

## RESOLUTION NO. 25-0024

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL APPROVING A MASTER USE PERMIT AMENDMENT, COASTAL DEVELOPMENT PERMIT AND THE FOURTH AMENDMENT TO THAT CERTAIN DISPOSITION AND DEVELOPMENT AGREEMENT AND GROUND LEASE BETWEEN THE CITY OF MANHATTAN BEACH & METLOX LLC DATED MAY 15, 2002, TO MODIFY THE ESTABLISHED SIZE LIMITATIONS FOR SPECIFIC LAND USES AT AN EXISTING COMMERCIAL DEVELOPMENT LOCATED AT 451 MANHATTAN BEACH BOULEVARD, SUBJECT TO CONDITIONS, AND FINDING THE PROJECT IS WITHIN THE SCOPE OF, AND ADEQUATELY ANALYZED IN, A PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

THE MANHATTAN BEACH CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On July 17, 2002, the City Council for the City of Manhattan Beach ("City") adopted Resolution No. 5770 approving a Master Use Permit ("MUP") and on February 11, 2003, the California Coastal Commission issued a Coastal Development Permit ("CDP") to the City (A5-MNB-02-257), to allow the development of a 63,850 square-foot, two-story commercial development, 40,000 square feet of grade-level public areas including a Town Square, and a two-level, public subterranean parking structure at 451 Manhattan Beach Boulevard, commonly referred to as Metlox ("Property"), subject to the terms and conditions of that certain "Disposition and Development Agreement and Ground Lease Between the City of Manhattan Beach & Metlox LLC" dated May 15, 2002 ("Ground Lease").

### SECTION 2. Amendments to the MUP and Ground Lease since 2003.

- May 25, 2005: Planning Commission adopted Resolution No. P C 05-08, approving a Master Use Permit Amendment to modify the previously-approved alcohol sales and special events permitted to occur at the hotel use.
- December 13, 2006: Planning Commission adopted Resolution No. P C 06-20, approving a Master Use Permit Amendment to modify the previously-approved hours of operation and allowed off-site sales and consumption of wine at the Petros restaurant tenant space (Suite B110). ,
- May 14, 2008: Planning Commission adopted Resolution No. P C 08-08, approving a Master Use Permit Amendment to allow limited on-site sales and consumption of beer and wine at the Le Pain Quotidien tenant space (Suite A-132).
- September 7, 2010: City Council adopted Resolution No. 6275, approving a Master Use Permit Amendment to modify the previously-approved hours of operation, notification for events, allow expanded food service operations, and approved various noise mitigation measures at the hotel use.
- October 7, 2014: City Council adopted Resolution No. 14-0064, approving a Master Use Permit Amendment to modify the eating, drinking, and banquet services associated with the hotel, allow special events to be conducted on the terrace, modify conditions regulating marketing, and allow installation of noise mitigation measures at the hotel use.
- June 5, 2018: City Council adopted Resolution No. 18-0074, approving a Master Use Permit Amendment and the Third Amendment to the Ground Lease to allow personal improvement uses in certain locations and the conversion of one restaurant into two restaurants within its existing footprint at the Property.

SECTION 3. On October 13, 2023, Metlox, LLC (“Applicant”) applied for a Master Use Permit Amendment and Coastal Development Permit to modify the established size limitations applicable to specific land uses, including Eating and Drinking establishments, within the existing commercial development at the Property (“Project”). Pursuant to the applicable entitlements for the Property, the existing permitted uses include Retail, Personal Services, Retail/Specialty Food Services, Eating and Drinking Establishments, Offices, and Visitor Accommodations. A corresponding Fourth Amendment to the Ground Lease is required for the request.

