

ATTACHMENT 2

RESOLUTION NO. PC 12-01

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A REVISED PLANNED DEVELOPMENT PERMIT AMENDMENT AND RESCINDING ALL PRIOR APPROVALS TO ALLOW A RENOVATION, SMALL ADDITION, AND AN INCREASE IN CLUB MEMBERSHIPS FROM 1,200 TO 1,400 FOR THE MANHATTAN COUNTRY CLUB LOCATED AT 1330/1332/1334 PARK VIEW AVENUE

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

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

- A. On January 11 and 25, 2012 the Planning Commission of the City of Manhattan Beach conducted public hearings to consider a request submitted by the 1334 Partners, L.P., owners and operator of the Manhattan Country Club to amend its PD (Planned Development) Permit.
- B. The applicant requests approval for the Manhattan Country Club to increase its number of memberships from 1,200 to 1,400. The applicant also proposes to remodel 19,150 square feet of the club house as well as a net interior building increase of 216 square feet by creating a split level in one of the racquetball courts (addition of 548 square feet), expanding the bathrooms onto current balcony space (addition of 195 square feet), and reallocation of interior dining room area space to exterior balcony dining (removal of 527 square feet). No changes are proposed to the existing 38,276 square foot professional office building located adjacent at 1334 Park View Avenue which is also regulated by this entitlement.
- C. The Country Club property is legally described as Parcel 2, Parcel Map recorded in Parcel Map Book 145, pages 23-25 of Maps in the Office of the County Recorder of Los Angeles, and also known as Assessor Parcel 4138-018-900.
- D. The property's zoning, Planned Development (PD), is intended to provide flexible zoning to encourage quality projects on larger commercial parcels, through orderly and thorough review procedures. Pursuant to Section 10.32.020 of the Municipal Code, uses in a PD District shall be permitted subject to an approved PD Plan. This Resolution constitutes the PD Plan, or PD Permit for the subject property.
- E. The applicant for said Planned Development Permit amendment is 1334 Partners L.P. The applicant's objective is to enhance the Country Club amenities while increasing the number of memberships to support the club improvements.
- F. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, this application is Categorically Exempt, Class 1, Section 15301, California Environmental Quality Act (CEQA) Guidelines.
- G. This approval amends and replaces all prior land use approvals, and all applicable findings and conditions are incorporated herein. The prior approvals include Resolutions 4128 and 4129 which were adopted by the City Council in 1984, granting a use permit and parking variance to allow the construction of the office building at 1334 Park View Avenue and Resolutions 4972 and 4973 which were adopted by the City Council on December 1, 1992, amending the site Planned Development Permit Amendment and granting a Use Permit for reduction in parking, to allow an increase in the total number of club memberships from 850 to 1,000. This approval also amends and replaces Resolution No. PC 04-18 allowing an increase in the total number of club memberships from 1,000 to 1,200 and conversion of office space to club use.
- H. Pursuant to Section 10.32.060 of the Municipal Code, the following findings are made relative to the PD District:

1. *The PD Plan or Specific Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development;*

The project site is classified as Manhattan Village Commercial in the Land Use Element of the General Plan. The project is consistent with this land use category in that it is located near Manhattan Village Shopping Center and is a relatively large complex, encompassing approximately 7.5 acres in land area that provides a specialty health/fitness and social club for residents in the City and surrounding area.

The project, with the imposition of recommended conditions relating to provision of a valet parking program, joint use of parking lots, parking signage, and special event parking management plans, is consistent with I-3 of the Infrastructure Element of the adopted General Plan in that such special operating conditions will ensure that adequate on-site parking will be available to meet increased membership demand.

The project is an enhancement that strengthens the viability of the Manhattan Country Club which provides recreation and fitness opportunity for community residents and therefore is consistent with Policy CR-1.2 which encourages the development of quality recreational facilities on both private land and City owned land.

