

April 26, 2017

Honorable City Councilmembers
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Dear Honorable Councilmembers:

As part of our community outreach over the past two years we have listened to comments and suggestions about the Gelson's Market project. As you know many improvements have been made to the project based on the feedback we've received. After listening to additional comments from the public at the recent Planning Commission hearings as well as subsequent discussions with residents, we would like to volunteer the three additional "Applicant Volunteered Conditions" attached hereto that we request the City Council include in the project's conditions of approval.

Volunteered Conditions 1 and 2 are proposed to address comments we have heard relating to trucks accessing and exiting the project site. These conditions provide additional assurances that intrusions into the neighboring residential streets are minimized.

Volunteered Condition 3 is a result of our discussions with neighbors of the project and is intended to provide a fund for the residents and the City to decide what traffic calming measures, if any, may be desirable for the neighborhood near the project site. Because the traffic study determined that the project does not create any significant traffic impacts, this condition is not proposed as a project mitigation measure; rather, it is offered in response to the suggestion by local residents that, irrespective of the project, traffic calming measures within the residential area may be beneficial.

We are volunteering these additional project conditions in appreciation of the time and energy the residents have spent engaging in constructive dialogue with us about the Gelson's project. We look forward to continued dialogue and to our upcoming hearing.

Sincerely,



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APPLICANT VOLUNTEERED CONDITIONS OF APPROVAL

Applicant Volunteered Condition No. 1: All semi-truck-trailers shall access the site exclusively by a northbound left-turn movement from Sepulveda Boulevard to 8th Street, and then into the north site driveway. Semi-truck-trailers shall exit the site exclusively by using the right-out only driveway on Sepulveda Boulevard.

Applicant Volunteered Condition No. 2: To ensure that semi-truck-trailers delivering to the site do not arrive at the northbound left-turn pocket on Sepulveda Boulevard at 8th Street at the same time, semi-truck-trailer delivery times to the project site shall be staggered not less than 15 minutes apart.

Applicant Volunteered Condition No. 3: Prior to the issuance of building permits for the project, the applicant shall contribute \$20,000 to the City of Manhattan Beach to fund the implementation of neighborhood friendly street improvements that enhance the safety and livability of neighborhood streets for local residents in the immediately adjacent residential area.

ATTACHMENT A: PROJECT DESCRIPTION

Manhattan Beach Gelson's Market 707 and 801 N. Sepulveda Boulevard, Manhattan Beach, CA 90266

Request

PCG MB, LLC (the "Applicant") owns the properties located at 707 N. Sepulveda Boulevard (the "Primary Project Site") and at 801 N. Sepulveda Boulevard (the "Auxiliary Employee Parking Site") in the City of Manhattan Beach ("City"). The Applicant is proposing to redevelop the Primary Project Site with: (i) a 27,900 square foot specialty grocery store, including onsale and offsale alcohol sales and instructional tastings, with incidental hot and cold prepared food offerings and incidental seating areas, to be tenanted by Gelson's Market; (ii) an up to 7,000 square foot building¹, to be tenanted by First Republic Bank which has a retail services component and primarily operates as a financial services and investments company; (iii) associated business identification signage; (iv) a surface parking lot on the Primary Project Site; and (v) a surface parking lot for employee use on the Auxiliary Employee Parking Site (collectively referred to herein as the "Project").

Pursuant to Title 10 of the Manhattan Beach Municipal Code ("MBMC" or the "Code"), the Applicant hereby requests the following entitlements to permit the development of the proposed Project:

- Master Use Permit to develop a multiple tenant project with more than five thousand square feet of buildable floor area on a site with more than ten thousand square feet of land area. MBMC §§ 10.16.20 (B) and 10.84.
- Use Permit to allow an accessory Eating and Drinking Establishment type use associated with Gelson's incidental prepared food offerings and incidental seating areas. MBMC §§ 10.16.020 and 10.84.
- Use Permit to allow Alcohol Sales incidental to Gelson's proposed specialty food and beverage options subject to Type 21, Type 41 and Type 86 Licenses to be issued by the California Alcoholic Beverage Control ("ABC"). MBMC §§ 10.16.020 (L) and 10.84.
- Use Permit to allow Reduced Parking to allow shared parking for the Project's tenants and customers and reduced parking based on the Project's actual demand. MBMC §§ 10.64.050 and 10.84.
- Sign Program to establish uniform sign design guidelines and sign area allocations for the Project, as required for any multiple tenant site. MBMC § 10.72.060.

¹ This includes areas devoted to service and mechanical rooms, which, per MBMC § 10.04.030, are excluded from the definition of buildable floor area in Commercial and Industrial Districts. The 7,000 square feet of space includes approximately 316 square feet of mechanical area, resulting in 6,684 square feet of buildable floor area.

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Project Description

The Project is comprised of two sites, the Primary Project Site and the Auxiliary Employee Parking Site. Both sites are located to the west of Sepulveda Boulevard (State Route 1) and south of Manhattan Beach Boulevard, which are main thoroughfares in the City. The Project site is located in a commercial area along Sepulveda Boulevard adjacent to a fast food restaurant and an office building. Suburban residential development is located to the west. Both the Primary Project Site and the Auxiliary Employee Parking Site are designated as General Commercial under the City's General Plan, and zoned as General Commercial. At the present time, the Project sites consist of unoccupied and under-utilized buildings and surface parking areas as described further below.

More specifically, the Primary Project Site is located between 6th and 8th Streets on the western side of Sepulveda Boulevard. The Primary Project Site is 2.22 acres in size and is comprised of several parcels (APNs 4169-005-001, 4169-005-002, 4169-005-003, 4169-005-025). The Primary Project Site is currently unoccupied, but is developed with three buildings, including an automobile showroom, collision repair facility, automobile service depot, and surface parking. Currently, access to the Primary Project Site includes three driveways: one driveway on Sepulveda Boulevard, one driveway on 6th Street, and one driveway on 8th Street. The Auxiliary Employee Parking Site is located north of 8th Street and to the west of Sepulveda, near the middle of the block. The Auxiliary Employee Parking Site is 0.17 acres in size, and consists of one parcel (4170-038-0170). At the present time, the site is developed with a metal shed/storage unit and associated paved areas.

The Applicant proposes to develop the Primary Project Site with Gelson's Market, First Republic Bank, and a surface parking lot. The Project proposal anticipates that the existing collision repair facility would be partially demolished, and that the showroom and service depot would be entirely demolished; together, these total approximately 17,576 square feet of building demolition area on the Primary Project Site. In addition, a 2,242 square foot building will be completely demolished on the Auxiliary Employee Parking Site. This results in a total demolition of 19,818 square feet of existing buildings. Overall the Project proposes to reconstruct 7,369 square feet (consisting of 6,060 square feet of building area and a 1,309 square foot mezzanine office space) to establish a Gelson's Market. In addition a new up to 7,000 square foot First Republic Bank will be constructed on the southern portion of the Primary Project Site, near the corner of Sepulveda Boulevard and 6th Street adjacent to an existing office building. Thus, after the initial demolition, the Primary Project Site will contain approximately 7,000 square feet of new building area, 7,369 square feet of reconstructed building area, and the remodel of the remaining 20,531 square feet of the existing collision repair facility. No buildings will be constructed on the Auxiliary Employee Parking Site. Taking into account the

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Project's proposed demolition and construction there will be a net reduction of overall building area on the Primary Project Site and on the Auxiliary Employee Parking Site; resulting in a net reduction of overall building area for the entire Project. The following provides detailed information pertaining to the Project's specific areas of demolition and construction.

- The existing collision repair facility is 30,211 square feet in size, including the mezzanine area. The construction proposed as part of the Gelson's Market anticipates the partial demolition of the collision repair facility. Approximately 9,680 square feet, including the 4,800 square foot mezzanine area, of collision repair facility will be demolished. The Project would remodel the remaining portion of the existing collision repair facility (approximately two-thirds of the building), and reconstruct approximately 6,060 square feet of building area and 1,309 square foot of mezzanine office space to establish an approximately 27,900 square foot Gelson's Market. Demolition and new construction will occur at the southernmost portion of the new Gelson's Market building to create the loading dock area, which will be located at a lower grade and enclosed with walls and a slat door on the southern side of the specialty grocery building. In addition, demolition and construction will take place at the northernmost portion of the Gelson's Market building to provide additional specialty grocery area and incidental indoor seating. A 503 square foot patio will also be constructed near the northernmost portion of the proposed Gelson's Market building to be used as an additional incidental outdoor seating area.
- Also proposed on the Primary Project Site is the demolition of the existing automobile showroom structure that is located on the corner of Sepulveda Boulevard and 8th Street. The 7,896 square foot automobile showroom will be completely demolished to improve the view corridor at the intersection of Sepulveda Boulevard and 8th Street. The new up to 7,000 square foot First Republic Bank building will be constructed adjacent to an existing office building, on the southern portion of the Primary Project Site, near the corner of Sepulveda Boulevard and 6th Street.
- The remainder of the Primary Project Site's existing surface parking lot will be reconfigured and improved with on-site parking spaces. In addition, the Primary Project Site will be beautified in a sustainable manner with drought resistant vegetation, attractive landscaping, and low intensity LED lighting. As currently planned, landscaping coverage will exceed City Code requirements on the Primary Project Site, and the light intensity is anticipated to be reduced between 60 and 70 percent from the automobile facility uses.

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- The redevelopment of the Auxiliary Employee Parking Site includes the demolition of a small commercial structure that is approximately 2,242 square feet in size. The site will then be redeveloped with a surface parking lot for use as employee parking for the Project's tenants. Similar to the Primary Project Site, the Auxiliary Employee Parking Site will be beautified in a sustainable manner with drought resistant vegetation and attractive landscaping. The planned landscaping coverage is expected to exceed the City's Code requirements as per the current site configuration.

The Gelson's Market will be a specialty grocery store that includes meat and seafood, produce and floral departments, a full-service deli with prepared cold and cooked food options, a soup and salad bar, incidental prepared food and seating areas, a full line of alcoholic beverages (wine, beer & spirits) for off-site consumption pursuant to a Type 21 License, and instructional tastings pursuant to a Type 86 "Instructional Tasting" Liquor License. Additionally, as part of the specialty options, the Gelson's Market will have an incidental wine and tapas bar area that will serve beer and wine, which may be consumed on-site subject to a Type 41 License. Finally, the Gelson's Market will include an incidental approximately 145 square-foot indoor prepared food seating area and a 503 square foot outdoor patio seating area. The Gelson's Market anticipates operating from 7:00 a.m. to 10:00 p.m. seven days a week. Loading operations are anticipated to occur Monday through Saturday between 7:00 a.m. to 1:30 p.m., and no deliveries are anticipated to occur on Sunday.

Based on Gelson's proposed specialty grocery offerings, the Applicant has requested a Use Permit to allow an Eating and Drinking Establishment type use associated with the incidental prepared food and seating areas. In addition, the Applicant has requested a Use Permit to allow Alcohol Sales incidental to the Gelson's Market specialty food and beverage options subject to Type 21, Type 41 and Type 86 Licenses to be issued by the California Alcoholic Beverage Control ("ABC").

The Project's First Republic Bank building will operate as a preferred banking office for financial services and investments, which is permitted by right in the General Commercial zoning designation in which the Project is located. First Republic's preferred banking offices provide financial and investments services to relationship clients both within the branch offices and in the clients' home/office. The First Republic Bank building will not have traditional teller counters; however, there will be ATMs on-site as a customer and neighborhood convenience. The operational hours are generally anticipated to take place between the hours of 9:00 a.m. and 5:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Friday, and 10:00 a.m. to 2:00 p.m. on Saturday, with no operations taking place on Sunday. No individual Use Permit approvals are required in conjunction with the proposed First Republic's operations.

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Overall, the Project will provide required parking on the Primary Project Site and on the Auxiliary Employee Parking Site. A total of 135 on-site parking spaces will be permanently maintained for the Project at all times, including the parking spaces on both the Primary Project Site and the Auxiliary Employee Parking Site. The existing surface parking lot on the Primary Project Site would be reconfigured to provide one hundred nineteen (119) parking spaces, including 5 accessible parking spaces. The Auxiliary Employee Parking Site will be redeveloped with sixteen (16) parking spaces, including seven (7) standard and nine (9) compact parking spaces. Although not required to address Project or employee parking demands, the Applicant has leased additional parking spaces in two off-site parking lots as a “good neighbor” effort. Five spaces have been leased at an off-site office building’s parking lot on the south side of 6th Street across from the Primary Project Site, and could be available to employees on weekends. An additional twenty spaces are located in parking lot located on the west side of Sepulveda Boulevard at 10th Street two blocks to the north of the site, and could be available to employees at any time. In addition, the Project will install bicycle racks that will support at least eight bicycles.

A shared parking demand analysis was undertaken to determine the Project’s actual parking demand. The findings of the shared parking analysis indicate that the highest estimated weekday shared peak parking demand would be 135 spaces at 5:00 p.m. during the highest estimated weekday shared peak parking demand, and would be 131 spaces at 2:00 p.m. during the highest estimated weekend shared peak parking demand, based on ITE rates and upon a combination of survey data of another similar-sized Gelson’s store and Code requirements. Under both analysis scenarios, either using ITE rates or combination of survey data of another similar-sized Gelson’s specialty market and Code requirements, the Project would provide a sufficient number of off-street parking spaces to meet the demand for all site uses. As such the Applicant has applied for a Use Permit to allow Reduced Parking pursuant to Municipal Code Section 10.64.050.

Access to the Primary Project Site will be available via two driveways: one driveway on Sepulveda Boulevard and one driveway on 8th Street. The primary entrance and exit will be from/onto Sepulveda Boulevard. The Primary Project Site has an existing driveway on Sepulveda Boulevard, which would be relocated to the south away from the Sepulveda Boulevard and 8th Street intersection to improve circulation around the Project site. The Primary Project Site’s driveway on Sepulveda Boulevard will provide right-turn ingress and egress movements. The Project has also been designed to incorporate a widened deceleration shoulder for the Sepulveda Boulevard entryway without impacting the Site’s parking supply, should the City and/or Caltrans request one. Additionally, the Project will dedicate land on a portion of the Site’s 8th Street frontage to enable the City to create a dedicated right turn pocket onto Sepulveda Boulevard. The Primary Project Site’s existing driveway on 6th Street would be closed as part of the Project to improve traffic flow and reduce the number of vehicles heading west into

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residential areas. Access to the Auxiliary Employee Parking Site would be provided by one entrance on 8th Street.

The Project is of a contemporary design. The project materials include ipe wood, glass, painted metal panels, natural concrete, and stucco. The colors include natural wood, white, gray, and beige. The buildings proposed as part of the Project are consistent with the Code's maximum building height limits. The Primary Project Site has an existing grade that is not clearly representative of the site topography because of existing extreme slopes at Larsson Street and 6th Street. Under this circumstance, the Code has established regulations for the measurement of building heights. In compliance with the Code, no portion of the Gelson's Market building or the First Republic Bank building will have a height greater than 22 feet as measured from the average site elevation of 153.2 feet above sea level. The Project's buildings will range in height from 20.8 feet to 25.5 feet above the finish floor, which is within the Code's allowed height of 26.4 feet based on the topographic conditions of the Primary Project Site. At no point will any portion of any building extend beyond a height of 26.4 feet from the existing site grade under each respective building on the Primary Project Site. This is in compliance with the Code's limitation that no building may exceed the maximum allowable height above existing grade or finish grade (whichever is lower) by more than twenty percent (22 feet multiplied by 1.2 (20%) equals 26.4 feet, and buildings will be measured from the lower existing grade). MBMC § 10.60.050. Building rooftop mechanical equipment would be screened on all sides. Ultimately there will be little change on the Primary Project Site with regard to the building height because the heights of the proposed Project are similar to, and no higher than, the unoccupied buildings currently existing on the Primary Project Site.

Finally, as the Project consists of multiple tenants, a Sign Program has been prepared in accordance with Code requirements. The Sign Program includes 755.6 square feet of signage, which complies with the Code's maximum limit of 760 square feet of signage based on the site's 380 lineal feet of frontage. MBMC § 10.72.050. Included in the proposed Sign Program are one double faced pole sign with approximately 104.5 square feet of sign area per side (which results in a calculation of a total of 418 square feet of pole sign area when including the Code's penalty factor for pole signs), and six wall signs that range in size from 25 square feet to 77 square feet (a total of 337.6 square feet of wall signage). The signs are designed to be compatible with the Project and are contemporary in design. Further, the signs include similar materials, including ipe wood, acrylic, and metal elements. In addition, the color scheme incorporates the same natural wood, white, gray, and beige colors that are used in the Project's architectural design. The proposed Sign Program indicates the Project's commercial services and offerings, including corporate logo identifiers, while still blending seamlessly into the Project's design accents.

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PCG MB, LLC (the "Applicant") owns the properties located at 707 N. Sepulveda Boulevard (the "Primary Project Site") and at 801 N. Sepulveda Boulevard (the "Auxiliary Employee Parking Site") in the City of Manhattan Beach ("City"). The Applicant is proposing to redevelop the Primary Project Site with: (i) a 27,900 square foot specialty grocery store, including onsale and offsale alcohol sales and instructional tastings, with incidental hot and cold prepared food offerings and incidental seating areas, to be tenanted by Gelson's Market; (ii) an up to 7,000 square foot building¹, to be tenanted by First Republic Bank which has a retail services component and primarily operates as a financial services and investments company; (iii) associated business identification signage; (iv) a surface parking lot on the Primary Project Site; and (v) a surface parking lot for employee use on the Auxiliary Employee Parking Site (collectively referred to herein as the "Project").

Pursuant to Title 10 of the Manhattan Beach Municipal Code ("MBMC" or the "Code"), the Applicant requests the following entitlements: (1) Master Use Permit to develop a multiple tenant project with more than five thousand square feet of buildable floor area on a site with more than ten thousand square feet of land area; (2) Use Permit to allow an Eating and Drinking Establishment type use associated with Gelson's Market's incidental prepared food and incidental seating areas; (3) Use Permit to allow Alcohol Sales incidental to the Gelson's Market's proposed specialty food and beverage options subject to Type 21, Type 41 and Type 86 Licenses being issued by the California Alcoholic Beverage Control ("ABC"); (4) Use Permit to allow the Reduced Parking to allow shared parking for the Project's tenants and customers and reduced parking based on the Project's actual demand; and (5) Sign Program to establish uniform sign design guidelines and sign area allocations for the Project, as required for any multiple tenant site.

The Planning Commission shall grant the Master Use Permit and supplemental Use Permits upon written findings that the project satisfies each of the following requirements. MBMC §§ 10.84. and 10.64.050.

A. Master Use Permit Findings

These Findings are made in support of the Master Use Permit to develop a multiple tenant project with more than five thousand square feet of buildable floor area on a site with more than ten thousand square feet of land area.

¹ This includes areas devoted to service and mechanical rooms, which, per MBMC § 10.04.030, are excluded from the definition of buildable floor area in Commercial and Industrial Districts. The 7,000 square feet of space includes approximately 316 square feet of mechanical area, resulting in 6,684 square feet of buildable floor area.

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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 Project is located within the General Commercial zone and in Area District 1 along the Sepulveda Boulevard commercial corridor. In general, the purpose of the General Commercial zone is to “provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach” MBMC § 10.16.010. The Project involves the development of a site over 10,000 square feet in land area with a Gelson's Market and a First Republic Bank. In addition, the Gelson's Market proposes to include incidental Eating and Drinking Establishment and Alcohol Sales type uses subject to the approval of separate Use Permits. A Use Permit has also been requested to allow the Project to be parked based on the Project's actual projected parking demand as established in the Project's Parking Analysis. In general, the Project proposes to establish commercial uses on the Primary Project Site and supplemental employee parking on the Auxiliary Employee Parking Site, which is consistent with the intent of the General Commercial zoning designation and is appropriate for the Sepulveda Boulevard commercial corridor. As conditioned, the Project will be redeveloped with commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor, consistent with the General Commercial zoning designation's regulations and in accord with the objectives of Title 10 of the City of Manhattan Beaches' Municipal Code.

Furthermore, as described below, the Project is consistent with the specific purposes of Commercial Districts, as identified in the Code. MBMC § 10.16.010

- (a) Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the City and region.

The proposed Project provides commercial services for residents and visitors to the City. Given the combination of uses proposed for the Project, including the mix of specialty grocery, accessory eating and drinking, and banking uses, the Project will provide a range of commercial uses on an otherwise unoccupied and underutilized site along the City's largest commercial corridor.

- (b) Strengthen the City's economic base, but also protect small businesses that serve City residents.

The Project proposes to establish commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor. Providing quality

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products and services to local and neighborhood residents and businesses, the Manhattan Beach community, as well as individuals who travel along Sepulveda Boulevard, is a main priority of the Project. All of these individuals will have a convenient place to meet their grocery and financial service needs, which in turn means they will not have to make a separate or additional trip to a more distant outlet for these purposes. In addition, the Project will help keep shoppers and tax revenue in the City of Manhattan Beach by reducing grocery sale tax leakage to neighboring cities. Due to the size of the Primary Project Site, there is an opportunity to develop the site with a specialty grocery use that cannot be provided in the other smaller scale commercial areas in town. The balance of uses in the City is protected, as small businesses will continue to be provided in Downtown, the North End and other commercial areas on smaller commercial zoned sites. Finally, by improving the City's availability of quality products and services, the Project is expected to strengthen the local economy and generate increased sales tax revenue.

