



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

**DATE:** March 24, 2021

**TO:** Planning Commission

**FROM:** Carrie Tai, AICP, Director of Community Development

**THROUGH:** Talyn Mirzakhanian, Planning Manager

**BY:** Ted Fatuross, Associate Planner

**SUBJECT:** Consideration of a Proposed Coastal Development Permit and Use Permit to Allow the Expansion of an Existing Retail Sales Use, Resulting in a Retail Sales Use with 3,637 Square Feet of Sales Floor Area Located at 1113-1121 Manhattan Avenue; and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (Skechers USA, Inc.)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution approving the Coastal Development Permit and Use Permit subject to certain conditions, and adopting a determination of exemption under CEQA.

**APPLICANT**

Skechers USA, Inc  
1240 Rosecrans Avenue, Suite 400  
Manhattan Beach, CA 90266

**BACKGROUND**

On December 1, 2020, the Community Development Department received an application requesting a Coastal Development Permit and Use Permit to allow for the expansion of an existing retail sales use into the adjacent vacant tenant space, resulting in a tenant space with 6,453 square feet of buildable floor area and 3,637 square feet of sales floor area in an existing commercial building

located at 1113-1121 Manhattan Avenue. Skechers USA, Inc. is the applicant requesting the expansion of their existing retail store. The subject building is located in the “CD” (Downtown Commercial) zoning district in Area District III. Manhattan Beach Municipal Code Section 10.16.020 and Local Coastal Program Section A.16.020 require Use Permits “for the establishment of any retail use proposed to contain more than one thousand six hundred (1,600) square feet of sales floor area...”

The applicant’s tenant space is part of a multi-tenant building built between 1930’s – 1950’s, located at 1113-1121 Manhattan Avenue and 128 Manhattan Beach Boulevard at the southwest corner of Manhattan Beach Boulevard and Manhattan Avenue. The existing building on the 6,750 square-foot subject site includes the existing Skechers retail store (1115-1121 Manhattan Avenue), the vacant space Skechers has requested to expand their use into (1113 Manhattan Avenue- formerly Cha Spa), and a restaurant use facing Manhattan Beach Boulevard (128 Manhattan Beach Boulevard- Mangiamo Ristorante). The building does not have any off-street parking. The property is jointly owned by Roy C. Troeger and the Troeger Grand Avenue Trust.

The site is currently governed by City Council Resolution No. 5136 (Attachment D) and City Council Resolution No. 17-0065, as described in the following paragraphs. Resolution No. 5136 is a “Sign Appeal” which allows for 115 square footage of signage for site, 25 square feet more than the maximum signage allowed at the site under Manhattan Beach Municipal Code (MBMC) Chapter 10.72 Sign Code.

In July 2016, the City Council passed Interim Ordinance 16-0009-U, which required a Use Permit for any new retail sales use exceeding 1,600 square feet of buildable floor area (BFA). Interim Ordinance 16-0009-U was extended and modified twice, eventually lapsing with Ordinance No. 17-0007-U expiring on July 5, 2018. The Manhattan Beach Municipal Code and the City’s Local Coastal Program (LCP) were amended in October 2018 to require a Use Permit for the establishment of any new retail sales use with over 1,600 square feet of sales floor area, with the origin of the requirement dating back to Interim Ordinance 16-0009-U from July 2016. The California Coastal Commission approved the change to the City’s LCP at their February 11, 2021 meeting.

The City Council adopted Resolution No. 17-0065 in June 2017 while the interim ordinance was in effect. Resolution No, 17-0065 (attached) approved a Use Permit for the combining of a tenant space (1117 and 1121 Manhattan Avenue) with the then vacant neighboring tenant space (1115 Manhattan Avenue), thereby creating a single retail space of 4,829 square feet of BFA, of which 2,183 square feet was sales floor area. The Use Permit granted by Resolution No. 17-0065 was required under Ordinance No. 16-0009-U for the expansion of the retail tenant space.

**PROJECT AND SITE OVERVIEW**

<b>Location:</b>	1113-1121 Manhattan Avenue (see Vicinity Map- Attachment E)
<b>Legal Description:</b>	Lots 12, 13, & 14, Block 12, Manhattan Beach Division No. 2

<b>General Plan:</b>	Downtown Commercial	
<b>Zoning:</b>	CD, Downtown Commercial, Appealable Area of Coastal Zone	
<b>Area District:</b>	III	
<b>Subject Site Land Use:</b>		
Existing:	Retail Sales Use, Personal Service Use	
Proposed:	Retail Sales Use	
<b>Neighboring Zoning:</b>	North	CD: Retail/Restaurants
	South	CD: Food & Beverage Sales/ Bar
	East	CD: Food & Beverage Sales/Retail
	West	CD: Restaurant

## PROJECT DETAILS

	<u>Existing</u>	<u>Proposed</u>
Tenant's Buildable Floor Area	4,829 sq. ft.	6,453 sq. ft. (no change in building size)
Tenant's Sales Floor Area:	2,183 sq. ft.	3,637 sq. ft.
Parking:	None	One (by permit)

## DISCUSSION

The applicant has requested a Coastal Development Permit and Use Permit to allow for the expansion of their existing retail sales use into the adjacent vacant tenant space, resulting in a retail space with 6,453 square feet of buildable floor area and 3,637 square feet of sales floor area located at 1113-1121 Manhattan Avenue. There is no proposed addition to the building's overall size.

The applicant proposes interior improvements to the vacant tenant space at 1113 Manhattan Avenue in order to integrate the space into their existing store. The applicant proposes a wide internal opening between the existing sales floor and the new sales floor, resulting in a total sales floor area of 3,637 square feet. The applicant also proposes a larger "back of house" area for storage which will connect to the existing store's storage area, resulting in a total storage area of 1,814 square feet. The remaining 1,002 square feet of the total tenant space is identified as "vestibule" and will be used for restrooms, fitting rooms, and employee areas.

The applicant also proposes exterior façade improvements to the structure. The exterior of the 1113 Manhattan Avenue will be clad in a black metal composite material that will match the existing material on 1115 Manhattan Avenue. The northern part of the applicant's portion of the building will also be redone in a white metal composite material, and black brick will be added along the lower portion of the Manhattan Beach Boulevard façade to help breakup the large façade. The mosaic depicting sea life on the Manhattan Beach Boulevard façade will remain unaltered, and the white brick façade on Manhattan Avenue along with the mosaic of the Manhattan Beach pier will also remain unaltered.

The conversion of a personal service use (formerly Cha Spa) to retail sales use (Skechers) will result in increased parking demand for the tenant space; as retail sales uses have a parking demand of one parking space per 200 square feet, whereas the parking demand of personal service uses is one parking space per 300 square feet. MBMC Section 10.64.050(A) and LCP Section A.64.050(A) allow for the lot square-footage to be excluded from the parking calculation for sites in the CD district that are under 10,000 square feet in size. There are no entitlements that govern Skechers' existing or proposed tenant spaces which require on-site parking or permit parking, and Skechers is not currently obligated to provide any parking on site as the site is considered legal nonconforming in respect to parking. The entitlement for 129 Manhattan Beach Boulevard, Resolution No. BZA 92-1) requires that the restaurant maintain two Bi-Annual Commercial Parking Permits.

Staff has determined that six parking spaces are currently required for the site, with one additional parking space required to offset the expanded retail use's increase in parking demand. LCP Section A.64.060 allows for each business to obtain parking permits for up to two spaces to meet that business' required parking. Staff recommends that the applicant be required to purchase and maintain one "Bi-Annual Commercial Parking Permit" through the City's Finance Department in order to meet the site's increase in parking demand. The Finance Department has confirmed that Skechers currently maintains ten Bi-Annual Commercial Parking Permits, with Mangiamo Ristorante maintaining nine Bi-Annual Commercial Parking Permits.

MBMC Section 10.16.020 and LCP Section A.16.020 require Use Permits "for the establishment of any retail use proposed to contain more than one thousand six hundred (1,600) square feet of sales floor area...", with "sales floor area" defined as "the total area of a tenant space, measured from the inside walls, excluding rooms or areas that are permanently inaccessible to the public, including, but not limited to, storage rooms, offices associated with the retail tenant, mechanical rooms, bathrooms, and common areas shared with other tenants in the building."

Section A.96.040 of the City's LCP requires a Coastal Development Permit for any "development", with Section A.96.030 (l) of the City's LCP defining the term "development" to include "change in the density or intensity of use of land..." The increase in parking demand of one parking space associated with this proposal is considered a change in the intensity of the land.

The conditions of approval from City Council Resolution No. 17-0065 that remain applicable have been incorporated into the draft resolution (Attachment A). If the Planning Commission adopts the

draft resolution, the adopted resolution will replace the site's existing entitlement, City Council Resolution No. 17-0065.

### Downtown Design Guidelines

The City Council adopted the Downtown Design Guidelines (Attachment E) in September 2018 to "perpetuate quality development that will complement and enhance the project area's eclectic style and small town character". The project, as proposed, is aligned with the Downtown Design Guidelines, especially with the guidelines related to building orientation, building façade articulation, building materials with color and texture, awnings, and private realm art. The proposed project meets these guidelines by continuing to provide three completely different façade treatments to the expanded Manhattan Avenue façade, employing three distinct architectural styles that help break up the larger façade. Each façade has unique colors and textures which help distinguish one façade from the others. This three-part façade design helps establish a rhythm that fits into the small town scale of existing Downtown businesses. Furthermore, a separate Manhattan Avenue entrance will continue to be maintained apart from the entrance at the intersection of Manhattan Avenue and Manhattan Beach Boulevard, which will further break up the look and feel of the proposed Skechers space. The mosaics on Manhattan Avenue and Manhattan Beach Boulevard will also be kept, adding visual interest to each façade while also adding private realm art to the City's downtown.

### Planning Commission- March 10, 2021

Skecher's request for a Use Permit and Coastal Development permit was originally scheduled for the March 10, 2021 Planning Commission meeting. After publication of the public hearing's notice, Skechers slightly altered their plans by increasing the store's sales floor area. Staff determined the project would have to be re-noticed so that the notice correctly reflects the updated sales floor area square-footage. At the March 10, 2021 Planning Commission hearing, the Planning Commission opened and continued the public hearing to the March 24, 2021 Planning Commission meeting (Attachment B).

### **OTHER DEPARTMENT COMMENTS**

The Public Works Department is requiring that the applicant use the building's existing trash enclosure along 11<sup>th</sup> Place to house the applicant's refuse and recycling bins. The trash enclosure is shown in the attached plans.

### **REQUIRED FINDINGS**

#### **Use Permit Findings**

Section 10.84.010 of the Manhattan Beach Municipal Code and Section A.84.010 of the City's Local Coastal Program states that "Use Permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area."

The following findings must be met in order to grant the Use Permit. Staff suggests the following findings in support of the Use Permit for the project.

1. *The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.*

Skechers is a retail use located in the CD Downtown Commercial district. The Municipal Code's stated purpose for the CD Downtown Commercial zone is that the "district is intended to accommodate a broad range of community businesses and to serve beach visitors." Retail stores like Skechers provide goods which can be purchased by both residents and visitors.

The proposed location of the project (Manhattan Avenue in the CD district) is in accord with the objectives of MBMC's Planning and Zoning and the purposes of the district in which the site is located because Manhattan Avenue is a commercial thoroughfare within the CD commercial district where the use will complement a full range of retail and service businesses suitable for Manhattan Beach.

2. *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

Skechers' retail sales use is a commercial use consistent with the General Plan's Downtown Commercial land use designation of the subject and neighboring properties. The proposed use is compatible with neighboring uses, as the neighboring lots are also developed with commercial uses, many of which are retail sales uses. Any potential impacts associated with Skechers' retail sales use are minimized by the physical distance between the use's location and residents in nearby blocks, with Manhattan Avenue, 11th Place, Manhattan Beach Boulevard, and other commercial structures providing physical separation between Skechers and many neighboring structures. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Skechers is part of the downtown commercial mix of businesses that help create a dynamic and interesting Downtown. Skechers' retail sales use is consistent with the overall goal of the district to provide goods and services to residents and visitors.

The project is specifically consistent with General Plan Policies as follows:

LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

The project helps further the General Plan policies identified above, as the expanded retail store will contribute to a critical mass of retailers needed to sustain Downtown Manhattan Beach as a retail destination for local shoppers and visitors alike.

3. *The proposed use will comply with the provisions of the City's Planning and Zoning Title,*

*including any specific condition required for the proposed use in the district in which it would be located.*

The proposed 3,637 square-foot retail use is a conditionally permitting use in the CD zoning district. Furthermore, associated project plans are in compliance with applicable governing regulations in Municipal Code Title 10 (Planning and Zoning).

4. *The proposed use will not adversely impact or be adversely impacted by nearby properties.*

The use is located on the commercial portion of Manhattan Avenue and Manhattan Beach Boulevard in Downtown Manhattan Beach, with surrounding businesses exhibiting similar operating characteristics. Any potential impacts associated with Skechers' use are minimized by the physical distance between the use's location and most residents in nearby blocks, with Manhattan Avenue, 11<sup>th</sup> Place, Manhattan Beach Boulevard, and by other commercial structures providing physical separation between Skechers and many neighboring structures. The retail sales will not create demands exceeding the capacity of public services and facilities.

