2007-211 CEDAR AVE

LOT AREA:		
RETAIL CENTER (BLDG A, B, & C)	106,722 SF (2.45 AC)	
CORNER LOT (BLDG D)	21,344 SF (.49 AC)	
TOTAL	128,066 SF (2.94 AC)	

BUILDING AREA:	EXISTING TO REMAIN
BLDG A: 1808-1906 NO. SEPULVEDA BLVD. (1 STORY)	19,694 SF
BLDG B: 2000-2008 NO. SEPULVEDA BLVD. (1 STORY)	4,380 SF
BLDG C: 2010 A, B, C NO. SEPULVEDA BLVD. & 2007-2011 CEDAR AVENUE (2 STORY)	6,816 SF
BLDG D: 1800 NO. SEPULVEDA (1 STORY W/MEZZ)	6,735 SF
TOTAL	37,625 SF

COVERAGE (BUILDING ON LOT)	
	28.2%

PARKING OFF-STREET	EXISTING TO REMAIN
STANDARD	144
HANDICAPPED	7
COMPACT	25
TOTAL	1176

*NOTE - NO CHANGE TO EXISTING PARKING STALL QUANTITY PER PROPOSED SCOPE

LANDSCAPING	EXISTING TO REMAIN
RETAIL CENTER	10,341 SF
CORNER LOT	5,451 SF
TOTAL SF (% LOT)	15,792 SF (12.3%)

*NOTE - NO CHANGE TO EXISTING PARKING STALL QUANTITY PER PROPOSED SCOPE

LOADING SPACE REQUIRED (36,401 SF)	LOADING SPACE PROVIDED
CLASS GROUP 1: (15,001 - 50,000SF) = 1 SPACE (12' x 35' x 14')	1 SPACE (12' x 35' x 14')

TENANT USE SUMMARY	EXISTING AS OF 2024	PROPOSED
RESTAURANT / TAKE OUT	4,895 SF	
RETAIL	8,973 SF	
OFFICE MEDICAL	1,167 SF	
1ST 5,000 SF @ 1/200, EXTRA @ 1/250	0 SF	
PERSONAL IMPROVEMENT	4,116 SF	
PERSONAL SERVICE	4,270 SF	
FOOD BEVERAGE	18,205 SF	
DANCE STUDIO	3,400 SF	
OFFICE - BUSINESS	3,040 SF	2,309 SF
BANK	5,760 SF	0 SF
BLDG. D - ANIMAL HOSPITAL	0 SF	6,602 SF
BLDG. D - MECH & ELECT ROOMS	244 SF	343 SF
TOTAL:	37,625 SF	37,625 SF

*NOTE - SCOPE OF WORK DOES NOT INCLUDE SEPERATE SITE TENANTS / BUILDINGS, ONLY RESPONSIBLE FOR BUILDING D

- ### SITE PLAN GENERAL NOTES
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS ARE EXISTING TO REMAIN.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER ENCLOSURE IS EXISTING TO REMAIN.

SITE DATA TABLE

1800 N SEPULVEDA BLVD
 MANHATTAN BEACH, CA 90266

BUILDING DATA	
BUILDING	2 STORY
HEIGHT	SEE MAX. HEIGHT CALCULATION
TOTAL SQUARE FOOTAGE	6,945 SQ FT
SCOPE OF WORK	6,945 SQ FT
ZONING DESCRIPTION	CG-D8-ROD
CONSTRUCTION TYPE	V-B

EXISTING OCCUPANCY CLASS	
CITIZENS BUSINESS BANK: TENANT 1	GROUP B - BUSINESS
THE WELLNESS BANK: TENANT 2	GROUP B - BUSINESS
GROUP B - BUSINESS	

PROPOSED OCCUPANCY CLASS: GROUP B - BUSINESS, NONSEPERATED OCCUPANCY

NOTE: FIRE ALARM SYSTEM WILL BE INSTALLED IN CONNECTION WITH CONSTRUCTION

PROVIDED PARKING SUMMARY	
REQUIRED PARKING	173 (PER 2014 APPROVED ENTITLEMENT)
PROVIDED PARKING	176
STANDARD STALL	144 STANDARD
HANDICAP STALL	7 HANDICAP (5% OF REQUIRED)
COMPACT	25 COMPACT (17% OF REQUIRED)

PROJECT TEAM

OWNER:
VETERINARY EMERGENCY GROUP
 44 S BROADWAY, LL3
 WHITE PLAINS, NY 10601

CONTACT: ASHLEY SHOULTS
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 E-MAIL: ASHLEYSHOULTS@VEG.VET

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MEP ENGINEERING:
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 COLUMBUS, OHIO 43231

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 EMAIL: DULLIMAN@POINTONEDSIGN.COM

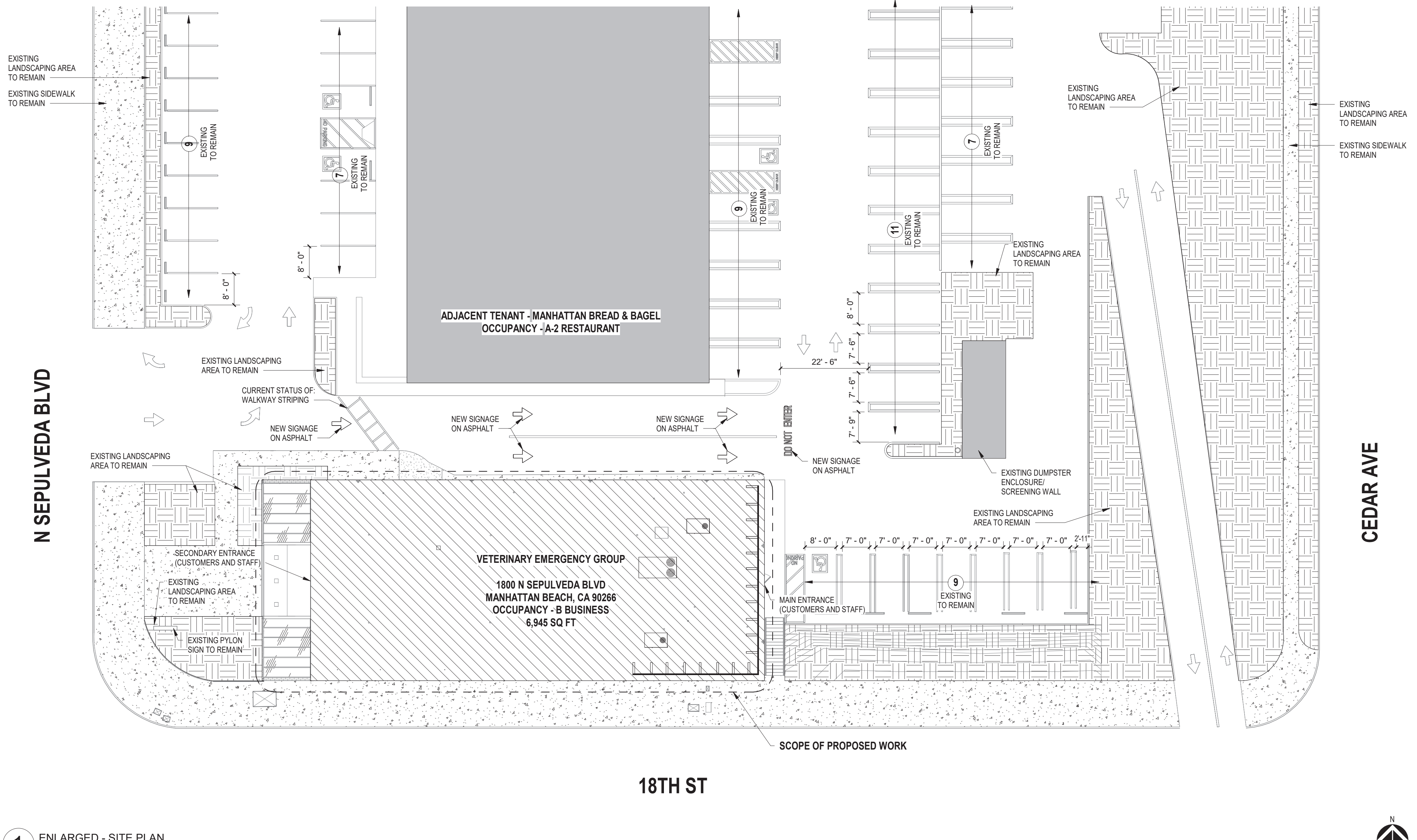
STRUCTURAL ENGINEERING:
DAVID MULLEN, P.E.
 625 E. NORTH BROADWAY
 COLUMBUS, OHIO 43214

CONTACT: JOE LEWIS
 PHONE: 614.893.5808
 EMAIL: JOE@LEWISSTRUCTURALDESIGN.COM



ABBOT STUDIOS
 architects + planners + designers, LLC
 471 EAST BROAD STREET
 SUITE 1700
 COLUMBUS, OHIO 43215
 614.461.0101

