



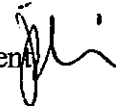

Agenda Item #: 06/1108.18

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: Geoff Dolan, City Manager 

FROM: Richard Thompson, Director of Community Development 
Eric Haaland, Associate Planner 

DATE: November 8, 2006

SUBJECT: Consideration of Planning Commission Approval of a Use Permit to Allow the Remodel of an Existing Service Station to Include a Convenience Store with Beer and Wine Sales at 3633 North Sepulveda Boulevard.

RECOMMENDATION:

Staff recommends that the City Council receive and file the decision of the Planning Commission approving the project subject to certain conditions.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

DISCUSSION:

The Planning Commission, at its regular meeting of October 11, 2006, **APPROVED** (4-1) a use permit allowing an existing service station to be reconstructed with 5 fuel pumps at the front portion, and a convenience store at the rear portion of the site. The project is in conformance with all of the City's requirements including height, floor area, setbacks, signs, landscaping and parking. Traffic improvements (driveway consolidation, bus turnout extension) and sign enhancements (pole sign elimination) are also included with the project.

The Planning Commission generally supported the project since it roughly matches the existing facility, except that the repair service occupying the existing building would be replaced by retail space. The initial public hearing was continued for additional noticing because the applicant had revised the request to allow 24-hour operation of the facility, which was not reflected in the original project notice.

The Planning Commission heard testimony with concerns for alcohol sales and 24-hour retail operation, and ultimately decided alcohol sales should stop at midnight, and all other food and beverage sales should stop at 2am nightly. Twenty-four hour operation of the fueling facility was approved. These limits are consistent with a recently approved convenience store (Famima - 1727 Artesia) required to stop alcohol sales at midnight, and a comparable existing service station (Mobil - 1865 Manhattan Beach Blvd.) required to stop food & beverage sales at 2am.

One Commissioner voted against the project due to opposition to any alcohol sales after 10pm nightly.

ALTERNATIVES:

The alternatives to the staff recommendation include:

1. **REMOVE** this item from the Consent Calendar, **APPEAL** the decision of the Planning Commission, and direct that a public hearing be scheduled.

Attachments:

Resolution No. PC 06-13
P.C. Minutes excerpt, dated 9/13/06 & 10/11/06
P.C. Staff Report, dated 9/13/06 & 10/11/06
Plans (separate/NAE)

(NAE) – not available electronically

C: Chevron Products Co., Applicant
Tamara Fenner, Applicant Rep.

RESOLUTION NO. PC 06-13

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO REPLACE AN EXISTING CHEVRON SERVICE STATION WITH A NEW SERVICE STATION TO INCLUDE A CONVENIENCE STORE WITH BEER AND WINE SALES ON THE PROPERTY LOCATED AT 3633 SEPULVDA BOULEVARD (Chevron Products Co.)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on September 13, and October 11, 2006, considered an application for a use permit to replace an existing service station with a new service station to include convenience store with beer and wine sales on the property legally described as Portions of Lots 3-6, 15-16, & 18-19, Block 1, Tract 1638 located at 3633 Sepulveda Boulevard in the City of Manhattan Beach.
- B. The application was filed on June 19, 2006. The applicant for the subject project is Chevron Products Co., the owner of the property.
- C. The project is Categorically Exempt from the requirements of CEQA pursuant to Sections 15303 and 15332, since the project involves reconstruction and minor infill development within an urbanized area.
- D. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- E. The property is located within Area District II and is zoned CG Commercial General. The surrounding private land uses consist of CG and Commercial/Industrial uses in the City of El Segundo.
- F. The General Plan designation for the property is General Commercial. The General Plan encourages private investment in the city's commercial areas, and encourages the use of landscaping, notches, and architectural details as provided in this project.
- G. Approval of the replacement of an existing service station with a new service station, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since it is in compliance with all regulations, improves existing circulation design with respect to Sepulveda Boulevard, and provides aesthetic enhancements with conforming landscaping and signage including removal of two pole signs.
- H. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- I. The service station replacement will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- J. A determination of public convenience and necessity is made for the proposed off-sale beer and wine license (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon the effectiveness of this project approval.
- K. This Resolution is intended to supersede all previous use permit approvals for the subject service station use.

18

RESOLUTION NO. PC 06-13

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit application subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on October 11, 2006. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.
3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. A site landscaping plan, consistent with the project rendering on file with the Community Development Department, utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed landscape architect, as required by state law.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Project driveway entrances shall be constructed or modified in conformance with the requirements of the Public Works Department and Caltrans.
9. * Circulation and parking improvement design shall be subject to the review of the City's Traffic Engineer and Director of Community Development.
10. * A corner cut-off street dedication at the Sepulveda Boulevard and Rosecrans Avenue intersection, shall be provided prior to issuance of project building permits, subject to the review and procedures of the Public Works Department.
11. * Security lighting for the site shall be provided in conformance with Municipal Code requirements including applicable height limits and glare prevention design.
12. * Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works. Oil

clarifiers and other post construction SUSMP items shall be required for the project.

13. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
14. Sidewalks shall be replaced or installed around the entire site pursuant to the requirements of the Public Works Department.
15. * An appropriate merger document eliminating antiquated property lines within the site shall be recorded subject to the review and approval of the Community Development Department prior to issuance of building permits.

Operational Restrictions

16. * The facility shall operate as a vehicle service station use with food and beverage sales. Auto maintenance use and vehicle storage shall be prohibited.
17. * Alcohol sales shall be limited to retail beer and wine sales.
18. * Operation of the fueling facility shall be permitted 24 hours daily. Operation of the convenience (food and beverage sales) store shall be permitted from 6am to 2am daily, except alcohol sales shall be prohibited between midnight and 6am daily.
19. * The management of the facility shall police the property and all areas immediately adjacent to the businesses during the hours of operation to keep it free of litter.
20. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
21. * A covered trash enclosure(s), with adequate capacity shall be provided and available on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan demonstrating diversion of at least 50% of solid waste shall be provided as required by the Public Works Department.
22. * The site shall allow reciprocal vehicle access with adjacent properties for any future City approved project upon which a similar reciprocal access condition is imposed. Such access shall be through the site's parking lot and driveways. The parking lot configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
23. * Parking shall be provided in conformance with the current Manhattan Beach Municipal Code. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
24. * The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.
25. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings or other architectural elements shall be prohibited.
26. * Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.

RESOLUTION NO. PC 06-13

- 27. * Any outside sound or amplification system or equipment is prohibited, except speakers used exclusively to communicate individually with customers at gasoline pumps and the cashier on an as needed basis.
- 28. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
- 29. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.

Procedural

- 30. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
- 31. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 32. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 33. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

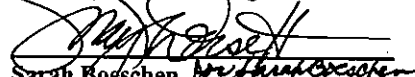
SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 11, 2006 and that said Resolution was adopted by the following vote:

AYES: Bohner, Lesser, Powell,
Chairman Schlager
NOES: Cohen
ABSTAIN: None
ABSENT: None



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boesch, *for Sarah Boesch*
Recording Secretary

PLANNING COMMISSION [DRAFT] MINUTES

October 11, 2006

Page 2

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

AUDIENCE PARTICIPATION None

BUSINESS ITEMS

PUBLIC HEARINGS, CONTINUED

06/0913.1-1 Consideration of a USE PERMIT to Allow the Remodel of an Existing Service Station to Include a 24-Hour Convenience Store With Beer and Wine Sales at 3633 North Sepulveda Boulevard

Associate Planner Haaland summarized the staff report. He indicated that the Commission expressed general support of the project at the previous hearing but requested a continuance to allow for 24 hour operation of the facility to be included in a revised notice. He stated that the revised notice was recirculated to the property owners within 500 feet including the 24 hour operation component, and was placed in the Beach Reporter. He indicated that the draft Resolution has been updated to include a condition allowing 24 hour operation of the facility with alcohol sales limited to midnight. He commented that a list of existing service stations in the City governed by Use Permits with restricted hours has been added to the staff report along with an e-mail from a neighboring resident expressing concerns with the 24 hour operation. He stated that staff is recommending that the Commission approve the project by adopting the proposed Resolution.

In response to a question from Commissioner Lesser, Director Thompson indicated that concerns with hours permitted for alcohol use have been a greater issue for restaurants than retail, particularly in sensitive locations such as Downtown. He stated that it is within the jurisdiction of the Commission to impose more restrictive hours than the ABC (Alcoholic Beverage Commission); however, that the reasoning for imposing any additional restrictions should be provided by the Commissioners. He commented that each location is unique, and mitigation measures are imposed according to the issues raised for particular sites.

In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that noticing for this hearing was done to all properties within a 500 square foot radius and in the Beach Reporter.

In response to a question from Commissioner Bohner, Associate Planner Haaland indicated that no service stations that are under Use Permits appear to have 24 operation of food sales. He commented that the Mobil gas station at Artesia Boulevard and Aviation Boulevard has 24 hour gasoline service with a closing time for the mini market. He said that the subject site is buffered more from residential uses than the other service stations on staff's list. He stated that there are

PLANNING COMMISSION [DRAFT] MINUTES

October 11, 2006

Page 3

1 some service stations not on the list that do not have Use Permits such as the Manhattan Beach
2 Fuels station at Sepulveda Boulevard and Manhattan Beach Boulevard.

3
4 Commissioner Powell pointed out that the stations on the list that close at 10:00 p.m. are located
5 immediately adjacent to residential neighborhoods; the stations that are open until midnight have
6 some degree of buffering from residences; and the station that operates 24 hours is fairly well
7 buffered from residences.

8
9 **Tamara Fenner**, representing the applicant, stated that they want to provide their customers with
10 the convenience of 24 hour operation of the store, which also would provide access to the
11 restrooms within the building.

12
13 **John Amable**, representing the applicant, indicated that limiting the hours of the store would
14 further reduce the projected income and could impact the progress of moving forward with the
15 project.

16
17 **Chris Projemedes**, a Manhattan Beach Resident, indicated that a vending operation being
18 located near the Plaza El Segundo project could attract loitering during late hours. He indicated
19 that he would support restricting the retail sales rather than allowing 24 hour operation.

20
21 **Chuck Daypose**, a resident of 35th Street, requested that no alcohol sales be permitted for the
22 station. He commented that he was hit by a drunk driver who was attempting to get to a liquor
23 store to purchase more alcohol, and he is lucky to have not been killed. He indicated that it is
24 guaranteed that accidents would result from drinking and driving as a result of liquor sales at the
25 service station, which is located next to the intersection of Sepulveda Boulevard and Rosecrans
26 Avenue. He commented that the intersection is the busiest in the City, and the new Plaza El
27 Segundo project will attract large numbers of people and result in more pedestrian traffic. He
28 commented that navigating the intersection can be confusing to sober drivers and impossible for
29 a driver under the influence of alcohol. He said that allowing alcohol sales at the gas station is a
30 great safety concern and would result in someone being killed. He commented that he supports
31 renovating the gas station and allowing a mini-mart but requests that alcohol sales not be
32 permitted.