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

The Project involves the establishment of a mix of commercial uses that are in harmony with the existing development along Sepulveda Boulevard in the Project's vicinity. In addition, the nearby residential uses will be protected by the conditions of approval and mitigation measures related to the Project's traffic and circulation, parking, lighting, landscaping, and building scale and design.

- (d) Minimize the impact of commercial development on adjacent residential districts.

The intensity and form of the redevelopment proposed as part of the Project is largely similar to – but smaller than – the existing development. First, the Project results in a net reduction of building area on both the Primary Project Site and the Auxiliary Employee Parking Site; resulting in a net reduction of overall building area for the entire Project. Second, a major component of the Project is the reuse of more than two-thirds of the existing collision repair facility and the upgrade of the building that will be remodeled for the Gelson's Market. This promotes the maintenance of the existing setbacks and landscaping buffers along the rear of the property, which have historically served (and will continue to serve) as a buffer to the adjacent residential development, consistent with the Code's requirements and the Sepulveda Design Guidelines. In addition, nearby residential uses are protected with conditions related to traffic and circulation, parking, lighting, landscaping, and building scale and design. Further, loading facilities will be

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adequate in size and number, and located at a lower grade and enclosed with walls and a slat door on the southern side of the specialty grocery building. Finally, the proposed site access and circulation plan encourages traffic to enter and exit from Sepulveda Boulevard away from residential serving streets.

- (e) Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.

The architectural style and design features will be compatible with the surrounding commercial developments and community. The project would be contemporary in design, and would be constructed of ipe wood, glass, painted metal panels, natural concrete, and stucco. The colors would include natural wood, white, gray, and beige. The design also seeks to minimize the scale of the buildings to fit the scale of the surrounding area. The Gelson's Market will also have a "green wall" of planted materials on the front of the building.

- (f) Ensure the provision of adequate off-street parking and loading facilities.

The Project will provide a total of 135 on-site parking spaces that will be permanently maintained for the Project at all times, including the parking spaces on both the Primary Project Site and the Auxiliary Employee Parking Site. The loading facilities, which are located at a lower grade and enclosed with walls and a slat door on the southern side of the specialty grocery building, will be located away from residential uses and will be adequate in size and number. In addition, the Project will install bicycle racks that will support at least eight bicycles.

Although not required to address Project or employee parking demands, the Applicant has leased additional parking spaces in two off-site parking lots as a "good neighbor" effort. Five spaces have been leased for employee parking use during the weekends at an office building (unoccupied on weekends) located on the west side of Sepulveda at 6th Street, one-half of a block to the south of the Primary Project Site. Twenty more employee parking spaces have been leased in an off-site parking lot located on the west side of Sepulveda Boulevard at 10th Street two blocks to the north of the Site, and could be available to employees at any time.

The proposed parking spaces provide adequate off-street parking facilities consistent with the Project's Parking Analysis study, which factored in shared parking for the mix and operational characteristics of the Project's tenants, and identifies the Project's actual parking demand.

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- (g) Provide sites for public and semipublic uses needed to complement commercial development or compatible with a commercial environment.

The proposed Project and future tenant improvements to the remainder of the site will be consistent with each of the development criteria outlined in the Sepulveda Boulevard Development Guide, as conditioned, specifically:

- **Reciprocal Access:** Circulation within the Primary Project Site, including vehicular, bicycle, pedestrian and transit, will be integrated and connected. The Project also limits curb cuts on Sepulveda Boulevard to one entrance/exit, which has been relocated away from the 8th Street and Sepulveda Boulevard intersection to improve the visibility of the intersection and circulation along the Project's street frontage.
- **Right-turn Pockets:** The Applicant is able to provide a widened deceleration shoulder for the Sepulveda Boulevard Project entrance/exit, pending direction and approval from Caltrans, which is the ultimate decision maker regarding Sepulveda Boulevard improvements within the vicinity of the Project. As deemed appropriate by the City and Caltrans, dedications and improvements along the Sepulveda Boulevard street frontage may be implemented without impacting the Project's parking supply.
- **Driveway Throats:** The Primary Project Site has been designed to include driveway throats at both entrances/exits to avoid potential vehicle movement conflicts where cars are entering and exiting.
- **Sidewalk Dedication:** Pursuant to direction from the City and Caltrans, sidewalk dedications and related improvements along the Sepulveda Boulevard, may be implemented to support pedestrian and ADA circulation.
- **Building Orientation:** The Project is oriented toward Sepulveda Boulevard. Additionally, architectural elements of the Project's building design focus on, and directly relate to, the street to create a more attractive, comfortable and interesting environment for the Boulevard.
- **Visual Aesthetics:** The site plan and layout of the buildings and parking areas provide landscaping and architectural features that are visible along Sepulveda Boulevard. As reflected in the Project's concept plans, these consist of high quality design and materials. Further, a review of the

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Project's architectural plans is required to ensure that material boards, samples and renderings are consistent with the depiction in the plans.

- **Residential Nuisances:** Residential nuisances have been minimized through the Project's design and conditions related to lighting, landscaping, trash handling, loading dock design, location and limited loading operational hours, traffic and circulation, site design, and allowed land uses.
- **Pedestrian Access:** Pedestrian access will be encouraged with strong on- and off-site linkages and a network that connects to transit.
- **Landscaping:** The Project sites will be beautified in a sustainable manner with drought resistant vegetation and attractive landscaping. Trees and other decorative landscaping will soften and complement the buildings, screen and buffer parking areas, and provide visual interest along Sepulveda Boulevard.
- **Signs:** As the Project consists of a multiple tenants, a Sign Program has been prepared in accordance with Code requirements. Signs have been designed to be compatible with the architectural design and scale of the Project; they are contemporary in design and include materials similar to those used elsewhere in the Project's design, such as ipe wood, acrylic, and metal elements. The color scheme also incorporates the same natural wood, white, gray, and beige colors that are used in the Project's architectural design. The proposed Sign Program indicates the Project's commercial services and offerings, including corporate logo identifiers, while still blending seamlessly into the Project's design accents. Finally, the Sign Program is in incompliance with the maximum permitted signage based on the Primary Project Site's lineal feet of frontage along Sepulveda Boulevard. No harsh lights, blinking, moving, or flashing signs are incorporated.
- **Utility Undergrounding:** No overhead utility facilities are located along the Project's Sepulveda Boulevard street frontage. As such, the Project is already in compliance with this Sepulveda Boulevard Development Guideline.

2. *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be*

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detrimental to the public health, safety or welfare of persons residing or working 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 Project is located in the General Commercial land use designation within the Sepulveda Boulevard commercial corridor. The intent of the General Commercial land use designation, which primarily applies along Sepulveda Boulevard, is to provide “opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market;” further, the designation is intended to “accommodate uses that typically generate heavy traffic.” (General Plan: Land Use Element, 2003, p. 20) The Project proposes to establish a Gelson's Market with specialty food and beverage options, including incidental prepared food and seating areas, and a First Republic Bank, all of which are consistent with the intent of the General Commercial land use designation and are appropriate for the Sepulveda Boulevard commercial corridor. Further, the Project is consistent with the intent of the land use designation with regards to the character and scope of development anticipated for Sepulveda Boulevard, and, as evidenced by the Traffic Study, the Project will not generate significant traffic impacts.

The Project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. Rather, the Project will provide local and neighborhood services that will be operated in compliance with local and state regulations. The Primary Project Site has been designed to maintain a large portion of one of the existing buildings on-site, and includes a redesign and remodel of the remainder of the site to improve circulation and street visibility along Sepulveda Boulevard. The Project will maintain the existing setbacks and landscaping buffers along the rear of the property as a buffer to the adjacent residential development consistent with the Code requirements and the Sepulveda Design Guidelines.

In addition, the Gelson's Market anticipates operating from 7:00 a.m. to 10:00 p.m. seven days a week. Loading operations are anticipated to occur Monday through Saturday between 7:00 a.m. to 1:30 p.m., and no deliveries are anticipated to occur on Sunday. The proposed operations are customary of specialty grocery stores. Further, the design of the Project's loading docks, which are located at a lower grade and enclosed with walls and a slat door on the southern side of the specialty grocery building, and the restrictions on loading operations will reduce any impact to neighboring businesses and residences so

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that the use will not be detrimental to the public health, safety or welfare of persons or to properties in the vicinity of the Project. Similarly, the First Republic Bank will have limited hours of operations. Operational hours are generally anticipated to be 9:00 a.m. to 5:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Friday, and 10:00 a.m. to 2:00 p.m. on Saturday, with no operations taking place on Sunday, which do not have the potential be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

Furthermore, 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. The Project is consistent with the following goals and policies:

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

- Policy LU-3.1: Continue to encourage quality design in all new construction.
- Policy LU-3.2: Promote the use of adopted design guidelines for new construction in Downtown, along Sepulveda Boulevard, and other areas to which guidelines apply.

(General Plan Land Use Element, 2003, pp. 25-26)

According the Land Use Element, "Sepulveda Boulevard is the major commercial corridor in Manhattan Beach, with primarily regional-serving and large-scale businesses. Ensuring quality design is especially important along this corridor to avoid monotonous and overbearing buildings, safeguard pedestrian safety and access, and promote compatibility with residential neighborhoods." (General Plan Land Use Element, 2003, p. 26) As such, the Sepulveda Boulevard Design Guidelines have been developed to "address such issues as vehicular access, pedestrian access, sidewalk dedication, building orientation, visual aesthetics, residential nuisances, landscaping, signs, and utility undergrounding." (General Plan Land Use Element, 2003, p. 26) The Project proposes quality design that uses a mix of contemporary materials and a neutral color scheme, and incorporates architectural building articulations to promote quality design. In addition, the Project has been designed to conform to and meet the objectives of the Sepulveda Boulevard Design Guidelines.

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

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

(General Plan Land Use Element, 2003, p. 31)

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The Project proposes to establish commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor. The Project will advance the goals of the General Plan by enhancing the urban lifestyles of the adjacent communities and neighborhoods, reducing vehicle trips to more distant grocery stores and/or banks, and keeping shoppers and tax revenue in the City of Manhattan Beach.

Goal LU-8: Maintain Sepulveda Boulevard as a regional-serving commercial district.

- Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses.
- Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional serving commercial districts.
(General Plan Land Use Element, 2003, p. 34)

The Project will remodel an existing building, construct a new building, and upgrading the Primary Project Site and the Auxiliary Employee Parking Site to provide specialty grocery and financial services to a broad market area including local and neighborhood residents, as well as individuals who travel along Sepulveda Boulevard.

3. ***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 Project involves the development of a site over 10,000 square feet in land area with a Gelson's Market and a First Republic Bank. The Applicant has requested a Master Use Permit to establish the Project consisting of various commercial uses on a relatively large property along one of the City most important commercial corridors. Specifically, the proposed Project will comply with the Code's provisions as follows:

- Existing and proposed improvements within the site will be developed in accordance with the purpose and standards of the General Commercial zoning district. A variety of commercial uses are proposed and parking will be provided based on the Project's parking demand. Landscaping will be provided at a rate above that required by the Municipal Code.
- A variety of commercial uses will be allowed, but limitations and prohibitions will be placed on certain uses to ensure that the Project complies with the intent and purpose of the Code.
- The Project and future improvements to the site will be consistent with the Sepulveda Boulevard Development Guide development criteria.

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- Conditions of approval will ensure consistency with Municipal Code Section 10.16, which provides that the General Commercial zone shall be developed with general commercial uses.

Overall, the Project proposes to establish a mix of commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor, which is consistent with the City's General Plan and with the Title 10 of the City's Municipal Code. Furthermore the Project uses and design have been developed and designed to be consistent with the City's Code requirements and the Sepulveda Boulevard Design Guidelines.

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 Project's proposed development and mix of uses have been developed and designed to be consistent with the City's Code requirements, the Sepulveda Boulevard Design Guidelines, and the Goals and Policies of the General Plan. Extensive research and analysis has been undertaken to ensure that the Project's design and operations will not adversely impact nearby properties, particularly relating to traffic, parking, noise, vibration, odors, personal safety, aesthetics, and to further ensure that the Project does not create demands exceeding the capacity of public services and facilities. Specifically, the following has been found in regards to the proposed Project:

- The Project will not result in adverse impacts to nearby properties because the Project, as conditioned herein, will be sensitive to nearby properties with respect to aesthetic design, site planning, building layout, trash handling and parking design.
- The conditions of approval related to traffic, parking, noise, security, landscaping, lighting, signage, utilities, and other provisions will ensure that the Project will not adversely impact nearby properties.
- The Project will not be adversely impacted by nearby properties, as the surrounding land uses are commercial and residential, and are therefore compatible with the Project's commercial uses.
- Proposed lighting will produce minimal off-site illumination onto nearby properties, while still accomplishing the goals of enhancing security, pedestrian and vehicular path of travel, and parking space illumination. Lighting also will be screened by vegetation, oblique orientation of buildings, light standards, LED

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fixtures with shielding and direct (not dispersed) lighting patterns, as well as screening by the Project's proposed buildings. As designed, the light intensity is anticipated to be reduced between 60 and 70 percent from the automobile facility uses. Further, Project lighting is consistent with the Code standards which regulate lighting. Thus, the Project will not adversely impact, nor be adversely impacted by, nearby properties.

The overall Project has been formulated and designed based on the City's Code requirements, the Sepulveda Boulevard Design Guidelines, and the Goals and Policies of the General Plan. The Project's proposed uses and operations have been analyzed to determine whether the Project will result in any potential impacts to the community and the environment in the Initial Study/Mitigated Negative Declaration ("IS/MND"), which has concluded that the Project does not have the potential to cause any significant impacts. Any potential impacts to the community can and have been mitigated to a level of less than significant. Extensive research and analysis has been undertaken to ensure that the Project's design and operations will not adversely impact nearby properties, particularly relating to traffic, parking, noise, vibration, odors, personal safety, aesthetics, and to ensure that the Project does not create demands exceeding the capacity of public services and facilities. Therefore it has been determined that the proposed Project will not impact or cause adverse impacts to nearby properties.

B. Use Permit Findings to allow and Eating & Drinking Establishment Use

These finding are made in support of a Use Permit approval to allow an Eating and Drinking Establishment type use associated with Gelson's Market's, with incidental prepared food offerings and seating areas. MBMC § 10.16.020 and § 10.84.

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 Project is located within the General Commercial zone and in Area District 1 along the Sepulveda Boulevard commercial corridor. In general, the purpose of the General Commercial zone is to "provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach;" Eating and Drinking Establishments are permitted pursuant to a Use Permit approval. MBMC §§ 10.16.010, 10.16.020. As is customary for modern grocery stores and markets, the Project proposes to include a full-service deli with prepared cold and cooked food options, a soup and salad bar, and incidental prepared food and seating areas. In addition, as part of Gelson's

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specialty food and beverage options, the market will have an incidental wine and tapas bar area where beer and wine may be purchased and consumed on-site subject to a Type 41 License.

More specifically, the proposed Gelson's Market will be approximately 27,900 square feet in size. Within this total, an approximately 145 square foot prepared food service seating area would be provided indoors, while an additional approximately 503 square foot seating area would also be available outdoors. The request to incorporate an incidental Eating and Drinking Establishment use to allow on-site preparation, display, and indoor and outdoor seating areas in conjunction with Gelson's specialty market offerings is consistent with the intent of the General Commercial zoning designation and is appropriate for the Sepulveda Boulevard commercial corridor.

2. *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working 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 Project is located in the General Commercial land use designation within the Sepulveda Boulevard commercial corridor. The intent of the General Commercial land use designation is to provide "opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market." (General Plan: Land Use Element, 2003, p. 20.) The Project proposes to establish a Gelson's Market with specialty food and beverage options, including incidental prepared food and seating areas, which is consistent with the intent of the General Commercial land use designation and is appropriate for the Sepulveda Boulevard commercial corridor.

The Project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city. The Project will provide local and neighborhood services that will be operated in compliance with all local and state regulations. The Gelson's Market anticipates operating from 7:00 a.m. to 10:00 p.m. seven days a week. Loading operations are anticipated to occur Monday through Saturday between 7:00 a.m. to 1:30 p.m., and no deliveries are anticipated to occur on Sunday. These proposed hours of operations, including the incidental Eating & Drinking Establishment Use, are customary for modern grocery stores and markets.

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Furthermore, the City's General Plan establishes certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. The Project is consistent with the following goals and policies:

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

- Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
(General Plan Land Use Element, 2003, p. 31)

The Project proposes to establish commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor. The Project will advance the goals of the General Plan by offering a mix of services within the Project area. In addition the Project will reduce vehicle trips to more distant specialty markets and banks, keeping shoppers and tax revenue in the City of Manhattan Beach.

Goal LU-8: Maintain Sepulveda Boulevard as a regional-serving commercial district.

- Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses
- Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional serving commercial districts.
(General Plan Land Use Element, 2003, p. 34)

The Project proposes to establish a modern specialty market that includes an incidental Eating & Drinking Establishment use, which will support the General Plan's goal of establishing a mix of commercial uses that serve a broad market area including local and neighborhood residents, as well as individuals who travel along Sepulveda Boulevard.

3. ***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 Project involves the establishment of an incidental Eating and Drinking use in conjunction with Gelson's Market proposed specialty market. As is customary for modern grocery stores and markets, the Gelson's proposes to include a full-service deli with prepared cold and cooked food options, a soup and salad bar, incidental prepared food, a wine and tapas bar area where beer and wine may be consumed on-site subject to a Type 41 License, and incidental indoor and outdoor seating areas. Furthermore, the

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request will assist in the redevelopment of an unoccupied and underutilized site along the City's largest commercial corridor. As such, the request to incorporate the incidental Eating and Drinking Establishment use in conjunction with Gelson's specialty offerings is consistent with the intent of the General Commercial land use and zoning designations, the City's General Plan and with the Title 10 of the City's Municipal Code, and is appropriate for the Sepulveda Boulevard commercial corridor.

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 establishment of an Eating and Drinking Establishment use will be incidental to Gelson's Market overall specialty grocery use (Food and Beverage Sales use), which is permitted by right. The approval of the Eating and Drinking Establishment use will not alter the fundamental use, purpose or character of the Gelson's specialty market. The overall Project, including the incorporation of the Eating and Drinking Establishment use, has been formulated and designed based on the City's Code requirements, the Sepulveda Boulevard Design Guidelines, and the Goals and Policies of the General Plan. The IS/MND has analyzed the Project's proposed uses and operations to determine whether the Project will result in any potential impacts to the community and the environment, and has concluded that the Project does not have the potential to cause any significant impacts. Any potential impacts to the community can and have been mitigated to a level of less than significant. Extensive research and analysis has been undertaken to ensure that the Project's design and operations will not adversely impact nearby properties, particularly relating to traffic, parking, noise, vibration, odors, personal safety, aesthetics, and to ensure that the Project does not create demands exceeding the capacity of public services and facilities. It has been determined that the proposed Project will not impact or cause adverse impacts to nearby properties.

C. Use Permit Findings to allow Alcohol Sales incidental to Gelson's Market's operations.

These finding are made in support of a Use Permit to allow Alcohol Sales incidental to the Gelson's specialty food and beverage options subject to Type 21, Type 41 and Type 86 Licenses being issued by the California Alcoholic Beverage Control ("ABC"). MBMC § 10.16.020 (L) and § 10.84.

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- The Type 21 License allows offsale beer, wine, and distilled spirits for off-site consumption.
- The Type 41 License allows onsale beer and wine for on-site consumption in conjunction with a bona-fide public eating place associated with Gelson's incidental Eating and Drinking Establishment type use.
- The Type 86 License allows for authorized alcoholic beverage manufacturers, winegrowers and wholesalers to conduct "Instructional Tasting Event(s)" within the specialty grocery store. Instructional Tasting Events are intended to inform customers over the age of 21 on the subjects of wine, beer, and/or distilled spirits. The Type 86 License allows for on-site consumption of alcohol, but the events are temporary, and the number of samples a customer may have and the quantity of each sample is limited.

Gelson's Market is seeking approval to establish the sale of a full line of alcoholic beverages (beer, wine, and spirits) for off-site consumption for the benefit of grocery shoppers, in order to provide a one-stop shopping option. In addition, Gelson's is requesting onsale beer and wine service in conjunction with the specialty market offerings for the benefit of customers who take advantage of the incidental prepared food and seating areas during their time shopping. Finally, Gelson's Market is also seeking to offer temporary instructional wine and beer tastings within the specialty grocery store to educate customers about specialty and promotional offerings and to assist in their selection of products sold on-site.

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 Project is located within the General Commercial zone and in Area District 1 along the Sepulveda Boulevard commercial corridor. In general, the purpose of the General Commercial zone is to "provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach," which allows Alcohol Sales pursuant to a Use Permit approval. MBMC §§ 10.16.010, 10.16.020 (L). Within the City, Use Permits are required for uses that are deemed to have the potential to have unusual site development features or operating characteristics, such that they require special consideration to ensure that they are designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area. As such, the City has determined that a Use Permit is required for all new requests for alcohol licenses. MBMC § 10.16.020 (L). The Applicant has requested approval of a Use Permit to allow the following at the Project's Gelson's Market: (1) the offsale of a full line of alcoholic beverages for off-site consumption (Type 21 License); (2) the onsale of beer and wine for on-site consumption in associated with the incidental specialty market offerings (Type

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41 License); and (3) on-site temporary instructional tastings that are incidental to offsale alcohol sales (Type 86 License).