ISSUANCE	DATE	DESCRIPTION
ZONING SUBMITTAL	08/16/2023	
REVISED ZONING SUBMITTAL	01/29/2024	
REVISED ZONING SUBMITTAL	07/09/2024	
REVISED ZONING SUBMITTAL	08/12/2024	



MAX HEIGHT CALCULATION

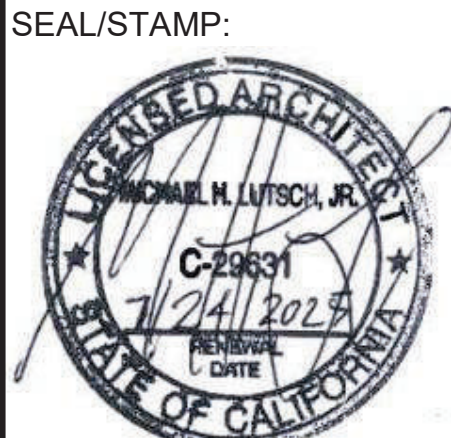
SITE CORNER ELEVATIONS	
NE: 153.15'	
SE: 150.19' [(150.99 + 149.39)/2]	
SW: 134.37' [(133.14 + 135.6)/2]	
NW: 128.24'	
AVERAGE GRADE	141.49'
MAX HEIGHT CALCULATION	141.49' + 22' = 163.49'

SYMBOL LEGEND

	ACCESSIBLE PARKING SPACE
	NUMBER OF PARKING SPACES
	CONCRETE WALKWAY EXISTING TO REMAIN
	EXISTING LANDSCAPING TO REMAIN

1 ENLARGED - SITE PLAN
 1/16" = 1'-0"

ENLARGED SITE PLAN
 VETERINARY EMERGENCY GROUP
 1800 N. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266



MICHAEL HERBERT LUTSCH, JR.
 LICENSE #C-29631
 EXPIRATION 7/24/2025

THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

4049-23-007
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PARKING CALCULATIONS

EXISTING PARKING CALCULATION MATRIX:

ADDRESS	TENANT	UNIT SIZE (PER SQ. FT.)	USE	PARKING RATIO	PARKING REQUIRED	EXISTING TO REMAIN
(2024 CURRENT TENANTS)						
BUILDING A - EXISTING TO REMAIN						
1812	MANHATTAN BREAD & BAGEL	3,615	TAKE OUT	1/75	48.2	EXISTING TO REMAIN
1816	PET SUPPLY & FOOD STORE	1,536	RETAIL	1/200	7.7	EXISTING TO REMAIN
1830	GROW PRODUCE (SPECIALTY FRESH MARKET)	3,937	RETAIL	1/200	19.7	EXISTING TO REMAIN
1834	ROCKIT BODY PILATES (PILATES EXERCISE STUDIO)	1,417	PERSONAL IMPROVEMENT	1/250	5.7	EXISTING TO REMAIN
1836	MY GYM (YOUNG CHILDREN EXERCISE PROGRAMS)	2,699	PERSONAL IMPROVEMENT	1/250	10.8	EXISTING TO REMAIN
1840	VILLAGE RUNNER (ATHLETIC SHOE SALES AND EXERCISE APPAREL)	1,400	RETAIL	1/200	7	EXISTING TO REMAIN
1904	PATTERSON DRYCLEANERS	2,990	PERSONAL SERVICE	1/300	10	EXISTING TO REMAIN
1908	SPECIALIZED BIKES (RETAIL SELLER OF MOUNTAIN BIKES AND RELATED GEAR)	2,100	RETAIL	1/200	10.5	EXISTING TO REMAIN
BUILDING B - EXISTING TO REMAIN						
2000	BURGER LOUNGE	1,820	FOOD/BEVERAGE	1/200	9.1	EXISTING TO REMAIN
2006	MANHATTAN BEACH POSTAL SERVICE	1,280	PERSONAL SERVICES	1/300	4.3	EXISTING TO REMAIN
2008	FRESH BROTHER'S PIZZA	1,280	TAKE OUT	1/75	17.1	EXISTING TO REMAIN
BUILDING C - EXISTING TO REMAIN						
2007	RAVELLO HOLDINGS (REAL ESTATE CONSULTANTS)	1,518	OFFICE - BUSINESS	1/300	5.1	EXISTING TO REMAIN
2009	ROADHOUSE TRAVEL (TRAVEL AGENCY)	731	OFFICE - BUSINESS	1/300	2.4	EXISTING TO REMAIN
2010	TADA STAGES (YOUTH DANCE STUDIO)	3,400	DANCE STUDIO	1/600	5.7	EXISTING TO REMAIN
2011	BODY CONNECTION PHYSICAL THERAPY	1,167	OFFICE - MEDICAL	1/200	5.8	EXISTING TO REMAIN
BUILDING D						
1800	BANK	5,760	BANK AND SAVINGS	1/300	19.2	
1800	OFFICE	731	BUSINESS	1/300	2.4	
1800 M	MECHANICAL & ELECTRICAL ROOMS	244	N/A	N/A	N/A	
TOTAL:		37,625			190.7	

PARKING BREAKDOWN (BY USE):

USE	AREA (PER SQ. FT.)	PARKING RATIO	PARKING REQUIRED
RESTAURANT / TAKE OUT	4,895	1/75	65.3
RETAIL	8,973	1/200	44.9
MEDICAL	1,167	1/200	5.8
1ST 5,000 SF @ 1/200, EXTRA @ 1/250	0	1/250	0
PERSONAL IMPROVEMENT	4,116	1/250	16.5
PERSONAL SERVICE	4,270	1/300	14.2
FOOD BEVERAGE	1,820	1/200	9.1
DANCE STUDIO	3,400	1/600	5.7
OFFICE	3,040	1/300	10.1
BANK	5,760	1/300	19.2
BLDG. D MECH & ELECT ROOMS	244	N/A	N/A
TOTAL:			190.8

PARKING SUBTOTAL 190.8
TOTAL PARKING REQUIRED 173 (PER 2014 APPROVED ENTITLEMENT - 203.8 PARKING SUBTOTAL -15% REDUCTION = 173 REQUIRED PARKING)
TOTAL PARKING PROVIDED 176 EXISTING TO REMAIN
SURPLUS PARKING 3

PROPOSED PARKING CALCULATION MATRIX:

