

RESOLUTION NO. 4181

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.
84-51 APPROVING A CONDITIONAL USE PERMIT
PURSUANT TO THE APPLICATION OF ERNEST
WOLFMAN FOR PROPERTY LOCATED AT
1700 SEPULVEDA BOULEVARD IN SAID CITY

WHEREAS, there was filed with the Planning Commission
of the City of Manhattan Beach, California, an application by
Ernest Wolfman, A.I.A. on behalf of the owner Hotel Corporation
for a Conditional Use Permit affecting the use of real property
hereinafter described; and

WHEREAS, after duly processing said application and
holding a public hearing thereon on October 24, 1984, the
Planning Commission adopted its Resolution No. 84-51 approving
the Conditional Use Permit; and

WHEREAS, within the time permitted by law and pursuant
to the provisions of Section 10-3.1614 of the Manhattan Beach
Municipal Code, the City Council appealed the decision of the
Planning Commission; and

WHEREAS, the City Council of said City held a duly
noticed public hearing on December 18, 1984, receiving and
filing all written documents and hearing oral argument for and
against; thereafter on said December 18, 1984, the Council
directed that said decision of the Planning Commission as re-
flected in Resolution No. 84-51 be sustained and that said
Conditional Use Permit approval be granted;

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 application for Conditional Use
Permit was property made to the Planning Commission and that
thereafter the appeal was timely filed.

Request:

Legal
Description:

SECTION 3. That after receipt and consideration of

1. The purpose of the Conditional Use Permit is to allow the construction of the interim stay motel facility, which will include the construction of 22, 2-story structures containing 8 suites each, and to include the construction of a gate house containing service and ancillary conference facilities, as well as a recreation area consisting of a swimming pool, sports court, and barbecue area. The Zone Variance is required to allow each unit to maintain its own kitchen facilities, whereas Code requires that a maximum of one kitchen for every five units only be allowed.

2. The property is zoned C-2, General Commercial, and is located within Area District II along the Sepulveda Boulevard Commercial Corridor.

3. The Environmental Assessment completed for the project determined that there would be no significant environmental impacts associated with the project and, in addition, a fiscal impact analysis was done in conjunction with the assessment which concluded that the project would provide a substantial amount of revenue to the City.

4. The applicant has revised the project to provide the City with land for the future widening of Sepulveda Boulevard and to provide for adequate circulation and access on and off the site.

5. The project conforms to a majority of current zoning standards, with the exception of the Zone Variance request, including, but not limited to, building height, setbacks and parking.

6. The project with the conditions enumerated below will be compatible with all neighboring properties and uses.

1 SECTION 4. That the City Council does hereby approve
2 the recommendation of the Planning Commission and grants a
3 Conditional Use Permit to the applicant for property located
4 at 1700 Sepulveda Boulevard, subject to the following conditions:

5 1. Utilities serving the site shall be underground
6 pursuant to City ordinance.

7 2. Refuse enclosures shall be constructed and located
8 on the site subject to the approval of the Public Works and
Public Services Directors. The northernmost trash enclosure
shall be relocated away from the existing residences to avoid a
nuisance to the adjoining properties.

9 3. All abandoned driveways shall be removed and all
10 damaged curb, sidewalk, and gutter on Sepulveda Boulevard shall
be reconstructed.

11 4. A minimum 10-foot wide landscape strip shall be
12 provided along the length of and adjacent to the Sepulveda
13 Boulevard frontage directly behind the 12-foot wide area to be
dedicated.

14 5. A minimum of 7% of the total area devoted for
15 parking and circulation shall be provided on the site in land-
scaped areas. Such areas shall be provided with substantial
16 landscaping. A specific plan shall be submitted in conjunction
17 with the Building Permit application which shall include a site
planting and tree planting plan, site drainage, and permanent
irrigation plans.

18 6. The project shall be constructed in substantial
conformance with the plans submitted on October 24, 1984.

19 7. A document shall be submitted for review and
20 approval by the Department of Community Development and the City
Attorney which restricts the property owner from converting the
21 motel units to apartments or condominiums. Said document shall
be recorded with the County Recorder prior to issuance of building
22 permits.

23 8. A decorative screen fence/wall shall be constructed
24 along the property lines, with the exception of the Sepulveda
Boulevard frontage, to provide a separation from the adjoining
properties.

25 9. A 12-foot wide strip along the project's Sepulveda
26 Boulevard frontage shall be dedicated to the City in fee simple
27 title to provide right-of-way for the future widening of
Sepulveda Boulevard.

28 10. The applicant shall relocate the existing 8 inch
29 water main on the site to a new alignment within the proposed
road pattern and shall dedicate a 10 foot wide easement to the
30 City of Manhattan Beach for maintenance and operation of under-
ground utilities.

31 11. No access from or to the site shall be permitted
32 from the existing 20-foot wide alley located adjacent to the
northerly property line.

12. All site nuisance and storm water shall be contained on site and outletted through the curb on Sepulveda Boulevard as approved by the Department of Public Works and Cal-Trans.

13. A site landscaping plan shall be submitted for approval in conjunction with the Building Permit application which shall include a minimum of 6 street trees on the Sepulveda Boulevard frontage of a size, variety, and location subject to the approval of the Public Works Department and Cal-Trans.

14. The applicant shall install three street lights on the Sepulveda Boulevard frontage subject to the approval of the Department of Public Works and Southern California Edison Company.

15. A lighting plan shall be submitted along with the Building Permit application to be designed to reflect away from all adjacent residential properties.