SECTION 4. Master use permits and amendments thereto are governed by Manhattan Beach Municipal Code Sections 10.84.100, 10.84.105, and 10.84.060, and Chapter A.84 of the Manhattan Beach Local Coastal Program (“LCP”), respectively. Municipal Code Section 10.84.100 and LCP Section A.84.100 specify that, “[A] request for changes in conditions of approval of a use permit [...] that would affect a condition of approval, shall be treated as a new application.” Thus, a request to modify the conditions of approval is processed as a Use Permit Amendment. Use Permit Amendments are typically reviewed by the Planning Commission. However, as part of the City Council’s action on June 5, 2018, the City Council retained jurisdiction of the subject request, in the event that the applicant reapplied for the same request in the future. The Applicant’s request includes modifications to the size limitations for specific land use categories established by the original Master Use Permit approved in 2002 as most recently amended by a Master Use Permit Amendment approved in 2018; thus a master use permit amendment is required.

SECTION 5. Coastal development permits are governed by Chapter A.96 of the LCP. Section A.96.040 specifies that, “Except as provided by Section A.96.050, any person, partnership, or corporation, or state or local government agency wishing to undertake any development, as defined in Section A.96.030, in the CZ District, shall obtain a Coastal Development Permit in accordance with the provisions of this chapter, in addition to any other permit required by law.” The subject request includes an intensification of the permitted land uses, including Eating and Drinking Establishments, by modifying the established size limitations of specific land uses.

SECTION 6. On January 21, 2025, the City Council conducted a duly noticed public hearing to consider the Project, during which the City Council received a presentation by staff and testimony from the Applicant, and provided an opportunity for the public to provide evidence and testimony. The City Council also received and reviewed written testimony received by the City prior to and during the public hearing. After the close of the public hearing, the City Council directed staff to draft a resolution approving the Master Use Permit Amendment and Coastal Development Permit, subject to conditions.

SECTION 7. The City Council finds that the Project is within the scope of, and was adequately analyzed in, the Final Environmental Impact Report (EIR) certified for the original development of the Property pursuant to the California Environmental Quality Act (“CEQA”) (State Clearinghouse Number SCH 1999121090, Resolution No. 5659) in 2001. Further, the Ground Lease amendments relating to commissions and auditing are economic in nature, and have no potential for having any direct or indirect impact on the environment. As such, no further environmental review or documentation is required to be prepared for the Project or Ground Lease amendments.

SECTION 8. The record of the public hearing indicates:

- A. The Property (as described in Exhibit A attached to this Resolution) is located in Area District III and is zoned Downtown Commercial (CD), with a General Plan land use designation of Downtown Commercial. The Property is within the non-appealable portion of the City’s Coastal Zone, and surrounding properties are zoned CD to the south and west, Public and Semipublic (PS) to the north, and Open Space (OS) to the east.
- B. The uses authorized by this Master Use Permit amendment are either permitted by-right or conditionally permitted in the CD zoning district and

are in compliance with the Property's General Plan land use designation of Downtown Commercial. The General Plan encourages the Downtown Commercial land use category to "provide locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents."

- C. A Coastal Development Permit is required for the Project because it involves an intensification of existing uses, including Eating and Drinking Establishments, within the City's Coastal Zone.
- D. The Property is currently governed by a Master Use Permit (Resolution No. 5770) and subsequent amendments (including, but not limited to, the most recent amendment approved by Resolution No. 18-0074) approved by the Planning Commission and City Council, and a Coastal Development Permit approved by the California Coastal Commission (Permit No. A5-MB-02-257).
- E. The Project is consistent with the following General Plan and LCP goals and policies, as described in the staff report prepared for the Project:

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

The viability of commercial areas depends on a range of factors, including having various types of services and restaurants. The proposed changes to the maximum allowable square footages for each use category still encourages a variety of uses at the subject site, including dining, retail, and services to support the Downtown commercial viability.

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

Downtown Manhattan Beach has a mix of restaurants and services. The ability to redistribute allowable uses within the existing commercial development could attract more patrons to the property. Eating and drinking establishments as well as retail businesses are required to collect sales tax, a portion of which goes back to the City.