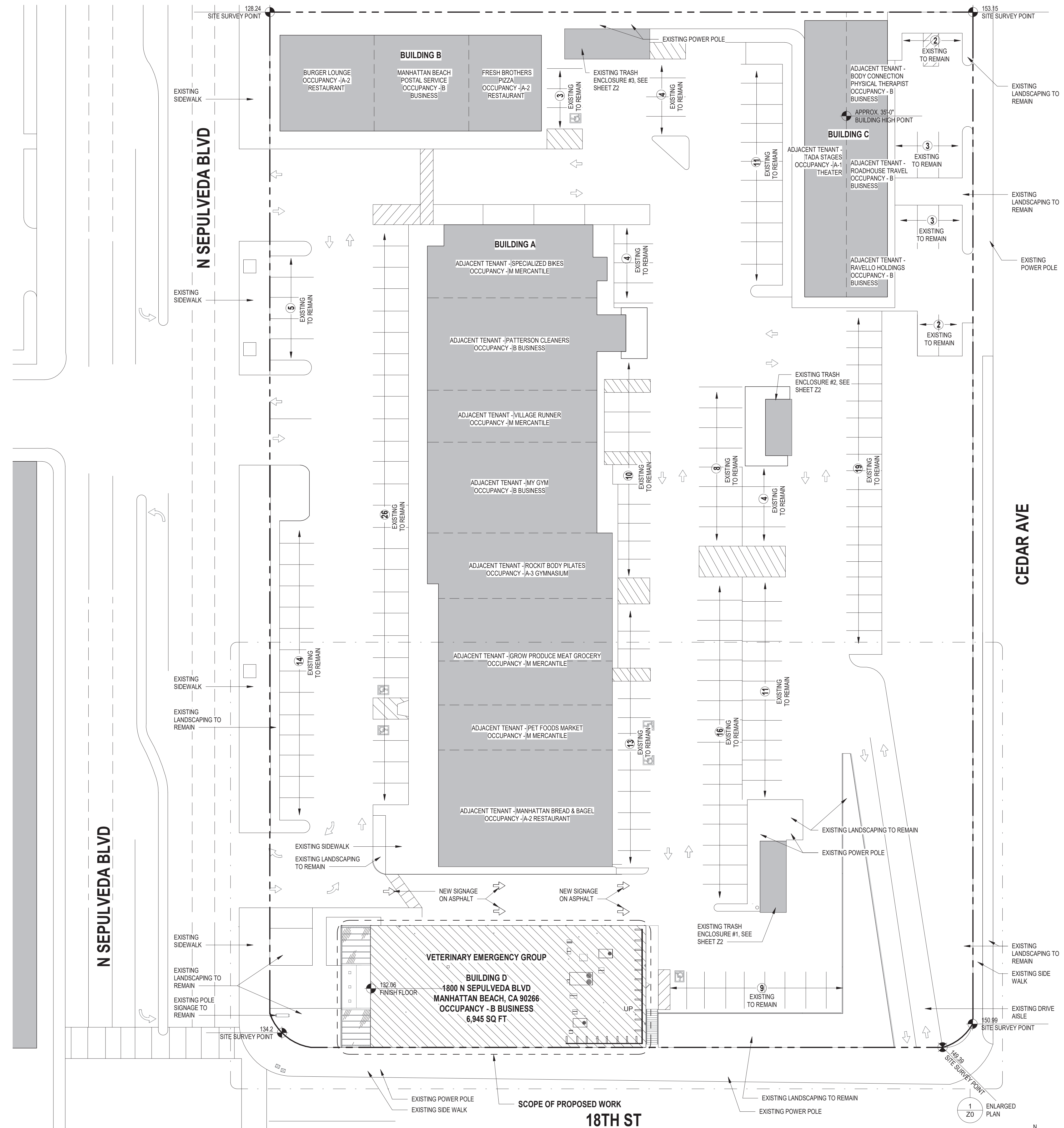
ADDRESS	TENANT	UNIT SIZE (PER SQ. FT.)	USE	PARKING RATIO	PARKING REQUIRED	EXISTING TO REMAIN
BUILDING A - EXISTING TO REMAIN						
1812	MANHATTAN BREAD & BAGEL	3,615	TAKE OUT	1/75	48.2	EXISTING TO REMAIN
1816	PET SUPPLY & FOOD STORE	1,536	RETAIL	1/200	7.7	EXISTING TO REMAIN
1830	GROW PRODUCE (SPECIALTY FRESH MARKET)	3,937	RETAIL	1/200	19.7	EXISTING TO REMAIN
1834	ROCKIT BODY PILATES (PILATES EXERCISE STUDIO)	1,417	PERSONAL IMPROVEMENT	1/250	5.7	EXISTING TO REMAIN
1836	MY GYM (YOUNG CHILDREN EXERCISE PROGRAMS)	2,699	PERSONAL IMPROVEMENT	1/250	10.8	EXISTING TO REMAIN
1840	VILLAGE RUNNER (ATHLETIC SHOE SALES AND EXERCISE APPAREL)	1,400	RETAIL	1/200	7	EXISTING TO REMAIN
1904	PATTERSON DRYCLEANERS	2,990	PERSONAL SERVICE	1/300	10	EXISTING TO REMAIN
1908	SPECIALIZED BIKES (RETAIL SELLER OF MOUNTAIN BIKES AND RELATED GEAR)	2,100	RETAIL	1/200	10.5	EXISTING TO REMAIN
BUILDING B - EXISTING TO REMAIN						
2000	BURGER LOUNGE	1,820	FOOD/BEVERAGE	1/200	9.1	EXISTING TO REMAIN
2006	MANHATTAN BEACH POSTAL SERVICE	1,280	PERSONAL SERVICES	1/300	4.3	EXISTING TO REMAIN
2008	FRESH BROTHER'S PIZZA	1,280	TAKE OUT	1/75	17.1	EXISTING TO REMAIN
BUILDING C - EXISTING TO REMAIN						
2007	RAVELLO HOLDINGS (REAL ESTATE CONSULTANTS)	1,518	OFFICE - BUSINESS	1/300	5.1	EXISTING TO REMAIN
2009	ROADHOUSE TRAVEL (TRAVEL AGENCY)	731	OFFICE - BUSINESS	1/300	2.4	EXISTING TO REMAIN
2010	TADA STAGES (YOUTH DANCE STUDIO)	3,400	DANCE STUDIO	1/600	5.7	EXISTING TO REMAIN
2011	BODY CONNECTION PHYSICAL THERAPY	1,167	OFFICE - MEDICAL	1/200	5.8	EXISTING TO REMAIN
BUILDING D						
1800	VETERINARY EMERGENCY GROUP	6,602	ANIMAL HOSPITAL	1/400	16.5	PROPOSED CHANGE
1800 M	MECHANICAL & ELECTRICAL ROOMS	343	N/A	N/A	N/A	PROPOSED CHANGE
TOTAL:		37,625			185.6	

PARKING BREAKDOWN (BY USE):

USE	AREA (PER SQ. FT.)	PARKING RATIO	PARKING REQUIRED
RESTAURANT / TAKE OUT	4,895	1/75	65.3
RETAIL	8,973	1/200	44.9
MEDICAL	1,167	1/200	5.8
1ST 5,000 SF @ 1/200, EXTRA @ 1/250	0	1/250	0
PERSONAL IMPROVEMENT	4,116	1/250	16.5
PERSONAL SERVICE	4,270	1/300	14.2
FOOD BEVERAGE	1,820	1/200	9.1
DANCE STUDIO	3,400	1/600	5.7
OFFICE	2,309	1/300	7.7
BANK	0	1/300	0
ANIMAL HOSPITAL	6,602	1/400	16.5
BLDG. D MECH & ELECT ROOMS	343	N/A	N/A
TOTAL:			185.7

PARKING SUBTOTAL 185.7
TOTAL PARKING REQUIRED 173 (PER 2014 APPROVED ENTITLEMENT - 203.8 PARKING SUBTOTAL -15% REDUCTION = 173 REQUIRED PARKING)
TOTAL PARKING PROVIDED 176 EXISTING TO REMAIN
SURPLUS PARKING 3

*NOTE - SCOPE OF WORK DOES NOT INCLUDE SEPERATE SITE TENANTS / BUILDINGS, ONLY RESPONSIBLE FOR BUILDING D



1 OVERALL SITE PLAN
 3/64" = 1'-0"



ABBOT STUDIOS
 architects + planners + designers, LLC
 471 EAST BROAD STREET
 SUITE 1700
 COLUMBUS, OHIO 43215
 614.461.0101

DATE	ISSUANCE
08/16/2023	ZONING SUBMITTAL
01/29/2024	REVISED ZONING SUBMITTAL
07/09/2024	REVISED ZONING SUBMITTAL
08/12/2024	REVISED ZONING SUBMITTAL

OVERALL SITE PLAN
 VETERINARY EMERGENCY GROUP
 1800 N. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

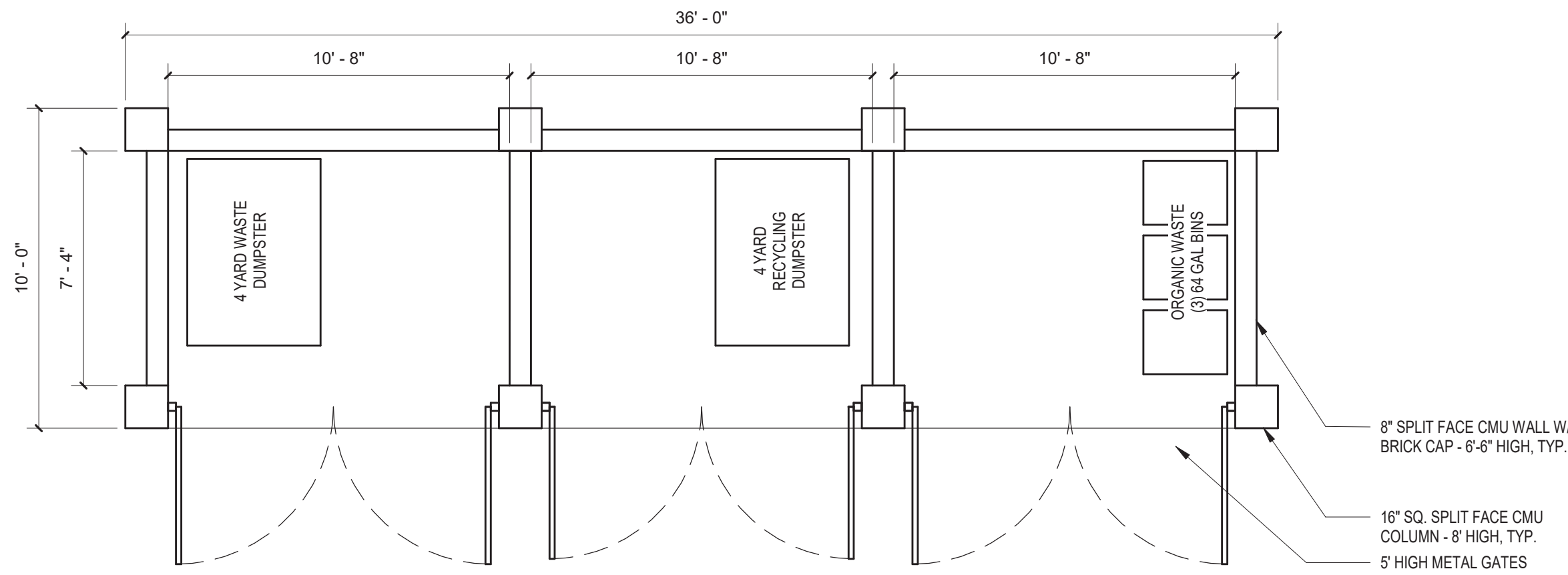
SEAL/STAMP:

 MICHAEL HERBERT LUTSCH, JR.
 LICENSE #C-29631
 EXPIRATION 7/24/2025

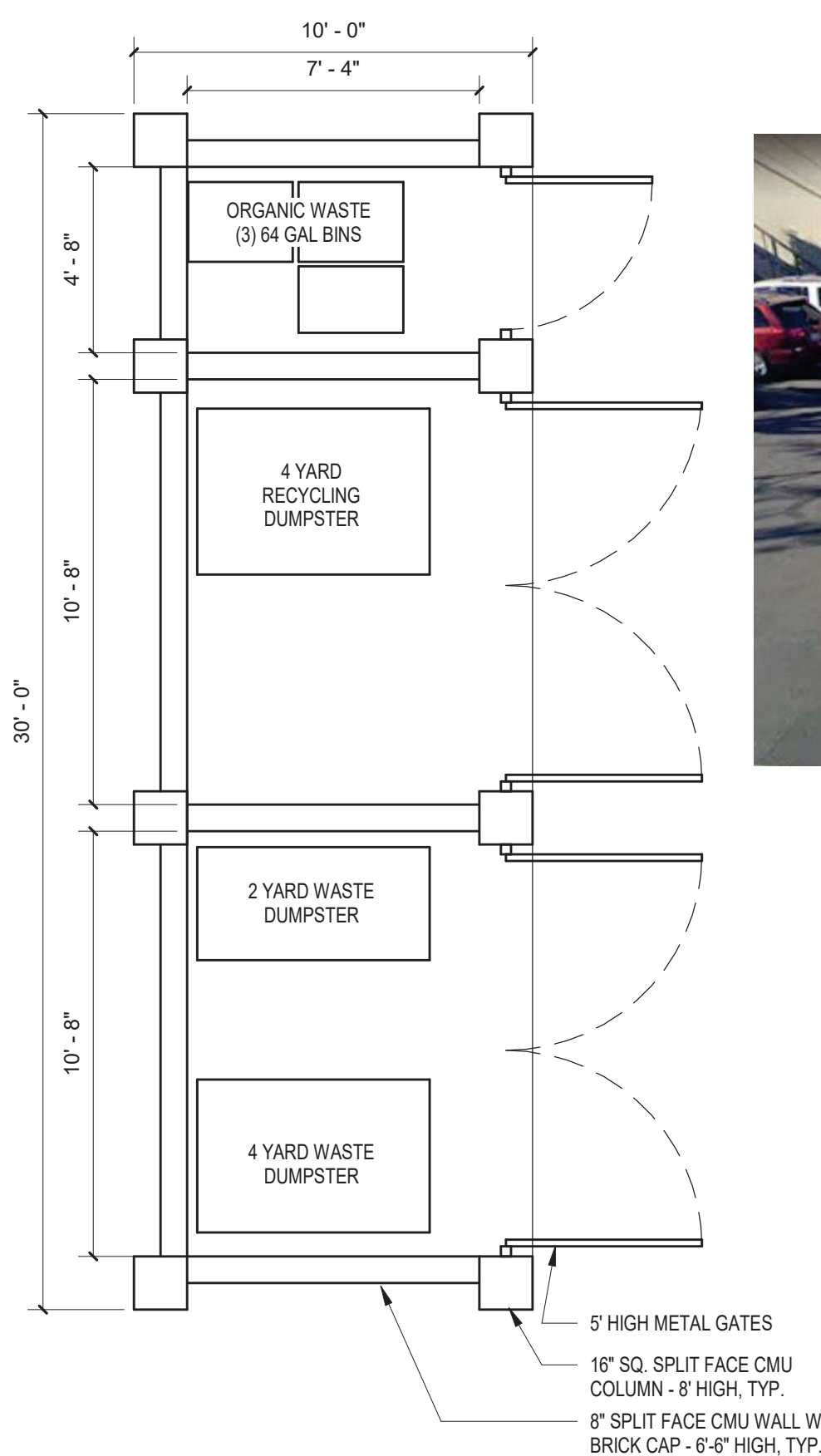
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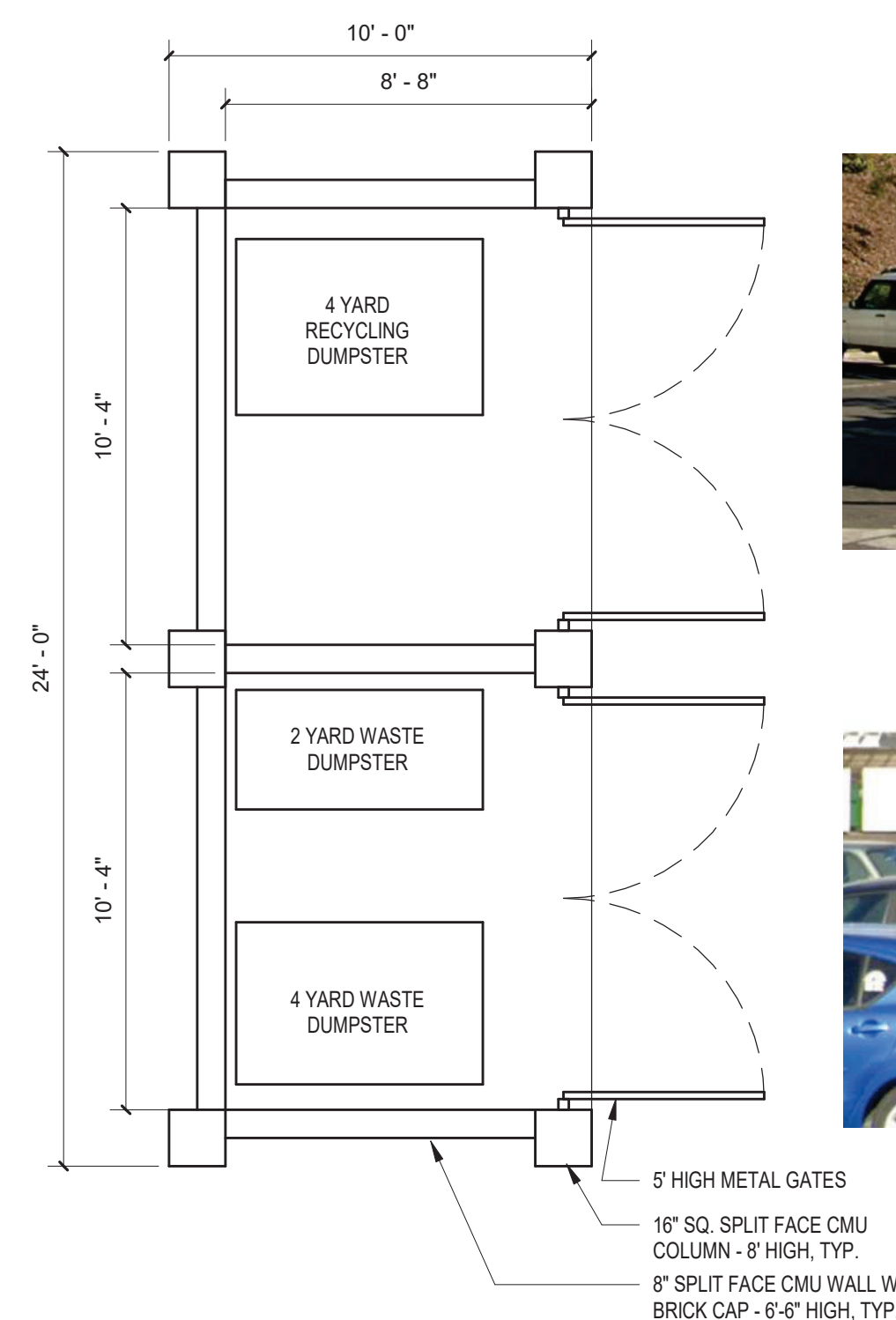
Z1



