

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
Rosemary Lackow, Senior Planner

DATE: January 3, 2006

SUBJECT: Consideration of the Planning Commission Approval of a Planned Development Permit to Allow a Reduction of On-Site Parking Spaces Due to Proposed Street Widening on Rosecrans Avenue, for the Property Located at 3601 Aviation Boulevard

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE AND FILE** the Planning Commission decision of approval.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

On December 14, 2005 the Planning Commission conducted a public hearing to consider an application for a Planned Development Permit for the subject property at 3601 Aviation Boulevard, located at the south-west corner of Rosecrans Avenue and Aviation Boulevard. The project site is improved with a 73,080 square foot 3-story office building and a 229 space surface parking lot. The property owner, Continental Rosecrans Aviation LP (Continental Development), requests approval to eliminate 25 parking spaces in the building's parking lot. The parking spaces would be eliminated to allow retaining wall construction to accommodate the widening of Rosecrans Avenue adjacent to the site.

The applicant is also a development partner of the 110-acre "Plaza El Segundo" retail project located at the corner of Sepulveda Boulevard and Rosecrans Avenue in the City of El Segundo. The street widening that is related to this application is one of a number of off-site roadway improvements that Continental Development has agreed to construct to mitigate traffic impacts resulting from that commercial development project.

The Planning Commission adopted Resolution PC 05-18 (4-0, one absence) approving this request, subject to several conditions of approval.

DISCUSSION:

The subject office building was built in the late 1980's under prior "M2" zoning (Heavy Manufacturing). The pre-construction planning process at that time consisted of a review and approval of an "Environmental Assessment" by the Planning Commission in 1984 (Resolution PC 84-22). In 1990 the site was re-zoned to the current PD (Planned Development) designation, which requires a Planned Development Permit. Since its development, the site has continuously operated as a general office building as originally approved with a 229 space parking lot.

Although no change in use is being requested, a Planned Development Permit is required at this time because of the requested change in the parking plan and reduction in amount of parking to 204 spaces, less than that required by the zoning regulations.

Project Description

Rosecrans Avenue currently does not have a dedicated right-turn lane at the intersection of Aviation Boulevard. The street widening project will provide room for a new 12-foot wide right turn lane that will facilitate traffic movement from east-bound Rosecrans to south-bound Aviation Boulevard and relieve congestion on Rosecrans Avenue. The submitted construction plan calls for an existing retaining wall, public sidewalk and parkway trees to be removed and a new similar retaining wall, sidewalk and tree plantings to be installed approximately 10 feet to the south. The new wall, approximately 240 feet in length, will be 3.5 feet tall from the perspective of the sidewalk adjacent to Rosecrans Avenue.

Planning Commission Approval

The Planning Commission review was focused on the reduction of on-site parking and whether there would be any related impacts. The Commission reviewed a parking study submitted by the applicant which analyzed actual parking usage as well as the estimated demand based on 100% occupancy of all office suites at the peak hour of activity. The Commission was comfortable with the study's methodology and conclusion that 204 parking spaces will be adequate. The study estimated that the actual parking demand for the site is 185 spaces.

In approving the project, the Commission imposed a number of conditions on the Planned Development Permit, the most notable being that the future use of the building be limited to general office use. Pursuant to MBMC 10.84.060 the Planning Commission made the following formal findings as required for a Planned Development Permit:

- The proposed Planned Development Permit is consistent with the goals and policies of the City of Manhattan Beach General Plan, specifically, that a maximum floor area factor of 1.5 be maintained for properties in the Manhattan Village land use areas. The Commission found that the existing floor area factor for the subject project (which will not change) is .9.
- The project is compatible with surrounding development as a mid-rise office development with adequate on-site parking, setbacks, and landscaping similar to neighboring office and retail development.
- The project is not detrimental to public utilities or services in that the general office building will continue to operate as it has for approximately 20 years with adequate

parking. The current proposal enhances public services by providing a needed increase in public street traffic capacity adjacent to the subject site.

Public Notice

Notice of the project public hearing was published in the Beach Reporter and mailed to all individual property owners within 500 feet of the project boundaries, as required by law. Staff was not contacted in response to the notices and the Planning Commission did not receive any public input prior to or at the hearing.

Street Widening Project

The Planning Commission was advised that the street widening project is scheduled to begin in the spring of 2006 and would take approximately nine months to complete. Upon approval of the subject PD Permit, it would be appropriate for the City Council to accept the land offered by the applicant for right of way use. A separate item on tonight's City Council's agenda relates to the proposed land dedication.

ALTERNATIVES:

The alternatives to the Staff recommendation include:

1. Remove this item from the "Consent Calendar" portion of the agenda, and appeal the Planning Commission's approval.

- Attachments:
- A. Resolution PC 05-18
 - B. Planning Commission Minutes (draft) excerpt
 - C. Staff Report to the Planning Commission dated 12/14/05 (some attachments NAE)

cc: Applicant

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT PERMIT FOR AN EXISTING 78,000 SQUARE FOOT GENERAL OFFICE BUILDING WITH A SITE MODIFICATION AND PARKING REDUCTION ON THE PROPERTY LOCATED AT 3601 AVIATION BOULEVARD (Continental Rosecrans Aviation LP)

