

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Jason Masters, Assistant Planner 
Esteban Danna, Associate Planner 

DATE: April 9, 2014

SUBJECT: Consideration of a Use Permit Amendment, Variances and Sign Exception Amendment to construct an addition to an existing two-story commercial building and other site improvements located at 1500 North Sepulveda Boulevard. (Manhattan Beach Toyota/Scion)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **PROVIDE DIRECTION**.

APPLICANT

Manhattan Beach Toyota/Scion (Darrel Sperber)
1500 N. Sepulveda Boulevard
Manhattan Beach, CA 90266

PROJECT OVERVIEW

Location

Location 1500 N. Sepulveda Boulevard- State Highway 1
Area District II
Legal Description Lots 1 through 8 in Block 6 of Tract No. 7514

	<u>Proposed</u>	<u>Requirement</u>
Parcel Size:	237,000	5,000 sq. ft. min.
Floor Area Factor:	.29:1	1.5:1 max
Total Square Footage:	68,266 sq. ft. (28.8% of max.)	355,500 sq. ft. max.
Height:	172.50 feet (34.9 ft. above avg.) ¹	159.60 feet (22 ft. above avg.)
Parking:	127 spaces + 78 employee	126 spaces
Landscaping:	11,713 sq. ft. ²	18,960 sq. ft.

¹Variance Required – 162.06' existing

²Variance Required – 5,900 sq. ft. existing

Setbacks:

Front (west)	77 ft.	0 ft. min
Rear (east)	384 ft. 4 in.	0 ft. min
North Side	164 ft. existing	0 ft. min.
South Side	2 ft. existing	0 ft. min.

Land Use

General Plan General Commercial
Zoning CG – General Commercial- Sepulveda Boulevard Development Guidelines

Existing Land Use Commercial Building with Auto Sales and Service
Proposed Land Use Commercial Building with Auto Sales and Service

Neighboring

Zoning and Land North – CG (General Commercial) – Commercial (Hotel)
Uses South – CG (General Commercial) – Commercial (Retail- Target)
 East – RS (Residential Single Family) – Residential (Single Family)
 West – CG (General Commercial) – Commercial (Mixed Retail/Services)

Project Description

The subject property is currently developed with five buildings consisting of a used car sales building, new car sales and parts center (main building) and three service bay buildings. The property currently has a Use Permit which is attached as Exhibit G. The applicant proposes to demolish 10,351 square feet of the existing 22,096 square foot single story main building and construct a two-story addition at the front of the building and new canopy totaling 20,536 square feet which will result in 32,281 total square feet of proposed building and canopy.

The proposed two-story building will feature an updated ‘modern’ street-front, featuring floor to ceiling windows and will be closer in grade and distance to the existing sidewalk adjacent to Sepulveda Boulevard. The applicant is proposing to lower the existing grade of the front of the building, adjacent to Sepulveda Boulevard, at the southwestern portion of the site by up to five feet. The finished floor of the proposed addition will be up to five feet lower than the existing building and extend 21 feet closer to Sepulveda Boulevard. Redesign of the dealership is consistent with Toyota Corporation’s Image II nationwide design guidelines which require that the dealership be updated this calendar year. The proposed first floor area closest to the street will function as a Toyota/Scion showroom, while the remainder at the rear will accommodate the parts area, customer lounge and other sales and operations-related offices. The second floor offices will only be accessible through the interior of the proposed structure, and will contain the remainder of the businesses offices.

A Use Permit Amendment, Variances to exceed maximum allowable height and to provide less than required landscaping area, and a Sign Exception Amendment, including a new Sign Program, are required.

ENVIRONMENTAL REVIEW

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332.

BACKGROUND

The existing Use Permit allows for an Auto Dealership and service area and was initially adopted by Planning Commission Resolution No. 345 in 1965. In 1987, the City Council adopted Resolution No. 4398, which allowed for the construction of the existing used car sales building. In 1991, the City Council approved Resolution No. 4848 approving a 5,475 square foot addition to the service and parts building. The Planning Commission approved Resolution No. 04-20 for a Sign Exception in 2004 allowing for no greater than 1,232 square feet of total sign area and a pole sign 19' in height from the parking surface to the bottom of sign. The Code maximum is 720 square feet of wall signs, or 180 square feet for a pole sign. In 2011, a new 25' maximum height replacement pole sign was administratively approved and constructed at the site, and exists today. The aforementioned approvals have been attached to this report.

DISCUSSION:

Code Requirements

The proposed building complies with most of the required Zoning Code standards for the district in which it is located. Specifically, the project complies with building square footage (Floor Area Factor –FAF), setbacks including the daylight plan, and parking requirements, but does not comply with maximum height or landscaping requirements as follows:

Floor Area Factor (FAF)-Square Footage

Per MBMC 10.16.030, the maximum allowed square footage for the 237,000 square-foot lot is a floor area factor of 1.5:1 or 355,500 square feet. The project will result in a total of 68,266 square feet of building area for all buildings on the property which is 19.2% of the maximum allowed.

Height

The maximum allowable height for the General Commercial district is 22 feet above the average of the four lot corner elevations, which, for the subject property is 159.60'. The existing building height is 162.06' which is about 2.5 feet above the maximum height. The proposed building will be raised approximately 9.5 feet to 172.50' which is about 13' above the maximum allowable height which requires a Variance application. The parapet of the proposed building extends 7'4" above the proposed roof consistent with Toyota's design standards, and will also help to shield the proposed air conditioning equipment, and reduce resulting noise impacts. Additionally the Building Official may require an elevator to provide accessibility to the second floor. This would result in about four feet of additional height to accommodate the top of the required elevator safety override.

Parking

Parking requirements are calculated based on proposed uses and square footage for each use. Per MBMC Section 10.64.030, one parking space is required per 300 square feet of vehicle equipment repair area, and one parking space is required for each 1,000 square feet of area devoted to vehicle equipment sales and rentals. The project is required to provide 126 parking spaces, and provides 127 parking spaces plus an additional 78 employee parking spaces.

Setbacks

The Zoning Code does not require setbacks on commercial properties, but a daylight plane is required when the commercial property abuts residential properties. However, because the proposed construction is over 384 feet from neighboring residences to the east, no daylight plan is required. The chart below shows the minimum setbacks provided for each side.

North (side)	255 ft.
South (side)	2 ft.
East (rear)	384 ft.
West (front)	77 ft.

Landscaping

In the Commercial General district, the minimum percentage of the site to be landscaped is 8% which for this property is 18,960 square feet. The proposed project will result in approximately 5%, or 11,713 square feet, of landscaping area, which requires a Variance application. Currently the property contains approximately 2.5%, or 5,900 square feet of total landscaped area, so the proposed project provides a 5,813 square foot increase. Per MBMC Section 10.60.070 (D.1) the parking lot is required to have perimeter landscaping areas 10 feet wide adjacent to Sepulveda Boulevard, and five feet wide adjacent to neighboring properties. Furthermore, five percent (5%) of the parking lot area, excluding the perimeter planting strips, shall be devoted to interior landscaping areas distributed throughout the parking lot. As proposed, the project does not meet the perimeter landscaping requirement or the five percent parking lot area requirement. Code also requires a minimum of one (1) tree for every six (6) spaces that shall be distributed throughout the parking lot. Accordingly, 21 trees are required for the property which is included in the draft Resolution as a condition of approval.

Caltrans Encroachment Permit

A separate Encroachment permit issued through Caltrans is required for the proposed driveway expansion, from 31 feet existing to the proposed 36 feet proposed, and landscaping improvements in the right of way adjacent to Sepulveda Boulevard. The applicant has submitted an application to Caltrans and will be responsible for compliance with State requirements.

Approvals required for the development of the proposed Project include the following: Use Permit Amendment; Variance for building height and landscaping; Sign Exception; demolition, grading, and building permits; and other permits and approvals by other agencies as deemed necessary.

Variance to exceed maximum allowable height

The project proposes to add a story level above portions of the existing single story main structure, which exceeds the maximum allowable height. MBMC 10.16.030(F) allows for a maximum height of thirty foot, but *A roof pitch of at least four (4) vertical feet for each twelve (12) lineal feet of roof area is required. If the roof pitch is less, the maximum building height is twenty-two feet (22') unless structure parking is provided at or below the ground level.* The proposed structure has a flat roof, and accordingly is subject to the 22-foot maximum height allowed based on the lot's four-corner elevation average. The maximum allowable height for the subject property is 159.60'. The existing building height of the parts storage area which is not changing is 162.06' which is about 2.5 feet above the maximum height. The proposed addition will be approximately 9.5 feet higher at 172.50' which is about 13' above the maximum allowable height. The parapet of the proposed building extends 7'4' above the proposed roof consistent with Toyota's design standards, and will also help to shield the proposed air conditioning equipment, and reduce resulting noise impacts. Additionally the Building Official may require an elevator to provide accessibility to the second floor. This would result in about four feet of additional height to accommodate the top of the required elevator safety override. The Variance findings below discuss in more detail the building height.

The existing single-story building is located on the south property line of the lot and is separated by a parking lot from three service bay buildings and a used-car center all of which are not changing.

Variance Findings – Building Height

In order to grant the variance request, Section 10.84.060(B) of the zoning code requires that the Planning Commission make required findings as follows:

- 1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;*

Special circumstances applicable to the subject property include exceptional topography and large lot size. There is a significant elevation change with an almost 22 foot elevation change between the southwest and southeast property corners. The lot size is 237,000 square feet in an area district with a minimum required lot size of 5,000 square feet.

The currently non-conforming pre-existing building would not create new circumstances or impacts to neighbors' privacy, light, ventilation, or aesthetics. Application of building height requirements for the existing building and the addition would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to portions of the building that currently do not conform and where no changes are proposed. Bringing the non-conformities up to current standards would also preclude the applicant from complying with the Toyota Corporation's Image II nationwide design guidelines.

2. *The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and*

Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. While the proposed addition will exceed the maximum allowable height, the existing maximum building height of the parts storage area, which is not changing, is 2.5' above the maximum height. Furthermore, all other code requirements except landscaping will be met. The proposed building size will result in the property having a total square footage 19% of the maximum allowed floor area factor. The structure will be kept near the front of the lot, and will not be expanding towards the residential district at the rear of the property which minimizes negative impacts to neighbors since it allows for greater light, air, and privacy with a large parking lot and service bay buildings between the proposed structure and the rear property.

3. *Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the height of the building would not be inconsistent with surrounding properties. The height being proposed would otherwise be allowed by code if it were relocated to the southwest property line, the lowest portion of the lot, and reduced in height by approximately two feet. The non-conforming height is pre-existing, compatible with surrounding buildings, and does not affect the adjoining properties.

Variance to provide less than required landscaping

The project proposes to install 5,813 square feet of additional landscaping resulting in 11,713 square feet. MBMC 10.16.030 requires that lots in the CG contain a minimum site landscaping of 8% which for this lot is 18,960 square feet. The proposed project will result in approximately 5% landscaping area, which is 7,247 square feet less than that required by code. Currently the property contains approximately 2.5% or 5,900 square feet of total landscaped area. Per MBMC Section 10.60.070 (D.1) the parking lot is required to have perimeter landscaping areas 10 feet wide adjacent to Sepulveda Boulevard, and five feet wide adjacent to neighboring properties. Furthermore, five percent (5%) of the parking lot area, excluding the perimeter planting strips, shall be devoted to interior landscaping areas distributed throughout the parking lot. As proposed, the project does not meet the perimeter landscaping requirement or the five percent parking lot area requirement. The Code also requires a minimum of one (1) tree for every six (6) spaces that shall be distributed throughout the parking lot. Accordingly, 21 trees are required for the property which is included in the draft Resolution as a condition of approval. The Variance findings below discuss in more detail the proposed landscaping.

Variance Findings – Landscaping

In order to grant the variance request, Section 10.84.060(B) of the zoning code requires that the Planning Commission make required findings as follows:

1. *Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;*

Special circumstances applicable to the subject property include exceptional topography, significant lot size and a use incompatible with landscaping requirements. The lot size is 237,000 square feet in an area district with a minimum required lot size of 5,000 square feet.

The currently non-conforming lot landscaping would not create new circumstances or impacts to neighbors' or motorists and pedestrians aesthetics. Application of landscaping requirements for the existing or proposed site would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to add over 7,000 square feet of landscaping to a site that currently does not conform and most of which no changes are being proposed. Bringing the non-conformities up to current standards would also create an undue hardship upon the owner of the property as it would require less parking area for customers, employees, vehicle stock, and impede vehicular access.

2. *The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and*

Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. The amount of landscaping will be increased significantly, all of which will occur in the front part of the lot including at the street frontage. As a result, the property will get much closer to meeting the minimum site landscaping requirement. Note that the rear half of the property is not visible to public view and is not changing. Furthermore, if only considering the front portion of the lot, the landscaping requirement would come within one percent of the minimum required.

3. *Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the less than minimum landscaping would not be inconsistent with surrounding properties. The amount of landscaping required by code could only be attained if the property were to reduce or remove building square footage or parking spaces. The non-conforming landscaping is pre-existing, compatible with surrounding buildings, and does not affect the adjoining properties.

Use Permit Requirement

Per Manhattan Beach Municipal Code (MBMC) Section 10.16.030(B), a Use Permit is required when the proposed building area exceeds 5,000 square feet or the lot exceeds 10,000 square feet.

Use Permit Findings

In order to approve the Use Permit amendment, the following findings must be made by the Planning Commission in accordance with MBMC Section 10.84.060. The findings are met as follows:

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

The proposed building is located within the General Commercial district. The proposed uses are consistent with MBMC Section 10.16.010 which states that the district is intended to provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for offices and certain limited industrial uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

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 on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The proposed uses pose no detrimental effects to the public health, safety, or welfare of persons working on the proposed project site or on the adjacent properties.

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 subject property is located within the General Commercial land use category. 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. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard which is where the proposed project is located. The maximum floor area factor for the General Commercial Category is 1.5:1. Sepulveda Boulevard is the major commercial corridor in the City, with primarily regional-serving and large-scale businesses, such as Manhattan Beach Toyota, the project applicant. Ensuring quality design is especially important along this corridor to avoid monotonous and overbearing buildings, which the proposed design is consistent with. The project is also consistent with the following Goals and Policies of the General Plan:

- 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.*
- Policy LU-3.5: Ensure that the sign ordinance provides for commercial signage that is attractive, non-intrusive, safe, and consistent with overall City aesthetic goals.*
- 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.*
- Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.*
- 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.*
- Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.*
- Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional serving commercial districts.*

- 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 proposed retail and office uses on the site will be in compliance with applicable provisions of the (CG) General Commercial zone and the required notice, hearing, and findings for the Use Permit, Sign Exception and Variances. The purpose of the CG zone is to provide opportunities for a wide range of regional serving retail and service businesses deemed suitable for location in Manhattan Beach. This includes businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts.

- 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 will not adversely impact nearby residents or commercial properties as they are related to traffic, parking, noise, vibration, odors, personal safety, or aesthetics, or create demands exceeding the capacity of public services and facilities. The proposed uses will provide the required off-street parking and will not create an additional demand for public services and facilities which cannot be mitigated. The use is the continuation and upgrade of an existing automobile sales and service use. Conditions of approval and standard Manhattan Beach Municipal Code requirements will limit any potential adverse impacts.

Sign Exception Amendment/Master Sign Program

The applicant wishes to amend the 2004 Sign Exception and create a Sign Program to maintain the existing pole sign which was permitted on May 17, 2011, install new signage on the proposed building and obtain approval for temporary banner signs for planned sales events throughout the year. Specifically, the Sign Exception Amendment/Master Sign Program requests:

- 1. Installing new Dealership-ID signage** – The existing Sign Exception allows for a maximum of 1,232 square feet of total sign area. The project involves installing 256 square feet of new signage on the proposed building and maintaining all other existing signage on the property which includes the 667 square foot pole sign, and 73 square feet of existing signage on the used car building. This will result in a total sign area of 996 square feet which is less than the maximum allowed for under the approved sign exception.

2. **Temporary Sign Program-** MBMC Section 10.72.050 (A.8) states that sites consisting of a minimum of two acres predominantly occupied by retail uses are eligible for a temporary sign program to establish site specific temporary sign standards specifically for allowable area and duration of display. An application for a temporary sign program can be reviewed and approved by the Community Development Director or may be incorporated into a master sign program pursuant to Section 10.72.060 of this chapter. The following performance standards shall apply:
- a. Placement of signs shall be oriented toward a commercial street and away from residential homes.
 - b. The temporary sign program shall specify sign design guidelines and sign area allocations to be applied to the entire site.
 - c. The duration of sign display authorized in a temporary sign program shall not exceed a total of one hundred twenty (120) days per calendar year.
 - d. Prohibited signs or devices shall be consistent with those provided in subsection E of Section 10.72.070, including but not limited to signs placed on public property and large inflatable tethered objects.

As part of the Master Sign Program, this project involves a Temporary Sign Program allowing up to four 30 square foot maximum banners to be installed at street side locations for a maximum of one hundred twenty (120) days per calendar year. Note that the Code limits the number and size of temporary signs and allows 90 days maximum per year.

Sign Exception Findings

Pursuant to Section 10.72.080 of the Manhattan Beach Municipal Code, the following findings are made regarding the Sign Exception application.

1. *The proposed sign exception would not be detrimental to, nor adversely impact, the neighborhood or district in which the property is located. Potential impacts may include, but are not limited to, design;*
 - a. The site is surrounded directly by commercial uses on the north, south and west and by residential uses to the east. Most adjacent residential and commercial uses are separated from the subject site by distance, parking lots, topography, landscaping and/or physical development and would not be impacted by the proposed sign exception, as conditioned. The proposed sign exception would be consistent with the General Commercial zoning districts, since it will provide uniform site signage that is attractive and outdated signage will be removed. Clear consistent signage will direct visitors to the site which is clearly visible from the surrounding public rights-of-way, but not visible from surrounding commercial or residential properties.
 - b. The scale, size, and function of the proposed construction at this site is such that the 2004 Master Sign Program needs to be updated to install new signage consistent with Toyota's nationwide design guidelines on the proposed building and obtain approval

- for temporary banner signs for planned sales events throughout the year without negatively impacting the experiences of pedestrians, drivers and passengers, or residential land uses.
- c. Tenants benefit from signage that attracts visitors but doesn't detract from well-designed exterior building facades. The proposed signage will be consistent with the updated building wall materials and colors, without creating aesthetic or light/glare impacts.
 - d. The proposed signs will enhance the auto dealership by providing a consistent visual identity with Toyota's nationwide design guidelines, and will appear more visually attractive than the existing signs.
 - e. The rolling topography of Sepulveda Boulevard alleviates adverse impacts generally seen with increased signage, as visibility is limited.
2. *The proposed sign exception is necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of their property;*
- a. A comprehensive Master Sign Program for the Toyota site will allow the applicant to install signage compatible with the proposed architecture and site design.
 - b. The enhanced signage increases the potential for visitors to readily identify the location on a state highway with high speeds and traffic volumes.
 - c. The sign exceptions will promote and advertise certain sales events without impacting the experiences of pedestrians, drivers and passengers, or adjacent residential land uses.
 - d. The Project will be enhanced by one Master Sign Program with consistent signage. Furthermore, the sign exception will not result in a change to the perceived number or density of signs across the entire site since the proposed 923 square-feet of proposed signage is less than the 1,232 square feet allowed for under the existing sign exception.
 - e. The exception is warranted since the auto dealership is the largest retail property of its kind in the City, and fronts a state highway which provides adequate access. The signs are necessary to attract and guide visitors from Sepulveda Boulevard.
3. *The proposed sign exception is consistent with the legislative intent of this title;*
- a. The exceptions, as conditioned, will promote preserving the character and quality of the area consistent with the character of Area District II.

- b. The signage will use high quality and attractive materials, blending with the architectural theme of the dealership expansion, while enhancing and supporting the retail commercial environment of Sepulveda Boulevard.
- c. The proposed sign program is consistent with the Sepulveda Development Guide.

Sepulveda Boulevard Development Guidelines

The Sepulveda Boulevard Development Guidelines encourage thoughtful development while considering vehicular and pedestrian traffic and circulation, safety, aesthetics, and other development related impacts. Reciprocal Access is generally encouraged between neighboring sites within the same block to improve safety and circulation. However, due to the topography and width of this and neighboring properties, it is not an appropriate design requirement for the subject project. Similarly, Right-turn pockets and Driveway Throats can also improve safety and circulation. However, due to the relatively lower traffic volume to and from this site, and the proposed driveway expansion, they will not be required or recommended by the City Traffic Engineer for this project. Additionally, all Caltrans requirements will be met by the project. The proposed building will be more visually desirable than the existing dealership due to its closer orientation to Sepulveda Boulevard, more attractive building design, and improved signage, and will not create any residential nuisances as no improvements are proposed near the residential district adjacent to the rear of the property. Pedestrian access to the property will be improved from a new accessible path from the existing sidewalk to the proposed building.

Planning Commission Authority

In accordance with Chapter 10.84 of the MBMC, the Planning Commission conducts a public hearing and has the authority to approve, approve with conditions or deny the Use Permit, Variances, and Sign Exception amendment. With any action the Use Permits findings must be considered (10.84.060A), and conditions may be placed on an application (10.84.070). The Commission has the ability to approve only portions of the request and modify the proposal to meet the Use Permit purpose, findings, and criteria. MBMC 10.72.080 allows the Planning Commission to approve exceptions to sign requirements and may impose reasonable conditions or restrictions as deemed necessary to assure code compliance and to protect the public health, safety, and general welfare.

City Departments Input

Plans of the proposed project were circulated through the City's Building, Public Works, Fire, and Police Departments. Planning Staff received the following comments which are attached to the draft Resolution: Public Works requested that the applicant identify construction phasing, the dirt haul route, and sewer and water connections. The Building Official may require an elevator to provide accessibility to the second floor.

Public Notice

The City followed normal, legally required public noticing process. Notices were sent out over two weeks in advance, and mailed to all property owners of record in addition to being published in the Beach Reporter. The City scheduled the public hearing on the first available date once the application was deemed complete. The applicant was encouraged to initiate public outreach with neighbors.

Public Input

A public notice for the project was mailed to the property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff has received six written comments at the writing of this report. The public comments focused on existing issues, lack of advanced noticing and outreach, the timing of the public hearing (during Mira Costa High School Spring Break) concerns regarding the new facility, and construction related impacts.

Existing operational concerns expressed include lighting that is not shielded shining directly into homes, noise from the service bays, noise from compressors left running all night, and noise from pressure washing operations at the end of the day.

Nearby residents wanted to know if there will be AC units on the top of the new/expanded facility, and if there are provisions in the plan to enclose them in noise suppressing enclosures like those installed on “most of these units on top of Target.” The project is currently proposing nine (9) new A/C units on the roof; they will be shielded from both public and private view by a 7’ 4” parapet. The proposed A/C units will be over 384 feet from the closest residential property line which in combination with the parapet should minimize any potential noise impacts. Furthermore, they proposed units will have to comply with the City’s noise ordinance and can be subject to provide manufacturer specifications during plan check and/or noise verification testing after construction.

There are requests that during the construction phase, that all equipment, supplies, and heavy equipment are sited or stored toward the front (Sepulveda Boulevard) side of the property, and not parked adjacent to the abutting residential district along Magnolia Ave. There was concern regarding potential dust and odor impacts resulting from construction. Residents voiced their concern about the amount of construction workers needed for the project, where they will park, and resulting safety issues. Comments also inquired about potential utility disruption resulting from the construction. There is concern after the Target expansion in the past which was “extremely intrusive -- with work crews disobeying posted work hours.”

A Construction Management Plan is proposed in the draft Resolution which will address this concern. Construction at the site will be subject to the City’s designated construction hours, and violation of these hours is actively enforced by the City’s Code Enforcement Officers and the Police Department.

Other comments received where in opposition of the Variance applications, that the height is excessive and unnecessary, will block views, be highly visible creating blight and property value impairment, and will create a bad precedence for properties along Sepulveda Boulevard. One resident question whether it would comply with the City’s Green Building program for being a commercial project over 10,000 sq. ft. and meet the LEED “Silver” requirements.

There were comments that landscaping should meet the minimum required, with increased trees and shrubs, particularly at the eastern property line. Further, there was concern that the proposed materials or purported additional lights will exacerbate existing lighting issues. There were also questions about the Sign Exception, but it should be noted that the applicants are proposing 236 square feet less signage than currently exists.

CONCLUSION

The project before the Planning Commission is a Use Permit Amendment, Variance to exceed maximum allowable height and to provide less than the required landscaping, and a Sign Exception Amendment. These applications are necessary to construct an addition to an existing 2-story commercial building and for other site improvements for the property located at 1500 North Sepulveda Boulevard. Staff recommends that the Planning Commission review the information presented in the report, open the public hearing, discuss the project, and provide direction regarding the proposed project. A Draft Resolution is attached for the Planning Commission's consideration.