3 EXISTING TRASH ENCLOSURE #3
1/4" = 1'-0"



1 EXISTING TRASH ENCLOSURE #1
1/4" = 1'-0"



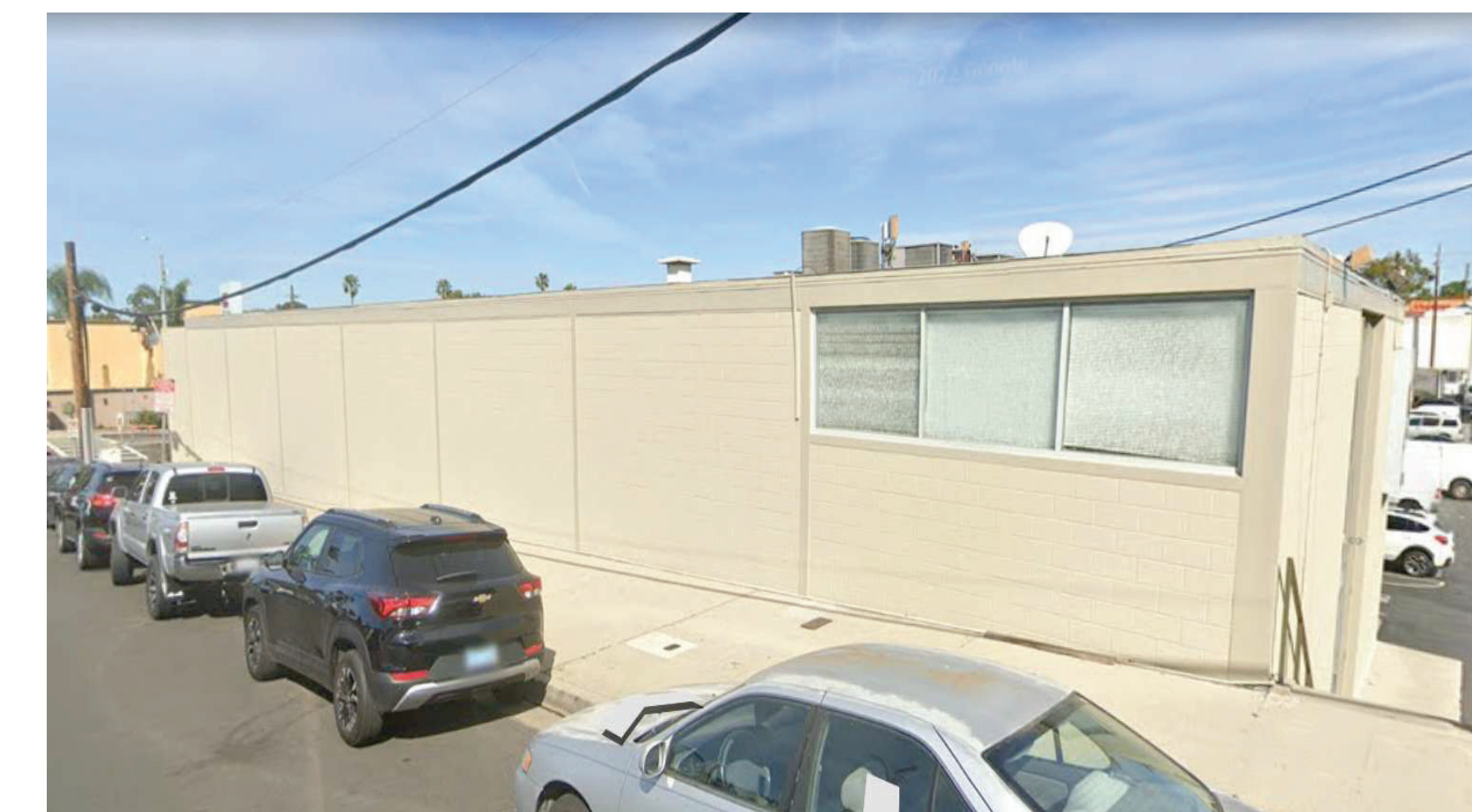
2 EXISTING TRASH ENCLOSURE #2
1/4" = 1'-0"



NORTH EXISTING EXTERIOR



WEST EXISTING EXTERIOR



SOUTH EXISTING EXTERIOR



EAST EXISTING EXTERIOR



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08/12/2024 <td>REVISED ZONING SUBMITTAL</td>	REVISED ZONING SUBMITTAL

EXISTING CONDITIONS
VETERINARY EMERGENCY GROUP
1800 N. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

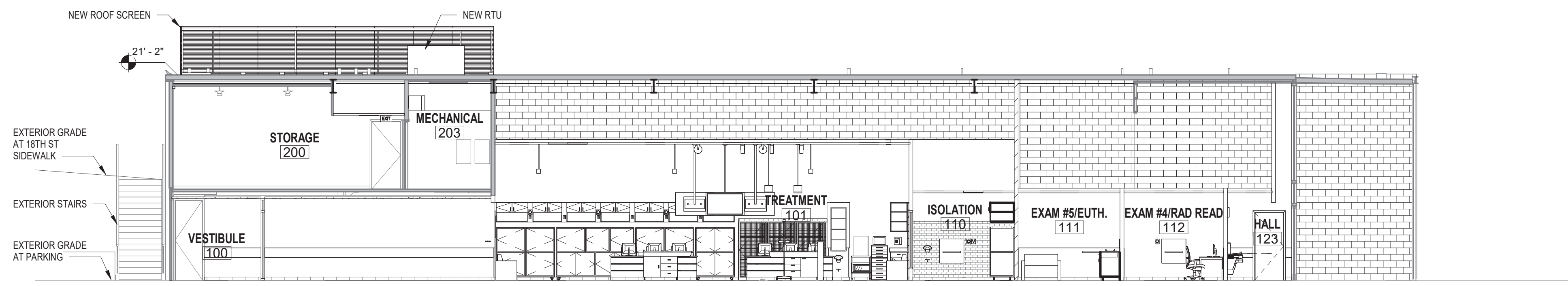


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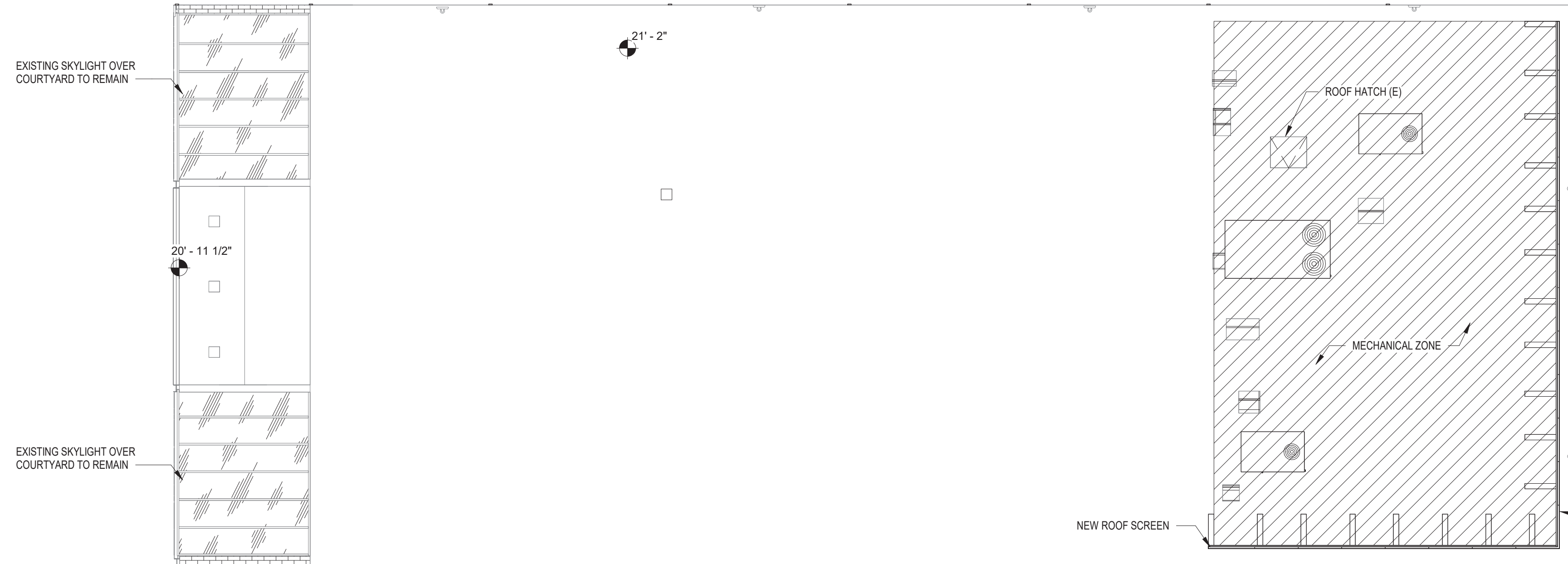
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Z2



4 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"