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 and received testimony on December 14 2005; and considered an application for a planned development permit prompted by a relocation of an existing retaining wall and reduction of on-site parking spaces due to proposed street widening on Rosecrans Avenue, which is legally described as a portion of Section 19, Township 3 south, Range 14 west; located at 3601 Aviation Boulevard in the City of Manhattan Beach.
- B. The applicant for the subject project is Continental Rosecrans Aviation LP, the owner of the property.
- C. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of mid-rise office, retail, hotel, and industrial uses.
- D. The General Plan designation for the property is Manhattan Village.
- E. The subject application results from a proposed dedication of site property toward a pending major traffic improvement project for the intersection of Rosecrans Avenue and Aviation Boulevard.
- F. The applicant submitted a parking study verifying that the proposed elimination of 25 parking spaces shall not create a parking deficiency for the existing 78,080 square foot office building. The study projects peak demand for the general office building to be 191 parking spaces, while 204 parking spaces shall remain.
- G. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 1) as minor development to an existing facility per Section 15301 of CEQA.
- H. 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.
- I. The proposed Planned Development Permit is consistent with the goals and policies of the City of Manhattan Beach General Plan, specifically, that a maximum floor area factor of 1.5 be maintained for properties in the Manhattan Village land use areas.
- J. The project is compatible with surrounding development as a mid-rise office development with adequate on-site parking, setbacks, and landscaping similar to neighboring office and retail development.
- K. The project is not detrimental to public utilities or services in that the general office building will continue to operate as it has for approximately 20 years with adequate parking. The current proposal enhances public services by providing a needed increase in public street traffic capacity adjacent to the subject site.
- L. This Resolution, upon its effectiveness, constitutes the Planned Development Permit for the subject property.

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RESOLUTION NO. PC 05-

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

1. * The current project shall be constructed in substantial compliance with the submitted plans as reviewed by the Planning Commission on December 14, 2005. Approval of a parking reduction to a minimum of 204 spaces is dependent upon completion of the proposed property dedication and related street improvements. The existing remaining development shall conform to plans previously approved by the Planning Commission pursuant to Resolution No. PC 84-22. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission
2. * The subject office building shall be limited to general office use. Medical office use is prohibited.
3. 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.
4. * 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. Existing utility poles and lines adjacent to the site must be placed underground pursuant to the requirements of Public Works.
5. During construction, exposed soil shall be watered in order to minimize the impacts of dust on the surrounding area.
6. 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.
7. * Final plans shall provide for new landscaping where feasible as determined to be appropriate by the Community Development Department. A site landscaping plan 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.
8. A low pressure or drip irrigation system shall be installed in the new landscaped areas, which shall not cause any surface run-off. 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.
9. Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
10. A trash enclosure(s), with adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor.
11. 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

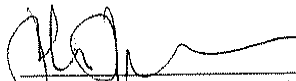
RESOLUTION NO. PC 05-

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.

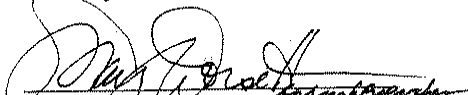
SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine 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 December 14, 2005 and that said Resolution was adopted by the following vote:

AYES: **Bohner, Lesser, Simon,**
 Chairman Savikas
NOES: **None**
ABSTAIN: **None**
ABSENT: **Sshlager**



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boesch,
Recording Secretary

Excerpt of DRAFT Minutes: Item 05/1214.1

**Planning Commission Meeting
December 14, 2005**

05/1214.1 PLANNED DEVELOPMENT PERMIT to Allow Relocation of an Existing Retaining Wall and Reduction of On-Site Parking Spaces Due to Proposed Street Widening on Rosecrans Avenue, at 3601 Aviation Boulevard (Continental Rosecrans Aviation LP)

Senior Planner Lackow summarized the staff report. She indicated that approximately 24 parking spaces would be removed from an existing surface lot serving an office building to accommodate an additional right turn lane for eastbound traffic on Rosecrans Avenue turning right on Aviation Boulevard. This turn lane improvement, is one of a number of street traffic improvements that the developers of the "Plaza El Segundo" project have agreed to implement. It will supplement and enhance a larger street project involving widening of the intersection of Rosecrans and Aviation Boulevard. That larger project has been planned for several years and is in the final pre-construction stage. The applicant submitted a parking study to evaluate the loss of the 24 spaces. That report concluded that this loss of parking spaces would not detrimentally impact the use of the subject office building. Ms. Lackow stated that the report was reviewed by the City's Traffic Engineer and also verified by parking counts made over a period of several months. She commented that the City supports the traffic improvement program that requires the right turn lane. She indicated that while the Staff is supporting this request, a condition has been incorporated into the draft Resolution that would require the use of the building to remain as for professional offices.

Alex Rose, representing Continental Development Association, the applicant, stated that they have been very proactive in planning and facilitation of traffic infrastructure improvement within the corridor and have donated land and money for improvements. He said that Continental Development is involved in the proposed Plaza El Segundo shopping center development, and the partnership agreed to a number of infrastructure and roadway improvements through six separate intersections along Rosecrans, including the subject intersection. He commented that the improvements include the creation of a dedicated right hand turn lane from eastbound Rosecrans Avenue to southbound Aviation Boulevard, which will increase the capacity of the intersection over 20 percent. He said that they would not have submitted the proposal if they felt it would impact their office use, and they recognize that it will be an improvement to the public. He commented that they are requesting approval at this time because the widening of the subject intersection turn lane can be incorporated into the Rosecrans Aviation widening project, which is about to begin construction. He said that incorporation of the construction of the subject turn lane into the overall intersection project would result in the least amount of time that traffic would be disrupted.

In response to a question from Commissioner Lesser, **Mr. Rose** commented that they would be required to come back to the City for approval before expanding the size of the building. He commented that it would not be practical to increase the square footage of the building. He pointed out that the proposed Resolution prohibits more intensive uses within the building such as for medical offices without coming back before the Commission.

Pete Tuchillo, representing Parsons, said that all four corners of Rosecrans Avenue are being widened as part of the overall improvement project. He commented that the subject proposal with the retaining wall adds to the project that has already been approved. He indicated that construction is anticipated to begin in the first quarter of 2006, and it is expected to take 9 months to a year for construction of the entire intersection.