Attachments:

- A. Draft Resolution No. PC 14-XX
- B. Application Materials
- C. Public Notice
- D. Vicinity Map
- E. Plans
- F. Public Comments
- G. Previous approvals:
 - CC Resolution No. 4398
 - CC Resolution No. 4848
 - PC Resolution No. 04-20

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DRAFT RESOLUTION NO. PC 14-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AMENDMENT, VARIANCES AND SIGN EXCEPTION AMENDMENT TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE-STORY COMMERCIAL BUILDING AND OTHER SITE IMPROVEMENTS LOCATED AT 1500 NORTH SEPULVEDA BOULEVARD (Manhattan Beach Toyota/Scion)

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. Pursuant to applicable law, the Planning Commission of the City of Manhattan Beach conducted a duly noticed public hearing on April 9, 2014, received testimony, and considered an application for a Use Permit Amendment, Variances, and Sign Exception Amendment to allow a two-story addition to an existing single-story commercial building located on the properties legally described as Lots 1 through 8 in Block 6 of Tract No. 7514 located at 1500 North Sepulveda Boulevard in the City of Manhattan Beach.
- B. The proposed two-story building addition will be closer in grade elevation and distance to the existing sidewalk adjacent to Sepulveda Boulevard. The applicant is proposing to lower the existing grade of the front of the building, adjacent to Sepulveda Boulevard. Redesign of the dealership is consistent with Toyota Corporation's Image II nationwide design guidelines which require that the dealership be updated this calendar year. The proposed first floor area closest to the street will function as a Toyota/Scion showroom, while the remainder at the rear will accommodate the parts area, customer lounge and other sales and operations-related offices. The second floor offices will only be accessible through the interior of the proposed structure, and will contain the remainder of the businesses offices.
- C. A Use Permit Amendment, Variances to exceed maximum allowable height and to provide less than required landscaping area, and a Sign Exception Amendment, including a new Sign Program, are required.
- D. The applicant for the subject project is Darrel Sperber, Dealer Principal of Manhattan Beach Toyota.
- E. Pursuant to Manhattan Beach Municipal Code (MBMC) Section 10.16.030(B), a Use Permit is required for projects with a proposed building area exceeding 5,000 square feet or lot area exceeding 10,000 square feet.
- F. Pursuant to Manhattan Beach Municipal Code (MBMC) Section 10.16.030, a Variance is required for projects within the General Commercial (CG) zone that provide less than the required 8% minimum site landscaping.
- G. Pursuant to Manhattan Beach Municipal Code (MBMC) Section 10.16.030(F), a Variance is required for projects exceeding the maximum building height of 22 feet above the average of the four property corner elevations.
- H. Pursuant to Manhattan Beach Municipal Code (MBMC) Section 10.72.050, a Sign Exception Amendment is required to modify signs exceeding two square feet per one lineal foot of property frontage.
- I. The project is Categorically Exempt (Section 15332) from the requirements of the California Environmental Quality Act (CEQA).

**ATTACHMENT A
PC MTG 4-9-14**

- J. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- K. The General Plan designation for the property is General Commercial. The General Plan encourages commercial uses such as vehicle sales and services that serve City residents and visitors.
- L. The zoning designation for the property is CG (General Commercial).
- M. The zoning districts surrounding the property are CG (General Commercial) to the north, south and west and RS (Residential Single Family) to the east. The existing land use for the property is commercial.
- N. Pursuant to Section 10.84.060(B) of the Manhattan Beach Municipal Code the following findings for the Variances are made:

- 1. *Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;*

Variance to Height:

Special circumstances applicable to the subject property include exceptional topography and large lot size. There is a significant elevation change with an almost 22 foot elevation change between the southwest and southeast property corners. The lot size is 237,000 square feet in an area district with a minimum required lot size of 5,000 square feet.

The existing non-conforming building would not create new circumstances or impacts to neighbors' privacy, light, ventilation, or aesthetics. Application of building height requirements for the existing building and the addition would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to portions of the building that currently do not conform and where no changes are proposed. Bringing the non-conformities up to current standards would also preclude the applicant from complying with the Toyota Corporation's Image II nationwide design guidelines.

Variance to Landscaping:

Special circumstances applicable to the subject property include exceptional topography, significant lot size and a use incompatible with landscaping requirements. The lot size is 237,000 square feet in an area district with a minimum required lot size of 5,000 square feet.

The currently non-conforming lot landscaping would not create new circumstances or impacts to neighbors' or motorists and pedestrians aesthetics. Application of landscaping requirements for the existing or proposed site would result in exceptional difficulties and/or undue hardships upon the owner of the property, since substantial changes would be needed to add over 7,000 square feet of landscaping to a site that currently does not conform and most of which no changes are being proposed. Bringing the non-conformities up to current standards would also create an undue hardship upon the owner of the property as it would require less parking area for customers, employees, vehicle stock, and impede vehicular access.

- 2. *The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and*

Variance to Height:

Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public

health, safety or general welfare. While the proposed addition will exceed the maximum allowable height, the existing maximum building height of the parts storage area, which is not changing, is 2.5' above the maximum height. Furthermore, all other code requirements except landscaping will be met. The proposed building size will result in the property having a total square footage 19% of the maximum allowed floor area factor. The structure will be kept near the front of the lot, and will not be expanding towards the residential district at the rear of the property which minimizes negative impacts to neighbors since it allows for greater light, air, and privacy with a large parking lot and service bay buildings between the proposed structure and the rear property.

Variance to Landscaping:

Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. The amount of landscaping will be increased significantly all of which will occur in the front part of the lot including at the street frontage. As a result, the property will get much closer to meeting the minimum site landscaping requirement. Note that the rear half of the property is not visible to public view and is not changing. Furthermore, if only considering the front portion of the lot, the landscaping requirement would come within one percent of the minimum required.

3. *Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

Variance to Height:

Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the height of the building would not be inconsistent with surrounding properties. The height being proposed would otherwise be allowed by code if it were relocated to the southwest property line, the lowest portion of the lot, and reduced in height by approximately two feet. The non-conforming height is pre-existing, compatible with surrounding buildings, and does not affect the adjoining properties.

Variance to Landscaping:

Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district because the less than minimum landscaping would not be inconsistent with surrounding properties. The amount of landscaping required by code could only be attained if the property were to reduce or remove building square footage or parking spaces. The non-conforming landscaping is pre-existing, compatible with surrounding buildings, and does not affect the adjoining properties.

- O. Pursuant to Section 10.84.060 of the Manhattan Beach Municipal Code the following findings for the Use Permit are made:

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

The proposed building is located within the General Commercial district. The proposed uses are consistent with MBMC Section 10.16.010 which states that the district is intended to provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for offices and certain limited industrial uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

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 on the proposed project site or*

in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The proposed uses pose no detrimental effects to the public health, safety, or welfare of persons working on the proposed project site or on the adjacent properties. 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 subject property is located within the General Commercial land use category. 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. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard which is where the proposed project is located. The maximum floor area factor for the General Commercial Category is 1.5:1. Sepulveda Boulevard is the major commercial corridor in the City, with primarily regional-serving and large-scale businesses, such as Manhattan Beach Toyota, the project applicant. Ensuring quality design is especially important along this corridor to avoid monotonous and overbearing buildings, which the proposed design is consistent with. The project is also consistent with the following Goals and Policies of the General Plan:

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.

Policy LU-3.5: Ensure that the sign ordinance provides for commercial signage that is attractive, non-intrusive, safe, and consistent with overall City aesthetic goals.

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.

Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

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

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

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 proposed retail and office uses on the site will be in compliance with applicable provisions of the (CG) General Commercial zone and the required notice, hearing, and findings for the Use Permit, Sign Exception and Variances. The purpose of the CG zone is to provide opportunities for a wide range of regional serving retail and service businesses deemed suitable for location in Manhattan Beach. This includes businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts.

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 will not adversely impact nearby residents or commercial properties as they are related to traffic, parking, noise, vibration, odors, personal safety, or aesthetics, or create demands exceeding the capacity of public services and facilities. The proposed uses will provide the required off-street parking and will not create an additional demand for public services and facilities which cannot be mitigated. The use is the continuation and upgrade of an existing automobile sales and service use. Conditions of Approval and standard Manhattan Beach Municipal Code requirements will limit any potential adverse impacts.

P. Pursuant to Section 10.72.080 of the Manhattan Beach Municipal Code, the following findings are made regarding the Sign Exception application.

1. The proposed sign exception would not be detrimental to, nor adversely impact, the neighborhood or district in which the property is located. Potential impacts may include, but are not limited to, design;

a. The site is surrounded directly by commercial uses on the north, south and west and by residential uses to the east. Most adjacent residential and commercial uses are separated from the subject site by distance, parking lots, topography, landscaping and/or physical development and would not be impacted by the proposed sign exception, as conditioned. The proposed sign exception would be consistent with the General Commercial zoning districts, since it will provide uniform site signage that is attractive and outdated signage will be removed. Clear consistent signage will direct visitors to the site which is clearly visible from the surrounding public rights-of-way, but not visible from surrounding commercial or residential properties.

b. The scale, size, and function of the proposed construction at this site is such that the 2004 Master Sign Program needs to be updated to install new signage consistent with Toyota's nationwide design guidelines on the proposed building and obtain approval for temporary banner signs for planned sales events throughout the year without negatively impacting the experiences of pedestrians, drivers and passengers, or residential land uses.

c. Tenants benefit from signage that attracts visitors but doesn't detract from well-designed exterior building facades. The proposed signage will be consistent with the updated building wall materials and colors, without creating aesthetic or light/glare impacts.

d. The proposed signs will enhance the auto dealership by providing a consistent visual identity with Toyota's nationwide design guidelines, and will appear more visually attractive than the existing signs.

e. The rolling topography of Sepulveda Boulevard alleviates adverse impacts generally seen with increased signage, as visibility is limited.

2. The proposed sign exception is necessary in order that the applicant may not be deprived unreasonably in the use or enjoyment of their property;

a. A comprehensive Master Sign Program for the Toyota site will allow the applicant to install signage compatible with the proposed architecture and site design.

b. The enhanced signage increases the potential for visitors to readily identify the location on a state highway with high speeds and traffic volumes.

c. The sign exceptions will promote and advertise certain sales events without impacting the experiences of pedestrians, drivers and passengers, or adjacent residential land uses.

d. The Project will be enhanced by one Master Sign Program with consistent signage. Furthermore, the sign exception will not result in a change to the perceived number or density of signs across the entire site since the proposed 923 square-feet of proposed signage is less than the 1,232 square feet allowed for under the existing sign exception.

- e. The exception is warranted since the auto dealership is the largest retail property of its kind in the City, and fronts a state highway which provides adequate access. The signs are necessary to attract and guide visitors from Sepulveda Boulevard.
- 3. *The proposed sign exception is consistent with the legislative intent of this title;*
 - a. The exceptions, as conditioned, will promote preserving the character and quality of the area consistent with the character of Area District II.
 - b. The signage will use high quality and attractive materials, blending with the architectural theme of the dealership expansion, while enhancing and supporting the retail commercial environment of Sepulveda Boulevard.
 - c. The proposed sign program is consistent with the Sepulveda Development Guide.
- Q. The proposed project is consistent with the Sepulveda Boulevard Development Guidelines. This project is consistent with the said guidelines as follows:

The Sepulveda Boulevard Development Guidelines encourage thoughtful development while considering vehicular and pedestrian traffic and circulation, safety, aesthetics, and other development related impacts. Reciprocal Access is generally encouraged between neighboring sites within the same block to improve safety and circulation. However, due to the topography and width of this and neighboring properties, it is not an appropriate design requirement for the subject project. Similarly, Right-turn pockets and Driveway Throats can also improve safety and circulation. However, due to the relatively lower traffic volume to and from this site, and the proposed driveway expansion, they will not be required or recommended by the City Traffic Engineer for this project. Additionally, all Caltrans requirements will be met by the project. The proposed building will be more visually desirable than the existing dealership due to its closer orientation to Sepulveda Boulevard, more attractive building design, and improved signage, and will not create any residential nuisances as no improvements are proposed near the residential district adjacent to the rear of the property. Pedestrian access to the property will be improved from a new accessible path from the existing sidewalk to the proposed building.
- R. This Resolution, upon its effectiveness, constitutes the Use Permit, Variances, and Sign Exception for the subject property and supersedes all previous resolutions pertaining to the subject use, including Resolution Nos. PC 345, CC 4398, CC 4848, PC 04-20.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Variances, and Sign Exception subject to the following conditions:

Site Preparation / Construction

- 1. The project shall be in substantial compliance with the submitted plans and project description as approved by the Planning Commission on April 9, 2014. Any substantial deviation from the approved plans and project description must be reviewed and approved by the Planning Commission. If an elevator is not required as determined by the Building Official, the plans shall be designed to accommodate a future elevator and submitted to the Community Development Director for review and approval prior to the issuance of building permits.
- 2. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
- 3. All defective or damaged curb, gutter, street paving, and sidewalk improvements on Sepulveda Boulevard shall be removed and replaced with improvements as required by and subject to the approval of the Public Works Department and Caltrans. Approval of an Encroachment Permit final by the State Department of Transportation (Cal Trans) shall be submitted prior to Building Department Final Inspection. Right-of-way trees shall be replaced if required by Caltrans.

4. Security lighting for the site shall be provided in conformance with Municipal Code requirements and shall include glare prevention design; lighting shall be properly shielded to avoid shining beyond any residential properties.
5. A Traffic and Parking Management and Construction Plan shall be submitted in conjunction with any construction and other building plans for review by the Community Development, Police and Public Works Departments prior to the issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including but not limited to delivery of materials and parking of construction related vehicles. Staging of construction material and equipment on the site shall also be provided on the plans, and shall be located to minimize impacts to the residential neighborhood to the east.

Public Works

6. All nuisance and storm water shall be contained on site and conveyed through appropriate pipes to the existing storm drains adjacent to the subject site.
7. All easements for sewer lines, sewer manholes and water mains shall be maintained, subject to the approval of the Public Services Department. The business and/or property owner shall provide easement agreements to all City water mains on site where now there are none existing, subject to the provisions above and/or the approval of the Director of Public Works. All structures (new/additions) shall maintain a minimum 10-foot horizontal clearance from any sewer main or sewer main hole and a minimum 5-foot horizontal clearance from any water main. Vehicle access, minimum 15 feet wide, shall be provided to all sewer mains, sewer manholes, water mains, and valves for purposes of maintenance and repair.
8. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
9. A covered trash enclosure, with adequate capacity for refuse and recycling, shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided as required by the Public Works Department.

Commercial Operational Restrictions

10. The subject site may include up to 68,266 square feet of commercial space. Commercial uses shall be limited to Vehicle Sales and Services.
11. The Fire Department Connection (FDC), fire suppression valve, and related equipment shall be incorporated into the design of the project and screened from off-site views to the extent reasonably possible.
12. Test driving of vehicles shall be limited to commercial streets such as Sepulveda Boulevard, Manhattan Beach Boulevard, Artesia Boulevard, Aviation Boulevard, Highland Avenue, Rosecrans Avenue, Marine Avenue, and Valley/Ardmore. No vehicle testing shall be permitted on residential streets.
13. All vehicle painting will be conducted within the confines of an enclosed building as prescribed by local ordinances. The filters on the paint spray booth must be changed and maintained as prescribed by the manufacturer and a record of the filter changes shall be maintained and submitted at the time of review.

Noise

14. The public address system shall not operate prior to 7:00 a.m. nor after 6:00 p.m., 5 days a week, Monday - Friday. All existing speakers in the service bay area shall not operate on weekends and holidays.

15. Auto body/fender repair and associated work shall be permitted only between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. All body and fender repair will be conducted not less than 190 feet from the property line of the nearest residence. The use of pneumatic and other similar tools shall be permitted only between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
16. There will be no new opening on the east side of any service building with the exception of air intake and pedestrian doors with automatic closers.
17. The owner/management of the automobile dealership shall provide appropriate supervision to reduce/eliminate activities that generate excessive noise disturbances to the abutting residential properties.
18. Activities that generate excessive noise, not necessary to the normal operation of the business, shall not be permitted in the rear parking area.

Sign Exception

19. A master sign program shall be submitted to the Community Development Department and approved prior to any new signs being installed or existing signs altered or replaced on the property. The program shall provide location, size, height, illumination characteristics, color, and design of all signs, new or existing. Total primary site sign area shall not exceed 1,232 square feet, including pole sign area being counted twice as specified by the sign code.
20. The existing pole sign shall not exceed 25 feet in height from the finish parking surface.

Landscaping

21. A detailed site landscaping plan (consistent with the approved Use Permit plan) utilizing Medium, Low, and Very Low water use plants per Water Use Classification of Landscape Species (WUCOLS) plants shall be submitted for review and approval concurrent with the Building Permit application. The landscaping plan shall indicate the maintenance (and subsequent replacement if necessary) of 24-inch box size trees at locations 30 feet on-center along the rear property line where not already existing and twenty-one (21), 24-inch box size trees at locations distributed throughout the parking lot area. All existing landscape areas shall be properly planted and continuously maintained.
22. A minimum 8-foot high block wall shall be maintained along the full length of the rear (east) property line.
23. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.

Parking

24. A comprehensive parking/circulation plan shall be submitted with the Building Permit application showing the following:
 - a. Queuing lane design/stripping for the service area.
 - b. A minimum of 126 customer parking spaces.
 - c. The location, size, dimension (width/depth), proposed use, and number of all parking spaces shall be clearly defined on the plan.

Procedural

25. This Use Permit, Variances, and Sign Exception shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.

26. 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.
27. Applicant shall defend, indemnify, and hold 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") free and harmless from and against any and all claims (including, without limitation, claims for bodily injury, death, or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorneys' fees, consequential damages, disbursements, and court costs) of every kind and nature whatsoever (individually, a "Claim," collectively, "Claims"), in any manner arising out of or incident to: (i) this approval and related entitlements, (ii) the City's environmental review of this project, (iii) any construction related to this approval, or (iv) the use of the property that is the subject of this approval. Applicant 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 arising out of or incident to this approval, any construction related to this approval, or the use of the property that is the subject of this approval. The City shall have the right to select counsel of its choice. Applicant 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. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Applicant or Indemnitees. This indemnity shall apply to all Claims and liability regardless of whether any insurance policies are applicable. Nothing in this Section shall be construed to require Applicant 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 coastal permit, 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 Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 9, 2014 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

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MASTER APPLICATION FORM

PAID
E/001-01333487
11-07-2013

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

<i>Office Use Only</i>	
Date Submitted:	11/6/13
Received By:	R.T.
F&G Check Submitted:	

1500 South Sepulveda Blvd, Manhattan Beach, CA 90266
Project Address

PER ATTACHED TITLE REPORT.
Legal Description

General Plan Designation _____ Zoning Designation _____ Area District _____

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

- | | |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Project located in Appeal Jurisdiction | Project <u>not</u> located in Appeal Jurisdiction |
| <input type="checkbox"/> Major Development (Public Hearing required) | <input type="checkbox"/> Public Hearing Required (due to UP, Var., etc.) |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required |

Submitted Application (check all that apply)

- | | |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input type="checkbox"/> Appeal to PC/PPIC/BBA/CC _____ | <input type="checkbox"/> Use Permit (Residential) _____ |
| <input type="checkbox"/> Coastal Development Permit <u>2</u> | <input type="checkbox"/> Use Permit (Commercial) _____ |
| <input checked="" type="checkbox"/> Environmental Assessment <u>215</u> | <input checked="" type="checkbox"/> Use Permit Amendment <u>\$ 4,740</u> |
| <input type="checkbox"/> Minor Exception _____ | <input type="checkbox"/> Variance _____ |
| <input type="checkbox"/> Subdivision (Map Deposit)4300 _____ | <input checked="" type="checkbox"/> Public Notification Fee / \$85 <u>\$ 85</u> |
| <input type="checkbox"/> Subdivision (Tentative Map) _____ | <input type="checkbox"/> Park/Rec Quimby Fee 4425 _____ |
| <input type="checkbox"/> Subdivision (Final) _____ | <input type="checkbox"/> Lot Merger/Adjustment/\$15 rec. fee _____ |
| <input type="checkbox"/> Subdivision (Lot Line Adjustment) _____ | <input type="checkbox"/> Other _____ |

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No _____ Date: _____ Fee: \$ 5,040.00
Amount Due: \$ _____ (less Pre-Application Fee if submitted within past 3 months)
Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Manhattan Beach, Toyota/Scion, dealer principal: Mr. Darrel Sperber
Name _____
1500 South Sepulveda Blvd. Manhattan Beach, CA 90266
Mailing Address _____
Leasee _____
Applicant(s)/Appellant(s) Relationship to Property _____
Jack Lanphere, Agent Agent to Darrel Sperber, (909) 229 0125, lai911@aol.com
Contact Person (include relation to applicant/appellant) _____ Phone number / e-mail _____
38516 Amateur Way, Beaumont, CA 92223
Address, _____
Jack Lanphere (909) 229 0125,
Applicant(s)/Appellant(s) Signature _____ Phone number _____

Complete Project Description- including any demolition (attach additional pages if necessary)

Toyota Image II program to revise exterior in and interior per design guidelines, image USA. Remodel will include demolition of approximately 9,000 sq.ft. of existing building lower site in two steps and build two story design elements to existing building.

**ATTACHMENT B
PC MTG 4-9-14**

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We William J. Adkins, The Adkins Family Trust being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

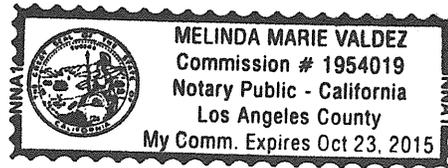
William J. Adkins
Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

William J. Adkins
Print Name

3215 Pacific Coast Hwy, Torrance, CA 90505
Mailing Address

310 784 9999
Telephone

Subscribed and sworn to before me,
this 6th day of Nov, 2013
in and for the County of LOS ANGELES
State of CA



Notary Public

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply - refer to current City Fee Resolution (contact the Planning Department for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit	
Filing Fee (public hearing - no other discretionary approval required):	\$ 4,615 <input checked="" type="checkbox"/>
Filing Fee (public hearing - other discretionary approvals required):	1,660 <input checked="" type="checkbox"/>
Filing Fee (no public hearing required - administrative):	920 <input checked="" type="checkbox"/>
Use Permit	
Use Permit Filing Fee:	\$ 5,200 <input checked="" type="checkbox"/>
Master Use Permit Filing Fee:	8,255 <input checked="" type="checkbox"/>
Master Use Permit Amendment Filing Fee:	4,740 <input checked="" type="checkbox"/>
Master Use Permit Conversion:	4,075 <input checked="" type="checkbox"/>
Variance	
Filing Fee:	\$ 5,160 <input checked="" type="checkbox"/>
Minor Exception	
Filing Fee (without notice):	\$ 1,775
Filing Fee (with notice):	2,020 <input checked="" type="checkbox"/>
Subdivision	
Certificate of Compliance:	\$ 1,560
Final Parcel Map + mapping deposit:	515
Final Tract Map + mapping deposit:	595
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,155
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	915
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,325 <input checked="" type="checkbox"/>
Tentative Tract Map (5 or more lots / units):	4,080 <input checked="" type="checkbox"/>
Environmental Review (contact Planning Division for applicable fee)	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	2,260
Fish and Game/CEQA Exemption County Clerk Posting Fee ² :	75
<input checked="" type="checkbox"/> Public Notification Fee applies to all projects with public hearings and covers the city's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:	\$ 85

²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

© PLANNING DIVISION Forms & Records Control Handbook Master Application Form 2012.doc Revised 12/13/12



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only	
Date Submitted:	3/5/14
Received By:	
F&G Check Submitted:	

1500 N. SEPULVEDA BLVD MANHATTAN BEACH CA.
Project Address 90266

MANHATTAN BEACH TOYOTA
Legal Description

RE MODEL DEALERSHIP CG II
General Plan Designation Zoning Designation Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

- | | |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Project located in Appeal Jurisdiction | Project <u>not</u> located in Appeal Jurisdiction |
| <input type="checkbox"/> Major Development (Public Hearing required) | <input type="checkbox"/> Public Hearing Required (due to UP, Var., etc.) |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required |

Submitted Application (check all that apply)

- | | |
|------------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Appeal to PC/PPIC/BBA/CC _____ | <input type="checkbox"/> Use Permit (Residential) _____ |
| <input type="checkbox"/> Coastal Development Permit _____ | <input type="checkbox"/> Use Permit (Commercial) _____ |
| <input type="checkbox"/> Environmental Assessment _____ | <input type="checkbox"/> Use Permit Amendment _____ |
| <input type="checkbox"/> Minor Exception _____ | <input checked="" type="checkbox"/> Variance <u>5160.00</u> |
| <input type="checkbox"/> Subdivision (Map Deposit)4300 _____ | <input type="checkbox"/> Public Notification Fee / \$85 _____ |
| <input type="checkbox"/> Subdivision (Tentative Map) _____ | <input type="checkbox"/> Park/Rec Quimby Fee 4425 _____ |
| <input type="checkbox"/> Subdivision (Final) _____ | <input type="checkbox"/> Lot Merger/Adjustment/\$15 rec. fee _____ |
| <input type="checkbox"/> Subdivision (Lot Line Adjustment) _____ | <input checked="" type="checkbox"/> Other <u>SIGN PROGRAM</u> <u>605</u> |
| TOTAL \$ 5765.00 | |

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No _____ Date: _____ Fee: _____
Amount Due: \$ _____ (less Pre-Application Fee if submitted within past 3 months)
Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

DARRELL SPERBER
Name

1500 N SEPULVEDA BLVD MANHATTAN BEACH CA. 90266
Mailing Address

LESSEE
Applicant(s)/Appellant(s) Relationship to Property

ROGER LILLEN (EMPLOYEE) 310 546-4848 LILLEN@MANHATTANBEACHTOYOTA.COM
Contact Person (include relation to applicant/appellant) Phone number / e-mail

1500 N. SEPULVEDA BLVD MANHATTAN BEACH CA. 90266
Address

Darrell Sperber 310 546-4848
Applicant(s)/Appellant(s) Signature Phone number

Complete Project Description- including any demolition (attach additional pages if necessary)

AMENDMENT TO CURRENT APPLICATION FOR HEIGHT VARIANCE AND SIGN PROGRAM

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

03-05-2014
A/001-01339077
PAID

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We William J. Adkins being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

William J. Adkins
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

William J. Adkins
Print Name

3215 Pacific Coast Hwy Torrance, CA 90505
Mailing Address

310 784-9999
Telephone

Subscribed and sworn to before me, this 5th day of March, 2014
in and for the County of Los Angeles
State of California



Notary Public

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Department for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit	
Filing Fee (public hearing – no other discretionary approval required):	\$ 4,615 <input checked="" type="checkbox"/>
Filing Fee (public hearing – other discretionary approvals required):	1,660 <input checked="" type="checkbox"/>
Filing Fee (no public hearing required – administrative):	920 <input checked="" type="checkbox"/>
Use Permit	
Use Permit Filing Fee:	\$ 5,200 <input checked="" type="checkbox"/>
Master Use Permit Filing Fee:	8,255 <input checked="" type="checkbox"/>
Master Use Permit Amendment Filing Fee:	4,740 <input checked="" type="checkbox"/>
Master Use Permit Conversion:	4,075 <input checked="" type="checkbox"/>
Variance	
Filing Fee:	\$ 5,160 <input checked="" type="checkbox"/>
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²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

OWNER'S DECLARATION

Owner's of Record: Adkins, William J. TRUSTEE, The Adkins Family Trust
(Type or Print)

Each for Himself and or Herself, declare: That to my/our personal knowledge there are NO encumbrances in the form of a Mortgage or Deed of Trust against the property in this transaction.
That this declaration is made for the protection of all parties to this transaction, and particularly for the benefit of Equity or Progressive Title Company, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property.
That under penalty of perjury I/We will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of particular facts hereinabove set forth.