### **Coastal Findings**

Section A.96.150 of the City's LCP states that "All decisions on Coastal Development Permits shall be accompanied by written findings: [13096] A. That the project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program; and B. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code)."

The project, as proposed and conditioned, meets Part A of the required finding for the reasons described below:

The property is located within Area District III and is zoned Downtown Commercial (CD). The General Plan and Local Coastal Program/Land Use Plan designation for the property is Downtown Commercial, which accommodates "a mix of commercial businesses... with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers". The neighboring properties are also developed with commercial uses. The proposed retail sales use is a permitted use in the CD zoning district and is in compliance with the City's General Plan land use designation of Downtown Commercial; as such, the project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and it will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The project is consistent with the policies and implementation measures of the Manhattan Beach Local Coastal Program, specifically Policies I.A.1, I.A.4, I.C.6, II.A.2, II.A.3, as follows:

*Policy I.A.1: The City shall maintain the existing vertical and horizontal access ways in the Manhattan Beach Coastal Zone.*

The proposed project would not obstruct any of the vertical and horizontal access ways to the beach, as the project remains entirely on private property.

*Policy i.A.4: The City shall maintain the use of commercial alleys as secondary accessways.*

The proposed project would not interfere with the use of 11<sup>th</sup> Place, a commercial alley, as a secondary accessway, as the project remains entirely on private property.

*Policy I.C.6: The City shall require existing residential and commercial buildings to comply with parking standards set forth in Section A.64 of Chapter 2 of the Implementation Plan upon substantial remodeling or expansion, as defined in Sections A.64.020 and A.68.030 of Chapter 2 of the Implementation Plan except that residential parking requirements shall not be reduced for units less than 550 square feet.*

The project will provide sufficient parking per Section A.64.030 of the City's LCP as the entitlement contained in the resolution requires the tenant to maintain two Bi-Annual Commercial Parking Permits.

*Policy II.A.2: Preserve the predominant existing commercial building scale of one and two stories, by limiting any future development to a 2-story maximum, with a 30' height limitation as required by Sections A.04.030, A.16.030, and A.60.050 of Chapter 2 of the Implementation Plan.*

The proposed project would preserve the existing two-story commercial building.

*Policy II.A.3: Encourage the maintenance of commercial area orientation to the pedestrian.*

The proposed project maintains the building's orientation towards the pedestrian, with large windows facing pedestrians walking along Manhattan Avenue.

As proposed and conditioned, the project meets Part (B) of the required findings for the reasons described below:

Pursuant to Section 30212(a)(2) of the Public Resources Code, the proposed use does not impact public access to the shoreline. Adequate public access is provided and shall be maintained along Manhattan Avenue, Manhattan Beach Boulevard, and 11<sup>th</sup> Place. Furthermore, the project does not create any barriers along Manhattan Avenue, Manhattan Beach Boulevard, and 11<sup>th</sup> Place that prevent public access to the coast.



Pursuant to Section 30221 of the Public Resources Code, present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property are already adequately provided for in the subject area. There are significant portions of Manhattan Beach's Coastal Zone that are zoned for commercial uses where commercial recreational activities can operate and serve visitors.

## **PUBLIC COMMENT**

A public notice for this hearing was published in The Beach Reporter on February 25, 2021 and mailed to all property owners within a 500-foot radius. After publication of the public hearing's notice, Skechers slightly altered their plans by increasing the store's sales floor area. Staff determined the project must be re-noticed so that the notice correctly reflects the updated sales floor area square-footage. A new public notice with the revised sales floor area was published in The Beach Reporter on March 11, 2021 and mailed to all property owners within a 500-foot radius. As of the writing of this report, staff has not received any public comment.

## **ENVIRONMENTAL DETERMINATION**

The Project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on staff's determination that the proposed expansion of the existing retail sales use will be in a building under 10,000 square feet of BFA, is located in an urbanized area, does not involve significant amounts of hazardous substances, is located in an area where all necessary public services and facilities are available, and is located in an area where the surrounding area is not environmentally sensitive. Pursuant to State CEQA Guidelines Section 15300.2 (Exceptions), there is no reasonable possibility that the activity will have a significant impact on the environment because there are no unusual circumstances in this situation, where an existing retail sales use is expanding into the neighboring vacant tenant space. The Project will neither individually nor cumulatively have an adverse effect on wildlife resources, as defined in Fish and Game Code Section 711.2.

## **CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, discuss the applicant's request, and approve the attached resolution approving the Coastal Development Permit and Use Permit subject to certain conditions and adopting the environmental determination.

### Attachments:

- A. Draft Resolution No. PC 21-
- B. Planning Commission Memorandum- March 10, 2021
- C. City Council Resolution No. 17-0065
- D. City Council Resolution No. 5136
- E. Vicinity Map
- F. Downtown Design Guidelines
- G. Applicant's Written Materials
- H. Plans- 1113-11211 Manhattan Avenue

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**RESOLUTION NO. PC 21-**

**RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A COASTAL DEVELOPMENT PERMIT AND A USE PERMIT FOR THE EXPANSION OF AN EXISTING RETAIL SALES USE, RESULTING IN A RETAIL SALES USE WITH 3,637 SQUARE FEET OF SALES FLOOR AREA; AT 1113 - 1121 MANHATTAN AVENUE (SKECHERS USA, INC)**

**THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. Skechers USA, Inc (“Applicant”) has applied for a Coastal Development Permit and a Use Permit to expand an existing retail sales use (1115 – 1121 Manhattan Avenue) into the adjacent vacant tenant space (1113 Manhattan Avenue), resulting in a tenant space with 3,637 square feet of sales floor area (the “Project”), located at 1113 – 1121 Manhattan Avenue (the “site”). The property is jointly owned by Roy C. Troeger and the Troeger Grand Avenue Trust (the “Owner”).

SECTION 2. On November 15, 1994, the Manhattan Beach City Council adopted City Council Resolution No. 5136, granting a Sign Appeal for the site.

SECTION 3. On June 12, 2017, the Manhattan Beach City Council adopted City Council Resolution No. 17-0065, granting a Use Permit for the expansion of an existing retail space that would result in a retail space over 1,600 square feet of buildable floor area. A Use permit was required for the project under Interim Ordinance No. 16-0009-U and its subsequent extensions.

SECTION 4. On March 10, 2021, the Planning Commission conducted a duly noticed public hearing to consider the project, and the Planning Commission continued the public hearing to the March 24, 2021 Planning Commission meeting, during which the Planning Commission provided an opportunity for the public to provide evidence and testimony at the public hearing.

SECTION 5. Section A.96.040 of the City’s LCP requires a Coastal Development Permit for any “development”, with Section A.96.030 (I) of the City’s LCP defining the term “development” to include “change in the density or intensity of use of land...”.

SECTION 6. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on staff’s determination that the proposed expansion of the existing retail sales use will be in a building under 10,000 square feet of Buildable Floor Area (BFA), is located in an urbanized area, does not involve significant amounts of hazardous substances, is located in an area where all necessary public services and facilities are available, and is located in an area where the surrounding area is not environmentally sensitive. Pursuant to State CEQA Guidelines Section 15300.2 (Exceptions), there is no reasonable possibility that the activity will have a significant impact on the environment because there are no unusual circumstances in this situation. The Project will neither individually nor cumulatively have an adverse effect on wildlife resources, as defined in Fish and Game Code Section 711.2.

SECTION 7. The record of the public hearing indicates:

A. The legal description of the site is: Lots 12, 13, & 14, Block 12, Manhattan Beach Division No. 2, in the City of Manhattan Beach, County of Los Angeles. The site is located in Area District III and is zoned CD, Downtown Commercial. The site is also located in the Appealable Area of the Coastal Zone. The surrounding properties are zoned CD to the North (across Manhattan Beach Boulevard), CD to the South (across 11<sup>th</sup> Place), CD to the East (across Manhattan Avenue), and CD to the West.

B. The use is permitted in the CD District subject to a Use Permit per MBMC Section 10.16.020 and LCP Section A.16.020, and is in compliance with the City’s General Plan land use designation of Downtown Commercial. The General Plan designation for the property is Downtown Commercial. The General Plan encourages businesses in the Downtown Commercial land use category that offer “services and activities to our residents and visitors.”

C. The use is located along the commercial portion of Manhattan Avenue and Manhattan Beach Boulevard in Downtown Manhattan Beach, with the surrounding businesses having similar operating characteristics. Any potential impacts associated with Skechers’ use are minimized by the physical distance between the use’s location and most residents in nearby blocks; with Manhattan Avenue, 11<sup>th</sup> Place, Manhattan Beach Boulevard, and other commercial structures providing physical separation between Skechers and many neighboring structures.

D. The applicant has requested a Coastal Development Permit and Use Permit to allow for the expansion of their existing retail sales use into the adjacent vacant tenant space, resulting in a retail space with 6,453 square feet of buildable floor area and 3,637 square feet of sales floor area located at 1113-1121 Manhattan Avenue.

E. The project is specifically consistent with General Plan Policies as follows:

LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

The project helps further the General Plan policies identified above, as the expanded retail store will contribute to a critical mass of retailers needed to sustain Downtown Manhattan Beach as a retail destination for local shoppers and visitors alike.

**SECTION 8.** Based upon substantial evidence in the record, and pursuant to Manhattan Beach Municipal Code Section 10.84.060, the Planning Commission hereby finds:

**1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

Skechers is a retail use located in the CD Downtown Commercial district. The Municipal Code's stated purpose for the CD Downtown Commercial zone is that the "district is intended to accommodate a broad range of community businesses and to serve beach visitors." Retail stores like Skechers provide goods which can be purchased by both residents and visitors.

The proposed location of the project (Manhattan Avenue in the CD district) is in accord with the objectives of MBMC's Planning and Zoning and the purposes of the district in which the site is located because Manhattan Avenue is a commercial thoroughfare within the CD commercial district where the use will complement a full range of retail and service businesses suitable for Manhattan Beach.

**2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

Skechers' retail sales use is a commercial use consistent with the General Plan's Downtown Commercial land use designation of the subject and neighboring properties. The proposed use is compatible with neighboring uses, as the neighboring lots are also developed with commercial uses, many of which are retail sales uses. Any potential impacts associated with Skechers' retail sales use are minimized by the physical distance between the use's location and residents in nearby blocks, with Manhattan Avenue, 11th Place, Manhattan Beach Boulevard, and other commercial structures providing physical separation between Skechers and many neighboring structures. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Skechers is part of the downtown commercial mix of businesses that help create a dynamic and interesting Downtown. Skechers' retail sales use is consistent with the overall goal of the district to provide goods and services to residents and visitors.

The project is specifically consistent with General Plan Policies as follows:

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LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

The project helps further the General Plan policies identified above, as the expanded retail store will contribute to a critical mass of retailers needed to sustain Downtown Manhattan Beach as a retail destination for local shoppers and visitors alike.

3. **The proposed use will comply with the provisions of the City’s Planning and Zoning Title, including any specific condition required for the proposed use in the district in which it would be located.**

The proposed 3,637 square-foot retail use is a conditionally permitting use in the CD zoning district. Furthermore, associated project plans are in compliance with applicable governing regulations in Municipal Code Title 10 (Planning and Zoning).

4. **The use will not adversely impact or be adversely impacted by nearby properties.**

The use is located on the commercial portion of Manhattan Avenue and Manhattan Beach Boulevard in Downtown Manhattan Beach, with surrounding businesses exhibiting similar operating characteristics. Any potential impacts associated with Skechers’ use are minimized by the physical distance between the use’s location and most residents in nearby blocks, with Manhattan Avenue, 11th Place, Manhattan Beach Boulevard, and by other commercial structures providing physical separation between Skechers and many neighboring structures. The retail sales will not create demands exceeding the capacity of public services and facilities.

**SECTION 9.** Based upon substantial evidence in the record, and pursuant to Manhattan Beach Local Coastal Program Section A.94.150, the Planning Commission hereby finds:

1. **All decisions on Coastal Development Permits shall be accompanied by written findings: [13096] A. That the project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program;**

The property is located within Area District III and is zoned Downtown Commercial (CD). The General Plan and Local Coastal Program/Land Use Plan designation for the property is Downtown Commercial, which accommodates “a mix of commercial businesses... with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers”. The neighboring properties are also developed with commercial uses. The proposed retail sales use is a permitted use in the CD zoning district and is in compliance with the City’s General Plan land use designation of Downtown Commercial; as such, the project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and it will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The project is consistent with the policies and implementation measures of the Manhattan Beach Local Coastal Program, specifically Policies I.A.1, I.A.4, I.C.6, II.A.2, II.A.3, as follows:

*Policy I.A.1: The City shall maintain the existing vertical and horizontal access ways in the Manhattan Beach Coastal Zone.* The proposed project would not obstruct any of the vertical and horizontal access ways to the beach, as the project remains entirely on private property.