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

Downtown Manhattan Beach has a variety of commercial uses including, but not limited to, coffee shops, restaurants, and retail stores. As proposed, the modifications to the allowable square-footages for a combination of land uses is complimentary to these uses, as patrons may visit other Downtown businesses, thus contributing to the economic viability of Downtown Manhattan Beach.

Land Use Policy LU-7.1: Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors.

Allowing for modifications to the size limitations of permitted uses within an existing multi-tenant commercial development in a central location in Downtown Manhattan Beach encourages this development to adapt and respond to gradual neighborhood changes and changing market conditions over time.

Land Use Plan Policy LU-7.4: Encourage first-floor street front businesses with retail, restaurants, service/commercial, and similar uses to promote lively pedestrian activity on Downtown streets, and consider providing zoning regulations that support these uses.

A portion of the existing buildings have facades oriented along commercial corridors (Manhattan Beach Boulevard, Valley Drive, and Morningside Drive). The proposed modifications would continue to encourage customer-serving and pedestrian-oriented land uses on the ground floor and throughout the existing commercial development. The existing restriction at the site that prohibits office uses on the ground floor is proposed to remain unchanged.

Local Coastal Program Policy II.B.5: Development of the former Metlox site shall provide the parking necessary to meet the standards set forth in Section A.64 of Chapter 2 of the Implementation Plan. All required parking shall be provided on the Metlox site.

A thorough analysis of the parking requirements for the proposed Master Use Permit amendment has been provided above and has confirmed that required parking can be provided on the Metlox site. The parking is in full compliance with the Coastal Permit conditions of approval imposed by the Coastal Commission

SECTION 9. Based upon substantial evidence in the record, and pursuant to Municipal Code Section 10.84.060 and Section A.84.060 of the LCP, the City Council hereby makes the following findings related to the Master Use Permit amendment and Coastal Development Permit:

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

The subject site is within the CD zoning district and is currently occupied by a variety of land uses in accordance with the existing land use entitlements. These land uses include eating and drinking establishments (restaurants), retail sales, retail/specialty food services, personal improvement services, offices, personal services, and visitor accommodations (hotels). The applicant is proposing to modify the size limitations for most of the allowable land uses at the site (with the exception of visitor accommodations), allowing them more flexibility to redistribute square-footage among those land uses. The applicant's request would alter the maximum size thresholds allowed for specific land uses but does not alter the primary function or use classifications at the site or allow for an increase in the building area on the site.

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

The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors." The Property's General Plan land use designation is Downtown Commercial. The proposed modifications to the size limitations are applicable only to allowable uses for the subject site and there are no proposed changes to the types of land uses that are permitted at the property, or in the overall building area allowed on the site. The combination of uses currently allowed at the property, including eating and drinking establishments (restaurants), retail sales, retail/specialty food services, personal improvement

services, offices, personal services, and visitor accommodations (hotels) are consistent with the intended mix of uses in the Downtown District. The Project is compatible with neighboring uses, as neighboring lots are developed with commercial uses to the south and west, public and semi-public uses to the north, and open space to the east.

When taken together, the requested modifications to the size limitations of allowable land uses do not result in a significant intensification of use because the site will continue operating as a multi-tenant, commercial development and is not proposing any physical expansion of the existing buildings. There are no new buildings or expansion of existing buildings being proposed. Furthermore, the Project was reviewed by the Building & Safety and Traffic divisions, the Public Works, Police, and Fire Departments, none of which raised concerns or objections that have not been adequately addressed through modifications to the proposed project or conditions of approval. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the site, or in or adjacent to the neighborhood of such use and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

3. The proposed use will comply with the provisions of Title A (Zoning) of the Manhattan Beach Local Coastal Program and Title 10 of the Municipal Code, including any specific condition required for the proposed uses in the district in which they would be located for the following reasons:

The Project proposes to change the size limitations of permitted uses within the existing footprint of a commercial development. The types of allowable uses would remain unchanged from those currently permissible under the existing land use entitlements that have governed the site to-date. Per LCP Section A.16.020 and the existing land use entitlements, there are certain uses permitted at the subject site by-right and conditionally through the approval of a Use Permit at the property. A Master Use Permit Amendment is also required when a proposed project requires changes to the original Master Use Permit's conditions of approval.