TITLE ORDER: OR1312651
PROPERTY ADDRESS: 1500 SOUTH SEPULVEDA BLVD. , , CA

William J. Adkins
Owners of Record Signature

Owners of Record Signature

State of California

County of LOS ANGELES

On NOV. 6, 2013 before me, MELINDA MARIE VALDEZ, Notary Public,

personally appeared WILLIAM J. ADKINS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melinda Marie Valdez

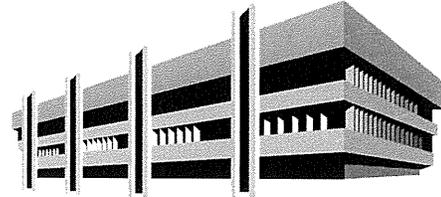
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L & S ARCHITECTS, INC.

DONALD A. SAVICKY ARCHITECT C-7509



City of Manhattan Beach
Manhattan Beach, CA 90266

Dated: November 05, 2013

Re: Application for remodel to Manhattan Beach Toyota/Scion

To whom it may concern,

Pursuant to item 8 of your Use Permit Application Instructions, approval of the requested Use Permit to remodel the existing Toyota dealership will be met by continuing to use the property as it has been used up to this application request. The Architecture is being enhanced per design guidelines of the Toyota Motor Corporation which be an asset to Sepulveda Blvd. The foot print of the building to be remodeled will remain in the same location with a substantial effort to lower the overall profile of the proposed remodel

Thanking you in advance for your consideration and review of our building remodel.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Lanphere". The signature is fluid and cursive, with a large initial "J" and "L".

Jack Lanphere
L & S Architects, Inc.
909 229-0125

38516 Amateur Way, Beaumont, CA 92223
(909) 229 0125 lai911@aol.com

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ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: November 05, 2013

APPLICANT INFORMATION

Name: Manhattan Beach Toyota/Scion

Contact Person: Jack Lanphere

Address: 1500 S. Sepulveda Blvd. M. B. CA 90266

Address: 38516 Amateur Way, Beaumont, CA, 92223

Phone number: (877)781 8256

Phone number: (909) 229 0125

Relationship to property: Leasee

Association to applicant: Architect, Agent

PROJECT LOCATION AND LAND USE

Project Address: 1500 S. Sepulveda Blvd. M. B. CA 90266

Assessor's Parcel Number: 41006-023-019

Legal Description: (PER ATTACHED TITLE REPORT)

Area District, Zoning, General Plan Designation: _____

Surrounding Land Uses:

North Motel

West Sepulveda Blvd.

South Target

East Residential

Existing Land Use: Toyota Auto, Sales and Service

PROJECT DESCRIPTION

Type of Project: Commercial Residential _____ Other _____

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: _____

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: _____

Faces Sepulveda Blvd. from east side with commercial north and south, residential behind to the east. Please see operations statement from Toyota of Manhattan beach.

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

Removed/

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Demolished</u>
Project Site Area:	5.45 acres			
Building Floor Area:	54,534			
Height of Structure(s)	28 feet			
Number of Floors/Stories:	2			
Percent Lot Coverage:	23%			
Off-Street Parking:	none			
Vehicle Loading Space:	24,000 sq. ft.			
Open Space/Landscaping:	159,068			

Proposed Grading:
 Cut _____ Fill _____ Balance x Imported _____ Exported _____

Will the proposed project result in the following (*check all that apply*):

- | <u>Yes</u> | <u>No</u> | |
|------------|-----------|------------------------------------------------------------------------------------------------------------------------------|
| _____ | <u>x</u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| _____ | <u>x</u> | Changes to a scenic vista or scenic highway? |
| _____ | <u>x</u> | A change in pattern, scale or character of a general area? |
| _____ | <u>x</u> | A generation of significant amount of solid waste or litter? |
| _____ | <u>x</u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| _____ | <u>x</u> | Water quality impacts (surface or ground), or affect drainage patters? |
| _____ | <u>x</u> | An increase in existing noise levels? |
| _____ | <u>x</u> | A site on filled land, or on a slope of 10% or more? |
| _____ | <u>x</u> | The use of potentially hazardous chemicals? |
| _____ | <u>x</u> | An increased demand for municipal services? |
| _____ | <u>x</u> | An increase in fuel consumption? |
| _____ | <u>x</u> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:  Prepared For: Manhattan beach Toyota/Scion
1500 S. Sepulveda Blvd.
Manhattan Beach, CA 90266

Date Prepared: November 05, 2013
 Revised 7/97



Date: 11/3/2013

Re: Description of Manhattan Beach Toyota

To whom it may concern,

Pursuant to item #7 in the Applications Instructions describing the type of business conducted. Manhattan Beach Toyota is currently in the retail automobile business selling new and used vehicles while supporting this activity with a fully employed and trained staff in our Toyota Service and Parts Department that supplies our local and surrounding community with excellent automotive services. We have many processes and procedure in place to operate the facility and protect the environment, roadways and other local businesses, we currently employ over 100 people and have always devoted a significant amount of time to support our local businesses and customers in the City of Manhattan Beach. We look forward to the continued growth and development of new stores, store fronts and overall upgrades to the existing businesses on Sepulveda Blvd.

Our customer concentration levels for sales of new and used vehicles varies somewhat from open to close, Monday through Friday we experience an increase in customer traffic shortly after 5 PM through the close for the day, this increased business is primarily due to our clients 8-5 workday schedules. The highest concentration of business occurs Saturday and Sunday when our customers have additional time and include their families in the search for a vehicle, we have realized a 50%-75% increase in customer traffic throughout the day and early evening hours on weekends. Service and parts peak hours of operations typically occur when customers drop off their vehicles early in the morning hours 7:00-9:00AM for needed repairs and return to pick them up completed usually after 5:00PM.

Our posted retail business hours of operation are as follows:

Sales Hours	Monday-Saturday	8:30AM-9:00PM
	Sunday	9:00AM-9:00PM
Service/Parts	Monday-Friday	7:00AM-8:00PM
	Saturday	7:00AM-8:00PM

The Manhattan Beach Toyota address has been in existence selling and servicing new and used vehicles since the early 60's with very few upgrades or changes with the exception of the signs for different automotive manufactures. We at Manhattan Beach Toyota are excited and proud to submit our plans to remodel the store and upgrade Sepulveda Blvd at this address.

If you have any additional questions please contact us at Manhattan Beach Toyota.

Respectfully,

A handwritten signature in cursive script that reads "Darrell Sperber".

Darrell Sperber
GM/President

1500 North Sepulveda Boulevard | Manhattan Beach, CA 90266
Direct 310 546-4848 | Fax 310 546-1138 | manhattanbeachtoyota.com

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ADA & Building Code Consulting
6171 Stonehaven Lane, Cypress, CA 90630
909-348-3802
ADA-BuildingCode.com



March 31, 2014

Mr. Roger Ullen
C/O Manhattan Beach Toyota/Scion
1500 N Sepulveda Blvd
Manhattan Beach, CA 90266

RE: CASp consultation for the proposed 2-story additions to the existing Toyota dealership building without an elevator located at 1500 N Sepulveda Blvd, Manhattan Beach, CA.

Dear Mr. Roger Ullen:

In accordance with your request and authorization, ADA & Building Code Consulting (ABCC) has reviewed the drawings supplied by you to assess whether an elevator is required in compliance with the California Building Code Chapter 11B for the proposed 2-story additions to the existing Toyota dealership building located at 1500 N Sepulveda Blvd, Manhattan Beach, CA 90266. The reviewed drawings are dated December 30, 2013 and consist of the site plan, site-grading and paving plan, architectural cross sections, proposed first floor plan, proposed second floor plan, and exterior elevations (Sheets A-1-0, A-1-1, A-1-2, A-1-3, A-2-0, A-2-1, A-3.0, and A-3.1).

The scope of work for the proposed 2-story additions to the existing Toyota dealership building includes: demolishing portion of the existing Toyota dealership building with canopy (10,361 SF) and adding new 2-story building additions (1st Floor: 10, 960 SF, 2nd floor: 6,946 SF and canopy: 2,640 SF) to the existing Toyota dealership building. The proposed first floor plan includes new showroom, accessible restrooms, parts boutique, customer lounge and new offices. The proposed second floor plan includes new offices, accessible restrooms, meeting rooms and two new stairways.

For commercial projects submitted to the Building Department before January 1, 2014, the accessibility requirements shall comply with the 2010 California Building Code (CBC) Chapter 11B. For commercial projects submitted to the Building Department on or after January 1, 2014, the accessibility requirements shall comply with the 2013 CBC Chapter 11B. Even though the 2013 CBC Chapter 11B has been formatted to match with the 2010 ADA standards, the general accessibility requirements of the 2013 CBC for elevators are still same as the 2010 CBC.

Based on our research and interpretation of the 2013 CBC Chapter 11B, an elevator is not required for the proposed 2-story additions to the existing Toyota dealership building based on the exceptions (2010 CBC Chapter 11B, Section 1101B.1 Exception 2 or 2013 CBC Chapter 11B, Section 206.2.3, Exception 1) for a 2-story office building or privately funded 2-story building. We also find that California Division of the State Architect (DSA) provides the following advisory statements referred to the 2013 CBC Chapter 11 B to clarify the elevator

PN-14-103

213 Manhattan Beach Blvd, Manhattan Beach, CA

03/26/2014

Page 1 of 2

ADA & Building Code Consulting 6171 Stonehaven Lane, Cypress, CA 90630 909-348-3802 ADA-BuildingCode.com
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exemptions for a multistory office building or privately funded multistory building that is less than three stories high:

DSA

Advisory 11B-206.2.3 Multi-story buildings and facilities Exception 1.1. Elevators are the most common way to provide access in multistory office buildings. An exception is provided to the access requirement when office buildings are less than three stories in height or have fewer than 3000 square feet (sf) on every floor. For example, a 3-story office building with 4500 sf on the first floor, 2500 sf on the second floor and 1500 sf on the third floor would not qualify for the exception because one of the three floors is not less than 3000 sf. ■

DSA

Advisory 11B-206.2.3 Multi-story buildings and facilities Exceptions 1.1 and 1.2. Exceptions 1.1 and 1.2 are only available to privately-funded buildings and do not include a waiver of all other access features required on upper or lower floors. In other words the exception is only for the elevator; everything else must comply. Many people with non-mobility (for example sight or hearing impairments) or semi-ambulatory conditions are served by the remaining access features required by this code. Many wheelchair users can get to upper floors through the use of crutches and other assistance, and can use their wheelchair brought to that floor where access to accessible restrooms, hallways, and accommodations are important. ■

DSA

Advisory 11B-206.2.3 Multi-story buildings and facilities Exception 1.2. What is a reasonable portion? Typically, one of each type of accommodation and functional space that is normally sought or used by the general public which is provided on inaccessible floors must be provided on the ground floor or an accessible floor; for example, equivalent meeting rooms, classrooms, etc. ■

ADA & Building Code Consulting (ABCC) advises you that even though an elevator is not required for the proposed 2-story additions to the existing Toyota dealership building, new floor spaces on the second floor (including new restrooms, lunch room, meeting rooms and offices, etc.), two new stairways, and new floor spaces on the ground floor shall meet the accessibility requirements in the California Building Code Chapter 11B. If any type of accommodation and functional space on the second floor is open to the general public, a similar accommodation and functional space must be provided on the ground floor, for example, an equivalent meeting room or office.

This letter is to confirm that the proposed 2-story additions to the existing Toyota dealership building without an elevator meet the accessibility requirements based on the exceptions of the 2010 CBC Chapter 11B, Section 1101B.1 Exception 2 or the 2013 CBC Chapter 11B, Section 206.2.3, Exception 1.

You are advised to inform ADA & Building Code Consulting if the drawings and details for the proposed 2-story additions are changed or deviated from the originally reviewed drawings after this date. Non-compliance with any of the above advisory conditions by you or your agents will invalidate our conclusion and release ADA & Building Code Consulting from any liability resulting from the use of this letter and you (the client) agree to defend, indemnify, and hold harmless ADA & Building Code Consulting from any claims or liability associated with such non-compliance.

This letter is prepared in a manner consistent with the level of care and skills exercised by members of our profession currently practicing under the similar conditions in the Southern California area. No other warranty, expressed or implied is made.

ADA & Building Code appreciates this opportunity to be of service to you. If you have any further questions, please do not hesitate to contact the undersigned.

Respectfully submitted,



Philip Yin
Certified Access Specialist - 027

Attachment1 –Architectural plans (dated 12/30/2013 with project number 0724-2013)

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CITY OF MANHATTAN BEACH

**NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE
CITY OF MANHATTAN BEACH TO CONSIDER AN APPLICATION FOR A USE PERMIT
AMENDMENT, VARIANCE AND SIGN EXCEPTION AMENDMENT TO CONSTRUCT AN ADDITION
TO AN EXISTING 2-STORY COMMERCIAL BUILDING AND OTHER SITE IMPROVEMENTS
LOCATED AT 1500 SEPULVEDA BOULEVARD**

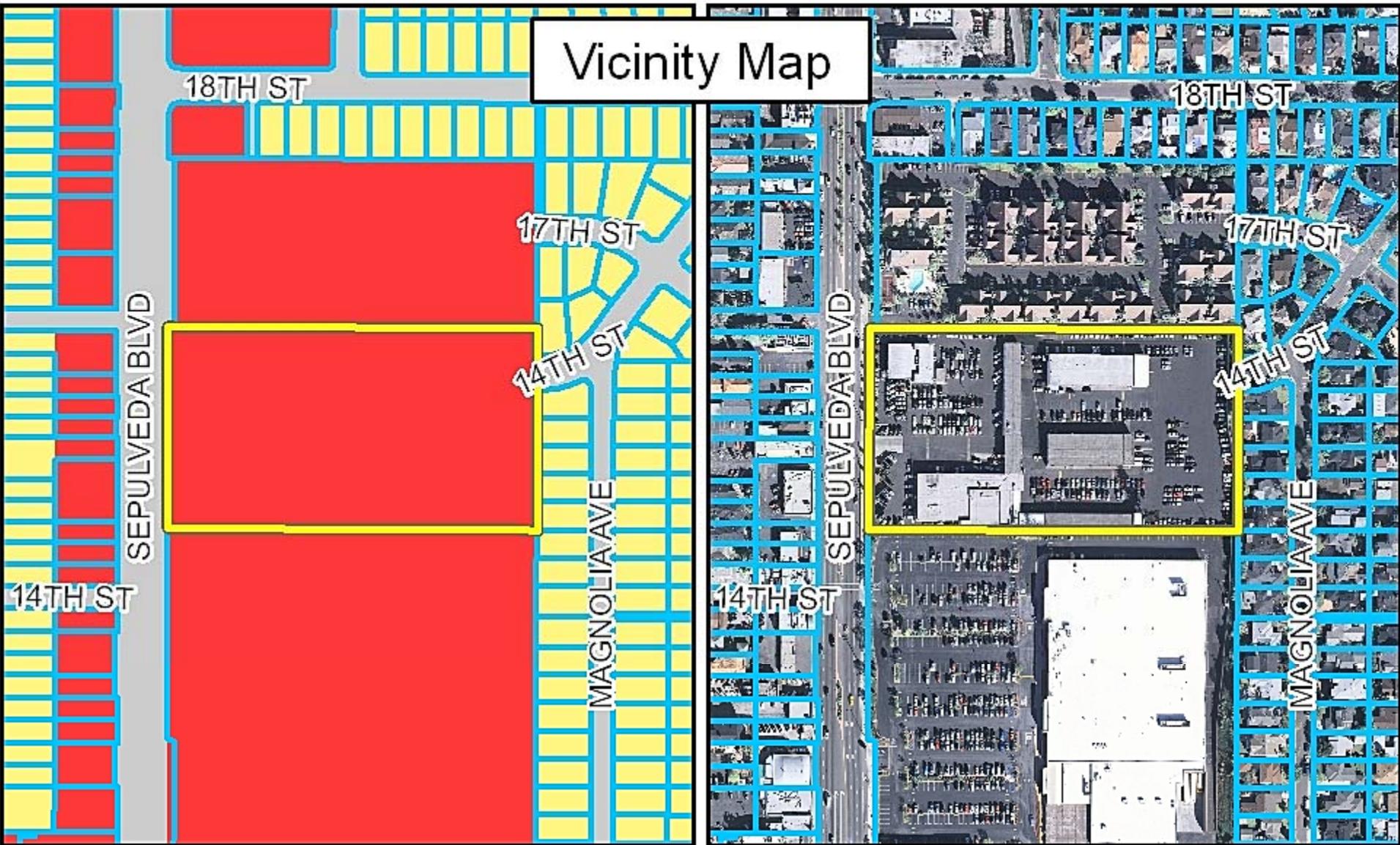
- Applicant:** Manhattan Beach Toyota/Scion (Darrel Sperber)
- Filing Date:** November 6, 2013
- Project Location:** 1500 Sepulveda Boulevard
- Project Description:** Application for a Use Permit Amendment, Variance to provide less than the required landscaping, Variance to exceed the Maximum Allowable Building Height and Sign Exception Amendment to demolish 10,351 square feet, and construct a 20,536 square feet addition to an existing 2-story Commercial Building located at 1500 Sepulveda Boulevard.
- Environmental Determination:** This project is Categorically Exempt, Section 15332, California Environmental Quality Act (CEQA) Guidelines.
- Project Planner:** Jason Masters, 310-802-5515, jmasters@citymb.info
- Public Hearing Date:** Wednesday, April 9, 2014
Time: 6:30 p.m.
Location: Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach
- Further Information:** Proponents and opponents may be heard at that time. For further information contact project Planner. The project file is available for review at the Community Development Department at City Hall.
- A Staff Report will be available for public review at the Police Department on Saturday, April 5, 2014, or at the Community Development Department on Monday, April 7, 2014, or City website: <http://www.citymb.info> on Friday April 4, 2014 after 5 p.m.
- Public Comments:** Anyone wishing to provide written comments for inclusion in the Staff Report must do so by April 2, 2014. Written comments received after this date will be forwarded to the Planning Commission at, or prior to, the public hearing, but will not be addressed in the Staff Report. Oral and written testimony will be received during the public hearing.
- Appeals:** The Planning Commission's decision is appealable to the Manhattan Beach City Council within 15 days from the date of the Planning Commission's decision, of the City's final action. Appeals to the City Council shall be accompanied by a fee in the amount of \$500.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in correspondence delivered to the Planning Commission at, or prior to the public hearing.

**ATTACHMENT C
PC MTG 4-9-14**

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Vicinity Map



Legend

-  1500 N Sepulveda Blvd
-  Parcels
-  CG
-  RS



ATTACHMENT D
PC MTG 4-9-14

0 200 400 Feet

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LEGEND

- NEW BUILDING OR REMODELED AREA
- EXISTING BUILDING AREA
- NEW LANDSCAPE AREA
- NEW CONCRETE PATIO
- DISABLED PATH OF TRAVEL
- NEW DISPLAY PAD
- PROPERTY LINE

LANDSCAPE AREA

(A) LANDSCAPE ZONE	1,029 SQ.FT.
(B) LANDSCAPE ZONE	868 SQ.FT.
(C) LANDSCAPE ZONE	2,559 SQ.FT.
(D) LANDSCAPE ZONE	692 SQ.FT.
(E) LANDSCAPE ZONE	177 SQ.FT.
(F) LANDSCAPE ZONE	678 SQ.FT.
(G) LANDSCAPE ZONE	825 SQ.FT.
(H) LANDSCAPE ZONE	4,871 SQ.FT.
TOTAL:	11,713 SQ.FT.

PARKING ANALYSIS

CURRENT PARKING REQUIREMENTS (CODE SECTION 10.64.030)
 VEHICLE EQUIPMENT REPAIR: 1 PER 300 SQ.FT.
 VEHICLE EQUIPMENT SALES AND RENTALS: 1 PER 1000 SQ.FT.
 FOR LOTS AND FLOOR AREAS DEVOTED TO SALES AND RENTALS.

LOT DISPLAY AREAS DEVOTED TO VEHICLE SALES: ON DISPLAY (125)
 (125) X 9 X 20 = 22,500 SQ.FT. + 1,000 = CUSTOMER PARKING SPACES (23)
 SHOWROOM RETAIL = 5,596 SQ. FT. + 1,000 = CUSTOMER PARKING SPACES (06)
 SHOP BUILDINGS = 28,820 SQ.FT. + 300 = CUSTOMER PARKING SPACES (97)

TOTAL REQUIRED: (126) SPACES
 (29) SPACES

SITE PARKING SPACES PROVIDED
 SERVICE DEPARTMENT (SHOP EXISTING) STALLS DEDICATED TO CUSTOMER SERVICE VEHICLES (98) SPACES
 TOTAL PROVIDED: (127) SPACES

ADDITIONAL EMPLOYEE PARKING SPACE IN REAR LOT AREA. (78) SPACES

CONSTRUCTION ANALYSIS

EXISTING BUILDING. 1ST AND 2ND FLOOR AND CANOPY	22,096 SQ.FT.
PORTION OF EXISTING BUILDING TO BE DEMOLISHED W/ CANOPY..	10,351 SQ.FT.
EXISTING FOOTPRINT AFTER DEMOLITION 1ST, 2ND FLOOR.	11,745 SQ.FT.
NEW CONSTRUCTION W/ CANOPY	20,536 SQ.FT.
NEW CONSTRUCTION W/ CANOPY AND EXISTING BUILDING TO REMAIN	32,281 SQ.FT.