*Policy i.A.4: The City shall maintain the use of commercial alleys as secondary accessways.* The proposed project would not interfere with the use of 11th Place, a commercial alley, as a secondary accessway, as the project remains entirely on private property.

*Policy I.C.6: The City shall require existing residential and commercial buildings to comply with parking standards set forth in Section A.64 of Chapter 2 of the Implementation Plan upon substantial remodeling or expansion, as defined in Sections A.64.020 and A.68.030 of Chapter 2 of the Implementation Plan except that residential parking requirements shall not be reduced for units less than 550 square feet.* The project will provide sufficient parking per Section A.64.030 of the City’s LCP as the entitlement contained in the resolution requires the tenant to maintain one Bi-Annual Commercial Parking Permit.

*Policy II.A.2: Preserve the predominant existing commercial building scale of one and two stories, by limiting any future development to a 2-story maximum, with a 30' height limitation as required by Sections A.04.030, A.16.030, and A.60.050 of Chapter 2 of the Implementation Plan.* The proposed project would preserve the existing two-story commercial building.

*Policy II.A.3: Encourage the maintenance of commercial area orientation to the pedestrian.* The proposed project maintains the building’s orientation towards the pedestrian, with large windows facing pedestrians walking along Manhattan Avenue.

**2. As proposed and conditioned, the project meets Part (B) of the required findings for the reasons described below:**

Pursuant to Section 30212(a)(2) of the Public Resources Code, the proposed use does not impact public access to the shoreline. Adequate public access is provided and shall be maintained along Manhattan Avenue, Manhattan Beach Boulevard, and 11th Place. Furthermore, the project does not create any barriers along Manhattan Avenue, Manhattan Beach Boulevard, and 11th Place that prevent public access to the coast.

Pursuant to Section 30221 of the Public Resources Code, present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property are already adequately provided for in the subject area. There are significant portions of Manhattan Beach's Coastal Zone that are zoned for commercial uses where commercial recreational activities can operate and serve visitors.

SECTION 10. Based upon the foregoing, the Planning Commission hereby **APPROVES** the Coastal Development Permit and Use Permit to allow the expansion of an existing retail store in the CD district subject to the following conditions:

**General**

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on March 24, 2021 as conditioned. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
2. Any questions of intent or interpretation of any condition shall be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
3. A Construction Management and Parking Plan (CMPP) shall be submitted by the Applicant with the submittal of plans to the Building Division. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning Division, Fire Department, Police Department and Public Works Department, prior to permit issuance. The CMPP shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The CMPP shall minimize construction-related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the plan.
4. The adoption of this resolution replaces in full the site's prior entitlement, City Council Resolution No. 17-0065,

**Operation**

5. The operator of the business shall maintain three separate façade treatments along its Manhattan Avenue frontage to appear from the exterior as three separate, distinct storefronts in order to maintain the small town scale and character of existing Downtown businesses.
6. The operator of the business shall maintain the public art piece on the northern façade of the structure.
7. Televisions or similar electronic displays used for marketing purposes shall not be displayed in store windows.
8. All tenant improvements shall comply with the California Codes which includes: 2019 Uniform Building Code, 2019 Uniform Mechanical Code, 2019 Uniform Plumbing Code and 2019 Electrical Code.
9. The operator of the business shall maintain one "Bi-Annual Commercial Parking" permits for use of their retail employees.
10. The Community Development Department staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.

**Refuse**

11. A trash enclosure with adequate capacity for different types of trash shall be maintained. The enclosure shall be subject to specifications and approval of the Public Works Department, Community Development Department, and the City's waste contractor.
12. The operator of the business shall arrange for special on-site pickup as often as necessary to ensure that the refuse area has adequate space to accommodate the needs of the subject business.
13. No refuse generated at the subject site shall be located in the Public Right-of-Way for storage or pickup, including the disposal of refuse in any refuse container established for public use.

**Procedural**

14. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the Owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the Owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Community Development Director may, upon a request by Owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
15. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

**SECTION 11.** The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

**SECTION 12.** This Resolution shall become effective when all time limits for appeal as set forth in MBMC Chapter 10.100 have expired.

**SECTION 13.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant. The Secretary shall make this resolution readily available for public inspection.

**SECTION 14.** This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.

March 24, 2021

---

Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **March 24, 2021** and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**Carrie Tai, AICP,**  
Secretary to the Planning Commission

---

**Rosemary Lackow,**  
Recording Secretary



# Attachment B



## CITY OF MANHATTAN BEACH DEPARTMENT OF COMMUNITY DEVELOPMENT MEMORANDUM

**DATE:** March 10, 2021

**TO:** Planning Commission

**FROM:** Carrie Tai, AICP, Community Development Director

**THROUGH:** Talyn Mirzakhanian, Planning Manager

**BY:** Ted Faturros, Associate Planner

**SUBJECT:** Consideration of a Proposed Coastal Development Permit and Use Permit to Allow the Expansion of an Existing Retail Sales Use, Resulting in a Retail Sales Use with 3,310 Square Feet of Sales Floor Area Located at 1113-1121 Manhattan Avenue; and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (Skechers USA, Inc.)

### RECOMMENDATION

Staff recommends that the Planning Commission **CONTINUE** the Public Hearing to the March 24, 2021 Planning Commission meeting.

### APPLICANT

Skechers USA, Inc  
1240 Rosecrans Avenue, Suite 400  
Manhattan Beach, CA 90266

### BACKGROUND

On December 1, 2020, the Community Development Department received an application requesting a Coastal Development Permit and Use Permit to allow for the expansion of an existing retail sales use into the adjacent vacant tenant space, resulting in a tenant space with 6,453 square feet of buildable floor area and 3,310 square feet of sales floor area in an existing commercial building located at 1113-1121 Manhattan Avenue. Skechers USA, Inc. is the applicant requesting the expansion of

their existing retail store. The subject building is located in the “CD” (Downtown Commercial) zoning district in Area District III.

After publication of the public hearing’s notice, Skechers slightly altered their plans by increasing the store’s sales floor area. Staff determined the project must be re-noticed so that the notice correctly reflects the updated sales floor area square-footage. Accordingly, the public hearing shall be postponed to comply with the public noticing requirements.

## **CONCLUSION**

Staff recommends that the Planning Commission continue the public hearing to the March 24, 2021 Planning Commission meeting.

## Attachment C

### RESOLUTION NO. 17-0065

RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL APPROVING A USE PERMIT ALLOWING THE EXPANSION OF AN EXISTING RETAIL USE THAT WOULD RESULT IN A RETAIL SPACE OVER 1,600 SQUARE FEET OF BUILDABLE FLOOR AREA AT 1115, 1117, 1121 MANHATTAN AVENUE (SKECHERS USA, INC)

THE MANHATTAN BEACH CITY COUNCIL HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. Skechers USA, Inc. (Applicant) has submitted an application for a Use Permit for the properties located at 1115, 1117 and 1121 Manhattan Avenue (Subject Property). The Applicant seeks approval to combine its existing retail space (1117 and 1121 Manhattan Avenue) with a vacant neighboring retail space located at 1115 Manhattan Avenue, thereby creating a larger single retail space of 4,829 square feet in buildable floor area) (the Project). The Subject Property is located in Area District III and is zoned CD, Downtown Commercial. The properties to the north, east, and south are also zoned CD, Downtown Commercial. The property to the west is zoned PS, Public and Semi-Public. The subject property is classified Downtown Commercial in the Manhattan Beach General Plan.

SECTION 2. The existing and proposed retail use is a permitted use in the Downtown Commercial (CD) zone. However, on July 5, 2016, the City Council adopted Interim Ordinance 16-0009-(the Downtown IZO), requiring a use permit for any new retail space exceeding 1,600 square feet of Buildable Floor Area (BFA). The Council thereafter extended the Downtown IZO. As stated in Section 1, the proposed retail space will exceed 1,600 square feet of BFA. Accordingly, a Use Permit is required.

SECTION 3. On March 29, 2017, the Planning Commission conducted a duly noticed public hearing to consider the Project. After the public hearing was closed, the Commission adopted Resolution No. PC 17-02 conditionally approving the Project. The Planning Commission's decision was timely appealed by Martha Andreani.

SECTION 4. On June 6, 2017, the City Council conducted a duly noticed public hearing *de novo* to consider the Project. Evidence, both written and oral, was presented to the Council. All persons wishing to address the Council regarding the Project were given an opportunity to do so at the public hearing. Speakers spoke in favor and in opposition to the Project.

SECTION 5. The Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines because it is a minor alteration within an existing facility and will not significantly expand any use.

SECTION 6. The project will neither individually nor cumulatively have an adverse effect on wildlife resources, as defined in Fish and Game Code Section 711.2.

SECTION 7. Pursuant to the City's Local Coastal Program, A.96.050, a Coastal Development Permit is not required for the proposed Project because the proposed work is a tenant improvement in an existing commercial building that does not change the use or intensity of the structure.

SECTION 8. Based upon substantial evidence in the record presented at the public hearing, and pursuant to MBMC Section 10.84.060 and state law, the City Council hereby finds:

- 1. The Project and its proposed location is in accord with the objectives of the Zoning Code, the purpose of the district (Downtown Commercial) in which the site is located, and is consistent with the General Plan.**

The Subject Property is zoned Downtown Commercial, and its General Plan land use designation is Downtown Commercial. The expanded Skechers store is a commercial retail sales use, and one of the key uses that make up the Downtown Commercial district. The expanded retail footprint of the Skechers storefront would complement existing Downtown Manhattan Beach retailers. The proposed location of the use and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan because the Subject Property is classified as Downtown Commercial, which allows for a diverse mix of complementary commercial uses. Specifically, the Project is consistent with the following Goals of the General Plan:

*Goal LU-3: Achieve a strong, positive community aesthetic.*

*Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.*

*Goal LU-7: Continue to support and encourage the viability of Downtown area of Manhattan Beach.*

- 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed expansion of the retail sale of shoes and related sportswear is compatible with surrounding uses and the neighborhood, poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the Subject Property, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare. The subject property is located in a multi-tenant commercial area, which includes Mangiamo Ristorante & Bar (128 Manhattan Beach Boulevard) and a vacant tenant space (1113 Manhattan Avenue) formerly occupied by Lucky Brand Jeans.

- 3. The proposed use will comply with the provisions of the Zoning Code, including any specific condition required for the proposed use in the district in which it would be located.**

The proposed expansion of an existing commercial retail use complies with applicable provisions of the Downtown Commercial Zone. Retail sales is a permitted use in the Downtown Commercial (CD) zone and the expanded Skechers store will comply with the applicable development regulations under Municipal Code 10.16.030. Further, as discussed below, the expanded Skechers store will comply with the specific conditions required under Interim Zoning Ordinance 16-0013-U.

4. **The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

Skechers' proposed retail expansion will not adversely impact neighboring properties, as the expansion space was occupied by a retail use (interior design services and furniture sales), and thus does not constitute an intensification of use. Skechers has mitigated the aesthetic impacts of its enlarged space by providing three different façade treatments on the Manhattan Avenue frontage. Skechers' unique design for the Manhattan Avenue frontage visually breaks up the single façade into what looks like three separate and distinct storefronts, maintaining consistency with the Downtown District's village-like scale and existing Downtown retail stores.

SECTION 9. Pursuant to the Downtown Interim Zoning Ordinance, the City Council further finds:

1. **The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.**

The expanded Skechers store will maintain the residential quality of life for the community, as there is no intensification of use. The proposed expanded retail use is replacing another retail use. The use will also enhance the residential quality of life for the community because it provides a broader range of products for Manhattan Beach residents. Because the Subject Property is more than 150 feet away from the nearest residential property, its operations will have no detrimental impact on the quality of life for residents.

2. **The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly small town atmosphere and a sound economy.**

The proposed project helps preserve the Downtown's small town atmosphere by employing a thoughtful design that complements the existing scale of neighboring storefronts and buildings. The proposed Project's design is clean, attractive, and pedestrian oriented. Furthermore, the proposed Project contributes to the Downtown's sound economy by having a proven, successful business expand its footprint in order meet the needs of its customers.

3. **The proposed use is consistent with the Downtown Design Guidelines.**

The proposed use is consistent with the 1998 Downtown Design Guidelines. Further, it

meets or exceeds the Design Guidelines in the 2016 Downtown Specific Plan, adopted by the City Council and awaiting Coastal Commission action. The proposed store has pedestrian-oriented facades with attractive architectural features, including two well-defined store entries. The Project's Manhattan Avenue façade has been broken up into three distinct styles that make the larger store look like three smaller stores, helping to maintain the existing rhythm of smaller store fronts and a village feel. Additionally, as a key corner location on two major streets in the Downtown, a larger more prominent retail tenant space is consistent with both the existing 1998 Guidelines and the 2016 Guidelines. In addition, the proposed Manhattan Avenue facade exceeds the minimum 70% transparency set forth in the Downtown Specific Plan. Skechers has also agreed to provide elements of visual interest on the Manhattan Beach Boulevard façade.

