



Legislation Text

File #: 20-0161, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Carrie Tai, Community Development Director

SUBJECT:

Recent Planning Commission Quasi-Judicial Decisions:

1. Use Permit and Vesting Tentative Parcel Map No. 82904 for Proposed Construction of Four Residential Condominium Units Located at 617 Aviation Way (Cleland)
2. Master Use Permits for 1) A New Commercial Building with a Personal Improvement Service Use and a Restaurant with Beer and Wine Service on a 13,168 Square-Foot Lot at 1100 N. Sepulveda Blvd and 2) A New Commercial Building with a Credit Union and a Restaurant with Beer and Wine Service on a 24,494 Square-Foot Lot at 1120 N. Sepulveda Blvd; Both in the CG-D8 zone; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Kinecta Federal Credit Union)
3. Sign Exception Allowing Off-Premises and Digital Signage at the Manhattan Village Shopping Center Located at 2600 - 3600 North Sepulveda Boulevard and 1180 - 1200 Rosecrans Avenue (RREEF America REIT II Corp. BBB), in the Community Commercial (CC) Zone; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Community Development Director Tai).

The Planning Commission met on April 29, 2020 to consider three applications. As shown below, the Commission approved the applications, with conditions.

- 1. Use Permit and Vesting Tentative Parcel Map No. 82904 for Proposed Construction of Four Residential Condominium Units Located at 617 Aviation Way and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Cleland)**

The Commission Adopted a Resolution Conditionally Approving the Use Permit and Vesting Tentative Parcel Map (5:0) with Conditions.

On November 15, 2019, the City received an application requesting a Use Permit for the demolition of the existing structures and construction of four attached residential condominium units located at 617 Aviation Way. The project site is an interior 7,490 square foot lot, zoned CL, Commercial Local with an existing single family and garage. Specifically, the new construction will include a three story

7,377 square foot building with 12 on-site required parking spaces, a driveway on Aviation Way and a common outdoor recreation area. A use permit is required per Section 10.16.020 of the Manhattan Beach Municipal Code for residential use in a commercial zone. A vesting tentative parcel map (VTPM) will be required per Section 11.12.020 to subdivide the property into separate condominium ownership.

The applicant spoke in favor of the project. There were no speakers for public comment. The Commissioners unanimously approved the project, with several Commissioners expressing excitement that project will provide a net gain of housing units for the City.

Link to the Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20200429/20200429-2.pdf

2. Master Use Permits for 1) A New Commercial Building with a Personal Improvement Service Use and a Restaurant with Beer and Wine Service on a 13,168 square-foot lot at 1100 N. Sepulveda Blvd and 2) A New Commercial Building with a Credit Union and a Restaurant with Beer and Wine Service on a 24,494 square-foot lot at 1120 N. Sepulveda Blvd; both in the CG-D8 zone; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Kinecta Federal Credit Union)

The Commission Adopted Resolutions Conditionally Approving the Master Use Permits (5:0) with Conditions and Modifications.

On August 29, 2019, the Community Development Department received applications requesting two Master Use Permits for two separately-owned adjacent lots that the applicant proposes to redevelop as one site. The site's two lots will be kept under separate ownership. One of the two Master Use Permit requests proposes to build a 4,650 square-foot commercial building with a credit union and restaurant with on-site beer and wine service at 1120 N. Sepulveda Boulevard (southeast corner of Manhattan Beach Boulevard and Sepulveda Boulevard). The other Master Use Permit request proposes to build a 4,920 square-foot commercial building above a semi-underground parking garage, with the commercial building having a personal improvement service use and a restaurant with on-site beer and wine service at 1100 N. Sepulveda Boulevard (northeast corner of Sepulveda Boulevard and 11th Street). The subject site is located in the "CG-D8" (General Commercial, Sepulveda Boulevard Corridor Overlay) design overlay district in Area District I.

The applicants spoke in favor of the project. There were no speakers for public comment. The Commissioners expressed concern with circulation and the maneuverability in a few parking areas. The applicant's architect stated he had already come up with modifications to the parking lots and was willing to work with staff to adjust the parking lot design to address the Commissioner's concerns. Many Commissioners expressed support for the project's architecture and that the long-vacant site was finally being developed. The Commission unanimously approved the Master Use Permit resolutions, but added several conditions that would address the concerns in the parking areas.

Link to the Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20200429/20200429-3.pdf

3. Sign Exception Allowing Off-Premises and Digital Signage at the Manhattan Village Shopping Center located at 2600 - 3600 North Sepulveda Boulevard and 1180 - 1200 Rosecrans Avenue (RREEF America REIT II Corp. BBB), in the Community Commercial (CC) Zone; and Make an Environmental Determination in Accordance with the California Environmental Quality Act

The Commission Adopted a Resolution Conditionally Approving the Sign Exception (5:0) with Conditions.

On October 23, 2019, JLL submitted an application requesting approval of a Sign Exception on behalf of RREEF America REIT Corp BBB II for new signage proposed throughout the Manhattan Village Shopping Center (MVSC), located at 2600 - 3600 North Sepulveda Boulevard and 1180 - 1200 Rosecrans Avenue. The applicant is proposing signage to market and advertise to customers inside the shopping center. This type of signage is considered to be off-premises signage by the Zoning Code (MBMC 10.72.030). The proposed Sign Exception will allow for additional signage (both digital and static) as well as off-premises signage which will facilitate the implementation of the applicant's vision and strategy for the project as part of the ongoing renovation and expansion of the property.

The applicant spoke in favor of the project. Staff received a late public comment expressing support for the project. There were no speakers for public comment. The Commissioners stated that the Manhattan Village Shopping Center is a unique commercial property in the City and that the Sign Exception was warranted. The Commission unanimously approved the Sign Exception.

Link to the Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20200429/20200429-4.pdf

The City Council can consider Planning Commission quasi-judicial decisions if two Councilmembers request review of the decision or if a member of the public files an appeal within 15 days of the decision. The appeal period for this item ends on Thursday, May 14, 2020. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City, or that the subject matter of the decision may have Citywide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.