

MANHATTAN VILLAGE SHOPPING CENTER-

2-24-13 PLANNING COMMISSION- Draft Conditions-For Discussion

FINAL ENVIRONMENTAL IMPACT REPORT

To be Certified for entire project, all three phases

USE PERMIT-VARIANCE- SIGN PROGRAM/EXCEPTION- DRAFT CONDITIONS.

- 1. Police Holding Office- Provide a separate and secure Police “holding” office at no cost to the City within the main Mall of approximately 100-150 square feet in area. This will be separate from the Mall Security staff office. The intent and use of this area will be for the exclusive use of the Police Department to have a safe, secure, convenient, comfortable and private area for questioning and consulting with victims, witnesses, and potential victims of crime and others with security issues and concerns. The area will provide for storage of Security and Safety information for Police use and where officers can securely change their gun belts, etc.**
- 2. Security Cameras-Provide security cameras throughout the parking structures and surface parking lots to the satisfaction of the Police Department. Cameras shall be placed at entrances, exits, stairwells, elevators and throughout the parking areas. Cameras shall be able to capture license plate numbers as well as count vehicles. Some cameras shall be capable of being relocated as needed to monitor special events. Cameras are not required to be manned.**
- 3. Police Special Event Plan-Provide a Holiday/Sales-Special Events/Peak Customer Security, Traffic and Parking Control Plan as part of the overall Security Plan. Include a provision for Police reimbursement if needed. The Plan will be subject to review and approval of the Police Department.**
- 4. Package Holding and Delivery- Provide a package holding and delivery service for customer use for purchases at all tenants throughout the Mall. The Plan for the location and operation of the service shall be subject to City review and approval. The intent of this condition is for security and convenience as well as to promote walking, biking and transit use by giving customers options form transporting purchases to their destination.**
- 5. Veterans Parkway Linkage Plan -Provide bicycle and pedestrian paths under the Sepulveda bridge that link the Mall and Veterans Parkway. The Veterans Parkway Linkage Plan shall include lighting, signage, and other improvements to enhance the aesthetics, usability and security of the area and to create an inviting entry and secure environment. The City will review and approve the Plan, and the Mall shall install the improvements per the approved plan prior to the completion of Phase I. The City shall maintain the public portions, and the Mall shall maintain any private portions.**

MANHATTAN VILLAGE SHOPPING CENTER-

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6. **Bicycle and Pedestrian Plan**-Provide bicycle and pedestrian improvements throughout the site, including the perimeter of the project site with linkages to off-site improvements (including pavement treatment, raised intersections, improved pedestrian crossings, bike parking, sharrows, etc.) Detailed plans for the improvements shall be submitted to the City for review and approval. The Plan shall include an active “Walk to the Mall” program to encourage non-motorized access to the Mall. The Plan shall include a component of working and partnering with groups that promote walking and alternative forms of transportation. The improvements shall generally be consistent with the plans in the FEIR, although the pavement treatments shall be provided throughout the project site as determined by the Community Development Director. Additional improvements shall be provided at the Ralphs/CSV building at the south end of the site to enhance pedestrian accessibility and safety from the parking lot to the buildings. Improvements shall be installed per the approved plans with each Phase, except that the off-site linkages and on-site improvements outside of the Development Area as identified in the FEIR shall be installed prior to the completion of Phase I, as determined to be feasible by the Community Development Director.
7. **Pedestrian Linkages**-Provide improvements to the City leased parking lot, to encourage and enhance use of the parking lot for employees as well as customers. Enhance pedestrian access between the lot and the Mall site, as well as between the Senior Housing and the Village homes and the Mall site, with signage, lighting, landscaping and other design features. Detailed plans for the improvements shall be submitted to the City for review and approval. Improvements shall be installed per the approved plans with Phase I, as determined to be feasible by the Community Development Director.
8. **Employee Parking Reduction Program** -Provide an Employee Parking Reduction Program to encourage remote parking, parking in the lower culvert area, off-site parking, walking, biking, transit use, carpooling and other forms of alternative transportation to reduce employee parking. The Program shall actively promote reducing employee parking and shall include active enforcement. The goal is to reduce the on-site employee parking demand by a minimum of 100 spaces, while not impacting other surrounding uses. The Program shall be submitted to the City for review and approval with Phase I and annual reporting shall be provided. The Program shall be adjusted annually if needed as determined by the City.
9. **Landscape/Hardscape/Lighting Sitewide Plan**- Provide consistent landscape (drought tolerant)/hardscape/lighting improvements throughout Mall site. Detailed plans for the improvements shall be submitted to the City for review and approval. The improvements shall generally be consistent with the plans in the FEIR, although the landscape/hardscape/lighting improvements shall be provided throughout the project site as determined by the Community

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Development Director. Additionally, the light fixtures on top of the parking garages shall minimize the use of freestanding light standards. Lighting that is low in height such as wall packs and bollards shall be used to light the top level of the parking structures as much as feasible. Improvements shall be installed per the approved plans with each Phase, except that improvements associated with the off-site linkages and on-site improvements outside of the Development Area as identified in the FEIR shall be installed prior to the completion of Phase I, as determined to be feasible by the Community Development Director.