**4. The proposed use will contribute to a balance of mix of uses, which serves the needs of both local and nonlocal populations.**

Skechers has maintained a retail presence in Downtown Manhattan Beach since June 1995, and the proposed expansion will continue to ensure that the Downtown has a strong mix of retailers in a climate where retailers are shrinking their footprints or closing stores altogether. Skechers is one of a few stores in the Downtown that is primarily focused on selling shoes, and Skechers sells a tremendous variety of shoes at several different price points that appeal to a wide cross section of local and non-local customers.

SECTION 10. Based upon the foregoing, and after considering all of the evidence in the record, the City Council hereby **APPROVES** the Use Permit for an expansion of Applicant's existing retail space (1117 and 1121 Manhattan Avenue) to include the neighboring retail space located at 1115 Manhattan Avenue, thereby creating a larger single retail space of 4,829 square feet BFA, subject to the following conditions:

*Operational*

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by, the City Council on June 6, 2017. Any substantial deviation from the approved plans or project description shall require approval from the City Council. A reconfiguring of the sales-floor area that does not result in a net gain of sales floor area will not be considered a substantial deviation from the approved plans and project description, and will not require the approval of the City Council.
2. Applicant shall maintain three separate façade treatments along its 70 foot Manhattan Avenue frontage so that it appears as three separate, distinct storefronts. Each façade along Manhattan Avenue shall have a unique architectural style, subject to the satisfaction of the Community Development Director.
3. Skechers shall submit plans for a local public art piece that provides visual interest on the large, blank Manhattan Beach Boulevard façade, subject to review of the Cultural Arts Commission and to the satisfaction of the

Director of Community Development consistent with the design guidelines of the Downtown Specific Plan.

4. Televisions or similar electronic displays shall not be allowed to be displayed in store windows.

*Building Department*

5. All construction shall comply with the California Codes, including: 2016 Uniform Building Code, 2016 Uniform Mechanical Code, 2016 Uniform Plumbing Code and 2016 Electrical Code.

*Procedural*

6. The Applicant shall cooperate with the Department of the Community Development in its conduct of periodic reviews for compliance of conditions of approval.
7. The applicant must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of the Use Permit.
8. *Indemnity, Duty to Defend and Obligation to Pay Judgments, Awards of Attorney Fees and Defense Costs, Including Attorneys' Fees, Incurred by the City.* Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding, including any award of attorney's fees. The City shall promptly notify Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense, however, cooperation does not include the City having to take any action or make any decision that the City does not believe, in the exercise of its good faith judgment, is in its own best interest, and cooperation shall not be construed in a manner that requires the City to exercise its discretion in a particular manner. If the City fails to promptly notify Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses, fees, and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Condition shall be construed to require Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval,

the City shall estimate its expenses for the litigation. Applicant shall deposit that amount with the City for the payment of such expenses as they become due. Applicant shall replenish the deposit as necessary based upon notice by the City.

SECTION 11. The City Council's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

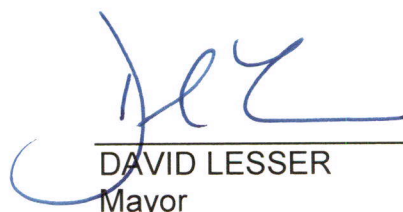
SECTION 12. Pursuant to Public Resources Code Section 21089 (b) and the Fish and Game Code Section 711.4 (c), the project is not operative, vested, or final until the requiring filing fees are paid. This Use Permit shall lapse two years after its date of approval, unless implemented or renewed pursuant to Municipal Code Section 10.84.090.

SECTION 13. The time within which judicial review, if available, of this decision must be sought is governed by California Code of Civil Procedure Section 1094.6, unless a shorter time is provided by other applicable law. The City Clerk shall mail by first class mail, postage prepaid, a certified copy of this Resolution and a copy of the affidavit or certificate of mailing to Skechers, Martha Andreani and any other persons or entities requesting notice of the decision.


SECTION 14. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED on June 6, 2017.

AYES: Montgomery, Hersman, Napolitano, Howorth and Mayor Lesser.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

  
\_\_\_\_\_  
DAVID LESSER  
Mayor

ATTEST:

  
\_\_\_\_\_  
LIZA TAMURA  
City Clerk




STATE OF CALIFORNIA            )  
  )  
COUNTY OF LOS ANGELES        )  SS.  
  )  
CITY OF MANHATTAN BEACH        )

I, Liza Tamura, City Clerk of the City of Manhattan Beach, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing resolution, being Resolution No. 17-0065 duly and regularly introduced before and adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 6<sup>th</sup> day of June, 2017 and that the same was so passed and adopted by the following vote, to wit:

Ayes:            Montgomery, Hersman, Napolitano, Howorth and Mayor Lesser.  
Noes:            None.  
Absent:          None.  
Abstain:         None.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 12<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
City Clerk of the City of  
Manhattan Beach, California

(SEAL)

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# Attachment D

## RESOLUTION NO. 5136

1  
2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
3 OF MANHATTAN BEACH, CALIFORNIA, APPROVING A  
4 SIGN APPEAL TO ALLOW SIGNAGE WHICH WILL  
5 EXCEED THE MAXIMUM ALLOWABLE SQUARE FOOTAGE  
6 ON THE PROPERTY LOCATED AT 1113-21 MANHATTAN  
7 AVENUE/128 MANHATTAN BEACH BOULEVARD  
8 (GREENBERG)

9 WHEREAS, there was filed with the Planning Commission of  
10 the City of Manhattan Beach, California, an application for a sign  
11 appeal to allow signage which will exceed the maximum allowable  
12 square footage on the property legally described as Lots 12, 13  
13 and 14, Block 12, Manhattan Beach Division #2, located at 1113-21  
14 Manhattan Avenue/128 Manhattan Beach Boulevard, in the City of  
15 Manhattan Beach; and,

16 WHEREAS, the subject application for a Sign Appeal was  
17 filed by Michael Greenberg for Skechers Inc., and the owner of the  
18 property is Susan Shields Edwards; and,

19 WHEREAS, the subject parcels are located within the CD  
20 zone, Area District III, as are surrounding properties; and,

21 WHEREAS, the General Plan designation for the subject  
22 property is Downtown Commercial; and

23 WHEREAS, the three subject parcels are each presently  
24 developed with a single commercial retail and restaurant building;  
25 and,

26 WHEREAS, after duly processing said application and  
27 holding a public hearing thereon, the Planning Commission adopted  
28 its Resolution No. PC 94-30 (which is on file in the office of the  
29 Secretary of said Commission in the City Hall of said City, open  
30 to public inspection and hereby referred to in its entirety and by  
31 this reference incorporated herein and made part hereof), on  
32 October 26, 1994; and

WHEREAS, on November 15, 1994, the City Council reviewed  
the decision of the Planning Commission.

1  
2 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF  
3 MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND,  
4 DETERMINE AND ORDER AS FOLLOWS:

5 SECTION 1. That the City Council does hereby make  
6 the following findings:

- 7 1. The submitted sign appeal application requests that an  
8 additional 20 square feet or 22% of sign area be allowed on  
9 the subject commercial site beyond the 90 square foot maximum  
10 sign area permitted.
- 11 2. The applicant's request is based on an estimate of 90 square  
12 feet of existing total sign area for the site and Staff's  
13 determination is 100 square feet due to a double-faced sign  
14 of which only one sign face had been previously counted.
- 15 3. The subject property is a corner site with street frontages  
16 of 90 feet (Manhattan Avenue) and 75 feet (Manhattan Beach  
17 Boulevard), and corresponding visible tenant frontages of 90  
18 feet and 25 feet (allowing sign area to correspond to said  
19 frontages would result in 15 available square feet rather  
20 than the requested 20). A reasonable increase in sign area  
21 distributed throughout the additional frontage length will  
22 not have a negative visual impact on the surrounding area.
- 23 4. The commercial corner building to the north of the subject  
24 property across Manhattan Beach Boulevard possesses a sign  
25 appeal approval for a similar sign area increase.

18 SECTION 2. The City Council does hereby approve the  
19 subject sign appeal to allow signage which will exceed the maximum  
20 allowable square footage, subject to the conditions enumerated  
21 below:

- 22 1. A maximum total sign area of 115 square feet shall be  
23 permitted on the site. Additionally, signs located on the  
24 Manhattan Avenue frontage of the building shall not exceed a  
25 total of 90 square feet; and, signs located on the Manhattan  
26 Beach Boulevard frontage of the building shall not exceed a  
27 total of 75 square feet.
- 28 2. A visible tenant frontage of at least 25 feet shall abut  
29 Manhattan Beach Boulevard.
- 30 3. Pursuant to Public Resources Code section 21089(b) and Fish  
31 and Game Code section 711.4(c), the project is not operative,  
32 vested or final until the required filing fees are paid.

30 SECTION 3. Pursuant to Government Code Section 65907  
31 and Code of Civil Procedure Section 1094.6, any action or  
32 proceeding to attack, review, set aside, void or annul this

1  
2 decision, or concerning any of the proceedings, acts, or  
3 determinations taken, done or made prior to such decision or to  
4 determine the reasonableness, legality or validity of any  
5 condition attached to this decision shall not be maintained by any  
6 person unless the action or proceeding is commenced within 90 days  
7 of the date of this resolution and the City Council is served  
8 within 120 days of the date of this resolution. The City Clerk  
9 shall send a certified copy of this resolution to the applicant,  
10 and if any, the appellant at the address of said person set forth  
11 in the record of the proceedings and such mailing shall constitute  
12 the notice required by Code of Civil Procedure Section 1094.6.

13 SECTION 4. This resolution shall take effect  
14 immediately.

15 SECTION 5. The City Clerk shall certify to the  
16 passage and adoption of this resolution; shall cause the same to  
17 be entered among the original resolutions of said City; and shall  
18 make a minute of the passage and adoption thereof in the records  
19 of the proceedings of the City Council of said City in the minutes  
20 of the meeting at which the same is passed and adopted.


21 PASSED, APPROVED, and ADOPTED this 15th day of November,  
22 1994.

23 Ayes: Napolitano, Barnes, Jones, Cunningham, Mayor Lilligren  
24 Noes: None  
25 Absent: None  
26 Abstain: None

27 /s/ Tim Lilligren  
28 Mayor, City of Manhattan Beach,  
29 California

30 ATTEST:

31 /s/ Win Underhill  
32 City Clerk

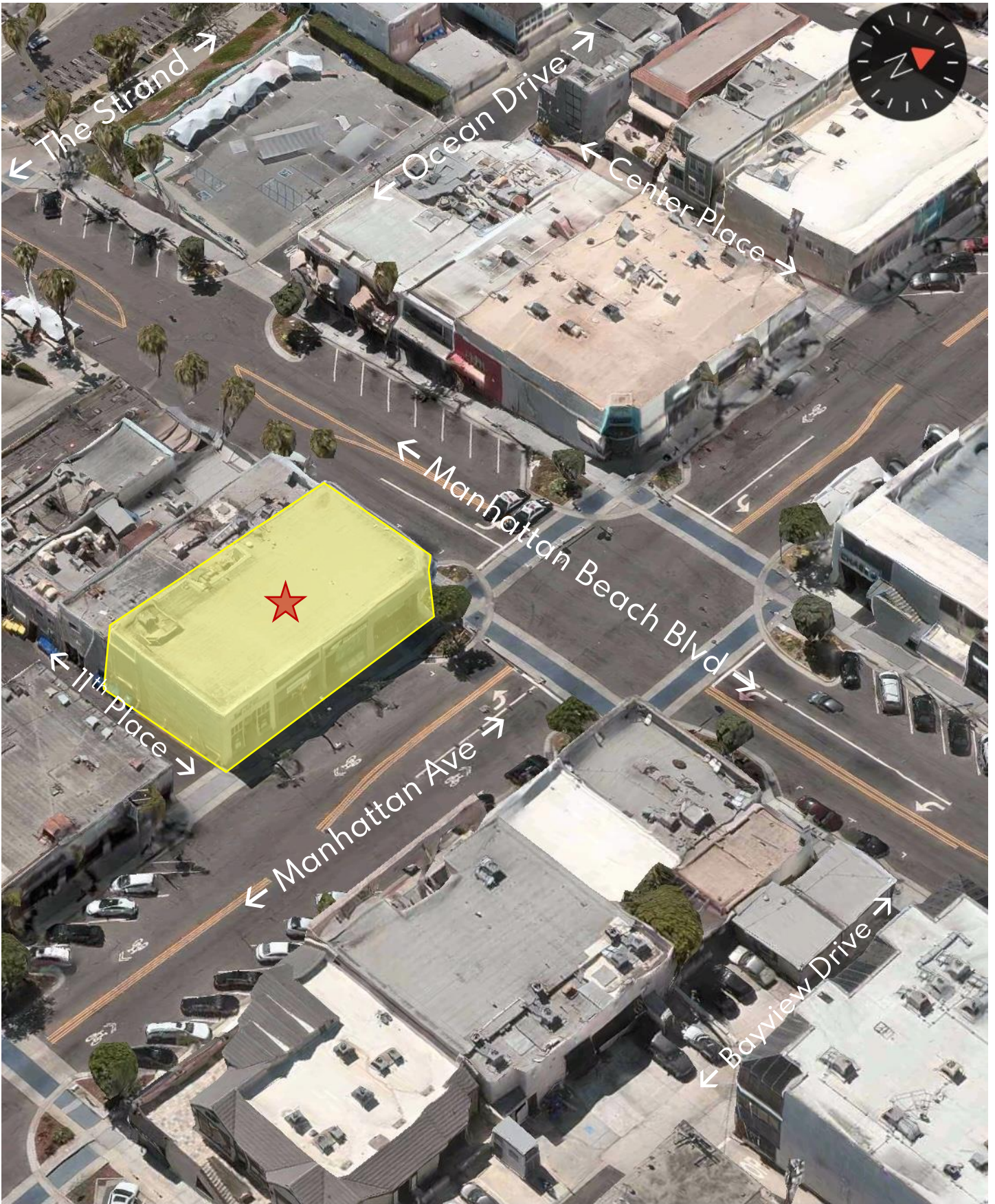


Certified to be a true copy  
of the original of said  
document on file in my  
office. 3

*LaDonne M. Hahless, Asst.*  
City Clerk of the City of  
Manhattan Beach, California

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# Attachment E Vicinity Map



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## Attachment F

November 30th, 2020

To:

Ted Faturos of City Planning &  
The Planning Commission  
City of Manhattan Beach

2020 has been a challenging year for many, including businesses in Manhattan Beach, but as I walk, dine and shop in our community, I am pleased to see how many of the restaurants and stores are being frequented—including Skechers.