In response to a question from Commissioner Simon, **Mr. Tuchillo** indicated that the Metrolink bridge that extends over Rosecrans Avenue would not be changed as a result of the proposed construction.

Chairperson Savikas opened the public hearing.

There being no one wishing to speak regarding the issue, Chairperson Savikas closed the public hearing.

Commissioner Lesser commented that the project would provide a public service, and certain municipalities have contributed to move the expansion and improvements at the intersection forward. He said that his understanding is the main concern that should be addressed is the reduction in parking; however, he is comfortable that the reduction in parking is not going to have an adverse impact as set forth in the staff report. He indicated that he would support the proposal.

Commissioner Bohner said that he also is in support of the project and is satisfied that the reduction in parking will not impact the office use. He pointed out that the owner is aware that the proposal could limit the future use of the office building.

Commissioner Simon said that he agrees with the comments of the other Commissioners. He commented that he is pleased with the parking report prepared by Walker Parking Consultants.

Chairperson Savikas stated that she also concurs with the comments of the other Commissioners and feels the applicant has considered all aspects of the proposal particularly with regard to the community aspect and concern for the improvement of traffic.

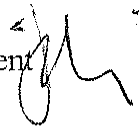

A motion was MADE and SECONDED (Lesser/Bohner) to **APPROVE** Planned Development Permit to allow relocation of an existing retaining wall and reduction of on-

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site parking spaces due to proposed street widening on Rosecrans Avenue, at 3601 Aviation Boulevard with the findings as identified in the staff report.

AYES: Bohner, Lesser, Simon, Chairperson Savikas
NOES: None
ABSENT: Schlager
ABSTAIN: None

Director Thompson explained the 15-day appeal period and stated that the item will be placed on the City Council's Consent Calendar for their review on January 3, 2006.

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: December 14, 2005
SUBJECT: Planned Development Permit to Allow Relocation of an Existing Retaining Wall and Reduction of On-Site Parking Spaces Due to Proposed Street Widening on Rosecrans Avenue (Continental Rosecrans Aviation LP)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **APPROVE** the subject request.

APPLICANT/OWNER

Continental Rosecrans Aviation LP
2041 Rosecrans Ave. Suite 200
El Segundo, CA 90245

PROJECT OVERVIEW

LOCATION

<u>Location</u>	3601 Aviation Bl., southwest corner of Aviation and Rosecrans. (See Site Location Map).
<u>Legal Description</u>	Portion of Section 19, T3 south, R14 west
<u>Area District</u>	II

LAND USE

<u>General Plan</u>	Manhattan Village	
<u>Zoning</u>	PD, Planned Development	
<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
	73,080 sq. ft. general office	no change

Neighboring Zoning/Land Uses

North (across Rosecrans)	El Segundo/Office Park
South	PD & IP/Retail Center Parking & Northrop
East (across Aviation)	Hawthorne/Hotel
West	PD/Retail Center.

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	78,350 sq. ft	22,500 sq. ft min.
Building Floor Area:	73,080 sq. ft	None
Height	3-stories over parking existing	None
Setbacks	30 ft. at north alteration	None
Parking:	204 spaces	244 spaces (*)
Landscaping:	9,539 sq. ft. (12%)	None
Hours of Operation:	No restrictions	None proposed

(*) 244 spaces at code ratio. Previous approval of reduced parking for existing 228 spaces. Current submitted parking study finding the site's peak demand to be 185 spaces.

BACKGROUND

The subject property was developed as a general office building in the 1980's. A small parking reduction was incorporated into the attached 1984 project approval, based on the use of various alternative transit incentives. The office building originally operated in a relatively remote area, which is now subject to substantially higher traffic volumes on arterial streets. In response, a major upgrade to the intersection of Aviation Boulevard and Rosecrans Avenue has been planned by local agencies (including Manhattan Beach), which involves an alteration to the subject property. Modifications to the office development including dedication of land and reduced on-site parking supply require Planning Commission approval.

DISCUSSION

The submitted plans show an existing 80,750 square foot site with a 73,080 square foot 3-story office building being reduced to an approximately 78,350 square foot site due to dedication of a 12-foot wide strip of property along Rosecrans Avenue. An existing retaining wall protecting the semi-subterranean parking lot underneath the building would be relocated behind the new property line. The existing building would not be affected by the site alteration, however, 24 on-grade parking spaces and 1,329 square feet of landscaping would be eliminated. The dedicated strip of land would be developed into a right-turn lane for eastbound traffic on Rosecrans to turn south on Aviation as part of the intersection improvement project.

The site is located within the PD zoning district, which was not the case when the project was originally built. The existing planning entitlement for the project (Resolution No. 84-22 attached) was generated in observance of the California Environmental Quality Act. The current proposal would result in a planned development permit for the site in conformance with PD district regulations. The PD district does not provide many specific development regulations such as the city's commercial zoning districts, but relies on the PD permit to primarily regulate project design and operation. The General Plan does, however, provide a maximum floor area factor of 1.5 for the applicable Manhattan Village land use area. The proposed site alteration results in a conforming 0.9 floor area factor.

The proposal to dedicate property to the street widening project does not appear to have a detrimental effect on the existing site's safe operation, public services needs, area compatibility, or General Plan conformity. Existing project aesthetics will not be altered other than a relatively imperceptible reduction in landscaping, and a reduced building setback from Rosecrans Avenue that is still consistent with the setback along Aviation Boulevard.