The Project consists of the establishment of a full service specialty market operated by Gelson's Market and a First Republic Bank, which are consistent with the intent of the General Commercial zone. The request does not encompass a change in classification of use, but rather a request to establish operational characteristics customary to modern grocery and market type uses. As is customary of modern specialty grocery stores, the on- and offsale of alcoholic beverages will be incidental to Gelson's Market proposed grocery and specialty food operations, and will provide the Manhattan Beach community with a local and convenient one-stop grocery shopping experience. It will also accommodate shoppers who typically like to meet all of their grocery and alcoholic beverage shopping needs at one location so that they do not have to drive to multiple locations, which may be located outside the neighborhood or even outside the City. As such, the incidental sale of alcoholic beverages for off-site consumption and associated instructional tastings at the Gelson's Market substantially conforms to the objectives of Title 10 of the Municipal Code and the purposes of the General Commercial zoning district in which the Project site is located. In addition, the incidental sale of beer and wine for on-site consumption in conjunction with the Eating and Drinking Establishment type use are in compliance with the objectives of Title 10 of the Municipal Code and the purposes of the General Commercial zoning district in which the Project site is located.

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

The General Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. (General Plan: Land Use Element, 2003, p. 20) The sale of alcohol for off-site consumption, incidental instructional tastings, and incidental onsale of beer and wine in conjunction with the proposed specialty and prepared food options will not be detrimental to the public health, safety or welfare of persons since these activities will have limited hours, serve a regional customer base, and be insulated from residential and other sensitive uses.

In modern grocery stores and specialty markets, the sale of alcoholic beverages, incidental food and beverage options with beer and wine service, and instructional

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tastings are customary to typical operations. Gelson's Market operates 25 locations in Southern California and has a sterling reputation in the communities that they have served since 1951. The applicant's request will service the needs of the community, including the residents and employees who work in the vicinity of the Project.

The sale of alcoholic beverages is restricted by State law to between the hours of 6:00 a.m. and 2:00 a.m., and Instructional Tasting Events may only be held between the hours of 10:00 a.m. and 9:00 p.m. The offsale of any alcoholic beverages will be further limited by Gelson's operating hours, and will occur between 7:00 a.m. and 10:00 p.m. Per State law, on-site instructional tastings will end at 9:00 p.m. Similarly, the onsale of beer and wine, subject to the Type 41 License, will occur during Gelson's operating hours when prepared food options are available. The request for the on- and offsale of alcoholic beverages and to accommodate occasional instructional tastings at the Gelson's Market will not jeopardize, endanger, or otherwise adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare or safety of the community.

Furthermore, 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. The proposed amendment is consistent with the following goals and policies:

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

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

The Project proposes to establish commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor. The Project will advance the goals of the General Plan by enhancing a mix of services and offerings, including alcoholic beverages, within the Project area. In addition the Project will reduce vehicle trips and help to keep shoppers and tax revenue in the City.

Goal LU 8: Maintain Sepulveda Boulevard as a regional-serving commercial district.

- Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses
- Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional serving commercial districts.

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The Project proposes to establish a modern Gelson's Market by partially remodeling an existing building and developing commercial uses on an underutilized site along the City's largest commercial corridor. Gelson's has requested approval to sell a full line of alcoholic beverages (beer, wine, and spirits) for off-site consumption for the benefit of grocery shoppers, in order to provide one-stop shopping. In addition, Gelson's is requesting onsale alcohol service in conjunction with the specialty market offerings for the benefit of customers who wish to take advantage of the incidental prepared food and seating areas during their shopping trips. Finally, Gelson's is also seeking to offer temporary instructing alcohol tastings within the specialty grocery store to educate customers about specialty and promotional offerings and to assist in their selection of products sold on-site. The alcohol sales and instructional tastings will be beneficial for shoppers who typically like to meet all of their grocery and alcoholic beverage shopping needs at one location, minimizing the number of trips to multiple locations to that may be inconveniently located outside their neighborhood. As such, the Project will help to reduce vehicle trips and will keep shoppers and tax revenue in the City. Therefore, the alcohol sales and instructional tastings will support the General Plan's goal of establishing a mix of commercial uses that serve a broad market area including local and neighborhood residents, as well as individuals who travel along Sepulveda Boulevard.

3. *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 Project involves the establishment of Alcohol Sales in connection with the Project's proposed Gelson's Market operations to allow the following: (1) offsale of a full line of alcoholic beverages for off-site consumption (Type 21 License); (2) the onsale of beer and wine for on-site consumption associated with the incidental specialty market offerings (Type 41 License); and (3) on-site temporary instructional tastings that are incidental to the offsale alcohol sales (Type 86 License). As is customary for modern grocery stores and markets, Gelson's proposes to include the sale of alcohol beverages (beer, wine, and spirits) for off-site consumption, instructional tasting to educate customers about specialty and promotional offerings and to assist in their selection of products sold on-site, a full-service deli with prepared cold and cooked food options, a soup and salad bar, prepared food, a wine and tapas bar area where beer and wine may be purchased for consumption on-site subject to a Type 41 License, and indoor and outdoor seating areas.

The use complies with the provisions of the title by requesting the on- and offsale of alcoholic beverages incidental to Gelson's proposed specialty grocery operations, as is

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customary with modern specialty grocery stores. Gelson's will work with the City and the Police Department regarding conditions they deem necessary to preserve the general welfare of the community, and will abide by any conditions imposed on its conditional use permit. As such, the request for on- and offsale alcohol sales and instructional tastings use approval in conjunction with Gelson's Market full-service and specialty market offerings is consistent with the intent of the General Commercial land use and zoning designations, the Title 10 of the City's Municipal Code, the City's General Plan, and is appropriate for the Sepulveda Boulevard commercial corridor. Furthermore, specific conditions of approval are incorporated into the conditions to ensure safe and responsible sale of alcohol and instructional alcohol tastings.

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 Permit approval will not alter the fundamental use, purpose or character of the proposed Gelson's Market, and the alcohol sales and instructional tastings will be incidental to the specialty market operations, which are permitted by right as a Food and Beverage Sales use. The proposed alcohol sales and instructional tastings will not create any adverse impacts as it is accessory and incidental to the specialty market and grocery sales. The overall Project, including the incorporation of the Alcohol Sales uses, has been formulated and designed based on the City's Code requirements, the Sepulveda Boulevard Design Guidelines, and the Goals and Policies of the General Plan.

Approval of the Use Permit application will not adversely affect or degrade the adjacent properties because of the ancillary nature of the alcoholic beverage sales and instructional tastings. As is common with grocery stores City-wide, the sale of alcoholic beverages is incidental to the store's primary service as a specialty grocery store, distinguishing it from a neighborhood liquor store where it is common for customers to shop for the sole purpose of purchasing alcoholic beverages. These distinguishing characteristics can reduce the potential for unwanted social effects and neighborhood impacts that sometimes occur in connection with the sale of liquor at convenience or liquor stores, including loitering or panhandling. Moreover, loitering, panhandling, and the consumption of alcoholic beverages will be strictly prohibited on the Project property outside the store, which will help protect against any adverse impacts affecting or degrading the adjacent properties.

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The approval of this request will also allow area residents and visitors to purchase alcoholic beverages from a reputable retailer in a safe, secure, and well-lit environment during their regular grocery shopping trips. This increased consumer choice and selection will provide a benefit to the community surrounding the store, and can help reduce vehicle trips by eliminating the need for customers to travel to other stores in distant areas in order to purchase fresh groceries and alcoholic beverages at one location. This will also benefit the surrounding businesses and their employees working near and around the downtown area, which will now have a convenient and safe location to purchase alcoholic beverages for business-related or personal needs at the same time and place they meet their other retail or grocery needs, eliminating the need to travel to distant areas. Ultimately, keeping shoppers in their neighborhoods and will help keep tax dollars in the City.

The proposed sale of alcoholic beverages will be incidental to Gelson's Market overall specialty grocery use (Food and Beverage Sales use), which is permitted by right. The approval of the Alcohol Use Permit will not alter the fundamental use, purpose or character of the Gelson's specialty market. The overall Project, including the alcohol sales, has been formulated and designed based on the City's Code requirements, the Sepulveda Boulevard Design Guidelines, and the Goals and Policies of the General Plan. The IS/MND has analyzed the Project's proposed uses and operations to determine whether the Project will result in any potential impacts to the community and the environment, and has concluded that the Project does not have the potential to cause any significant impacts. Any potential impacts to the community can and have been mitigated to a level of less than significant. Extensive research and analysis has been undertaken to ensure the Project's design and operations will not adversely impact nearby properties, particularly relating to traffic, parking, noise, vibration, odors, personal safety, aesthetics, and to ensure that the Project does not create demands exceeding the capacity of public services and facilities. It has been determined that the proposed Project will not impact or cause adverse impacts to nearby properties.

D. Use Permit Findings to allow a Reduction in Parking

These findings are made in support of a Use Permit to allow Reduced Parking to allow shared parking for the Project's tenants and customers and reduced parking based on the Project's actual parking demand. MBMC §§ 10.64.020, 10.64.050, and 10.84.

Overall, the Project will provide permanent on-site parking spaces on both the Primary Project Site and on the Auxiliary Employee Parking Site. A total of 135 on-site parking

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spaces will be permanently maintained for the Project at all times, including the parking spaces on both the Primary Project Site and the Auxiliary Employee Parking Site. The existing surface parking lot on the Primary Project Site will be reconfigured to provide one hundred nineteen (119) parking spaces, including 5 accessible parking spaces. The Auxiliary Employee Parking Site, which is located within 400 feet of the Primary Project Site and owned by the Applicant, will be redeveloped with sixteen (16) parking spaces, and will be permanently maintained for the Project's employees. Although not required to address Project or employee parking demands, the Applicant has leased additional parking spaces in two off-site parking lots as a "good neighbor" effort. Five spaces have been leased for employee parking use during the weekends at an office building (unoccupied on weekends) located on the west side of Sepulveda at 6th Street, one-half of a block to the south of the Primary Project Site. Twenty more parking spaces have been leased in an off-site parking lot located on the west side of Sepulveda Boulevard at 10th Street two blocks to the north of the Site, and could be available to employees at any time. Finally, the Project will install bicycle racks that will support at least eight bicycles.

A shared parking demand analysis was undertaken to determine the Project's actual parking demand. The findings of the shared parking analysis indicate that the highest estimated weekday shared peak parking demand would be 135 spaces at 5:00 p.m. during the highest estimated weekday shared peak parking demand, and would be 131 spaces at 2:00 p.m. during the highest estimated weekend shared peak parking demand, based on ITE rates and upon a combination of survey data of another similar-sized Gelson's store and Code requirements. Therefore, the Project's proposed 135 parking spaces will support the Project's parking demand, including at peak times. Under both analysis scenarios, either using ITE rates or combination of survey data of another similar-sized Gelson's specialty market and Code requirements, the Project would provide a sufficient number of off-street parking spaces to meet the demand for all site uses.

As the Project is able to provide and permanently maintain on-site parking spaces the meet the Project's parking demands the Applicant is applying for Use Permit to allow Reduced Parking pursuant to Municipal Code Section 10.64.050.

1. *The parking demand will be less than the requirement in the Code's Schedule A or B.*

Permanent on-site parking spaces will be provided on both the Primary Project Site and on the Auxiliary Employee Parking Site. The Project has been designed to contain a total of 135 on-site parking spaces that will be permanently maintained for the Project at all times, which includes the parking spaces on both the Primary Project Site and the Auxiliary Employee Parking Site. The Project's surface parking lot on the Primary

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Project Site will be reconfigured to provide one hundred nineteen (119) parking spaces, including 5 accessible parking spaces. The Auxiliary Employee Parking Site, which is also under the Applicant's ownership, will be redeveloped with sixteen (16) parking spaces that will be permanently maintained for the Project's employees. In addition, the Project will install permanent bicycle racks that will support at least eight bicycles.

In general, the City's parking requirement definitions for land uses in the Code assume that the proposed land uses on the site operate as standalone uses. This constraint requires multiple uses and accessory uses to be calculated as standalone rather than collective or incidental to a primary use, and does not acknowledge the inherent shared parking demand between the primary uses and subsequent secondary uses. As a result, the peak parking demand calculation throughout the day and the total demand calculation for the Project results in a parking requirement that is higher than the actual need of the primary uses and incidental uses shared parking needs.

As is evidenced by the Parking Analysis performed in the Traffic Impact Study prepared by KOA Corporation (July 2016), the Project's actual parking demand would be 135 spaces at 5:00 p.m. during the highest estimated weekday shared peak parking demand, and would be 131 spaces at 2:00 p.m. during the highest estimated weekend shared peak parking demand. By analyzing either the ITE rates or City Code parking requirements and existing site survey data, the Project would provide a sufficient number of off-street parking spaces to meet the demand for all site uses. Therefore, the Project's proposed 135 parking spaces will support the Project's parking demand, including at peak times. This means that the Project's parking demand will be much lower than the Code's individual use parking requirements. Based on the evidence and analysis contained with the Project's Parking Analysis, it is evident that the Project's parking demand will be less than the parking requirements set forth in "Schedule A" of the Code at MBMC § 10.64.30.

The Applicant understands that the long term viability of the Project is dependent on providing and maintaining an adequate number of parking spaces to meet the needs of customers and the tenants employees. As such, the Project's design has been refined to maximize the use and intensity of the Project's development potential. The entirety of the Primary Project Site and the Auxiliary Employee Parking Site will be fully developed, including the parking spaces and landscaping, in substantial conformance with the Project's approved development plans. The parking spaces that are being provided on-site, on both the Primary Project Site and on the Auxiliary Employee Parking Site, will be permanently maintained for the life of the project. Changes to the parking lot configuration, including the use, size, location, and number of spaces, will

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require City review and approval prior to any changes being undertaken. Based on these facts, the parking spaces included as part of the Project will be provided and maintained as long as the Project is in operation.

The evidence and analysis contained within the Project's Parking Analysis demonstrate that the Project parking demand will be less than the parking requirements set forth in the Code's "Schedule A" or "Schedule B" at MBMC § 10.64.30. As such the adequacy of the quantity and efficiency of parking provided will equal or exceed the Project's parking demand and the approval of a Use Permit for the Reduced Parking is appropriate.

2. ***The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.***

The Applicant has made a sizable financial investment in the Project site. In addition, a substantial financial investment has been made to develop the Project's development plans, undertake studies to ensure compliance with the City's regulations, and comply with the requirements of the City's entitlement approval process. Finally, additional investment will be undertaken to redevelop the Project sites to establish the proposed Project. As such, both the Project's currently proposed and future tenants have made a commitment to the development and long-term occupancy of the Project site and to the Project's proposed design. The Applicant understands that the long term viability of the Project is dependent on providing and maintaining an adequate number of parking spaces to meet the needs of customers and the tenants employees.

The design and long-term occupancy of the Project's buildings and tenants will not generate additional parking demand. The Project's design has been refined to maximize the use and intensity of the Project's development potential. Modern specialty markets and grocery stores balance the size of the sales area of traditional grocery goods with the size of the incidental prepared food and seating areas. Gelson's Market has been designed with this balance in mind, and the uses will not be expanded without further consideration of any potential impact on parking. Accordingly, the long-term occupancy of the Gelson's Market will not generate additional parking demand.

Similarly, The First Republic Bank building is restricted to 7,000 square feet of gross floor area, and is anticipated to include 316 square feet of mechanical and service area, for a total of 6,648 square feet of buildable floor area. This reflects the maximum area of the Primary Project Site that could be developed with another building in addition to the Gelson's Market. The parking and use associated with First Republic's financial and investment services building could not be re-tenanted without conforming to the parking demanded and shared parking distribution that has been used in the Project's Parking

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Analysis. Further, the First Republic building could not be redesigned or re-tenanted without conforming to or requesting a formal amendment to the Project's approved Master Use Permit and this Use Permit for Reduced Parking. Based on these facts, the long-term occupancy of the First Republic Bank will not generate additional parking demand.

The entirety of the Primary Project Site and the Auxiliary Employee Parking Site will be fully developed, including the parking spaces and landscaping, in substantial conformance with the Project's approved development plans. The parking spaces that are being provided on-site, on both the Primary Project Site and on the Auxiliary Employee Parking Site, will be permanently maintained for the life of the project. Changes to the parking lot configuration, including the use, size, location, and number of spaces, will require City review and approval prior to any changes being undertaken. The Project could not be redesigned and the tenant spaces could not be re-tenanted without conforming to or requesting a formal amendment to the Project's approved Master Use Permit and this Use Permit for Reduced Parking. Based on these facts, the probable long-term occupancy of the buildings and tenant spaces, the Project's design, and the City's approvals, the Project will not generate additional parking demand as long as the Project is in operation. As such, an approval of a Use Permit for the Reduced Parking is appropriate.

Although not required to address Project or employee parking demands, the Applicant has leased additional parking spaces in two off-site parking lots as a "good neighbor" effort. Five spaces have been leased for employee parking use during the weekends at an office building (unoccupied on weekends) located on the west side of Sepulveda at 6th Street, one-half of a block to the south of the Primary Project Site. Twenty more spaces have been leased in an off-site parking lot located on the west side of Sepulveda Boulevard at 10th Street two blocks to the north of the Site, and could be available to employees at any time.

3. ***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 Project is located within the General Commercial zone and in Area District 1 along the Sepulveda Boulevard commercial corridor. In general, the purpose of the General Commercial zone is to "provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach," which allows the collective provision of parking for multiple use projects and reduced parking pursuant to a Use Permit approval. MBMC §§ 10.16.010, 10.64.020, 10.64.040, and 10.64.050.

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In general, the City's parking requirement definitions for land uses in the Code assume that the proposed land uses on the site operate as standalone uses. This constraint requires accessory uses to be calculated a standalone rather than incidental to a primary use, and does not acknowledge the inherent shared parking demand between the primary use and subsequent secondary uses. As a result, the peak parking demand throughout the day and the total demand for the project site may be calculated at a rate higher than what may be representative of the actual need of the primary and incidental uses on the site's shared parking needs. Consequently, the peak parking demand and the total demand for the project site may in fact be accommodated with less parking supply than what is otherwise required by the Code.

As is evidenced by the Parking Analysis performed in the Traffic Impact Study, the Project's actual parking demand would be 135 spaces at 5:00 p.m. during the highest estimated weekday shared peak parking demand, and that the highest estimated weekend shared peak parking demand would be 131 spaces at 2:00 p.m. The Project would provide a sufficient number of parking spaces based on the planned off-street parking space supply and a sharing of that supply across all site uses. Therefore, the Project's proposed 135 parking spaces will support the Project's parking demand even during peak times. This means that the Project's parking demand will be less than the parking requirements set forth in the Code's "Schedule A" at MBMC § 10.64.

The evidence and analysis contained with the Project's Parking Analysis demonstrate that the Project's parking demand will be less than the stand-alone parking requirements provided in the Code. As such, subject to approval of the Use Permit, the Project will be in accordance with regards to the objectives of Title 10 of the Municipal Code and the purposes of the General Commercial zoning district in which the Project site is located.

4. *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 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 Project is located in the General Commercial land use designation within the Sepulveda Boulevard commercial corridor. The intent of the General Commercial land use designation is to provide "opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market." (General Plan: Land Use Element, 2003, p. 20.) The Project proposes to establish a Gelson's Market specialty grocery store with incidental hot and cold prepared food offerings and

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incidental seating areas, and a First Republic Bank up to 7,000 square feet in size, which is consistent with the intent of the General Commercial land use designation and is appropriate for the Sepulveda Boulevard commercial corridor.

The Project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city. The Project will provide local and neighborhood services that will be operated in compliance with local and state regulations. Further a shared parking demand analysis was undertaken to determine the Project's actual parking demand to ensure compliance with the goals, policies and intent of the General Plan and the City's Municipal Code. The Parking Analysis indicates that the Project's proposed 135 parking spaces will support the Project's parking demand, including at peak times. The Project would provide a sufficient number of parking spaces based on the planned off-street parking space supply and a sharing of that supply across all site uses.

Furthermore, 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. The Project is consistent with the following goals and policies:

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

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

(General Plan Land Use Element, 2003, p. 31)

The Project proposes to establish commercial uses on an unoccupied and underutilized site along the City's largest commercial corridor. The Project will advance the goals of the General Plan by offering a mix of services within the Project area. In addition the Project will reduce vehicle trips by eliminating the need for shoppers and visitors to travel to more distant locations for the shopping and banking needs, thereby keeping shoppers and tax revenue in the City of Manhattan Beach.

Goal LU 8: Maintain Sepulveda Boulevard as a regional-serving commercial district.

- Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses
- Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional serving commercial districts.

(General Plan Land Use Element, 2003, p. 34)

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The Project proposes to establish local and regional serving commercial services, which supports the General Plan's goal of establishing a mix of commercial uses that serve a broad market area including local and neighborhood residents, as well as individuals who travel along Sepulveda Boulevard.