Unfortunately, not all local businesses have been able to make it through the pandemic, including the nail salon that borders our Skechers retail store on Manhattan Avenue. Given this opening and the growth of our business in the last couple years, we are requesting approval to expand into this space—specifically for the Skechers Performance apparel division of our company.

Manhattan Beach has been the home of Skechers' corporate offices since the company began nearly 30 years ago. We built our first store a few doors down from where we are today back in 1995, and have grown into a global brand with stores on the most desirable high streets in the world. Even as multi-billion-dollar company, we see Manhattan Beach as our home. It reflects the company's lifestyle, the imaging of our brand, and the product we create.

In appreciation, we have been a proud supporter of our community through annual family events, and believe that Store 1 – our Manhattan Beach flagship location – also benefits our residents through its diverse assortment of performance and comfort footwear for every age. Through this expansion, we will be able to offer a dedicated space for our apparel division, potentially grow its sales from approximately 5% of our revenue to 30% and better showcase our extensive running, walking, trail and golf footwear – offering a wider range of footwear and apparel that reflects the healthy lifestyle of our town's active residents.

We are taking every effort to ensure that this proposed 1,624-square-foot expansion aligns with the desired design of our community:

- 1) The new addition will allow us to properly present our apparel division, which is now in the Skechers Performance store, limiting our offering of this key collection to the community. It will continue our existing performance façade, which is separate and distinct from our current lifestyle store. From the exterior perspective, the “small shop” pattern of the existing façade will be preserved and feature a window across its expanse. Our desire to showcase the Performance brand within its own retail façade is consistent with Downtown Manhattan Beach's intent to preserve the community-friendly small shop downtown district.

- 2) In order to connect the new addition to the interior of our existing store, we are requesting approval for a 28-foot-wide pass through that will maintain the separate identity of the Performance Division from the Skechers lifestyle store. Flooring and other architectural and fixture/furniture elements will further create a distinction between the performance and lifestyle areas.

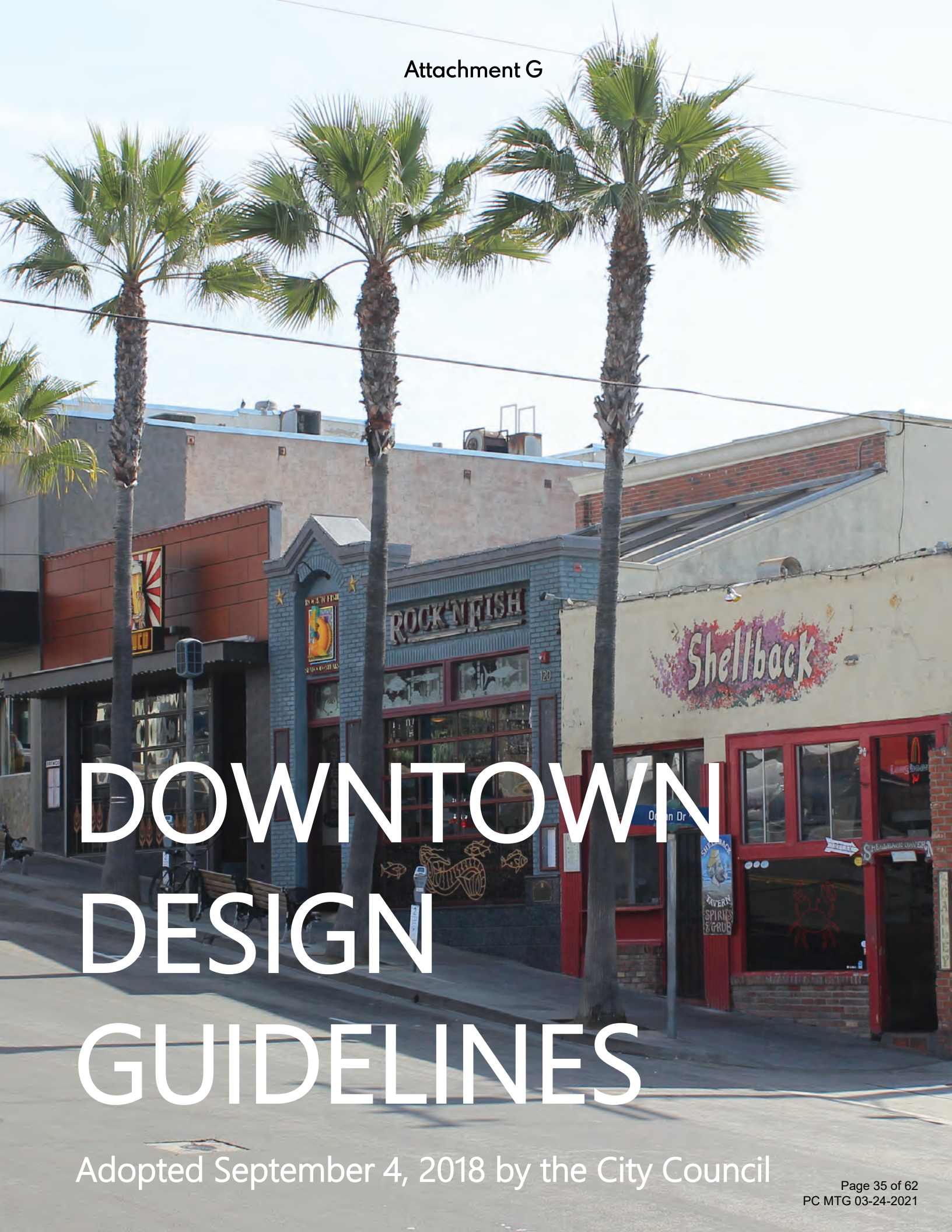
As we take great pride in the beauty of Manhattan Beach, we will ensure that there is no negative impact to Downtown Manhattan Beach. The existing sidewalk, parking and visual aesthetic will remain, and the imaging in our store will respect our special town. As we have for nearly three decades, we remain an active participant in preserving the values and development of the community.

We look forward to any questions you may have on the expansion of the Skechers Performance store, and for your hopeful approval of the project.

Wishing you, your family, and the entire Manhattan Beach Planning Commission a healthy and safe holiday.

Kind regards,

Michael Greenberg  
President  
Skechers



# DOWNTOWN DESIGN GUIDELINES

Adopted September 4, 2018 by the City Council

# DESIGN GUIDELINES

The following design guidelines are intended to perpetuate quality development that will complement and enhance the project area’s eclectic style and small town character. The guidelines apply to all private development that occurs in the project area, addressing the design of both new buildings and renovations to existing structures. The guidelines are organized into several categories that specify how buildings should be located and oriented on a site as well as describe how architectural elements should be incorporated into building designs to perpetuate a pervasive sense of high architectural quality throughout the area. The guidelines also provide direction on how new development should interact with and complement the planning area’s historic resources, and encourage sustainable practices such as stormwater management and water efficiency measures.

Conformance with the guidelines is strongly encouraged, but not necessarily required. Alternative design solutions are permitted provided that they meet the overall objectives of this document.

## SITE DESIGN

Downtown Manhattan Beach is characterized by buildings and outdoor spaces that directly address the adjoining streets. Buildings are typically located adjacent to or near the sidewalk, creating an intimately scaled, pedestrian-oriented streetscape. Doors and windows face onto the street, providing the streetscape with a sense of activity and vibrancy. To sustain this ambiance, site, building, and outdoor space design should address the following guidelines.

## SITE LAYOUT AND BUILDING ORIENTATION



**Figure 1** Buildings are located at the property line

- Along commercial streets, ground-floor retail and restaurant uses should be located at key intersections.
- Building frontages facing a street or public space should be located on or near the corresponding property line and/or sidewalk edge, unless space between the building and sidewalk is to be used for outdoor pedestrian spaces, such as plazas and forecourts, and landscaping. Where such spaces exist, at least 70 percent of the building’s façade should be located along the property line or sidewalk edge.
- Buildings should be oriented so that the primary façades and key pedestrian entries face major streets and plazas and entries are at sidewalk level.
- To emphasize the presence of buildings at corners, the structures should be accentuated by height, articulation, and unique roof silhouettes.

## DESIGN GUIDELINES

- Buildings on corners should include storefront design features that activate the street level and engage pedestrians for at least 50 percent of the wall area on the side street elevation.
- Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, and/or color are encouraged.
- Pedestrian passages that enable through-block pedestrian circulation, such as paseos, are encouraged.
- To support active pedestrian streetscapes, private parking lots, driveways, and loading areas should be located behind buildings and only be accessed from side or rear streets and alleys.
- Loading facilities should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriately located at the rear of the site.
- Where commercial buildings back up to residential properties, loading and delivery should be planned so that they will occur at the side of the building away from residences where feasible.
- Site designs should be configured to minimize the appearance of driveways and garages or parking relative to the pedestrian access, landscape, and livable portions of the building (e.g., locate driveways and garages along alleys).
- Limit gaps between buildings solely to those necessary for pedestrian access and/or usable outdoor space.
- Encourage positive transitions in scale and character at the interface between residential and nonresidential land uses.



**Figure 2** Corner entrance emphasized through unique articulation and materials



**Figure 3** Metlox Plaza features a green space and fountain surrounded by retail and restaurants.

## OUTDOOR SPACES

- Recognize views, climate, and the nature of outdoor activities and users in the design of outdoor spaces.
- Outdoor spaces should be located adjacent to sidewalks, walk streets, pedestrian and multiuse pathways, retail, and outdoor dining areas to maximize visibility.
- To activate the streetscape and provide “eyes on the street,” semiprivate open spaces such as forecourts should be oriented to face major streets.
- To facilitate the inclusion of outdoor spaces along the project area’s narrow sidewalks, building entrances can be recessed.

- ▶ Open spaces shall incorporate landscaping that provides shade, softens hard edges, and creates an aesthetically appealing environment that complements the surrounding buildings.
- ▶ Outdoor spaces should be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles. This includes making outdoor spaces visible from the street and providing pedestrian-scale lighting to enhance nighttime security.

## BUILDING DESIGN

Downtown Manhattan Beach is predominantly composed of compact blocks and narrow parcels that mostly occupy limited street frontage. The massing and scale of Downtown’s existing buildings reflect these dimensions, contributing to the area’s vibrant, pedestrian-oriented streetscape. Building heights range from one to three stories and building setbacks are limited. The Downtown contains a number of finely detailed buildings in a variety of styles which contribute to the area’s unique quality and help define its pedestrian scale. To complement the project area’s massing, scale, and character; new development should consider the following guidelines.



Figure 4 Inviting corner entrance with tower feature



Figure 5 Building mass has been broken into smaller forms

## MASSING AND SCALE

- ▶ New development located on highly visible corner parcels should incorporate special features such as rounded or cut corners, corner towers, inviting corner entrances, corner roof features, special show windows, and special base designs.
- ▶ Projects built adjacent to existing lower-scale residential development should respect the scale and privacy of the adjacent properties. This can be accomplished by varying the massing within a project, stepping back upper stories, and varying sizes of elements to transition to smaller-scale buildings.
- ▶ The scale of new infill developments should complement existing structures while providing a sense of human scale and proportion.
- ▶ The mass of large-scale buildings should be broken up. This can be accomplished by integrating one or more of the following approaches into a building’s design:
  - » Use articulation in form including changes in wall planes, upper-story building stepbacks, and/or projecting or recessed elements.
  - » Incorporate architectural elements and details such as adding notches, grouping windows, adding loggias, dormers, and balconies, and varying cornices and rooflines.