HEIGHT CALCULATION

(1) n.w.	(2) s.w.	(3) s.e.	(4) n.e.	(5)	(6)
140.08 F.S.	127.70 F.S.	149.25 F.S.	133.38 F.S.	22'	159.60

BUILDING ANALYSIS

ZONING "CG" AREA DISTRICT 2, SEPULVEDA DESIGN GUIDELINES

EXISTING BUILDING. 1ST AND 2ND FLOOR
 1ST FLOOR 16,259 SQ.FT., 2ND FLOOR 3,727 SQ.FT.
 EXISTING CANOPY 2,110 SQ.FT.
 REFER TO SHEET A-2.2 FOR EXISTING FLOOR PLAN

PROPOSED NEW BUILDING ADDITIONS. 1ST AND 2ND FLOOR
 1ST FLOOR 10,950 SQ.FT., 2ND FLOOR 6,946 SQ.FT.
 NEW CANOPY, 2,640 SQ.FT.
 REFER TO SHEET A-2.0 AND A-2.1 FOR PROPOSED FLOOR PLAN

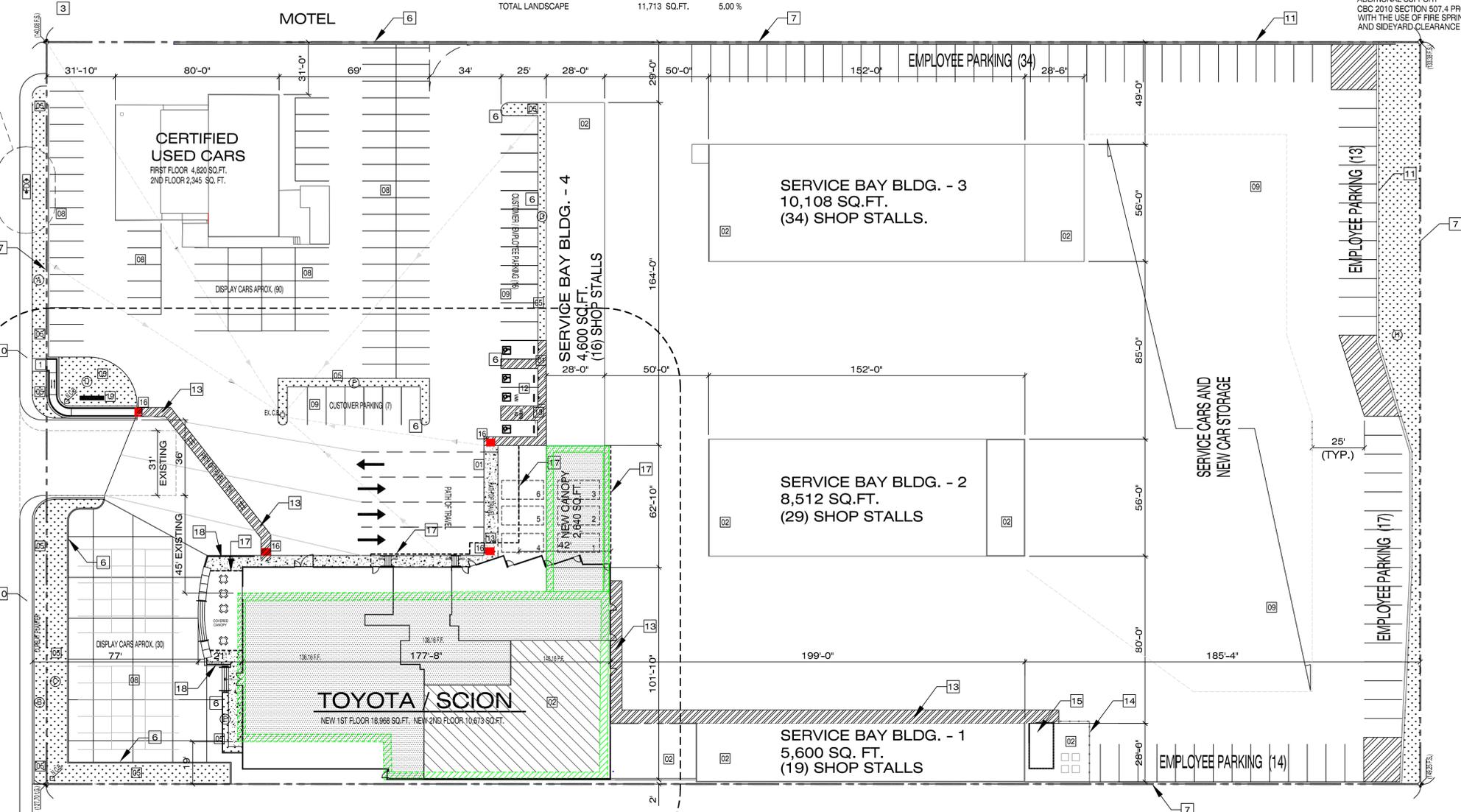
TOTAL NEW AND EXISTING SQ.FT. SHOWROOM, OFFICES AND PARTS.	29,641 SQ.FT.
1ST FLOOR 18,968 SQ.FT., 2ND FLOOR 10,673 SQ.FT.	2,640 SQ.FT.
NEW SERVICE CANOPY	32,281 SQ.FT.
TOTAL NEW AND EXISTING SQ.FT.	

*"B" OCCUPANCY, (2) STORY
 CBC 2010 TABLE 503 BASIC ALLOWABLE = 9,000 SQ.FT. X 2
 200% INCREASE TWO STORY FLOOR FOR FIRE SPRINKLERS
 CBC 2010 ALLOWS FOR SIDEYARD INCREASES UP TO 100% OF THE BASIC ALLOWABLE FOR 60' MIN. CLEARANCE FROM OTHER STRUCTURES.
 TOTAL BASIC ALLOWABLE = 36,000 SQ.FT.
 9,000 B.A. + 9,000 S. X 200 % = 36,000 SQ. FT.
 30,952 SQ.FT. = .85977
 36,000 SQ.FT.
 .85977 < 1.0 OK
 ADDITIONAL SUPPORT
 CBC 2010 SECTION 507.4 PROVIDES UNLIMITED SQ.FT. ADDITIONS WITH THE USE OF FIRE SPRINKLERS PER CODE SECTION 903.3.1.1 AND SIDEYARD CLEARANCE OF 60' IN ALL FOUR DIRECTIONS.

VICINITY MAP



EXISTING FDC



KEY NOTES

- 01 DISABLED PATH OF TRAVEL
- 02 EXISTING BUILDING
- 03 JOINT DRIVEWAY W/ RENTAL CAR
- 04 TOYOTA SIGN EXISTING
- 05 LANDSCAPING (NEW)
- 06 8" CONCRETE CURB
- 07 PROPERTY LINE
- 08 DISPLAY PARKING SPACE
- 09 NEW CAR STORAGE PARKING
- 10 EXISTING SIDE WALK
- 11 EXISTING BLOCK PERIMETER WALL
- 12 ACCESSIBLE PARKING
- 13 48" WIDE ACCESSIBLE PATH OF TRAVEL (NOT TO EXCEED 5% SLOPE/ 2% CROSS SLOPE)
- 14 EXISTING CHAIN LINK FENCE
- 15 EXISTING TRASH ENCLOSURE TO CONFORM TO CURRENT MANHATTAN BEACH DESIGN GUIDELINES AND CURRENT TITLE 24 ACCESSIBILITY STANDARDS FOR CALIFORNIA. 6" CMU WALLS
- 16 TRUNCATED DOME, PER SEC. 1127.B.5, ITEM 7, CBC 2010
- 17 NEW OVERHANG AND CANOPY
- 18 STAINLESS STEEL HORIZ. STRETCH WIRE FENCE
- 19 EXISTING MONUMENT SIGN AT SEPULVEDA.

NOTES

PARAPETS, SATELLITE ANTENNAE, RAILS, SHYLLIGHTS, ROOF EQUIPMENT MUST BE WITHIN HEIGHT LIMITS.
 ALL EXISTING AND PROPOSED UTILITIES, SHALL BE UNDERGROUND IN ACCORDANCE WITH SECTION 10.60.110 OF THE M.B.M.C.
 SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION AND SEWER CAP OF EXISTING BUILDING.
 ENCROACHMENT PERMIT APPLICATIONS ARE REQUIRED TO BE SIGNED BY THE PROPERTY OWNER. REFER TO THE ENCROACHMENT STANDARDS AT COMMUNITY DEVELOPMENT FOR THE CITY OF MANHATTAN BEACH.

SITE ANALYSIS

TOTAL PROPERTY.	237,000 SQ.FT.	100.00 %
TOTAL BUILDINGS.		
1. SHOP (4) BUILDINGS	28,820 SQ.FT.	12.16 %
2. PROPOSED CONSTRUCTION	32,281 SQ.FT.	13.62 %
3. EXISTING USED CAR BUILDING	4,820 SQ.FT.	02.03 %
TOTAL HARDCAPE	159,366 SQ.FT.	66.54 %
TOTAL LANDSCAPE	11,713 SQ.FT.	5.00 %

LEGAL DESCRIPTION

THE NORTH 360 FEET OF THAT PORTION IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA OF LOT 7 IN SECTION 19, AS SHOWN ON THE PARTITION MAP SHOWING PROPERTY FORMERLY OF THE REDONDO LAND COMPANY, IN THE CITY OF MANHATTAN BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SUBDIVIDED BY JAMES F. TOWELL, C.A. EDWARDS AND P.F. WILCOX, COMMISSIONERS, SURVEYED AUGUST 1897, BY L. FRIEL AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 3, 1897 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SEPULVEDA BOULEVARD WITH THE NORTH LINE OF CENTER STREET, NOW MANHATTAN BEACH BOULEVARD AS SAID BOULEVARD AND STREET EXISTED ON OCTOBER 24, 1946; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 660 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 1020 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 660 FEET TO SAID EAST LINE OF SEPULVEDA BOULEVARD, THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 1020 FEET TO THE TRUE POINT OF BEGINNING.

SEE SHEET A-1.2 FOR ENLARGEMENT

SITE GRADING AND PAVING PLAN

SCALE: 1" = 30'-0" (TOYOTA IMAGE PROGRAM)

ARCHITECT OF RECORD:
L & S ARCHITECTS, INC.
 DONALD A. SAVICKY, ARCHITECT C-7509
 38516 AMATEUR WAY, BEAUMONT, CA 92223
 (909) 229-0125 E-MAIL: lai911@aol.com

ISSUED FOR:

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1ST-PLANCHHECK-CORRECTIONS	0

CONSULTANT:

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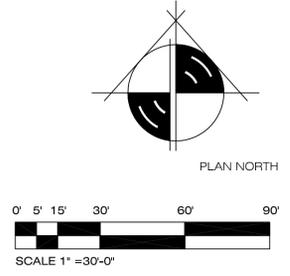
MANHATTAN BEACH
TOYOTA / SCION
 1500 NORTH SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266
 (310) 546 - 4848

PROJECT NUMBER: 0724-2013

Drawn By	JML	File Name	MBTS
Checked By	JML	LT Scale	-
Project Mgr.	JML	Scale:	PER-PLAN

SITE PLAN

Sheet No. **A-1-0**



LEGEND

- F.S. = FINISH SURFACE
- F.F. = FINISH FLOOR
- T.C. = TOP OF CURB
- B.W. = BACK OF WALK
- T.W. = TOP OF WALL
- F.G. = FINISH GRATE
- C.B. = CATCH BASIN
- EX. = EXISTING
- () = EXISTING

NOTES

- ① 31,000 SQ.FT. AREA OF DISTURBANCE, EXISTING ASPHALT TO BE REMOVED WITH RE-GRADE TO DESIGN ELEVATIONS. 2,300 CU. YDS. OF SOIL TO BE REMOVED FROM SITE (EXPORT).
- EXISTING GRADE ELEVATIONS PER CURRENT SITE SURVEY PERPARED BY: DRC ENGINEERING, INC. LAND SURVEYING
- PROPOSED FINISH GRADES PER ARCHITECTURAL DESIGN REQUIREMENTS.
- PROPOSED FOOTPRINT OF MAIN BUILDING
- SITE CONDITIONS TO BE REMOVED

KEY NOTES

- 1 EXISTING TRASH ENCLOSURE TO BE DEMOLISHED AND RESULT TO MEET CURRENT MANHATTAN BEACH DESIGN GUIDELINES AND CURRENT ACCESS PER CA. TITLE 24 STANDARDS, 6' H CMU WALLS.
- 2 CHAIN LINK FENCE
- 3 CMU PROPERTY LINE WALL
- 4 SITE RETAINING WALL
- 5 CONCRETE CURB
- 6 PROPERTY LINE
- 7 SIDE WALK
- 8 PLANTER
- 9 PROPERTY LINE CORNER
- 10 ROOF LINE

ARCHITECT OF RECORD:
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PLANCHECK	DATE
1 1ST-PLANCHECK-CORRECTIONS	0

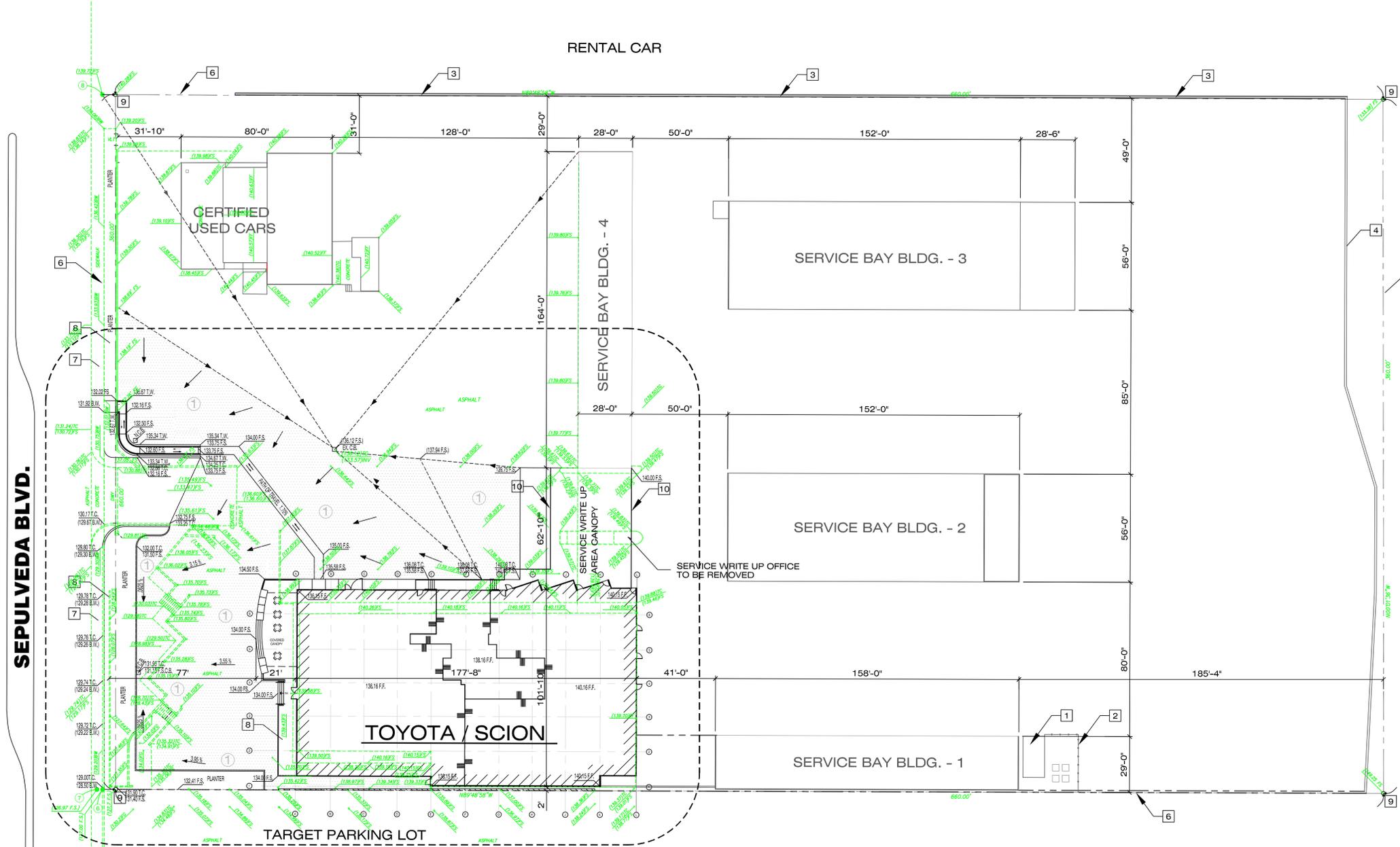
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MANHATTAN BEACH
TOYOTA / SCION
 1500 NORTH SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266
 (310) 546 - 4848

PROJECT NUMBER:	0724-2013
Drawn By	JML
File Name	MBTS
Checked By	JML
LT Scale	-
Project Mgr.	JML
Scale:	PER-PLAN

Title:
SITE-GRADING AND-PAVING PLAN

Sheet No.
A-1-1



SEE SHEET A-1.2 FOR ENLARGEMENT

SITE GRADING AND PAVING PLAN

SCALE: 1" = 30'-0" (TOYOTA IMAGE PROGRAM)

LEGEND

- F.S. = FINISH SURFACE
- F.F. = FINISH FLOOR
- T.C. = TOP OF CURB
- B.W. = BACK OF WALK
- T.W. = TOP OF WALL
- F.G. = FINISH GRATE
- C.B. = CATCH BASIN
- EX. = EXISTING
- () = EXISTING

NOTES

- 1 31,000 SQ.FT. AREA OF DISTURBANCE, EXISTING ASPHALT TO BE REMOVED WITH RE-GRADE TO DESIGN ELEVATIONS. 2,300 CU. YDS. OF SOIL TO BE REMOVED FROM SITE (EXPORT).
- EXISTING GRADE ELEVATIONS PER CURRENT SITE SURVEY PERFORMED BY: DRC ENGINEERING, INC. LAND SURVEYING
- PROPOSED FINISH GRADES PER ARCHITECTURAL DESIGN REQUIREMENTS.
- PROPOSED FOOTPRINT OF MAIN BUILDING
- SITE CONDITIONS TO BE REMOVED

KEY NOTES

- 1 COVERED TRASH ENCLOSURE TO BE DEMOLISHED AND REBUILT TO MEET MINIMUM MANHATTAN BEACH MUNICIPAL CODE STANDARDS AND CA TITLE 24 ACCESSIBILITY STANDARDS, 6' H CMU WALLS.
- 2 CHAIN LINK FENCE
- 3 CMU PROPERTY LINE WALL
- 4 SITE RETAINING WALL
- 5 CONCRETE CURB
- 6 PROPERTY LINE
- 7 SIDE WALK
- 8 PLANTER
- 9 PROPERTY LINE CORNER
- 10 ROOF LINE

ARCHITECT OF RECORD:
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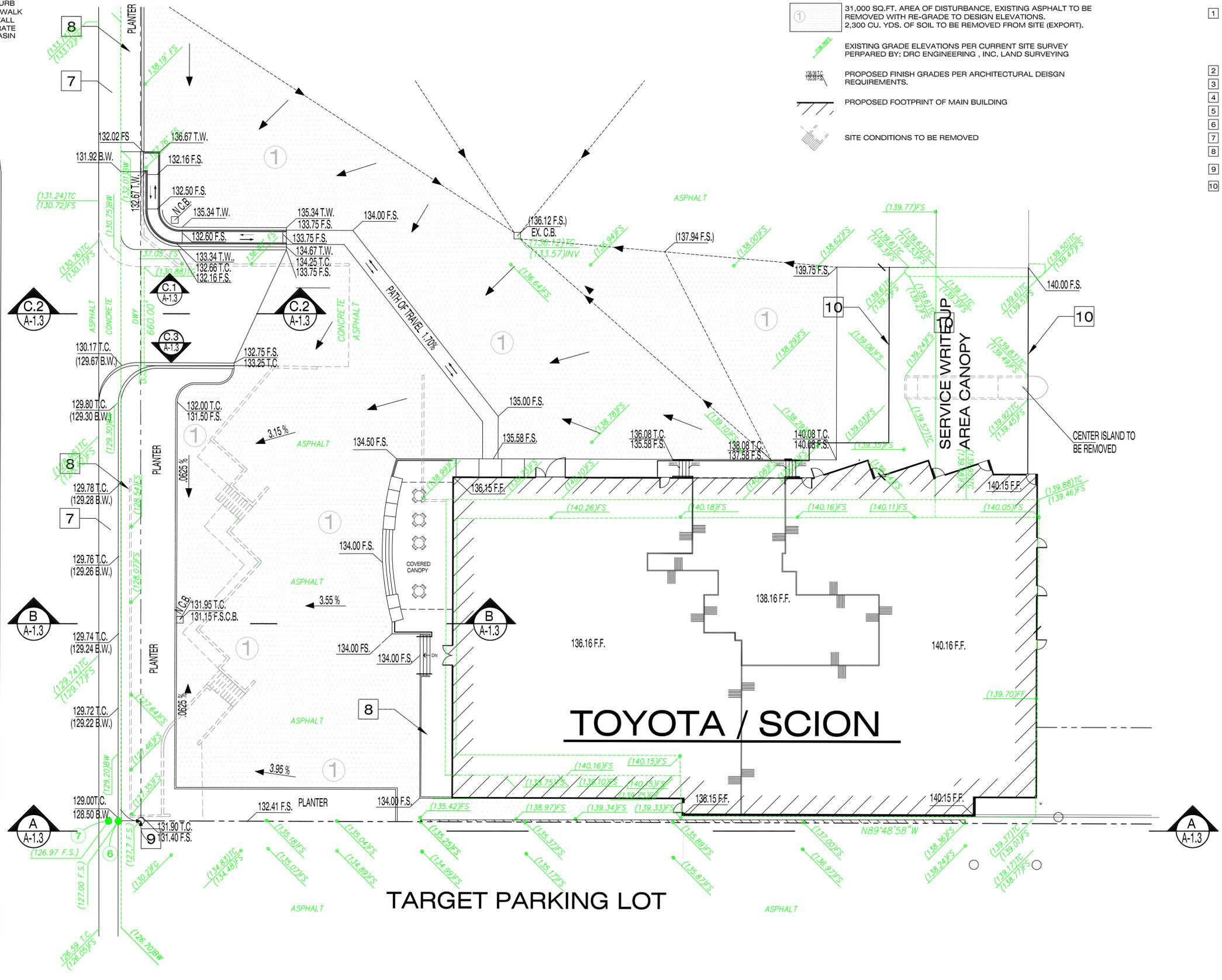
**MANHATTAN BEACH
 TOYOTA / SCION**
 1500 NORTH SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266
 (310) 546 - 4848

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Checked By	JML
LT Scale	-
Project Mgr.	JML
Scale:	PER-PLAN

Title:
PARTIAL-SITE GRADING AND PAVING PLAN

Sheet No.
A-1-2

SEPULVEDA BLVD.



