

ATTACHMENT 1

RESOLUTION NO. PC 26-XX

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT PLAN AMENDMENT TO AMEND AND SUPERSEDE ALL PRIOR APPROVALS TO ALLOW FOR THE DEMOLITION OF AN EXISTING OFFICE BUILDING, CONSTRUCTION OF A NEW POOL AND POOL AMENITIES, AND AN INCREASE IN CLUB MEMBERSHIPS FOR THE CONTINUED OPERATION OF THE MANHATTAN COUNTRY CLUB LOCATED AT 1330-1332-1334 PARKVIEW AVENUE, AND FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On March 25, 1981, the Planning Commission adopted Resolution No. 820, approving an “unclassified use permit” for the construction of the Manhattan Country Club, as well as a restaurant which was never built.

SECTION 2. On May 1, 1984, the City Council adopted Resolution No. 4128, approving a “commercial planned development permit” to allow for the construction of an office building adjacent to the Manhattan Country Club. Since their initial establishment, the two uses and their respective structures have undergone several amendments to their original entitlements, in addition to obtaining multiple building permits for various renovations and enhancements.

SECTION 3. On January 25, 2012, the Planning Commission adopted Resolution No. PC 12-01, approving a revised Planning Development Permit Amendment that rescinded and replaced all prior approvals to allow interior and exterior renovations, a small addition, and an increase in club memberships from 1,200 to 1,400 for the continued operation of Manhattan Country Club, while making no changes to the adjacent office building, at 1330-1332-1334 Parkview Avenue (“Property”).

SECTION 4. On May 7, 2024, The Bay Club Company (“Applicant”) applied for a PD Plan Amendment to amend and replace all prior approvals to allow for the demolition of the existing office building at 1334 Parkview Avenue and the construction of additional club amenities where the office building currently stands for the use of the adjacent Manhattan Country Club at 1330-1332 Parkview Avenue, as well as an increase the maximum number of club memberships from 1,400 to up to 2,757 memberships (“Project”). The additional club amenities include a new lap pool, wading pool and spa, and a 1,060 square-foot one-story pool equipment building, the conversion of one tennis court into four pickleball courts, and the reconfiguration of the onsite surface parking lot, on 2.22 acres of the property (“Project Site”). Upon completion of the Project, the Manhattan Country Club complex would include 15 tennis courts, 13 pickleball courts, two lap pools, one wading pool, and two spas. With the removal of the existing office building, the total building square footage on the property would decrease from approximately 88,400 square feet to 51,200 square feet.

SECTION 5. Planned Development Plans are governed by Chapter 10.32 of the Manhattan Beach Municipal Code (“MBMC”), which specifies that the “purposes of the PD Planned Development District are to:

- A. Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- B. Ensure orderly and thorough planning and review procedures that will result in quality urban design,
- C. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.
- D. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities.
- E. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- F. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- G. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.” (MBMC Section 10.32.010.)

Additionally, per MBMC Section 10.32.070 B., a Planned Development Plan amendment (or revision) is required if there are proposed changes to the original entitlement’s conditions of approval or development

plans. The Applicant's request involves modifying the development plans by demolishing the office building, constructing a new pool and amenities, and changing conditions of approval related to the maximum number of club memberships and on-site parking, thus necessitating the need for a Planned Development Plan amendment.

SECTION 6. On May 13, 2026, 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.

SECTION 7. The Planning Commission finds that the Project qualifies for a Categorical Exemption from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), which is a Class 32 exemption. Specifically, based on the evidence set forth in the Categorical Exemption Report dated May 2026, prepared by Eyestone Environmental, LLC, which is incorporated herein by reference, the Project qualifies for the infill development project exemption because it would be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations; occurs within city limits in an area totaling less than five acres and substantially surrounded by urban uses; would be located on a site that has no habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and could be adequately served by all required utilities and public services. Furthermore, there are no features that distinguish this Project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, no further environmental review is necessary.