10. **Signage Sitewide Plan**- Provide consistent signage improvements throughout Mall site. Detailed plans for the improvements shall be submitted to the City for review and approval. The improvements shall generally be consistent with the plans in the FEIR, although the signage improvements shall be provided throughout the project site as determined by the Community Development Director. Improvements shall be installed per the approved plans with each Phase, as determined to be feasible by the Community Development Director.
11. **Phase I (Village Shops)** can only proceed if:
 - a. The North parking structure is revised to reduce the size and visual impact of the appearance of the parking structure by stepping the top levels back on the west side, away from Sepulveda, or other design as determined to minimize the impact and reduce on-site parking. This shall reduce the size of the parking structure by approximately 100 spaces.
 - b- Further separate Planning staff Preliminary Plan Check Review
12. **Phase II (North East corner)**, can only proceed if:
 - a-Macy's consolidates their store to the north end of the Main Mall, and a new anchor tenant, or two "mini-anchor" tenants, occupy the space currently occupied by Macy's Men's at the south end of the Main Mall:
OR
One anchor tenant or two "mini-anchor" tenants (two to four anchor/"mini-anchor" tenants total) occupy both the north and south ends of the Main Mall space currently occupied by Macy's and Macy's Men's, respectively, and...
 - b- The parking structure is lowered in height, if determined to be feasible by the Director of Community Development.
 - c- Architectural and design features are provided on the parking structure, buildings and surrounding area consistent and compatible with the features provided in Phase I.

MANHATTAN VILLAGE SHOPPING CENTER-

2-24-13 PLANNING COMMISSION- Draft Conditions-For Discussion

d- Further separate Planning staff Preliminary Plan Check Review. Planning Commission review is required at a notice public meeting if the design is significantly different from the concept plan, architectural and design features on the parking structure, buildings and surrounding area are not consistent and compatible with the features provided in Phase I, or if Phase II significant changes are proposed to the parking structure, building or overall project design .

13. **Phase III (North West corner)**- Phase III is not a part of this approval and a future Master Use Permit Amendment and other discretionary approvals, through a Planning Commission public hearing process, are required. Review of driveways on Rosecrans will be required as part of this Amendment.
14. **Development Area Envelopes and Maximum Heights** -The Development Area Envelopes and Maximum Heights as shown in the FEIR are approved, with the exceptions noted for the Village shops North parking structure. Planning Staff review is required for the site improvement details through the Preliminary Plan Check Review process.
15. **Preliminary Plan Check Review** – Planning staff Preliminary Plan Check Review of architectural plans to include, but not be limited to:
 - a- Plans, material boards, color samples, renderings, and other visual displays. Include the following:
 - Building and parking site plan-layout within the Development Area Envelopes
 - Facades/elevations design motifs
 - Colors, textures, and materials as concept design
 - Landscaping, lighting, signage, and common area treatments as concept design
 - Sepulveda/Rosecrans City entry-Gateway signage and treatment
 - Streetscape and common-outdoor plaza areas design- pavement treatment, sidewalks, pedestrian crosswalks, street/courtyard furniture, as concept design
16. **Electric Vehicle (EV) Charging**- The applicant shall install and maintain for public use, EV parking/charging stations throughout the lots and structures, including “solar trees” to provide shaded parking in some areas. The design shall utilize the City of Los Angeles standards for the percentage of charging stations, as well as other standards, or other similar design standards subject to review and approval of the Director of Community Development.
17. **Sepulveda**- The retention, relocation or removal of the existing Fry’s driveway is subject to review and approval of Caltrans and the City Public Works Department. If the driveway is allowed to remain or be relocated then it shall be a one-way entrance only. The driveway plan

MANHATTAN VILLAGE SHOPPING CENTER-

2-24-13 PLANNING COMMISSION- Draft Conditions-For Discussion

may be phased, allowing one driveway condition while Fry's still occupies the site (through the end of 2016), another condition after Fry's vacates, and another when Phase III- North West Corner is developed. The applicant shall reimburse the City \$12,455 to fund the cost of the Caltrans required Traffic Stimulation Study to evaluate the impact of the Fry's driveway to the traffic flow on Sepulveda Boulevard. The applicant shall also be required to dedicate land or submit an irrevocable offer to dedicate land, and construct, or fund the construction of, any required related improvements on Sepulveda, subject to Public Works and Caltrans approval. The required lane widths, sidewalks, driveway access design, and other improvement details shall be subject to City and Caltrans approval. The driveway and other improvements shall be coordinated with the Sepulveda Bridge widening project.