33
34 **Ann Rose**, a Manhattan Beach resident, indicated that she is also opposed to liquor sales at the
35 subject service station which is located near a residential area. She indicated that she had a
36 problem with noise and empty alcohol bottles left from customers of the previous Super Sams
37 liquor store located close to her home, and she has not had any problems after the store closed.
38 She said that she feels the subject site is in an inappropriate location for the sale of alcohol.

39
40 Chairman Schlager closed the public hearing.

PLANNING COMMISSION [DRAFT] MINUTES

October 11, 2006

Page 4

1
2 Commissioner Powell commented that concerns with traffic safety and with the impact of the
3 Plaza El Segundo Project have been mitigated, and the project would provide a bus turnout. He
4 indicated that accidents occurring at the intersection in general is unavoidable, but he feels the
5 project overall would be safe. He indicated that the appearance of the project is an improvement.
6 He said that he believes the applicants should be allowed to sell beer and wine; however, his
7 concern is with the permitted hours for the sale of alcohol. He said that he feels that hours
8 permitted for the alcohol sales should be the same as the hours for the convenience store. He
9 stated that having differing hours for selling alcohol and for the store could be confusing, and it
10 would be difficult to enforce clerks from selling beer and wine after the permitted hours. He
11 indicated that he would be in favor for capping the hours for the mini-mart and alcohol sales to
12 midnight. He indicated that he feels hours until midnight is appropriate, as there is some degree
13 of buffering of a commercial development separating the site from the neighboring residential
14 area. He said that he does not believe that any issue of litter, loitering or noise from the
15 convenience store would spill out into the residential area. He said that closing the store at
16 midnight would reduce the hours that any potential impacts that may occur.

17
18 Commissioner Cohen said that she is in favor of the project but is troubled with alcohol sales
19 even until midnight. She stated that there is a strong possibility that selling alcohol until
20 midnight would increase safety concerns to the public and neighboring residents. She indicated
21 that she would support limiting alcohol sales until 10:00 p.m. She commented that she would
22 not have concerns with the convenience store remaining open 24 hours, but she feels that alcohol
23 sales should be restricted. She said that she is concerned with the testimony of the resident
24 regarding the public danger and with the testimony of the resident regarding her previous
25 experience with alcohol bottles and noise near her property. She pointed out that a letter was
26 also received by a resident of Oak Avenue as to current problems with litter of wine and beer
27 bottles along the street. She pointed out that the Code permits and requires the Commissioners to
28 take such impacts to the quality of life of residents into consideration.

29
30 In response to a question from Commissioner Lesser, Director Thompson indicated that the City
31 has approved Use Permits which allow stores to remain open but restrict alcohol sales to earlier
32 hours. He pointed out that the gas station and alcohol sales are the issues that require the Use
33 Permit and not the 24 hour operation. He said that the Commission has the authority to restrict
34 the convenience store hours of operation since the use permit is required for other reasons;
35 however reasoning should be provided to support any restrictions.

36
37 In response to a question from Commissioner Bohner, Director Thompson stated that no
38 evidence has been presented to indicate that alcohol sales at the subject convenience store would
39 create a more dangerous intersection at Sepulveda Boulevard and Rosecrans Avenue.

40

PLANNING COMMISSION [DRAFT] MINUTES

October 11, 2006

Page 5

1 Commissioner Lesser indicated that he is satisfied with the renoticing that was done by staff for
2 this hearing as it relates to the 24 hour operation. He commented that the Traffic Engineer did
3 not determine that the mini-mart would generate significantly more traffic, and the
4 Commissioners must defer to his findings. He commented that he would be in favor of
5 approving the same hours for the subject service station that are permitted for the Mobil station
6 on Manhattan Beach Boulevard of 24 hours for gasoline sales and 6:00 a.m. until 12:00 midnight
7 for the mini-mart. He indicated that the two stations are similar, in that they are both located
8 near busy intersections and near residents. He commented that he would not necessarily be
9 opposed to allowing the convenience store to operate until 2:00 a.m.; however, he does feel that
10 alcohol sales should be restricted to midnight. He said that the convenience store would make
11 the acquisition of beer and wine easier in the area, and the Commission should be sensitive to
12 permitting additional access to alcohol.

13
14 Commissioner Bohner said that he does not see the project as having a significant impact on
15 traffic at the intersection, and there has been no evidence that a new convenience store at the site
16 would substantially change the traffic pattern of the existing gas station. He commented that he
17 feels there should be a distinction between the operation of the convenience store and the fueling
18 pumps. He stated that he would support allowing 24 hour operation of the gasoline pumps and
19 restricting the hours of the mini-mart and alcohol sales to midnight. He indicated that restricting
20 the operation of the store would help mitigate concerns of the neighbors regarding trash. He said
21 that staff has not indicated that there would be a hazardous condition created by the sale of
22 alcohol at the location as opposed to other locations within the City; however he would support
23 restricting the sale of alcohol at the location to midnight to allay some of the concerns of the
24 residents. He indicated allowing operation of the convenience store from 6:00 a.m. until 1:00 or
25 2:00 a.m. may be appropriate.

26
27 Chairman Schlager said that he is in support of the proposed draft Resolution subject to
28 conditions limiting the alcohol and wine sales to midnight, which is consistent with other permits
29 for service stations in the City. He commented that he hears the concerns that have been
30 expressed by the residents; however, there is no evidence that beer and wine sales specifically at
31 the subject location would increase safety hazards. He pointed out that the location is not
32 directly next to residential areas. He commented that he would not be opposed to allowing the
33 convenience store to operate 24 hours provided that alcohol sales were restricted at midnight. He
34 pointed out that the location is on Sepulveda Boulevard, which is a highway.

35
36 Commissioners Lesser said that the full impact of the Plaza El Segundo project is still unknown,
37 and it is not certain whether it will include late night operations. He stated that he would support
38 a 12:00 a.m. restriction on alcohol sales and 2:00 a.m. restriction for the convenience store.

PLANNING COMMISSION [DRAFT] MINUTES

October 11, 2006

Page 6

1 In response to a comment from Commissioner Powell, Director Thompson pointed out the
2 coolers that include the alcohol could be locked after hours preventing alcohol sales while the
3 convenience store remained open.

4
5 Commissioner Powell said that he would be in agreement to allowing the convenience store to
6 operate until 2:00 a.m. and restricting alcohol sales to midnight.

7
8 Commissioner Cohen said that she does not have a concern with the retail operation being open
9 until midnight or 2:00 a.m. but would want alcohol sales to be restricted to 10:00 p.m.

10
11 Chairman Schlager indicated that he would support allowing operation of the mini-mart until
12 2:00 a.m. with alcohol sales being restricted to midnight.

13
14 A motion was MADE and SECONDED (Bohner/Powell) to **APPROVE** a USE PERMIT to
15 allow the remodel of an existing service station to include a 24-hour convenience store with beer
16 and wine sales at 3633 North Sepulveda Boulevard with the conditions that operation of the
17 gasoline fuel pumps shall be permitted 24 hours daily; that operation of the mini-mart shall
18 permitted between 6:00 a.m. until 2:00 a.m. daily, with alcohol sales being prohibited between
19 midnight and 6:00 a.m. daily.

20
21 AYES: Bohner, Lesser, Powell, Chairman Schlager
22 NOES: Cohen
23 ABSENT: None
24 ABSTAIN: None

25
26 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
27 the City Council's Consent Calendar for their review on November 8, 2006.

28
29 **PUBLIC HEARINGS, NEW**

30
31 **06/10/11.2 Consideration of a USE PERMIT AMENDMENT to Allow a Bank Use With**
32 **Drive-Up Service, and a SIGN EXCEPTION for an Existing Commercial**
33 **Center at 3001-3005 North Sepulveda Boulevard**

34
35 Associate Planner Moreno summarized the staff report. He indicated that the proposal is for a
36 new bank use with drive-up service at an existing commercial building. He commented that the
37 proposed use is permitted in the CG zone and is conforming regarding buildable floor area;
38 building height; setbacks; parking; landscaping; and the trash enclosure. He indicated that the
39 primary issue with the proposal is with the sign plan. He commented that all of the uses in the
40 subject center including the proposed bank would have a parking requirement of 35 parking

PLANNING COMMISSION MINUTES

September 13, 2006

Page 6

1 denying the appeal.

2
3 A motion was MADE and SECONDED (Bohner/Powell) to DENY an Administrative Decision
4 Regarding Maximum Building Height for a Proposed Single Family Residence at 511 Pacific
5 Avenue

6
7 AYES: Bohner, Lesser, Powell, Chairman Schlager

8 NOES: None

9 ABSENT: Cohen

10 ABSTAIN: None

11
12 Director Thompson explained the 15 day appeal process and stated that the item will be placed
13 on the City Council's Consent Calendar for their meeting of October 3, 2006.

14
15 **PUBLIC HEARINGS**

16
17 **06/0913.1 Consideration of a Use Permit to Allow the Remodel of an Existing Service**
18 **Station to Include a Convenience Store with Beer and Wine Sales at 3633**
19 **North Sepulveda Boulevard**

20
21 Associate Planner Eric Haaland summarized the staff report. He stated that the proposal is to
22 reconstruct an existing service station to include five fuel pumping stations and a 1,999 square
23 foot building with a convenience store with beer and wine sales. He indicated that a Use Permit
24 is required for the gasoline station and alcohol sales. He stated that the project does conform to
25 the City's requirements for parking, height, landscaping, setbacks and signs. He indicated that
26 the proposal is in general conformance with requirements regarding traffic. He stated that the
27 City's Traffic Engineer did not determine that the project would result in a substantial increase in
28 traffic to warrant a traffic study. He commented that there are currently five curb cuts for the
29 existing service station use, and two of the driveways are proposed to be combined into a single
30 driveway to reduce the redundancy in curb cuts and improve traffic efficiency on Sepulveda
31 Boulevard. He commented that the new configuration would also provide for improvements to
32 an existing bus stop to allow for buses to pull out of traffic lanes. He said that the location is
33 buffered being on the corner of Sepulveda Boulevard and Rosecrans Avenue, with a refinery
34 across the street and adjoining commercial properties. He stated that the existing site has two
35 large pole signs which exceed current Code requirements, and they are proposed to be removed
36 and replaced with a monument sign.

37
38 In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that
39 the applicant has proposed hours permitted for the sale of alcohol between 6:00 a.m. and 1:00
40 a.m. which matches the entitlement of the existing Use Permit. He commented that 1:00 a.m.

PLANNING COMMISSION MINUTES

September 13, 2006

Page 7

1 closing is commonly a concern for restaurant projects, but has not been a problem for the retail
2 alcohol sales on Sepulveda Blvd.

3
4 Commissioner Lesser pointed out that there was a recent application for a convenience store on
5 Aviation Blvd. where the Commission limited the hours for the sale of beer and wine to
6 midnight.

7
8 In response to a question from Commissioner Lesser, Associate Planner Haaland said that staff is
9 recommending that a condition be added to address the easement of the neighboring property
10 owner to the parking area in order to allow for the proposed improvements to the driveways.

11
12 In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that a
13 traffic study would be done when the Traffic Engineer expects a potential significant increase in
14 traffic generation resulting from a project. He said that staff did not believe that the subject
15 project would result in an increase in traffic.