SECTION 8. The record of the public hearing indicates:

- A. The legal description of the Property is: Portions of Parcels 1 and 2 of Parcel Map No. 13910, in the City of Manhattan Beach, County of Los Angeles. The Property is located in Area District II and is zoned PD, with a General Plan land use designation of Manhattan Village Commercial. The Property is surrounded by office uses to the north, recreational uses to the west, residential and recreational uses to the south, and hospitality and recreational uses to the east.
- B. The Project is situated within an existing commercial property with a valid Planned Development Plan permitting general commercial uses. The Project proposes physical and operational modifications to an existing permitted country club and complies with the City's General Plan land use designation of Manhattan Village Commercial. This designation specifies that the land should host commercial uses that are "regional-serving, including shopping centers, large development and specialty stores, and entertainment and restaurant establishments."
- C. The Applicant is requesting approval of a Planned Development Plan amendment to allow the following physical and operational changes:
 - 1. Demolition of the office building at 1334 Parkview Avenue
 - 2. Construction of a new pool and related pool amenities (spas, pool patio areas, etc.)
 - 3. Conversion of one tennis court into four pickleball courts
 - 4. Reconfiguration of the on-site parking lot from a total of 240 parking spaces to 223 spaces
 - 5. An increase in the maximum number of club memberships from 1,400 to up to 2,757
- D. The Project is consistent with the following General Plan goals and policies:

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

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

The Project would demolish the existing office building at 1334 Parkview Avenue and build a lap pool, wading pool, spa, and an approximately 1,060-square-foot pool equipment building in the area where the office building was located. The proposed improvements would be designed to enhance the existing complex, while also elevating the character of the surrounding high quality commercial, residential, and open space uses. Additionally, the Manhattan Beach Municipal Code requires landscaping to enhance the aesthetic quality of the site. Therefore, the Project would be consistent with this goal and policy.

Land Use Plan 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.

The viability of commercial areas depends on a range of factors, including having various types of commercial sales and services, including a private athletic club use, and the PD Plan allows for such a use. The increase in maximum club membership and construction of new pools and spas will allow for a greater viability of the business and will ensure the business is competitive with similar uses and clubs in the region. The expanded membership and enhanced pool facilities will expand recreational opportunities and is thus beneficial to residents. The Project will bring additional people into the City who will spend money at other local businesses and provide enhanced sales tax revenues. As such, the Project would be consistent with this policy.

Land Use Plan Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses.

The Country Club was previously approved through a Planned Development Plan to allow for a private athletic club use. The Project is a continuation of an existing commercial use, subject to conditions, and has been reviewed for compliance with development standards and zoning regulations. Therefore, the Project would be consistent with this policy.

Land Use Plan Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional-serving commercial districts.

The Site has a General Plan Land Use Designation of Manhattan Village Commercial, and the General Plan specifies that "commercial uses in the Manhattan Village [Commercial land use designation] are generally regional-serving..." The Project proposes upgrades to the Country Club's offerings by allowing expanded aquatic facilities in addition to an increase in the maximum number of memberships allowed. These upgrades are appropriate as they will allow the business to remain competitive amongst businesses with similar uses and amenities. Therefore, the Project would be consistent with this policy.

Mobility Plan Policy I-2.7: Monitor and minimize traffic, parking and truck loading issues associated with construction activities.

During construction of the Project, standard construction industry protocols including a Construction Management and Parking Plan would be implemented to ensure access to the Project Site and surrounding properties is maintained at all times, thereby minimizing traffic issues. Therefore, the Project would be consistent with this policy.

Mobility Plan Policy I-2.8: Carefully review commercial development proposals with regard to parking, loading and planned ingress/egress, and enforce restrictions as approved.

The City has reviewed and concurs with the findings of the *Parking Analysis* prepared by Walker Consultants for the project, that supports the Project's request to increase the maximum number of memberships allowed. Additionally, the Project will be subject to conditions of approval related to its valet parking operations to ensure efficient parking operations. Therefore, the Project would be consistent with this policy.

Mobility Plan Goal I-3: Ensure adequate parking and loading facilities are available to support both residential and commercial needs while reducing adverse parking and traffic impacts.