16. Fire hydrants shall be installed on and off the site as required and subject to Fire Department approval.

17. The project shall be constructed with fire modification systems, to include the installation of smoke alarms in each unit, an enunciator panel in the gatehouse which shall note to the attendant where the fire is located, and a direct connection to the City's Fire Department for immediate notification in the event of fire.

18. The proposed perimeter walls for the project shall be constructed with decorative materials, such as stucco, to be provided on both sides. The wall along the eastern property line shall be a minimum of seven (7') feet in height.

19. Landscaping and permanent irrigation shall be provided within the 12-foot wide area adjacent to Sepulveda Boulevard that will be dedicated to the City as well as on the east side of the wall proposed at the eastern end of the property, to provide an aesthetic visual buffer.

20. The City's Transient Occupancy Tax shall be paid to the City regardless of the length of stay of the guest, in compliance with applicable City and State regulations.

21. Access from 17th Street at the rear of the property shall be limited to emergency access only, and said access shall be limited by the installation of a decorative gate.

22. There shall be no construction vehicles on 17th Street except during construction of the structures along 17th Street.

23. All conditions enumerated herein shall be subject to approval by the Departments of Community Development, Public Works, Fire, and Public Services prior to implementation.

24. The Conditional Use Permit shall be reviewed annually.

SECTION 5. This resolution shall become effective immediately.

1 RESOLUTION NO. 4182

2 A RESOLUTION OF THE CITY COUNCIL OF THE
3 CITY OF MANHATTAN BEACH, CALIFORNIA,
4 APPROVING THE DECISION OF THE PLANNING
5 COMMISSION MADE IN ITS RESOLUTION NO.
6 84-52 APPROVING A ZONE VARIANCE PURSUANT
7 TO THE APPLICATION OF ERNEST WOLFMAN
8 FOR PROPERTY LOCATED AT 1700 SEPULVEDA
9 BOULEVARD IN SAID CITY

10 WHEREAS, there was filed with the Planning Commission
11 of the City of Manhattan Beach, California, an application by
12 Ernest Wolfman, A.I.A., on behalf of the owner Hotel Corporation
13 for a Zone Variance affecting real property described as a
14 portion of Lot 7, Section 19, Rancho Sausal Redondo Partition
15 in the City of Manhattan Beach; and

16 WHEREAS, after duly processing said application and
17 holding a public hearing thereon on October 24, 1984, the
18 Planning Commission adopted its Resolution No. 84-52 approving
19 the Zone Variance; and

20 WHEREAS, within the time permitted by law and pursuant
21 to the provisions of Section 10-3.1614 of the Manhattan Beach
22 Municipal Code, the City Council appealed the decision of the
23 Planning Commission; and

24 WHEREAS, the City Council of said City held a duly
25 noticed public hearing on December 18, 1984, receiving and filing
26 all written documents and hearing oral argument for and against;

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

30 SECTION 1. That after receipt and consideration of
31 the evidence presented to the City Council at its hearing
32 conducted on said application, the City Council makes the
following findings:

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/ / /

1 1. The purpose of the Conditional Use Permit is to
2 allow the construction of the interim stay motel facility, which
3 will include the construction of 22, 2-story structures containing
4 8 suites each, and to include the construction of a gate house
5 containing service and ancillary conference facilities, as well
6 as a recreation area consisting of a swimming pool, sports court,
7 and barbecue area. The Zone Variance is required to allow each
8 unit to maintain its own kitchen facilities, whereas Code requires
9 that a maximum of one kitchen for every five units only be
10 allowed.

11 2. The property is zoned C-2, General Commercial, and
12 is located within Area District II along the Sepulveda Boulevard
13 Sommercial Corridor.

14 3. The Environmental Assessment completed for the
15 project determined that there would be no significant environ-
16 mental impacts associated with the project and, in addition, a
17 fiscal impact analysis was done in conjunction with the assessment
18 which concluded that the project would provide a substantial
19 amount of revenue to the City.

20 4. The applicant has revised the project to provide
21 the City with land for the future widening of Sepulveda Boulevard
22 and to provide for adequate circulation and access on and off
23 the site.

24 5. The project conforms to a majority of current
25 zoning standards, with the exception of the Zone Variance request,,
26 including, but not limited to, building height, setbacks and
27 parking.

28 6. The project with the conditions enumerated below
29 will be compatible with all neighboring properties and uses.

30 7. The exceptional circumstances pertaining to this
31 project is that the proposal is intended to provide temporary
32 accommodations for the traveler who wishes to remain in this
area for an extended period of time. The intent is not to
provide for a residential use.

 8. The variance is necessary to allow the proposed
project to be competitive with other hotels and motels in the
area and to provide a unique facility to accommodate long term
travelers.

 9. The granting of the variance will not be materially
detrimental to the public welfare or injurious to the property
in the immediate vicinity and zone.

 10. The granting of the variance will not adversely
affect the comprehensive General Plan.

SECTION 2. That the City Council does hereby approve
the recommendation of the Planning Commission and grants a Zone
Variance to the applicant for property located at 1700 Sepulveda
Boulevard, subject to the following condition.

 1. A document shall be submitted for review and
approval by the Department of Community Development and the

City Attorney which restricts the property owner from converting the motel units to apartments or condominiums. Said document shall be recorded with the County Recorder prior to issuance of building permits.

SECTION 3. This resolution shall become effective 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 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.

PASSED, APPROVED and ADOPTED this 2nd day of January, 1985.

Ayes: Holmes, Walker and Mayor Lesser
Noes: Archuletta, Dennis
Absent: None
Abstain: None

/s/ Russell F. Lesser
Mayor, City of Manhattan Beach,
California

ATTEST:

/s/ John Allan Lacey
City Clerk