2. *The PD Plan or Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the Plan were not approved;*

The project is compatible and complimentary with existing surrounding land uses, including the Marriot Hotel and golf course to the east, and other commercial uses including the Manhattan Village Shopping Center to the west, Parkview Plaza and Kinecta Credit Union buildings to the north, and Manhattan Senior Villas to the southwest, in that the subject project will provide adequate on-site parking and will not infringe negatively on the parking needs of these surrounding uses as evidenced by the parking survey previously prepared for the property.

3. *Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD Plan or Specific Plan;*

The parking supply for the existing recreational facility satisfies the need for parking based on a detailed survey that was conducted for this project. The reduction in parking is justified based on the mixed use concept of the project and based on the parking survey previously prepared for the property. Given a supply of 155 spaces for Club use, a surplus of 19 parking spaces is anticipated for the Club use.

4. *The PD Plan or Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.*

Staff does not anticipate a greater demand for utilities, services, or emergency access as a result of the renovation or the increase in maximum number of memberships. Parking demand will be adequately accommodated with the property's existing parking supply.

- I. The project is compatible and complimentary with existing surrounding land uses, including the Marriott Hotel and golf course to the east, and other commercial uses including the Manhattan Village Shopping Center to the west, Park View Plaza and Kinecta Credit Union buildings to the north, and Manhattan Senior Villas to the south west, in that the subject project will provide adequate on-site parking and is not expected to infringe negatively on the parking needs of these surrounding uses as evidenced by detailed parking survey conducted for the project.
- J. The use of the 1334 Park View Avenue building is limited to general/professional specialty offices, consistent with that project's original approval.

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SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject application subject to the following conditions:

Implementation/Uses

- 1. The implementation of this permit shall be in substantial compliance with the project description, findings, and conditions of approval contained in this Resolution as well as the project description and plans reviewed by the Planning Commission on January 11 and 25, 2012. The remodel plan shall be consistent with the concept plan and project description submitted with this application.
- 2. The Country Club may increase its membership to no more than 1,400, including active and inactive memberships, and general and corporate memberships. No more than 50 of the total memberships shall be of the corporate category at any time. The number of tenants/subtenants and employees of the 1334 Parkview Offices which have Club memberships shall be included in the census of total memberships permitted in this Resolution.
- 3. The permitted use of the office building at 1334 Parkview Avenue shall be strictly limited to general office use (which does not include medical office uses).

Traffic Engineering and Parking

- 4. The parking lots for the entire site shall provide a minimum of 244 parking spaces on-site, including Club, office tenant, visitor, and required accessible spaces. Seven spaces shall be allocated to the offices at 1334 Park View Avenue and all spaces so allocated to the offices during business hours shall be physically demarcated (striping color, raised pavement markers, e.g.) from the spaces allocated to Club members. The total number of parking spaces for the Club may be reduced if it is determined through plan-check that more accessible parking spaces are required and if the increase in the number of accessible spaces cannot be obtained by enlarging the parking surface.
- 5. In addition to 244 on-site spaces, the Club shall continue to provide by lease with the City, 50 additional spaces in the public parking lot adjoining the Club on the west side, for a total parking requirement of 294 spaces.
- 6. A complimentary full-time valet parking service shall be provided to serve members and guests of the Club in order to ensure efficient utilization of the parking lot. The valet service shall also be responsible for monitoring visitor and tenant spaces assigned to the office building at 1334 Parkview Avenue to minimize inconvenience and congestion within the parking lots. A valet parking plan shall be submitted to the Department of Community Development which shall be reviewed and approved by the Fire Department during plan check for any submitted building improvements.
- 7. All parking spaces allocated for 1334 Park View, including tenant and visitor, shall be available for Club use after 6:00 p.m. on week days, after 1:00 p.m. on Saturdays and all day on Sundays.
- 8. All Club employees, with the exception of managers, shall park in the 50 leased spaces in the public parking lot to the west of the Club, or by agreement at another nearby property that has been determined by the City to have a sufficient surplus of parking spaces (beyond the amount required for the use by development permit or Zoning Ordinance standard). All employee vehicles shall display current Country Club identification.
- 9. The tandem spaces on the west boundary of the "Club Lot" that were previously lengthened shall not be modified.
- 10. Eight visitor spaces may remain in their existing location to the east of the entrance driveway to provide parking for office visitors subject to a time limit of two consecutive hours. The visitor spaces may be used by the Club after 6:00 p.m. on week days and all day Saturdays and Sundays without a time limit. The Club management shall enforce the use of the visitor spaces regularly with the expectation that the on-site valet will not allow cars in the spaces that display Club member, tenant, or employee stickers or identification.