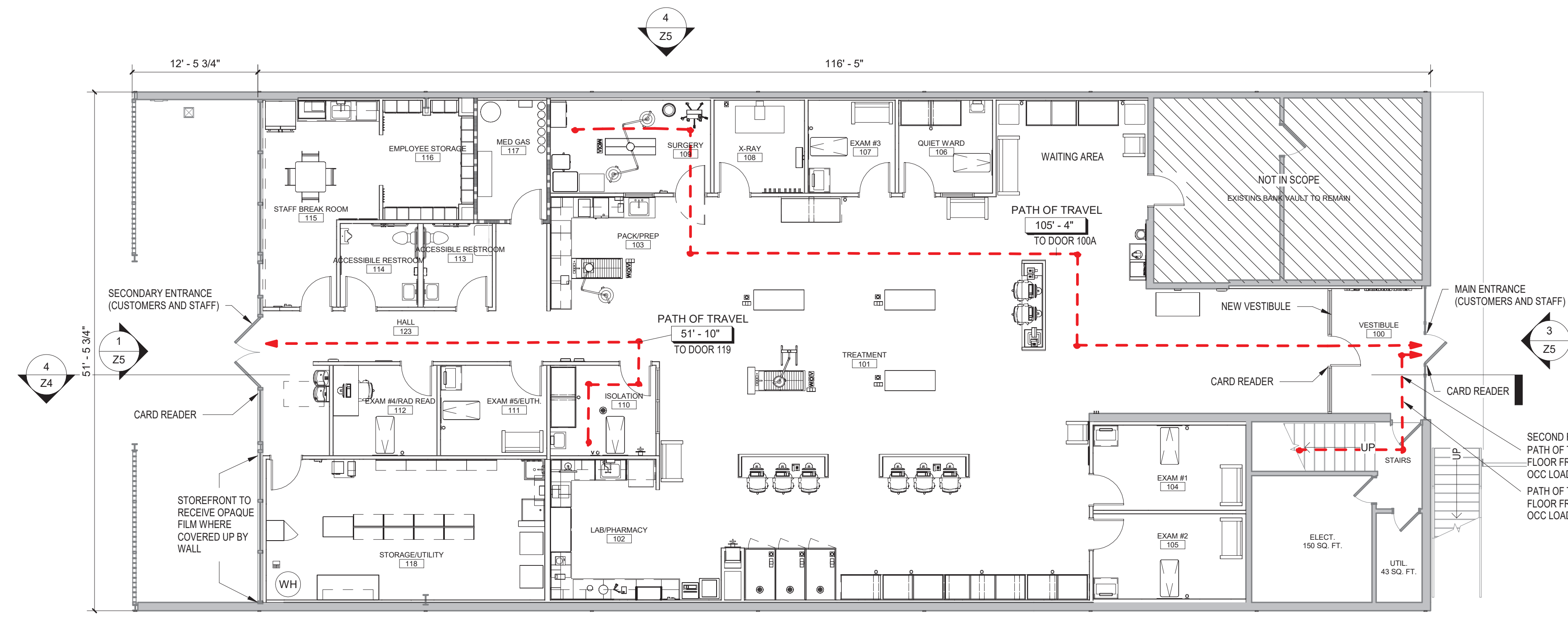
NEW ROOF SCREEN MATERIAL

MANUFACTURER: ARCHITECTURAL LOUVERS
STYLE: STANDARD BLADE LOUVER, 2" DEEP, E2J5
EXPOSED MILLION FRAME
MOUNTING SYSTEM: PREFAB STRUCTURAL FRAMING SYSTEM
FINISH: SLATE GRAY
APPROVED EQUAL: ENVISOR, VENTED LOUVER PANEL

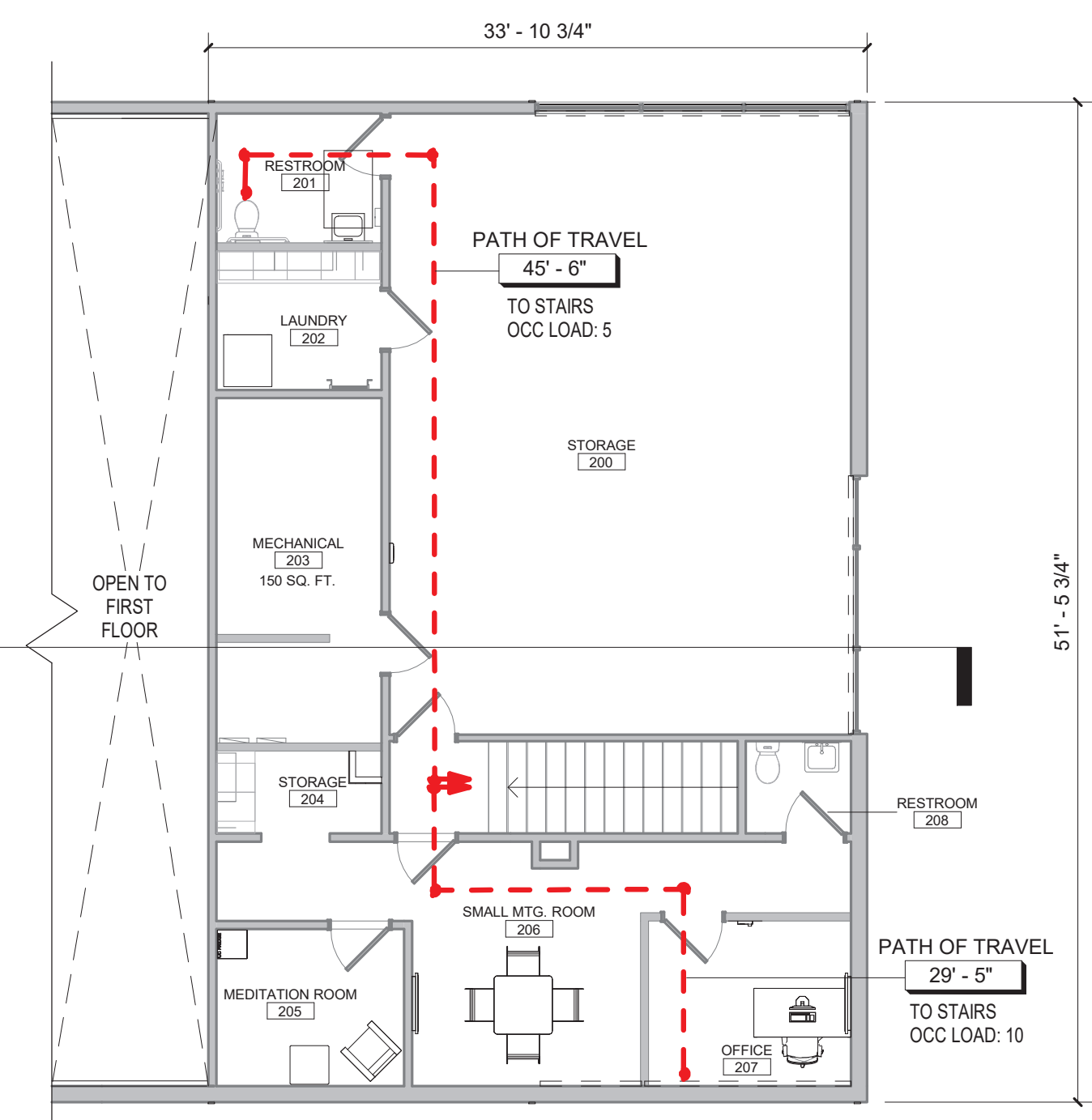
OCCUPANCY SCHEDULE					
RM #	ROOM NAME	CLASSIFICATION	AREA	FACTOR	OCCUPANT LOAD
100	VESTIBULE	Not Calculated	119 SF	0 SF	
101	TREATMENT	Business Areas	2217 SF	150 SF	15
102	LAB/PHARMACY	Business Areas	179 SF	150 SF	2
103	PACK/REP	Business Areas	111 SF	150 SF	1
104	EXAM #1	Business Areas	122 SF	150 SF	1
105	EXAM #2	Business Areas	121 SF	150 SF	1
106	QUIET WARD	Business Areas	85 SF	150 SF	1
107	EXAM #3	Business Areas	79 SF	150 SF	1
108	X-RAY	Business Areas	82 SF	150 SF	1
109	SURGERY	Business Areas	145 SF	150 SF	1
110	ISOLATION	Business Areas	93 SF	150 SF	1
111	EXAM #5/EUTH.	Business Areas	94 SF	150 SF	1
112	EXAM #4/RAD READ	Business Areas	92 SF	150 SF	1
113	ACCESSIBLE RESTROOM	Not Calculated	56 SF	0 SF	
114	ACCESSIBLE RESTROOM	Not Calculated	63 SF	0 SF	
115	STAFF BREAK ROOM	Assembly without fixed seats - Unconcentrated (tables and chairs)	202 SF	15 SF	14
116	EMPLOYEE STORAGE	Business Areas	101 SF	150 SF	1
117	MED GAS	Accessory storage areas, mechanical equipment room	81 SF	300 SF	1
118	STORAGE/UTILITY	Accessory storage areas, mechanical equipment room	383 SF	300 SF	2
123	HALL	Business Areas	248 SF	150 SF	2
200	STORAGE	Accessory storage areas, mechanical equipment room	764 SF	300 SF	3
201	RESTROOM	Not Calculated	56 SF	0 SF	
202	LAUNDRY	Accessory storage areas, mechanical equipment room	61 SF	300 SF	1
203	MECHANICAL	Accessory storage areas, mechanical equipment room	148 SF	300 SF	1
204	STORAGE	Accessory storage areas, mechanical equipment room	34 SF	300 SF	1
205	MEDITATION ROOM	Business Areas	78 SF	150 SF	1
206	SMALL MTG. ROOM	Business Areas	226 SF	150 SF	2
207	OFFICE	Business Areas	89 SF	150 SF	1
208	RESTROOM	Not Calculated	26 SF	0 SF	
Grand total					57