The project site is an existing, multi-tenant commercial property. The project scope is to modify the size limitations for specific land uses and redistribute square footage among those uses within the existing buildings, with no increase in the overall size of the existing commercial development. Conditions of approval have been proposed which will ensure compliance with the required findings for a Use Permit and serve as an additional governing entitlement with the prior land use entitlements (including, but not limited to, Resolution No. 18-0074 and Resolution No. 5770) for the development and operation of the subject site.

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 project is located on a previously-developed site along Manhattan Beach Boulevard and is consistent with uses surrounding the site, which include commercial, public and semi-public, and open space uses. The proposed changes to the size limitations are being applied to land use categories currently permitted to occur at the subject site under existing land use entitlements. Project characteristics related to parking, noise, vibration, odors, security, and personal safety are addressed through LCP and Manhattan Beach Municipal Code requirements, and conditions of approval. Furthermore, the use will not create demands exceeding the capacity of public services and facilities.

The applicant contracted a transportation consultant to prepare a parking analysis, which analyzed the amount of parking required by the code based on the project request, the estimated demand based on the subject request, and analyzed the amount of surplus parking that would remain available for continued use by the general public. Based on their observations and analysis, the consultant provided parking-related recommendations. These recommendations have been incorporated as proposed conditions of approval.

SECTION 10. Based upon substantial evidence in the record, and pursuant to Section A.96.150 of the LCP, the City Council hereby makes the following findings related to the Coastal Development Permit:

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

The subject site is located within Area District III and zoned Downtown Commercial (CD). The General Plan and Local Coastal Program/Land Use Plan designation for the property is Downtown Commercial, which “provides locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents.” The proposed increase in eating and drinking establishment uses for the Property is allowed through a Master Use Permit (or amendment thereto) in the CD zoning district and is consistent with the City’s General Plan land use designation. There are no changes proposed to the types of land use classifications permitted at the project site, but rather to allow changes to the maximum square-footage for each use, within the established square-footage limit for the overall Property. As such, the project as conditioned conforms with the City’s certified LCP.

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

As the project site is located east of Ocean Drive, it is not located between the first public road and the sea; therefore, it is not subject to this finding. Further, the existing structures at the Property do not impact public access to the shoreline. Adequate public access is provided and shall be maintained along Manhattan Beach Boulevard, Morningside Drive, 13<sup>th</sup> Street, and Valley Drive. Furthermore, the project does not create any barriers along Manhattan Beach Boulevard, Morningside Drive, 13<sup>th</sup> Street, and Valley Drive that prevent public access to the coast.

SECTION 11. In addition to the MUP, the City and the Applicant entered into that certain Disposition & Development Agreement & Ground Lease ("Ground Lease") dated May 13, 2002 as to the Subject Property, which, *inter alia*, designated certain types of sub-tenants as to which the City and Metlox agreed were beneficial, subject to certain terms and conditions such as square footage limitations. Thereafter, in light of changing circumstances, the parties amended the Ground Lease three times thereafter. The Applicant has now sought additional modifications to the limitations imposed upon certain types of sub-tenants, which requires not just the MUP Amendment and CDP, but an amendment to the Ground Lease. Accordingly, the City Council hereby approves the Fourth Amendment to the Ground Lease, substantially in the form attached hereto, and hereby directs the City Manager and the City Attorney to make any necessary changes to conform the Fourth Amendment to the Council action on the Applicant's application to amend the MUP and Coastal Development Permit.