The primary project issue warranting discussion is **parking**. The dedication to the street widening project results in a loss of 25 on-site parking spaces leaving 204 spaces to remain. The submitted parking study concludes that this is an adequate parking supply to meet the demand of the existing office building. The study uses observations of existing parking demand at the facility and estimates peak demand for a fully occupied building to be 185 spaces. It is not surprising that this projected demand is less than the 244 space requirement derived using the zoning code's general office ratio of 1 space per 300 square feet of floor area. Multiple tenancies with varying peak activity hours typically result in parking efficiencies from sharing a common parking supply. The city's Traffic Engineer has reviewed the submitted parking study finding that it adequately estimates peak parking demand for the building.

Public Comments:

Staff has received no inquiries or responses to the project hearing notice.

Required Findings:

Section 10.84.060 of the zoning code establishes that certain findings be made by the Planning Commission in granting use permit approval. Staff believes that those findings can be made as follows:

1. The project is consistent with the city's General Plan and is compatible with surrounding development as a mid-rise office development with adequate on-site parking, setbacks, and landscaping similar to neighboring office and retail development.
2. The project is not detrimental to public utilities or services in that the general office building will continue to operate as it has for approximately 20 years with adequate parking. The current proposal enhances public services by providing a needed increase in public street traffic capacity adjacent to the subject site.

CONCLUSION

Staff supports the request believing that the project is in conformance with all requirements and that the required planned development permit findings can be made. A draft resolution of approval is attached, which would act as the site's planned development permit, if the project is approved by the Commission with no further appeal. Several standard conditions have been placed in the resolution as well as some site and project specific conditions.

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 (Class 1) as minor development to an existing facility per Section 15301 of CEQA.

ALTERNATIVES

The alternatives to the staff recommendation available to the Planning Commission include:

1. **APPROVE** the project with modifications and **DIRECT** that staff prepare a revised Resolution.

2. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.

Attachments:

- A. Resolution No. PC 05-
- B. Vicinity map
- C. Aerial View
- D. Site Photos
- E. Applicant request/information
- C. Parking study
- D. Previous site resolution
- Plans (separate)

cc: Continental Rosecrans Aviation LP, Applicant

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RESOLUTION NO. PC 05-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH APPROVING A PLANNED DEVELOPMENT
PERMIT FOR AN EXISTING 78,000 SQUARE FOOT GENERAL OFFICE
BUILDING WITH A SITE MODIFICATION AND PARKING
REDUCTION ON THE PROPERTY LOCATED AT THE 3601 AVIATION
BOULEVARD (Continental Rosecrans Aviation LP)**

**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 and received testimony on December 14 2005; and considered an application for a planned development permit prompted by a relocation of an existing retaining wall and reduction of on-site parking spaces due to proposed street widening on Rosecrans Avenue, which is legally described as a portion of Section 19, Township 3 south, Range 14 west; located at 3601 Aviation Boulevard in the City of Manhattan Beach.
 - B. The applicant for the subject project is Continental Rosecrans Aviation LP, the owner of the property.
 - C. The property is located within Area District II and is zoned PD, Planned Development. The surrounding private land uses consist of mid-rise office, retail, hotel, and industrial uses.
 - D. The General Plan designation for the property is Manhattan Village.
 - E. The subject application results from a proposed dedication of site property toward a pending major traffic improvement project for the intersection of Rosecrans Avenue and Aviation Boulevard.
 - F. The applicant submitted a parking study verifying that the proposed elimination of 25 parking spaces shall not create a parking deficiency for the existing 78,080 square foot office building. The study projects peak demand for the general office building to be 191 parking spaces, while 204 parking spaces shall remain.
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- This Resolution, upon its effectiveness, constitutes the Planned Development Permit for the subject property.

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RESOLUTION NO. PC 05-

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

1. * The current project shall be constructed in substantial compliance with the submitted plans as reviewed by the Planning Commission on December 14, 2005. Approval of a parking reduction to a minimum of 204 spaces is dependent upon completion of the proposed property dedication and related street improvements. The existing remaining development shall conform to plans previously approved by the Planning Commission pursuant to Resolution No. PC 84-22. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission
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8. A low pressure or drip irrigation system shall be installed in the new landscaped areas, which shall not cause any surface run-off. 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.
9. Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
10. A trash enclosure(s), with adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor.
11. 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

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RESOLUTION NO. PC 05-

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 December 14, 2005 and that said Resolution was adopted by the following vote:

AYES:

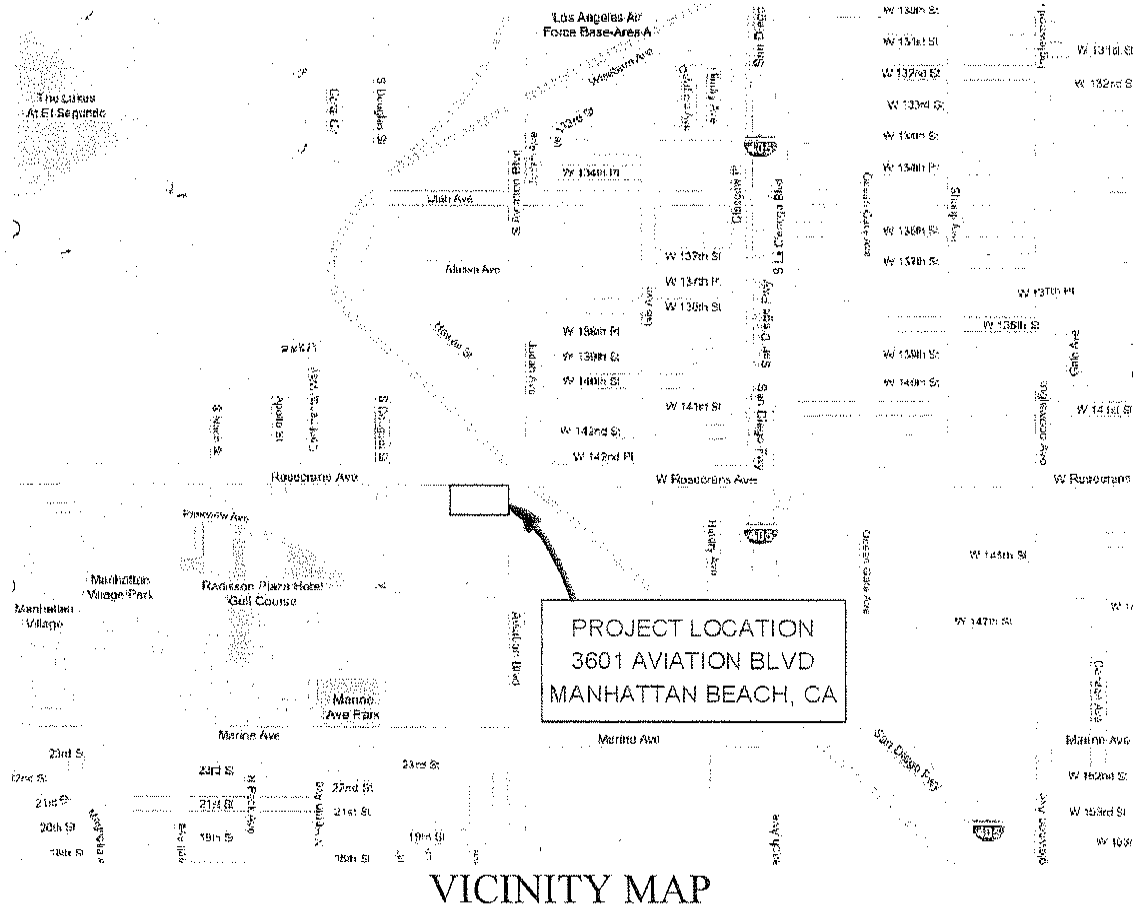
NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boesch,
Recording Secretary

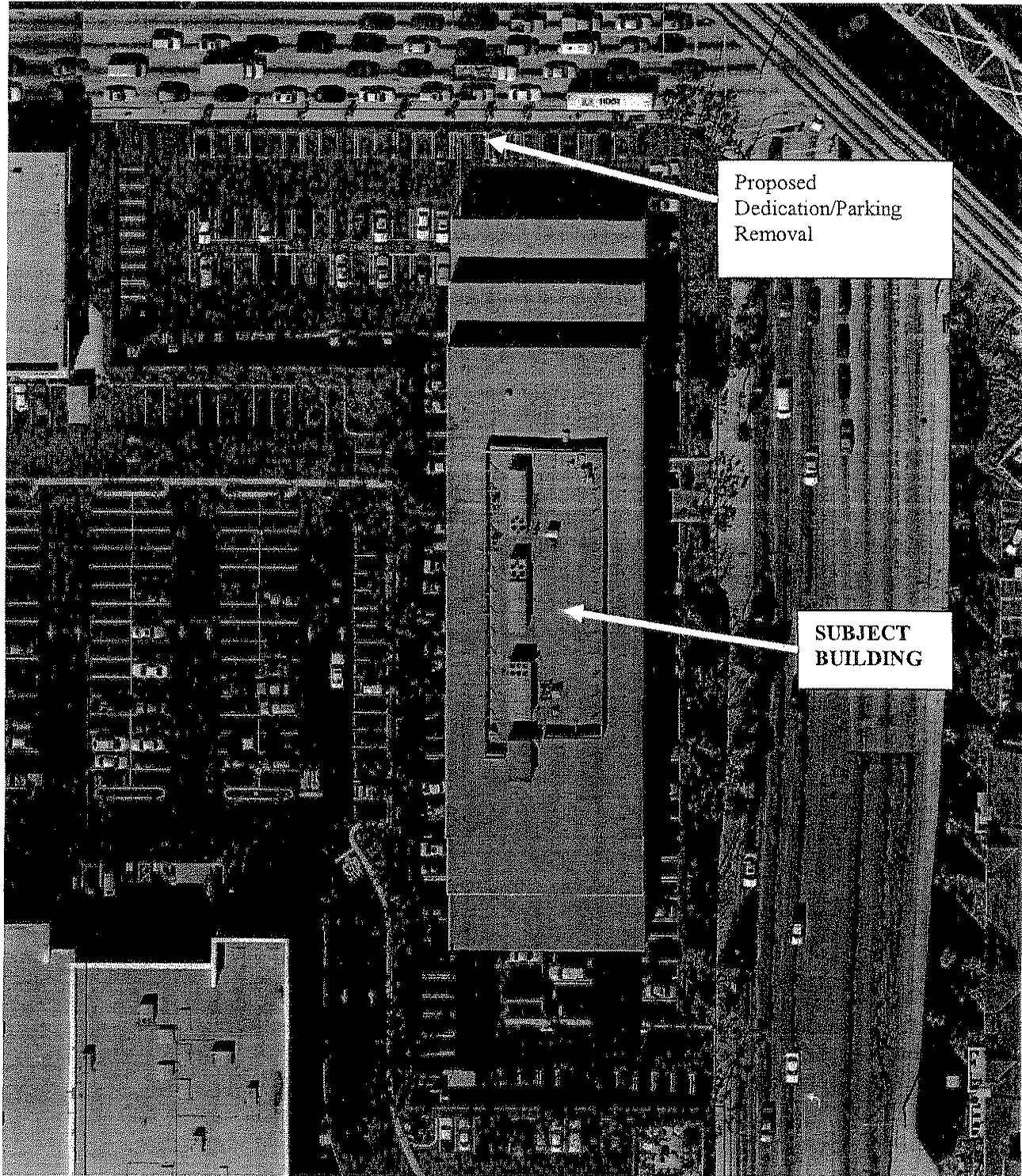


VICINITY MAP

PARSONS
 Project No.: 646320
 Date: 07/22/2005

Figure 1

Aerial View
3601 Aviation Blvd.