Goal I 3: Ensure that adequate parking and loading facilities are available to support both residential and commercial needs.

- Policy I-3.4: Review development proposals to ensure potential adverse parking impacts are minimized or avoided.
- Policy I-3.5: Encourage joint-use and off-site parking where appropriate.
- Policy I-3.8: Monitor and minimize parking issues associated with construction activities.

(General Plan Infrastructure Element, 2003, p. 37)

The Project proposes to establish 135 on-site parking spaces that will be permanently maintained as part of the Project, and that meet the Project's parking demand based on the Parking Analysis that was performed as part of the Project. In addition, the Project is utilizing shared parking among the Project's proposed uses based on the Project's actual parking demand. Loading docks, consistent with City's Code requirements, are provided as part of the Project. They are located at a lower grade and enclosed with walls and a slat door on the southern side of the specialty grocery building to reduce potential impacts to surrounding development. Finally, as conditioned, the Project's construction activities will be monitored and minimized in regards to parking issues. As such, the Project is providing adequate parking and loading facilities that are needed support the Project.

Goal I 4: Protect residential neighborhoods from the adverse impacts of traffic and parking of adjacent non-residential uses.

- Policy I-4.2: Carefully review commercial development proposals with regard to planned ingress/egress, and enforce restrictions as approved.
- Policy I-4.3: Encourage provision of on-site parking for employees.
- Policy I-4.4: Ensure that required parking and loading spaces are available and maintained for parking.

(General Plan Infrastructure Element, 2003, p. 38)

The Project's parking demand has been analyzed and the parking spaces have been established based on the Parking Analysis that was performed as part of the Project. The Project's ingress/egress has been designed so that the primary entrance and exit

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will be from Sepulveda Boulevard. In addition, the Project promotes access to the Site away from street intersections; further, the existing driveway onto 6th Street will be closed to improve traffic flow and reduce the number of vehicles heading west into the residential areas. With regard to parking, the Project proposes to establish a total of 135 on-site parking spaces that will be permanently maintained as part of the project. Of the 135 on-site parking spaces, sixteen of the spaces will be expressly dedicated as parking for employee use on the Auxiliary Employee Parking Site, located just north of the Primary Project Site. Further, the parking spaces on the Auxiliary Employee Parking Lot will be permanently maintained for the Project's use. Notwithstanding the fact that the Project parking analysis has determined that the Project's proposed parking is already in excess of the Project demand, the Applicant has secured additional employee parking spaces within the Project's vicinity. As such, and although not required to address Project or employee parking demands, the applicant has leased an additional 20 parking spaces at an off-site parking lot, two blocks north of the Primary Project Site on the west side of Sepulveda Boulevard at 10th Street to provide extra employee parking, if necessary. In addition, 5 parking spaces have been leased for use over the weekends to provide employee parking, if necessary, at an office building (unoccupied on weekends) located on the west side of Sepulveda at 6th Street, one-half of a block to the south of the Primary Project Site. As such, the Project is designed to protect residential neighborhoods from the adverse impacts of traffic and parking of adjacent non-residential uses.

Goal I 6: Create well-marked pedestrian and bicycle networks that facilitate these modes of circulation.

- Policy I-6.7: Encourage features that accommodate the use of bicycles in the design of new development, as appropriate.
(General Plan Infrastructure Element, 2003, pp. 44-45)

The Project supports the General Plan's goal to create well-marked pedestrian and bicycle networks that facilitate these modes of circulation, by improving pedestrian walkways adjacent to the Project's boundaries and by providing safe and secure bicycle parking stalls. Bicycles are a common form of transportation for commuters, as well as for those going on leisurely rides or trips to the beach. By providing adequate and secure bicycle parking stalls the Project hopes to encourage bicycle trips to the Project site and promote the use of bicycle within the Manhattan Beach community.

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5. *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 Project involves the establishment of on-site parking spaces on both the Primary Project Site and on Auxiliary Employee Parking Site based on the Project's actual parking demand, pursuant to the provisions of Section 10.64.050 of the Manhattan Beach Municipal Code. As is evidenced by the Parking Analysis performed in the Traffic Impact Study prepared by KOA Corporation (July 2016), the Project's actual parking demand is 135 spaces during the highest estimated weekday shared peak parking demand, and is 131 spaces during the highest estimated weekend shared peak parking demand. The Project would provide a sufficient number of parking spaces based on the planned off-street parking space supply and a sharing of that supply across all site uses. Therefore, the Project's proposed 135 parking spaces will support the Project's parking demand, including during peak times. This means that the Project's parking demand will be much lower than the parking requirements set forth in "Schedule A" of the Code at MBMC § 10.64.30.

The proposed parking associated with the Project will utilize the shared parking concepts as provided in the Code, based on the evidence and analysis contained within the Project's Parking Analysis. The Code allows this approach pursuant to a Use Permit approval upon consideration of survey data that demonstrates that the proposed parking supply is sufficient to meet the demand of the particular project. Here, because the Project is located within the General Commercial zone and in Area District 1 along the Sepulveda Boulevard commercial corridor, the mixed of uses on Project site meets the intent of the district to "provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach." MBMC § 10.16.010. As such, subject to approval of the Use Permit, the Project will be in accordance with regards to the objectives of Title 10 of the Municipal Code and the purposes of the General Commercial zoning district in which the Project site is located.

6. *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 Permit to allow for reduced parking based on established facts related to the Project's actual parking demand will not adversely impact nor be adversely impacted by nearby properties. In general, the City's parking requirement definitions for land uses in the Code assume that the proposed land uses on the site operate as standalone

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uses. This constraint requires accessory uses to be calculated as standalone uses, rather than what they truly are: uses incidental to a primary use. Further, the City's basic parking requirements do not acknowledge the inherent shared parking demand between the primary use and subsequent secondary use(s). As a result, the peak parking demand throughout the day and the total demand for the project site may be calculated at a rate higher than what may be representative of the actual need of the primary and incidental uses on the site's shared parking needs. Consequently, the peak parking demand and the total demand for the project site may in fact be accommodated with less parking supply than what is otherwise required by the Code. For this reason, the Code allows for shared parking and reduced parking via a Use Permit.

As is evidenced by the Parking Analysis, the Project's actual parking demand is 135 spaces during the highest estimated weekday shared peak parking demand, and 131 spaces during the highest estimated weekend shared peak parking demand. The Project would provide a sufficient number of parking spaces based on the planned off-street parking space supply and a sharing of that supply across all site uses. Therefore, the Project's proposed 135 parking spaces will support the Project's parking demand, including during peak times.

The overall Project has been formulated and designed based on the City's Code requirements, the Sepulveda Boulevard Design Guidelines, and the Goals and Policies of the General Plan. The IS/MND has analyzed the Project's proposed uses and operations to determine whether the Project will result in any potential impacts to the community and the environment, and has concluded that the Project does not have the potential to cause any significant impacts. Any potential impacts to the community can and have been mitigated to a level of less than significant. Extensive research and analysis has been undertaken to ensure that the Project's design and operations will not adversely impact nearby properties, particularly relating to traffic, parking, noise, vibration, odors, personal safety, aesthetics, and to ensure that the Project does not create demands exceeding the capacity of public services and facilities. As such, it has been determined that the proposed Project will not impact or cause adverse impacts to nearby properties.



INDUSTRY ADVISORY

Instructional Tasting License for Off-Sale Licensees

Recently enacted legislation (Assembly Bill 605, Statutes 2010, effective January 1, 2011) created sections 23396.6 and 25503.56 of the Business and Professions Code. In addition to providing for a new license, these sections include carefully crafted exceptions to California's three-tier system of alcohol regulation. As such, they are nuanced and contain many detailed provisions, not all of which are specifically addressed in this advisory.

Section 23396.6 provides for a new "instructional tasting license" to be issued to holders of certain, qualified off-sale retail licensed businesses. Off-sale premises where motor vehicle fuel is sold and those with a total of less than 5,000 square feet of interior retail space are *generally* not eligible to apply for the instructional tasting license.

Application procedures for an instructional tasting license will be similar to those currently established for other retail businesses, although some ABC Act provisions (such as those related to numbers limitations within counties and public convenience or necessity) are not applicable. The premises of the instructional tasting license will be recognized as being the same area designated and approved for the accompanying off-sale license, although areas used for instructional tasting events will need to be appropriately separated and posted while events are taking place. Eligible off-sale retailers will be able to apply for the instructional tasting license at the Department's district and branch offices beginning Monday, January 3, 2011, and applications shall be subject to a \$300 original fee and \$261 annual renewal fee. The license has been designated as "Type 86" by the Department.

An application for the Type 86 license should be prepared using forms required for an original retail license (available on the Department's website at www.abc.ca.gov) and submitted, along with all required fees, to the appropriate District Office. As the license is to be issued to an off-sale licensee

“at the premises” of the underlying off-sale license, form ABC-257 will not be required at the time of application. Forms ordinarily required for the purpose of establishing the qualification of a person or entity (ABC-208, ABC-243, ABC-256, ABC-256-LLC, ABC-140) need not be submitted at the time of application for a Type 86 license. However, in cases where such information is deemed necessary for completion of a full licensing investigation, any of the above described forms and any other supporting documents or information may be subsequently requested by District Office licensing staff.

Section 25503.56 authorizes certain, qualified suppliers (i.e.; “authorized licensees”) or their designated agents to conduct “instructional tasting events” at off-sale retail locations holding the instructional tasting licenses, and to provide tastes of alcoholic beverages to consumers under very specific conditions, restrictions and limitations. Some provisions related to supplier participation at instructional tasting events are similar to those for existing “consumer instruction” activities at on-sale premises. However, other supplier allowances and limitations are unique to the Type 86 license.

A unique aspect of the instructional tasting license is that, while it will be applied for and held by a retail licensee, its core privileges require the involvement or participation of a qualified supplier. With that in mind, suppliers and retailers alike should be fully aware of existing tied-house laws that otherwise restrict or limit business relationships between the supply and retail tiers. A supplier shall in no way, directly or indirectly, pay, reimburse, or assist a retail licensee with any efforts associated with obtaining a type 86 license, nor shall instructional tasting events be used to, in any way, circumvent existing tied-house laws. Any payment made by a supplier to or on behalf of a retailer, directly or indirectly, in connection with an instructional tasting event, except as authorized or required for alcoholic beverage products to be used during the tasting event, shall be considered a violation of tied-house laws.

Off-sale retailers interested in applying for instructional tasting licenses and suppliers interested in conducting instructional tasting events should familiarize themselves with all details of the applicable statutes, paying close attention to provisions related to licensee eligibility and operating requirements, restrictions and limitations. The Department believes that it is the responsibility of all participating parties to be fully aware of the detailed provisions set forth in Assembly Bill 605 and to conduct instructional tasting events in full compliance with the ABC Act.

The following addendum to this advisory highlights *some* of the unique aspects and restrictions associated with the Type 86 license and instructional tasting events. The full text of the chaptered bill and detailed legislative analysis is available at www.leginfo.ca.gov.

Addendum (detailing specific provisions set forth in Business and Professions Code sections 23396.6 and 25503.56):

- *Type 86 licenses shall not be issued to off-sale licensees at locations where motor vehicle fuel is sold, unless the licensee operates a fully enclosed off-sale retail area encompassing at least 10,000 square feet, nor to off-sale licensees at locations with a total of less than 5,000 square feet of interior retail space, unless the calendar quarterly gross sales of alcoholic beverages at the licensed location comprise at least 75 percent of the total gross sales of all products sold at the licensed premises. A licenseholder that is issued an instructional tasting license pursuant to this paragraph shall maintain records that separately reflect the gross sales of alcoholic beverages and the gross sales of all other products sold on the licensed premises.*
- *“Authorized licensee” means a winegrower, California winegrower’s agent, beer and wine importer general, beer and wine wholesaler, wine rectifier, distilled spirits manufacturer, distilled spirits manufacturer’s agent, distilled spirits importer, distilled spirits importer general, distilled spirits rectifier, distilled spirits general rectifier, out-of-state distilled spirits shipper’s certificate holder, distilled spirits wholesaler, brandy manufacturer, brandy importer, California brandy wholesaler, beer manufacturer, or an out-of-state beer manufacturer certificate holder.*
- *“Authorized licensee” shall not include an entity that solely holds a combination of a beer and wine wholesale license and an off-sale beer and wine retail license or holds those licenses solely in combination with any license not listed in this paragraph.*
- *No charge of any sort shall be made for tastings at an instructional tasting event.*
- *A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at the instructional tasting event.*
- *Unless otherwise restricted, an instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m.*
- *The type 86 license shall not authorize any on-sale retail sales to consumers attending the instructional tasting event.*
- *The type 86 licenseholder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.*

- *A type 86 licenseholder that permits a person under 21 years of age to enter and remain in the instructional tasting event area during an instructional tasting event is guilty of a misdemeanor. Any person under 21 years of age who enters and remains in the instructional tasting area during an instructional tasting event is guilty of a misdemeanor and shall be punished by a fine of not less than \$200.00, no part of which shall be suspended.*
- *At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. The type 86 licenseholder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.*
- *An instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine, or beer.*
- *A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per person per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the type 86 license under its requisite off-sale license.*
- *No more than one "authorized licensee" or its designated representative may conduct an instructional tasting event that includes the serving of tastes of wine, beer, or distilled spirits at any individual type 86 licensed premises per day.*
- *All tastes shall be served by an employee or the designated representative of the "authorized licensee."*
- *The "authorized licensee" or its designated representative shall either supply the wine or distilled spirits to be tasted during the instructional event or purchase the wine or distilled spirits from the holder of the type 86 at the original invoiced cost.*
- *The "authorized licensee" or its designated representative shall purchase beer to be tasted during the instructional event from the holder of the type 86 at the original invoiced cost.*
- *Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the "authorized licensee" or its designated representative.*
- *If the instructional tasting event is conducted by a designated representative, the designated representative shall not be owned, controlled, or employed directly or indirectly by the holder of the type 86 on whose premises the instructional tasting event is held.*

- *A beer and wine wholesaler may conduct an instructional tasting event but shall not serve tastes of beer unless the beer and wine wholesaler also holds a beer manufacturer's license, an out-of-state beer manufacturer's certificate, or more than six distilled spirits wholesaler's licenses.*
- *The holder of the type 86 may conduct an instructional tasting event that includes the serving of tastings only when an "authorized licensee" or its designated representative is unable to conduct an instructional tasting event previously advertised pursuant to Section 25503.56 and scheduled by the authorized licensee or its designated representative, provided the holder of the type 86 supplies the wine, beer, or distilled spirits in the instructional tasting event and provides or pays for a person to serve the wine, beer, or distilled spirits. Instructional tasting events conducted by the holder of the type 86 pursuant to the applicable subdivision of Section 25503.56 are subject to the provisions of Sections 25503.56 and 23396.6.*
- *A holder of a type 86 license that also holds an on-sale beer and wine license, an on-sale beer and wine eating place license, or an on-sale general license shall not allow an "authorized licensee" or its designated representative, to conduct an instructional tasting event on the same day and at the same location as any instructional tasting event held pursuant to subdivision (b) of Section 23386, Section 25503.4, subdivision (c) of Section 25503.5, or Section 25503.55.*
- *A holder of a type 86 license shall not condition the allowance of an instructional tasting event upon the use of a particular designated representative of an "authorized licensee".*
- *An "authorized licensee" or its designated representative, in his or her absolute discretion and with permission of the holder of the type 86 license where the instructional tasting event will be held, may list in an advertisement to the general public the name and address of the type 86 licensee, the names of the alcoholic beverages being featured at the instructional tasting event, and the time, date, and location of, and other information about, the instructional tasting event, provided that BOTH of the following apply:*
 - 1. The advertisement does not contain the retail price of the alcoholic beverages.*
 - 2. The listing of the type 86 licensee's name and address is the only reference to the type 86 licensee in the advertisement.*

NOTE: Pictures or illustrations of the type 86's licensed premises and laudatory references to the type 86 licensee in these advertisements are not authorized. An "authorized licensee" or its designated representative cannot share in the costs, if any, of the type 86 licensee.

- *A type 86 licensee may advertise an instructional tasting event to the general public. The costs of this advertising shall be borne solely by the type 86 licensee. Permitted advertising includes flyers, newspaper ads, Internet communications, and interior signage.*

- *Except as otherwise provided in the ABC Act or rules of the department, no premium, gift, free goods, or other thing of value shall be given away by an “authorized licensee” or its designated representative in connection with an instructional tasting event that includes tastings of an alcoholic beverage.*
- *The type 86 licensee or the “authorized licensee” or its designated representative are authorized to perform set up and break down of the instructional tasting event area.*
- *The “authorized licensee” or its designated representative may provide, free of charge to the type 86 licensee, the equipment, materials, and utensils as may be required for use in connection with the instructional tasting event.*
- *The type 86 licensee shall not require, or enter into a collusive scheme with an “authorized licensee” or its designated representative to conduct one or more instructional tasting events as a condition of carrying or continuing to carry a brand or brands of the “authorized licensee” or as a condition for display or other merchandising plan which is based on an agreement to provide shelf space.*
- *An “authorized licensee” or its designated representative shall not require any preferential treatment or benefit from, or enter into a collusive scheme with, a holder of a type 86 license as a condition of conducting one or more instructional tasting events, require to carry or continue to carry a brand or brands of the “authorized licensee” as a condition of conducting one or more instructional tasting events, or condition display or other merchandising plans that are based on agreements for the provision of shelf space on the conducting of one or more instructional tasting events.*
- *Any agreement, whether written or oral, entered into by and between a type 86 licensee and an “authorized licensee” or its designated representative that precludes the conducting of instructional tasting events on the licensee’s type 86 premises by any other “authorized licensee” is prohibited.*
- *A type 86 licenseholder or “authorized licensee” or its designated representative, shall not use an instructional tasting event to circumvent any other requirement in the ABC Act.*

MANHATTAN BEACH GELSON'S MARKET AND PAD BUILDING

SWC 8TH STREET AND SEPULVEDA BOULEVARD MANHATTAN BEACH, CA

PROJECT SUMMARY

ZONING	CG (GENERAL COMMERCIAL)
CONSTRUCTION TYPE	V-B
EXISTING OCCUPANCY TYPE	B
PROPOSED OCCUPANCY TYPE	B/A-2

SITE AREA:

PRIMARY PROJECT AREA	93,988 SF
AUXILIARY EMPLOYEE SITE	7,217 SF

EXISTING BUILDING AREAS:

EXISTING AUTO BODY SHOP (INCLUDING MEZZANINE)	30,211 SF
EXISTING SHOWROOM (INCLUDING MEZZANINE)	7,896 SF
EXISTING AUXILIARY SITE BUILDING	2,242 SF

DEMOLITION SCOPE:

EXISTING AUTO BODY SHOP (PARTIAL DEMO)	4,880 SF
EXISTING AUTO BODY SHOP MEZZANINE (FULL DEMO)	4,800 SF
AUXILIARY SITE BUILDING (FULL DEMO)	2,242 SF
EXISTING SHOWROOM (FULL DEMO)	6,339 SF
EXISTING SHOWROOM MEZZANINE (FULL DEMO)	1,557 SF

PRIMARY PROJECT SITE:

EXISTING AUTO BODY SHOP (TO RENOVATE)	±20,531 SF
PROPOSED RECONSTRUCTED BUILDING AREA	±6,060 SF

GROCERY BUILDABLE FLOOR AREA	±27,900 SF
PROPOSED PATIO AREA	±503 SF

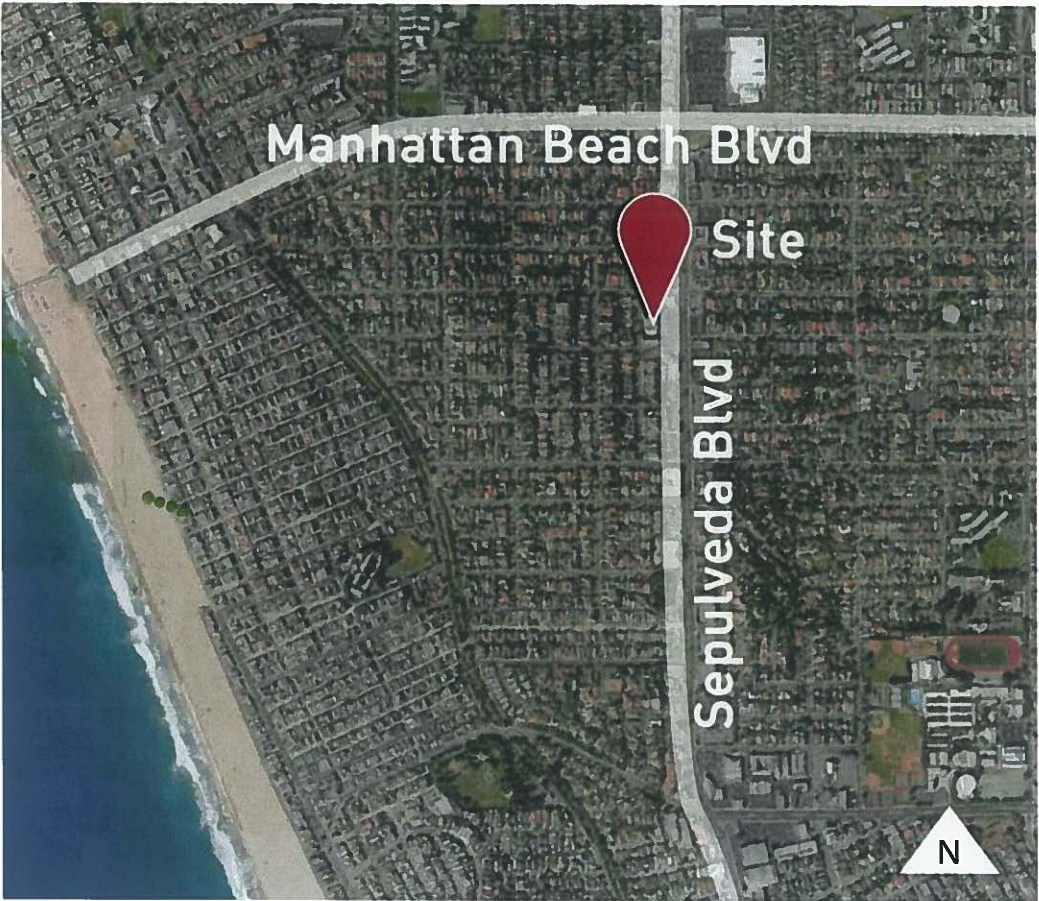
PROPOSED BUILDABLE BANK PAD FLOOR AREA	±6,684 SF
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PROJECT PARKING PROVIDED:	135 STALLS
---------------------------	------------