16
17 In response to a question from Commissioner Lesser, Associate Planner Haaland stated that the
18 project is required to be noticed to properties within a 500 foot radius of the site. He said that the
19 public hearing was noticed to the surrounding properties as required, and notice was placed in the
20 Beach Reporter. He indicated that the noticing for the subject project was consistent with the
21 noticing for other similar projects.

22
23 Commissioner Powell commented that conditions 19 and 30 of the draft Resolution are identical,
24 as well as conditions 20 and 31.

25
26 In response to a question from Chairman Schlager, Director Thompson indicated that he spoke
27 with the City's Police Chief as to whether he had any concerns with a new beer and wine license.
28 He commented that typically there are not problems with disturbances related to retail alcohol
29 sales in the subject area along Sepulveda Boulevard.

30
31 In response to a question from Chairman Schlager, Associate Planner Haaland said that the
32 Traffic Engineer and City Engineer did not identify an issue of a significant increase in
33 generation of traffic at the subject site that would relate to the new El Segundo project across
34 Rosecrans Avenue.

35
36 In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that
37 the existing service station convenience store does not sell beer and wine.

38
39 **Tamara Fenner**, representing the applicant, indicated that they are requesting that Condition 18
40 on page 3 of the draft Resolution restricting the hours of operation be amended to allow them to

PLANNING COMMISSION MINUTES

September 13, 2006

Page 8

1 operate 24 hours. She pointed out that the site is in a commercial area along a state highway.
2 She commented that the State law requires that liquor sales not be permitted between 2:00 a.m.
3 and 6:00 a.m., and they would restrict liquor sales during those hours.

4
5 Director Thompson indicated that staff does not have concerns about the station operating 24
6 hours, and it is allowed by the Code.

7
8 In response to a question from Commissioner Powell, Associate Planner Moreno commented that
9 the Arco station on Manhattan Beach Boulevard has requested 24 hour operation but was denied
10 because of the close proximity of the site to residences.

11
12 Commissioner Powell commented that the notice for the hearing did not include 24 hour
13 operation of the service station, and he would question whether people who may have otherwise
14 been unconcerned would have a concern with 24 hour operation and liquor sales until 2:00 a.m.

15
16 Director Thompson commented that the hours of operation were not mentioned in the notice. He
17 said that if limited hours were specified, staff would be concerned that the noticing was not
18 accurate if the proposal was for 24 hour operation and should be redone. He indicated that it
19 would not be required to renotify the project since 24 hour operation is permitted by the Code
20 and proper noticing was done, unless the Commissioners feel it is necessary.

21
22 Chairman Schlager commented that there is a residential area not too far from the subject
23 location. He indicated that he might have a greater concern if he lived a block from the site and
24 received a notice for 24 hour operation as opposed to a notice that did not specify the hours of
25 operation.

26
27 Chairman Schlager opened the public hearing.

28
29 **Ed Caprielian**, a resident of the 600 block of 33rd Street and the owner of a property on Elm
30 Street, said that the City did meet the requirements for noticing; however, very few people
31 received notification because of the location of the site. He said that he hopes the request for
32 operating 24 hours would be considered a significant enough change to warrant additional
33 noticing within a larger area. He stated that residents in the Tree Section are primarily impacted
34 by the traffic along Rosecrans Avenue. He commented that the service station has shut down the
35 service bays in 2000, and there does not appear to be a large concern regarding the time involved
36 for renovating the station. He indicated that he has not had sufficient time to do the amount of
37 research that he feels is necessary to make a documented presentation. He commented that there
38 were 95 accidents on Sepulveda Boulevard in Manhattan Beach from 2001 to 2006, 11 of which
39 occurred at the intersection of Rosecrans Avenue and Sepulveda Boulevard. He indicated that he
40 does not yet have information from El Segundo regarding traffic accidents at the intersection

PLANNING COMMISSION MINUTES

September 13, 2006

Page 9

1 within the boundary of their City. He stated that the impact that the new Plaza El Segundo
2 project and the expansion of LAX will have on the intersection has not been determined. He
3 commented that he is not certain whether approval is necessary from CalTrans and the MTA for
4 the project.

5
6 **Mr. Caprielian** commented that the parking area involves not only parking for the station but
7 also parking for the retail offices and the adjacent hotel. He commented that he does not see the
8 proposal as an existing use but rather a new use for a larger convenience store. He said that it is
9 difficult for him to believe that Chevron is undertaking the project without the expectation of
10 generating additional traffic to maximize their profits. He said that the station has failed to
11 comply with the existing limit imposed by BZA87-25 of operating hours from 6:30 a.m. to 1:00
12 a.m., and it has operated 24 hours for a long time. He stated that the lot is presently utilized by
13 the station for employee parking. He indicated that buses stopping at the corners pose an
14 obstacle for entering and exiting the service station, and the mitigation measures as proposed
15 would not eliminate the safety concerns.

16
17 Chairman Schlager closed the public hearing.

18
19 In response to a question from Commissioner Lesser, Director Thompson said that the 24 hour
20 operation of the existing station would be a Code Enforcement issue, and such issues are
21 enforced when a complaint has been made. He said that staff is not aware of any complaints
22 regarding the operation of the existing station.

23
24 In response to a question from Commissioner Powell, **John Mobley**, representing the applicant,
25 stated that the proposal will be similar to the current upgrade at the service station on Vista Del
26 Mar near the border of Manhattan Beach and El Segundo. He indicated that no advertising
27 signage for alcohol will be placed outside of the proposed building.

28
29 Commissioner Lesser indicated that he is prepared to move forward with the project. He
30 commented that he appreciates the comments of **Mr. Caprielian** regarding the frustration of all
31 residents with traffic in the City. He indicated that the new Plaza El Segundo project is going to
32 have a major impact on the community and along the corridor; however, the City has very little
33 weight in controlling that development. He commented that with the subject proposal, the
34 discretion of the Commission is limited to the findings. He said that he believes the project
35 meets the required findings, although he would support renoticing and possibly expanding the
36 notice to include the 24 hours operation. He indicated that if the proposal is considered for
37 limited hours, he might support restricting the sale of liquor at midnight as was done for another
38 recent project. He said that he would consent to allowing operations to 1:00 a.m. unless more
39 information were provided by staff regarding the hours of operation of other gas stations in the
40 City.

PLANNING COMMISSION MINUTES

September 13, 2006

Page 10

1
2 Commissioner Bohner said that he agrees with the comments of Commissioner Lesser. He
3 indicated that the Commission is limited to considering whether the required findings that have
4 been presented are met. He stated that he would agree that the Plaza El Segundo project is going
5 to greatly increase traffic. He indicated, however, that there is no indication that the proposed
6 site would be much different from the existing use. He indicated that he would agree to
7 renoticing regarding the 24 hour operation; although, he is not certain whether it will make a
8 difference in the number of people who come forward. He said that he does not feel there is a
9 need to increase the noticing radius, and the area specified by the Code is sufficient. He
10 indicated that he feels the sale of liquor until 1:00 a.m. is reasonable. He pointed out that the
11 applicant of the previous convenience store project referred to by Commissioner Lesser was
12 agreeable to restricting sales at midnight. He said that he would support renoticing regarding the
13 24 hour operation if the applicant is interested in such a request and the majority of the
14 Commissioners are in favor.

15
16 Commissioner Powell commented that the design of the proposal is aesthetically pleasing and is
17 an improvement to the existing site. He said that the proposal does meet the Code requirement
18 as to use, height, floor area, setbacks, parking, landscaping, and signage. He indicated that his
19 concern is regarding the liquor sales and the hours of operation. He commented that people who
20 received the notice may have assumed that the proposed operating hours would be the same as
21 the existing use, and they may have a larger concern if the notice specified the request for 24
22 hour operation and liquor sales to 2:00 a.m. He indicated that in this case there is a slight buffer
23 of commercial development between the subject property and the residential area; however, there
24 are residences located a block from the site. He said that he would grant the operation as
25 proposed; however, he would want to renotice if the request is to include 24 hour operation and
26 liquor sales until 2:00 a.m.

27
28 Chairman Schlager indicated that he agrees with the comments of the other Commissioners. He
29 indicated that he would support the proposal if it were not for the request to increase to 24 hour
30 operation. He said that he feels the Commissioners have a responsibility to the community to
31 make sure there is no additional public input regarding 24 hour operation of the service station.

32
33 **Mr. Mobley** indicated that they want to be good neighbors and do not wish to upset members of
34 the community. He stated that they want to request 24 hour operation, and they would be willing
35 to restrict the sale of liquor at midnight if it is an issue.

36
37 Commissioner Lesser requested that staff provide the Commissioners with further information
38 regarding the hours of the other existing service stations in the City and the hours of liquor sales.

39
40 A motion was MADE and SECONDED (Lesser/Powell) to **REOPEN** and **CONTINUE** the

PLANNING COMMISSION MINUTES

September 13, 2006

Page 11

1 hearing for a Use Permit to allow the remodel of an existing service station to include a
2 convenience store with beer and wine sales at 3633 North Sepulveda Boulevard to October 11,
3 2006.

4
5 AYES: Bohner, Lesser, Powell, Chairman Schlager

6 NOES: None

7 ABSENT: Cohen

8 ABSTAIN: None

9
10 **DIRECTOR'S ITEMS**

11
12 Director Thompson indicated that there are ethics training requirements that the Commissioners
13 must meet by the end of the year. He indicated that there may be a training session on October
14 30, 2006, in Hermosa Beach, and he will provide the Commissioners with further information.

15
16 **PLANNING COMMISSION ITEMS**

17
18 **TENTATIVE AGENDA: September 27, 2006**

- 19
20 A. Coastal Development Permit for a Proposed Two Unit Condominium at 3213 Manhattan
21 Avenue
22 B. Use Permit for a Proposed Commercial Office/Retail Building at 838 Manhattan Beach
23 Boulevard
24

25 **ADJOURNMENT**

26
27 Commissioner Powell suggested closing the meeting in honor of the memory of the victims of
28 September 11, 2001.

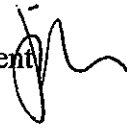
29
30 The meeting of the Planning Commission was **ADJOURNED** at 9:00 p.m. in the City Council
31 Chambers, City Hall, 1400 Highland Avenue, to Wednesday, September 27, 2006, at 6:30 p.m.
32 in the same chambers.
33


34
35 _____
36 RICHARD THOMPSON
Secretary to the Planning Commission

34
35 _____
36 SARAH BOESCHEN
Recording Secretary

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Eric Haaland, Associate Planner 

DATE: October 11, 2006

SUBJECT: Use Permit for a Proposed Vehicle Service Station with a Convenience Store with Beer and Wine Sales on the Property Located at 3633 Sepulveda Blvd. (Chevron Products Co.)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the continued Public Hearing and **ADOPT** the attached resolution **APPROVING** the proposed project subject to certain conditions.

APPLICANT/OWNER

Chevron Products Co.
145 S. State College Blvd. #400
Brea, CA 92822

BACKGROUND

The Planning Commission continued the subject public hearing from its regular meeting of September 13, 2006, in order to provide additional notice regarding 24 hour operation of the proposed reconstructed automobile service station.

