



CITY OF MANHATTAN BEACH

NOTICE OF COMPLETION AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) STATE CLEARINGHOUSE NO. 2004061146

TO: Owners of Property, Occupants and Other Interested Parties

PROJECT NAME: Manhattan Village Shopping Center Enhancement Project

APPLICANT: RREEF America REIT II Corporation

PROJECT ADDRESS: 3200-3600 South Sepulveda Boulevard
Manhattan Beach, CA 90266

PROJECT DESCRIPTION: The Applicant, RREEF America REIT II Corporation, is proposing improvements to the Manhattan Village Shopping Center. The approximately 44-acre Shopping Center site includes an enclosed, main mall building and several freestanding buildings that provide approximately 572,837 square feet of gross leasable area (GLA), with 2,393 parking spaces. The proposed Project would involve an increase of approximately 123,672 square feet of net new retail and restaurant GLA (approximately 194,644 square feet of new GLA and demolition of approximately 70,972 square feet of existing retail, restaurant, and cinema GLA) within an approximately 18.4 acre development area within the Shopping Center site. Of the 194,644 square feet of new GLA, 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 GLA. In addition, an equivalency program is proposed as part of the Project that provides for the exchange between land uses currently permitted by the existing Master Use Permit (MUP) 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 GLA (approximately 204,361 square feet of new GLA and demolition of approximately 70,972 square feet of existing retail, restaurant, and cinema GLA) would be developed within the Development Area for a total of up to 706,226 square feet of GLA. The proposed Project would also include new on-site parking facilities and surface parking areas that would provide at least 4.1 parking spaces per 1,000 square feet 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 may include, but are not limited to the following: Amended Master Use Permit; Variance for building height; Amended Master Sign Permit and sign exceptions; demolition, grading, and building permits, as required; and other permits and approvals by other agencies as deemed necessary. Subsequent to the release of the Draft EIR, the Applicant elected to no longer pursue a development agreement. However, a development agreement may be pursued in the future.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the FEIR or the documents referenced in the FEIR, you may do so at the City of Manhattan Beach, Community Development Department, located at 1400 Highland Avenue, Manhattan Beach, California 90266, or the County of Los Angeles Manhattan Beach Public Library, located at 1320 Highland Avenue, Manhattan Beach, California 90266, or on the City of Manhattan Beach Website, <http://www.citymb.info/index.aspx?page=1629>. A Planning Commission meeting will be held on **April 24, 2013 at 6:30 PM** at the City of Manhattan Beach, City Hall, City Council Chambers, 1400 Highland Avenue, Manhattan Beach, California 90266.

Please direct comments and questions on the FEIR to:

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