LANDSCAPED AREAS:

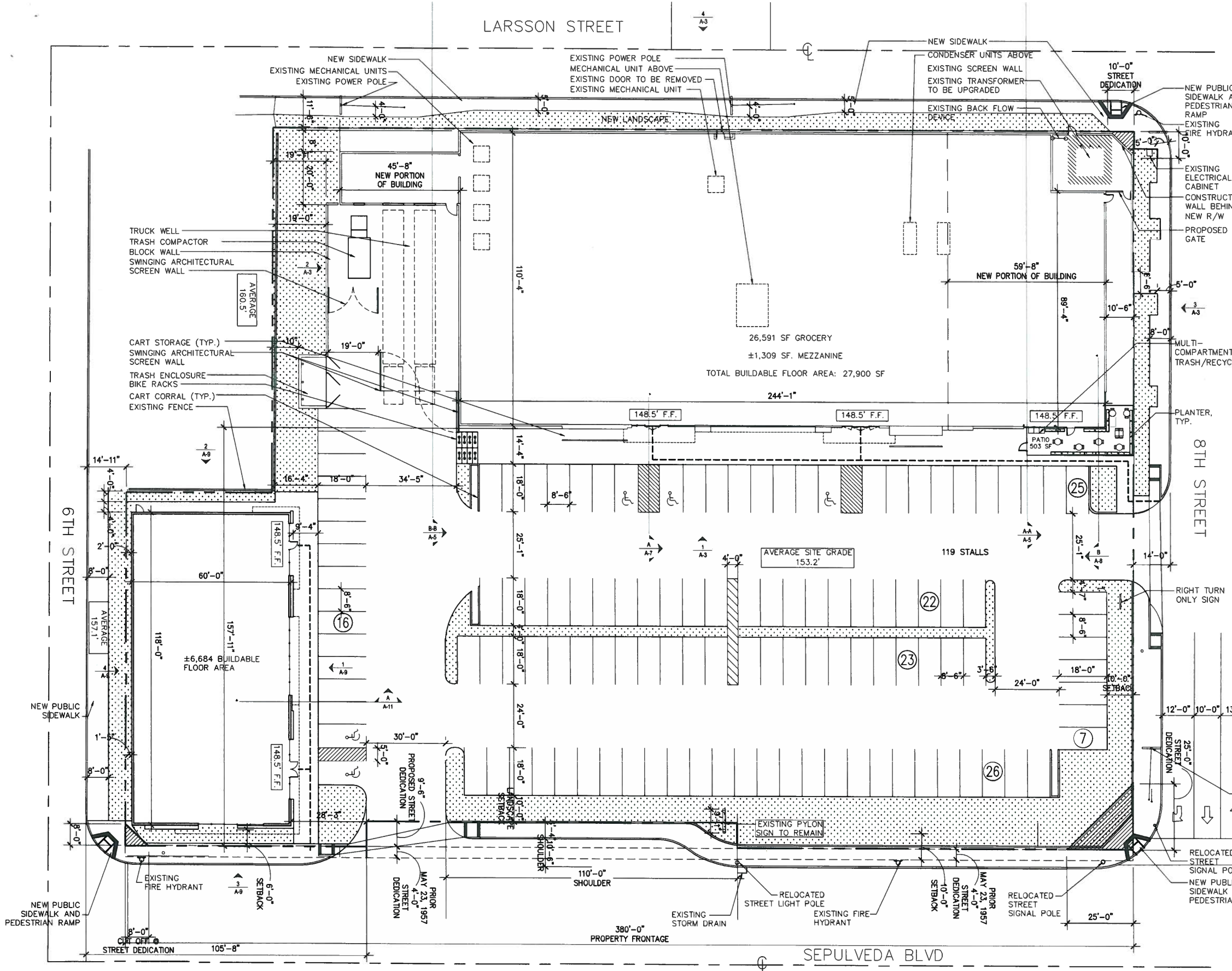
PRIMARY PROJECT SITE	10,172 SF (10.82% LOT COVERAGE)
AUXILIARY EMPLOYEE PARKING SITE	832 SF (11.5% LOT COVERAGE)

VICINITY MAP



SHEET INDEX

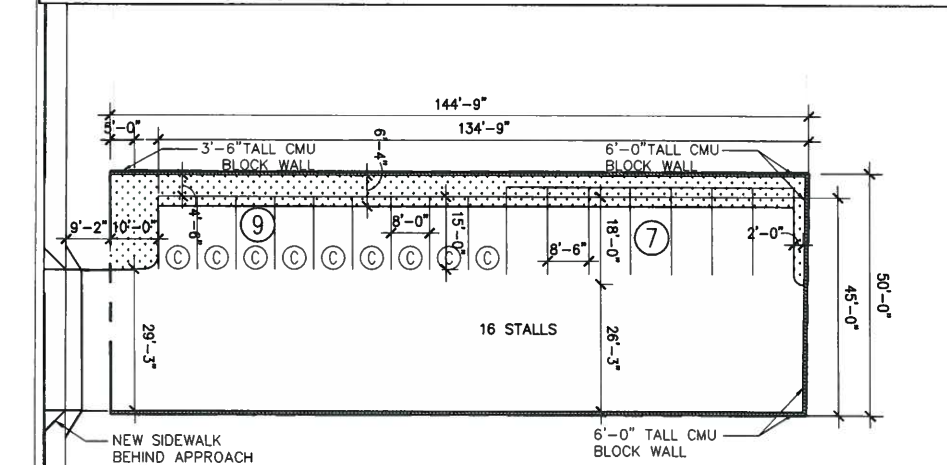
TITLE SHEET.....	A-0
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MARKET PERSPECTIVE.....	A-4
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With regards to establishing conformance with the Code's first step in the process, the Primary Project Site's average site elevation was determined. The Primary Project Site has six (6) corners as follows:

- (i) southwest corner of 8th Street and Sepulveda has an elevation of 148.3 FT
- (ii) southeast corner of Larsson Street and 8th Street has an elevation of 146.9 FT
- (iii) northwest corner along Larsson Street has an elevation of 164.1 FT
- (iv) interior corner has an elevation of 156.9 FT
- (v) northwest corner along 6th Street has an elevation of 162.0 FT
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Due to the fact the Primary Project Site has more than four corners, the City of Manhattan Beach Planning Department has determined that the elevations of 148.3 feet, 146.9 feet, 160.5 feet (average of the northwest corner along Larsson Street, 164.1 feet; and the interior corner along 6th Street, 156.9 feet), and 157.1 feet (average of the northwest corner along 6th Street has an elevation of 162.0 feet; and the northwest corner of 6th Street and Sepulveda Blvd, 152.2 feet) shall be used to establish the average site elevation of 153.2 feet above sea level. Therefore, the average site elevation of 153.2 feet above sea level shall be used for the purpose of determining compliance with the Code's maximum building height limits for the Project. As such none of the buildings proposed as part of the Project will have a height greater than 22 feet as measured from the average site elevation, in compliance with the Code's maximum building height limit.



SITE SUMMARY:

PRIMARY PROJECT SITE: 93,988 SF
 AUXILIARY EMPLOYEE SITE: 7,217 SF

LANDSCAPING SUMMARY:

PRIMARY PROJECT SITE: 10,172 SF (10.82% LOT COVERAGE)
 AUXILIARY EMPLOYEE SITE: 832 SF (11.5% LOT COVERAGE)

PARKING SUMMARY:

PRIMARY PROJECT SITE: 119 STALLS
 ACCESSIBLE PARKING: 5 REQUIRED / 5 PROVIDED
 AUXILIARY EMPLOYEE PARKING SITE:
 9 COMPACT / 7 STANDARD

TOTAL: 135 STALLS



GRAPHIC SCALE: 1 INCH = 40 FT

OVERALL SITE PLAN A-1

GELSON'S MANHATTAN BEACH
 SWC 8TH ST. & SEPULVEDA BLVD.
 MANHATTAN BEACH, CALIFORNIA



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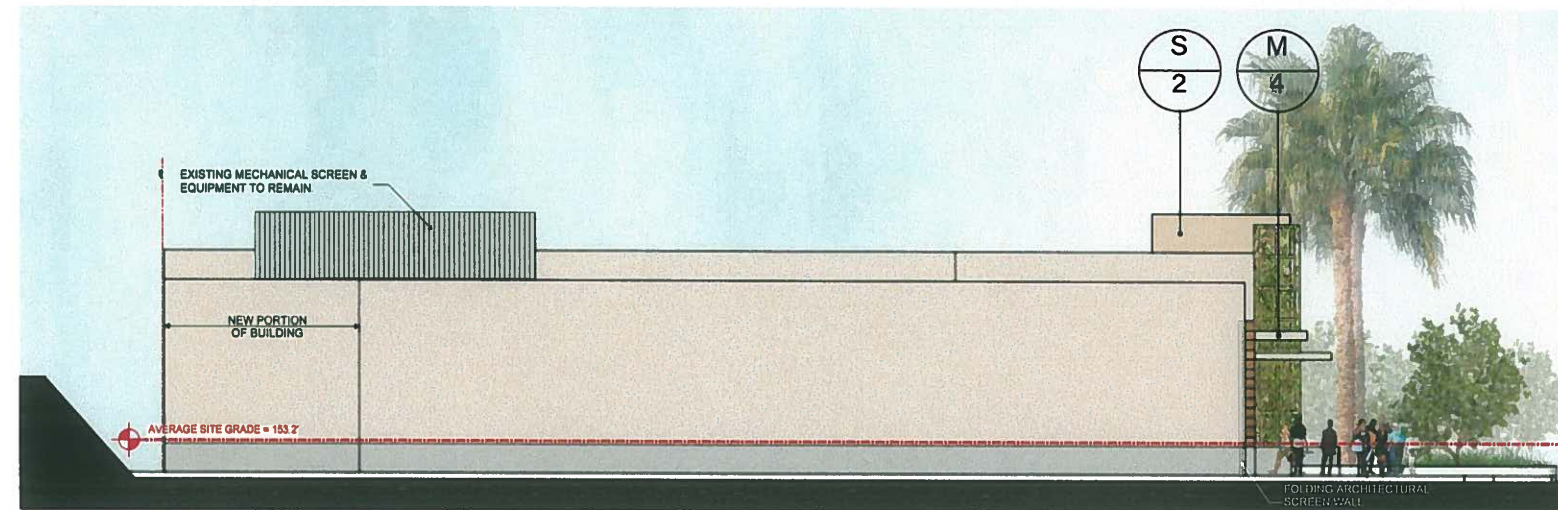
700 South Flower
 Street, 22nd Floor Los
 Angeles, CA 90017
 o: 213-800-9400



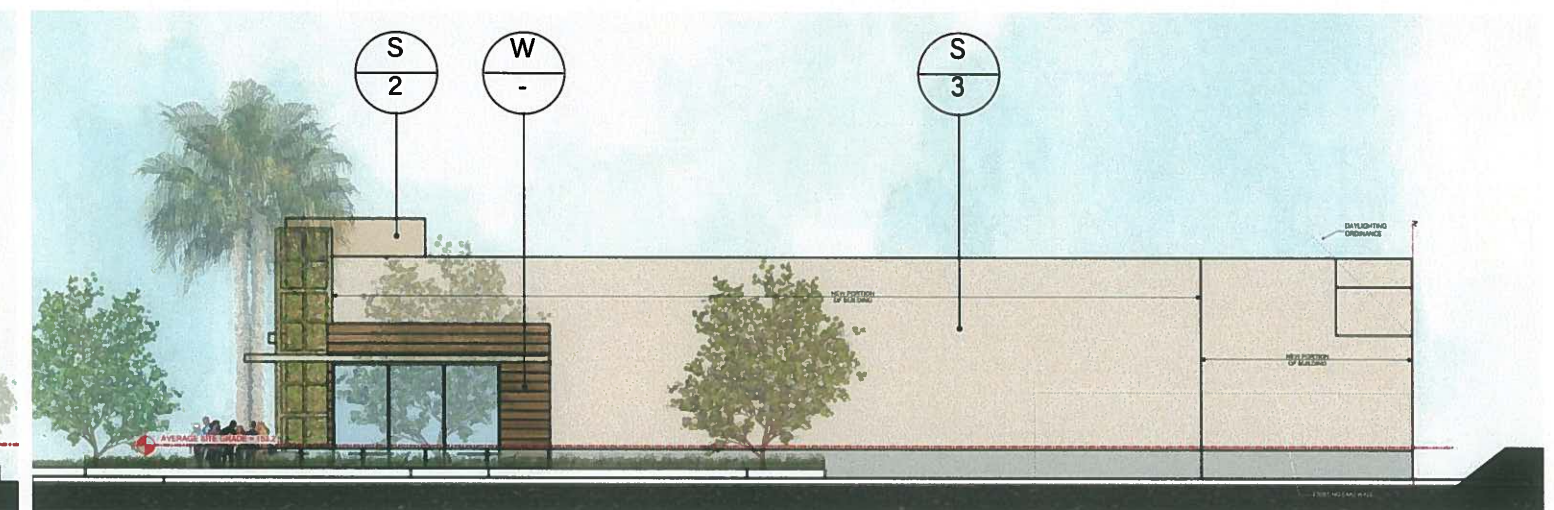
NOTE:
SEE ELEVATION ON SHEET A-3X
FOR LOADING DOCK DOORS
VISIBLE WHEN SWINGING
ARCHITECTURAL SCREEN WALLS
ARE IN THE OPEN POSITION



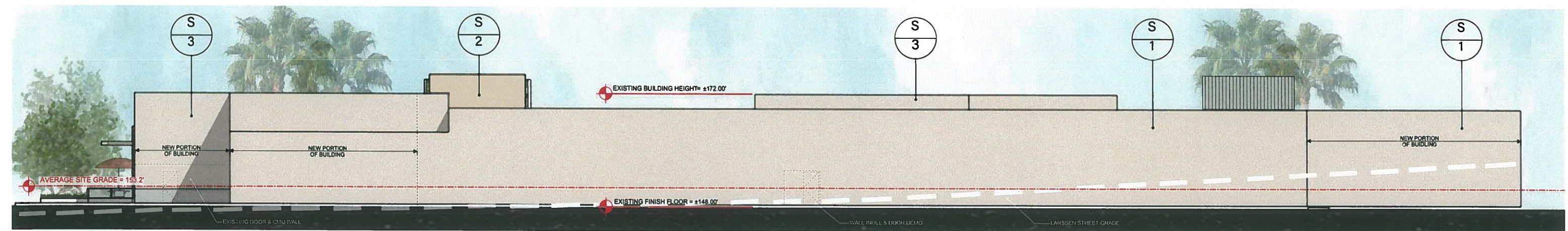
EAST BUILDING ELEVATION - 1



SOUTH ELEVATION - 2



NORTH ELEVATION - 3



WEST ELEVATION - 4



NOTE: REFER TO LANDSCAPING PLAN ON SHEET L-1 FOR MORE INFORMATION REGARDING TREE SIZES

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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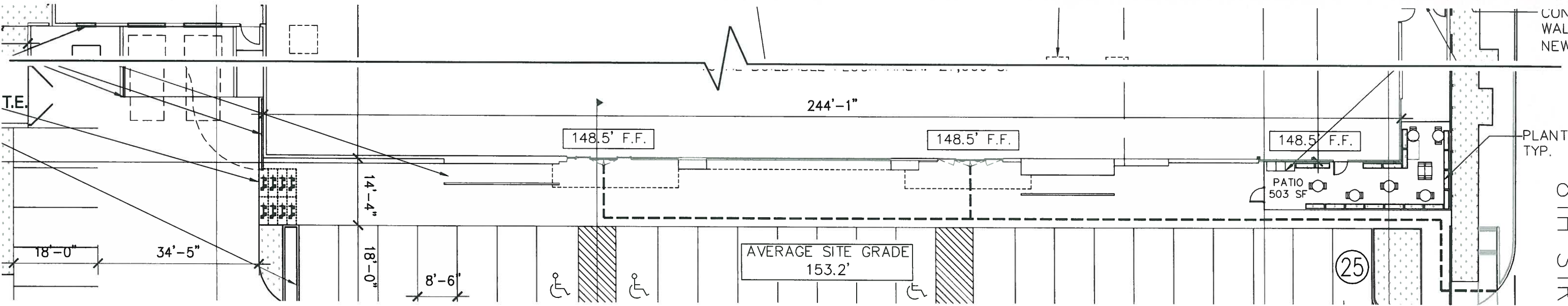
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NOTE:
SEE ELEVATION ON SHEET A-2 FOR
LOADING DOCK HIDDEN BY SWINGING
ARCHITECTURAL SCREEN WALLS IN THE
CLOSED POSITION



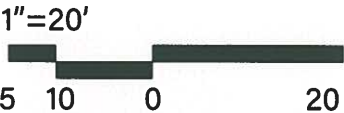
The Primary Project Site has an existing grade that is not clearly representative of the site topography because of existing extreme slopes at Larsson Street and 6th Street. Under this circumstance, the Code has established regulations for determining compliance with the maximum building height limits prescribed for each zoning district and area district. Pursuant to the Code, the procedure for determining compliance with the maximum building height limits involves a two-step process: "first the reference elevation, defined as the average of the elevation at the four (4) corners on the lot, is determined and then a second limit is imposed to ensure that no building exceeds the maximum allowable height above existing grade or finish grade, whichever is lower, by more than twenty percent (20%)." MBMC § 10.60.050. Based on these regulations for determining compliance with the building height, the Project height restrictions are as follows: 1) no portion of any building on the Primary Project site may extend beyond 22 feet in height from the average site elevation of 153.2 feet above sea level (MBMC §§ 10.16.030 and 10.60.050 A.); and 2) no portion of any building on the Primary Project Site may extend beyond 26.4 feet (22 feet multiplied by 1.2 (20%)) at any point on the Project site (MBMC § 10.60.050 B.).

1. With regard to establishing conformance with the Code's first step in the process, the Primary Project Site's average site elevation was determined. The Primary Project Site has six (6) corners as follows:

- (i) southwest corner of 8th Street and Sepulveda has an elevation of 148.3 feet
- (ii) southeast corner of Larsson Street and 8th Street has an elevation of 146.9 feet
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- (v) northwest corner along 6th Street has an elevation of 162.0 feet
- (vi) northwest corner of 6th Street and Sepulveda Blvd has an elevation of 152.2 feet

Due to the fact the Primary Project Site has more than four corners, the City of Manhattan Beach Planning Department has determined that the elevations of 148.3 feet, 146.9 feet, 160.5 feet (average of the northwest corner along Larsson Street, 164.1 feet; and the interior corner along 6th Street, 156.9 feet), and 157.1 feet (average of the northwest corner along 6th Street has an elevation of 162.0 feet; and the northwest corner of 6th Street and Sepulveda Blvd, 152.2 feet) shall be used to establish the average site elevation of 153.2 feet above sea level. Therefore, the average site elevation of 153.2 feet above sea level shall be used for the purpose of determining compliance with the Code's maximum building height limits for the Project. As such none of the buildings proposed as part of the Project will have a height greater than 22 feet as measured from the average site elevation, in compliance with the Code's maximum building height limit.