DISCUSSION

The proposed project includes an existing service station to be reconstructed with 5 fuel pumps at the front portion, and a convenience store at the rear portion of the site. The Planning Commission generally indicated support of the project since it roughly matches the existing facility, except that the repair service occupying the existing building would be replaced by retail space. Some traffic improvements are also included with the project. The hearing was continued because the applicant had revised the request to allow 24 hour

operation of the facility, which was not reflected in the original project notice. A revised notice was subsequently circulated and an updated draft resolution is attached to this report.

The updated resolution includes all findings and conditions previously proposed, except for an allowance of 24 hour operation. The Planning Commission appeared to support late night operation of the service station, subject to further testimony, since its location is well buffered from residential properties. The Commission also discussed limiting alcohol sales to 12 midnight, which has been included in the resolution.

The Planning Commission received testimony from one member of the public expressing a desire for greater noticing, and concerns for project relationships with nearby projects, long term traffic, and area growth. The Commission appeared to be satisfied with the legally required noticing distance and project appropriateness. Staff subsequently received the attached request for similar information. Staff does not have some of this information; however, the City's Traffic Engineer met with the resident and discussed traffic and neighboring project issues with him.

CONCLUSION

Staff recommends that the Planning Commission accept additional public hearing testimony, discuss the project issues, and adopt the attached resolution approving the proposed use permit.

Attachments:

- A. Resolution No. PC 06-
- B. Minutes excerpt, dated 9/13/06
- C. Resident message, dated 9/21/2006

c: Chevron Products Co., Applicant
Tamara Fenner, Applicant Rep.

Vehicle Service Stations with Use Permits Restricting Hours of Operation

2121 Highland Avenue	Union 76 station:	6am to 10pm
1002 Manhattan Beach Blvd.	Arco/AMPM :	7am to 10pm
1865 Manhattan Beach Blvd.	Mobil station w/ car wash & mini mart w/ beer & wine:	24 hours for gasoline, 6am to midnight for mini mart.
1129 Sepulveda Blvd	vacant Shell station w/ mini mart w/ beer & wine:	6am to midnight

RESOLUTION NO. PC 06-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT TO REPLACE AN EXISTING CHEVRON SERVICE STATION WITH A NEW SERVICE STATION TO INCLUDE A CONVENIENCE STORE WITH BEER AND WINE SALES ON THE PROPERTY LOCATED AT 3633 SEPULVEDA BOULEVARD (Chevron Products Co.)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on September 13, and October 11, 2006, considered an application for a use permit to replace an existing service station with a new service station to include convenience store with beer and wine sales on the property legally described as Portions of Lots 3-6, 15-16, & 18-19, Block 1, Tract 1638 located at 3633 Sepulveda Boulevard in the City of Manhattan Beach.
- B. The application was filed on June 19, 2006. The applicant for the subject project is Chevron Products Co., the owner of the property.
- C. The project is Categorically Exempt from the requirements of CEQA pursuant to Sections 15303 and 15332, since the project involves reconstruction and minor infill development within an urbanized area.
- D. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- E. The property is located within Area District II and is zoned CG Commercial General. The surrounding private land uses consist of CG and Commercial/Industrial uses in the City of El Segundo.
- F. The General Plan designation for the property is General Commercial. The General Plan encourages private investment in the city's commercial areas, and encourages the use of landscaping, notches, and architectural details as provided in this project.
- G. Approval of the replacement of an existing service station with a new service station, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since it is in compliance with all regulations, improves existing circulation design with respect to Sepulveda Boulevard, and provides aesthetic enhancements with conforming landscaping and signage including removal of two pole signs.
- H. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- I. The service station replacement will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- J. A determination of public convenience and necessity is made for the proposed off-sale beer and wine license (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon the effectiveness of this project approval.
- K. This Resolution is intended to supersede all previous use permit approvals for the subject service station use.

RESOLUTION NO. PC 06-

shall be installed and maintained as required by the Department of Public Works. Oil clarifiers and other post construction SUSMP items shall be required for the project.

13. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
14. Sidewalks shall be replaced or installed around the entire site pursuant to the requirements of the Public Works Department.
15. * An appropriate merger document eliminating antiquated property lines within the site shall be recorded subject to the review and approval of the Community Development Department prior to issuance of building permits.

Operational Restrictions

16. * The facility shall operate as a vehicle service station use with food and beverage sales. Auto maintenance use and vehicle storage shall be prohibited.
17. * Alcohol sales shall be limited to retail beer and wine sales.
18. * Operation shall be permitted 24 hours daily, except alcohol sales shall be prohibited between midnight and 6am daily.
19. * The management of the facility shall police the property and all areas immediately adjacent to the businesses during the hours of operation to keep it free of litter.
20. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
21. * A covered trash enclosure(s), with adequate capacity shall be provided and available on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan demonstrating diversion of at least 50% of solid waste shall be provided as required by the Public Works Department.
22. * The site shall allow reciprocal vehicle access with adjacent properties for any future City approved project upon which a similar reciprocal access condition is imposed. Such access shall be through the site's parking lot and driveways. The parking lot configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
23. * Parking shall be provided in conformance with the current Manhattan Beach Municipal Code. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
24. * The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.
25. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings or other architectural elements shall be prohibited.
26. * Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.

RESOLUTION NO. PC 06-

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit application subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on October 11, 2006. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.
3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. A site landscaping plan, consistent with the project rendering on file with the Community Development Department, utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed landscape architect, as required by state law.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Project driveway entrances shall be constructed or modified in conformance with the requirements of the Public Works Department and Caltrans.
9. * Circulation and parking improvement design shall be subject to the review of the City's Traffic Engineer and Director of Community Development.
10. * A corner cut-off street dedication at the Sepulveda Boulevard and Rosecrans Avenue intersection, shall be provided prior to issuance of project building permits, subject to the review and procedures of the Public Works Department.
11. * Security lighting for the site shall be provided in conformance with Municipal Code requirements including applicable height limits and glare prevention design.
12. * Property line clean outs, mop sinks, erosion control, and other sewer and storm water items

RESOLUTION NO. PC 06-

- 27. * Any outside sound or amplification system or equipment is prohibited, except speakers used exclusively to communicate individually with customers at gasoline pumps and the cashier on an as needed basis.
- 28. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
- 29. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.

Procedural

- 30. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
- 31. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 32. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 33. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 11, 2006 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen,
Recording Secretary

PLANNING COMMISSION MINUTES

September 13, 2006

Page 6

1 denying the appeal.

2
3 A motion was MADE and SECONDED (Bohner/Powell) to DENY an Administrative Decision
4 Regarding Maximum Building Height for a Proposed Single Family Residence at 511 Pacific
5 Avenue

6
7 AYES: Bohner, Lesser, Powell, Chairman Schlager

8 NOES: None

9 ABSENT: Cohen

10 ABSTAIN: None

11
12 Director Thompson explained the 15 day appeal process and stated that the item will be placed
13 on the City Council's Consent Calendar for their meeting of October 3, 2006.

14
15 **PUBLIC HEARINGS**

16
17 **06/0913.1 Consideration of a Use Permit to Allow the Remodel of an Existing Service**
18 **Station to Include a Convenience Store with Beer and Wine Sales at 3633**
19 **North Sepulveda Boulevard**

20
21 Associate Planner Eric Haaland summarized the staff report. He stated that the proposal is to
22 reconstruct an existing service station to include five fuel pumping stations and a 1,999 square
23 foot building with a convenience store with beer and wine sales. He indicated that a Use Permit
24 is required for the gasoline station and alcohol sales. He stated that the project does conform to
25 the City's requirements for parking, height, landscaping, setbacks and signs. He indicated that
26 the proposal is in general conformance with requirements regarding traffic. He stated that the
27 City's Traffic Engineer did not determine that the project would result in a substantial increase in
28 traffic to warrant a traffic study. He commented that there are currently five curb cuts for the
29 existing service station use, and two of the driveways are proposed to be combined into a single
30 driveway to reduce the redundancy in curb cuts and improve traffic efficiency on Sepulveda
31 Boulevard. He commented that the new configuration would also provide for improvements to
32 an existing bus stop to allow for buses to pull out of traffic lanes. He said that the location is
33 buffered being on the corner of Sepulveda Boulevard and Rosecrans Avenue, with a refinery
34 across the street and adjoining commercial properties. He stated that the existing site has two
35 large pole signs which exceed current Code requirements, and they are proposed to be removed
36 and replaced with a monument sign.

37
38 In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that
39 the applicant has proposed hours permitted for the sale of alcohol between 6:00 a.m. and 1:00
40 a.m. which matches the entitlement of the existing Use Permit. He commented that 1:00 a.m.

PLANNING COMMISSION MINUTES

September 13, 2006

Page 7

1 closing is commonly a concern for restaurant projects, but has not been a problem for the retail
2 alcohol sales on Sepulveda Blvd.

3
4 Commissioner Lesser pointed out that there was a recent application for a convenience store on
5 Aviation Blvd. where the Commission limited the hours for the sale of beer and wine to
6 midnight.

7
8 In response to a question from Commissioner Lesser, Associate Planner Haaland said that staff is
9 recommending that a condition be added to address the easement of the neighboring property
10 owner to the parking area in order to allow for the proposed improvements to the driveways.

11
12 In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that a
13 traffic study would be done when the Traffic Engineer expects a potential significant increase in
14 traffic generation resulting from a project. He said that staff did not believe that the subject
15 project would result in an increase in traffic.

16
17 In response to a question from Commissioner Lesser, Associate Planner Haaland stated that the
18 project is required to be noticed to properties within a 500 foot radius of the site. He said that the
19 public hearing was noticed to the surrounding properties as required, and notice was placed in the
20 Beach Reporter. He indicated that the noticing for the subject project was consistent with the
21 noticing for other similar projects.

22
23 Commissioner Powell commented that conditions 19 and 30 of the draft Resolution are identical,
24 as well as conditions 20 and 31.

25
26 In response to a question from Chairman Schlager, Director Thompson indicated that he spoke
27 with the City's Police Chief as to whether he had any concerns with a new beer and wine license.
28 He commented that typically there are not problems with disturbances related to retail alcohol
29 sales in the subject area along Sepulveda Boulevard.

30
31 In response to a question from Chairman Schlager, Associate Planner Haaland said that the
32 Traffic Engineer and City Engineer did not identify an issue of a significant increase in
33 generation of traffic at the subject site that would relate to the new El Segundo project across
34 Rosecrans Avenue.

35
36 In response to a question from Commissioner Lesser, Associate Planner Haaland indicated that
37 the existing service station convenience store does not sell beer and wine.