Mobility Plan Policy I-3.3: Review development proposals to ensure potential adverse parking impacts are minimized or avoided, and pedestrian and bicycle circulation are not negatively impacted.

As detailed in the *Parking Analysis* prepared by Walker Consultants for the Project, the proposed parking onsite would have sufficient capacity to serve the patrons of the Manhattan Country Club. Pedestrian circulation is not negatively impacted as all public sidewalks adjacent to the site are unaffected by the Project. Bicycle circulation is not negatively impacted as designated bicycle routes are unaffected by the Project. Therefore, the Project would be consistent with this goal and policy.

Infrastructure Element Policy I-9.3: Support the use of storm water runoff control measures that are effective and economically feasible.

Infrastructure Element Policy I-9.4: Encourage the use of site and landscape designs that minimize surface runoff by minimizing the use of concrete and maximizing the use of permeable surface materials.

Chapter 5.84, Storm Water and Urban Runoff Pollution Control, of the City's Municipal Code requires redevelopment projects to control pollutants and runoff volume from the Project Site by minimizing

impervious surface areas and/or controlling runoff through infiltration, bioretention, and/or rainfall harvest and use, in accordance with the standards set forth in the Los Angeles County MS4 Permit. Pursuant to Municipal Code Section 5.84.100(B)(2), a post-construction stormwater mitigation plan will be required which identifies best management practices (BMPs) necessary to control storm water pollution upon project completion. Proposed BMPs are required to meet the design standards set forth in the National Pollutant Discharge Elimination System (NPDES) permit. Compliance with the Los Angeles County MS4 Permit and post-construction storm water mitigation plan will be required as part of the City's plan check process and will ensure water quality standards are met during project construction and operations. Therefore, the Project would be consistent with these policies.

Infrastructure Element Goal I-10: Underground utility lines throughout the community to the extent that it is economically and practically feasible.

Infrastructure Element Policy I-10.2: Require new commercial and industrial developments to underground utility lines or pay an in-lieu fee, as appropriate.

The Project would connect to existing on-site underground dry utilities associated with electricity, natural gas, and telecommunications. Therefore, the Project would be consistent with this goal and policy.

Infrastructure Element Goal I-12.1: Encourage maximum recycling in all sectors of the community, including residential, commercial, industrial, institutional, and the construction industry.

Infrastructure Element Goal I-12.3: Encourage the maximum diversion of construction and demolition materials.

The Project would comply with all state and local requirements regarding the diversion of construction-related waste and recycling during operation of the Project. As such, the Project would be consistent with these goals.

Community Resources Element Policy CR-1.2: Encourage the development of quality commercial recreation facilities on both privately held and City-owned land under long-term lease or concession agreements.

The Project site is located on City-owned land, and the Project proposal to expand the maximum number of members allowed and to enhance the Country Club's aquatic facilities contributes to the expansion of quality commercial recreation opportunities in the City. As such, the Project would be consistent with this policy.

Community Resources Element Policy CR52.3: Encourage water conservation, including landscaping with drought-tolerant plants, use of reclaimed water, and recycling of cooling system water, in all development.

Community Resources Element Policy CR-5.4: Educate the public about the importance of water conservation, and require new development to comply with local and State codes for water conservation.

The Project would comply with all state and local requirements regarding water conservation, and would implement the latest requirements of the state's Green Building Code (Title 24). As such, the Project would be consistent with these policies.

Community Resources Element Policy CR-5.6: Encourage drainage designs which retain or detain stormwater run-off to minimize volume and pollutant concentrations.

The Project would incorporate BMPs as part of the Project which will serve to manage runoff flows from the Project Site as well as address pollutants of concern from the Project Site. Therefore, the Project would be consistent with this policy.

Community Resources Element Policy CR-5.7: Encourage the use of energy-saving designs and devices in all new construction and reconstruction.

Community Resources Element Policy CR-5.8: Encourage utilization of "green" approaches to building design and construction, including use of environmentally friendly interior improvements.

Community Resources Element Policy CR-5.11: Support sustainable building practices. Sustainable building practices include designing, constructing and operating buildings and landscapes to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource-efficient

materials, and indoor environmental quality in all phases of a building's life.