2. With regards to establishing conformance with the Code's second step in the process, the proposed buildings on the Primary Project Site may not exceed the maximum allowable height by more than twenty percent (20%) at the existing grade or finish grade, whichever is lower. MBMC § 10.60.050. B. Based on the Primary Project Site's topographic conditions, the Project's buildings maximum permitted height may extend beyond the zoning designation's 22 feet height limit by twenty percent. MBMC §§ 10.16.030 and 10.60.050. B. Therefore, the Project's maximum building height is 26.4 feet (22 feet multiplied by 1.2 (20%)). The existing site grade under the proposed Gelson's Market building ranges in elevation from 145.38 to 148.55 feet above sea level, the finish floor grade is universal at 148.3 feet; at no point will the elevation of the proposed building extend beyond 26.4 feet pursuant to Code. Similarly, the underlying existing site grade for the First Republic Bank building ranges in elevation from 147.85 to 154.72 feet above sea level, the finish floor grade is universal at 148.3 feet; at no point will the elevation of the building extend beyond 26.4 feet pursuant to Code. Taking the finish floor elevation as the effective base of the walls for each structure, including the architectural features and mechanical equipment screens, the building on the Primary Project Site will range in height from 20.8 feet to 25.5 feet above the finish floor, which is within the Code's allowed height of 26.4 feet. Further, at no point will any portion of any building on the Primary Project Site extend beyond 26.4 feet from the existing site grade under each respective building.



MARKET HEIGHT EXHIBIT A-3X

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



133 PENN STREET
EL SEGUNDO,
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o: 213-800-9400





NOTE: REFER TO LANDSCAPING PLAN ON SHEET L-1 FOR MORE INFORMATION REGARDING TREE SIZES

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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MARKET PERSPECTIVE

A-4

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MARKET SECTION A

A-5

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NOTE: REFER TO LANDSCAPING PLAN ON SHEET L-1 FOR MORE INFORMATION REGARDING TREE SIZES

MARKET SECTION B

A-6

GELSON'S MANHATTAN BEACH
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MANHATTAN BEACH, CALIFORNIA



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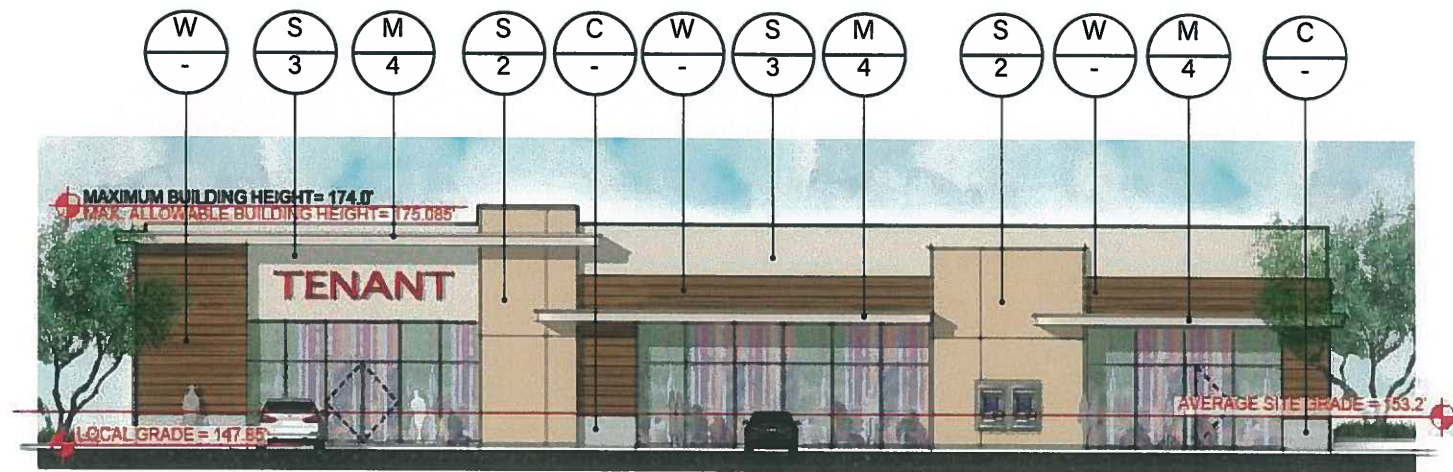
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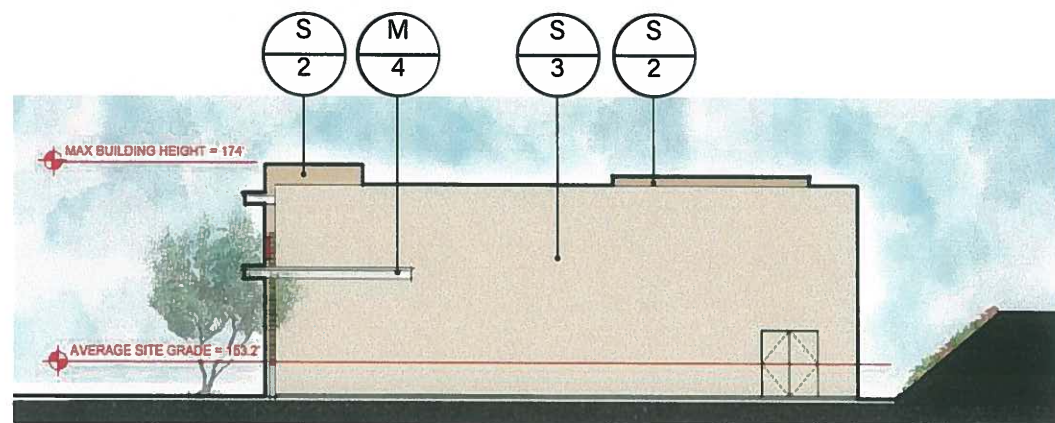
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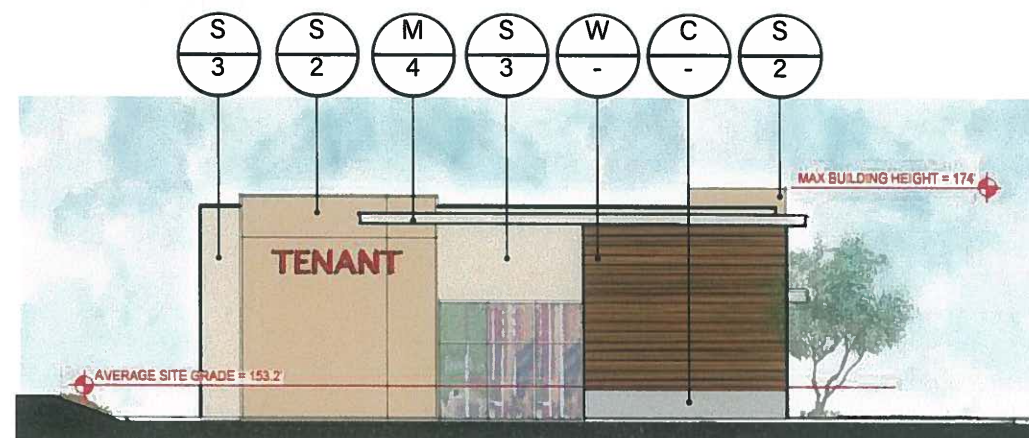




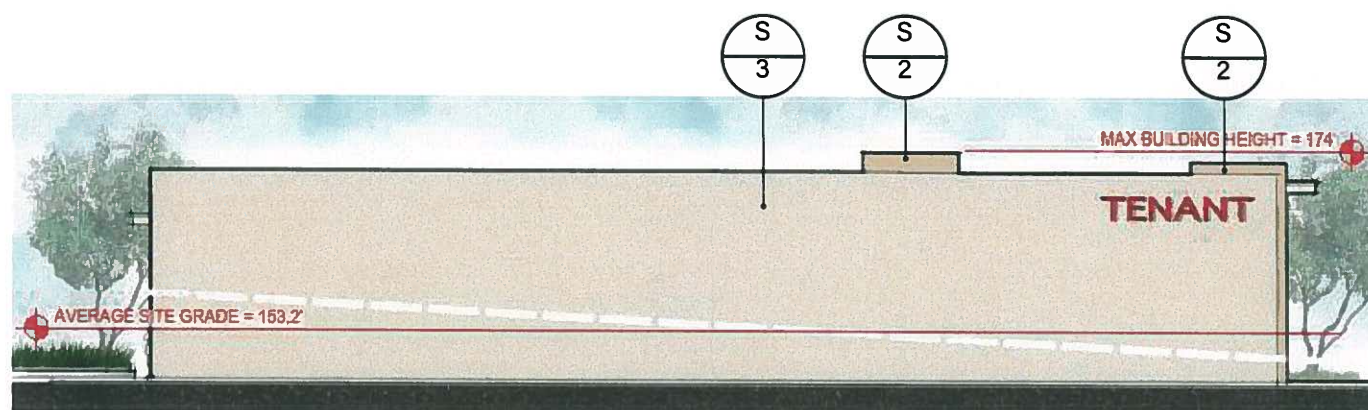
NORTH ELEVATION - 1



WEST ELEVATION - 2



EAST ELEVATION - 3



SOUTH ELEVATION - 4

1"=20' 5 10 0 20

NOTE: REFER TO LANDSCAPING PLAN ON SHEET L-1 FOR MORE INFORMATION REGARDING TREE SIZES

GELSON'S MANHATTAN BEACH
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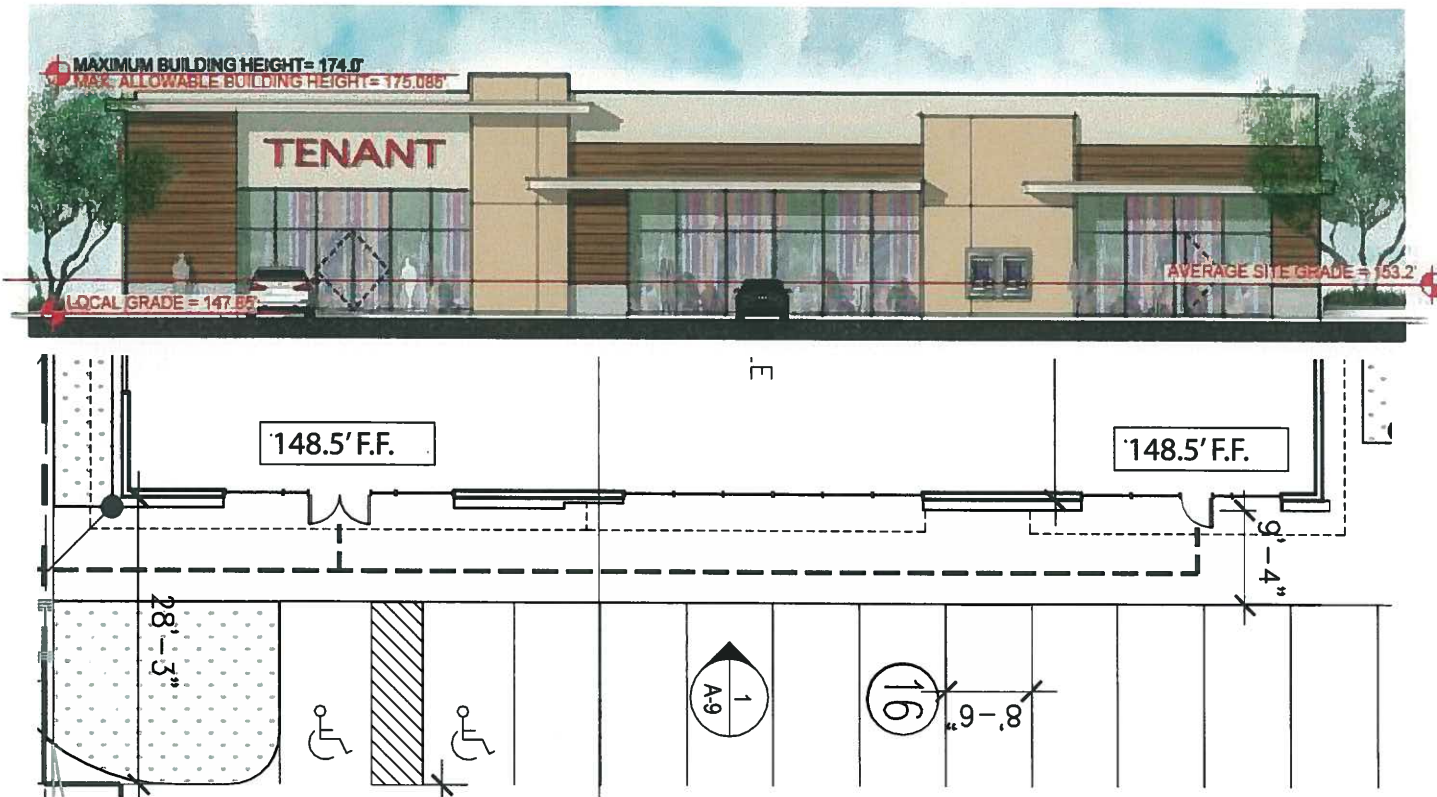
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BANK PAD ELEVATIONS A-7



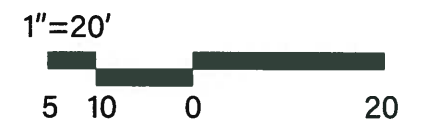
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BANK PAD HEIGHT EXHIBIT A-7X

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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NOTE: REFER TO LANDSCAPING PLAN ON SHEET L-1 FOR MORE INFORMATION REGARDING TREE SIZES

BANK PAD PERSPECTIVE A-8

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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NOTE: REFER TO LANDSCAPING PLAN ON SHEET L-1 FOR MORE INFORMATION REGARDING TREE SIZES

BANK PAD SECTION

A-9

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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STUCCO

NATURAL
CONCRETE

METAL
AWNING

WOOD

EXTERIOR MATERIALS

- S

1
- STUCCO
-
-
- M

2
- 20 GAUGE BREAK METAL / MULLIONS
-
-
- W

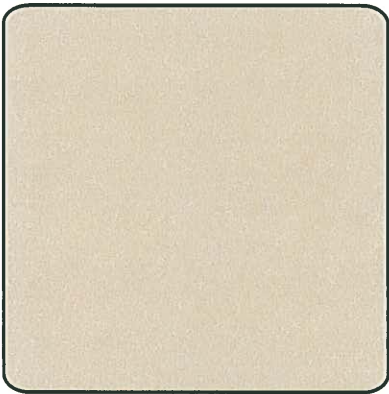
3
- IPE WOOD SIDING

EXTERIOR COLORS AND FINISHES

- 1
- SW 7571 "CASA BLANCA"
-
- 2
- SW 7573 "EAGLET BEIGE"
-
- 3
- SW 7002 "DOWNEY"
-
- C

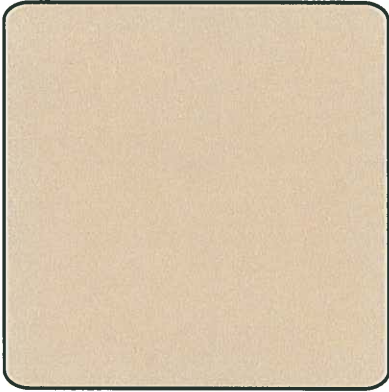
-
- NATURAL CONCRETE
-
- 4
- ME705 "MODERN MASTERS OYSTER"
-
- W

-
- NATURAL FINISH



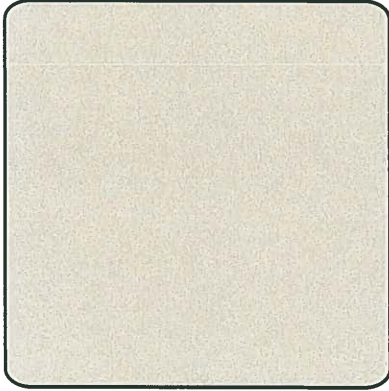
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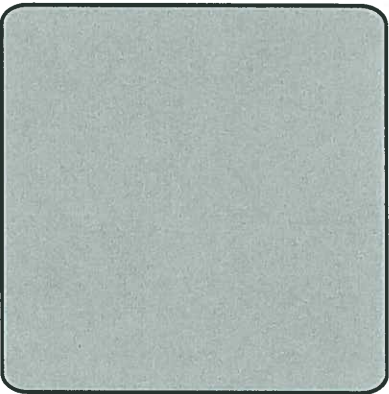
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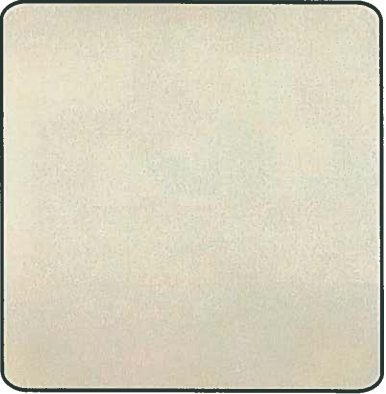
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-



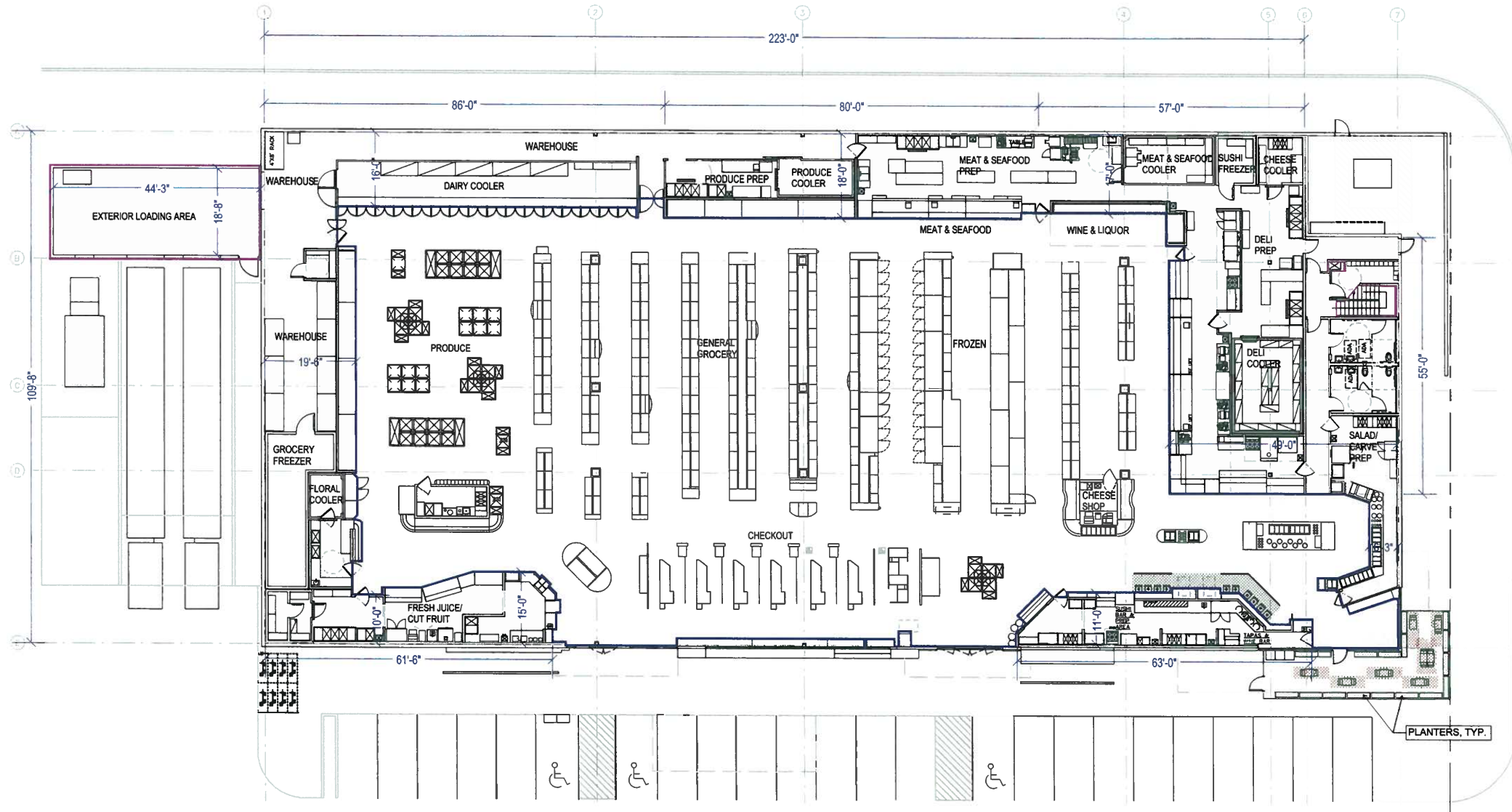
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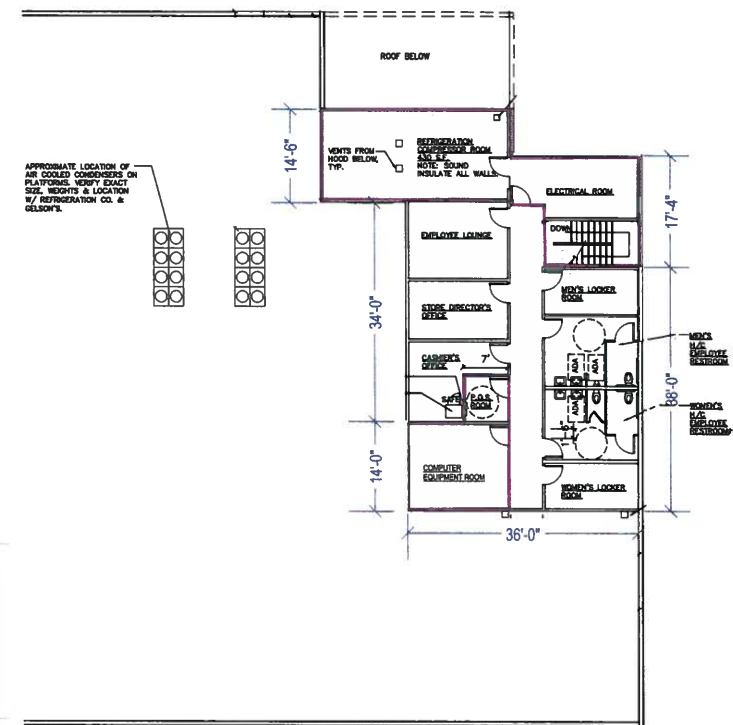