## DESIGN GUIDELINES

- » Vary materials and colors to enhance key components of a building's façade (e.g., window trims, entries, projecting elements).
- Larger mixed-use developments should incorporate memorable open space(s) that are accessible to the public. Appropriate spaces include forecourts, paseos, and plazas.
- Large buildings should be designed to appear as an aggregation of smaller "building blocks" rather than a single large block or box.
- Long horizontal rooflines on buildings with flat or low-pitched roofs should be broken up. This can be accomplished through the use of architectural elements such as parapets, varying cornices, and rooflines.
- All rooflines, regardless of pitch, should be broken at intervals of no more than 30 feet. Appropriate approaches to meeting this guideline include varying the roof's height and/or form.
- The design of a rear/side façade should follow the general scale, proportion, and detailing of the front façade.
- Strong building forms such as towers, gables, turrets, and loggias should be used to accent buildings located at important gateways, intersections, and street corners.

## BUILDING HEIGHTS AND STEPBACKS

- To preserve and reinforce the project area's pedestrian scale and encourage design compatibility and variety, upper-story street-facing façades may be stepped back.
- Decks and roof gardens should be used to activate upper-story stepback areas, and designed with sensitivity for the surrounding residential uses.
- Building heights should relate to adjacent sites to allow maximum sun and ventilation as well as provide protection from prevailing winds, and to enhance public views.
- Emphasize horizontal elements to make a taller building appear less overwhelming.



**Figure 6** Upper story steps back



**Figure 7** Balconies and roof gardens activate stepback areas

## BUILDING SETBACKS

- Varied, articulated spaces between buildings and along the street should be encouraged.
- Commercial and mixed-use development should occur at the front edge of the property line unless outdoor dining or a recessed entry is proposed.

- To provide adequate space for pedestrian movement and activity, building designs should utilize building setbacks and arcaded or galleried spaces as an extension of the sidewalk. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape.

## BUILDING FAÇADE ARTICULATION

- Façades should be broken down into a series of appropriately proportioned structural bays or components.
- Large, blank façades should be avoided. The use of opaque glass is discouraged, and the use of reflective glass is not allowed.
- Commercial façades should include elements that form a complete storefront, including doors, display windows, bulkheads, signage areas, and awnings. Entrances should be recessed from the façade, creating a small alcove area.
- Designs should use architectural elements to enhance building façades. These can include cornices, lintels, sills, balconies, awnings, porches, and stoops.
- Upper stories are encouraged to include expressive design features such as balconies and bay windows.



**Figure 8** Detailed architectural treatments enhance the facade



**Figure 9** Transparent windows along ground-floor retail

- For upper-floor residential uses, balconies should include transparent or semitransparent railings to enhance natural lighting and maximize “eyes on the street.”
- Designs should differentiate between the amount of the façade reserved for windows and doors for street-level storefronts versus upper stories. Typically, street-level storefronts include a much greater area for openings (70 percent) than upper stories (40 percent).
- Designs should maximize transparent windows on street facing building facades, particularly for ground-floor uses. Views into building interiors should not be significantly obstructed.
- Operable windows should be used wherever possible to allow passive ventilation, heating, and cooling.
- Provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features that complement the surrounding existing structures without exactly duplicating a past architectural style.
- Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.



## DESIGN GUIDELINES

- Roof-mounted and ground-mounted mechanical equipment should be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design.
- Orient main building entrances to directly face streets and/or public spaces. Buildings that front multiple streets should provide a main entrance along each street.
- Design entries to be clearly visible from the street, accentuated from the overall building façade, and to provide visual interest. This can be accomplished through the use of a differentiated roof, awning or portico, trim details, recessed entries, doors and doorway with design details, decorative lighting, or other techniques.
- Clearly define entrances to second-story residential uses in mixed-use buildings, so that they are easily approachable from a public street or sidewalk.
- Vary materials and colors to enhance key components of a building's façade (e.g., window trims, entries, projecting elements). Material changes should occur preferably at the inside corners of changing wall planes.

## MATERIALS

- Use materials, colors, and details to unify a building's appearance.
- All building materials should be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
- Material for exterior walls should incorporate two aspects: color and texture. If the building's exterior design is intricate, with many articulation, columns, and design features, the wall texture should be simple and subdued. If the building design is relatively simple, a finely textured material, such as patterned masonry, should be used to enrich the building's overall character.
- For ground-floor building façades, especially those associated with a storefront, glass should be clear or lightly tinted. Opaque and dark-tinted glass is discouraged, and reflective glass is not allowed.



**Figure 10** Mix of high-quality building materials



**Figure 11** A variety of materials, colors, and textures creates visual interest

## AWNINGS

- Provide overhead cover along the sidewalk for pedestrian comfort, especially where there are few mature street trees. Canopies and awnings are encouraged but require encroachment permits if awnings project into the public right-of-way.



**Figure 12** Awnings provide cover for pedestrians



**Figure 13** Awning shape relates to window and door openings

- Size canopies and awnings to the scale of the building and sidewalk.
- Awnings and canopies (functional weather protection) can generally encroach into the public right-of-way with an Encroachment Permit. These elements should never extend beyond the curb face and should be compatible with the design character of the neighborhood.
- Awnings style and colors should be complementary to and compatible with the building design, architecture, and character.
- Awning shape should relate to the window or door opening. Barrel-shaped awnings should only be used to complement arched windows, while square awnings should be used on rectangular windows.
- Aluminum awnings or brow canopies are only allowed when consistent with the original design character of the building.
- Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by these structural bay elements, and nestle into the space created by the structural bay.
- Glossy finish vinyl or similar awning material is discouraged.

## ARCHITECTURAL CHARACTER

- Design visually attractive buildings that contribute architectural richness and variety to the Downtown's eclectic visual character, including creative contemporary architectural solutions.
- Integrate new development with its surroundings, emphasizing functional and visual continuity. Building forms should complement the rhythms established by buildings in the immediate vicinity by respecting the scale, massing, and materials of adjacent buildings and landscape.
- New buildings and building renovations should complement the architectural character and history of adjacent development, without imitating historical styles.



- Development on either side of streets (facing each other) should be designed at a compatible scale and massing to encourage a comfortable pedestrian environment and maintain a sense of visual cohesion along the street.

**Figures 14 - 16**  
Downtown features an eclectic mix of architectural styles

## HISTORIC PRESERVATION

Downtown Manhattan Beach’s buildings incorporate a variety of architectural styles, inspiring the district with an eclectic identity. To perpetuate the project area’s architectural variety, development should seek to preserve historic structures. In addition to the City’s Historical Preservation Code, the following guidelines should be considered, where feasible, in the alteration of historic buildings and construction of new buildings and additions adjacent to such resources. For information pertaining to voluntary historic preservation regulations, refer to the Manhattan Beach Municipal Code - Historic Preservation Code Section 10.86 and A.86 of the Local Coastal Program (pending final Coastal Commission Approval).



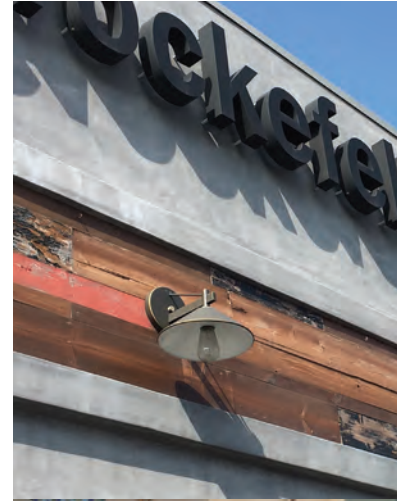
**Figure 17** 1101 Manhattan Ave is the oldest commercial building in the Downtown

## GUIDELINES FOR ALTERATIONS TO HISTORIC RESOURCES

- Where possible, follow the Secretary of the Interior’s Standards for Rehabilitation.
- Avoid the removal of historic materials.
- Avoid covering historic architectural details with modern cladding, awnings, or signage.
- Continue a building’s original use if possible.
- Preserve building’s significant façades, if feasible.
- Use historical photographs where possible to inform accurate rehabilitation projects.
- Use paint colors that complement, rather than detract from, the historic character of the property; if possible, consult historical photographs or specifications to determine whether a paint scheme is historically appropriate.
- Second-floor additions should be architecturally integrated, visually subordinate to the original building, and carefully proportioned.

## GUIDELINES FOR NEW CONSTRUCTION AND HISTORIC RESOURCES

- Consider how the style, massing, rhythm, setbacks, and materials of new construction may affect the character of adjacent historical resources.
- Near historic residential properties, consider setting new construction back from the street and preserve the open space and rhythm between residences.
- Near historic commercial buildings, abut adjacent buildings with new construction to create a solid block face, if compatible with the surrounding character.
- If an addition or new construction is under consideration, reference the information for adjacent historical resources to verify that the proposed change is compatible with both the subject property and the adjacent historical resources.
- Consult the building and zoning codes and the Local Coastal Program for additional regulations on historic resources.



## LIGHTING

Well-placed exterior lighting helps to improve visibility, provide safety, and create ambiance. Lighting also has the ability to define an area's character by illuminating architectural details, landscaping, sidewalks, pedestrian paths, and open spaces. To ensure that private development in the Downtown maximizes opportunities to use exterior lighting, the following guidelines should be addressed. For information pertaining to lighting regulations, refer to Sections 10.60.120 and 10.64.170 of the MBMC and Sections A.10.60.120 and A.10.64.170 of the LCP.

- Lighting should be designed to satisfy both functional and decorative needs.
- All project exterior lighting, with the exception of lighting for public streets, should be consistent with the architectural style of the building. On each project site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light.
- Designs should include pedestrian-scale lighting.
- Lighting fixtures should be dark sky-compliant.
- Lighting sources must be shielded, diffused, or indirect to avoid glare to pedestrians and motorists. To minimize the total number of freestanding pedestrian-scale lighting fixtures, decorative wall-mounted lights are encouraged.

### Figures 18 - 20

Lighting fixtures should be compatible with building architecture

- Building entrances should be well lit with appropriately scaled light fixtures.
- Lighting fixtures may not cast light directly into adjacent residential windows. It is recommended that fixtures employ a translucent or optical lens diffuser globe or shield.
- Lighting solutions should balance the need to provide illumination and security in the following ways:
  - » General lighting levels should use the minimum brightness for the illumination of large areas. Brighter light may be used to punctuate and accent important areas such as building entries and special architectural features.
  - » Building-mounted lighting should be used, particularly in pedestrian-oriented and high-visibility areas, and should be designed and placed to accent the building's architectural details.
- The color and finish of lighting metalwork should harmonize with building metalwork.
- Architectural lighting should be used to enhance a building during twilight and nighttime hours in the following ways:
  - » Lighting should accent the unique characteristics that provide texture and form, such as doors, window openings, detail cornices, columns, and arcades.
  - » A “close-in” lighting approach should be used for stone and brick building façades. This approach grazes the light across the façade surface, bringing attention to the wall's textural quality by creating shadows and drama.
  - » Lighting should emphasize the building's base, middle, and top. This facilitates the building appearing natural from all vantage points.
  - » All fixtures and wiring should be well hidden in the architectural details so that the lighting fixture and appurtenances have minimal impact during the day. Fixture size, shape, color, and mounting details are important considerations in the integration process.
  - » A building façade should not be washed with bright light from a distant location. This approach “flattens” out the building's texture and causes unnecessary glare to nighttime users.
  - » Light fixtures should be designed so that the light goes exactly where it's intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution.
  - » Light levels should be appropriate for the amount of illumination intended. This will help ensure that the lighting enhances the building's best qualities.
  - » Lighting fixtures should be mounted in strategic locations to facilitate necessary maintenance.
- As a security device, lighting should be adequate but not overly bright.



## LANDSCAPING

Landscaping provides shade, enhances the appearance and enjoyment of outdoor spaces, and helps soften the visual impact of buildings and paving. The City encourages innovation in planting design and choice of landscape materials with the following guidelines. For information pertaining to landscaping regulations, refer to Sections 10.60.070 and 10.64.180 of the MBMC and Sections A.10.60.070 and A.10.64.180 of the LCP.

- Landscaping should incorporate native and drought-tolerant species to the greatest extent possible.
- Landscaping should be properly maintained and trimmed to maximize visibility.
- Development should provide landscaping and open space amenities such as patios, courtyards, or rooftop gardens. Open spaces should incorporate landscaping that provides shade, softens hard edges, and creates an aesthetically appealing environment that complements the surrounding buildings.

