

## Laurie B. Jester

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**From:** Mark Neumann <mark@columbiadevelopmentgroup.com>  
**Sent:** Wednesday, April 17, 2013 4:50 PM  
**To:** Laurie B. Jester  
**Subject:** Manhattan Village Expansion  
**Attachments:** 3500 Mall Expansion Comments 4-17-13.pdf

Laurie,

I will be out of town for business on April 24, Please include the attached letter in the Staff Report / Report to the commissioners.

Thanks you,

Mark Neumann  
3500 Sepulveda, LLC  
PO BOX 3357-1357  
Manhattan Beach, CA 90266  
V 310-546-5151  
F 310-546-7676



## 3500 Sepulveda, LLC, et al

April 17, 2013

Richard Thompson  
Director of Community Development  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Re: 3500 Sepulveda – Manhattan Village Expansion

Dear Mr. Thompson:

We are the owners of 3500 Sepulveda, known as the "Hacienda Building". The Hacienda Building, located within Manhattan Village Mall is a separately owned building. The Hacienda building shares the parking area within the mall and has control of changes to the parking under the terms of the common area agreement (COREA).

On October 8, 2008, Hacienda entered into a Settlement Agreement with RREEF agreeing to the expansion of the Mall based upon a site plan dated 8-1-08. This plan was heavily negotiated and required to provide a minimum amount of parking to service the Hacienda Building as well as the balance of the Manhattan Village expansion. The Settlement Agreement required Hacienda to sign an application for expansion with the City. The plan RREEF has submitted for the April 24<sup>th</sup> Planning Commission is vastly different from the plan approved in the Settlement Agreement. We have met with REEF and explained in detail why this new plan is unacceptable to Hacienda. Hacienda is not in support of the current plans to expand the Mall. The Settlement Agreement is not bound by confidentiality. Hacienda has provided a copy to the Planning Department, and we are glad to share the terms with you.

As residents in addition to property owners, we are concerned that the City is expending considerable resources processing a plan that has not and will not be approved by the Co-Owners of the Mall. While we are not in objection to an expansion of the Manhattan Village Mall, we are consistent in our belief that the mall expansion plan must consider the existing property owners, business owners and the needs of the community.

Therefore, we felt it was important to provide the attached list of concerns at this time.

Sincerely,

Mark Neumann  
3500 Sepulveda, LLC  
13<sup>th</sup> & Crest Associates, LLC

Richard Rizika  
6220 Spring Associates, LLC



## 3500 Sepulveda, LLC, et al

In August of 2008 we reached an agreement with RREEF on expanding the mall based on a much less dense attached plan, dated August 1, 2008 with only two level garages, not three and four level garages. The project is very complex and you should pay very close attention to the construction phasing. Phases 2 and 3 may never get built.

### Traffic/ Parking

Traffic in and out on all public streets is a problem now. RREEF's traffic engineer wants the residents to believe that **adding over 500 parking spaces** will not increase traffic. If you compare it to Plaza El Segundo, the collector streets into the mall are too short to handle the current mall traffic. Plaza El Segundo works because it has a big, long collector street to get the traffic off of Sepulveda. Parking is not distributed in balance with the added Retail Space.

### Phasing - Fry's / Corner of Sepulveda and Rosecrans

The biggest potential benefit to the Residents of Manhattan Beach will be joining the Fry's parcel into the Mall. If traffic generated by this corner is required to **circulate on the mall property** not on Rosecrans and Sepulveda, it has the potential of improving traffic flow at the busiest intersection in Manhattan Beach. Unfortunately, RREEF proposes this as the last phase of the project, which means it may never happen. While the Fry's lease expiration date is driving the phasing, it is in the City's best interest, for this phase to go first.

### Phasing - Macy's / Expansion

The cost to build the garage required for the Macy's expansion, which bridges over the Veterans parkway is so expensive that this phase will likely never happen. This leaves the residents with only the first phase. Two - THREE (3) story garages in the middle of Manhattan Village Mall.

### Site Density

Residents will be surprised by the density of the existing site let alone the proposed density. RREEF purchased a fully occupied developed mall, not a vacant development site. The mall is 100% occupied, it is not vacant nor struggling. If they develop the site as proposed they stand to make millions while leaving the residents with a traffic nightmare.

**RREEF's current proposed project will contain more retail space per acre than Plaza El Segundo and Del Amo Fashion Center.** Only the South Bay Galleria is more dense. Do the residents of Manhattan Beach want/need large Galleria type parking garages? Here are the numbers.

#### Plaza El Segundo

Land: ± 37 acres, Bldg: 381,000; SF/Acre 10,297

#### Del Amo Fashion Center

Land: ± 150 acres, Bldg: 2,277,000; SF/Acre 15,180

#### South Bay Galleria

Land: ± 30 acres, Bldg: 959,247; SF/Acre 31,975

#### Manhattan Village Mall (includes common area)

Land: ± 44 acres, Bldg: 614,151; SF/Acre 13,958  
Proposed, Bldg: 737,823; SF/Acre 16,769

**Laurie B. Jester**

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**From:** Mervis Reissig <merv4peace@gmail.com>  
**Sent:** Monday, April 15, 2013 6:33 PM  
**To:** Laurie B. Jester  
**Subject:** Manhattan Village Shopping Center Enhancement

I received the Notice of Planning Commission Hearing and am unable to attend. However, I do see that the NUMBER of additional parking spaces is not included in the materials.

Parking at Manhattan Village is already the worst of any shopping area I visit. Sometimes the only parking available, even with existing retail, is limited to just a few spaces in the bank area. They need to expand current capacity as well as providing for future businesses.

Mervis Reissig  
3400 N. Valley Drive #35  
MB 90266

**Laurie B. Jester**

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**From:** Andrew Farag  
**Sent:** Thursday, April 11, 2013 10:02 AM  
**To:** Laurie B. Jester  
**Subject:** FW: Manhattan Village Shopping Center Enhancement Project

Laurie,

Please see question below. Thank you

**Andrew Farag**  
**Administrative Clerk**

P: (310) 802-5526  
E: [afarag@citymb.info](mailto:afarag@citymb.info)



**Andrew Farag**  
**Administrative Clerk**

P: (310) 802-5526  
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**From:** Aileen Martin [<mailto:aileenm329@gmail.com>]  
**Sent:** Thursday, April 11, 2013 9:46 AM  
**To:** Andrew Farag  
**Subject:** Re: Manhattan Village Shopping Center Enhancement Project

Please note that my main concern is that a minimum of trees are cut down. What assurance can you give me? Is there a Save the Trees group I can join? :- ) thank you, Aileen Martin

Sent from my iPhone

On Apr 10, 2013, at 9:12 AM, Andrew Farag <[afarag@citymb.info](mailto:afarag@citymb.info)> wrote:

Good Morning,

Attached is the Manhattan Village Shopping Center Enhancement Project notice for your record. We also mailed out the notice yesterday afternoon. Thank you