38
39 **Tamara Fenner**, representing the applicant, indicated that they are requesting that Condition 18
40 on page 3 of the draft Resolution restricting the hours of operation be amended to allow them to

PLANNING COMMISSION MINUTES

September 13, 2006

Page 8

1 operate 24 hours. She pointed out that the site is in a commercial area along a state highway.
2 She commented that the State law requires that liquor sales not be permitted between 2:00 a.m.
3 and 6:00 a.m., and they would restrict liquor sales during those hours.
4

5 Director Thompson indicated that staff does not have concerns about the station operating 24
6 hours, and it is allowed by the Code.
7

8 In response to a question from Commissioner Powell, Associate Planner Moreno commented that
9 the Arco station on Manhattan Beach Boulevard has requested 24 hour operation but was denied
10 because of the close proximity of the site to residences.
11

12 Commissioner Powell commented that the notice for the hearing did not include 24 hour
13 operation of the service station, and he would question whether people who may have otherwise
14 been unconcerned would have a concern with 24 hour operation and liquor sales until 2:00 a.m.
15

16 Director Thompson commented that the hours of operation were not mentioned in the notice. He
17 said that if limited hours were specified, staff would be concerned that the noticing was not
18 accurate if the proposal was for 24 hour operation and should be redone. He indicated that it
19 would not be required to renote the project since 24 hour operation is permitted by the Code
20 and proper noticing was done, unless the Commissioners feel it is necessary.
21

22 Chairman Schlager commented that there is a residential area not too far from the subject
23 location. He indicated that he might have a greater concern if he lived a block from the site and
24 received a notice for 24 hour operation as opposed to a notice that did not specify the hours of
25 operation.
26

27 Chairman Schlager opened the public hearing.
28

29 **Ed Caprielian**, a resident of the 600 block of 33rd Street and the owner of a property on Elm
30 Street, said that the City did meet the requirements for noticing; however, very few people
31 received notification because of the location of the site. He said that he hopes the request for
32 operating 24 hours would be considered a significant enough change to warrant additional
33 noticing within a larger area. He stated that residents in the Tree Section are primarily impacted
34 by the traffic along Rosecrans Avenue. He commented that the service station has shut down the
35 service bays in 2000, and there does not appear to be a large concern regarding the time involved
36 for renovating the station. He indicated that he has not had sufficient time to do the amount of
37 research that he feels is necessary to make a documented presentation. He commented that there
38 were 95 accidents on Sepulveda Boulevard in Manhattan Beach from 2001 to 2006, 11 of which
39 occurred at the intersection of Rosecrans Avenue and Sepulveda Boulevard. He indicated that he
40 does not yet have information from El Segundo regarding traffic accidents at the intersection

PLANNING COMMISSION MINUTES

September 13, 2006

Page 9

1 within the boundary of their City. He stated that the impact that the new Plaza El Segundo
2 project and the expansion of LAX will have on the intersection has not been determined. He
3 commented that he is not certain whether approval is necessary from CalTrans and the MTA for
4 the project.

5
6 **Mr. Caprielian** commented that the parking area involves not only parking for the station but
7 also parking for the retail offices and the adjacent hotel. He commented that he does not see the
8 proposal as an existing use but rather a new use for a larger convenience store. He said that it is
9 difficult for him to believe that Chevron is undertaking the project without the expectation of
10 generating additional traffic to maximize their profits. He said that the station has failed to
11 comply with the existing limit imposed by BZA87-25 of operating hours from 6:30 a.m. to 1:00
12 a.m., and it has operated 24 hours for a long time. He stated that the lot is presently utilized by
13 the station for employee parking. He indicated that buses stopping at the corners pose an
14 obstacle for entering and exiting the service station, and the mitigation measures as proposed
15 would not eliminate the safety concerns.

16
17 Chairman Schlager closed the public hearing.

18
19 In response to a question from Commissioner Lesser, Director Thompson said that the 24 hour
20 operation of the existing station would be a Code Enforcement issue, and such issues are
21 enforced when a complaint has been made. He said that staff is not aware of any complaints
22 regarding the operation of the existing station.

23
24 In response to a question from Commissioner Powell, **John Mobley**, representing the applicant,
25 stated that the proposal will be similar to the current upgrade at the service station on Vista Del
26 Mar near the border of Manhattan Beach and El Segundo. He indicated that no advertising
27 signage for alcohol will be placed outside of the proposed building.

28
29 Commissioner Lesser indicated that he is prepared to move forward with the project. He
30 commented that he appreciates the comments of **Mr. Caprielian** regarding the frustration of all
31 residents with traffic in the City. He indicated that the new Plaza El Segundo project is going to
32 have a major impact on the community and along the corridor; however, the City has very little
33 weight in controlling that development. He commented that with the subject proposal, the
34 discretion of the Commission is limited to the findings. He said that he believes the project
35 meets the required findings, although he would support renoticing and possibly expanding the
36 notice to include the 24 hours operation. He indicated that if the proposal is considered for
37 limited hours, he might support restricting the sale of liquor at midnight as was done for another
38 recent project. He said that he would consent to allowing operations to 1:00 a.m. unless more
39 information were provided by staff regarding the hours of operation of other gas stations in the
40 City.

PLANNING COMMISSION MINUTES

September 13, 2006

Page 10

1
2 Commissioner Bohner said that he agrees with the comments of Commissioner Lesser. He
3 indicated that the Commission is limited to considering whether the required findings that have
4 been presented are met. He stated that he would agree that the Plaza El Segundo project is going
5 to greatly increase traffic. He indicated, however, that there is no indication that the proposed
6 site would be much different from the existing use. He indicated that he would agree to
7 renoticing regarding the 24 hour operation; although, he is not certain whether it will make a
8 difference in the number of people who come forward. He said that he does not feel there is a
9 need to increase the noticing radius, and the area specified by the Code is sufficient. He
10 indicated that he feels the sale of liquor until 1:00 a.m. is reasonable. He pointed out that the
11 applicant of the previous convenience store project referred to by Commissioner Lesser was
12 agreeable to restricting sales at midnight. He said that he would support renoticing regarding the
13 24 hour operation if the applicant is interested in such a request and the majority of the
14 Commissioners are in favor.

15
16 Commissioner Powell commented that the design of the proposal is aesthetically pleasing and is
17 an improvement to the existing site. He said that the proposal does meet the Code requirement
18 as to use, height, floor area, setbacks, parking, landscaping, and signage. He indicated that his
19 concern is regarding the liquor sales and the hours of operation. He commented that people who
20 received the notice may have assumed that the proposed operating hours would be the same as
21 the existing use, and they may have a larger concern if the notice specified the request for 24
22 hour operation and liquor sales to 2:00 a.m. He indicated that in this case there is a slight buffer
23 of commercial development between the subject property and the residential area; however, there
24 are residences located a block from the site. He said that he would grant the operation as
25 proposed; however, he would want to renotice if the request is to include 24 hour operation and
26 liquor sales until 2:00 a.m.

27
28 Chairman Schlager indicated that he agrees with the comments of the other Commissioners. He
29 indicated that he would support the proposal if it were not for the request to increase to 24 hour
30 operation. He said that he feels the Commissioners have a responsibility to the community to
31 make sure there is no additional public input regarding 24 hour operation of the service station.

32
33 **Mr. Mobley** indicated that they want to be good neighbors and do not wish to upset members of
34 the community. He stated that they want to request 24 hour operation, and they would be willing
35 to restrict the sale of liquor at midnight if it is an issue.

36
37 Commissioner Lesser requested that staff provide the Commissioners with further information
38 regarding the hours of the other existing service stations in the City and the hours of liquor sales.

39
40 A motion was MADE and SECONDED (Lesser/Powell) to REOPEN and CONTINUE the

PLANNING COMMISSION MINUTES

September 13, 2006

Page 11

1 hearing for a Use Permit to allow the remodel of an existing service station to include a
2 convenience store with beer and wine sales at 3633 North Sepulveda Boulevard to October 11,
3 2006.

4
5 AYES: Bohner, Lesser, Powell, Chairman Schlager

6 NOES: None

7 ABSENT: Cohen

8 ABSTAIN: None

9

10 **DIRECTOR'S ITEMS**

11

12 Director Thompson indicated that there are ethics training requirements that the Commissioners
13 must meet by the end of the year. He indicated that there may be a training session on October
14 30, 2006, in Hermosa Beach, and he will provide the Commissioners with further information.

15

16 **PLANNING COMMISSION ITEMS**

17

18 **TENTATIVE AGENDA: September 27, 2006**

19

20 A. Coastal Development Permit for a Proposed Two Unit Condominium at 3213 Manhattan
21 Avenue

22 B. Use Permit for a Proposed Commercial Office/Retail Building at 838 Manhattan Beach
23 Boulevard

24

25 **ADJOURNMENT**

26

27 Commissioner Powell suggested closing the meeting in honor of the memory of the victims of
28 September 11, 2001.

29

30 The meeting of the Planning Commission was **ADJOURNED** at 9:00 p.m. in the City Council
31 Chambers, City Hall, 1400 Highland Avenue, to Wednesday, September 27, 2006, at 6:30 p.m.
32 in the same chambers.

33

34

35 _____
36 RICHARD THOMPSON
Secretary to the Planning Commission

SARAH BOESCHEN
Recording Secretary

Eric Haaland

From: Edward C. Caprielian, Ph.D. [ed@eccphd.com]
Sent: Thursday, September 21, 2006 11:20 AM
To: Eric Haaland
Subject: Request of Information - Chevron Expansion and Remodel

September 21, 2006

Mr. Haaland:

I am requesting your assistance in obtaining the following information to assist me in assessing the proposed expansion and remodel of the Chevron station at the corner of Rosecrans and Sepulveda:

- A. Population Growth: 2000-2006 and Projected
- B. Traffic Density: 2000-2006 and Projected
- C. Traffic Accidents and Injuries: 2000-2006 and Projected
- D. Notifications and Approvals from MTA and CalTrans
- E. Sufficiency and Impact of Parking – Belamar Hotel
- F. Sufficiency and Impact of Parking – Commercial/Retail Offices
- G. Projected Impact of Redondo Beach Commercial Development on use of Marine Avenue as Alternative Route to and from 405 Freeway.
- H. City of El Segundo: Data on Traffic Density, Accidents, and Injuries – Rosecrans and Sepulveda
- I. City of El Segundo: Impact of Chevron Retail operations at El Segundo and Sepulveda Boulevards
- J. Require Traffic Study with Focus on Entering and Exiting
- K. Impact of Plaza El Segundo: Traffic Density and Congestion
- L. Impact of LAX Expansion: Traffic Density and Congestion

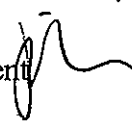
I would appreciate an opportunity to discuss the availability of this information and its consideration in your department's recommendation to the Planning Commission. In addition, I need further information on the parking easement and its implications. Please contact me at ed@eccphd.com or (310) 546-2345 regarding availability of the information or to clarify my request.


Thank you.

Ed Caprielian

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Eric Haaland, Associate Planner 

DATE: September 13, 2006

SUBJECT: Use Permit for a Proposed Vehicle Service Station with a Convenience Store with Beer and Wine Sales on the Property Located at 3633 Sepulveda Blvd. (Chevron Products Co.)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution **APPROVING** the proposed project subject to certain conditions.

APPLICANT/OWNER

Chevron Products Co.
145 S. State College Blvd. #400
Brea, CA 92822

BACKGROUND

The subject site presently consists of a vehicle service station with a small convenience store and a vacant vehicle repair facility. The applicant proposes to demolish the entire facility and construct reconfigured fuel pumps and a 1,999 square foot building primarily devoted to food and beverage sales. On-site consumption of food and beverages, and vehicle repair service are not proposed. A new on-sale beer and wine license is also proposed. Section 10.16.020 of the zoning code states that vehicle service station use and a beer and wine license both require use permit approval by the Planning Commission.

