

From: Emma Broussard-Wilson [<mailto:info@email.actionnetwork.org>]

Sent: Monday, January 25, 2021 12:15 AM

To: City Clerk <cityclerk@citymb.info>; Quinn Barrow <gbarrow@citymb.info>; Bruce Moe <bmoe@citymb.info>

Subject: [EXTERNAL] Item 10: The Sepulveda hotel project is a bad deal for residents

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

City Council and Staff,

We do not need a hotel at 600 S. Sepulveda. The neighbors have spoken loud and clear from the beginning of the approvals process. The site could be used to provide us with a grocery store, housing, or another community-serving use. Please go back to the drawing board and include residents' voices in a new plan for that site.

Sincerely,

Emma Broussard-Wilson

emmabwilson16@gmail.com

2908 N Poinsettia Ave

Manhattan Beach, California 90266

From: Leslie Gerard [<mailto:info@email.actionnetwork.org>]

Sent: Wednesday, January 20, 2021 5:57 PM

To: City Clerk <cityclerk@citymb.info>; Quinn Barrow <gbarrow@citymb.info>; Bruce Moe <bmoe@citymb.info>

Subject: [EXTERNAL] Item 10: The Sepulveda hotel project is a bad deal for residents

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Sincerely,

Leslie Gerard

gerard.leslie1@gmail.com

3309 Highland Ave

Manhattan Beach , California 90266

From: Zan <olivethesprite@gmail.com>

Sent: Tuesday, January 26, 2021 5:06 PM

To: Suzanne Hadley; Hildy Stern; Steve Napolitano; Richard Montgomery; Joe Franklin

Subject: [EXTERNAL] Rooftop bar - 600 S. Sepulveda

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To Madam Mayor and Council Members:

Anyone that has given the staff report a cursory review is aware that this project plans a rooftop bar.

At last Tuesday's council meeting, the applicant stated twice there was no rooftop bar.

Following are a snippet of the audio recording, and the related transcript. Following that, are instances within the staff report which state that there is in fact a rooftop bar.

Attachment E

CITY OF MANHATTAN BEACH

CLASS 32 CATEGORICAL EXEMPTION EVALUATION REPORT

Manhattan Beach Hotel Project

600 S. Sepulveda Boulevard, Manhattan Beach, CA 90254

October 7, 2020

This Class 32 Categorical Exemption Evaluation Report (CE Evaluation) documents the eligibility of the proposed Manhattan Beach Hotel Project in the City of Manhattan Beach (City) for a Categorical Exemption from the California Environmental Quality Act (CEQA).

Project Description and Location

The 1.52-acre Project Site is the former El Torito restaurant site located at the northeast corner of the intersection of Sepulveda Boulevard and Tennyson Street, in Manhattan Beach, Los Angeles County, California. The Project Site is bound by Chabela Drive to the east, South Sepulveda Boulevard to the west, a commercial development to the north, and Tennyson Street to the south. See **Figures 1** and **2** for the Regional Location Map and the Project Location Map.

Proposed Project

The Proposed Project is a mixed-use commercial development consisting of two buildings containing hotel, office, and retail uses that would replace a vacant restaurant building (formerly El Torito) and associated surface parking lot. A two-story commercial building would be constructed on the southwestern corner of the Project Site. An L-shaped, four-story hotel would be constructed along the north and east property lines of the Project Site. See **Figure 3** for the Conceptual Site Plan. Maximum building heights would not exceed 40 feet for the hotel or 30 feet for the commercial building based on the Project Site's average grade. Both buildings would be constructed in the contemporary vernacular style featuring large open volumes of space and natural light. Materials used would include glass, wood, metal, tile, stone, brick, and stucco. See **Figure 4** for a Conceptual Rendering.

The proposed 16,348-square-foot commercial building would contain approximately 6,893 square feet of retail uses on the ground floor and approximately 9,455 square feet of office uses on Level 2. As shown in **Figure 3**, entrances to this building would be provided on both the north and south elevations. The proposed 81,775-square-foot select-service hotel would contain a total of 162 hotel rooms and associated hotel amenities. A canopied drop-off area and main entrance is located along the south elevation of the hotel, as shown in **Figure 3**. The ground floor of the hotel would include the hotel lobby, lounge area, a bar and dining area, and 39 guest rooms. Back of house uses and 41 guest rooms would be located on Level 2. Level 3 would include back of house uses; 41 guest rooms; and amenities such as a library area, a fitness room, and meeting rooms for hotel guest use. Level 4 would contain back of house uses, 41 guest rooms, and a rooftop bar and lounge with limited food service and an expansive outdoor deck fronting on Sepulveda Boulevard and offering an ocean view. Although intended primarily for hotel guest use, the rooftop bar, lounge, and deck would be open to the public. Upon completion, the Proposed Project would result in 98,123 square feet of total floor area and a floor area ratio (FAR) of approximately 1.5:1.

threshold of 50 dBA during the daytime and 45 dBA during the nighttime. As previously described, the Proposed Project includes a rooftop bar and lounge with an outdoor deck fronting on Sepulveda Boulevard. Crowd noise generated from this area would be reduced to approximately 23 dBA at the closest sensitive receptor due to distance (approximately 300 feet) and the attenuation provided by the hotel structure, which would not exceed the City's exterior noise threshold of 50 dBA during the daytime and 45 dBA during the nighttime. Based on the above, Project operation would not generate stationary noise that would exceed the City's noise standards at the closest sensitive receptors and impacts would be less than significant.