PARTIAL SITE GRADING AND PAVING PLAN

SCALE: 1" = 15'-0" (TOYOTA IMAGE PROGRAM)



KEY NOTES

- 1 W.I. RAILING
- 2 PLANTER
- 3 PROPERTY LINE
- 4 RETAINING WALL
- 5 CONC. PATIO W/ GUARD RAIL
- 6 EX. DRINKING FOUNTAIN
- 7 STOREFRONT ELEVATIONS
- 8 ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP
- 7 TEL. BOARD
- 8 ELEC. PANELS
- 9 NEW OVERHANG CANOPY
- 10 REMOVABLE HANDRAILS FOR PORTAL MAINTENANCE

LEGEND

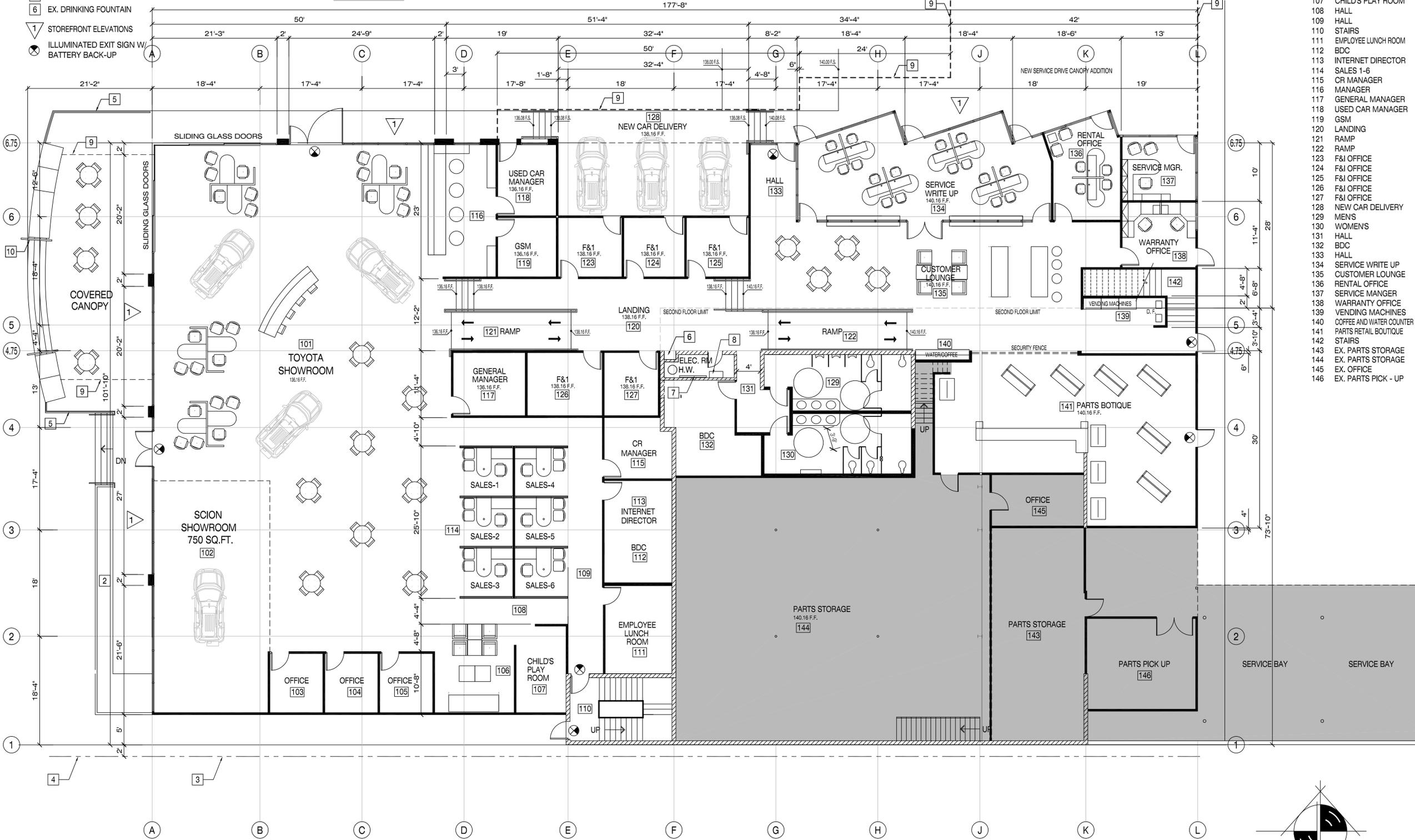
- PROPOSED NON-BEARING WALLS
- EXISTING CMU WALLS TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING BUILDING TO REMAIN

NOTES

1. PLUMBING FIXTURE REQUIREMENTS ARE SHOWN AS PER TABLE-A AND TABLE 4-1, CPC, 2010.
2. FOR CABINET INFORMATION, REFER TO SHEET A-5.0.
3. FOR CEILING INFORMATION, REFER TO SHEETS A-6.0, A-6.1.
4. REFER TO ADDITIONAL CONSTRUCTION NOTES, SHEET GN-1.
5. FOR DOOR AND ROOM FINISH SCHEDULES, REFER TO SHEET A-7.0., A-7.1.
6. REFER TO SHEET A-7.2 FOR NON-BEARING WALL CONSTRUCTION.
7. REFER TO SHEET A-7.0 FOR CABINET DETAILS.
8. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION REGARDING SPECIFICATIONS AND TYPE FIXTURES.
9. REFER TO PLUMBING SHEET P-1.0 FOR ADDITIONAL INFORMATION REGARDING SPECIFICATIONS AND TYPE FIXTURES.
10. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION REGARDING SPECIFICATIONS AND TYPE FIXTURES.

ROOM LABELS

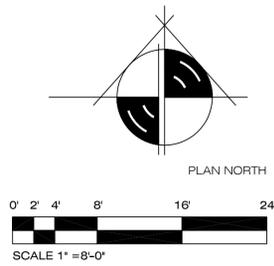
- 101 TOYOTA SHOWROOM
- 102 SCION SHOWROOM
- 103 OFFICE
- 104 OFFICE
- 105 OFFICE
- 106 CUSTOMER LOUNGE
- 107 CHILD'S PLAY ROOM
- 108 HALL
- 109 HALL
- 110 STAIRS
- 111 EMPLOYEE LUNCH ROOM
- 112 BDC
- 113 INTERNET DIRECTOR
- 114 SALES 1-6
- 115 CR MANAGER
- 116 MANAGER
- 117 GENERAL MANAGER
- 118 USED CAR MANAGER
- 119 GSM
- 120 LANDING
- 121 RAMP
- 122 RAMP
- 123 F&I OFFICE
- 124 F&I OFFICE
- 125 F&I OFFICE
- 126 F&I OFFICE
- 127 F&I OFFICE
- 128 NEW CAR DELIVERY
- 129 MENS
- 130 WOMENS
- 131 HALL
- 132 BDC
- 133 HALL
- 134 SERVICE WRITE UP
- 135 CUSTOMER LOUNGE
- 136 RENTAL OFFICE
- 137 SERVICE MANGER
- 138 WARRANTY OFFICE
- 139 VENDING MACHINES
- 140 COFFEE AND WATER COUNTER
- 141 PARTS RETAIL BOUTIQUE
- 142 STAIRS
- 143 EX. PARTS STORAGE
- 144 EX. PARTS STORAGE
- 145 EX. OFFICE
- 146 EX. PARTS PICK - UP



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

(TOYOTA IMAGE PROGRAM)



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**MANHATTAN BEACH
 TOYOTA / SCION**
 1500 NORTH SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266
 (310) 546 - 4848

PROJECT NUMBER:	0724-2013
Drawn By	JML
Checked By	JML
Project Mgr.	JML
File Name	MBTS
LT Scale	-
Scale:	PER-PLAN

Title:
FLOOR PLAN

Sheet No.
A-2-0

KEY NOTES

- 1 W.I. RAILING
 - 2 PLANTER
 - 3 PROPERTY LINE
 - 4 RETAINING WALL
 - 5 COVERED PATIO
 - 6 EX. DRINKING FOUNTAIN
 - 7 TEL. BOARD
 - 8 ELEC. PANELS
 - 9 NEW OVERHANG CANOPY
- 1 STOREFRONT ELEVATIONS
- ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP

LEGEND

- PROPOSED NON-BEARING WALLS
- EXISTING CMU WALLS TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING BUILDING TO REMAIN

NOTES

1. PLUMBING FIXTURE REQUIREMENTS ARE SHOWN AS PER TABLE-A AND TABLE 4-1, CPC, 2010.
2. FOR CABINET INFORMATION, REFER TO SHEET A-5.0.
3. FOR CEILING INFORMATION, REFER TO SHEETS A-6.0, A-6.1.
4. REFER TO ADDITIONAL CONSTRUCTION NOTES, SHEET GN-1.
5. FOR DOOR AND ROOM FINISH SCHEDULES, REFER TO SHEET A-7.0., A-7.1.
6. REFER TO SHEET A-7.2 FOR NON-BEARING WALL CONSTRUCTION.
7. REFER TO SHEET A-7.0 FOR CABINET DETAILS.
8. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION REGARDING SPECIFICATIONS AND TYPE FIXTURES.
9. REFER TO PLUMBING SHEET P-1.0 FOR ADDITIONAL INFORMATION REGARDING SPECIFICATIONS AND TYPE FIXTURES.
10. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION REGARDING SPECIFICATIONS AND TYPE FIXTURES.

ROOM LABELS

- 201 DEALER OFFICE
- 202 DEALER PATIO
- 203 DEALER TOILET
- 204 CONFERENCE
- 205 OFFICE
- 206 HALL
- 207 OFFICE
- 208 EXECUTIVE ASSISTANT
- 209 PAYROLL RECORD
- 210 OFFICE SUPPLIES
- 211 HALL
- 212 BUSINESS OFFICE
- 213 HR OFFICE
- 214 CONTROLLER OFFICE
- 215 MENS
- 216 WOMENS
- 217 LUNCH ROOM
- 218 FLEET OFFICE
- 219 HALL
- 220 MEETING ROOM
- 221 SERVICE BDC

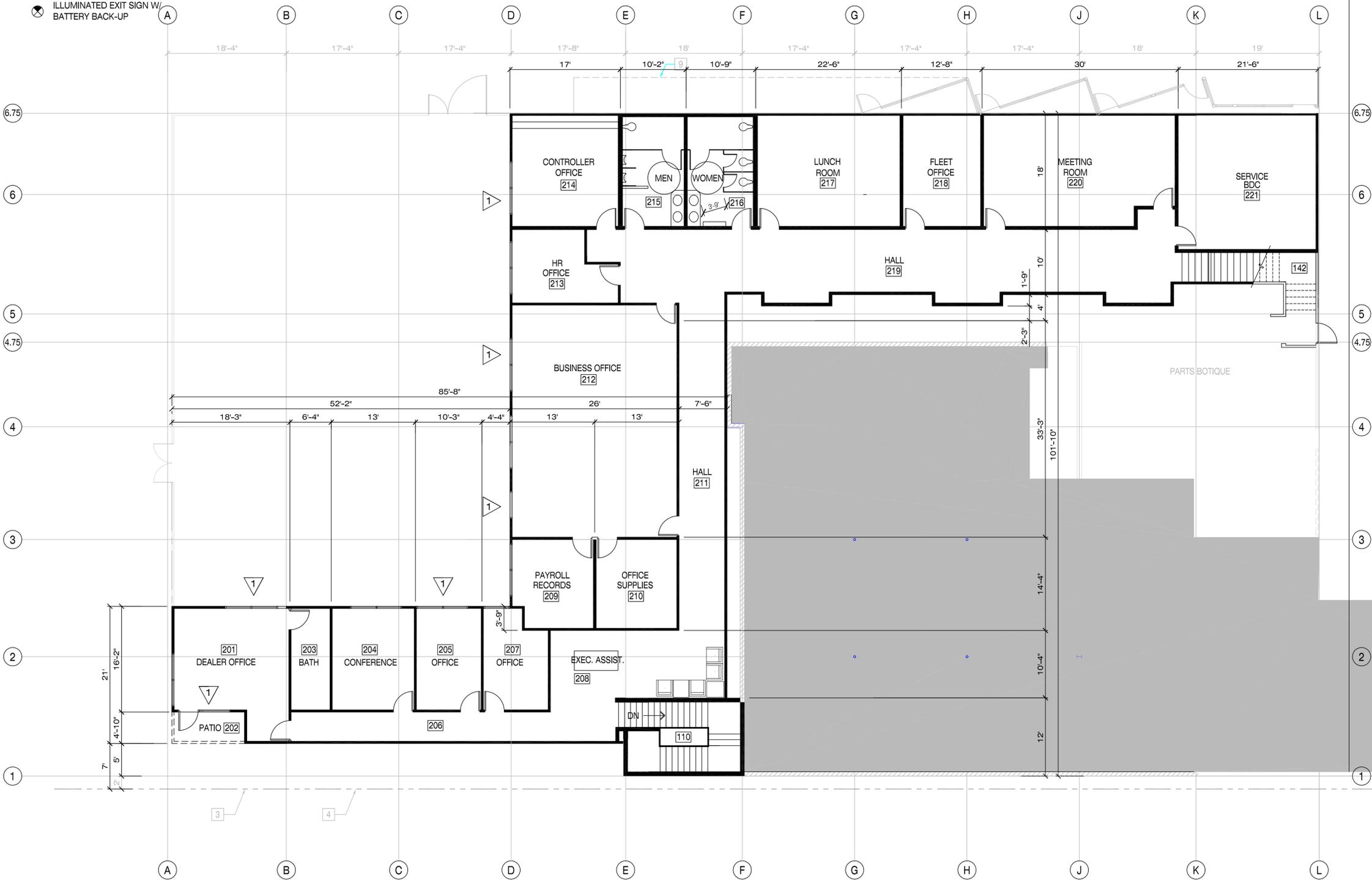
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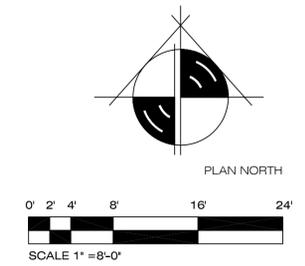
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

(TOYOTA IMAGE PROGRAM)



**MANHATTAN BEACH
TOYOTA / SCION**

1500 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
(310) 546 - 4848

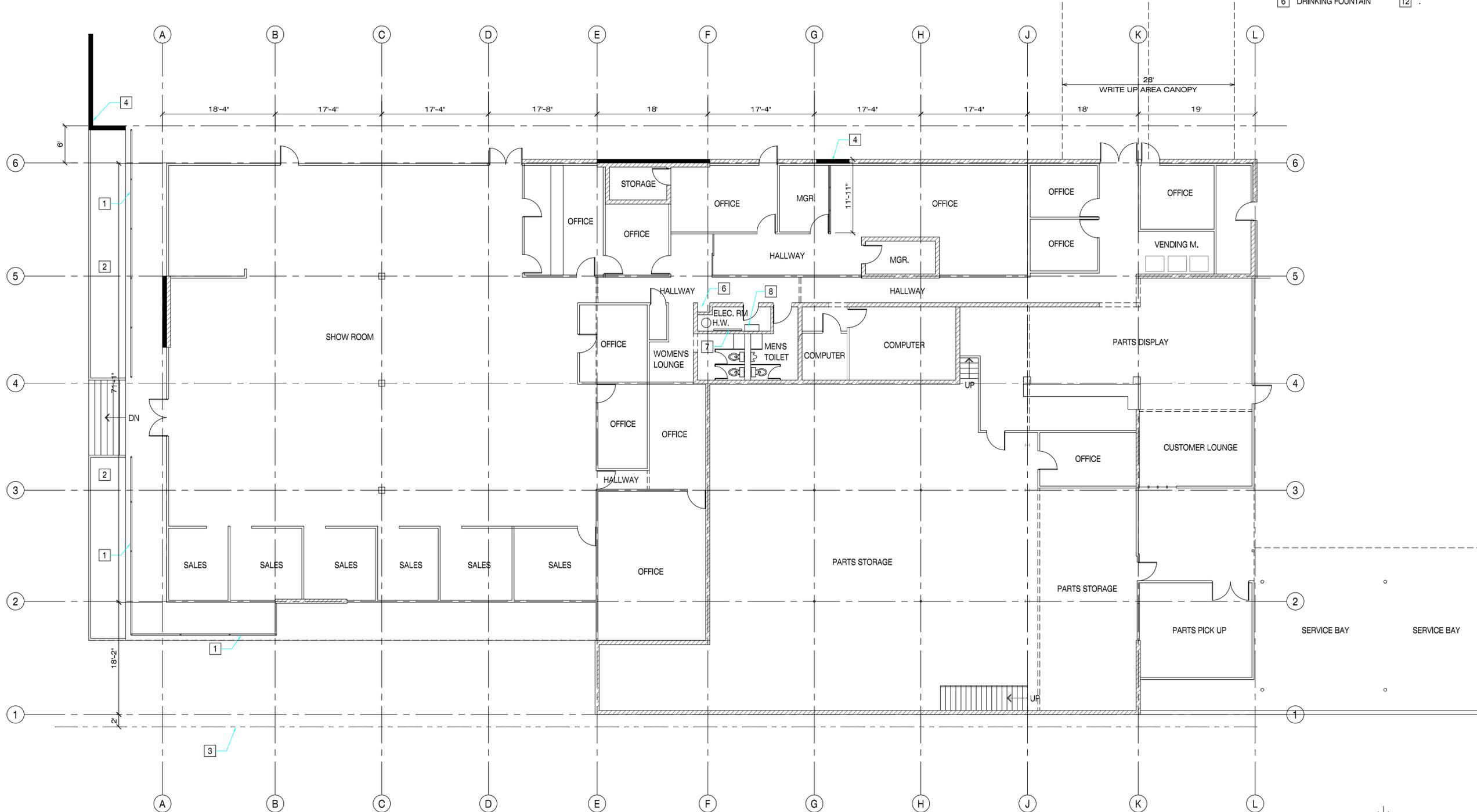
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JML	-
Project Mgr.	Scale:
JML	PER-PLAN

Title:
SECOND FLOOR PLAN

Sheet No.
A-2-1

LEGEND

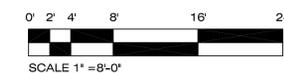
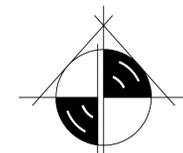
- | | | | |
|---|-------------------|----|--------------|
| 1 | GUARD RAILING | 7 | TEL. BOARD |
| 2 | PLANTER | 8 | ELEC. PANELS |
| 3 | PROPERTY LINE | 9 | . |
| 4 | RETAINING WALL | 10 | . |
| 5 | . | 11 | . |
| 6 | DRINKING FOUNTAIN | 12 | . |



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

(TOYOTA IMAGE PROGRAM)



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MANHATTAN BEACH
TOYOTA / SCION
 1500 NORTH SEPULVEDA BLVD.
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 (310) 546 - 4848

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JML	PER-PLAN

Title:
EXISTING FLOOR PLAN

Sheet No.
A-2-2

GENERAL NOTES

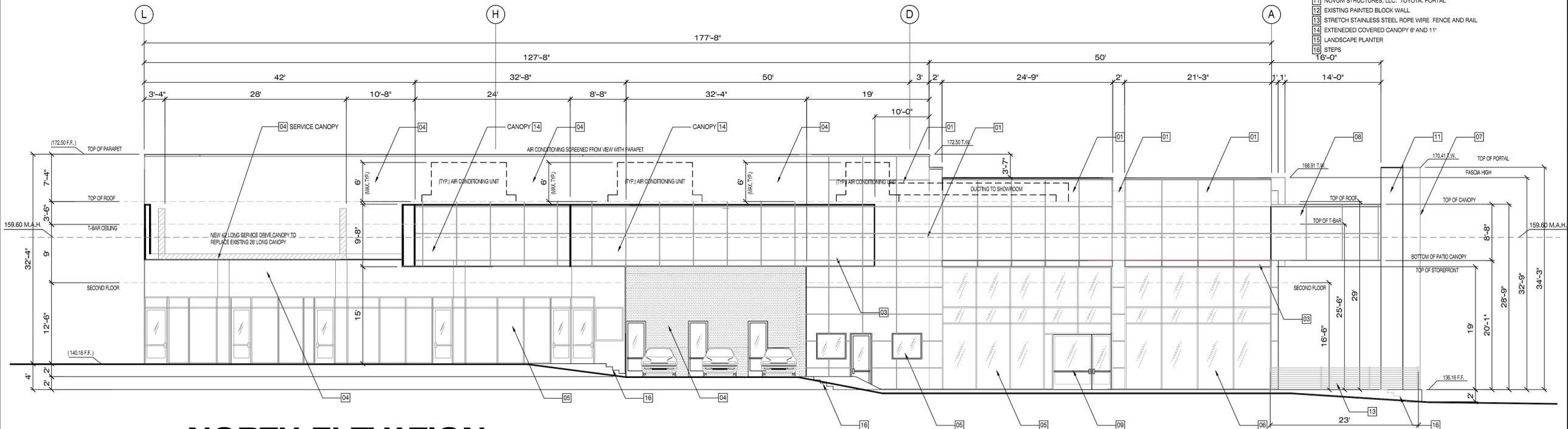
- ALL GLAZING ADJACENT TO DOORS OR TO WALKING SURFACES MUST BE OF SAFETY GLAZING MATERIAL PER CBC/IBC 2406.
- ALL WALL AND BUILDING SURFACES SHALL HAVE GRAFFITI RESISTANT TREATMENT PRODUCT.
- CONTRACTORS TO STRICTLY FOLLOW TOYOTA IMAGE PROGRAM FOR ALL EXTERIOR MATERIALS, COLORS, DIMENSIONS AND REVEAL LOCATIONS UNLESS INDICATED OTHERWISE ON THESE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING ANY WORK.

ABBREVIATIONS

- | | |
|--------|--------------------------|
| T.W. | TOP OF WALL |
| F.F. | FINISH FLOOR |
| FL | FLOOR |
| M.A.H. | MAXIMUM ALLOWABLE HEIGHT |

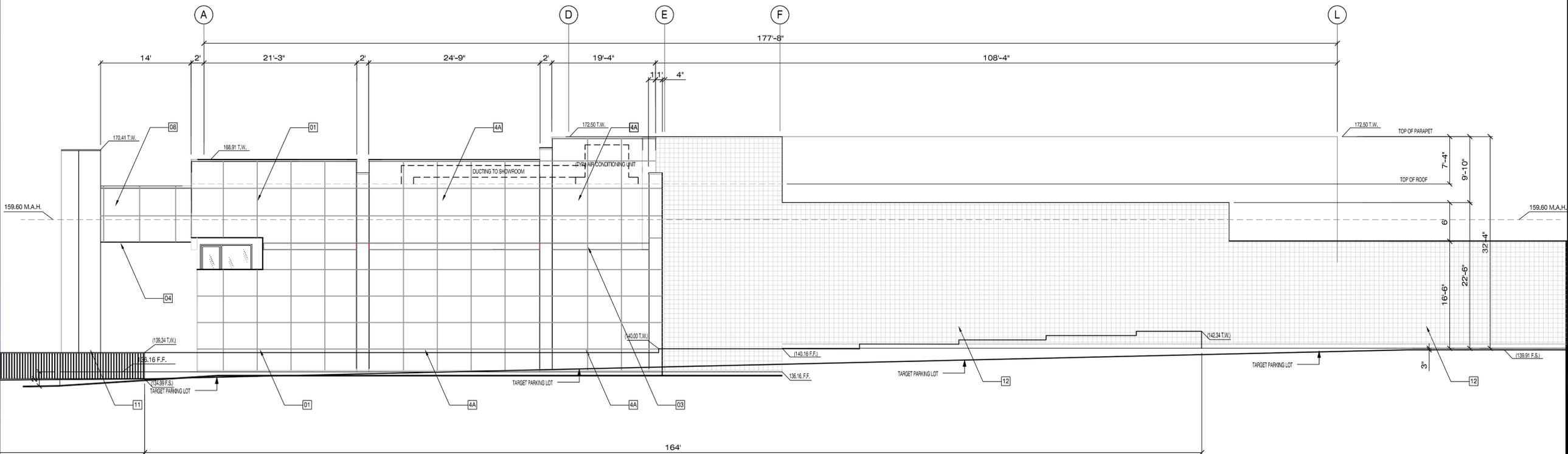
KEY NOTES

- 01 ACM-2 ALUMINUM COMPOSITE PANEL TOYOTA SILVER
- 02 ACM-2 ALUMINUM COMPOSITE PANEL TOYOTA BLACK
- 03 ACM-2 ALUMINUM COMPOSITE PANEL TOYOTA RED
- 04 STUCCO - DRYVIT MOONLIGHT WHITE 612
- 04A STUCCO - DRYVIT MEDIUM GRAY
- 05 G-1 SOLABAND 70XL GLAZING (TEMPERED), PROVIDE ANTI-GRAFFITI PROTECTIVE FILM TO ALL EXTERIOR GLAZING.
- 06 STOREFRONT GLASS SLIDING DOOR ASSEMBLY
- 07 MAIN BRAND SIGNAGE, SL72 W/ 25" TALL LETTERS
- 08 SS-1 INTEGRATED CURTAIN WALL SYSTEM
- 09 (TOYOTA) MAIN DOOR
- 10 DEALER SIGNAGE, 21" TALL LETTERS
- 11 NOVUM STRUCTURES, LLC. TOYOTA, PORTAL
- 12 EXISTING PAINTED BLOCK WALL
- 13 STRETCH STAINLESS STEEL ROPE WIRE FENCE AND RAIL
- 14 EXTENDED COVERED CANOPY 8' AND 11'
- 15 LANDSCAPE PLANTER
- 16 STEPS
- 16-0" STEPS



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD:
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**MANHATTAN BEACH
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 1500 NORTH SEPULVEDA BLVD.
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PROJECT NUMBER:	0724-2013
Drawn By	JML
File Name	MBTS
Checked By	JML
LT Scale	-
Project Mgr.	JML
Scale:	PER-PLAN

Title:
EXTERIOR ELEVATIONS EAST-WEST

Sheet No.
A-3.0

GENERAL NOTES

1. ALL GLAZING ADJACENT TO DOORS OR TO WALKING SURFACES MUST BE OF SAFETY GLAZING MATERIAL PER CBC/IBC 2406.
2. ALL WALL AND BUILDING SURFACES SHALL HAVE GRAFFITI RESISTANT TREATMENT PRODUCT.
3. CONTRACTORS TO STRICTLY FOLLOW TOYOTA IMAGE PROGRAM FOR ALL EXTERIOR MATERIALS, COLORS, DIMENSIONS AND REVEAL LOCATIONS UNLESS INDICATED OTHERWISE ON THESE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING ANY WORK.

SIGNAGE ANALYSIS

MAXIMUM SIGNAGE ALLOWED WITHOUT A VARIANCE = 1,232 SQ.FT.