W

-



① FLOOR PLAN
1"=30'-0"



② MEZZANINE
1"=30'-0"

GROUND FLOOR BUILDABLE FLOOR AREA (SF):	MANHATTAN BEACH	23,848
SALES FLOOR AREA (SF):	16,287	15,747
BACK OF HOUSE AREA (SF):	10,304	8,101
MEZZANINE AREA (SF):	1,309	3,960
AREAS EXCLUDED FROM BUILDABLE FLOOR AREA (SF):	1,988	1,576
ONSITE PARKING PROVIDED:	135	114
SEATING AREA (SEATS):		
INDOOR	145 SF (12 SEATS)	245 SF (17 SEAT)
OUTDOOR	16	14

SEPULVEDA & 8TH- MANHATTAN BEACH STORE #24

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



133 PENN STREET
EL SEGUNDO,
CALIFORNIA 90245
t: 310.414.1134

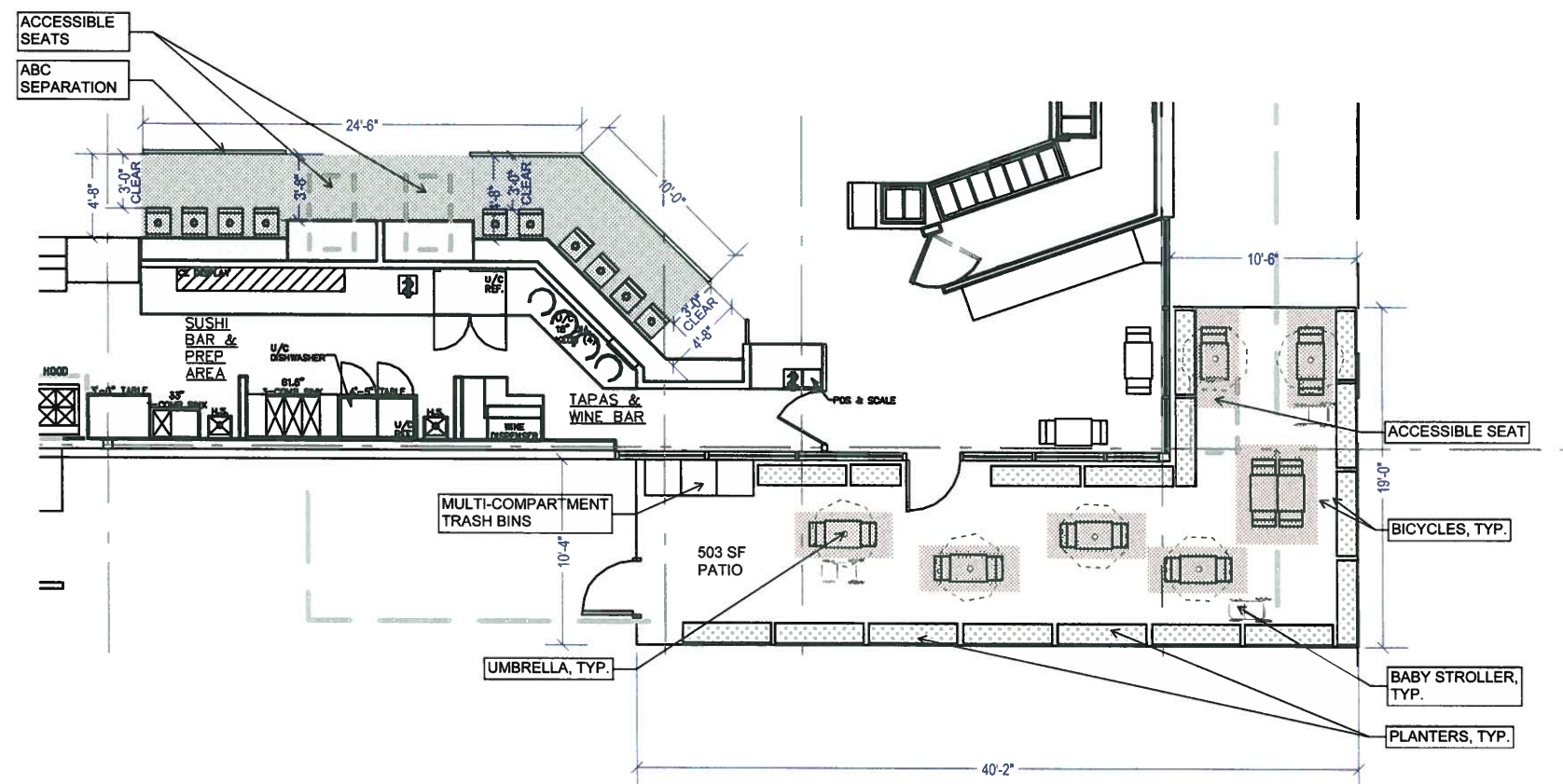
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F: 626 796 8735





SEPULVEDA & 8TH- MANHATTAN BEACH STORE #24

SCALE: 1" = 10'-0"

FIXTURE PLAN- EXHIBIT 1 EX-1A

GELSON'S MANHATTAN BEACH
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MANHATTAN BEACH, CALIFORNIA



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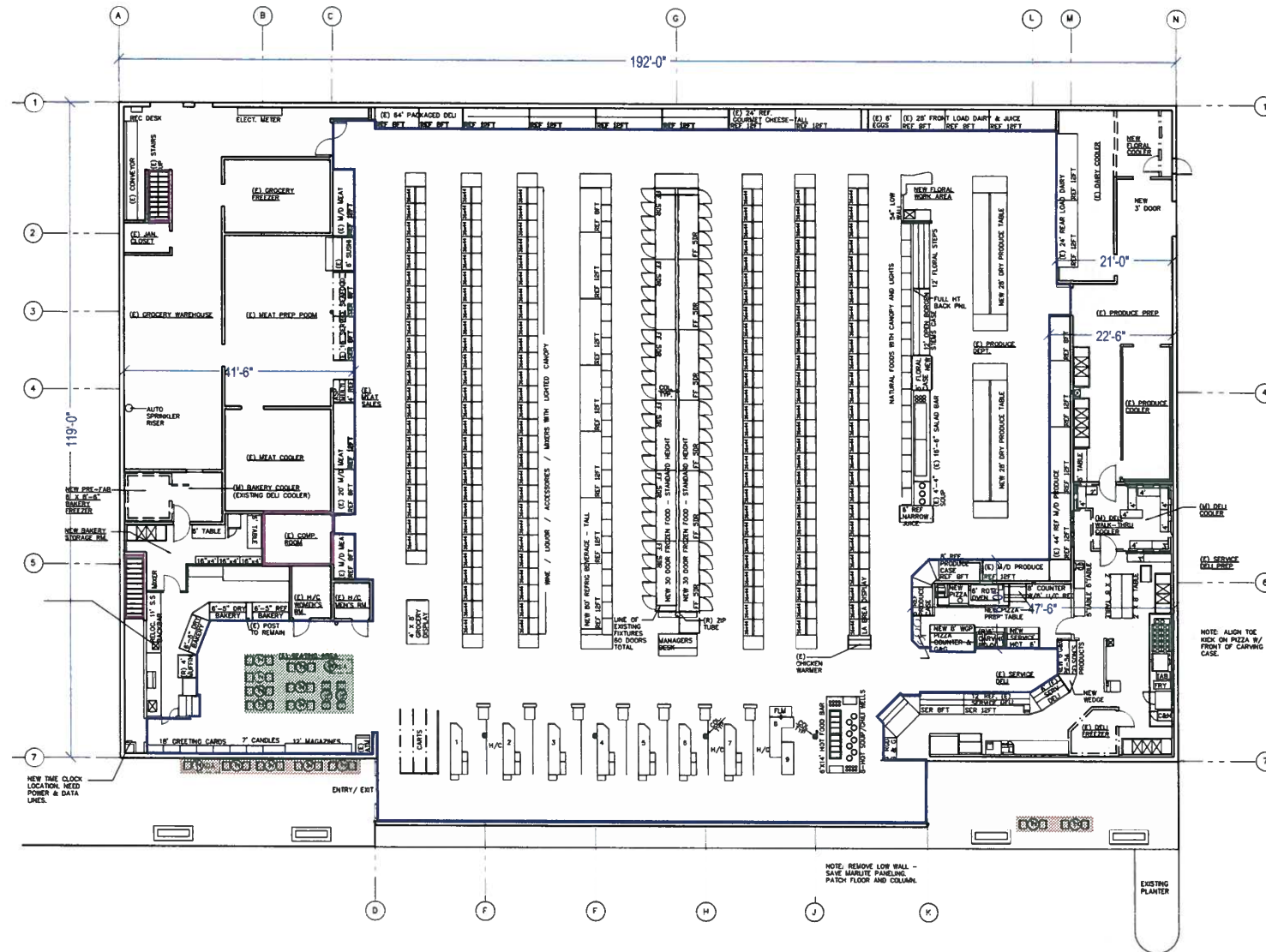
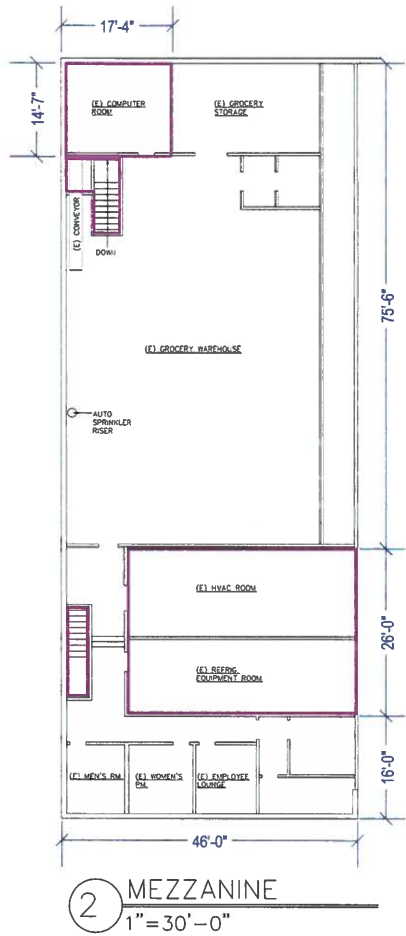
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	MANHATTAN BEACH	HOLLYWOOD
GROUND FLOOR BUILDABLE FLOOR AREA (SF):	26,591	23,848
SALES FLOOR AREA (SF):	16,287	15,747
BACK OF HOUSE AREA (SF):	10,304	8,101
MEZZANINE AREA (SF):	1,309	3,960
AREAS EXCLUDED FROM BUILDABLE FLOOR AREA (SF):	1,988	1,576
ONSITE PARKING PROVIDED:	135	114
SEATING AREA (SEATS):		
INDOOR	145 SF (12 SEATS)	245 SF (17 SEATS)
OUTDOOR	16	14

HOLLYWOOD STORE #114

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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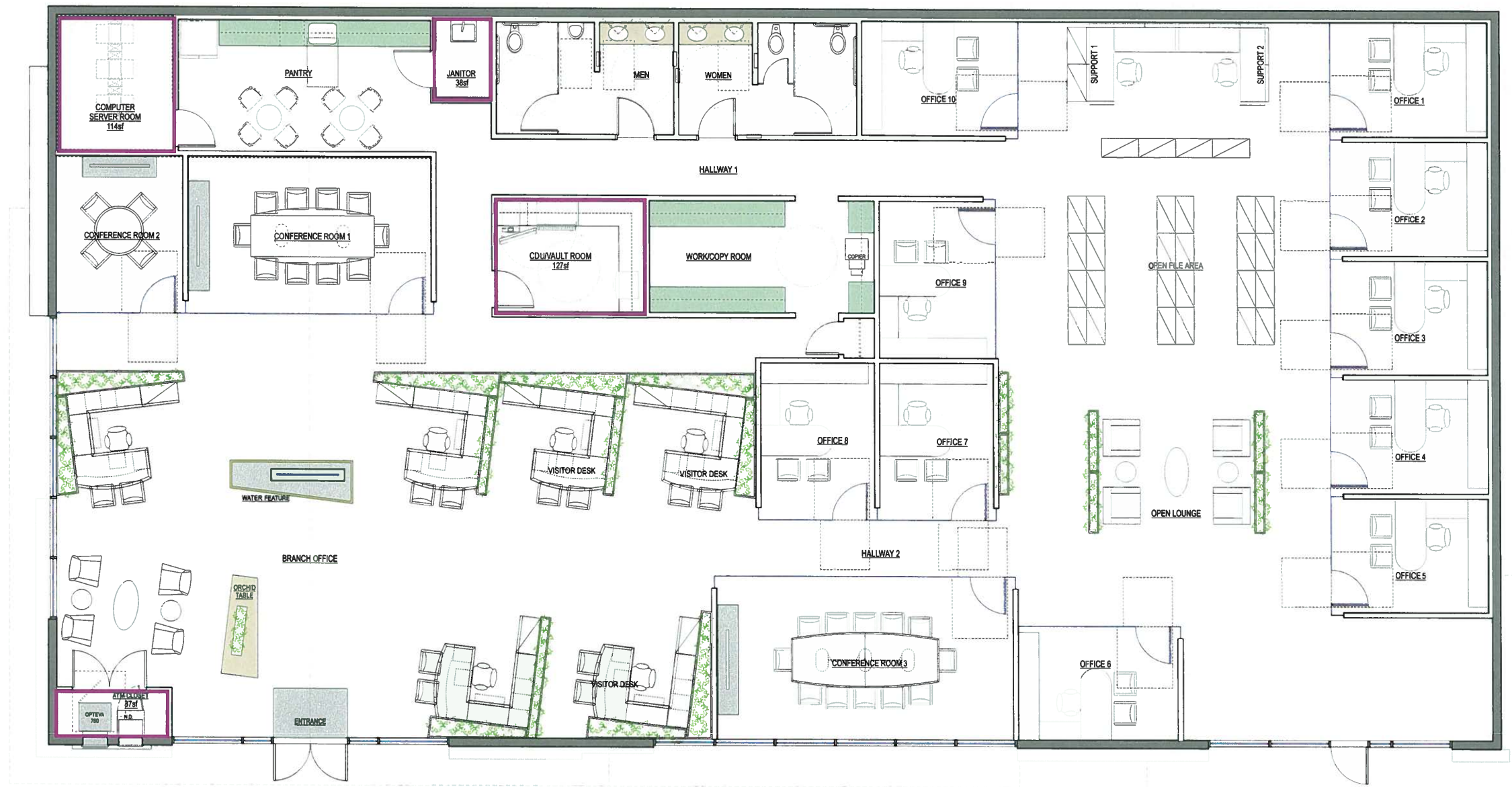
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NOTE:

— AREAS NOT INCLUDED IN BUILDABLE FLOOR AREA: 316 SF
 BUILDABLE FLOOR AREA: 6,684 SF

GELSON'S MANHATTAN BEACH
 SWC 8TH ST. & SEPULVEDA BLVD.
 MANHATTAN BEACH, CALIFORNIA



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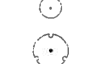



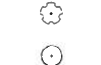




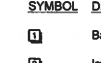
117 E. Colorado
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 Pasadena, Ca 91105
 t: 626 796 8230
 f: 626 796 8735




PLANT SCHEDULE (REFER TO PLANT LEGEND ON SHEET L-2 FOR EXPECTED DURATION FOR MATURITY)

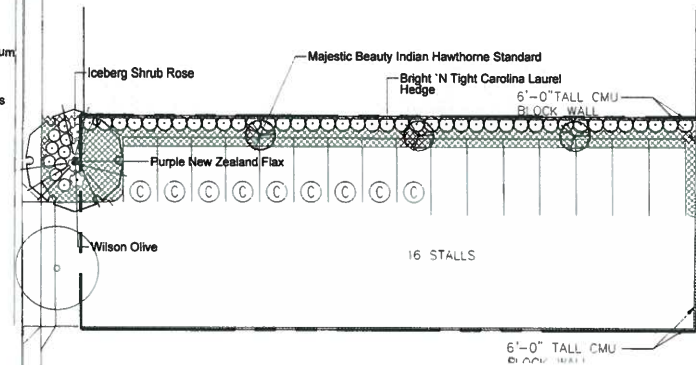
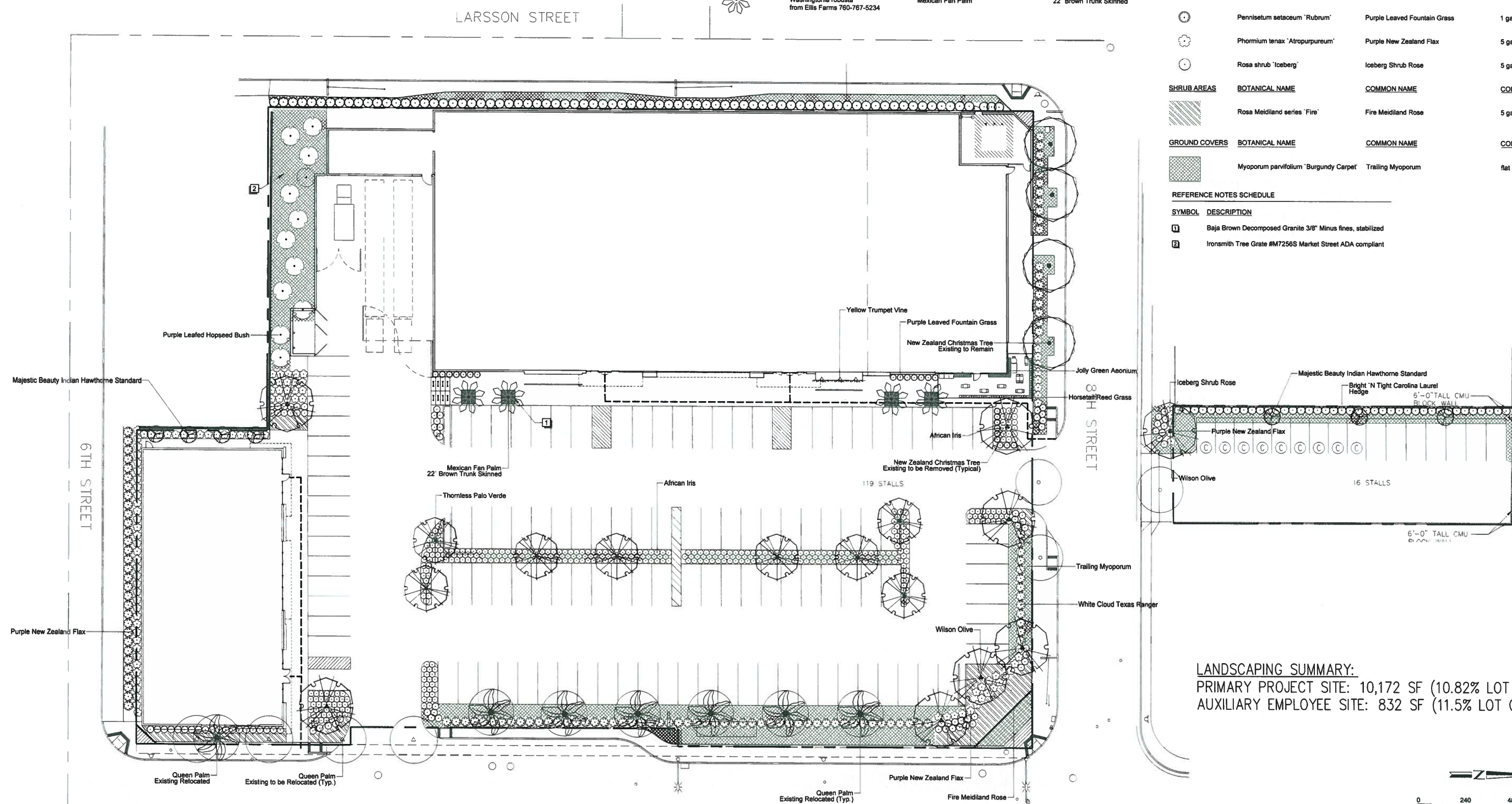
TREES	BOTANICAL NAME	COMMON NAME	CONT
	Cercidium x 'Desert Museum'	Thornless Palo Verde	36" Box
	Olea europaea 'Wilsoni' from Norman's Nursery 626.285.9795	Wilson Olive	36" Box Multi Trunk
	Prunus caroliniana Columns	Carolina Laurel Cherry	15 gal
	Prunus caroliniana 'Bright 'N Tight' TM Colum - Hedge	Bright 'N Tight Carolina Laurel	15 gal
	Raphiolepis indica 'Majestic Beauty' TM	Majestic Beauty Indian Hawthorne Standard	15 Gal Standard