LEGEND: FLOOR PLAN

- EXISTING TO REMAIN
- NEW PROPOSED CONDITIONS
- PATH OF EGRESS



1 FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR
1/8" = 1'-0"



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PROPOSED PLANS
VETERINARY EMERGENCY GROUP
1800 N. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

SCALE: As indicated
DRAWN: AUTHOR



MICHAEL HERBERT LUTSCH, JR.
LICENSE #C-29631
EXPIRATION 7/24/2025

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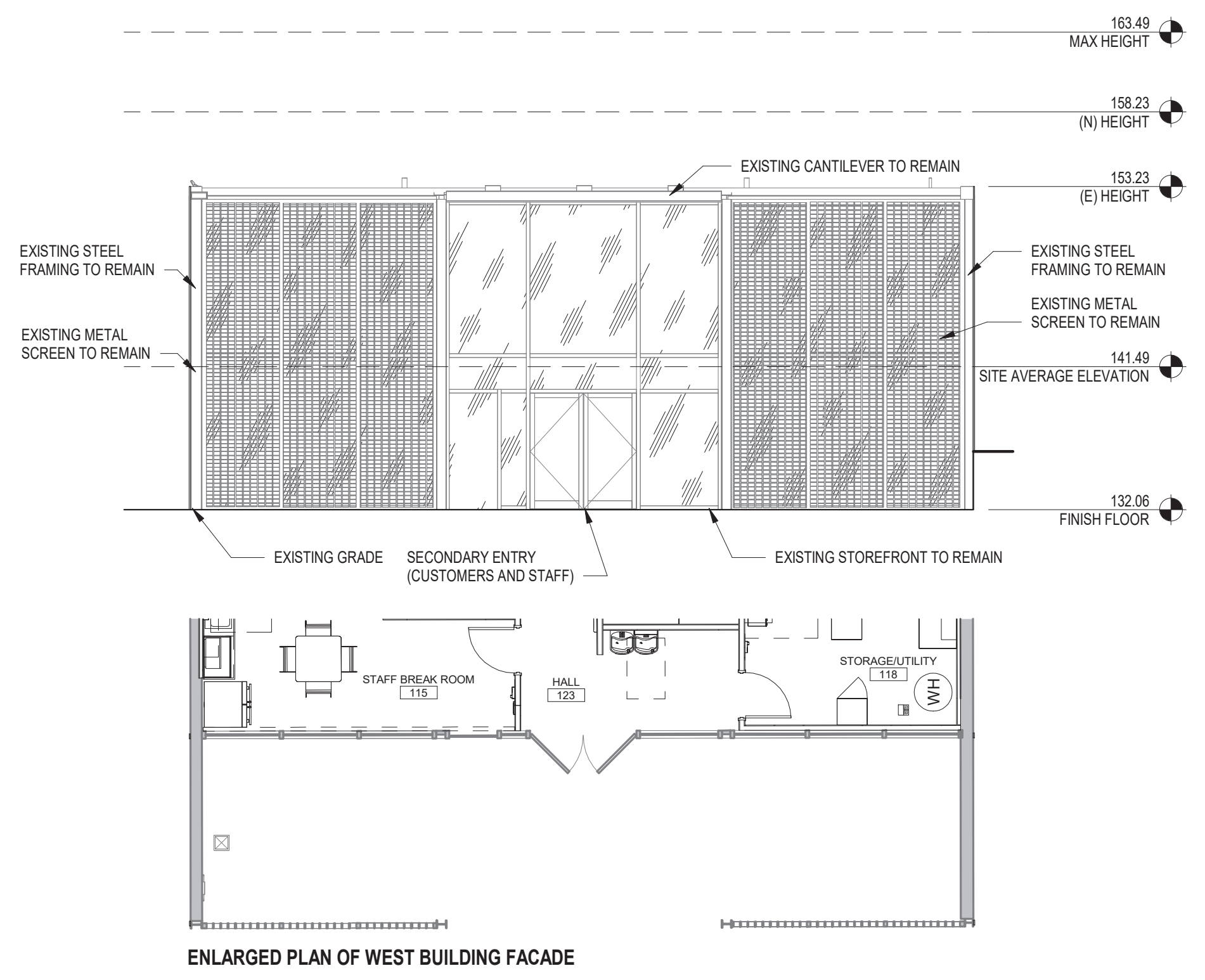
MAX HEIGHT CALCULATION	
SITE CORNER ELEVATIONS	NE: 153.15' SE: 150.19' ((150.99 + 149.39)/2) SW: 134.37' ((133.14 + 135.6)/2) NW: 128.24'
AVERAGE GRADE	141.49'
MAX HEIGHT CALCULATION	141.49' + 22' = 163.49'