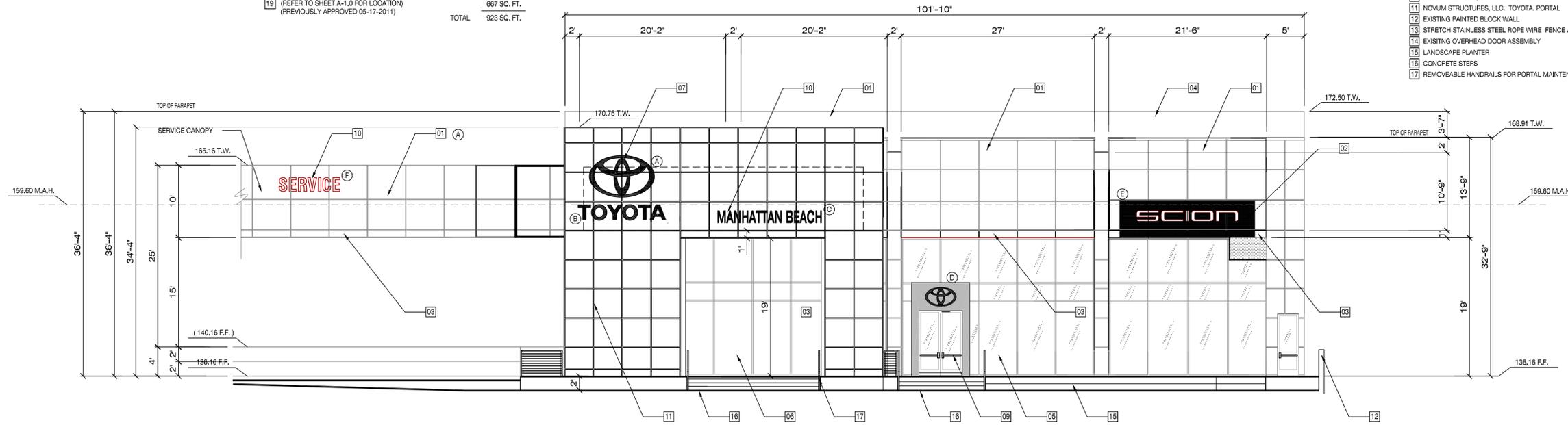
(A) MAIN TOYOTA PORTAL EMBLEM	10'X7'-2"	72 SQ. FT.
(B) MAIN TOYOTA PORTAL BRAND	12'X2'-1"	25 SQ. FT.
(C) MAIN TOYOTA PORTAL DEALER NAME	18'X1'-9"	28 SQ. FT.
(D) FRONT DOOR ENTRANCE TOYOTA BRAND LOGO	3'-6'X4'-6"	16 SQ. FT.
(E) SCION BRAND LOGO NAME	18'-0'X5'-0"	90 SQ. FT.
(F) SERVICE SIGNAGE	16'-8" X1'-6"	25 SQ. FT.
(19) MONUMENT SIGN AT SEPULVEDA BLVD. (REFER TO SHEET A-1.0 FOR LOCATION) (PREVIOUSLY APPROVED 05-17-2011)	24'X1'0"	667 SQ. FT.
TOTAL		923 SQ. FT.

ABBREVIATIONS

T.W.	TOP OF WALL
F.F.	FINISH FLOOR
FL.	FLOOR
M.A.H.	MAXIMUM ALLOWABLE HEIGHT

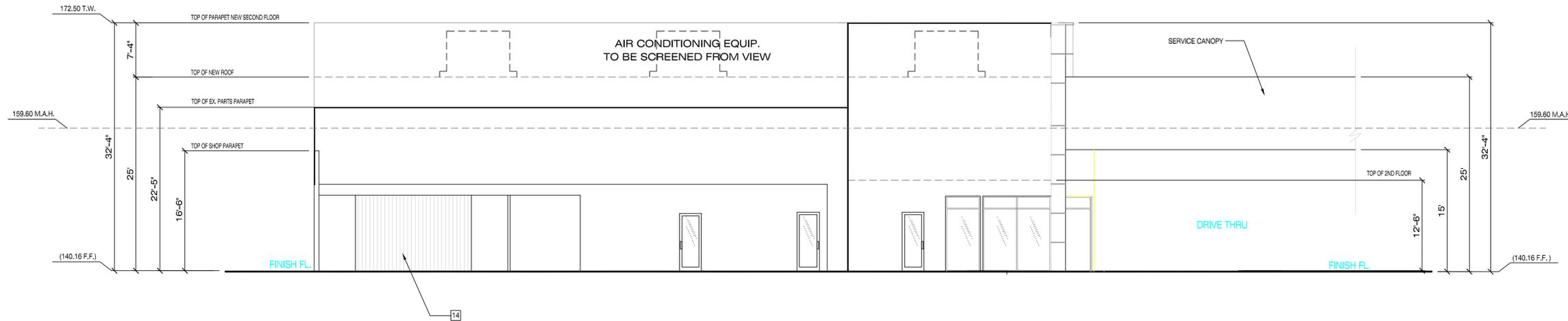
KEY NOTES

- 01 ACM-2 ALUMINUM COMPISITE PANEL TOYOTA SILVER
- 02 ACM-2 ALUMINUM COMPISITE PANEL TOYOTA BLACK
- 03 ACM-2 ALUMINUM COMPISITE PANEL TOYOTA RED
- 04 STUCCO - DRYVIT MOONLIGHT WHITE 612
- 05 G-1 SOLABAND 70XL GLAZING (TEMPERED), PROVIDE ANTI-GRAFFITI PROTECTIVE FILM TO ALL EXTERIOR GLAZING.
- 06 STOREFRONTGLASS SLIDING DOOR ASSEMBLY
- 07 MAIN BRAND SIGNAGE, SL72 W/ 25" TALL LETTERS
- 08 SS-1 INTEGRATED CURTAIN WALL SYSTEM
- 09 (TOYOTA) MAIN DOOR (PER GENSLER IMAGE USA II SHEET A06.12 ELEV. 01.
- 10 DEALER SIGNAGE, 21" TALL LETTERS
- 11 NOVUM STRUCTURES, LLC. TOYOTA, PORTAL
- 12 EXISTING PAINTED BLOCK WALL
- 13 STRETCH STAINLESS STEEL ROPE WIRE FENCE AND RAIL
- 14 EXISTING OVERHEAD DOOR ASSEMBLY
- 15 LANDSCAPE PLANTER
- 16 CONCRETE STEPS
- 17 REMOVEABLE HANDRAILS FOR PORTAL MAINTENANCE



WEST ELEVATION

SCALE: 1/8" = 1'-0" (TOYOTA IMAGE PROGRAM)



EAST ELEVATION

SCALE: 1/8" = 1'-0" (TOYOTA IMAGE PROGRAM)

ARCHITECT OF RECORD:

L & S ARCHITECTS, INC.

DONALD A. SAVICKY, ARCHITECT C-7509

38516 AMATEUR WAY, BEAUMONT, CA 92223
(909) 229-0125 E-MAIL: lai911@aol.com

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CONSULTANT:

ISSUED FOR:

PLANCHHECK	DATE	
1 1ST-PLANCHHECK-CORRECTIONS	0	
No.	REVISION ISSUES:	DATE
A	12-30-13	0

**MANHATTAN BEACH
TOYOTA / SCION**

1500 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
(310) 546 - 4848

PROJECT NUMBER: 0724-2013

Drawn By JML	File Name MBTS
Checked By JML	LT Scale -
Project Mgr. JML	Scale: PER-PLAN

Title:
EXTERIOR ELEVATIONS EAST-WEST

Sheet No.

A-3.1

Jason Masters

From: Andrew Hunter <arhunter6@gmail.com>
Sent: Wednesday, April 02, 2014 12:22 PM
To: Jason Masters
Cc: Richard Montgomery; Wayne Powell (External); Kimberly Robinson; Randy Kowata; Gus Cardenas; Anna X (AS) Cardenas; John DeFrance; Mike & Linda Roth; Ted & Jill Halkias; Debbie Lucas; Lynda Galins; Michelle & Cyrous Adami; David Lesser
Subject: Comments & Concerns with Manhattan Beach Toyota/Scion Expansion

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1201 Magnolia Ave which is directly behind and to the south of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

ATTACHMENT F
PC MTG 4-9-14

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Andrew Hunter
Member, Magnolia Avenue Homeowner Group
310-365-3432

Jason Masters

From: Jill Halkias <jillhalkias@gmail.com>
Sent: Wednesday, April 02, 2014 9:12 AM
To: Jason Masters
Subject: Toyota dealership construction project - comments for the record

"Dear planning commissioners:

As a resident on Magnolia Avenue, 1605 Magnolia, which is directly behind the Toyota dealership, I am writing with my comments and concerns regarding the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. I am writing today to have my concerns entered into the staff report, for consideration as you look to establish findings on the scope and execution of this remodel to this commercial property.

1. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

I have taken several measures to block the particular night lighting that enters my house. I am concern light illumination during construction and/or after completion of construction will change (e.g. Placement of the lighting), such that all my adjustments will be for naught and I will have to again make changes to my home to prevent the night lights from filtering into the back of my home.

2. NOISE

- Noise from the workers. Even today, due to employees that park at the back of the property there is noise from the staff talking loudly and playing music loudly. Also honking horns go off throughout the day. I have not approached Toyota regarding this current issue; hence I bring it up now as I am concerned it will only get worse either during or after construction.
- Noise from day-to-day operations: pneumatic drills for servicing cars, compressors to run the air tools, etc.
-

3. CONSTRUCTION WORKERS

- I am concerned that it will take a number of construction workers, whose only option will be to park on Magnolia ave. There are already 2 houses being built very near my house, causing congestion and parking issues, and frankly a lot of men eating lunch in or right outside their vehicles, right outside my house. It is uncomfortable having a lot of strangers in the neighborhood, especially with 2 children and several house break-ins in the local area. I am not longer comfortable letting my daughter walk our dog due to so many strangers in the neighborhood as I feel she cannot discern the construction workers from someone that has no reason to be in the neighborhood. Even I don't know whom to trust as a worker in the area

vs. someone who is casing houses, which has been occurring throughout MB.

Thus, I would information as to where construction workers would park and confirmation parking will not allowed on neighborhood streets, such as Magnolia.

Second, I understand the remodel is expected to be completed this year. I am concerned that workers will start early and/or work late (e.g. outside the 8-5 hours).

Also, what measures is Toyota planning to take to mitigate the substantial noise during construction to the neighbor, as again, I live directly behind the dealership?

Is there any chance that if something goes wrong with construction, that it could cause a power outage on Magnolia?

2. **LACK OF ADVANCE NOTICE & OUTREACH TO SURROUNDING PROPERTY OWNERS** was very daunting. Having just over a week to respond with my concerns about the project was very difficult. Everyone has busy schedules and to receive a notice about a major construction project that I understand has been in the planning stages since November is quite concerning. I feel I barely had a enough time to educate myself on the project.
3. **SCHEDULING OF PUBLIC HEARING** – I understand this was the first date on the calendar that was available once the project was at a certain stage in the process. So, again, finding out about such a major project only 2 weeks before the public hearing was a shock, and unfortunately the calendar date is during Manhattan Beach schools spring break week, which is when my family is traveling, as I'm sure other families are traveling. Therefore, it prevents my ability to attend the public hearing, for either comment and/or just to learn more about the project.

Thank you for consideration of my concerns. I look forward to hearing answers to my question.

Sincerely,

Jill Halkias

1605 Magnolia ave

Jason Masters

From: Paul M. Mullin <paulmullin@mac.com>
Sent: Sunday, March 30, 2014 11:05 AM
To: Lynda Galins
Cc: Ted & Jill Halkias; John & Jane Kim DeFrance; Anna X (AS) Cardenas; Gary & Christelle Angelastro; Michelle & Cyrus Adami; Ted Halkias; Randy Kowata; Kimberly Rupertus Robinson; Dave Rutan; Mike & Linda Roth; Sam & Betty Steib; Jay & Tricia Sherman; Arlene Seitz; Rachelle Sanger; Ian & Jennifer Zieger; Nhan Nguyen; Isabel Mullin; Mary Jo Mastro; Chris Kuhr; Jay & Geri Nakamoto; Glen Lucas; Heidi Walsh; Jason Masters
Subject: Fwd: Proposed expansion & use permit amendment for Manhattan Toyota -- details and concerns
Attachments: MB Toyota Expansion.pdf; 2014_03_25 notice of public hearing - mb toyota construction.pdf

Hi, Lynda

I have several email addresses, but this is a good one to use for me since it goes to my iPhone.

I went to the community development department at the MB City Hall on Friday to have a long look at the plans for the proposed project, to get a better understanding of what issues we may be presented with -- and which issues we need to bring up in our written comments for the planning department's staff report.

Note that any written comments need to be sent to the planner in charge -- Jason Masters -- by

April 2nd (I would get them in before 5 PM if possible

E-mails are OK -- I will likely put mine into a word document and PDF, and copy all the members of the planning commission when I send them to Jason.

- After 4/2/14 (written comments) we will be unable to bring up new concerns not mentioned in our comments or at the public hearing on 4/9.
- Based on my past experience dealing with the city on development issues (AT&T cell tower, Target expansion, etc), if you don't get it into the staff report, it counts for very little (if anything) except for a few raised eyebrows at the planning commission meeting.

While there, I spoke with Jason Masters, planner in charge of the project for the city of MB. Here are a few things I found out:

- The Use Permit Amendment being applied for covers the square footage being added to the front of the building and the second floor office area being added alongside the North side of the service area. Difficult to describe without looking at a drawing. See my attached "sketch".
- The Variances being applied for address (1) the increased building height and (2) a small increase in the landscaped square footage on the lot.
- The Sign Exception Amendment being applied for is required so MB Toyota can update the signage on the West side of the building (facing Sepulveda), as well as temporary banners and signs they put up periodically for sales events.

When I asked, Jason said it was appropriate for us (residential property owners along Magnolia Ave, abutting the dealership) to bring up ANYTHING that concerns us about this project at the dealership-- from the

construction phase to the day-to-day issues once the construction is complete, and that any ongoing "existing" issues are fair game for discussion. Jason told me to make sure that we get it to him by April 2nd so it will be addressed in the staff report -- and that any comments sent to him will be attached to the report as appendices.

Unfortunately, the community development folks would not let me photograph or copy parts of the site plans, but referred me to the architect -- Jack Lanphere -- from L&S Architects. The site plans are identified as Manhattan Beach Toyota / Scion [Project 0724-2013]. I have marked up a google maps aerial view of the dealership to show what I saw on the plans -- this is conceptual, as I was doing it from memory after the fact, not while looking at the site plans.

[see attached file: MB Toyota Expansion.pdf]

I contacted Jack Lanphere by phone (909-229-0125) and later by email (Lai911@aol.com) on Friday, explained who I was, and asked about details of the project -- and requested that he send me a PDF copy of the site plans, which he agreed to do. I sent Jack an email request for the plans with my contact info & return email address, but I have not received them yet. Once I do (I suspect on Monday), I will forward them to our surrounding neighbors who may possibly be impacted any changes at the MB Toyota dealership.

- Jack was very willing to discuss the project -- apparently they have been working with the city since Nov. 2013, evolving it to meet the city's building codes and compliance requirements. He is more than willing to take calls from the surrounding neighbors, and appears willing to work with us to get our concerns addressed. Darrel Sperber, owner of the Manhattan Beach Toyota dealership has been receptive to working with the surrounding residents also -- I will csend him a copy of the comments that I send to the MB
- I asked about the NINE (9) air conditioning units that are shown on the Roof View on sheet A-1.3 of the project plans (approximate locations shown and illustrated on these other drawing views: Section A-A (sheet A-1.3), North Elevation (sheet A-3.0), and South Elevation (sheet A-3.0). I explained to Jack that with recent work at Target, we are very sensitive to any air conditioning units within earshot of our homes.
- Jack pointed out a few things that I saw in the plans, and a few that were not apparent, in regard to the AC units shown to cool the expanded showroom area and the 2nd floor office area:
 - The service area closest to Magnolia Ave is 2 stories tall -- they are adding parapet walls that will rise up another 10 feet above that existing roofline.
 - The "2nd Floor office area" shown in my sketch as yellow boxes wraps around the service area on the 2nd floor.
 - The AC units are shown in the plans as the largest size possible (worst case), the number shown (9) is the maximum that would be installed, and each of them are significantly smaller, newer technology and quieter (purportedly) than those we have experienced firs-hand on the roof of Target.
 - The parapet walls will rise approximately 2 feet higher that the height of the AC units, to block the view and to help contain noise while they are operating... and that the AC units will cycle on/off as needed depending upon the heat load in the building.
 - There are no windows from the 2nd floor office area facing East towards the Magnolia Ave. residences.

I will forward the "official" plans once I get a copy of them to everyone copied on this email.

If you or anyone copied on this email wants me to include their comments in my letter to planning commission, please get them to me **NO LATER THAN TUESDAY EVENING AT 7 PM** -- as I will be putting my letter together then.

Thanks.

Paul Mullin
1405 Magnolia Avenue
Manhattan Beach, CA 90266-5218
c: 310-613-1868
e: paulmullin@mac.com

Begin forwarded message:

From: "Paul M. Mullin" <paulmullin@mac.com>
Subject: Proposed expansion & use permit amendment for Manhattan Toyota -- where can we get the details?
Date: March 25, 2014 11:51:09 PM PDT
To: jmasters@citymb.info
Cc: Kimberly Rupertus Robinson <robinsonk1@mac.com>, Randy Kowata <rtkowata@mac.com>, Jane Kim <jwk54321@yahoo.com>, "Anna X (AS) X (AS) Cardenas" <gusanna@aol.com>, Michelle & Cyrus Adami <michelleandcy@verizon.net>, Ted & Jill Halkias <jillhalkias@gmail.com>, Lynda Galins <lyndagalins@yahoo.com>, Gary & Christelle Angelastro <christelleangelastro@me.com>, Dave Rutan <daverutan2002@gmail.com>, Arlene Seitz <arlene.seitz@verizon.net>, Jay & Tricia Sherman <jay@jaysherman.com>, Ron & Natalie Sklash <ronsklash@gmail.com>, Isabel Mullin <isabelmullin@verizon.net>

Jason,

I just received the orange envelope in today's mail (3/25) notifying me of the public hearing at the planning commission meeting on April 9th, 2014, in regard to proposed development/construction at the Manhattan Beach Toyota dealership at 1500 Sepulveda Blvd.

I live directly east of the Manhattan Beach Toyota dealership -- just south of the southeast corner of their lot, and as such, given the elevation of residences along Magnolia Avenue, have a direct line-of-sight into the service bays at that facility. Where can I go to get a detailed look at what they are proposing to do at the MB Toyota dealership?

Our concerns are ANYTHING that will cause a direct impact on the residential properties and neighborhood East of the dealership -- ongoing issues: lighting that is not shielded shining directly into our homes, noise from the service bays, noise from compressors left running all night, noise from pressure washing operations at the end of the day. Will there be AC units on the top of the new / expanded facility? Are there provisions in the plan to enclose them in noise suppressing enclosures like they have finally installed on most of these units on top of Target?

During the construction phase, we will want to make sure that all related equipment, supplies, and all heavy equipment are sited toward the front (Sepulveda Blvd) side of the property, and NOT parked adjacent to the residences along Magnolia Ave. Experiences with Target expansion in the past proved to be extremely intrusive -- with work crews disobeying posted work hours (starting too early, banging doors on cargo containers, etc) and carrying on with a general disregard that they are working next to people's homes -- our homes!

Please reply and let me know where I can go to review the detailed plans, renderings, etc. so I can respond in writing by the April 2nd deadline, to have the concerns of the residential property owners adjacent to the dealership included in the Staff Report.

Thanks for your consideration.

Paul Mullin
1405 Magnolia Avenue
Manhattan Beach, CA 90266-5218
c: 310-613-1868
e: paulmullin@mac.com

PS: I have copied my neighbors on this message and have included a copy of the public hearing notice for their benefit.

Jason Masters

From: Family Galins <galins@outlook.com>
Sent: Saturday, March 29, 2014 12:04 PM
To: Jason Masters; Family Galins
Subject: Zoning Variance at 1500 Sepulveda Ave

Jason,

I received your mail notice dated March 25th regarding subject property.

As a resident in close proximity to 1500 Sepulveda Ave, please register my non-approval for the Zoning Variance.

Due to work and travel, I am unable to attend the meeting on the 9th or examine plans to be posted on the 5th and find the period from posting of plans to public hearing too brief to receive my attention.

After I see the posted plans, I may modify my position.

My address is 1500 Magnolia Ave and I currently view the property in question from my second story.

Based on the reasons above, I request that the city require a remodel of the subject property be in compliance with legal zoning code.

Regards,
Joe Galins

Jason Masters

From: Paul M. Mullin <paulmullin@mac.com>
Sent: Tuesday, March 25, 2014 11:51 PM
To: Jason Masters
Cc: Kimberly Rupertus Robinson; Randy Kowata; Jane Kim; Anna X (AS) X (AS) Cardenas; Michelle & Cyrous Adami; Ted & Jill Halkias; Lynda Galins; Gary & Christelle Angelastro; Dave Rutan; Arlene Seitz; Jay & Tricia Sherman; Ron & Natalie Sklash; Isabel Mullin
Subject: Proposed expansion & use permit amendment for Manhattan Toyota -- where can we get the details?
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Thanks for your consideration.

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Manhattan Beach Toyota/Scion Dealership

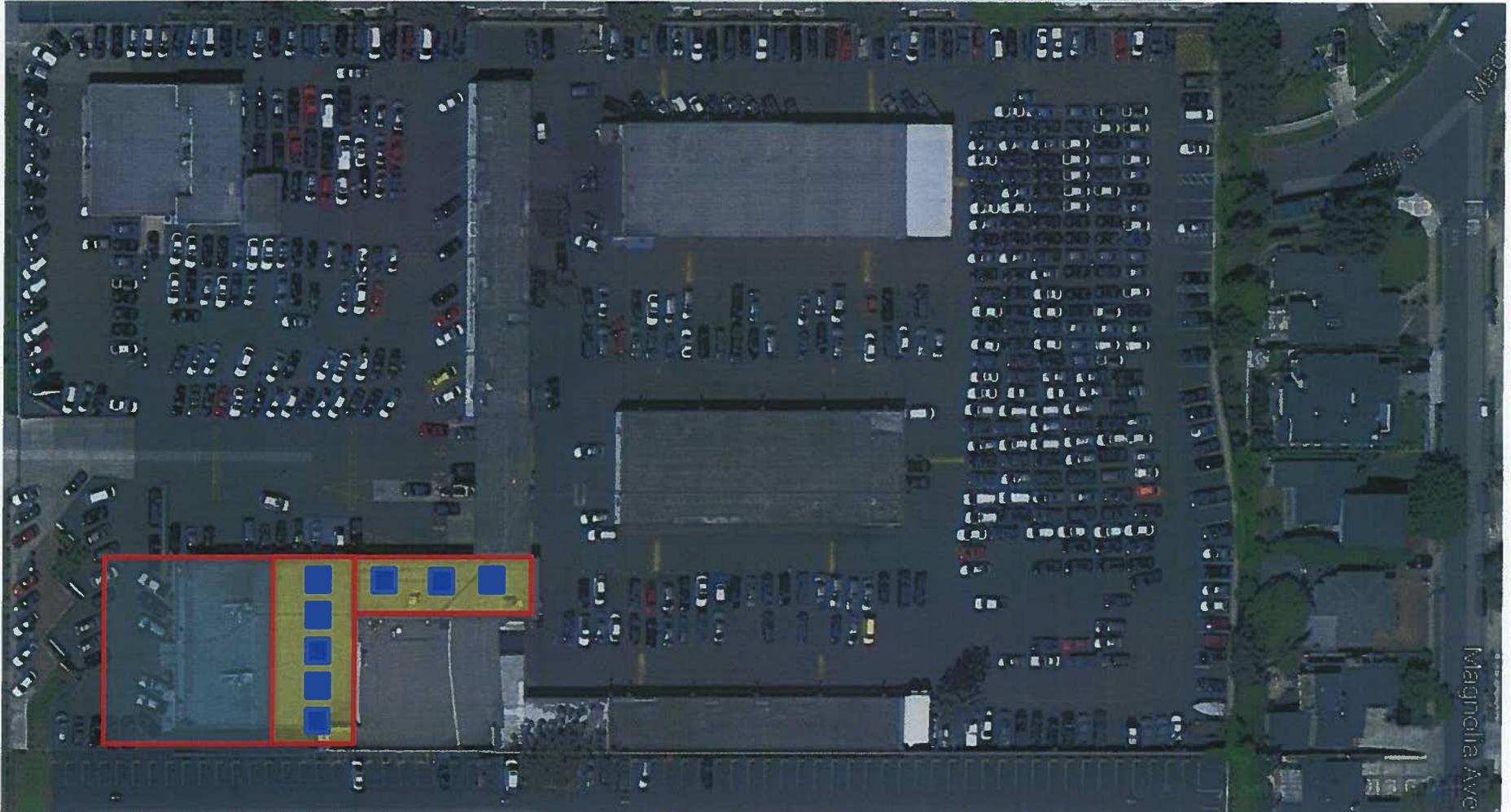
Building Area Being Modified (approx. area shown in site plans, 0724-2013)



Manhattan Beach Toyota/Scion Dealership

Building Area Being Modified (approx. area shown in site plans, 0724-2013)

-  2nd Story Office Area
-  New Air Conditioning Unit (not to scale)
-  1st Floor Showroom Addition



Jason Masters

From: obrienshome@roadrunner.com
Sent: Wednesday, April 02, 2014 6:29 PM
To: Jason Masters
Subject: Toyota Expansion Plans

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1147 18th Street, which is directly the north of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

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(i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise. There are beeping noises that occur throughout the day as it is.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

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It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Ann O'Brien
Neighbor of the Magnolia Avenue Homeowner Group
310-802-1691

Jason Masters

Subject: FW: For Staff report - Manhattan Beach Toyota/Scion Proposed Expansion Plans 1500 Sepulveda Blvd
Attachments: For Staff Report MB Toyota_RobinsonKowata.pdf

From: KIMBERLY ROBINSON [mailto:robinsonk1@mac.com]
Sent: Wednesday, April 02, 2014 4:52 PM
To: Jason Masters
Cc: List - Planning Commission; List - City Council; City Manager
Subject: For Staff report - Manhattan Beach Toyota/Scion Proposed Expansion Plans 1500 Sepulveda Blvd

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG) and I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership (Dealership) located at 1500 Sepulveda Blvd. here in Manhattan Beach. My husband Randy Kowata and I own and reside at 1504 Magnolia Ave, a single-family residence that is located behind the Dealership. As a member of the Magnolia Avenue Homeowners Group ("MAHG"), this communication shall express comments, concerns and objections my husband and I have with respect to the expansion project, and request that our comments and objections be entered into the staff report. Please consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which I received on Friday evening March 28th when I returned home from work. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. My husband and I went in to the planning department on Monday and reviewed the plans with Jason. At that time Jason said that planning was recommending approval for the project /variances. I am at a loss to understand why. I am afraid it does appear that this project is being railroaded through the planning commission to avoid community concerns.

