

**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning Commission

**THROUGH:** Richard Thompson, Director of Community Development

**FROM:** Laurie B. Jester, Planning Manager

**DATE:** June 27, 2012

**SUBJECT** Introduction and Overview of the Manhattan Village Shopping Center Enhancement Project located on the east side of Sepulveda Boulevard between Rosecrans Avenue and Marine Avenue.

**RECOMMENDATION**

Staff recommends that the Planning Commission **ACCEPT THE PRESENTATION, TAKE PUBLIC COMMENTS, AND PROVIDE COMMENTS ON THE PROPOSED PROJECT.**

**PROPERTY OWNERS**

RREEF America REIT II Corporation BBB  
1200 Rosecrans Avenue, Suite 201  
Manhattan Beach, CA 90266

**APPLICANT**

RREEF America REIT II Corporation BBB  
1200 Rosecrans Avenue, Suite 201  
Manhattan Beach, CA 90266

3500 Sepulveda LLC-(Hacienda Building)  
Bullocks USA, Inc.-(Macy's)

**BACKGROUND**

On November 7, 2006 RREEF submitted a Master Use Permit amendment and Variance, for building height, for a remodel and expansion of the Manhattan Village Shopping Center. Revised applications, plus a Sign Exception/Program and Development Agreement are expected to be submitted soon. The applications require the preparation of an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) in order to evaluate the potential environmental impacts of the proposed project. Over the past five and a half years RREEF and their team of consultants have been meeting with the neighbors, tenants, staff, and community leaders to review the proposed project and to make revisions to address their concerns, as well as the needs of a changing consumer market.

On February 12, 2009, the City held a public Scoping Meeting to introduce the project to the community, provide an overview of the project and the CEQA process, provide an overview of traffic, parking and access, and have an informal open discussion/question-answer for the project. The primary purpose of a Scoping Meeting under CEQA is to provide an opportunity for early project input on what the community, agencies, groups, and the decision makers feel are important items and areas of concern to be included and addressed in the EIR. Matrix

Environmental prepared the EIR under the management of City staff. Gibson Transportation Consulting was a sub consultant to Matrix and prepared the Traffic Impact analysis. RREEF has deposited the full amount to prepare the EIR Amendment with the City, and the City administers and manages the contract. In accordance with CEQA, the EIR is the City's document and as such the City is responsible to ensure its adequacy and accuracy.

## **DISCUSSION**

### ***Overview***

RREEF is proposing improvements to the 44-acre Manhattan Village Shopping Center. The Project site includes an enclosed, main mall building and several freestanding buildings. The Shopping Center site currently includes approximately 420,247 square feet of retail uses, 65,734 square feet of restaurant uses, a 17,500 square foot cinema (closed at the end of May 2012), 36,151 square feet within six banks, 11,527 square feet of office uses, and approximately 21,678 square feet of medical office uses for a total of approximately 572,837 square feet. When accounting for common areas, the buildings include approximately 614,151 square feet. There are currently 2,393 surface parking spaces on the site. An additional 210 shared parking spaces are available off-site on the City-owned parking lot to the east of the Center, however these are not included in the Shopping Centers parking analysis.

The proposed Project would involve an increase of approximately 123,672 square feet of net new retail and restaurant area (approximately 194,644 square feet of new and demolition of approximately 70,972 square feet of existing retail, restaurant, and cinema) within an approximately 18.4 acre development area within the Shopping Center site. Of the 194,644 square feet of new area, up to approximately 25,894 square feet would be used for restaurant uses, while up to approximately 168,750 square feet would be used for new retail uses. When accounting for existing development on the Shopping Center site, upon Project completion, the Shopping Center site would include a total of approximately 696,509 square feet of area.

In addition, an equivalency program is proposed as part of the Project that provides flexibility for the exchange between land uses currently permitted by the existing Master Use Permit for the Shopping Center site based on p.m. peak traffic equivalency factors. With implementation of the equivalency program, a maximum of 133,389 square feet of net new area (approximately 204,361 square feet of new and demolition of approximately 70,972 square feet of existing retail, restaurant, and cinema) could be developed within the Development Area for a total of up to 706,226 square feet of area.

The proposed Project would also include new on-site parking structures and surface parking areas that would provide at least 4.1 parking spaces per 1,000 square feet of area to accommodate the new uses. Heights of new shopping center buildings and parking facilities would range from 26 feet to up to 42 feet.

Approvals required for the development of the proposed Project include the following: Master Use Permit Amendment; Variance for building height; Master Sign Permit and Sign Exceptions; Development Agreement; demolition, grading, and building permits; and other permits and approvals by other agencies as deemed necessary.

### ***Draft EIR Analysis***

The EIR includes a traffic study and parking demand analysis as well as addresses other potential environmental impacts. The Draft EIR evaluates Aesthetics (including views, light/glare and shading), Air Quality, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Public Services (Fire and Police Protection), Transportation/Traffic (Traffic, Parking, and Access), and Public Utilities (Water and Wastewater). With implementation of the proposed mitigation measures, no significant and unavoidable Project or cumulative impacts are expected with regard to construction or operation of the proposed Project.

### ***Public review***

Notice of the availability of the Draft EIR and tonight's Planning Commission meeting was published in the paper, mailed to all property owners within a 500 foot radius, mailed to State, Regional and Local agencies, and mailed to interested parties. The 45 day public review and comment period for the Draft EIR is June 7, 2012 to July 23, 2012. After the 45 day review and comment period on the DEIR a Final EIR will be prepared that includes all the comments on the DEIR and responses to those comments. Noticed public hearings on the Final EIR, Master Use Permit, Variance, Master Sign Permit and Sign Exceptions, and Development Agreement before the Planning Commission and City Council will be required. Planning Commission public hearings on the project are anticipated to be scheduled for September 26 and November 14, 2012.

The Draft EIR document is available to the public for review and comment at the following locations:

- 1- City of Manhattan Beach, Community Development Department
- 2- County of Los Angeles Manhattan Beach Public Library
- 3- City of Manhattan Beach Website: <http://www.citymb.info/index.aspx?page=1629>.

### **CONCLUSION**

The purpose of tonight's meeting is to introduce the project to the Commission and the community, and provide an opportunity for questions and comments. Staff recommends that that Planning Commission accept the presentation, take public comments, and provide comments on the proposed project.

### **Attachments:**

- A. Draft Environmental Impact Report- Manhattan Village Shopping Center Enhancement Project (Previously distributed- <http://www.citymb.info/index.aspx?page=1629>)
- c: Chuck Fancher, Fancher Partners, LLC  
Mark English, RREEF  
Stephanie Eyestone-Jones, Matrix Environmental  
Pat Gibson, Gibson Transportation Consulting