Lastly, Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of some heavy-duty construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source; however, these vibrations can have effects on nearby structures. The Federal Transit Administration (FTA) has established an architectural damage criterion for continuous vibrations of 0.2 inches per second (in/sec). Using FTA data, the Noise Memo prepared for the Proposed Project determined that vibration velocities from typical heavy construction equipment operations would range from 0.003 to 0.089 in/sec peak particle velocity (PPV) at 25 feet and 0.001 to 0.044 in/sec PPV at 40 feet from the source of activity. The nearest structures are a commercial building approximately 40 feet north and residential buildings approximately 40 feet east of the Project Site. Since vibration velocities resulting from the use of construction equipment at 40 feet would be under FTA's 0.2 in/sec PPV significance threshold, impacts would be less than significant impact.

Air Quality

The following analysis summarizes the Air Quality Technical Memorandum (AQ Memo) prepared for the Proposed Project, included as **Appendix C** of this CE Evaluation.¹³ The Project is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) has jurisdiction in the Basin, which has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. The Basin does not meet the ambient air quality standards for ozone or particulate matter (PM₁₀ and PM_{2.5}) and is therefore classified as a nonattainment area for these pollutants. In order to reduce emissions pursuant to the federal Clean Air Act, the SCAQMD adopted the 2016 Air Quality Management Plan (AQMP), which establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state and federal air quality standards. The 2016 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the 2016-2040 *Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS) produced by SCAG, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The SCAQMD considers projects that are consistent with the AQMP to have less than significant cumulative air quality impacts.

¹³ Michael Baker International, Manhattan Beach Hotel Mixed-Use Project – Air Quality Technical Memorandum, September 21, 2020. Since the completion of the AQ Memo, there have been minor changes to the square-footage calculations for the proposed hotel and commercial building. However, these changes are nominal and would not increase the overall building envelope or intensity of the proposed uses. Therefore, the impact conclusions in the AQ Memo remain the same.

to the east across Chabela Drive; and the City of Hermosa Beach to the west across South Sepulveda Boulevard with commercial uses fronting Sepulveda Boulevard and residential uses further west.

PROJECT DESCRIPTION

The proposed project is a mixed-use commercial development consisting of two buildings containing hotel, office, and retail uses. A two-story commercial building would be constructed on the southwestern corner of the project site. An L-shaped, four-story hotel building would be constructed along the north and east property lines of the Project Site. Maximum building heights would not exceed 40 feet for the hotel building or 30 feet for the commercial building based on the project site's average grade. Both buildings would be constructed in the contemporary vernacular style featuring large open volumes of space and natural light. Materials used would include glass, wood, metal, tile, stone, brick and stucco.

The 16,109-square foot commercial building would contain approximate 6,845 square feet of retail uses on the ground floor and approximately 9,264 square feet of office uses on Level 2. Entrances to this building would be provided on both the north and south elevations. The 81,941-square foot select-service hotel building would contain a total of 162 hotel rooms and associated hotel amenities. A canopied drop-off area and main entrance is located along the south elevation of the hotel building. The ground floor of the hotel building would include the hotel lobby, lounge area, a bar and dining area, and 39 guest rooms. Back of house uses and 41 guest rooms would be located on Level 2. Level 3 would include back of house uses; 41 guest rooms; and amenities such as a library area, a fitness room, and meeting rooms for hotel guest use. Level 4 of the hotel building would contain back of house uses, 41 guest rooms, and a rooftop bar and lounge with limited food service and an expansive outdoor deck fronting on Sepulveda Boulevard. Although intended primarily for hotel guest use, the rooftop bar, lounge, and deck would be open to the public and would provide ocean views.

The proposed project would provide 28 surface parking spaces and 130 parking spaces within one-level subterranean parking garage, for a total of 158 on site vehicle parking spaces. Of the 130 subterranean parking spaces, one would be for electric vehicle (EV) charging only. The perimeter of the parking garage would be open to the sky to allow for natural light and ventilation. Access to the parking garage would be provided from a ramp and entrance located to the west of the hotel building. The proposed project would also provide a total of 16 bicycle parking spaces within the parking garage and at-grade adjacent to the hotel building and the commercial building.

Primary vehicular access to the project site would be provided via a primary ingress and egress driveway on Tennyson Street, which leads to the hotel's porte-cochere/drop-off area and the ramp to the subterranean parking garage. A secondary right-in and right-out only driveway would be located on Sepulveda Boulevard. Pedestrian access to the project site would be provided from both Sepulveda Boulevard and Tennyson Street.

The proposed project would be designed to meet the equivalent of U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver level or higher for new construction and would provide design features for recycling/waste reduction, energy and water efficiency, and general sustainability including EV charging stations and bicycle racks and lockers.³

³ Leadership in Energy and Environmental Design, *LEED V4 for Building Design and Construction*, <https://www.usgbc.org/sites/default/files/LEED%20v4%20ballot%20version%20%28BDC%29%20-%2013%2011%2013.pdf>, accessed by August 12, 2020.

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