The Project would comply with all state and local requirements regarding sustainability, including energy conservation, water conservation, recycling, etc., and would implement the latest requirements of the state's Green Building Code (Title 24). As such, the Project would be consistent with these policies.

Community Safety Element Policy CS-1.5: Require that new developments minimize stormwater and urban runoff into drainage facilities by incorporating design features such as detention basins, on-site water features, or other strategies.

The Project will incorporate BMPs as part of the Project which will serve to manage runoff flows from the Project Site as well as address pollutants of concern from the Project Site. Therefore, the Project would be consistent with this policy.

Noise Element Policy N-2.2: Ensure acceptable noise levels near residences, schools, medical facilities, and other noise-sensitive areas.

Noise Element Policy N-2.5: Require that the potential for noise be considered when approving new development to reduce the possibility of adverse effects related to noise generated by new development, as well as impacts from surrounding noise generators on the new development.

The Project's potential noise impacts associated with construction and operation of the Project were considered by the City and are addressed in this document. As analyzed in the *Class 32 Categorical Exemption Evaluation Report* prepared by Eyestone Environmental Services, the proposed improvements would comply with the City's Noise ordinance limits, and the Project's potential noise impacts during construction and operation would be less than significant. Section 5.48.250 of the City's Municipal Code exempts construction activity as defined by Section 9.44.010 from the provisions of the City's Noise Regulations (Chapter 5.48). In addition, it is noted that the Applicant has installed acoustical screens to minimize noise associated with club activities on the neighboring community. Therefore, the Project would be consistent with these policies.

Noise Element Policy N-3.3: Minimize impacts associated with single-event noise activities.

Any single-events at the County Club complex that have amplified sound will have to obtain Sound Amplification Permits from the City. Furthermore, the number of single-events will be capped to no more than six events per calendar year, and the events will have limited hours. Therefore, the Project would be consistent with this policy.

Noise Element Policy N-3.6: Monitor and minimize noise impacts associated with construction activities on residential neighborhoods.

The Project's potential noise impacts associated with construction of the Project are addressed in this document. Furthermore, Section 5.48.250 of the City's Municipal Code exempts construction activity as defined by Section 9.44.010 from the provisions of the City's Noise Regulations (Chapter 5.48). Chapter 9.44 of the MBMC regulates construction activities, including construction at the Property, with rules intended to address and minimize construction impacts, including noise impacts. As analyzed in the *Class 32 Categorical Exemption Evaluation Report* prepared by Eyestone Environmental Services, the Project's potential noise impacts during construction would be less than significant. Therefore, the Project would be consistent with this policy.

SECTION 9. Based upon substantial evidence in the record, and pursuant to MBMC Sections 10.32.060 and 10.32.070, the Planning Commission hereby makes the following findings related to the Planned Development Plan amendment:

- A. The PD Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development for the following reasons:

The property has a General Plan Land Use Designation of Manhattan Village Commercial. The General Plan specifies that "commercial uses in Manhattan Village are generally regional-serving...." As detailed above, the proposed PD Plan Amendment is consistent with Land Use Element Goal LU-3, Land Use Element Policy LU-3.1, Land Use Element Policy LU-6.2, Land Use Element Policy LU-8.1, and Land Use Element Policy LU-8.2; as well as several other General Plan goals and policies.

The entitlements that preceded what is today considered a PD Plan were established by

Resolution No. 820, adopted March 25, 1981, and Resolution No. 4128, adopted on May 1, 1984. Together, these previous entitlements established the country club use and separate office use. Multiple subsequent entitlements have modified and superseded the initial entitlements while still maintaining the established country club and office uses. The PD Plan amendment continues the county club use while eliminating the office use. Surrounding uses include commercial uses like hotel, bank, and office. Therefore, the Project will continue to be compatible with the surrounding development.

- B. The PD Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the Plan were not approved for the following reasons:

This finding applies to establishing a new PD zone rather than the project's operational characteristics. The PD Plan amendment is needed to expand the Manhattan Country Club's pool amenities and increase the maximum membership, but the use will still be considered a general commercial use.