PROJECT OVERVIEW

LOCATION

Location	3633 Sepulveda Blvd. at the southwest corner of Sepulveda & Rosecrans Blvds. (See Site Location Map).
Legal Description	Portions of Lots 3-6, 15-16, & 18-19, Block 1, Tract 1638.
Area District	II

LAND USE

General Plan Zoning	General Commercial CG, Commercial General	
Land Use	Existing 2,584 sq. ft. auto service building w/ mini-market & 6 gasoline pumps	Proposed 1,999 sq. ft. retail building w/ 5 gasoline pumps
Neighboring Zoning/Land Uses	North (across Rosecrans) South East (across Sepulveda) West	El Seg. Chevron Refinery CG/Hotel CG/Retail CG/Office Building

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	26,949 sq. ft.	5,000 sq. ft. min
Building Floor Area:	1,999 sq. ft.	40,423 sq. ft. max
Height	21 ft.	22 ft. max.
Setbacks		
Commercial		
Front (Sepulveda)	30 ft (pump canopy).	10 ft.
Rear	2 ft.	None
Corner side (Rosecrans)	62 ft.	None
Interior side	75 ft. (including easement)	None
Parking:	15 spaces	15 Spaces
Hours of Operation - Com.:	6am – 1am Daily	None
Vehicle Access	2 Sepulveda driveways 1 Rosecrans dwy.	N/A

DISCUSSION

The submitted plans show the existing service station to be reconstructed with 5 fuel pumps at the front portion, and a convenience store at the rear portion of the site. This reconstruction roughly matches the existing facility except that the repair service occupying the existing building would be replaced by retail space, and the fuel pumps are oriented perpendicular to Sepulveda Boulevard. Additional changes include elimination of 1 driveway and 2 pole signs. New parking spaces, landscaping, an air/water station, and a trash enclosure are also proposed.

The project conforms to the city's requirements for use, height, floor area, setbacks, parking, landscaping, and signs. The project issues that warrant discussion include traffic, beer and wine sales, signs, and public input.

Traffic:

The project primarily represents a replacement of the existing service station and does not include any significant increase in traffic generation, therefore a formal traffic study was not required by the city's traffic engineer. The project's design, however, includes substantial attention to traffic safety and efficiency. The city's traffic engineer's comments are attached to this report.

Traffic improvements to the existing site include consolidation of two adjacent Sepulveda driveway curb cuts near the southeast corner of the site, and extension of the existing Sepulveda bus turnout in front of the site. Separate curb cuts currently serve the southerly parking easement area used by the neighboring businesses, and the southeast corner of the service station. Consolidating these curb cuts simplifies traffic movements entering and exiting Sepulveda Boulevard in this area. The existing bus turnout on Sepulveda Boulevard abutting the site is substandard in length, which often results in stopped buses blocking traffic. The proposed extension will allow buses to stop completely outside of Sepulveda travel lanes.

Beer and Wine Sales:

The applicant proposes to sell packaged beer and wine as is typical for full size convenience stores. Alcohol sales requires use permit approval to prevent impacts to the surrounding area. Retail alcohol sales at service stations are typically not disruptive to surrounding areas since the stations are already high intensity uses at intensive commercial locations. The subject location appears to be appropriate for alcohol sales since it is at a major arterial street intersection surrounded by intense commercial uses including an abutting office building which previously contained a liquor store. The Police Department has indicated that it would not contest this beer and wine license request. The attached resolution includes a finding determining public convenience and necessity shall be served by issuance of the beer and wine sales license as may be required by the State Department of Alcohol Beverage Control.

Signs:

The existing site contains 2 large pole signs abutting the street intersection, which are nonconforming to current code requirements. The proposal would replace those signs with a monument sign allowing the site to conform to the code. This represents a substantial aesthetic improvement to the site.

All signs visible off-site shall be counted toward the site's allowable sign area. Service stations typically have some signs on or around the fuel pumps that are visible off-site. The proposed resolution prohibits any amplified sound outdoors, such as product advertising, except for customer assistance at the pumps.

Public Input:

A public notice for the project was mailed to property owners within 500 feet of the site. Staff has received a response from a neighbor requesting notice be mailed to additional neighbors, and expressing concern for the loss of vehicle repair service for residents.

REQUIRED FINDINGS

In order to approve the requested use permit, Zoning Code Section 10.84.060 provides that findings must be made that the project: is consistent with the zoning code and General Plan, will not be detrimental to the city or surrounding area, and will not adversely impact or be impacted by nearby properties. These findings might be made as follows:

- The proposed plans conform with the zoning code, and the General Plan encourages private investment in the city's commercial areas, and encourages the use of landscaping, notches, and architectural details as provided in this project.
- The project is in compliance with all regulations, improves existing parking and circulation design, and provides desirable aesthetic enhancements.
- The project shall not result in adverse impacts to surrounding properties since it: primarily replaces the same use as existing currently, improves circulation, improves signage and landscaping aesthetics, and is in a location well buffered from sensitive neighboring uses.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt as reconstruction of an existing facility, and in-fill development within an urbanized area per Sections 15302 and 15332 of CEQA

CONCLUSION

Staff recommends that the Planning Commission accept public hearing testimony, discuss the project issues, and adopt the attached resolution approving the proposed use permit.

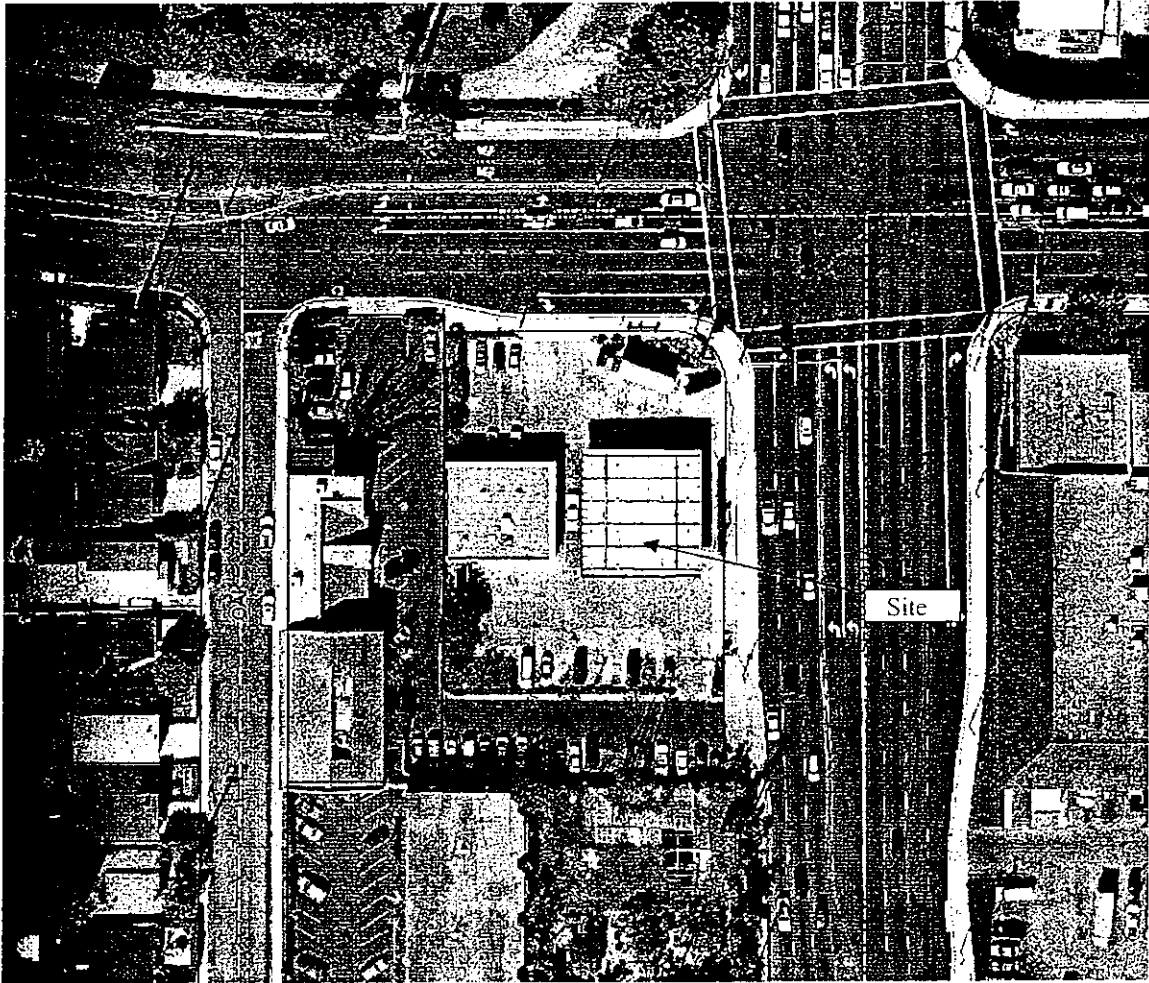
Attachments:

- A. Site Location Map
- B. Resolution No. PC 06-
- C. Applicant description
- D. Traffic Engineer memo.
Plans (separate)

c: Chevron Products Co., Applicant
Tamara Fenner, Applicant Rep.

3633 Sepulveda Blvd.

Vicinity Map



RESOLUTION NO. PC 06-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT PERMIT TO REPLACE AN EXISTING CHEVRON SERVICE STATION WITH A NEW SERVICE STATION TO INCLUDE A CONVENIENCE STORE WITH BEER AND WINE SALES ON THE PROPERTY LOCATED AT 3633 SEPULVDA BOULEVARD (Chevron Products Co.)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on September 13, 2006, considered an application for a use permit to replace an existing service station with a new service station to include convenience store with beer and wine sales on the property legally described as Portions of Lots 3-6, 15-16, & 18-19, Block 1, Tract 1638 located at 3633 Sepulveda Boulevard in the City of Manhattan Beach.
- B. The application was filed on June 19, 2006. The applicant for the subject project is Chevron Products Co., the owner of the property.
- C. The project is Categorically Exempt from the requirements of CEQA pursuant to Sections 15303 and 15332, since the project involves reconstruction and minor infill development within an urbanized area.
- D. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- E. The property is located within Area District II and is zoned CG Commercial General. The surrounding private land uses consist of CG and Commercial/Industrial uses in the City of El Segundo.
- F. The General Plan designation for the property is General Commercial. The General Plan encourages private investment in the city's commercial areas, and encourages the use of landscaping, notches, and architectural details as provided in this project.
- G. Approval of the replacement of an existing service station with a new service station, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since it is in compliance with all regulations, improves existing circulation design with respect to Sepulveda Boulevard, and provides aesthetic enhancements with conforming landscaping and signage including removal of two pole signs.
- H. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- I. The service station replacement will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- J. A determination of public convenience and necessity is made for the proposed off-sale beer and wine license (as conditioned below), which shall be forwarded to the California Department of Alcohol Beverage Control upon the effectiveness of this project approval.
- K. This Resolution is intended to supersede all previous use permit approvals for the subject service station use.

