

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Sunrise Assisted Living Facility

Lead Agency: City of Manhattan Beach

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Project Location: Manhattan Beach
City

Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

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 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 Alzheimers patients and individuals with memory loss.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

Impact 1: Seismically-induced ground shaking could damage structures and infrastructure, resulting in loss of property or risk to human safety. Mitigation Measure GEO-1 on-site development shall comply with, all recommendations contained in Section 5.0 of the Preliminary Geotechnical Report for the project. At a minimum, any buildings considered essential facilities, as defined in the CBC, shall be designed to withstand upper bound earthquake ground motion. All on-site structures shall comply with applicable provisions of the CBC and the MBMC.

Impact 2: GEO-4. The project site is not located in an area susceptible to liquefaction, subsidence, lateral spreading, or landslides. However, the project site is underlain by potentially expansive and collapsible soils as well as corrosive soils. Therefore, impacts related to expansive and collapsible corrosive soils would be potentially significant. Mitigation Measure GEO-4 would be required to ensure that the design of the proposed development adequately addresses these soil hazards. A Registered Civil Engineer shall conduct a final analysis of surficial and near-surface soils at the site to verify whether expansive and/or collapsible soils are present and approve a final foundation design.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

CalTrans
City of Manhattan Beach