File #: 17-0050, **Version:** 1

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Mark Danaj, City Manager

FROM:
Anne McIntosh, Interim Community Development Director
Laurie Jester, Planning Manager
Eric Haaland, Associate Planner

SUBJECT:
Planning Commission Approval of Master Use Permit for the Gelson's Market and Bank Project at 707 North Sepulveda Boulevard; and Mitigated Negative Declaration (Paragon Commercial Group) (Interim Community Development Director McIntosh).
BY ORDER OF THE CHAIR, RECEIVE AND FILE
_____

RECOMMENDATION:
By order of the Chair, receive and file this report.
EXECUTIVE SUMMARY:
Pursuant to Manhattan Beach Municipal Code Section 10.100.010 A, all quasi-judicial Planning Commission decisions are placed on City Council agendas to inform the public and the City Council of Planning Commission decisions. The Planning Commission's decision on March 22, 2017 to approve the master use permit and adopt the negative declaration for the proposed Gelson's Market/bank project at 707 North Sepulveda Boulevard is final unless appealed or called up for review on or before April 11, 2017. It should be noted that this is an informational item and not a public hearing; individual councilmembers may not comment on the merits of the decision, and there can be no discussion of the item.

BACKGROUND:
Commission Action
After a continued public hearing held on February 8, 2017 and March 22, 2017, the Planning Commission adopted Resolution No. PC 17-01 (Attachment 1) approving (by a 2:1 vote) a Master Use Permit for a market with off-site alcohol sales, and on-site alcohol consumption and tastings, and a bank. The project includes off-site parking at 801 North Sepulveda Boulevard and reduced parking pursuant to a parking demand study. The plans show an existing 93,988 square-foot primary site with a vacant auto dealership/repair building containing 30,211 square feet of area, to be partially demolished, remodeled, and expanded into a 27,900 square-foot grocery store, and a new 6,684 square foot bank building on the front south side of the site. The 7,200 square-foot off-site parking lot across 8th Street from the primary site would be used by some of the project's employees. The Municipal Code requires a master use permit due to the size of the site/project, alcohol service, and

parking reduction.

The Planning Commission added the following conditions of approval relating to pedestrian and bicycle improvements:

1. A new eight foot wide Sepulveda sidewalk, plus 3 foot "furniture zone"
2. On-site bike parking located closer to 8th Street with clear access
3. A new mid-block cross-walk on 8th Street connecting the employee parking lot with the main site, and "keep clear" markings on the street
4. Crosswalk enhancements at the intersection of Sepulveda and 8th Street
5. Crosswalk enhancements at the intersections of Larsson Street at 6th and 8th Streets
6. A new Class II bikeway on 8th Street adjacent to the project

With the additional conditions, there are over 50 conditions of approval.

The facts and findings supporting the decision are contained in Resolution No. PC 17-01. Commissioner Ortman voted "no" on the Resolution. He stated that while the use is great, the design of the project is too "car-centric," does not create a sense of "place" and "turns its back" on the residential neighborhoods, thus creating a lost opportunity to reimage what Sepulveda Boulevard will be in the future. Commissioner Apostle recused from the hearing and abstained.

Appeal and Council Review
Pursuant to Municipal Code Section 10.100.010, the Commission's decision may be appealed to the City Council within 20 days. Thus, the appeal filing deadline is April 11, 2017. In addition, pursuant to Municipal Code Section 10.100.010, any Councilmember may request review of the decision by filing a form with the City Clerk no later than April 11, 2017.

Attachment:
1. Resolution No. PC 17-01