



## Legislation Text

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**File #:** 21-0237, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Carrie Tai, AICP, Community Development Director

**SUBJECT:**

Recent Planning Commission Quasi-Judicial Decisions:  
Proposed Use Permit and Tentative Parcel Map for a new 79,772 square-foot assisted living facility at 250-400 N. Sepulveda Boulevard; and certification of the Final Environmental Impact Report, prepared in accordance with the California Environmental Quality Act (CEQA). (Sunrise Development, Inc.) (Community Development Director Tai).

**INFORMATION ITEM ONLY**

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On July 28, 2021, the Planning Commission considered the Sunrise Assisted Living project, described below. The Planning Commission certified (5:0) the Final Environmental Impact Report and approved (5:0) the project.

Proposed Use Permit and Tentative Parcel Map for a new 79,772 square-foot assisted living facility at 250-400 N. Sepulveda Boulevard; and certification of the Final Environmental Impact Report, prepared in accordance with the California Environmental Quality Act (CEQA). (Sunrise Development, Inc.)

The project includes the demolition of all existing on-site improvements and subsequent construction of a new assisted living facility located at 250-400 North Sepulveda Boulevard, at the southeast corner of the intersection of North Sepulveda Boulevard and 5th Street. The subject site consists of five parcels and is located within the Commercial General - Sepulveda Boulevard Corridor overlay (CG-D8) zoning district in Area District I. The proposed Tentative Parcel Map would consolidate the five parcels into a single parcel. The site currently operates as a shopping center, with commercial buildings consisting of a mix of uses such as office, retail, personal services and restaurant.

The building would contain approximately 79,772 square feet of floor area, consisting of 95 rooms (115 total beds), a facility kitchen, common areas (foyer, parlor, bistro, private dining room, general dining rooms, activity rooms, and staff rooms), two loading spaces for deliveries, and internal trash storage. The project would include 64 assisted living rooms and 31 memory care rooms for Alzheimer's patients and individuals with memory loss. The project includes two at-grade parking spaces in the auto court and a one-level partially subterranean parking garage with 61 parking spaces and mechanical equipment rooms. The project would also include removal and replacement

of the sidewalks on 5th Street and North Sepulveda Boulevard, as well as installation of an accessible ramp on northwest corner of 5th Street and Sepulveda Boulevard.

An Environmental Impact Report (EIR) was prepared to evaluate potential environmental impacts resulting from construction and operation of the project. As provided in the EIR, the sole environmental factor with the potential for impacts was Geology and Soils. No other impacts were found to be significant for the remaining study areas. The two Geology and Soils impacts identified would be reduced to a level of less than significant subsequent to the implementation of associated mitigation measures.

Staff presented the project, along with two minor revisions to conditions of approval requested by the applicant. The Planning Commission also added a condition requesting additional landscaping to be included, to be reviewed by staff. The applicant spoke in favor of the project. Comments expressing both support and opposition were received during the public hearing.

Link to the Planning Commission Staff Report:

[https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2021/20210728/20210728-2.pdf](https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2021/20210728/20210728-2.pdf)

Planning Commission quasi-judicial decisions can be called up for review by a Councilmember or appealed by any member of the public within 15 days of the decision (M.B.M.C. 10.100.020).