RESOLUTION NO. PC 06-

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit application subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on September 13, 2006. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.
3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. A site landscaping plan, consistent with the project rendering on file with the Community Development Department, utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed landscape architect, as required by state law.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Project driveway entrances shall be constructed or modified in conformance with the requirements of the Public Works Department and Caltrans.
9. * Circulation and parking improvement design shall be subject to the review of the City's Traffic Engineer and Director of Community Development.
10. * A corner cut-off street dedication at the Sepulveda Boulevard and Rosecrans Avenue intersection, shall be provided prior to issuance of project building permits, subject to the review and procedures of the Public Works Department.
11. * Security lighting for the site shall be provided in conformance with Municipal Code requirements including applicable height limits and glare prevention design.
12. * Property line clean outs, mop sinks, erosion control, and other sewer and storm water items

RESOLUTION NO. PC 06-

shall be installed and maintained as required by the Department of Public Works. Oil clarifiers and other post construction SUSMP items shall be required for the project.

13. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
14. Sidewalks shall be replaced or installed around the entire site pursuant to the requirements of the Public Works Department.
15. * An appropriate merger document eliminating antiquated property lines within the site shall be recorded subject to the review and approval of the Community Development Department prior to issuance of building permits.

Operational Restrictions

16. * The facility shall operate as a vehicle service station use with food and beverage sales. Auto maintenance use and vehicle storage shall be prohibited.
17. * Alcohol sales shall be limited to retail beer and wine sales.
18. * Hours of operation shall be limited to 6am to 1am daily
19. * The management of the facility shall police the property and all areas immediately adjacent to the businesses during the hours of operation to keep it free of litter.
20. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
21. * A covered trash enclosure(s), with adequate capacity shall be provided and available on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan demonstrating diversion of at least 50% of solid waste shall be provided as required by the Public Works Department.
22. * The site shall allow reciprocal vehicle access with adjacent properties for any future City approved project upon which a similar reciprocal access condition is imposed. Such access shall be through the site's parking lot and driveways. The parking lot configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
23. * Parking shall be provided in conformance with the current Manhattan Beach Municipal Code. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
24. * The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.
25. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings or other architectural elements shall be prohibited.
26. * Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.

RESOLUTION NO. PC 06-

27. * Any outside sound or amplification system or equipment is prohibited, except speakers used exclusively to communicate individually with customers at gasoline pumps and the cashier on an as needed basis.
28. The operation shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
29. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.
30. The management of the facility shall police the property and all areas immediately adjacent to the business during the hours of operation to keep it free of litter.
31. The operator of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.

Procedural

32. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
33. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
34. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
35. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

RESOLUTION NO. PC 06-

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of September 13, 2006 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen,
Recording Secretary



July 21, 2006

John W. Johnson
Co-President
Architect

Brian F. Zita
Co-President
Architect

John B. Hicks
Vice President

Cecil R. Spencer
Vice President

Regional Managers

Jesse E. Macias

Roy W. Pedro

Alan K. Shimabukuro

John W. Strobel

e R. Wilson

Eric Haaland
Community Development Department
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266

RE: PROJECT DESCRIPTION

Proposed Remodel of Chevron Service Station #20-2019
3633 N. Sepulveda Blvd.
Manhattan Beach, CA 90266
RHL #: CHV04101.0

Dear Eric:

Per our telephone conversation on July 14th, we are submitting revised documents for review and approval of a **Conditional Use Permit** to remodel the existing service station to allow fuel sales, a convenience store, and beer & wine sales.

It is the intent of Chevron Products Company to demolish and reconstruct their existing service station located at the southwestern corner of Sepulveda Boulevard and Rosecrans Avenue. This station has been at this location for some time. Since its original construction, the business of selling gasoline and related services to motorists has dramatically changed. Today's customers are looking for convenience and a clean and attractive place to get fuel, pick up a coffee or some snacks to eat on the road, or basic necessities to take home with them. A convenience store allows nearby residents to pick up a few items while saving an additional trip to the supermarket. The store will serve the motoring public, visitors to the community, as well as community residents.

This station was originally built with service bays for auto repair. The auto service business is no longer viable in a local service station, as cars have become too specialized and their technology more complex. As a result of these factors, Chevron desires to redevelop this site into a modern service station operation that will service the residents and visitors to the community.

The project proposes to demolish the existing 2,584 square foot service bay and snack shop building and the 4,092 square foot fueling canopy with 6 gasoline dispensers. These structures will be replaced by a new 1,999 square foot convenience store and a 3,472 square foot fuel canopy with five (5) new dispensers. The new canopy will fully cover all of the fueling positions to comply with current environmental regulations designed to prevent contamination of storm water run-off.

The existing underground storage tanks will be replaced as well. The entire fueling system will be fully upgraded to provide the most current state of the art solutions to prevent air and water pollution.

Established 1966

Offices

ANAHEIM, CA

BELLEVUE, WA

CAMAS, WA

MARTINEZ, CA

IRVINE, CA

ROSEVILLE, CA

SCOTTSDALE, AZ

A new trash enclosure will be constructed. The existing air and water unit will be replaced with new units and relocated near the rear of the site. The pay phones will also be relocated. The two existing pole signs shall be removed and will be replaced by a single monument sign at the corner, and an accessory legal pricing sign on the Rosecrans Avenue frontage.

The driveway on Rosecrans will remain as existing. The three existing driveways on Sepulveda Boulevard will be revised. The northernmost driveway on Sepulveda will be reduced in width to 32 feet, and the existing bus turn out will be extended to the north, encompassing this driveway. The two southern driveways, one of which provides access through a 45 foot easement agreement to the property next door, will be combined into a single driveway. The new driveway will be located approximately in the center of the two existing driveways and will be 40 feet wide. It is understood that the relocation of this driveway will require us to re-describe the easement for the agreement with the property to the south.

City of Manhattan Beach Municipal Code requires that on-site parking be provided at 1 space per 200 square foot of building area plus 1 space per 2,500 square feet of land area. Based on your directive, the site area for the service station was calculated at ½ of the total because there are two uses on the site. Using these formulas, there would be a total of 15 spaces required for the proposed project. There will be 16 on-site parking spaces provided which will consist of the parking stalls at the store front, including 1 van accessible stall, a stall dedicated for use at the Air/Water equipment, as well as perimeter stalls. Space is also provided for parking at each of the 10 proposed fueling positions.

The existing station has 6,676 square foot of building coverage (25%), and 12 on-site parking spaces provided. The proposed plans call for only 5,471 square foot of building coverage (20%), with 16 on-site parking spaces to be provided. Therefore, the project plans propose less site coverage, and more parking than what is currently provided on site. It is also our experience that a service station/convenience store use does not demand the number of parking spaces that code calls for. Previous studies by Traffic Engineering firms (one of which has been previously provided for your review) have concluded that because customers typically visit the store while they are fueling their vehicles, approximately 7 parking spaces should be adequate for the proposed project. If the fueling positions are included in the parking count, a total of 26 spaces are actually being provided on-site, exceeding the code requirement by 11 spaces.

Please refer to the attached site plan for the on-site circulation of the fuel tanker truck.

The site will be fully landscaped, including irrigation. The total landscaping required for this site is 8% of the site area, or 2,156 square feet. The amount of landscaping shown on the proposed plan is 3,353 square feet, or 12.4%. This amount far exceeds what is required.

Operations:

Customers can pay for their fuel purchase using credit/ATM cards directly at the pump or go inside the store to pay with cash, while leaving their vehicle still parked



at the dispenser. While inside the Extra Mile Market customers may purchase various items such as snacks, sundries, and prepackaged foods and beverages.

An intercom system at the fuel dispensers allows the customer to communicate with the store clerk if necessary. These intercoms have no accessible volume controls, and operate on the same dB level as a normal conversation.

The site is designed so that the cashier will have visibility of all customer areas of the site. By maintaining visibility of the site, Chevron staff will see and observe activities on the site. This observation is usually enough to discourage untoward behaviors. If problems occur, they can be dealt with by the store staff, with Police assistance if required.

We are also requesting that the CUP authorize the sale of beer and wine for off-site consumption from this location.

The store and fueling will remain open from 6 AM to 1 AM, per the existing Conditional Use Permit, 7 days a week. The store personnel operate on shifts and typically have 2-3 employees on duty during the peak periods of operation.

DESIGN DESCRIPTION AND CONTEXT

This site is located at the southwest corner of Sepulveda Boulevard and Rosecrans Avenue. This site is zoned General Commercial. The layout of the proposed facility will place the new gasoline dispensers in roughly the same location as the existing dispensers. The new store building will be located to the rear of the site, with parking along the front of the building.

The site is bounded on the west by commercial office and retail uses on land zoned General Commercial. The east side of the site is bounded by Sepulveda Boulevard, with Fry's Electronics on the opposite side, on land zoned General Commercial. The north side of the site is bounded by Rosecrans Avenue, with the Chevron El Segundo Refinery on the opposite side. To the south of the site is a hotel, on land zoned General Commercial.

TYPES OF EQUIPMENT & COMMODITIES TO BE STORED ON THE PROPERTY

The three underground storage tanks (UST) will store gasoline and diesel fuel. The Convenience store will have oil, antifreeze for automobile use, snacks, hot and cold food items and beverages. The fuel tanks and the fuel dispensing systems meet or exceed a national, state, and local regulations designed to prevent accidental spills, and the minimize the impacts on air quality.

OCCUPANCY CLASSIFICATION OF THE PROPOSED STRUCTURES

The Convenience store is a Type M-occupancy, and the canopy is Type S-3 occupancy per Uniform Building Code. The new building will be Type V-N construction (wood framed) and the new canopy will be Type II-N construction (steel structure) per Uniform Building Code.

We are confident that the appearance and ambiance of the proposed facility will greatly improve the fit of this business into the community while continuing to provide the necessary services to the motoring public.

FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL

1. The proposed location of the use is in accord with the objectives of the City of Manhattan Beach Title and the purposes of the district in which the site is located.

This site is located at the southwest corner of Sepulveda Boulevard and Rosecrans Avenue. This site is zoned General Commercial. A service station with a convenience store is an allowed use at this location.

2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;

The proposed redevelopment of this existing service station will add a convenience store to the site. The new convenience store, sale of beer and wine, and the continuation of the existing use of gasoline sales will not be detrimental to the adjacent uses, residents, or natural resources.

- (a) ***There are adequate public facilities, services and utilities to serve the proposed uses.***
- (b) ***The project proposed is well below the limits for intensity of use and development size. This site is providing significantly more landscaping than is required. Adequate parking and onsite circulation are provided for in the proposed design.***
- (c) ***There will be no potential harmful effects upon environmental quality and natural resources.***

The uses proposed are consistent with the Zone and the General Plan, and the proposed project complies with all applicable requirements of the zoning code. The proposed use will provide restrooms, fuel, snacks and food for both residents and visitors alike.

The project complies with all other regulations, conditions, or policies imposed by the zoning code. In addition, this project will clean up and beautify an old facility; providing customers with the products and services desired in today's marketplace. The remodeled and improved project will enhance the quality of the design esthetic of the facility, and will tend to increase (rather than depreciate materially) the appearance and value of the surrounding neighborhood.