Proposed
Dedication/Parking
Removal

SUBJECT
BUILDING

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Exhibit "B"
To Application for a P.D. Plan Amendment
Dated October 21, 2005

Project Description

Applicant requests the following approvals:

1. Applicant requests approval to demolish an existing retaining wall and construct a new retaining wall at the southwest corner of Rosecrans Avenue and Aviation Boulevard on the property at 3601 Aviation Boulevard to allow for construction of a right turn lane from east bound Rosecrans to south bound Aviation Boulevard. The new retaining wall will replace the existing wall. The new wall will be 240 feet long with a height of 3 to 11 feet with an additional 3.5 feet of wall above sidewalk elevation. The right turn lane will be constructed as part of the Rosecrans Avenue – Aviation Boulevard Street widening project which is anticipated to begin construction before the end of this year. Applicant has donated property along the north and south sides of Rosecrans Avenue and along the west side of Aviation Boulevard to help facilitate the funding and construction of these needed street improvements.

A copy of the legal description of donated land for the right turn lane and the proposed Retaining Wall Plan, prepared by Parsons, are included with this application.

2. Construction of the right turn lane and new retaining wall requires a reduction in the number of parking spaces on the 3601 Aviation Boulevard property, which contains a 73,080 square foot, three story office building, of which 60,557 square feet (83%) is occupied. An Existing Parking Layout plan is enclosed with this application.

Applicant requests approval for a reduction of 25 parking spaces along the Rosecrans Avenue perimeter of the 3601 Aviation Boulevard property. The property currently contains 229 parking spaces. The proposed parking layout, with a total of 204 parking spaces, is shown on the Reconfigured Parking Layout plan that is included with this application.

A parking study of the 3601 Aviation Boulevard property prepared by Walker Parking Consultants is included with this application. This parking study concludes that the current peak parking demand is 141 spaces using a parking demand ratio of 2.32 spaces per 1,000 square feet. The Walker study also projects parking demand at 100 percent building occupancy. The study concludes that even if the new tenants generate parking demand at a higher rate than the existing tenants (3.5 spaces per

thousand square feet) a total of 185 parking spaces would be needed at 100 percent building occupancy at the peak hour on a weekday.

In addition to the consultant's parking study, the Applicant has conducted daily parking counts from 3/21/05 through 10/14/05. The Applicant's survey data, which is included with this Application, indicates that the current parking utilization consistently remains under 65 percent of the total available spaces during the weekday peak demand hour.

As indicated on the Retaining Wall Plan, construction of the new retaining wall will require removal of the existing trees and landscape planting. Applicant will replace the existing plantings in the construction impacted area with similar planting materials.

Exhibit "C"
To application for a P.D. Plan Amendment
Dated October 21, 2005

Description of how findings for a P.D. Plan Amendment at 3601 Aviation Boulevard shall be met:

The applicant is required to describe how the findings required to approve applicant's P.D. Plan Amendment for the 3601 Aviation Boulevard property will be met. An explanation as to how the proposed changes to the subject property meet the required findings is presented below.

The current use of the subject property as an office complex is consistent with the General Plan and the purposes of the district in which the site is located. The proposed P.D. Plan Amendment does not change the use of the subject property. The site shall continue to be used as an office complex.

The applicant's request for relocation of the existing retaining wall and reduction of 25 parking spaces on the site is proposed for the purpose of allowing street widening on the south side of Rosecrans Avenue and the construction of a right turn lane east bound Rosecrans to south bound Aviation Boulevard. The applicant has donated property for these improvements to be built. These improvements will have a positive impact on traffic flow through the intersection. It is planned that these transportation improvements will be constructed as part of the Rosecrans Avenue-Aviation Boulevard street widening project.

The applicant has demonstrated in its application that relocation of the existing retaining wall and reduction of 25 parking spaces on the subject property will not be detrimental to the operation of the existing office building.

The proposed changes to the subject property are sought to allow the construction of transportation improvements at the Rosecrans Avenue – Aviation Boulevard intersection. These changes will not adversely impact nearby properties, and will not be detrimental to the welfare of persons residing or working in or adjacent to the neighborhood.

As demonstrated by the above statements, the applicant believes that the proposed changes to the subject property are consistent with and meet the required Findings for the Planning Commission to grant the requested Use Permit Amendment.

10/14/2005

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Rosie Lackow, Senior Planner

FROM: Erik Zandvliet, Traffic Engineer



DATE: August 9, 2005

**SUBJECT: Parking Demand Study
3601 Aviation Boulevard
Traffic Engineering Comments**

I have reviewed the Parking Demand Study for 3601 Aviation Boulevard prepared by Walker Parking Consultants dated July 13, 2005. The Study was satisfactory and adequately estimates the current and fully occupied parking demand for the office building.



WALKER
PARKING CONSULTANTS

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Walker Parking Consultants
2550 Hollywood Way, Suite 303
Burbank, CA 91505

Voice: 818.953.9130
Fax: 818.953.9331
www.walkerparking.com

July 13, 2005

Alex Rose
Continental Development Corporation
2041 Rosecrans Avenue
El Segundo, CA 90245

Re: *3601 Aviation Boulevard Parking Study*
Walker Project #37-7630.00

Dear Mr. Rose:

We are pleased to present the results of our parking study of the 3601 Aviation office campus parking located in Manhattan Beach, California.

INTRODUCTION

The 3601 Aviation office building contains approximately 73,080 square feet of net rentable square feet (nrstf), of which 60,557 (83%) is occupied. The lot contains 228 spaces. However, due to the widening of Rosecrans Avenue, it is anticipated that 20 to 30 spaces will be lost.