11. The applicant shall provide evidence to the City that signs have been installed minimally at the eight visitor spaces and at the entrance driveway, directing and informing drivers to appropriate areas. The signs shall be clearly visible and shall be reviewed and approved by the Department of Community Development prior to their installation.
12. The Club management shall inform all members and employees of City approved parking regulations on a regular basis including monthly newsletters, and verbal or written correspondence.
13. An existing hand car wash service provided to Club members may be continued, however any canopy or tools utilized by the car wash operation shall not restrict use, or infringe upon any of the 244 required striped parking spaces on the lot.
14. A special event parking management plan shall be submitted and approved by the Department of Community Development and Fire Department for all special events of more than 250 persons.
15. New sidewalk shall be constructed parallel and adjacent to Parkview Avenue on the south side of Parkview Avenue in the vicinity of the parking lot driveway (approximately 40 feet east of and west of the driveway) to provide a continuous straight pedestrian path along the south side of Parkview Avenue. Plans shall be reviewed and approved by the Department of Community Development and Public Works prior to installation.
16. Americans with Disabilities Act (ADA) compliant curb ramps shall be constructed where the new sidewalk identified in item 15 intersects the parking lot driveway in order to provide a continuous accessible pedestrian route along the south side of Parkview Avenue.
17. All accessible parking spaces within the parking lot should be marked and signed as necessary to conform with current standards contained in the current edition of Caltrans Standard Plans A90A and A90B. At least one accessible parking space should be signed and marked as van accessible.
18. A pedestrian walkway shall provide a continuous accessible route from the entryway to the sidewalk on the south side of Parkview Avenue. The walkway shall be designed and installed in a manner consistent with current ADA guidelines.
19. Bicycle parking shall be installed per MBMC 10.64.080 and Bicycle Master Plan.

Construction

20. A construction management plan shall be submitted during plan-check of the office conversion improvements which shall establish parking and delivery loading rules regulations. This plan shall be reviewed and approved by the Department of Community Development.
21. The remodel/addition shall comply with all applicable accessibility requirements.
22. No structure, overhang or wall shall be constructed within 10 feet of an existing sanitary sewer line adjacent to the west elevation of the subject development (condition 2 from prior Resolution 4128).
23. All storm and irrigation runoff water shall be contained on site by proper grading and drainage systems. Under no condition shall such water be allowed to flow across the property line onto adjacent properties, with the exception of the property line that separates Manhattan Country Club from the 1334 Office Building (condition 4 from prior Resolution 4128).
24. All mechanical equipment, existing or proposed shall be screened from public view (condition 7 from prior Resolution 4128).

Enforcement

25. The City may request an audit of Club membership and office tenant records at any time to confirm compliance with the membership cap and this requirement.

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Miscellaneous

- 26. This Resolution shall become effective within fifteen days unless an appeal is filed previously by a party other than the City Council, or an appeal is made by the City Council subsequently at a regularly scheduled meeting.
- 27. Pursuant to Public Resources Code Section 21089(b) and Fish and Game Code Section 711.4(c), the project is not operative, vested or final until the required filing fees are paid as applicable.
- 28. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

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

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting of January 25, 2012 and that said Resolution was adopted by the following vote:

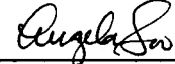
AYES: Chairperson Paralusz, Andreani, Conaway, Gross, Seville-Jones

NOES:

ABSTAIN:

ABSENT:


Richard Thompson
Secretary to the Planning Commission

 for
Sarah Boesch
Recording Secretary 