

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development
Laurie Jester, Planning Manager

BY: Eric Haaland, Associate Planner

DATE: January 24, 2018

SUBJECT: Introduction and Presentation of the Final Environmental Impact Report Analyzing a Multiple Office Building Project proposed in both Manhattan Beach and Hermosa Beach, including Buildings Located at 305 and 330 South Sepulveda Boulevard in Manhattan Beach (Skechers USA)

RECOMMENDATION:

Staff recommends that the Planning Commission **RECEIVE** the Final Environmental Impact Report presentation. A Planning Commission public hearing is scheduled for February 14, 2018.

DISCUSSION:

The Skechers Design Center and Executive Offices project was proposed to the City of Hermosa Beach, and subsequently to the City of Manhattan Beach, in 2016. Initially, office development sites on Pacific Coast Highway in Hermosa Beach were intended to expand operations of Skechers' nearby Manhattan Beach headquarters on Sepulveda Boulevard, followed by a proposal to expand the Manhattan Beach facilities themselves. The procedures required by the California Environmental Quality Act led to preparation of an Environmental Impact Report (EIR) by the City of Hermosa Beach, in cooperation with the City of Manhattan Beach.

Skechers USA, Inc. is proposing a large-scale commercial office development project redeveloping automotive properties in the Cities of Hermosa Beach, and auto/office/laundry properties in Manhattan Beach. The findings of the Initial Study showed the proposed project could potentially have significant impacts to the area, and a Draft EIR was prepared, noticed, and circulated for public comments in July/August 2017.

The Final EIR document responds to the comments received, and is available for review on the City's website, the Manhattan Beach Library, and Police and Community Development Departments. An Executive Summary that briefly describes the overall project, project components, and environmental analysis is located on pages 1–25 of the document. Additionally, appendix documents are available online and at the Community Development Department, including a traffic study (Appendix F), with specific environmental analysis details.

A Planning Commission Public Hearing is scheduled for February 14, 2018, for formal consideration of the Final EIR and Use Permit applications for the Manhattan Beach projects located at 305 and 330 South Sepulveda Boulevard, The “Skechers Design Center and Offices” page on the City’s website, identified in the attachment below, provides a project overview, links to the relevant documents and information, and updates as the project proceeds.

A hard copy of all Final EIR materials is also available for review at the Hermosa Beach Community Development Department, 1315 Valley Drive, Hermosa Beach, CA, 90254. For preparation of the EIR, the City of Hermosa Beach is the Lead Agency coordinating with the City of Manhattan Beach. The Hermosa Beach Planning Commission will consider certification of the Final EIR (as lead agency) at a public hearing at Hermosa Beach City Hall, on January 31, 2018 at 7:00PM.

Staff recommends that the format for the subject item on January 24th be as follows:

- Staff Introduction and Overview
- Environmental Consultant Presentation
- Planning Commission Questions
- Public Comment

Attachments:

- A. Final EIR, located at: <http://www.citymb.info/city-services/community-development/planning-zoning/current-projects-programs/skechers-design-center-and-offices>

cc: Tim Ball, Skechers USA
Joe Power, Rincon Consultants, Inc.