- C. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan for the following reasons:

This finding is applicable to the establishment of a new Planned Development zone rather than the operational characteristics of the Project. The Project is an amendment to the existing PD Plan.

- D. The PD Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems for the following reasons:

This finding is generally applicable to the development of a new Planned Development rather than the operational characteristics of the Project. The Project proposal will not affect utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing or planned systems. The project, therefore, continues to meet this finding.

SECTION 10. Based upon the foregoing, the Planning Commission hereby **APPROVES** the Project, subject to the conditions below:

General

1. The Project shall be in substantial conformance with the plans and project description submitted to, and approved by, the Planning Commission on May 13, 2026, 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 approval from the Planning Commission is required.
2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if further Planning Commission review and action is required.
3. At any time in the future, the Planning Commission or City Council may review the Planned Development Plan amendment for the purpose of revocation or modification in accordance with the requirements of MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
4. Modifications and improvements to the site, whether as approved by these amendments or proposed in the future shall be in compliance with all applicable Planning Division, Building Division, Public Works Department, Waste Management, Fire Department, and Los Angeles County Health Department regulations.
5. The Project shall be operated in conformance with all applicable provisions of the MBMC and this Planned Development Plan.
6. This Resolution shall not be effective unless and until (a) the City Council approves a revised lease agreement, or amendment to the current lease agreement between the City and the Applicant that reflects the physical and operational changes approved by this resolution; and (b) that revised lease agreement or amendment is recorded on the title of the Property.

Membership Cap

7. The Country Club may increase its membership to no more than 2,757 active memberships. The maximum number of memberships allowed shall be subject to the availability of on-site and off-site parking, based on available parking calculated pursuant to the following formula:

$$\text{Maximum Membership} = (\text{Total Number of Parking Spaces} \div .099) - 202$$

The following are sample calculations applying the formula:

- 223 On-site parking spaces, no off-site parking spaces = 2,050 maximum membership
 - 223 On-site parking spaces, 20 off-site parking spaces = 2,252 maximum membership
 - 223 On-site parking spaces, 50 off-site parking spaces = 2,555 maximum membership
 - 223 On-site parking spaces, 70 off-site parking spaces = 2,757 maximum membership
8. The City may request an audit of Club membership at any time to confirm compliance with the membership cap.

Outdoor Activities

9. The Club shall prohibit the use of the southernmost pickleball court along the southern property line before 8:00 A.M.
10. The Club shall prohibit the use of any whistles, bells, or “buzzers” before 8:00 A.M. in any outdoor areas.
11. Twelve to fifteen months after completing all of the Project’s outdoor enhancements, the Applicant shall be required to submit to the Community Development Director a new professional acoustical study that analyzes the sound impacts of the site’s outdoor activities, including an analysis of the noise generated by the expanded pickleball courts. The methodology used in the study will be to the satisfaction of the Community Development Director, who shall review the report and any history of noise complaints to determine if the noise-related conditions included herein are sufficient. If determined to be insufficient, the Director shall require a subsequent public hearing before the Planning Commission pursuant to Condition No. 3 above.

