



City of Manhattan Beach

Community Development

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that the City of Manhattan Beach has released a Draft Environmental Impact Report (EIR) for Sunrise Assisted Living Facility. The Draft EIR is available for public review for a 45-day period ending on Friday, June 4, 2021. Comments may be submitted to the City of Manhattan Beach Community Development Department during that period.

PROJECT TITLE: Sunrise Assisted Living Facility

PROJECT APPLICANT: Sunrise Development, Inc.
7902 Westpark Drive, McLean, VA 22102

PROJECT LOCATION: The project site is located at the southeast corner of North Sepulveda Boulevard and 5th Street, with associated addresses of 250-400 North Sepulveda Boulevard, in the City of Manhattan Beach. The site is a rectangular-shaped property and approximately 53,181 square feet (1.22 acres) in area. The site's Assessor Parcel Numbers (APN) are 4167-024-033 (400 North Sepulveda Boulevard), 4167-024-034 (350 North Sepulveda Boulevard), 4167-024-032 and 4167-023-031 (250 North Sepulveda Boulevard), and a fifth parcel, a vacated street. The project site is bordered by commercial development and North Sepulveda Boulevard to the west, single and multi-family residential development to the east, commercial development and 5th Street to the north, and commercial development to the south. There is a two-story motel to the west, across North Sepulveda Boulevard. Two and three-story residences are located to the east, one-story office and automotive services buildings are located to the north across 5th Street, and one-story automotive services buildings are located to the south.

The project site has a General Plan land use designation of General Commercial. The site is zoned CG-D8 (General Commercial, Sepulveda Boulevard Corridor Overlay), as defined by the City's Zoning Ordinance in the Manhattan Beach Municipal Code (MBMC).

PROJECT DESCRIPTION: The proposed project would involve demolition of 14,562 square feet of commercial space contained in three existing commercial buildings, three existing driveways on North Sepulveda Boulevard, one existing driveway on 5th Street, and 37,387 square feet of existing paved parking lot/internal driveways. After demolition, a new assisted living facility with a 26,754 square-foot building footprint would be constructed. The proposed building would consist of two to three building

levels above existing grade, and one level of partially subterranean parking. The level of partially subterranean parking includes 61 parking spaces and mechanical equipment rooms. The proposed building would have a maximum height of 30 feet.

The building would contain approximately 79,772 square feet of floor area, consisting of 95 rooms (115 total beds), a facility kitchen, common areas (foyer, parlor, bistro, private dining room, general dining rooms, activity rooms, and staff rooms), two loading spaces for deliveries, and internal trash storage. The project would include 64 assisted living rooms and 31 memory care rooms for Alzheimer's patients and individuals with memory loss.

The project would also include removal and replacement of the sidewalks on 5th Street and North Sepulveda Boulevard, as well as installation of an accessible ramp on northwest corner of 5th Street and Sepulveda Boulevard.

SIGNIFICANT EFFECTS OF THE PROJECT: Based on the analysis in the Draft EIR, the project would result in significant effects related to geology and soils. Mitigation has been incorporated and the residual effect will be less than significant with mitigation incorporated.

PUBLIC HEARING: The public hearing for this project has not yet been scheduled. A notice for the date and time of the scheduled public hearing will be mailed separately. The Draft EIR is available online for public review at the following link: <https://www.citymb.info/departments/community-development/planning-zoning/current-projects-programs/sunrise-senior-living>. A hard copy of the document may be reviewed by appointment only, due to Covid-19 protocols, at the Community Development Department within City Hall, located at 1400 Highland Avenue, Manhattan Beach, California, 90266. For an appointment, please contact Angelica Ochoa, Associate Planner, at (310) 802-5517 or aocchoa@citymb.info.

The period for submitting comments on the Draft EIR is April 19, 2021 to June 4, 2021. All comments must be mailed or submitted no later than 4:30 p.m. on Friday, June 4, 2021. All comments become part of the public record. Comments may be submitted by U.S. Mail or by e-mail to: Angelica Ochoa, Associate Planner, aocchoa@citymb.info, City of Manhattan Beach, 1400 Highland Avenue, Manhattan Beach, CA, 90266.

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