**Figures 21 - 23**  
Landscaping should be native and/or drought-tolerant



**Figure 24** Landscaped character complements adjacent architecture



**Figure 25** Vegetated bioswale filters stormwater

- Utilize a landscape palette that reflects the history, culture, and climate of the project area.
- Landscape treatment should reflect an urban character with the strategic use of planting areas, street trees, planter boxes and pots, hanging baskets, and appropriate foundation plantings where practicable. Hardscaped areas should be softened with the use of plants, shrubs, and trees.
- Encourage the use of on-site planting, furniture, lighting, and site details that complement the landscape character of the immediate area and support the design intentions of the building architecture.
- Landscaping should be designed to enhance existing vistas or provide new vista corridor opportunities.
- Stormwater runoff should be detained and retained by maximizing the use of pervious surfaces, vegetated bioswales, and vegetative groundcover to the greatest extent practicable.
- The use of recycled water for landscaping is encouraged.
- Turf areas should be minimized except where recreation areas are required.
- Provide opportunities for installation of public art in the landscape; designer/artist collaborations are encouraged.
- The landscaping character of the site should be extended to adjacent parking lots.
- Landscaping should be used to provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, service corridors, and similar areas to reduce negative visual impacts.
- Landscaping should be provided along fences and walls.



## SIGNAGE

Building signage is integral to conveying information and emphasizing a building's architecture and Downtown's character. Because the Downtown area is pedestrian-oriented, signage also helps contribute to the area's pedestrian scale.

To ensure that a project's signage is achieving the aforementioned goals, the following guidelines must be addressed. For information pertaining to signage regulations, refer to Chapter 10.72 of the MBMC and A.72 of the LCP.

- Signs should reflect a crafted, high-quality, detailed design approach.
- Sign shapes, type styles, materials, and color combinations should complement building styles and reflect the business that they represent in creative and fun, as well as functional ways.
- Signs should be scaled to fit and complement the project area's pedestrian-oriented environment.
- Corporate signage should be modified to fit the scale and character of the project area.
- Signs should be modestly scaled to fit the casual visual character of alleys and rear parking areas.
- Signs should not obstruct or obscure building architecture, lighting, or view corridors.
- Signs should reflect the uses that they represent in creative and fun, as well as functional, ways.
- Signage should be wall-mounted or suspended from awnings above the sidewalk. Appropriate wall-mounted signs include, but are not limited to, blade signs. It is encouraged that all hanging signs be located perpendicular to the site wall.
- Façade signs should include individual letters.
- Building-mounted signs must be located on wall areas or architectural features that are specifically designed for them. Appropriate architectural features include recessed wall areas, towers, turrets, or parapets.
- Pole-mounted signs and can signs are prohibited.
- Signs should be subtle, rather than dominate a space.



**Figures 26 - 27**  
Signage should be high-quality, pedestrian-oriented, and compatible with the building style

## OUTDOOR DINING

Outdoor dining areas provide vital outdoor space and activity on private property adjacent to the project area's narrow sidewalks, walk streets, and pedestrian spaces, and help promote the project area's small town character. To ensure that restaurant and property owners maximize the opportunities associated with the installation of private property outdoor dining areas, the following guidelines should be addressed, in addition to any development regulations such as Use Permit requirements. For information pertaining to City's outdoor dining encroachment permit requirements for dining in the public right-of-way, refer to Sections 7.36.160 of the MBMC.

- ▶ Appropriate outdoor dining configurations include ground floor outdoor spaces along and/or within sidewalks, pedestrian spaces, and ground floor indoor spaces located along a building frontage that features a retractable façade, provided any impacts to surrounding residents are addressed and sufficient pedestrian access is provided.
- ▶ Tables and chairs should be constructed and/or fabricated from durable, high-quality materials, such as aluminum, wrought iron, fabricated steel, wood, or similar materials. The use of plastic and resin furniture is discouraged.
- ▶ It is encouraged that tables be arranged in rows, preferably parallel to the adjacent building.
- ▶ Umbrellas and other sun shades are encouraged to provide shade. Wherever utilized, these devices should incorporate durable, high-quality materials such as cloth, aluminum, wrought iron, fabricated steel, or wood. Vinyl or plastic materials should be avoided. Umbrella stands should be a heavy solid material. Shade devices are to maintain a minimum height clearance of 8 feet. All shade devices should be brought in at night.
- ▶ Outdoor dining areas should incorporate appropriate lighting for safety and ambiance.
- ▶ Outdoor dining areas should include at least one enclosed trash receptacle.
- ▶ Fencing may be used to demarcate outdoor dining areas where there is adequate space. Fencing should comply with the following guidelines:
  - » Fencing should be decorative and complement the building architecture, character and design.
  - » Fencing should be constructed from durable, high-quality materials.
  - » Solid and/or opaque walls adjacent to public pedestrian areas are discouraged.
  - » Fencing may incorporate planters.
  - » Fencing located at the building frontage should not exceed 42 inches in height. Plants associated with fencing should not exceed a combined total of 48 inches in height.
- ▶ Outdoor dining areas located in side or rear yards may be fenced for security and screened for privacy. Fencing may be constructed to a height of 6 feet, and feature solid or open construction.

DESIGN GUIDELINES



Figures 28 - 33  
Outdoor dining arrangements



- The design, materials, and colors of all outdoor dining furnishings should complement the associated restaurant/café.
- The operator and/or owner of an outdoor dining space must maintain the space in a safe, clean condition.
- Outdoor dining furniture, shade structures, fencing, and appliances may not be stored within the public right-of-way.
- Furniture and fixtures may not be secured or attached to trees, lampposts, street signs, hydrants, or any other street infrastructure.



**Figures 34 - 35**  
Sculpture garden artwork

## PRIVATE REALM ART

Art installed on buildings and within private outdoor spaces foster a unique identity for the project area and elevate the district's aesthetic quality. The following guidelines address the selection of art installed within the private realm.

- Both functional art (aesthetic objects that serve a utilitarian purpose, such as a decorative bench) and fine art are encouraged within the district.
- Sculptures and murals are encouraged. A mural that includes lettering or a theme that is oriented to a business on the site is considered a sign and subject to the requirements of MBMC Chapter 10.72 and LCP Chapter A.72.
- Artwork should relate to and enhance the quality of the site's buildings and open space, and other public art and street furnishings within close proximity.
- Artwork should be crafted from high-quality, durable materials, and be well maintained throughout its installation.
- Artwork should be secured to a building and/or the site.



**Figure 36** Green roofs absorb heat and rainwater

## WATER AND ENERGY USE

The following guidelines support the City's sustainability goals and objectives to increase water and energy efficiency throughout the City, as described in the City's General Plan in goals such as GOAL CR-5: Conserve and protect the remaining natural resources in Manhattan Beach of the Community Resources Element.

- Site designs should incorporate drought-tolerant and native landscaping that requires little irrigation and low maintenance.
- Landscaping should be irrigated through a drip, microspray, or other low water usage irrigation system, using recycled water when possible.
- Planting strips along the street edges can be designed to act as functional stormwater management systems in the form of "urban bioswales." Stormwater is directed into planter strips that irrigate landscaping while filtering and reducing stormwater runoff.
- Solar panels may be installed on rooftops and/or façades to supplement the energy source.
- Adjustable external shading devices are encouraged to help control the climate inside buildings.
- To increase surface areas for windows and opportunities to maximize the use of natural lighting, skylights and façade articulations are encouraged.
- Cool and/or green roofs are encouraged reduce the heat island effect and thereby reduce the heat transferred into the building below. Cool roofs consist of materials that effectively reflect the sun's energy. Alternatively, green roofs achieve the same purpose and include vegetation to harvest rainwater for reuse and diminish runoff. Any vegetation that is part of a green roof cannot exceed the maximum height limit.



**Figures 37 - 38**  
Planting strips and bioswales help reduce and filter stormwater

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# Attachment H



MANHATTAN BEACH  
1121 MANHATTAN AVE.  
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION: LOTS 12 & 13, BLOCK 12,  
MANHATTAN BEACH DIVISION NO. 2

APN: 4179-019-014  
CD: CD, AREA DISTRICT III

THE NEW WORK IS LIMITED TO INTERIOR (TENANT) IMPROVEMENTS TO AN EXISTING STRUCTURE CONSTRUCTED FOR THE PURPOSE OF RETAIL SALES. NEW CONSTRUCTION WILL BE LIMITED TO ARCHITECTURAL FEATURES, FINISHES, INCLUDING PAINT, FLOOR COVERINGS AND SALES MERCHANDISING IMPLEMENTS, STRUCTURAL MODIFICATIONS LIMITED TO NEW COLUMNS, FOOTINGS AND SHEAR WALLS. INTERIOR RENOVATION TO AN EXISTING COMMERCIAL STRUCTURE, INCLUDING BUT NOT LIMITED TO:

**CEILING:**  
OPEN CEILING TO BE PREPPED AND APPLIED WITH NEW FINISHES.

**INTERIOR IMPROVEMENTS:**  
NEW NON-LOAD BEARING INTERIOR PARTITION WALLS WITH FINISHED DRYWALL TO UNDERSIDE OF THE DECK, TAPED, SANDED AND PAINTED, NEW STRUCTURAL COLUMNS, SHEARWALL, AND FOOTINGS.  
NEW INTERIOR FINISHES, INSTALLATION OF NEW DISPLAY FIXTURES.

**ELECTRICAL SYSTEM:**  
NEW LED STRIP LIGHTS IN SALES FLOOR AND STOCKROOM.

**FINISHES:**  
NEW TILE AND VCT FLOORING, NEW PAINT/TRIM.

**PLUMBING SYSTEM:**  
EXISTING PLUMBING FIXTURES TO REMAIN. VERIFY IN FIELD THAT ALL FIXTURES ARE ADA COMPLIANT.

**MECHANICAL SYSTEM:**  
NEW SPIRAL DUCTING TO BE INSTALLED AND PROVIDED BY GC.

**FIRE SYSTEM:**  
EXISTING FIRE SAFETY SYSTEM TO REMAIN. GC TO ADJUST AS NEEDED TO COMPLY WITH CODE.  
ANY FIRE SPRINKLER MODIFICATION UNDER SEPARATE SUBMITTAL.

**SIGNAGE:**  
NEW INTERIOR AND EXTERIOR SIGN UNDER SEPARATE PLAN CHECK AND SEPARATE PERMIT.

**STOREFRONT SYSTEM:** SHOP DRAWINGS FOR STOREFRONT TO BE SUBMITTED TO THE ARCHITECT AND TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**SHELVING:** ALL SHELVING UNDER SEPARATE PLAN CHECK AND SEPARATE PERMIT.

**SCOPE OF WORK** 8  
SCALE: NTS

EXISTING				EXPANSION			
BUILDING AREA:	4,829 S.F. (100%)	BUILDING AREA:	1,624 S.F. (100%)				
SALES AREA:	2,183 S.F. (45%)	SALES AREA:	1,454 S.F. (89%)				
STOCK/SUPPORT AREA:	1,814 S.F. (37%)	STOCK/SUPPORT AREA:	0 S.F. (0%)				
VESTIBULE AREA:	832 S.F. (18%)	VESTIBULE AREA:	170 S.F. (11%)				
<b>BUILDING OCCUPANT LOAD</b>							
	SF PER		SF PER				
OCCUPANCY AREA	OCCUPANT	OCCUPANTS	OCCUPANTS				
SALES AREA	2,183 SF / 60	37	SALES AREA	1,454 SF / 60	25		
STOCK ROOM	1,814 SF / 300	6	VESTIBULE AREA	170 SF			
TOTAL	4,829 SF	43	TOTAL	1,624 SF	25		

**TOTAL BUILDING AREA**

EXISTING AREA:	4,829 S.F. (74%)
EXPANSION AREA:	1,624 S.F. (26%)
TOTAL AREA:	6,453 S.F. (100%)

**GENERAL BUILDING LIMITATIONS (CHAP 5 & 6)**

BUILDING HEIGHT:	UNCHANGED
BUILDING AREA:	6,453 S.F.
-SALES AREA	3,637 S.F.
-STORAGE	1,814 S.F.
-VESTIBULE / RESTROOM	1,002 S.F.