Our comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159.60 feet above sea level **by at least another 11 feet for a total of approximately 13 feet above the stated maximum** (the subject property is already in its current state at approximately 162.0 feet above sea level, already in excess of the maximum).

The height of the current building is already in excess of the maximum allowable height,

I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects, which could lead to additional blight in our community. Most important, the proposed height will eliminate views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property. In addition, I request that these and any proposed increases to maximum allowable height to the existing building requiring a variance be represented by story poles installed on site to present an accurate silhouette a good indication of the size, scale, and massing of the Project.

2. NOISE

The dealership currently generates an excessive amount of noise from daily operations, car alarms going off, and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, which if permitted to be at the proposed height (which we oppose for reasons previously stated), will place our homes in the direct path of any noise emitted from such units, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures, and as such, objects to the Project to the extent that the *already unreasonable* noise levels are magnified. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. These units run are programmed to run at various times during all hours of the day, well outside of business hours. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise. We would also be interested to know how the units would be programmed for operation and what type of decibels the proposed units emit.

3. LIGHT ILLUMINATION / POLLUTION INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its exterior parking and security lighting, is excessively bright and intrusive into our homes and neighborhood, and the exterior lighting remains on after business hours throughout the night. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership, not only in its current state, but in its post-expansion state.

4. CONSTRUCTION STAGING AND EXECUTION

MAHB objects to any attempt by the applicant to stage construction of the Project from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged at the west side of the property. For example, in connection with recent remodeling to the Manhattan Village Mall, construction staging was placed away from the residences comprising the Manhattan Village gated community to mitigate the effect of noise, debris and dust.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables, cell phone towers). Any other signs and promotional banners, flags, balloons etc. should not go over the MAH.

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to **enhance** the property from a landscaping perspective. In particular, attention should be given to *increasing* the plantings throughout the project (and along the east wall and easement of the property) to lesson runoff, consideration should be made for the installation of tree cutouts in the paved areas to provide for a reduction of the heat island effect and to reduce the overall environmental impact of this property.

7. MANHATTAN BEACH SUSTAINABLE BUILDING ORDINANCE - GREEN BUILDING PROGRAM

Not too long ago, Manhattan Beach City Council and many members of the community worked hard to put in place and approve Sustainable Building Ordinance 2124. It seems that many of the items that we have discussed above would be addressed with due diligence and attention to the intent of these Green Building requirements.

As a non residential project over 10,000 square feet, it is my understanding that this project is required to retain the services of a LEED Accredited Professional and meet the LEED “silver” requirements. It is unclear at this point what measures if any the project will be taking to meet these requirements.

Thank you for taking the time to consider our concerns

Kimberly Robinson

Randy Kowata

1504 Magnolia Avenue

Manhattan Beach

Robinsonk1@mac.com

Rtkowata@mac.com

(310) 849-7487

Members, Magnolia Avenue Homeowner Group

Thank you for taking the time to consider our concerns

Kimberly Robinson

Randy Kowata

1504 Magnolia Avenue

Manhattan Beach

Robinsonk1@mac.com

Rtkowata@mac.com

(310) 849-7487

Members, Magnolia Avenue Homeowner Group

Jason Masters

From: Glenn Lucas <luke3199@yahoo.com>
Sent: Wednesday, April 02, 2014 4:17 PM
To: Jason Masters; List - Planning Commission
Subject: Toyota Expansion Plans

Dear Planning Commissioners:

As a member of the Magnolia Avenue Homeowners Group (MAHG), I wanted to share my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I'm hopeful that you'll take them into account as part of your findings on the scope and execution of this expansion project. My family and I reside at 1508 Magnolia Ave directly across the street from the back of the dealership. We feel strongly that we are already dealing with significant noise and light pollution from this property and are very concerned that expanding their footprint will greatly enhance the problem.

The public hearing for this project is scheduled to take place at the planning commission meeting on Wednesday, April 9th. First and foremost, we object to the lack of notice and public outreach concerning this project. The only notification that we received concerning this expansion project was a letter from the City which was mailed less than one week ago. Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, we are concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or

eliminate needed public participation and comment on this project. It appears that this timing is less than ideal for those who it matters the most.

Our concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum.** The project should be revised so that the proposed second story office spaces are placed elsewhere on the property. What's next? A second story on Target? We feel strongly that if this precedent is set, there is no turning back, others will follow.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and constant. It floods our second story bedrooms well into the night. Adding another story would bring additional light pollution into the Magnolia Avenue line of site. This is unacceptable.

3. NOISE

Again, the dealership currently generates an excessive amount of unreasonable noise through daily operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). We are greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of

(a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate this noise threat.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive

illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

We appreciate you taking our objections into consideration.

Glenn Lucas

Member, Magnolia Avenue Homeowner Group

310-227-3378

Jason Masters

From: Lori Enomoto <laenomoto@gmail.com>
Sent: Wednesday, April 02, 2014 4:10 PM
To: Jason Masters
Cc: List - Planning Commission; List - City Council; City Manager; Jamie Enomoto
Subject: Toyota Lot Expansion - No thanks

Dear Planning Commissioners:

Cc: PlanningCommission@citymb.info I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1616 Magnolia Ave which is directly behind the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

There's nothing positive about this proposed change. It would be an additional blight on our community, and quite frankly, we've found the sales tactics there unethical when we've test-driven a car there, so they have not proven to be a positive member of our community.

Lori and Jamie Enomoto
Members, Magnolia Avenue Homeowner Group
310-343-8096

Jason Masters

From: Michael Roth <mikeroth418@verizon.net>
Sent: Wednesday, April 02, 2014 3:24 PM
To: Jason Masters
Cc: johndefrance@yahoo.com
Subject: Re: ACTION REQUESTED

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1205 Magnolia Ave which is directly behind and to the south of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel,

aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Michael Roth
Member, Magnolia Avenue Homeowner Group
310 545-2343

Jason Masters

From: Michael Roth <mikeroth418@verizon.net>
Sent: Wednesday, April 02, 2014 2:58 PM
To: Jason Masters
Cc: johndefrance@yahoo.com
Subject: Re: ACTION REQUESTED BY 3 PM TODAY (Wed. 4/2/13):

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at **1201** Magnolia Ave which is directly behind and to the south of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.M<<

Michael Roth
1205 Magnolia
Member, Magnolia Avenue Homeowner Group Magnolia Ave
310-545-2343

Jason Masters

From: Lori Enomoto <laenomoto@gmail.com>
Sent: Wednesday, April 02, 2014 2:55 PM
To: Jason Masters
Subject: Nix the proposed expansion of MB Toyota / Scion

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1616 Magnolia Ave which is directly behind the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

There's nothing positive about this proposed change. It would be an additional blight on our community, and quite frankly, we've found the sales tactics there unethical when we've test-driven a car there, so they have not proven to be a positive member of our community.

Lori and Jamie Enomoto
Members, Magnolia Avenue Homeowner Group
310-343-8096

Jason Masters

From: Cardenas, Gustavo D <gustavo.d.cardenas@boeing.com>
Sent: Wednesday, April 02, 2014 2:42 PM
To: Jason Masters; List - Planning Commission
Cc: Richard Montgomery; Wayne Powell (External); Kimberly Robinson; Randy Kowata; Cardenas, Gustavo D; Anna X (AS) Cardenas; Mike & Linda Roth; Ted & Jill Halkias; Debbie Lucas; Lynda Galins; Michelle & Cyrus Adami; David Lesser; Andrew Hunter; Jane Kim
Subject: Manhattan Beach Toyota/Scion Project Concerns
Importance: High

Dear Planning Commissioners:

I am writing to express our concerns with the construction project Manhattan Beach Toyota/Scion Dealership located at 1500 Sepulveda Blvd is proposing to get approved. My wife Anna and I live at 1505 Magnolia Avenue and we are also members of the Magnolia Avenue Homeowners Group (MAHG). Our property is located directly behind this dealership.

The main concerns/objections we have are as follows:

1. Height Variance- We object to any approval of a Height Variance for any reason. As I understand it the dealership is already above the allowable height, and now want to go even further up. If their current building is remodeled or demolished, they should be required to bring everything up to code just like a resident would be required to. Also, any increase in height will also block what limited views we have from our property.
2. Lighting Issues- We have concerns about excessive bright lights reflecting into our backyard and throughout our house. The dealership's current lights are very bright at night. The construction project proposes additional lighting in addition to the higher building height. The amount of light reflecting off any steel, aluminum, glass, etc., will intrude directly to our home. The lighting plan needs to be reviewed and measures taken to limit impact to the homes (shields, pointing directions, etc)
3. NOISE- This is the biggest concern we have being directly behind the dealership. As is the dealership noise carries with drills, air compressors, car alarms, etc. past the normal working business hours. The construction plans have several new air conditioning units on the roof, which will definitely contribute to additional noise being carried through directly to our property. We currently hear the Target A/C units kicking in and we are south of Target. We will be right behind these new A/C units. The dealership must be made to shield these units to prevent sound from carrying, use the quietest models available, and/or locate these on the ground somehow.
4. Construction Staging- We would request the dealership to stage their construction material either at the front or side of their property. Staging the construction material to the back of their property will impact us with noise, dust, pollution, etc. There were several issues with Target when they staged their construction in the back.
5. Signage and Landscaping Variance- We object to any variance to current city codes by the dealership. They need to construct within the current city codes just like the residents are required to. It is unclear why they want the variances for signage and landscaping as well.
6. Public Hearing- We find it very alarming that the city would schedule a hearing that directly impacts residents the week of Manhattan Beach Unified School District spring break. We only found out about this project last week, and the hearing is scheduled for next week when lots of families are out of town. We are also surprised that the dealership has not reached out to the community to try to get good will and work with the community prior to developing their plans.

We would like all our comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings with regard to this project.

Regards,

Gus and Anna Cardenas
1505 Magnolia Avenue
(310) 545-0930

Members of the Magnolia Avenue Homeowners Group

Jason Masters

From: Steve Henry <stephenmichaelhenry@gmail.com>
Sent: Wednesday, April 02, 2014 2:29 PM
To: Jason Masters
Cc: List - City Council; City Manager; List - Planning Commission
Subject: Manhattan Beach Toyota Expansion

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1158 Magnolia Ave which is to the south and east of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was from my neighbors who received a letter from the City which was mailed approximately one week ago. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

In particular, I am deeply concerned about process given the exceptions to codes that are being made and the lack of disclosure being provided. These changes have the potential to impact us all within the MAHG either directly or indirectly through property value impairment. Therefore I believe it is important that the concerns below are addressed and local residents are made comfortable that the changes will not represent a degradation of the local condition.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum.** I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the

dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Stephen Henry
Member, Magnolia Avenue Homeowner Group
415-515-7059

Jason Masters

From: BobMimura@aol.com
Sent: Wednesday, April 02, 2014 2:29 PM
To: Jason Masters
Subject: Manhattan Beach Toyota proposed expansion

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at **1620 Magnolia Ave** which is directly behind and to the north of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Robert Mimura

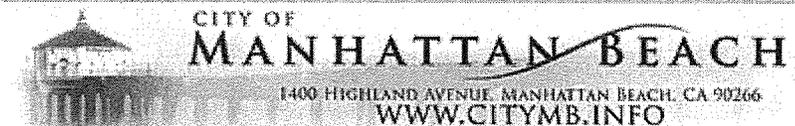
Member, Magnolia Avenue Homeowner Group
310-546-1235

Jason Masters

From: Richard Thompson
Sent: Wednesday, April 02, 2014 2:18 PM
To: Jason Masters
Cc: Laurie B. Jester
Subject: FW: Comments & Concerns with Manhattan Beach Toyota/Scion Expansion

From: Andrew Hunter [mailto:arhunter6@gmail.com]
Sent: Wednesday, April 02, 2014 1:33 PM
To: List - Planning Commission
Subject: Fwd: Comments & Concerns with Manhattan Beach Toyota/Scion Expansion

Richard Thompson
Director of Community Development
P: (310) 802-5502
E: rthompson@citymb.info



----- Forwarded message -----

From: Andrew Hunter <arhunter6@gmail.com>
Date: Wed, Apr 2, 2014 at 12:22 PM
Subject: Comments & Concerns with Manhattan Beach Toyota/Scion Expansion
To: jmasters@citymb.info
Cc: Richard Montgomery <richmont11@verizon.net>, Wayne Powell <waynepowellmb@yahoo.com>, Kimberly Robinson <robinsonk1@mac.com>, Randy Kowata <rtkowata@mac.com>, Gus Cardenas <gustavo.d.cardenas@boeing.com>, "Anna X (AS) Cardenas" <anna.cardenas@ngc.com>, John DeFrance <johndeFrance@yahoo.com>, Mike & Linda Roth <mikeroth418@verizon.net>, Ted & Jill Halkias <jillhalkias@gmail.com>, Debbie Lucas <debbie_lucas@realsimple.com>, Lynda Galins <lyndagalins@yahoo.com>, Michelle & Cyrous Adami <michelleandcy@verizon.net>, David Lesser <david.lesser@verizon.net>

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1201 Magnolia Ave which is directly behind and to the south of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Andrew Hunter
Member, Magnolia Avenue Homeowner Group
310-365-3432

Jason Masters

From: Andrew Chuang <achuang@ymail.com>
Sent: Wednesday, April 02, 2014 1:57 PM
To: Jason Masters
Subject: Magnolia Ave Homeowners Group Concerns Regarding MB Toyota expansion

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1600 Magnolia Ave which is directly behind and to the south of the dealership.

I am writing to have my comments and objections entered into the staff report, and request that you consider and take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota has not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being railroaded through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159 feet **by at least another 11 feet for a total of 13 feet above the stated maximum**. I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community. Most important, the proposed height will block views and be visible several blocks east of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged from the west side of the property.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Sincerely,

Andrew Chuang
Member, Magnolia Avenue Homeowner Group
310-248-7087

Jason Masters

From: John DeFrance <johndefrance@yahoo.com>
Sent: Wednesday, April 02, 2014 1:55 PM
To: Jason Masters; List - Planning Commission
Cc: Richard Montgomery; Wayne Powell (External); Kimberly Robinson; Randy Kowata; Gus Cardenas; Anna X (AS) Cardenas; Mike & Linda Roth; Ted & Jill Halkias; Debbie Lucas; Lynda Galins; Michelle & Cyrous Adami; David Lesser; Andrew Hunter; Jane Kim
Subject: Proposed Manhattan Beach Toyota/Scion Expansion Plans - 1500 Sepulveda Blvd. ("Project")

Dear Mr. Masters:

Thank you for taking time to meet with me yesterday (April 1, 2014) morning to discuss the above-referenced Project. My wife, Jane, and I own the single family residence at 1501 Magnolia Avenue, which is located at the point where the Toyota/Scion dealership and Target meet at the rear and directly east of those properties. As a member of the Magnolia Avenue Homeowners Group ("MAHG"), this communication shall express comments, concerns and objections my wife and I have with respect to the Project, and we request that you consider and take them into account as part of your findings on the scope and execution of this expansion Project.

The public hearing for this Project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th. At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this Project. My wife and I only became aware of the Project through a neighbor - we received no written notice whatsoever. Additionally, we were never contacted by the Toyota Dealership to explain the Project or to solicit our feedback. As someone who also works in the retail industry, I find this to be incredible as my employer knows the value of getting community feedback and participation when major expansions of our supermarkets are planned. The scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this Project. Taken together with the prior lack of notice and lack of community outreach by the applicant, one can only reasonably infer that the City is trying to expedite the Project in a manner that avoids community participation, which is unfortunate.

Our comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Toyota is seeking a variance to its current height variance to exceed again the City's height limit of 159.60 feet above sea level **by at least another 11 feet for a total of approximately 13 feet above the stated maximum** (the subject property is already in its current state at approximately 162.0 feet above sea level, in excess of the maximum).

If I may quote the California Governor's Office of Planning and Research: (<http://ceres.ca.gov/planning/var/variance.htm>)

"Review of a proposed variance must be limited solely to the physical circumstances of the property. "The standard of hardship with regard to applications for variances relates to the property, not to the person who owns it" (*California Zoning Practice*, Hagman, et al.). Financial hardship, community benefit, or the worthiness of the project are not considerations in determining whether to approve a variance (*Orinda Association v. Board of Supervisors* (1986) 182 Cal.App.3d 1145)."

The height of the current building is already in excess of the maximum allowable height, and yet from what I could tell from my review of the plans, the applicant is not looking to uniformly reduce the grade in a way that would mitigate the

deleterious effects increased building heights, which will be described in more detail below. As such, we object to such significant increase in excess of the maximum allowable height. We have great concerns that a slippery slope will be created, in essence creating a dangerous precedent for future proposed projects which could lead to additional blight in our community. The most obvious result of this increased height is that the new building will block views and be visible several blocks east of the dealership. As stated above, the City's hope for increased tax revenues from the dealership are not a proper basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The Project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. NOISE

The dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations, car alarms going off, and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the 9+/- air conditioning units to be placed on top of the proposed structure, which if permitted to be at the proposed height (which we oppose for reasons previously stated), will place our homes in the direct path of any noise emitted from such units, and (b) increased noise reflection from daily operations and repairs bouncing off the larger proposed structures, and as such, objects to the Project to the extent that the already unreasonable noise levels are magnified. As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood. These units run are programmed to run at various times during all hours of the day, well outside of business hours. Manhattan Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within enclosed structures to eliminate any noise. We would also be interested to know how the units would be programmed for operation and what type of decibels the proposed units emit.

3. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood during hours of sleep. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership, not only in its current state, but in its post-expansion state.

4. CONSTRUCTION STAGING AND EXECUTION

MAHB objects to any attempt by the applicant to stage construction of the Project from the rear of its lot directly adjacent to the homes on Magnolia Ave. Target recently staged its construction in the same fashion which led to numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes. Accordingly, provisions should be made so that any construction is staged at the west side of the property. For example, in connection with recent remodeling to the Manhattan Village Mall, construction staging was placed away from the residences comprising the Manhattan Village gated community to mitigate the effect of noise, debris and dust.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables, cell phone towers).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the east wall and easement of the property.

Thank you for the opportunity to express our comments, concerns and objections. We can be reached via this email address or at the phone number below.

John DeFrance
Jane Kim
(310) 546-5015

Members, Magnolia Avenue Homeowner Group

Jason Masters

From: Paul M. Mullin <paulmullin@mac.com>
Sent: Wednesday, April 02, 2014 1:37 PM
To: Jason Masters
Cc: List - Planning Commission; List - City Council; City Manager
Subject: Comments and concerns about the proposed expansion & remodel at the Manhattan Beach Toyota/Scion dealership
Attachments: MB Toyota Expansion.pdf; Comments for Staff Report - MB Toyota - Mullin.pdf

Dear Planning Commissioners:

I am a member of the Magnolia Avenue Homeowners Group (MAHG). I am writing with my comments, concerns and objections to the proposed expansion and extensive remodel of the Manhattan Beach Toyota / Scion (MBTS) dealership located at 1500 Sepulveda Blvd. here in Manhattan Beach. I reside at 1405 Magnolia Ave which is directly behind and to the south of the dealership -- I can see over the sound wall on the East side of their property, right into the service bays, and I can hear anything that goes on there very clearly.

I am writing to have my comments and objections entered into the staff report, and request that you take them into account as part of your findings on the scope and execution of this expansion project.

The public hearing for this project is currently scheduled to take place at the planning commission meeting on Wednesday, April 9th.

At the outset, please note that MAHG objects to the lack of notice and public outreach concerning this project. The only notification that I received concerning this expansion project was a letter from the City which was mailed approximately one week ago. Many of my neighbors either received no notice, or only heard of the project as result of our MAHG meeting last night. As far as I know, Manhattan Toyota had not notified anyone in the neighborhood about its proposed expansion plans. In addition, I am concerned that the scheduling of this meeting during MBUSD spring break, when many families are out of town, will inhibit or eliminate needed public participation and comment on this project. It appears that this project is being fast-tracked through the planning commission to avoid public concerns.

My comments, concerns and objections to the expansion project are as follows:

1. HEIGHT VARIANCE

It is my understanding that Manhattan Beach Toyota / Scion (MBTS) is seeking a variance to its current height variance to exceed again the City's height limit of **by at least another 11 feet for a total of 13 feet above the stated maximum.**

- Having reviewed the site plans on two occasions -- once on Friday 3/28 at the planning counter at city hall, and again on Monday 3/31 at Manhattan Beach Toyota, the plans show that the Max Height Limit for this property as 159 feet (above sea level), and the current height of the building roof is at 162 feet (above sea level), and the plan elevations on sheets A-1.3 and A-3.0 of the project plans show that top of the new building will be at 172 feet (above sea level).
- I am unaware of any precedent to allow such a dramatic variance for a commercial project in the City. The height of the proposed structure is not consistent with other commercial buildings along the Sepulveda corridor, and it will create a dangerous precedent for future proposed projects which could lead to additional blight in our community.

- Most important, the proposed height will block views and be visible several blocks East of the dealership. Other than the City's hope for increased tax revenues from the dealership, there is no basis for such a variance, nor would it be allowed or even considered for any other commercial or residential project. The project should be revised so that the proposed second story office spaces are placed elsewhere on the property.

2. LIGHT ILLUMINATION / INTRUSION INTO SURROUNDING PROPERTIES

The dealership's current lighting, including its security lighting, is excessively bright and intrusive into our homes and neighborhood. Not only does the project seek to increase the amount of light in place, but the additional height of the building, plus the proposed reflective materials (i.e., steel, aluminum, glass, etc.) will increase the reach and the reflective properties of the lighting. Measures must be studied and implemented to greatly decrease the ambient light coming from the dealership.

- In the case of security lighting on the service areas, especially lights pointed Eastward, they could easily have visors or hoods affixed to them to keep direct illumination Eastward (towards Magnolia Ave) restricted to the height of the perimeter walls on the South and East sides of the MBTS property.
- It has been suggested to Darrel Sperber (MBTS owner) and Roger Ullman (MBTS operations manager) that any new security lighting being added -- there are no details of this shown in the projects plans -- be added in such a way that it does not shine upward or Eastward, and that consideration should be given to putting lighting below the top of the East Noise wall, facing down and Westward, back towards the dealership, but not enough to light up any higher than the existing roofline.