SECTION 12. Based upon the foregoing, the City Council hereby approves the Project, subject to the Fourth Amendment to the Ground Lease being fully executed, and the conditions below:

## General

1. All conditions applied to Resolution No. 5770 and subsequent amendments, including Planning Commission Resolution No. PC 18-0074, City Council Resolution No. 18-0074 and Coastal Development Permit No. A5- MB-02-257, remain in full effect unless expressly modified or superseded by the conditions contained herein.
2. The Project shall be in substantial conformance with the plans and project description submitted to, and approved by, the City Council, as amended by these conditions. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if further approval from the Planning Commission or City Council is required.
3. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission or City Council review and action is required.
4. At any time in the future, the Planning Commission or City Council may review the Master Use Permit for the purpose of revocation or modification in accordance with the requirements of the Manhattan Beach Municipal Code ("MBMC") Chapter 10.104, LCP Section A.96.210, or both. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
5. Community Development Department staff shall be allowed to inspect areas of the Property open to the public at any time during regular business hours to determine compliance with the conditions imposed and Local Coastal Program requirements.
6. The Applicant shall submit all necessary plans to the Community Development Department for any tenant improvements. Modifications and improvements to the Property shall be in compliance with applicable Planning Division, Building Division, Public Works, Waste Management, Fire Department, and Health Department regulations, when applicable, and all other applicable codes and regulations (California Building Code, MBMC, etc.).

## Operational

7. Conditions 25 A and 25 B in City Council Resolution No. 5770, as amended by Condition No. 2 of City Council Resolution 18-0074, are hereby amended to read as follows:

"The Buildings to be constructed on the Tenant Parcels may be two stories (subject to height limitations set forth in this Agreement); shall contain approximately, but not more than, 63,850 square feet; and shall be used for the following purposes (the following categories have an overlap of maximum square footage, however, it is agreed that under no circumstances shall the total square footage exceed 63,850 square feet):

- (i) 24,138 square feet maximum of retail sales and services, which may, at Tenant's election, include the following:

Retail sales;

Personal Services;

Retail/specialty food service uses such as a bakery, tea salon, coffee house, ice cream shop, yogurt, candy, cookies, juices, and other similar limited specialty food items, each with a maximum of 300 square feet of outdoor seating area, including table, chairs and benches, within the Town Square and Public Areas;

Personal Improvement Services

Office uses, and,

Similar uses identified as permitted (by right) in the underlying zoning district (CD) which are not included in this Master Use Permit under the discretion

and only upon the approval of the Community Development Director.

(ii) 17,212 square feet total maximum of restaurant square footage (including 13,770 square feet maximum dining/seating area regardless of whether located indoors or outdoors).."

(iii) No office use shall be located on the first floor.

(v) Inn: Minimum of 35 rooms to a maximum of 40 rooms, 2 stories, containing no more than 26,000 square feet, which shall not include a full-service restaurant.."

8. The Project shall be operated in conformance with all applicable provisions of the MBMC, LCP, and this Master Use Permit Amendment and Coastal Development Permit.

9. Any new outdoor dining areas shall be subject to the following:

- An acoustic engineer or equally qualified professional shall prepare and provide a sound attenuation plan with the permit application.
- Second-story outdoor dining areas shall not face residential uses unless they are separated from the residential uses by at least 150 feet, and a solid wall at least eight feet in height is provided for noise attenuation purposes.
- Second-story outdoor dining areas are prohibited over the public right-of-way.
- Hours of operation and service are limited to 10:00 p.m. daily unless alternate hours are approved by a future use permit amendment.

#### Parking

10. Prior to the issuance of any building permit for a change of use to convert any of the existing tenant spaces into an Eating and Drinking Establishment (i.e., sit-down restaurant use), the Applicant shall install six new bicycle racks to encourage nonvehicular modes of transportation. The locations shall be in substantial conformance to those identified in the "Metlox 2023 Master Use Amendment - Parking Assessment" study dated May 8, 2024.