LEGEND: FLOOR PLAN	
	EXISTING TO REMAIN
	NEW PROPOSED CONDITIONS
	PATH OF EGRESS

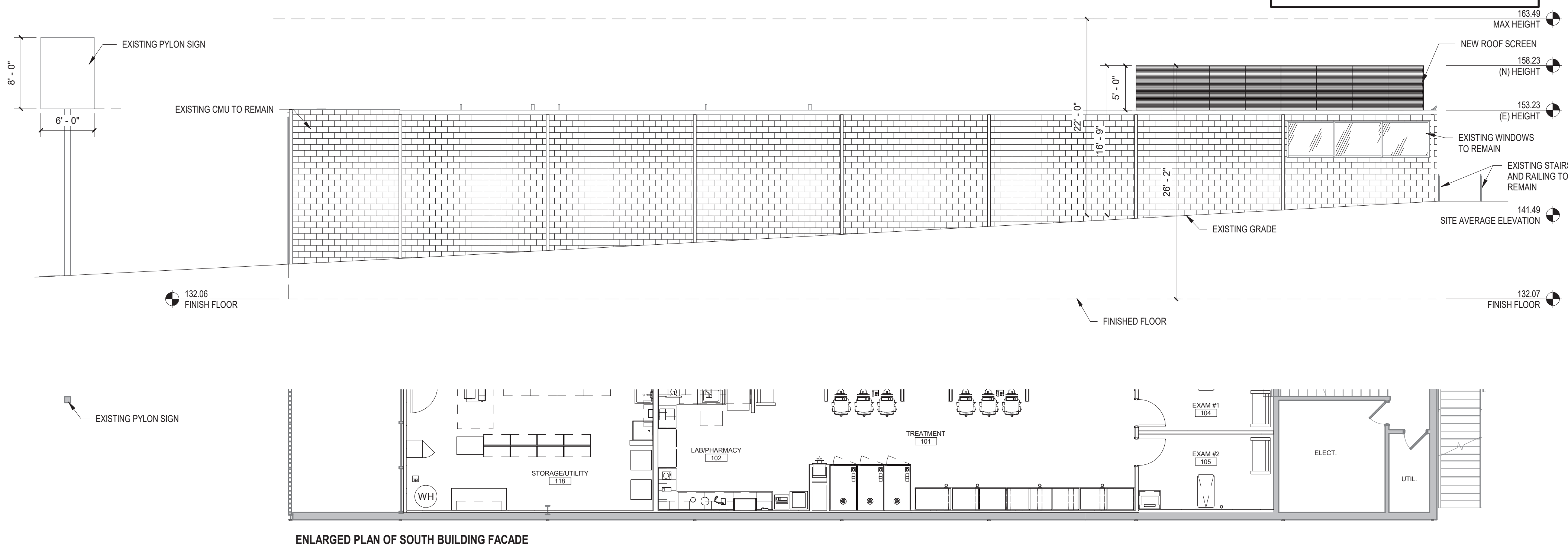


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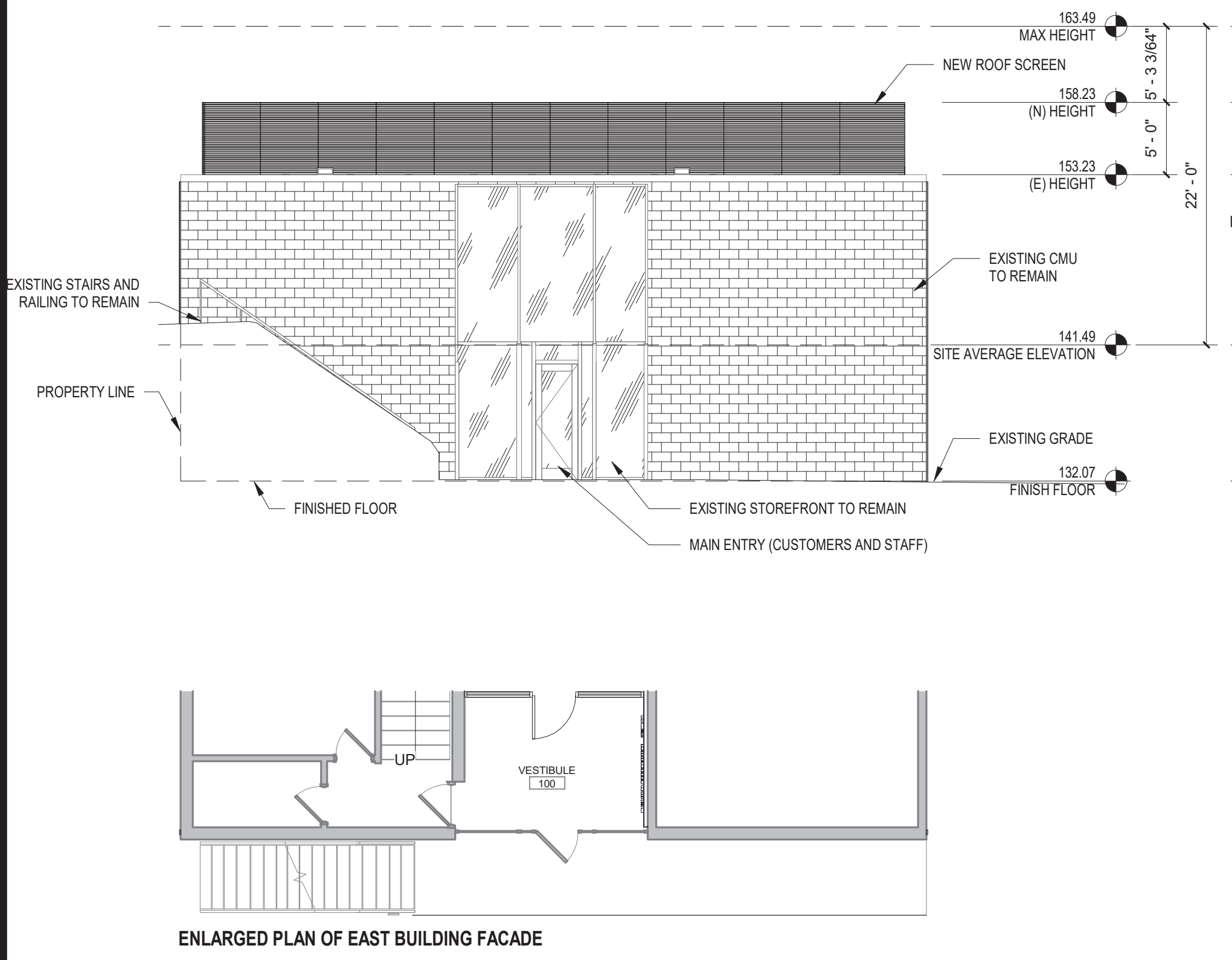
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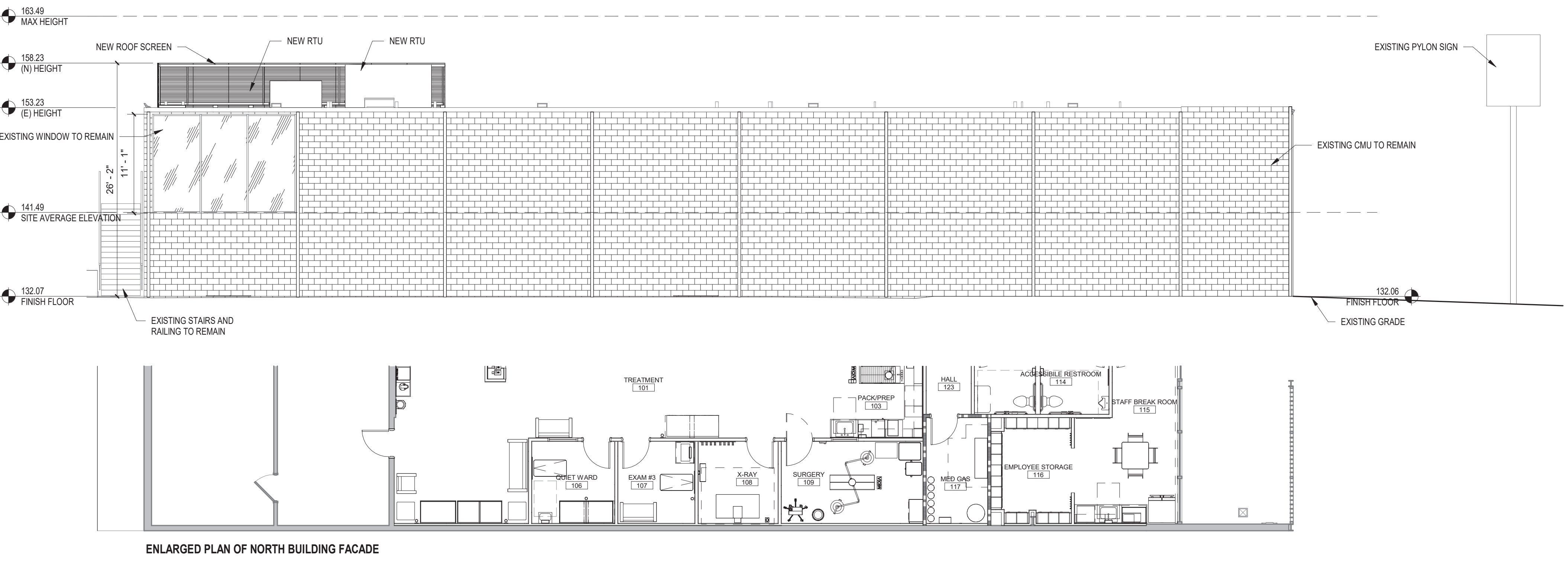
1 WEST - ELEVATION SEPULVEDA BLVD
1/8" = 1'-0"



2 SOUTH - ELEVATION 18TH ST
1/8" = 1'-0"

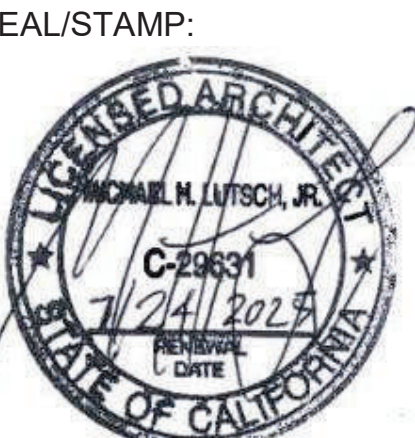


3 EAST - ELEVATION
1/8" = 1'-0"



4 NORTH - ELEVATION
1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS
VETERINARY EMERGENCY GROUP
1800 N. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266



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CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Johnathon Masi, Associate Planner

FROM: Erik Zandvliet, T.E., City Traffic Engineer

DATE: September 19, 2024

**SUBJECT: Use Permit Amendment – 1800 N. Sepulveda Boulevard
Emergency Veterinary Care Parking Calculation**

The following comments have been prepared to estimate changes in parking generation for modifications to an existing mixed use commercial site at 1800 N. Sepulveda Boulevard (Manhattan Center). The modification would convert the Citizens Business Bank tenant space (6,945 square feet) into an emergency veterinary care facility. The site provides 176 total parking spaces.

The City Code-required parking and ITE Parking Generation calculated demand for the proposed land use in the building have been evaluated against the Code-required and calculated parking demand for the prior land use as summarized below:

Proposed Land Use	Quantity	Average Peak Weekend Parking Rate	Estimated Parking Demand
Code Required Parking			
Pet Hospital (Proposed)	6,945 sq. ft.	1 per 400 sq.ft.	17.36
Bank (Existing)	6,945 sq. ft.	1 per 300 sq.ft.	23.15
CODE REQUIRED DIFFERENCE			-5.79
(Parking Generation, 5th Edition)			
Pet Hospital (Proposed)	6,945 sq. ft.	1 per 595 sq.ft.	11.67
Bank (Existing)	6,945 sq. ft.	1 per 268 sq.ft.	25.91
ITE PARKING GENERATION DIFFERENCE			-14.24

Based on the comparison of City parking code requirements and the ITE Parking Generation rates, the proposed land use modification is estimated to decrease parking demand for the project site by approximately 5 spaces or 14 spaces respectively. Therefore, no further parking study will be required.