



CITY OF MANHATTAN BEACH
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Project Title:
MANHATTAN BEACH GELSON'S MARKET

Date: July 14, 2016

Project Location: The project is located on two sites: the primary project site at 707 N Sepulveda Boulevard and, across 8th Street, the auxiliary employee parking site at 801 N Sepulveda Boulevard, both in the City of Manhattan Beach, Los Angeles County, CA. The project sites consist of unoccupied commercial buildings and surface parking areas. The project is located in a predominantly commercial area along Sepulveda Boulevard (State Highway 1) . Suburban residential development is located to the west. The project sites are designated as General Commercial under the City's General Plan, and zoned as General Commercial

Project Description: The project proposes on the primary project site, partial demolition of the existing collision repair facility and total demolition of the showroom and service depot. The project would remodel the remaining portion of the facility and reconstruct 7,369 square feet (6,060 square feet of building area and a 1,309 square foot mezzanine) to provide a 27,900 square foot specialty grocery market (including a 145 square-foot indoor incidental dining area and 503 square-foot incidental outdoor dining area). In addition, a new 7,000 square foot financial service/investment building would be constructed near the corner of Sepulveda Boulevard and 6th Street.. The remainder of the primary project site's existing surface parking lot would be reconfigured and improved with surface parking. An existing 2,242 square foot building on the auxiliary employee parking site would be entirely demolished and no new buildings would be constructed. A total of one hundred thirty-five (135) off-street surface parking spaces would be permanently maintained for the project at all times. The existing surface parking lot on the primary project site would be reconfigured to provide one hundred nineteen (119) parking spaces, including five (5) accessible parking spaces. The auxiliary employee parking site would be redeveloped with sixteen (16) parking spaces.

Presence of the Site on Hazardous Waste-Related Lists: The project would be located on a site included in the past on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 of the California Government Code. All cases are now completed or closed.

Environmental Determination: The Initial Study/Environmental Checklist that has been prepared recommends that the lead agency adopt a Mitigated Negative Declaration. The project has the potential for significant effects on Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise, but each of those potential impacts is mitigated to less than significant with the mitigation measures identified in the Mitigated Negative Declaration document.

Public Review Period During Which Comments May be Submitted: July 21, 2016 to August 22, 2016

Date, Time, and Location of Public Meeting: The project will require a public hearing before the Manhattan Beach Planning Commission for action on the use permit; however, a specific date for this public hearing has not yet been established. A separate hearing notice will be published on a future date. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), or in correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).


Address/location where the Initial Study and Proposed Mitigated Negative Declaration are available for review:

- City of Manhattan Beach City Hall 1400 Highland Avenue, Manhattan Beach CA, 90266
- City of Manhattan Beach Police/Fire Facility 400/420 15th Street, Manhattan Beach (Open 24 hours)
- County of Los Angeles Public Library 1320 Highland Avenue, Manhattan Beach
- Joslyn Community Center 1601 Valley Drive, Manhattan Beach
- Manhattan Heights 1600 Manhattan Beach Boulevard, Manhattan Beach
- City of Manhattan Beach Website <http://www.cityymb.info/city-officials/community-development/planning-zoning/current-projects-programs>

(Reference documents are available for review on the City website)

Please send written comments to: Eric Haaland, City of Manhattan Beach, 1400 Highland Avenue, Manhattan Beach CA, 90266 | P: (310) 802-5511 | E: ehaaland@cityymb.info


Marisa Lundstedt, Community Development Director


Date