3. The proposed use will comply with the provisions of the City of Manhattan Beach Title, including any specific condition required for the proposed use in



the district in which it is located; and

The proposed use will comply with the provisions of the City of Manhattan Beach Title, including any specific conditions required for the proposed use in the General Commercial and Sepulveda Boulevard Development Districts.

4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related to but not necessarily limited to; traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics; or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed remodel will not adversely impact nor be adversely impacted by nearby properties. There will be no potential impacts to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics; or the creation of demands exceeding the capacity of public services and facilities which cannot be mitigated.

Please contact me at (714) 935-0050, extension 430, if you have any questions or need further information in order to process this application promptly. Thank you in advance for your assistance.

Sincerely,

RHL DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read "Tamara Fenner". The signature is written in a cursive style with a small arrow pointing to the start of the first letter.


Tamara Fenner
Entitlements Manager

cc: Chevron Products Company / John Amabile

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Eric Haaland, Associate Planner

FROM: Erik Zandvliet, Traffic Engineer 

DATE: July 25, 2006

**SUBJECT: Proposed Convenience Store/Car Wash/ Gas Station
3633 N. Sepulveda Boulevard
Site Plan Review**

A multi-use Convenience Store and Gas Station is proposed at the existing service station on the southwest corner of Rosecrans Avenue and Sepulveda Boulevard (SR-1). A review of the site plan dated June 9, 2006 has been made. The following comments have been prepared to address traffic engineering concerns:

1. An accessible walkway shall be provided between the main doors of the convenience store and public sidewalk (See ADA requirements).
2. The two southerly driveways on Sepulveda Boulevard shall be combined and relocated per the site plan. This will require relocation of an existing street light and electrical pull boxes. A new raised landscaping area shall be constructed adjacent to the access easement area along Sepulveda Boulevard.
3. All raised landscaping planters along the property frontages shall begin or end perpendicular to the lower portion of the driveway wings.
4. All outside site lighting shall be directed away from the public right-of-way and shall minimize spill-over onto the sidewalks and street. Shields and directional lighting shall be used where necessary.
5. The existing bus stop turnout along the Sepulveda Boulevard frontage shall be extended northerly through the northerly driveway.
6. The drive aisle along the building front shall be at least 35 feet wide between the parking stall and pump island facilities.
7. A corner cut-off street dedication on the southwest corner of Sepulveda Boulevard and Rosecrans Avenue shall be granted to standards of the Public Works Department.
8. A 2 feet overhang shall be included in the stall length when calculating walkway widths across the front of the building. Increase walkway width by 2 feet to provide vehicle overhang.
9. Driveway visibility shall comply with Section 10.64.150 of the Manhattan Beach Municipal Code.

Ed Caprielian
613 33rd Street
Manhattan Beach, CA 90266-3423
Telephone: (310) 546-2345 - Fax: (310) 546-5478
E-Mail: ed@eccphd.com

September 13, 2006

Planning Commission
City of Manhattan Beach
City Hall
1400 Highland Avenue
Manhattan Beach, CA 90266

Dear Planning Commission:

I would appreciate your consideration of the following requests related to the proposed remodeled expansion of operations at the Chevron facility located at the intersection of Rosecrans and Sepulveda Boulevards:

1. Notification.

Delay consideration of the proposal until an increased number of Manhattan Beach residents are notified. In prior communications to the Planning Commission and City Council, I noted that due to the location of the station, approximately only 53 Manhattan Beach homes were notified. This is insufficient given the impact of the project on residents within the Tree Section.

A. Notification Area. Ensure notification of all residents within the boundaries of Sepulveda, Rosecrans, Valley, and Blanche.

B. Information. Ensure availability of information required by residents to make informed decisions.

C. Timeframes. Ensure city allots residents sufficient time to have access to city staff and review of project file.

2. Research

Ensure the availability of additional research to provide information and analyses required for an informed decision. Specifically, with an emphasis on the Rosecrans and Sepulveda traffic corridors, areas requiring further research and/or availability to residents include:

- A. Population Growth: 2000-2006 and Projected
- B. Traffic Density: 2000-2006 and Projected
- C. Traffic Accidents and Injuries: 2000-2006 and Projected
- D. Notifications and Approvals from MTA and CalTrans
- E. Sufficiency and Impact of Parking – Belamar Hotel
- F. Sufficiency and Impact of Parking – Commercial/Retail Offices
- G. Projected Impact of Redondo Beach Commercial Development on use of Marine Avenue as Alternative Route to and from 405 Freeway.
- H. City of El Segundo: Data on Traffic Density, Accidents, and Injuries – Rosecrans and Sepulveda
- I. City of El Segundo: Impact of Chevron Retail operations at El Segundo and Sepulveda Boulevards
- J. Require Traffic Study with Focus on Entering and Exiting
- K. Impact of Plaza El Segundo: Traffic Density and Congestion
- L. Impact of LAX Expansion: Traffic Density and Congestion

3. Compliance and Use

A. New Use, Not Existing Use. Chevron ceased repair services in 2000 resulting in decreased use for the last five years. It is unrealistic to believe Chevron is proposing this project without anticipating significantly higher usage to generate profits beyond that which it had when the service bays were operational.

B. Non-Compliance. Chevron has failed to adhere to its agreement with the city (BZA 87-25) to provide repair services and maintain the agreed upon hours of operation. For over six years, Chevron has operated 24/7 although BZA 87-25 limits operations from 6 am to 1 am.

C. Chevron Employee Parking. Chevron allows its employees attending training at the refinery to park at the station, another violation of the intended use as agreed to with the city.

4. Rejection of Proposed Project

Although some mitigating actions are proposed, the following aggravating factors require the rejection of the application to prevent increased traffic density and congestion:

A. Multiple Usages of Entrances and Exits. In addition to service station patrons, entering and exiting employees and patrons of the Belamar and adjacent commercial and retail operations results in further complex, not simplified, traffic movements.

B. Bus Stops and Traffic Speeds. Presently the two bus stops on Rosecrans and Sepulveda hinder the entrance and exit of vehicles. Additional entering and exiting will exacerbate traffic flow and congestion. Speed of vehicles traveling south on Sepulveda further add to the dangers of entering and exiting the station.

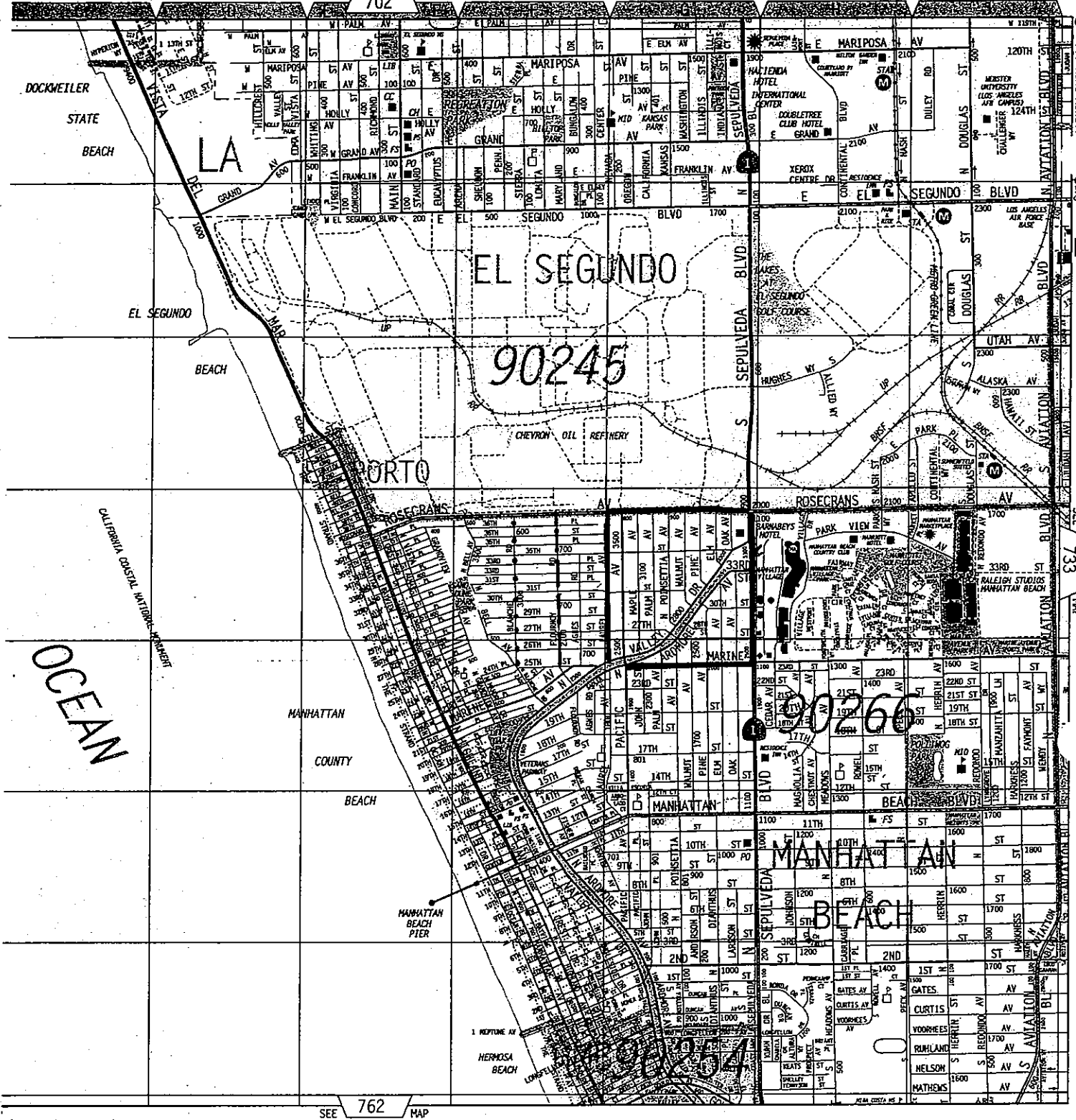
C. Rosecrans Exiting to Sepulveda South. Numerous vehicles that exit from both the station and the commercial/retail operations adjacent to the station often cross three lanes of traffic to gain access to turn lanes onto Sepulveda going north. Similarly, this occurs on Rosecrans at Oak Avenue and Elm Avenue, often at times of peak traffic.

D. Right-Lane Turn from Rosecrans to Sepulveda South. Vehicles desiring to turn right from Rosecrans to Sepulveda often backup blocking entrances/exits to the service station, the adjacent commercial/retail stores, along with vehicles entering Rosecrans from Oak Avenue. The backup is aggravated by the desired prohibition of vehicles turning right on a red light after 3 pm—a prohibition which is often violated.

E. Projected Increased Traffic Density and Congestion. Traffic density and congestion have increased dramatically on the Rosecrans and Sepulveda corridors, especially the intersection of Rosecrans and Sepulveda. Research will likely substantiate the continuance of these trends that the LAX expansion and Plaza El Segundo will heighten.

Sincerely,


Ed Caprielian



2500 SQUARE FEET DISTRIBUTION LIST
BOUNDARIES

- 1. ROSECRAINS ----- LAUREL BOUNDARY
- 2. LAUREL BLANCHE BOUNDARY
- 3. MARILIE
- 4. SEPULVEDA