Traffic and Parking

12. The Property shall provide a minimum of 223 parking spaces on-site. The total number of parking spaces may be reduced if future regulations related to required electric vehicle parking, accessibility requirements, or other future state or federal mandates necessitate a reconfiguration of the on-site parking spaces that results in a reduction of on-site parking. The maximum number of memberships allowed will be adjusted based on the total number of parking spaces available, which includes off-site parking spaces.
13. In addition to 223 on-site parking spaces, the Club may continue to lease from the City 50 additional parking spaces in the public parking lot to the west of the Club at 1300 Parkview Avenue (APN: 4138-026-900), subject to the provisions of a lease agreement between the City and the Club. This Condition of Approval does not obligate the City to enter into a lease agreement with the Club for the aforementioned 50 off-site parking spaces.
14. Any agreements between the applicant and other property owners for off-site parking arrangements necessary to accommodate a maximum number of memberships shall be in full compliance with MBMC Section 10.64.020 (G), or any successor code language, that regulates off-site parking agreements by requiring enforcement mechanisms like agreement recordation, minimum lease periods, etc., unless the off-site parking lease is for a City-owned lot.
15. All Club employees, with the exception of managers, shall park in the 50 leased spaces in the aforementioned public parking lot to the west of the Club, or at another nearby property that (a) has been determined by the City to have a sufficient surplus of parking spaces (beyond the amount required for the use by development plan or Zoning Ordinance standard), and (b) for which the applicant has an agreement with the owner of the nearby property to allow Club use of the parking. All employee vehicles shall display current Country Club identification. If no off-site parking lots are under lease by the Club, employees shall park on site.
16. A complimentary valet parking service shall be provided to serve members and guests of the Club in order to ensure efficient utilization of the parking lot. The Applicant shall submit a detailed Valet Parking Management Plan, subject to approval by the City’s Traffic Engineer, that outlines how on-site parking

will be managed, how valet operations will occur, where employees will park, time-of-day use, guest parking, and valet operations for special events. The minimum hours of the valet's operations shall be specified in the Valet Parking Management Plan and approved by the City Traffic Engineer.

The Community Development Director may approve a modification in the Valet Parking Management Plan if substantiated by a parking study submitted to the City by the Club and approved by the City Traffic Engineer.

Special Events

17. There shall be no more than six special events allowed on the Property during a calendar year. A "special event", for the purposes of this approval, is a ticketed event open to the public (i.e., non-Manhattan Country Club members) for events held outdoors at the Property. The Country Club shall obtain all necessary permits needed for special events, and in addition, shall notify the City's Planning Division of a special event at least 14 calendar days before any special event. Special event hours are limited to the following times:

- Sunday – Thursday: 9:00 A.M. to 9:30 P.M.
- Friday – Saturday: 9:00 A.M. to 11:15 P.M.

Construction

18. A Construction Management and Parking Plan (CMPP) shall be submitted by the Applicant with the submittal of building plans to the Building Division. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to issuance of any permit for the Project. The Plan shall include, but not be limited to, provisions for the management of all construction-related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize demolition and construction-related impacts to the surrounding neighborhood and shall be implemented in accordance with the requirements of the Plan.

19. No structure, overhang or wall shall be constructed within 10 feet of the existing sanitary sewer line to the west of the new proposed lap pool on the east side of the Property (Condition of Approval No. 2 from prior Resolution 4128).

20. All storm and irrigation runoff water shall be contained on site by proper grading and drainage systems. Under no condition shall such water be allowed to flow across the property line onto adjacent properties (Condition of Approval No. 4 from prior Resolution 4128).

21. The applicant shall obtain all necessary permits for any unpermitted improvements in the "slope easement" that the Applicant maintains on the City's property immediately west of the Club's tennis courts.

22. The applicant shall be required to upgrade the curb and ramp at the northeast corner of the property to the latest accessibility requirements. The upgrades shall be carried out to the satisfaction of the Public Works Department.

Refuse

23. The Project shall comply with all refuse design, capacity and collection regulations in Sections 5.24.030 of and 10.60.100 of the MBMC.

24. No refuse generated at the subject site shall be stored in the Public Right-of-Way for storage or pick-up, including the disposal of refuse in any refuse container established for public use. All refuse shall be stored within the approved trash enclosure area.

Procedural

25. 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.

26. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The operator and owner shall each 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 and/or 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 and 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 and owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the operator and 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 and/or 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 and 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 and/or 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. This approval supersedes all prior land use approvals for the Property, specifically including Planning Commission Resolution No. PC 12-01, and permits operation of the Manhattan Country Club with modified facilities as approved herein. All relevant and applicable findings and conditions of approval are included herein.

SECTION 12. 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 13. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section Chapter 10.100 have expired.

SECTION 14. 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.

May 13, 2026

Rachel Hackett
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 **May 13, 2026**, and that said Resolution was adopted by the following vote:

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

Adam Finestone, AICP
Secretary to the Planning Commission

Lauryn Bradley
Recording Secretary