

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

TO: Planning Commission

FROM: Jeff Gibson, Interim Director of Community Development

THROUGH: Laurie B. Jester, Planning Manager

BY: Rafael Garcia, Assistant Planner

DATE: November 13, 2019

SUBJECT: Status Update for the Manhattan Village Shopping Center (MVSC) Expansion Project

BACKGROUND

At the October 23, 2019 meeting the Planning Commission requested an update on the status of the Manhattan Village Shopping Center (MVSC) project. In December 2014, City Council approved a proposed expansion of the MVSC and associated EIR. Project Manager's services for the MVSC on behalf of the City are provided by Willdan with the applicant paying all costs through a Reimbursement Agreement. This ensures compliance with all conditions of approval and Mitigation Measures. The Plan Check and Inspection Agreement also provides for applicant funded services. Several Use Permit Amendments for the project have been approved and implemented, and several more are anticipated. The multi-phased project is under construction and requires continued planning review, plan check, permitting, inspections and updates.

COMPLETED ACTION ITEMS

- Construction of the North East Parking Deck, Macy's Expansion and California Pizza Kitchen.
- Plan Check review of North Parking Deck, Shops, Façade improvements and miscellaneous site improvements.
- Planning Commission approval of new restaurant, Boutique Fitness and limited off-site alcohol sales at restaurants.
- The Mercado restaurant has been completed and it is in operation.

ACTIONS PENDING

- Urban Plates core and shell as well as most of the T.I. has been completed and anticipated to open in late 2019.
- November 2018- South Parking Deck construction underway and anticipated opening March 2020.
- November 2018- Plaza construction in progress and anticipated opening May 2020.
- July 2019- North Parking Deck Shops facing Plaza under construction with

anticipated to be completed April 2020.

- October 2019- Comprehensive Digital Signage Package submitted and Planning Commission schedule TBD.
- July 2019 and February 2020- South and North Mall Façade Improvements start construction, respectively, and anticipated completion in June 2020.
- January 2020- South Parking Deck first Tenant-Joey's Restaurant construction anticipated to start with completion May 2020.
- March 2020- North Parking Deck construction anticipated to start as soon as South Parking Deck is open, completion in March 2021.
- April 2020- Macy's Façade Improvements construction with anticipated completion September 2020.
- Spring 2020- Signature restaurant at Sepulveda and 33rd construction anticipated to begin.
- June 2020- Façade and T.I. work for the Macy's Men's anticipated to begin with completion February 2021.
- In Progress –On and offsite improvements.

MEETINGS

Monthly meetings of the City Council Subcommittee with the leadership team for the property owner/developer will continue as regularly scheduled.