11. Any future changes of use shall be reviewed by the City Traffic Engineer for consistency with the approved parking study to ensure compliance with parking requirements.

12. The composition of uses shall be subject to the parking demand limit of 389 stalls calculated pursuant to the parking study (prepared by Linscott, Law, and Greenspan, dated May 8, 2024). A minimum surplus of 50 parking stalls at the Metlox parking facility shall remain available to the public.

#### Public Works

13. Prior to the issuance of any building permit for a change of use to convert any of the existing tenant spaces into Eating and Drinking Establishment use or to expand any existing Eating and Drinking Establishment use, the Applicant shall improve the Property's trash enclosures to comply with the Manhattan Beach Municipal Code. The operator shall submit plans to the Community Development Department for review and approval.

14. The gates to all trash enclosures shall remain closed other than when refuse is being removed.

15. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The operator and owner



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

#### Procedural

16. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors- in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Community Development Department within 45 calendar days of receipt of a signed copy of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 45-day time limit. The Project approval shall not become effective until the covenant is recorded.

SECTION 13. Effective Date of Resolution. This Resolution shall not become effective unless and until a 4th Amendment to the Disposition & Development Agreement & Ground Lease, is fully executed, signed by Metlox LLC and the City. Council hereby directs staff not to issue the entitlements conferred herein until such time there is a fully executed 4<sup>th</sup> Amendment to the Ground Lease.

SECTION 14. The City Council's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 15. The City Clerk shall certify the adoption of this Resolution.

SECTION 16. These entitlements shall lapse five years after their date of approval unless implemented or extended pursuant to Section A.84.090 of the LCP.

ADOPTED on June 3, 2025.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
AMY THOMAS HOWORTH  
Mayor

ATTEST:

\_\_\_\_\_  
LIZA TAMURA  
City Clerk

## EXHIBIT "A"

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAUSAL REDONDO, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WITHIN THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SAN BERNARDINO, MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTIONS OF A STRIP OF LAND, 100 FEET WIDE, DESCRIBED IN THE DEED TO THE REDONDO BEACH RAILWAY COMPANY IN BOOK 508 PAGE 76 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TOGETHER WITH LOTS 1 TO 6 INCLUSIVE IN BLOCK 96 OF MANHATTAN BEACH DIVISION NO. 2, AS PER MAP RECORDED IN BOOK 1 PAGES 95 AND 96 OF MAPS, IN SAID RECORDER'S OFFICE, AND TOGETHER WITH A PORTION OF LOT 2 IN BLOCK 96 OF SAID MANHATTAN BEACH DIVISION NO. 2 AS PER SAID MAP, AND TOGETHER WITH PORTIONS OF THOSE CERTAIN UNNAMED STREETS SHOWN ON SAID MAP OF MANHATTAN BEACH DIVISION NO. 2 AS LYING BETWEEN BLOCKS 95 AND 96 AND BETWEEN BLOCKS 96 AND 97 ON SAID MAP, ALL DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HIGHLAND AVENUE, 60.00 FEET IN WIDTH, WITH 13TH STREET, 50.00 FEET IN WIDTH, BOTH AS SHOWN ON SAID MAP OF MANHATTAN BEACH DIVISION NO. 2, RECORDED IN BOOK 1 PAGES 95 AND 96 OF MAPS, IN SAID RECORDER'S OFFICE, SAID CENTERLINE INTERSECTION NOW BEING MARKED BY A SPIKE & WASHER (NO. ILLEGIBLE) SURVEY MONUMENT PER CITY OF MANHATTAN TIE SHEET 192 ON FILE IN THE CITY OF MANHATTAN BEACH ENGINEER'S OFFICE; THENCE ALONG THE CENTERLINE OF SAID 13TH STREET NORTH  $67^{\circ} 18' 45''$  EAST 329.91 FEET TO THE CENTERLINE INTERSECTION OF SAID 13TH STREET WITH MORNINGSIDE DRIVE, 60.00 FEET IN WIDTH, AS SHOWN ON SAID MAP, SAID CENTERLINE INTERSECTION NOW BEING MARKED BY A PK SPIKE SURVEY MONUMENT PER CITY OF MANHATTAN BEACH TIE SHEET 218 ON FILE IN SAID ENGINEER'S OFFICE; THENCE CONTINUING ON THE NORTHEASTERLY PROLONGATION OF SAID CENTERLINE OF 13TH STREET NORTH  $67^{\circ} 18' 45''$  EAST 30.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID MORNINGSIDE DRIVE; THENCE LEAVING SAID PROLONGATION AND ALONG SAID NORTHEASTERLY LINE OF MORNINGSIDE DRIVE SOUTH  $24^{\circ} 31' 00''$  EAST 46.02 FEET TO A POINT ON A LINE PARALLEL WITH AND 46.00 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES FROM, LAST SAID PROLONGATION OF SAID CENTERLINE OF 13TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE ALONG SAID PARALLEL LINE NORTH  $67^{\circ} 18' 45''$  EAST 242.10 FEET TO A POINT ON A LINE PARALLEL WITH AND 4.50 FEET NORTHEASTERLY OF MEASURED AT RIGHT ANGLES FROM, THE SOUTHWESTERLY LINE OF SAID STRIP OF LAND 100 FEET WIDE,