3. NOISE

Again, the dealership currently generates an excessive amount of noise because of the increased traffic through the lot from daily operations and because of repair operations (e.g., pneumatic drills for servicing cars, compressors to run the air tools, etc.). MAHG is greatly concerned that the proposed expansion will increase the noise levels from the dealership dramatically as a result of (a) the nine (9) air conditioning units to be placed on top of the proposed structure, and (b) increased noise reflection from daily operations and repairs bouncing off the larger (taller) proposed structures.

- As an example, Target's recent upgrades to larger A/C units on its roof have dramatically increased the ambient noise levels in the surrounding neighborhood.
- Manhattan Beach Toyota's proposal would place numerous air conditioning units at an excessively high level directly to the west of our residential neighborhood. Alternatives should be explored to either place these units at ground level or within fully enclosed structures to eliminate any noise.

4. CONSTRUCTION STAGING AND EXECUTION

It is anticipated that Manhattan Toyota will stage the construction from the rear of its lot directly adjacent to the homes on Magnolia Ave. **This is completely unacceptable.** During the last round of expansion at the Target store, staging of the 20 plus shipping containers of construction material, equipment, supplies and the site foreman trailer were placed on the North and East sides of Target -- right behind my house. This resulted in numerous problems and incidents, including police intervention, as a result of an incredible amount of noise beginning as early as 6:00 am on weekdays -- and a sometimes on weekends. Dust, pollution and odors/vapors coming from the staging area and construction were also an issue given the close proximity to homes.

- Accordingly, provisions should be made so that any construction is staged from the West side of the MBTS property ONLY.

5. SIGNAGE

It appears that Manhattan Toyota is also seeking some form of variance for signage, although it is presently unclear what this entails. MAHG would object to any large signage further blocking views or adding to the excessive illumination coming from the dealership. In addition, any variance should not allow Manhattan Toyota to place any objects or signs on its roof or any other structures (e.g., giant inflatables).

6. LANDSCAPING VARIANCE

It is also unclear what form of landscaping variance is being sought. Manhattan Beach Toyota should be required to enhance the property from a landscaping perspective. In particular, attention should be given to increasing the plantings (e.g., trees or shrubs) along the East wall and easement of the property, and to publish and provide the city with a copy of its maintenance plans for any trees planted in the easement.

Respectfully,

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Manhattan Beach Toyota/Scion Dealership

Building Area Being Modified (approx. area shown in site plans, 0724-2013)



Manhattan Beach Toyota/Scion Dealership

Building Area Being Modified (approx. area shown in site plans, 0724-2013)

	2 nd Story Office Area		New Air Conditioning Unit (not to scale)
	1 st Floor Showroom Addition		



May 5, 1987

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RESOLUTION NO. 4398

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DETERMINING COMPLIANCE WITH THE CONDITIONS OF AN APPROVED CONDITIONAL USE PERMIT AND APPROVING A CONDITIONAL USE PERMIT, AS MODIFIED, TO ALLOW THE BUSINESS EXPANSION AND CONSTRUCTION OF NEW FACILITIES FOR THE EXISTING AUTOMOBILE SALES AGENCY LOCATED AT 1500 SEPULVEDA BOULEVARD (ADKINS)

WHEREAS, the Planning Commission of the City of Manhattan Beach conducted public hearings pursuant to applicable law to review an approved Conditional Use Permit, Resolution No. 345, to determine if violations to the conditions of approval exist and necessitate possible modification or revocation of the permits; and

WHEREAS, in addition, the Planning Commission conducted public hearings at the request of the applicant, William Adkins, owner of the business at 1500 Sepulveda Boulevard, Manhattan Ford/Volkswagen, to consider an application for a new Conditional Use Permit to allow expansion of the existing automobile sales agency to include a Volkswagen dealership, for the property legally described as a portion of Lot 7, Section 19, formerly of the Redondo Land Company RF140 in the City of Manhattan Beach; and

WHEREAS, the Planning Commission adopted its Resolution No. 87-2 on February 11, 1987 (which is now on file in the office of the Secretary of said Commission in the City Hall of said City, open to public inspection and hereby referred to in its entirety, and by this reference incorporated herein and made part hereof), approving the Conditional Use Permit to allow the business expansion and construction of new car sales showroom, subject to certain conditions, and, in addition, determining that the existing dealership, auto body, and fender repair services operates in substantial compliance to the conditions of Planning Commission Resolution No. 345; and

ATTACHMENT G
PC MTG 4-9-14

1 WHEREAS, within the time permitted by law and
2 pursuant to provisions of the Municipal Code, the applicant
3 appealed the decision of the Planning Commission relative to
4 certain conditions; and

5 WHEREAS, the City Council held a duly noticed
6 public hearing on April 21, 1987, receiving and filing all
7 written documents and hearing oral argument for and against;
8 thereafter on April 21, 1987, the City Council directed that
9 the decision of said Commission as reflected in Resolution
10 No. 87-2 be sustained, and the Conditional Use Permit granted
11 subject to modification of Conditions 1, 3, 7, 11(e), 16(c),
12 and 26.

13 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
14 MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE,
15 FIND, DETERMINE, AND ORDER AS FOLLOWS:

16 SECTION 1. That the City Council hereby makes the
17 following findings:

18 1. The purpose of the Conditional Use Permit is to
19 allow the construction of an approximate 5200 square foot
20 sales showroom and sales offices at the northwest corner of
21 the property to accommodate the addition of a Volkswagen
22 dealership in conjunction with the current Ford automobile
sales agency. The Conditional Use Permit is required because
the building improvements exceed 5,000 square feet and the
property size exceeds 10,000 square feet, as well as to
maintain the existing auto body and fender repair use.

23 2. Under separate direction by the City Council,
24 the Planning Commission reviewed the Conditional Use Permit
(Resolution No. PC 345) and determined that the existing
25 dealership, auto body and fender service operates in
26 substantial compliance with said Resolution No. 345. The
residents' complaints primarily centered on noise nuisance
and other related issues.

27 3. An Initial Study/Environmental Assessment was
28 prepared and a Negative Declaration was filed in compliance
29 with all respects of CEQA and City of Manhattan Beach
Guidelines, finding no significant environmental impacts
associated with the project.

30 4. The property is located on the east side of
31 Sepulveda Boulevard between 18th Street and Manhattan Beach
32 Boulevard, is zoned C-2, General Commercial, and is located
within Area District II within the Sepulveda Boulevard
Commercial Corridor.

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5. The existing Ford dealership will be retained on site and the Volkswagen sales agency will supplement the existing facility.

6. No expansion or modification, to the existing parts and vehicle repair areas or hours of operation is proposed with the application.

7. Vehicle access to the property will be provided from two existing driveways along Sepulveda Boulevard.

8. The project provides substantial parking, approximately 280 spaces in excess of minimum Code requirements.

9. The project provides landscape planter areas in excess of minimum Code requirements.

10. The design of the project provides for the dedication required under City Council policy. A Covenant and Agreement shall be provided to ensure that the private improvements will be removed in conjunction with the widening of Sepulveda Boulevard.

11. A complete Plot and Parking Plan designating, at minimum, the location and design of all employee parking, customer parking, service vehicle parking, as well as spaces reserved for display areas and vehicle storage should be provided to the City in conjunction with a Building permit application for the subject property.

12. Separate traffic and noise studies have been provided to supplement the Environmental Assessment, which provided an analysis of all related circumstances, nuisances, and/or impacts and provide suggested measures of mitigation.

13. A Sign Appeal was granted for the property by the Board of Zoning Adjustment on November 25, 1980, and subject to the provisions of Resolution No. 80-37. All provisions of this approval will be incorporated into this document.

14. All conditions of previous approvals shall be incorporated into this document and, as such, this Resolution shall supersede all previous discretionary approvals and act as the governing authority for the property.

15. The existing business and the proposed expansion are consistent with both the General Plan and Zoning Ordinance and will be compatible with all surrounding land uses.

SECTION 2. Based upon the foregoing findings of fact, the City Council does hereby determine that the existing business operates in substantial compliance to the conditions of Planning Commission Resolution No. 345; and approves the Conditional Use Permit to allow the business expansion and construction of new car sales showroom, subject

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to the following conditions:

1. The public address system shall not operate prior to 7:00 a.m, nor after 6:00 p.m., 5 days a week, Monday - Friday. All existing muffled speakers in the service bay area shall remain muffled and shall not operate on weekends and holidays.

2. Auto body/fender repair and associated work shall be permitted only between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.

3. A minimum 8-foot high block wall shall be constructed and maintained along the full length of the rear (east) property line.

4. The use of pneumatic and other similar tools shall be permitted only between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.

5. The owner/management of the automobile dealership shall provide appropriate supervision to reduce/eliminate activities that generate excessive noise disturbances to the abutting residential properties.

6. Excessive loitering, drag racing, or similar activities that generate excessive noise, not necessary to the normal operation of the business, shall not be permitted in the rear parking area.

7. Vehicle testing shall be limited to commercial streets such as Sepulveda Boulevard, Manhattan Beach Boulevard, Artesia Boulevard, Aviation Boulevard, Highland Avenue, Rosecrans Avenue, Marine Avenue, and Valley/Ardmore. No vehicle testing shall be permitted on residential streets.

8. All utilities serving the new facilities, including but not limited to, electric, telephone, and cable television shall be underground to the nearest power service, subject to the approval of the City and all appropriate utility companies.

9. A twelve (12) foot strip of land along the Sepulveda Boulevard frontage of the site shall be dedicated in fee simple title to the City for the purpose of street widening.

10. All damaged curb, gutter, and sidewalk improvements on Sepulveda Boulevard shall be reconstructed, subject to the approval of the Public Works Department and Caltrans.

11. A covenant and agreement shall be prepared, approved by the City, and recorded by the applicant prior to the issuance of a Building Permit for any structural modifications to the property. This document shall address the following conditions:

(a) Approval of this covenant and agreement shall be contingent upon approval of an Encroachment Permit by both the State Department of Transportation (Cal Trans) and the City of Manhattan Beach.

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(b) All buildings and other improvements including, but not limited to, parking improvements, signs, walls, or other such similar improvements, shall be removed from public property and restored on private property pursuant to all applicable Uniform Building Code and zoning standards upon demand of the City and/or State of California.

(c) All structures, upon reconstruction, shall maintain an additional five-foot landscape buffer setback from the new property line. The installation of these shall be subject to the approval of the Community Development Department.

(d) The construction of any further building improvements or modifications not deemed necessary for repair and maintenance on this site shall cause this agreement to be null and void and cause all required building and other encroachments to be removed and reconstructed pursuant to the provisions in Conditions 2 and 3 of this document. If said improvements are not removed by the property owner, the City and/or State shall have the right to cause removal with all associated costs borne by the property owner.

(e) The required removal of all buildings and structural encroachments shall be accomplished within a time frame as specified by the City of Manhattan Beach and the State of California when a program for the widening of Sepulveda Boulevard is to be implemented. The time to accomplish the removal of the buildings and structures shall not interfere with development of public property. A reasonable time period for notification of the property owner of removal of improvements shall be provided in the covenant and agreement document.

(f) All expenses to achieve compliance with the above conditions shall be fully borne by the applicant, including attorney fees, should litigation occur.

(g) This covenant shall run with the land and be binding to all future land owners/business owners. The covenant shall be recorded with the County Recorder's Office prior to the issuance of a building permit.

12. Should the appropriate Encroachment Permit application for the retention of improvements within the rights-of-way be denied by Caltrans, the allowances of this covenant shall become null and void. If said project shall be pursued by the applicant in light of the denial, all buildings and structures shall be relocated off the public property, and to maintain a minimum 5-foot setback from the new property line.

1 13. All existing landscape planter areas shall be
2 properly planted and continuously maintained.

3 14. All nuisance and storm water shall be
4 contained on site and conveyed through appropriate pipes to
the existing storm drains adjacent to the subject site.

5 15. The main Sepulveda Boulevard driveway shall be
6 modified to replace the "dust pan" design concept utilizing a
"curb return design", as provided in the traffic analysis,
7 subject to the approval of the Public Works Department and
Caltrans.

8 16. A comprehensive parking/circulation plan shall
9 be submitted with the Building Permit application. The plan
shall provide for, at minimum, the following:

10 (a) Queuing lane design/stripping shall be provided
11 for the service area similar to the design
12 proposed in the traffic analysis, subject to
the approval of the Public Works and Community
Development Departments.

13 (b) A minimum 10 "customer only" parking spaces
14 shall be provided. A minimum one handicapped
space shall be provided.

15 (c) An "Employee Only" parking area shall be
16 provided. The location of the employee
parking area shall not be adjacent to the rear
(east) wall of the property.

17 (d) The location, size, dimension (width/depth),
18 proposed use, and number of all parking spaces
shall be clearly defined on the plan.

19 17. All easements for sewer lines, sewer manholes
20 and water mains shall be maintained, subject to the approval
of the Public Services Department.

21 18. All structures (new/additions) shall maintain
22 a minimum 10-foot horizontal clearance from any sewer main or
sewer main hole.

23 19. All structures (new/additions) shall maintain
24 a minimum 5-foot horizontal clearance from any water main.

25 20. The business and/or property owner shall
26 provide easement agreements to all City water mains on site
where now are not existing, subject to the provisions above
and/or the approval of the Director of Public Services.

27 21. Vehicle access, minimum 15 feet wide, shall be
28 provided to all sewer mains, sewer manholes, water mains, and
valves for purposes of maintenance and repair.

29 22. A comprehensive sign program shall be
30 submitted and approved prior to any new signs being installed
or existing signs altered or replaced on the property. The
31 program shall provide the following, at minimum:

32 (a) Location, size, height, illumination
characteristics, color, and design of all
signs, new or existing.

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(b) All signs shall conform to Code with the exception of the existing signs granted pursuant to the approved Sign Appeal.

23. All refuse bins shall be fully screened on all four (4) sides with a minimum six (6) foot high enclosure. Refuse bins shall not be located adjacent to the rear property line.

24. All painting will be conducted within the confines of an enclosed building as prescribed by local ordinances.

25. All body and fender repair will be conducted not less than 190 feet from the property line of the nearest residence.

26. There will be no new opening on the east side of the building with the exception of an air intake and a pedestrian door having an automatic closer.

27. The filters on the paint spray booth must be changed and maintained as prescribed by the manufacturer and a record of the filter changes shall be maintained and submitted at the time of review.

28. The Conditional Use Permit shall be reviewed every six months for the first year commencing from the issuance of the Certificate of Occupancy and annually thereafter.

SECTION 3. This resolution shall take effect immediately.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered in the book of original resolutions of said City; shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted; and shall forward a certified copy of this resolution to the Director of Community Development and the applicant for their information and files.

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PASSED, APPROVED and ADOPTED this 5th day of
May, 1987.

Ayes: Archuletta, Holmes, Sieber and Mayor Dennis
Noes: Dougharty
Absent: None
Abstain: None

/s/ Jan Dennis
Mayor, City of Manhattan Beach,
California

ATTEST:

/s/ John Allan Lacey
City Clerk



Certified to be a true copy
of the original of said
document on file in my
office.

John Allan Lacey
City Clerk of the City of
Manhattan Beach, California

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RESOLUTION NO. 4848

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, APPROVING THE
DECISION OF THE PLANNING COMMISSION MADE IN ITS
RESOLUTION NO. 91-19, AS MODIFIED, AND
APPROVING A CONDITIONAL USE PERMIT AMENDMENT
TO ALLOW CONSTRUCTION OF AN ADDITION
TO THE SERVICE/PARTS DIVISION
OF AN EXISTING AUTOMOBILE DEALERSHIP
ON THE PROPERTY LOCATED AT 1500 SEPULVEDA BOULEVARD
IN SAID CITY (CMC ARCHITECTS, INC./MANHATTAN TOYOTA)

WHEREAS, there was filed with the Planning Commission of
the City of Manhattan Beach, California, an application by CMC
Architects, Inc. for a Conditional Use Permit Amendment, for
property legally described as Lot 7, Section 19, formerly of
the Redondo Beach Land Co. RF140, located at 1500 Sepulveda
Boulevard, pursuant to the provisions of the Manhattan Beach
Municipal Code; and

WHEREAS, after duly processing said application and
holding a public hearing thereon, the Planning Commission
adopted its Resolution No. 91-19 (which is on file in the
office of the Secretary of said Commission in the City Hall of
said City, open to public inspection and hereby referred to in
its entirety and by this reference incorporated herein and made
part hereof), on August 14, 1991, approving the Conditional
Use Permit Amendment; and

WHEREAS, within the time period allowed by law, on
September 3, 1991, the decision of the Planning Commission was
appealed by the City Council; and

WHEREAS, the Council of said City pursuant to the
provisions of the Municipal Code held a public hearing on
October 1, 1991, receiving and filing all written documents
and hearing oral argument for and against; thereafter on said
October 1, 1991, the Council sustained the decision of said
Commission and granted approval for said Conditional Use
Permit Amendment, as modified by additional conditions;

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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE,
FIND, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the City Council does hereby make the
following findings:

1. The applicant is requesting an amendment to existing
Conditional Use Permit approvals, Resolutions Nos. 345, 4398,
PC 88-4, and 4760 which govern the uses on this site.

2. The applicant requests authorization to construct a
5,475 square foot addition to an existing vehicle service
building located on a site containing 49,358 square feet of
existing vehicle sales/service floor area.

3. The property is located in Area District II and is
zoned CG, General Commercial, as are the surrounding proper-
ties, which are zoned RS, Single Family Residential.

4. A Categorical Exemption was filed in compliance with
all respects with CEQA and the City of Manhattan Beach CEQA
Guidelines.

5. The proposed use is permitted in the CG zone and is
in compliance with the City's General Plan designation of
General Commercial.

6. No expansion or modification to the existing parts
and vehicle repair areas or hours of operation is proposed with
the application.

7. The project's proposed parking meets the minimum
requirement of 227 parking spaces.

8. The project proposes additional site landscaping,
however, the site is presently nonconforming with respect to
landscaping and is not required to be brought into full
conformance with the 8% requirement as a result of this
project.

9. The project is not anticipated to have a negative
impact on the surrounding area due to its small size relative
to the existing site facilities and operations, its proposed
low intensity/accessory type of use as parts storage and office
area, its central location on the site, and the existing
conditions of approval that regulate the site's use.

SECTION 2. The City Council does hereby approve the
Conditional Use Permit Amendment for the subject property for
the purposes as set forth in Section 1 of this resolution,
subject to conditions enumerated below:

1 1. All conditions contained within Resolution Nos. 345,
2 4398, PC 88-4 and 4760 shall remain in effect and receive full
3 compliance.

4 2. The building floor area authorized by this approval
5 shall be used as vehicle parts storage and office uses, and
6 shall not be used directly for vehicle repairs or painting.

7 3. All utilities serving the new facilities, including
8 but not limited to, electric, telephone, and cable television
9 shall be underground to the nearest power service, subject to
10 the approval of the City and all appropriate utility companies.

11 4. The applicant shall secure permits for all new signs
12 and alterations to existing signs. All new or altered signs
13 shall be in compliance with the City's Sign Ordinance.

14 5. A detailed parking plan shall be submitted to the
15 Community Development Department indicating consistency with
16 the approved Use Permit plan and compliance with the applicable
17 Municipal Code requirements. All required parking spaces shall
18 have striping, wheel stops, and independent access (non-
19 tandem).

20 6. A detailed site landscaping plan (consistent with the
21 approved Use Permit plan) utilizing drought tolerant native
22 plants shall be submitted for review and approval concurrent
23 with the Building Permit application. All plants shall be
24 identified on the plan by the Latin and common names. The
25 current edition of the Sunset Western Garden Book contains a
26 list and description of drought tolerant plants suitable for
27 this area.

28 The landscaping plan shall indicate the installa-
29 tion, (and subsequent replacement if necessary) of 24-inch box
30 size drought tolerant trees at locations 30 feet on-center
31 along the rear property line where not already existing.

32 A "water efficient" irrigation system shall be
installed in landscaped areas. Details of the irrigation
system shall be noted on the landscaping plans. The type and
design shall be subject to the approval of the Departments of
Public Works and Community Development.

The actual site conditions shall adequately reflect
the approved landscaping plan, and verification shall occur
prior to issuance of a certificate of occupancy which may
require on-site assistance of the landscape designer.

7. The site area located between the rear wall perimeter
and the rear property line shall receive weeding and other
landscape maintenance, as necessary, at least once every 90
days.

8. A minimum 8-foot tall fence or wall shall be con-
structed along the site's southerly property line between the
rear property line and rear perimeter wall.

9. A letter from the applicant/owner shall be submitted
for the files of the Community Development and Police Depart-
ments stating the name and business phone number of the person
responsible for addressing neighbor concerns with specific

1 operations disturbances. An additional letter shall be
2 submitted each time said name or phone number changes which
3 shall include a "carbon copy" mailing list of neighbors that
4 have previously contacted said person and received the same
5 letter.

6 10. Compliance with all conditions of approval shall be
7 verified annually.

8 11. This Use Permit shall lapse one year after its date
9 of approval unless implemented or renewed as specified by
10 Section 10.84.090 of the Municipal Code.

11 12. The applicant shall submit a check, made payable to
12 the L.A. County Clerk, to the Community Development Department
13 for filing of the project's Categorical Exemption in compliance
14 with CEQA.

15 SECTION 3. This resolution shall take effect immedi-
16 ately.

17 SECTION 4. The City Clerk shall certify to the passage
18 and adoption of this resolution; shall cause the same to be
19 entered among the original resolutions of said City; and shall
20 make a minute of the passage and adoption thereof in the
21 records of the proceedings of the City Council of said City in
22 the minutes of the meeting at which the same is passed and
23 adopted.

24 PASSED, APPROVED and ADOPTED this 1st day of October,
25 1991.

26 Ayes: Barnes, Collins, Sieber, and Mayor Holmes
27 Noes: Stern
28 Absent: None
29 Abstain: None

30 ATTEST: /s/ C. R. Holmes
31 Mayor, City of Manhattan Beach,
32 California

33 /s/ Timothy J. Lilligren
34 City Clerk

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RESOLUTION NO. PC 04-20

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH APPROVING A SIGN EXCEPTION FOR THE
PROPERTY LOCATED AT 1500 SEPULVEDA BOULEVARD (Image
Point)**

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

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

- A. The Planning Commission of the City of Manhattan Beach, on December 8, 2004, received testimony, and considered an application for a sign exception for an existing vehicle sales facility on the property located at 1500 & 1510 Sepulveda Boulevard in the City of Manhattan Beach.
- B. The Assessors Parcel Number for the property is 4166-023-019.
- C. The applicant for the subject project is Image Point, sign contractor for Lincoln Mercury. The owner of the property is William J. Adkins.
- D. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 1) as minor modifications to an existing facility per Section 15301 of CEQA.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The property is located within Area District II and is zoned CG, Commercial General. The surrounding private land uses consist primarily of commercial uses, with single-family residences beyond.
- G. The General Plan designation for the property is General Commercial.
- H. Approval of the sign exception, subject to the conditions below: will not be detrimental to, nor adversely impact, the neighborhood or district in which the property is located since similar signs have existed on-site previously and exist at similar nearby location; is necessary for reasonable use of the subject property as a vehicle sales facility since such use is more pole sign oriented than typical commercial uses, and is consistent with the intent of City's sign code in that the subject site is larger than it anticipates; as detailed in the project staff report.
- I. The project shall otherwise be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- J. This Resolution, upon its effectiveness, constitutes the Sign Exception approval for the subject project.

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Sign Exception for a second pole sign and sign area exceeding the permitted amount, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on December 8, 2004, except that the existing site pole sign (Toyota) shall be relocated to the southerly portion of the site prior to December 8, 2005. The Community Development Director shall have administrative authority to issue a sign permit for a relocated pole sign of 18 feet in height above parking

RESOLUTION NO. PC 04-20

lot grade with an appropriately proportional cabinet size.

2. * Total primary site sign area shall not exceed 1,232 square feet, including pole sign area being counted twice as specified by the sign code.
3. All wires and cables shall be installed within related structures or underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. The siting of construction related equipment (cranes, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
5. * Planting shall be installed at the base of each pole sign on the site of minimum areas equal to the sign cabinet area of each sign. A landscaping plan shall be submitted for review and approval concurrent with sign permit application.
6. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
7. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
8. * The project shall maintain compliance with the city's storm water pollution requirements.
9. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
10. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
11. This Sign Exception shall lapse two years after its date of approval, unless implemented or extended by the Planning Commission.
12. 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.
13. 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 Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the

RESOLUTION NO. PC 04-20

applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of December 8, 2004 and that said Resolution was adopted by the following vote:

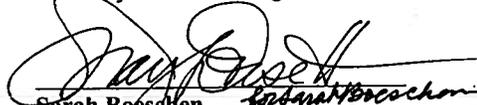
**AYES: O'Connor, Simon,
Chairman Montgomery**

NOES: Kuch

ABSTAIN: None

ABSENT: Savikas


RICHARD THOMPSON,
Secretary to the Planning Commission


Sarah Boeschlen,
Recording Secretary

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