EXISTING TREES	BOTANICAL NAME	COMMON NAME	CONT
	Cocos plumosa	Queen Palm	Existing Relocated
	Cocos plumosa Relocate per plan	Queen Palm	Existing to be Removed
	Metrosideros	New Zealand Christmas Tree	Existing to be Removed
	Metrosideros excelsus	New Zealand Christmas Tree	Existing to Remain
PALM TREES	BOTANICAL NAME	COMMON NAME	CONT
	Washingtonia robusta from Ellis Farms 760-767-5234	Mexican Fan Palm	22' Brown Trunk Skinned

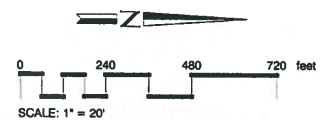
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Aeonium x 'Jolly Green'	Jolly Green Aeonium	1 gal
	Diets vegeta	African Iris	5 gal
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush	15 gal
	Equisetum hyemale	Horsetail Reed Grass	1 gal
	Leucophyllum frutescens 'White Cloud'	White Cloud Texas Ranger	5 gal
	Macfadyena unguis-cati	Yellow Trumpet Vine	5 gal
	Pennisetum setaceum 'Rubrum'	Purple Leaved Fountain Grass	1 gal
	Phormium tenax 'Atropurpureum'	Purple New Zealand Flax	5 gal
	Rosa shrub 'Iceberg'	Iceberg Shrub Rose	5 gal
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT
	Rosa Meidiland series 'Fire'	Fire Meidiland Rose	5 gal
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	Mycoporum parvifolium 'Burgundy Carpet'	Trailing Mycoporum	flat

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	Baja Brown Decomposed Granite 3/8" Minus fines, stabilized
	Ironsmith Tree Grate #M7256S Market Street ADA compliant



LANDSCAPING SUMMARY:
 PRIMARY PROJECT SITE: 10,172 SF (10.82% LOT COVERAGE)
 AUXILIARY EMPLOYEE SITE: 832 SF (11.5% LOT COVERAGE)



LANDSCAPE PLAN

GELSON'S MANHATTAN BEACH
 SWC 8TH ST. & SEPULVEDA BLVD.
 MANHATTAN BEACH, CALIFORNIA



133 PENN STREET
 EL SEGUNDO,
 CALIFORNIA 90245
 t: 310.414.1134

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C U M M I N S C U R L E Y
 A S S O C I A T E S I N C

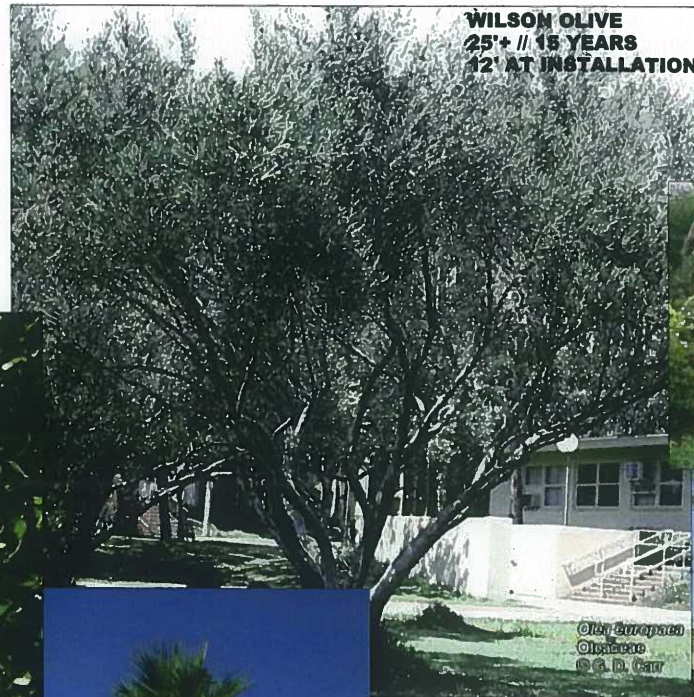
LANDSCAPE ARCHITECTS • LAND PLANNERS
 3633 LONG BEACH BOULEVARD, SUITE 300, LONG BEACH, CALIFORNIA 90807
 TEL. 562.424.8182 • FAX 562.424.8181
 CA 3563 • AZ 30100 • NV 578 • CLARB 913

LANDSCAPE PLAN

L-1



QUEEN PALM
EXISTING TO BE RELOCATED



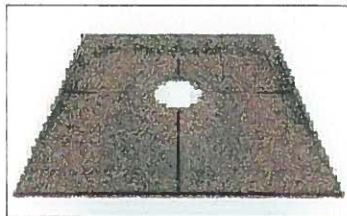
WILSON OLIVE
25'+ // 15 YEARS
12' AT INSTALLATION



MONROVIA



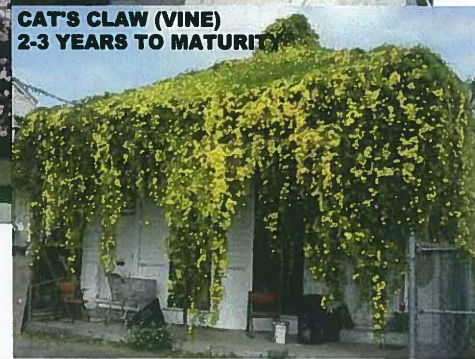
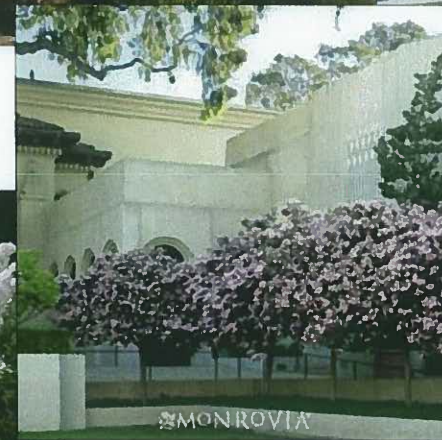
THORNLESS PALO VERDE
25'+ // 3 YEARS
12' AT INSTALLATION



HOPSEED
12'+ // 3-5 YEARS
5' AT INSTALLATION



MEXICAN FAN PALM
100'+ // ~20 YEARS
18' AT INSTALLATION



CAT'S CLAW (VINE)
2-3 YEARS TO MATURITY

PLANT LEGEND

GELSON'S MANHATTAN BEACH
SWC 8TH ST. & SEPULVEDA BLVD.
MANHATTAN BEACH, CALIFORNIA



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DECEMBER - 12 - 2016

PLANT LEGEND

L-2

CUMMIN SCURLEY
ASSOCIATES INC.

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TEL: 562.424.8182 • FAX 562.424.8181
CA 3553 • AZ 30100 • NV 578 • CLARB 913

Gelson's

MANHATTAN BEACH, CA



CORPORATE OFFICE: 2413 AMSLER ST. TORRANCE, CA 90505

T 310.538.5538 F 310.538.8505

LOS ANGELES ORANGE COUNTY RIVERSIDE



NOTES:
FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING

A INTERNALLY ILLUMINATED PYLON SIGN
SCALE: 3/16" = 1' - 0"

SPECIFICATIONS:

- 1 MAIN BODY IS ALUMINUM OVER STEEL FRAME CONSTRUCTION.
- 2 CABINET IS ALUMINUM OVER STEEL FRAME CONSTRUCTION. INTERNALLY ILLUMINATED w/ WHITE LEDS. PAN FACES ARE ROUTED ALUM. WITH 1/2" (3/4" NET) CLEAR ACRYLIC PUSH THRU. "GELSONS": 2ND SURFACE #3630-20 WHITE AND 1ST SURFACE #3630-49 BURGUNDY VINYL OVERLAYS.
- 3 FABRICATED WOOD DECORATIVE TUBES
- 4 2 x 2 x .125 6063 ALUMINUM SQ. TUBE VERTICALS (CAP EXPOSED ENDS GRIND SMOOTH)
- 5 CONCRETE PAD / FOOTING
- 6 1 x 1 ALUMINUM REVEAL
- 7 BASE IS ALUMINUM OVER STEEL FRAME CONSTRUCTION

A

COLOR LEGEND:

- P1** SHERWIN WILLIAMS SW7011 "NATURAL CHOICE" (TEXCOTE FINISH)
- P2** SHERWIN WILLIAMS SW7642 "PAVESTONE" (TEXCOTE FINISH)
- P3** NATURAL CONCRETE, SMOOTH FINISH
- P4** SHERWIN WILLIAMS SW7006 "EXTRA WHITE" (SATIN FINISH)
- P5** IPE WOOD SIDING

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Phone: 310.538.5538 / Fax: 310.538.8505
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Gelsons Market

707 N. Sepulveda Blvd
Manhattan Beach, CA
90266

Date: 11-06-15

Salesperson: John S.

Coordinator: Monique R.

Designer: Mauricio H.

Scale: As Noted

Revisions

Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note

CUSTOMER APPROVAL

Customer Signature _____ Date _____

LANDLORD APPROVAL

Landlord Signature _____ Date _____

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Drawing Number: 00-00000

Work Order Number: 00000

Sheet: _____ Of: _____

Total Sign Area 104.5 Sq. Ft. per Side x (2) Sides = 209 Sq. Ft.

209 x (2) = 418.00 Total (Penalty measurement)

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Sign Proposal



Actual Condition



INTERNALLY ILLUMINATED PYLON SIGN
SCALE: NTS



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90266

Date: 11-06-15
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Scale: As Noted

Revisions

1	Revision Note	10	Revision Note
2	Revision Note	11	Revision Note
3	Revision Note	12	Revision Note
4	Revision Note	13	Revision Note
5	Revision Note	14	Revision Note
6	Revision Note	15	Revision Note
7	Revision Note	16	Revision Note
8	Revision Note	17	Revision Note
9	Revision Note	18	Revision Note

CUSTOMER APPROVAL

Customer Signature _____ Date _____

LANDLORD APPROVAL

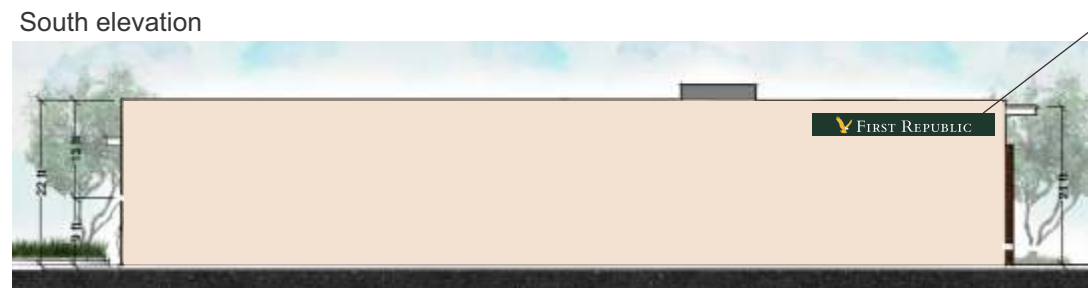
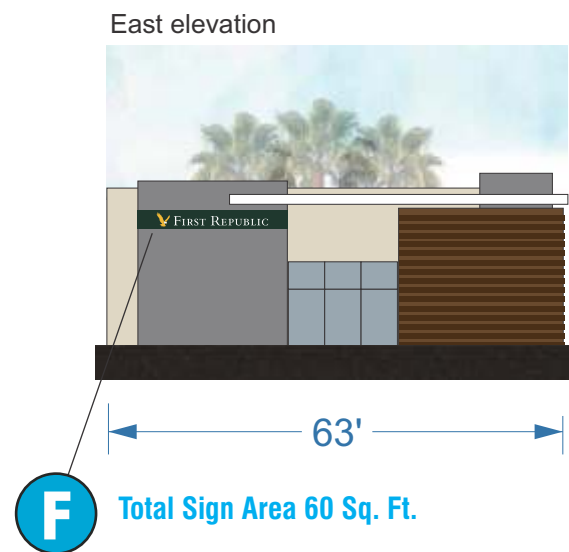
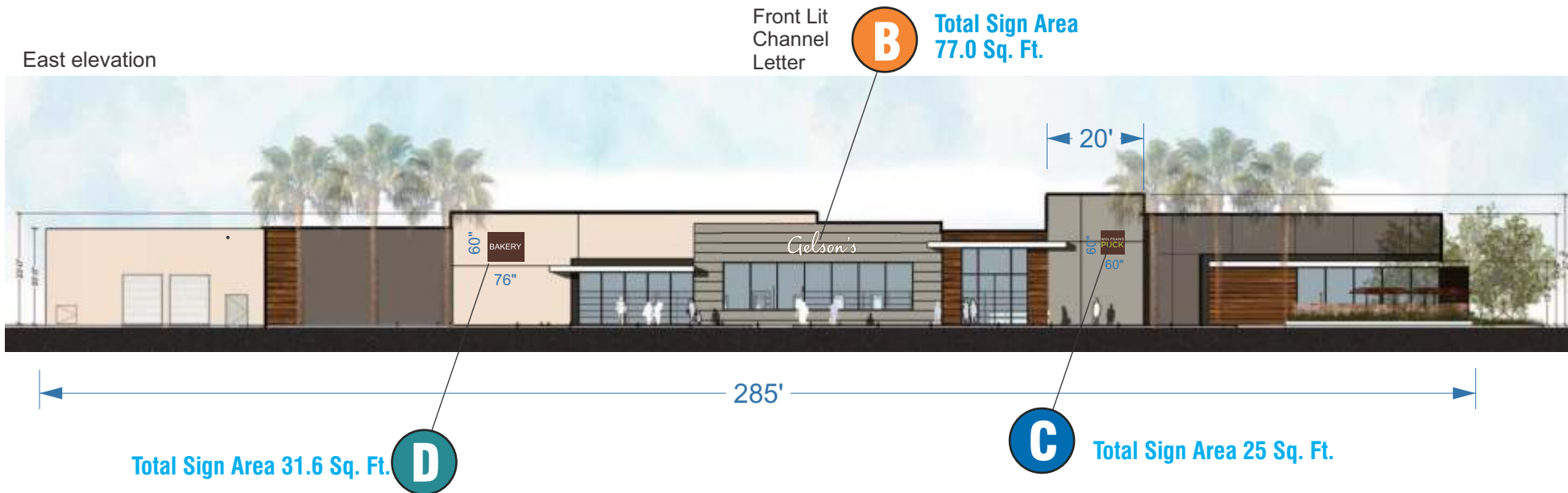
Landlord Signature _____ Date _____

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Drawing Number: 00-00000
Work Order Number: 00000
Sheet: _____ Of: _____



SPECIFICATIONS:

LETTERS: LED ILLUMINATED FRONT LIT CHANNEL LETTER

RETURNS: 5" DEEP DARK BRONZE ALUMINUM RETURNS

ILLUMINATION: WHITE LED ILLUMINATION

MOUNTING: FLUSH MOUNTED TO WALL USING APPROPRIATE FASTENERS AS REQUIRED

SPECIFICATIONS:

LETTERS: LED ILLUMINATED FRONT-LIT PAN CHANNEL CABINET PUSH THRU LETTTERS

RETURNS: 5" DEEP ALUMINUM RETURNS

ILLUMINATION: WHITE LED ILLUMINATION

MOUNTING: FLUSH MOUNTED TO WALL USING APPROPRIATE FASTENERS AS REQUIRED



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Revision Note	Revision Note
Revision Note	Revision Note
Revision Note	Revision Note

CUSTOMER APPROVAL

Customer Signature _____ Date _____

LANDLORD APPROVAL

Landlord Signature _____ Date _____

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Drawing Number: 00-00000

Work Order Number: 00000

Sheet: Of :

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⚠ Revision Note	⚠ Revision Note
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⚠ Revision Note	⚠ Revision Note
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⚠ Revision Note	⚠ Revision Note
⚠ Revision Note	⚠ Revision Note
⚠ Revision Note	⚠ Revision Note
⚠ Revision Note	⚠ Revision Note

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LANDLORD APPROVAL

Landlord Signature _____ Date _____

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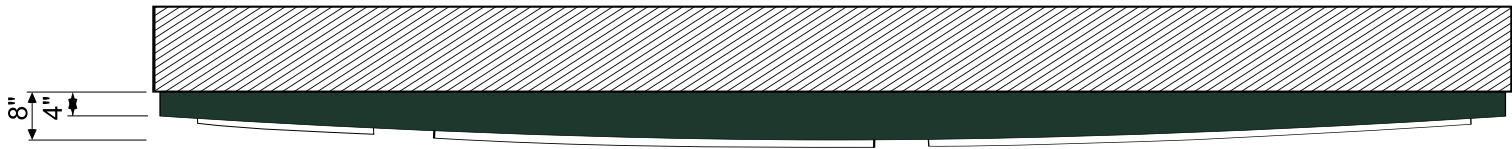
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Drawing Number: 00-00000
Work Order Number: 00000
Sheet: _____ Of : _____

PLAN VIEW - N.T.S.

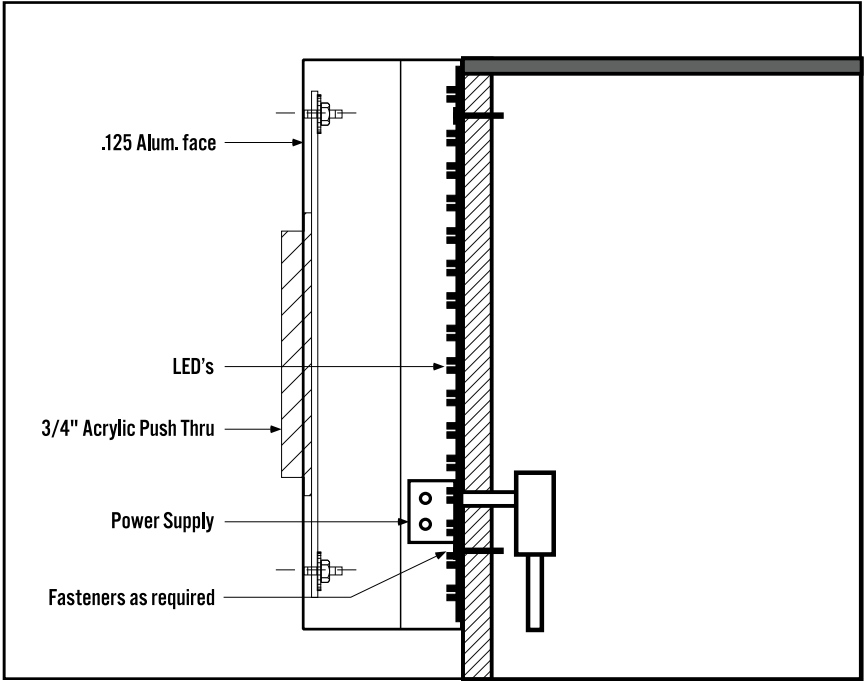


S/F CABINET SIGN SPECIFICATIONS

Scale: 1/2"=1'-0"

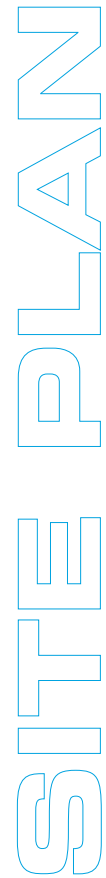
Manufacture & Install four (4) single faced internally illuminated sign cabinet w/ push thru graphics, as shown.

Description	Specification	Finish/Vendor	Color
Sign Cabinet (Radius)	.125Aluminum,w/ Concealed fasteners for face, top & bottom to have counter sunk attachments	MAP, SatinFinish	To match PMS #5535 (OldGreen)
Copy	3/4" Clear Acrylic Push Thru w/ vinyl overlays	3M	White #3630-20
Eagle Logo	3/4" Clear Acrylic Push Thru w/ vinyl overlays	3M	Gold Metallic #3630-131, and White #3630-20 (Eagle Head)
Illumination	White LED's		



SECTION VIEW

NOT TO SCALE



Sign	Square Ft.
<div>A</div>	209 x (2) = 418
<div>B</div>	77
<div>C</div>	25
<div>D</div>	31.6
<div>E</div>	72
<div>F</div>	60
<div>G</div>	72

Penalty measurement

TOTAL SQ. FT.

755.6



2413 Amsler Street, Torrance, CA 90505
Phone: 310.538.5538 / Fax: 310.538.8505
www.wescosigns.com

Gelsons Market

707 N. Sepulveda Blvd
Manhattan Beach, CA
90266

Date: 11-06-15
Salesperson: John S.
Coordinator: Monique R.
Designer: Mauricio H.
Scale: As Noted

Revisions

<div>1</div> Revision Note	<div>10</div> Revision Note
<div>2</div> Revision Note	<div>11</div> Revision Note
<div>3</div> Revision Note	<div>12</div> Revision Note
<div>4</div> Revision Note	<div>13</div> Revision Note
<div>5</div> Revision Note	<div>14</div> Revision Note
<div>6</div> Revision Note	<div>15</div> Revision Note
<div>7</div> Revision Note	<div>16</div> Revision Note
<div>8</div> Revision Note	<div>17</div> Revision Note
<div>9</div> Revision Note	<div>18</div> Revision Note

CUSTOMER APPROVAL

Customer Signature Date

LANDLORD APPROVAL

Landlord Signature Date

PROPERTY OF: WESCO SIGNS

CONCEPTUAL DRAWING ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.

ALL RIGHT RESERVED:
This design has been created for you in connection with a project being planned for you. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Drawing Number: 00-00000

Work Order Number: 00000

Sheet: Of :

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