INVENTORY OF PARKING SPACES

There are currently 191 unassigned spaces, of which 10 are marked for visitor parking and five are accessible. The remaining 37 spaces are reserved for specific tenants of the building. A breakdown is provided in Table 1 below.



Table 1: Inventory of Parking Spaces

Inventory by Type	Qty
Unassigned Spaces ⁽¹⁾	191
Reserved	
Individuals	20
Broker	1
Tecolote	4
Parsons	3
Thor	2
JP Morgan	2
Millenium	2
General Dynamics	<u>3</u>
TOTAL	228

⁽¹⁾ Includes 10 spaces marked "Reserved for Visitors" and 5 accessible spaces.

OCCUPANCY COUNTS

We performed occupancy counts every hour from 7:00 a.m. to 7:00 p.m. on the following days: Tuesday, June 28; Thursday, June 30; and Saturday, July 9. The highest occupancies for each day were observed at the following times:

Tuesday 6/28 – 2:00 p.m. – 135 spaces – 59.2% occupied;

Thursday 6/30 – 11:00 a.m. – 121 spaces – 53.1% occupied;

Saturday 7/9 – 10:00 and 11:00 a.m. – 7 spaces – 3.1% occupied.

Complete results of our counts are provided in Table 2 on the following page.



Table 2: Parking Occupancy Count

	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Tues 6/28													
Reserved	20	33	36	36	32	30	33	31	30	25	26	15	11
Non-Reserved	6	53	75	88	95	85	91	104	92	95	40	27	9
Total	26	86	111	124	127	115	124	135	122	120	66	42	20
% Occupied	11.4%	37.7%	48.7%	54.4%	55.7%	50.4%	54.4%	59.2%	53.5%	52.6%	28.9%	18.4%	8.8%
Thur 6/30													
Reserved	9	20	33	34	36	26	28	34	30	28	15	9	7
Non-Reserved	19	23	63	76	85	88	91	81	88	79	40	27	9
Total	28	43	96	110	121	114	119	115	118	107	55	36	16
% Occupied	12.3%	18.9%	42.1%	48.2%	53.1%	50.0%	52.2%	50.4%	51.8%	46.9%	24.1%	15.8%	7.0%
Sat 7/9													
Reserved	0	0	1	1	1	1	1	1	1	1	1	0	0
Non-Reserved	3	3	4	6	6	5	5	5	5	5	5	3	3
Total	3	3	5	7	7	6	6	6	6	6	6	3	3
% Occupied	1.3%	1.3%	2.2%	3.1%	3.1%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	1.3%	1.3%

Bold data denotes peak occupancy during the day



We made an adjustment to Table 2 to show all of the 37 reserved spaces as fully occupied since these spaces can only be utilized by specific tenants. The revised peak occupancies are as follows:

Tuesday 6/28 – 2:00 p.m. – 141 spaces – 61.8% occupied;

Thursday 6/30 – 11:00 a.m. – 122 spaces – 53.5% occupied;

Saturday 7/9 – 10:00 a.m. and 11:00 a.m. – 18.9% occupied.

Complete results are provided in Table 3 on the following page.



Table 3: Parking Occupancy Counts (Reserved spaces counted as 100% occupied)

	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Tues 6/28													
Reserved	37	37	37	37	37	37	37	37	37	37	37	37	37
Non-Reserved	6	53	75	88	95	85	91	104	92	95	40	22	9
Total	43	90	112	125	132	122	128	141	129	132	77	64	46
% Occupied	18.9%	39.5%	49.1%	54.8%	57.9%	53.5%	56.1%	61.8%	56.6%	57.9%	33.8%	28.1%	20.2%
Thur 6/30													
Reserved	37	37	37	37	37	37	37	37	37	37	37	37	37
Non-Reserved	19	23	63	76	85	88	91	81	88	79	40	22	9
Total	56	60	100	113	122	125	128	118	125	116	77	64	46
% Occupied	24.6%	26.3%	43.9%	49.6%	53.5%	54.8%	56.1%	51.8%	54.8%	50.9%	33.8%	28.1%	20.2%
Sat 7/9													
Reserved	37	37	37	37	37	37	37	37	37	37	37	37	37
Non-Reserved	3	3	4	6	6	5	5	5	5	5	5	3	3
Total	40	40	41	43	43	42	42	42	42	42	42	40	40
% Occupied	17.5%	17.5%	18.0%	18.9%	18.9%	18.4%	18.4%	18.4%	18.4%	18.4%	18.4%	17.5%	17.5%

Bold data denotes peak occupancy during the day



CURRENT PARKING DEMAND

Using the peak day and time (6/28 – 11:00 a.m.) we calculated the current parking demand as follows:

- Occupied space – 60,557 nrsf;
- Peak parking demand – 141 spaces;
- Parking demand per 1,000 nrsf = 2.32 spaces per 1,000 nrsf (141/60.557)

PROJECTED PARKING DEMAND AT 100% OCCUPANCY

With 60,557 nrsf currently occupied, the building has 12,523 nrsf vacant. Assuming all of the vacant square footage gets leased, and assuming the new tenant generates parking demand at a higher rate than existing tenants (3.5 spaces per thousand square feet, which is a conservatively high generation rate for general office space), the added demand would be 44 spaces. Adding that to the current peak of 141, we arrive at a total of 185 spaces needed at 100% building occupancy at the peak hour on a weekday.

The road construction project is anticipated to take 20 to 30 spaces out of the lot. If it takes 30, there will be 198 spaces remaining. Subtracting our projected peak occupancy of 185 spaces, there would be a 13-space surplus in the lot at peak.

If you have any questions regarding our study, please do not hesitate to call us.