Finalize dedication, or irrevocable offer to dedicate (IOD) ,required for Sepulveda bridge widening, subject to Public Works and Caltrans review and approval, including staging area northeast of the bridge for bridge construction and access from the staging area to Rosecrans Avenue.

18. **Rosecrans**- Provide an irrevocable offer to dedicate (IOD), for a new acceleration/deceleration lane on the south side of Rosecrans, entire length of property, with 11 foot lane width and 8' sidewalk, subject to review and approval of the Directors of Public Works and Community Development and the City Traffic Engineer, prior to construction of Phase I . Dedicate the property and construct the improvements per the approved plans with the construction of Phases II and III, as determined by the City.
16. **Sepulveda-Rosecrans corner**- Provide an irrevocable offer to dedicate (IOD), for future widening, traffic signal modifications and other improvements as needed to transition and tie together Sepulveda and Rosecrans improvements, subject to review and approval of the Directors of Public Works and Community Development and the City Traffic Engineer, prior to construction of Phase I. Dedicate the property and construct the improvements per the approved plans with the construction of Phases II and III, as determined by the City.
17. **Rosecrans at Village Drive**- Provide an irrevocable offer to dedicate (IOD), for improvements from Westbound Rosecrans to Southbound Village to construct future dual-left turn lane, demo median and construct new improvements to accommodate dual left-turn lanes, and construct signalization modifications and improvements at the intersection, prior to construction of Phase I. The improvements are subject to review and approval of the Directors of Public Works and Community Development and the City Traffic Engineer. The applicant shall dedicate the property and construct the improvements per the approved plans when determined to necessary by the City. Construction timing shall be coordinated with the

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Plaza El Segundo project construction across Rosecrans Avenue in the City of El Segundo. A “U-Turn” movement from EB Rosecrans at the Village Drive intersection is acceptable if it can be designed to Traffic Engineering standards and all safety criteria is met and traffic flow is not significantly impacted subject to review and approval of the City Traffic Engineer and Directors of Public Works and Community Development. Any portions of the improvements located in or impacting the City of El Segundo will require that City’s approval.

18. **Village Drive-** Provide an irrevocable offer to dedicate (IOD), prior to construction of Phase 1, to provide for a future additional 11 foot lane and wider (6 to 8’) sidewalk, on Village for a total of 3 lanes NB and two lanes SB. If the Medical Building at 1200 Rosecrans (SW corner of Sepulveda and Rosecrans) no longer occupies the site, or when there is adequate room to accommodate the improvements, the land shall be dedicated and the applicant shall construct or fund construction of the improvements. The improvements are subject to review and approval of the Directors of Public Works and Community Development and the City Traffic Engineer. Construction timing shall be coordinated with the Plaza El Segundo project construction across Rosecrans Avenue in the City of El Segundo. Any portions of the improvements located in or impacting the City of El Segundo will require that City’s approval.
19. **Rosecrans left-turns-** On Rosecrans Avenue, no left turns are allowed out of any driveways from the project site to Westbound Rosecrans.
20. **Transit-** the applicant shall work with transit providers and the City and provide a transit route through the Mall, and to tie into the Greenline. The project shall be designed to accommodate transit- ie- turning radius, clearance, drop off stops, shelter, linkages, signage. Public transit improvements shall be installed throughout the site, and on adjacent public property, providing connectivity on and off-site with transit, pedestrians and bikes, subject to review and approval of the City.
21. **Village Drive Cut-Thru-**The applicant shall be responsible for providing signage, enforcement, and improvements, including the possibility of another gate, at the rear of Village Drive, to address cut through traffic and speeding, subject to review and approval of the Police and Community Development Departments.
22. **Grease inceptors and trash enclosures-** Upgrade any existing grease inceptors and trash enclosures to current standards, where feasible in areas of new construction.

MANHATTAN VILLAGE SHOPPING CENTER-

2-24-13 PLANNING COMMISSION- Draft Conditions-For Discussion

- 23. ADA parking-the project shall install more than the minimum number of required disabled access parking spaces and they shall be evenly distributed throughout the site at convenient locations subject to Director of Community Development review and approval.**
- 24. Construction screening -Provide construction screening greater than 6 feet in height if needed in some areas. Provide graphics on the screening to enhance the aesthetics of the site, subject to City review and approval.**

OTHER PUBLIC COMMENTS

- 25. Stormwater- exceed, don't just meet minimums.**
- 26. Greenhouse gases- exceed, don't just meet minimums.**
- 27. LEED certification- exceed, don't just meet minimums.**
- 28. Provide a larger community meeting room.**
- 29. Provide a cell tower for Village Homes reception.**
- 30. Provide Senior citizen services.**