DESCRIBED IN SAID DEED TO THE REDONDO BEACH RAILWAY COMPANY IN BOOK 508 PAGE 76 OF DEEDS; THENCE ALONG SAID PARALLEL LINE AND ITS SOUTHEASTERLY PROLONGATION SOUTH  $24^{\circ} 33' 16''$  EAST 181.26 FEET; THENCE SOUTH  $25^{\circ} 43' 19''$  EAST 136.05 FEET; THENCE SOUTH  $25^{\circ} 51' 21''$  EAST 69.75 FEET; THENCE SOUTH  $28^{\circ} 08' 43''$  EAST 66.62 FEET; THENCE SOUTH  $19^{\circ} 36' 25''$  WEST 20.17 FEET TO A POINT ON THE NORTHWESTERLY LINE OF MANHATTAN BEACH BOULEVARD, 80.00 FEET IN WIDTH, SAID NORTHWESTERLY LINE BEING THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF CENTER STREET ( NOW MANHATTAN BEACH BOULEVARD) 80.00 FEET IN WIDTH, AS SHOWN ON SAID MAP OF MANHATTAN BEACH DIVISION NO. 2; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH  $67^{\circ} 21' 32''$  WEST 185.35 FEET TO THE SOUTHEASTERLY TERMINUS OF THE CURVING NORTHEASTERLY LINE OF LOTS 1 AND 2 IN BLOCK 97 OF SAID MANHATTAN BEACH DIVISION NO. 2 AS SHOWN ON SAID MAP, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,061.32 FEET, A RADIAL BEARING OF SAID CURVE AT SAID TERMINUS BEARS NORTH  $60^{\circ} 03' 35''$  EAST; THENCE ALONG SAID NORTHEASTERLY CURVING LINES OF SAID LOTS 1 AND 2 NORTHWESTERLY THROUGH A CENTRAL ANGLE OF  $3^{\circ} 26' 28''$  AN ARC LENGTH OF 183.84 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 54.00 FEET OF SAID LOT 2, A RADIAL BEARING OF SAID CURVE AT SAID POINT BEARS NORTH  $63^{\circ} 30' 03''$  EAST; THENCE ALONG SAID SOUTHERLY LINE SOUTH  $65^{\circ} 28' 26''$  WEST 39.62 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF SAID MORNINGSIDE DRIVE, 60.00 FEET IN WIDTH; THENCE ALONG SAID NORTHEASTERLY LINE NORTH  $24^{\circ} 31' 00''$  WEST 247.51 FEET TO SAID TRUE POINT OF BEGINNING.

End of Legal Description