Sincerely,

WALKER PARKING CONSULTANTS

William Francis
Vice President

RESOLUTION NO. PC 84-22

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DETERMINING THAT A REVISED DEVELOPMENT PLAN IS WITHIN THE SCOPE OF THE APPROVAL GRANTED FOR THE FILING OF A NEGATIVE DECLARATION IN COMPLIANCE WITH CEQA TO ALLOW THE CONSTRUCTION OF A COMMERCIAL OFFICE STRUCTURE ON THE PROPERTY LOCATED AT 3601 AVIATION BOULEVARD

WHEREAS, the Planning Commission of the City of Manhattan Beach considered a revised development plan to determine if the revised project is within the scope previously granted to allow the construction of the captioned project located at 3601 Aviation Boulevard, legally described as follows:

A portion of Section 19, Township 3 south, Range 14 west, property formerly of Redondo Land Company, as shown on Recorder's File Map No. 140, on file in the Office of the Recorder of the County of Los Angeles, which lies within the westerly four feet of the easterly 44 feet of the northerly 124 feet of the southerly 274 feet of the north half of the northeast quarter of said section; and,

WHEREAS, testimony was invited at said hearing with regard to the project; and,

WHEREAS, the applicant for the revised development plan is Damon Lawrence, owner of the subject property; and,

WHEREAS, the Planning Commission previously approved the filing of a Negative Declaration to allow the construction of a five-story office building containing approximately 173,000 square feet as noted in Resolution No. 845; and,

WHEREAS, a Negative Declaration was filed on the proposed project stating that there would be no significant environmental impact provided the conditions as imposed were met; and,

WHEREAS, the applicant has provided a revised development plan for a commercial office structure to contain approximately 73,000 square feet of gross floor area and approximately 251 parking spaces; and,

WHEREAS, it was determined that the previously imposed conditions would also apply to the revised development plan and therefore are made part of the approval; and,

WHEREAS, the proposed downsizing of the project will provide a less intrusive structure than previously approved which will provide a benefit to the community and surrounding environment; and,

WHEREAS, it was stated by the applicant that he previously dedicated approximately 5000 square feet to provide for the widening of Aviation Boulevard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach hereby FINDS the revised development plan, as submitted to the Planning Commission on May 23, 1984, within the scope of the approval previously granted for an office structure on the subject property, and that said revised project shall be subject to the following conditions of approval:

1. The proposed structure shall maintain a minimum of one foot setback from the respective rights-of-way for each one foot of height of said building.

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(Continued)

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- 2. An eight foot sidewalk shall be installed on the Rosecrans Avenue and Aviation Boulevard frontages subject to the approval of the Department of Public Works.
- 3. A landscaped area of not less than three feet in width shall be installed adjacent to all street frontages, with the exception of driveway areas.
- 4. The total area to be landscaped on the site shall include a minimum of seven percent of the total area devoted to parking.
- 5. All exterior lighting shall be of low pressure sodium or an equivalent energy efficient lighting system.
- 6. An energy consumption budget of 42,500 BTU's per square foot per year shall not be exceeded in the proposed building.
- 7. An energy analysis shall be completed to compare the use of non-renewable resources required of the proposed building with the following passive design features being considered and shall be provided in conjunction with the building permit application:
 - (a) Building orientation.
 - (b) Least amount of glazing on north exposure.
 - (c) Most "protected" glazing "south".
 - (d) Openable windows.
 - (e) Non-mechanical ventilation.
 - (f) Use of skylights and atriums to increase natural light and ventilation.

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- 8. Access shall be limited to "right-turn only" movement into each of the proposed driveways and similar movements out of these driveways.
- 9. The parking area may be delineated as separate parking areas for bicycles, mopeds, and motorcycles. These parking areas should be within a preferential area which is within view of the parking structure attendant. Up to a maximum of one percent of the total number of auto parking spaces can be used instead for separately designated parking for bicycles, motorcycles, and mopeds. If this option is exercised, locker/shower facilities for bicyclists and others shall also be included in the design. For every auto parking space utilized for these facilities, a bonus of four auto parking spaces will be deducted from the auto parking requirements.
- 10. The applicant shall develop and implement a Transportation Action Program for the project to encourage building employees/occupants to participate in ride-sharing and other traffic reduction measures. The action program should consist of, but not be limited to, the following:
 - (a) Make carpool information available to building tenants and encourage formation of the interbuilding carpools. In addition, carpool matching facilities or Commuter Computer, Inc., the regional carpool matching agency can be utilized.
 - (b) The applicant should establish a company association to promote ride-sharing, etc., similar to the efforts underway at the high technology firms and other office buildings within the general vicinity or, if permitted, to join the El Segundo Employers Association.
 - (c) A preferential parking program for employees/occupants should be implemented as an integral part of the action program, thereby encouraging carpooling among tenants.
 - (d) Applicant should make transit schedule, maps, and other transit information available on the ground floor lobby as appropriate.

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(Continued)

- 11. Driveways, which will no longer be required for site access, shall be removed and standard curb, gutter, and sidewalk constructed in their place subject to the requirements of the Department of Public Works.
- 12. Utilities serving and adjacent to the site shall be placed underground.
- 13. A site landscaping plan shall be prepared for submittal to the City in conjunction with the building permit application. It shall include street trees and appurtenant landscaping of species, sizes, and locations to be approved by the Departments of Public Works and Community Development.
- 14. The project shall meet all Code requirements pertaining, but not limited to setbacks, height and lot coverage.

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 May 23, 1984, and that said Resolution was adopted by the following vote:

AYES: Commissioners Ackerman,
Collins, Cunningham,
Graw, and Chairman Barnes

NOES: None

ABSTAIN: None

ABSENT: None

Terry Stambler-Wolfe
TERRY STAMBLER-WOLFE
Secretary to the Planning Commission

Darlene Rotman
Darlene Rotman
Recording Secretary