**NO. OF EMPLOYEES:** 3 EMPLOYEES AT ONE TIME

**EGRESS REQUIREMENTS:**

EGRESS WIDTH REQUIRED (SECTION 1005.1):	0.27 x 68 OCCUPANTS = 13.6'
EGRESS WIDTH PROVIDED:	DOOR 100 - 6'-0"
	DOOR 101 - 6'-0"

**NUMBER OF EXITS REQUIRED (TABLE 1018.1):** 2

**NUMBER OF EXITS PROVIDED:** 2

**MAXIMUM TRAVEL DISTANCES (TABLE 1015.1):** 200'-0" ALLOWED (WITHOUT SPRINKLERS)  
110'-0" ACTUAL

**CONSTRUCTION TYPE:** II-B, FULLY SPRINKLED

**OCCUPANCY TYPE:** M, MERCANTILE

**BUILDING CODES**

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

2016 CALGREEN CODE	2016 CALIFORNIA FIRE CODE	APPLICABLE ORDINANCES
2016 CALIFORNIA BUILDING CODE	2016 CALIFORNIA MECHANICAL CODE	AND MUNICIPAL
2014 NATIONAL ELECTRICAL CODE (2014 NEC)	2016 CALIFORNIA PLUMBING CODE	CODES OF THE CITY OF
2016 CALIFORNIA ELECTRICAL CODE	2016 ADMINISTRATIVE CODE	MANHATTAN BEACH
	2016 CALIFORNIA ENERGY CODE	

**BUILDING DEPARTMENT NOTES:**

1. ALL NEW WORK TO COMPLY WITH CBC SECTION 3306 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.
2. ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.11 (INTERIOR WALL AND CEILING FINISH). INTERIOR FLOOR FINISHES SHALL COMPLY WITH SECTION 804.
3. CAL GREEN REQUIREMENTS FOR BUILDING ADDITIONS OR ALTERATIONS SHALL APPLY ONLY TO THE PORTION THAT IS BEING ALTERED OR ADDED.
4. OBTAIN CAL-OSHA PERMIT TO ANY DEMOLITION WORK THAT INVOLVES ASBESTOS/HAZARDOUS WASTE REMOVAL/ DISPOSAL/ ABATEMENT.
5. ALL CONSTRUCTION MATERIALS SHALL BE NON-COMBUSTIBLE (I.E. FIRE TREATED WOOD, CLASS 'A', FLAME SPREAD RATING, ETC.)
6. SUBMIT SHOP DRAWINGS FOR STOREFRONT FOR BUILDING DEPARTMENT APPROVAL PRIOR TO INSTALLATION.

**FIRE DEPARTMENT NOTES:**

1. SUBMIT PLANS TO FIRE DEPARTMENT FOR ANY MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM PRIOR TO START OF WORK.
2. ALL CONSTRUCTION MATERIALS TO BE NON-COMBUSTIBLE WOOD & OTHERS WITH CLASS 'A' FLAME SPREAD RATING DUE TO TYPE II CONSTRUCTION.

**CALGREEN NOTES:**

1. WEATHER RESISTANCE AND MOISTURE MANAGEMENT SHALL COMPLY WITH CGC SECTION 5.407.1 & 5.407.2.
2. ALL INTERIOR FINISH MATERIALS TO COMPLY WITH CGC SECTIONS 5.504.4.1 THROUGH 5.504.4.6.
3. COMPLY WITH CGC SECTION 301.3.2 REGARDING WASTE DIVERSION REQUIRED FOR ALTERATION (TI) THAT REQUIRES BUILDING PERMIT.
4. COMPLY WITH CGC 5.408.1-5.408.3 REGARDING CONSTRUCTION WASTE REDUCTION DISPOSAL & RECYCLING.
5. GENERAL CONTRACTOR TO SUBMIT/ PROVIDE DOCUMENTATION OF COMPLIANCE TO BUILDING DEPARTMENT.
6. SMOKING PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS.
7. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CBC, TITLE 24, PART 2, SECTIONS 1203 & CHAPTER 14.1.
8. ACOUSTICAL CONTROL AND SOUND TRANSMISSION TO COMPLY WITH SECTION 5.507.4 AS APPLICABLE.
9. FOR THE PURPOSES OF ENERGY EFFICIENCY A MINIMUM 15% REDUCTION IN ENERGY USAGE WHEN COMPARED TO THE STATES MANDATORY ENERGY EFFICIENCY (PER CITY OF MB AMENDMENTS).
10. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED PER CGC 5.504.3.
11. LIGHTING IN BATHROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.
12. SEE CALGREEN NON-RESIDENTIAL MANDATORY MEASURES ON SHEETS G3, G4 & G5 FOR ADDITIONAL INFO.

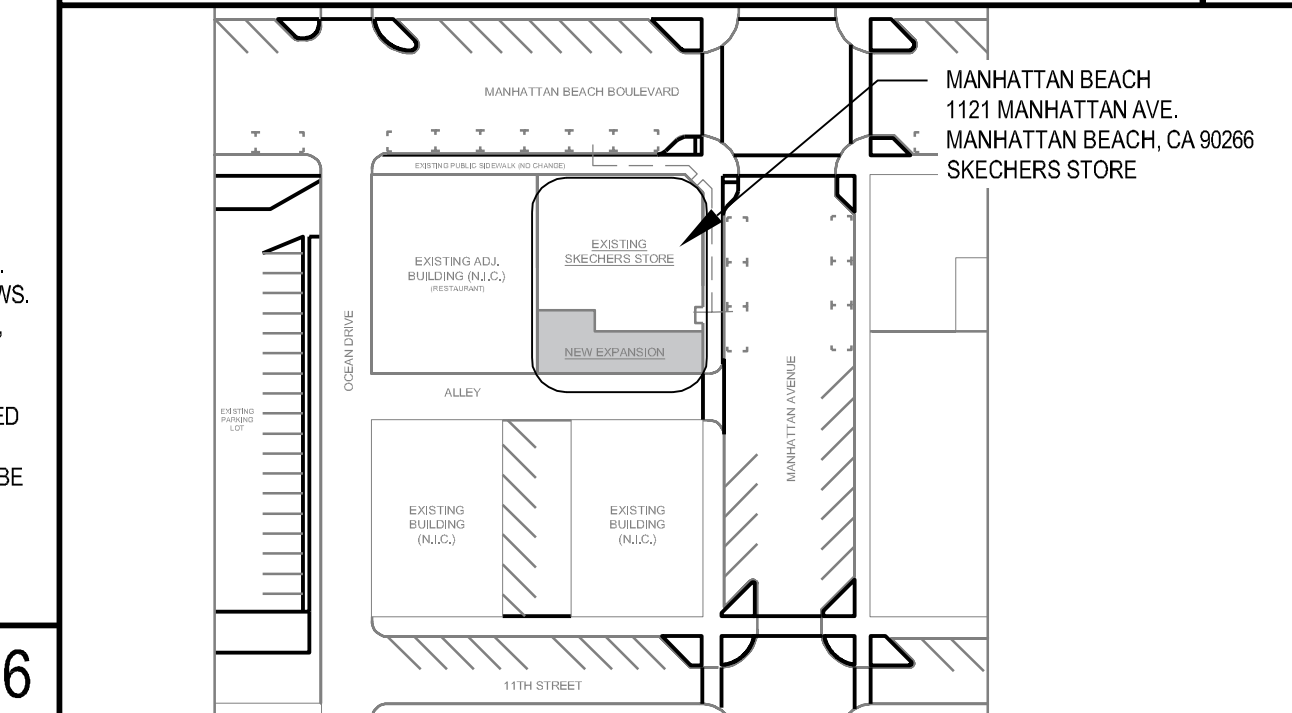
**CODE REVIEW** 6  
SCALE: NTS

<b>SKECHERS USA</b> 228 MANHATTAN BEACH BLVD. MANHATTAN BEACH, CA 90266 PHONE: (310) 318-3100 FAX: (310) 937-1360	<b>LOSS PREVENTION DEPT.</b> CONTACT: LENNY SMITH PHONE: (310) 318-3100 x4802 FAX: (310) 374-6491 lennys@skechers.com	<b>LANDLORD:</b> CENTERS BUSINESS MANAGEMENT 1517 S. SEPULVEDA BLVD. LOS ANGELES, CA 90025 CONTACT: NORMA L. NAPOLES PHONE: (310) 575-1517
<b>CONSTRUCTION DEPT.</b> CONTACT: KIM BENNETT PHONE: (310) 406-0606 FAX: (310) 937-1360 kbennett@skechers.com	<b>VISUAL MERCHANDISE DEPT.</b> CONTACT: VERA LARRONOU PHONE: (310) 318-3100 x4980 FAX: (310) 374-6491 vernal@skechers.com	<b>ARCHITECT:</b> TBD
<b>NEW STORE OPENING MANAGER</b> CONTACT: FELICIA ETEFIA PHONE: (310) 318-3100 x1130 FAX: (310) 374-6491 feliciab@skechers.com	<b>MEP ENGINEER:</b> SCHNACKEL ENGINEERS 3035 SOUTH 72ND STREET OMAHA, NE 68124 PHONE: (800) 581-0963 CONTACT: JOE MEJIA	
<b>CONTRACTOR:</b> T.B.D.		

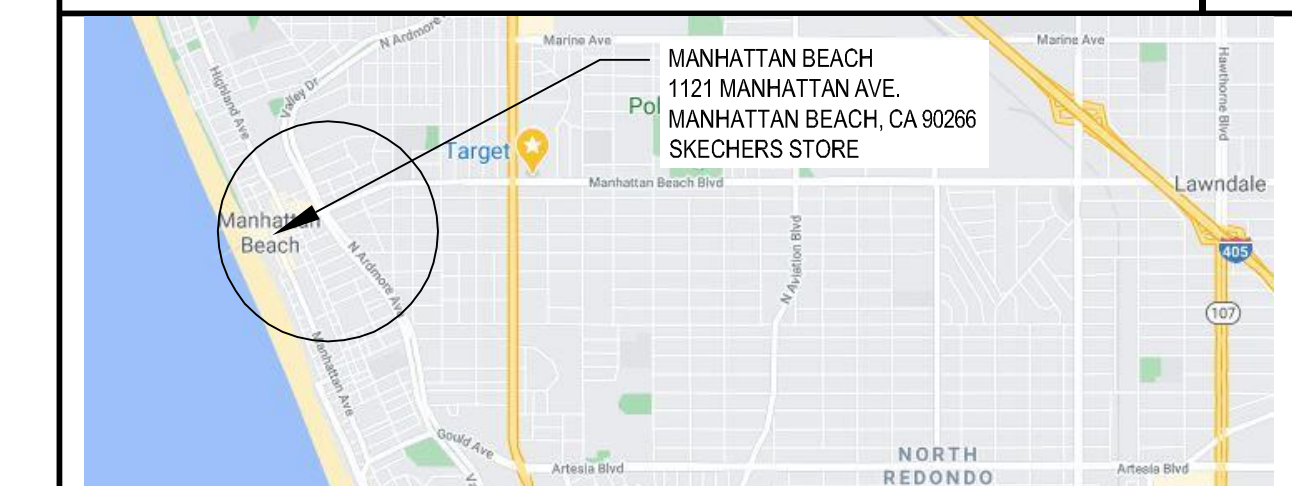
**PROJECT & UTILITIES DIRECTORY** 2  
SCALE: NTS

ITEM	DESCRIPTION
CS-1	COVER SHEET
SP-1	OVERALL SITE PLAN (FOR REFERENCE ONLY)
D-1	EXISTING CONDITION PLAN
A1	PROPOSED STORE EXPANSION PLAN
A2	FIXTURE PLAN
A3	EXTERIOR ELEVATIONS
A3.1	RENDERINGS
A4	TRASH ENCLOSURE PLAN

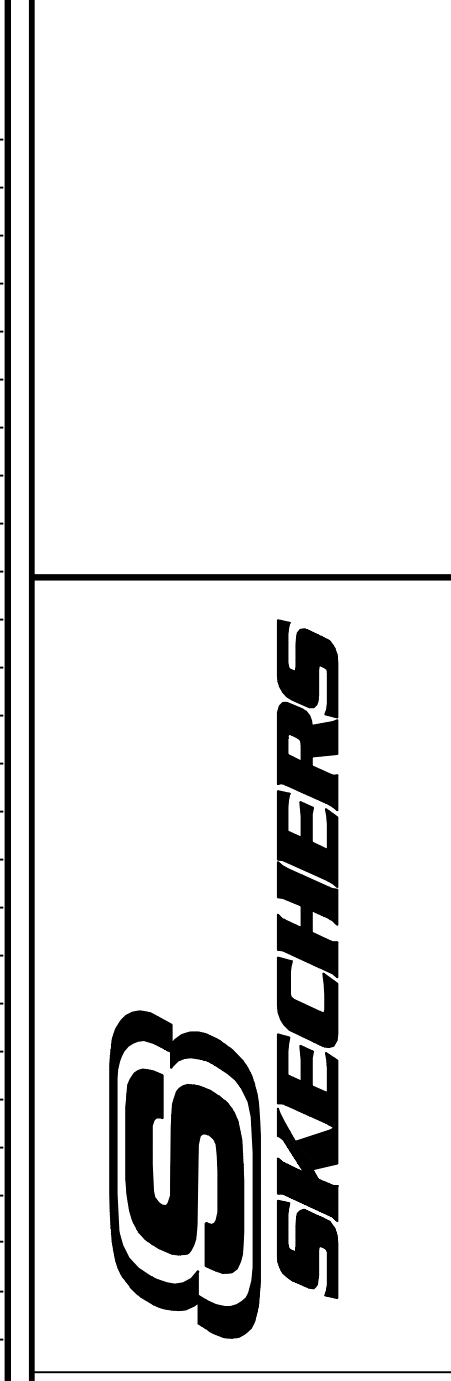
**SHEET INDEX** 7  
SCALE: NTS



**LOCATION PLAN** 5  
SCALE: NTS



**VICINITY PLAN** 1  
SCALE: NTS



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REVISIONS

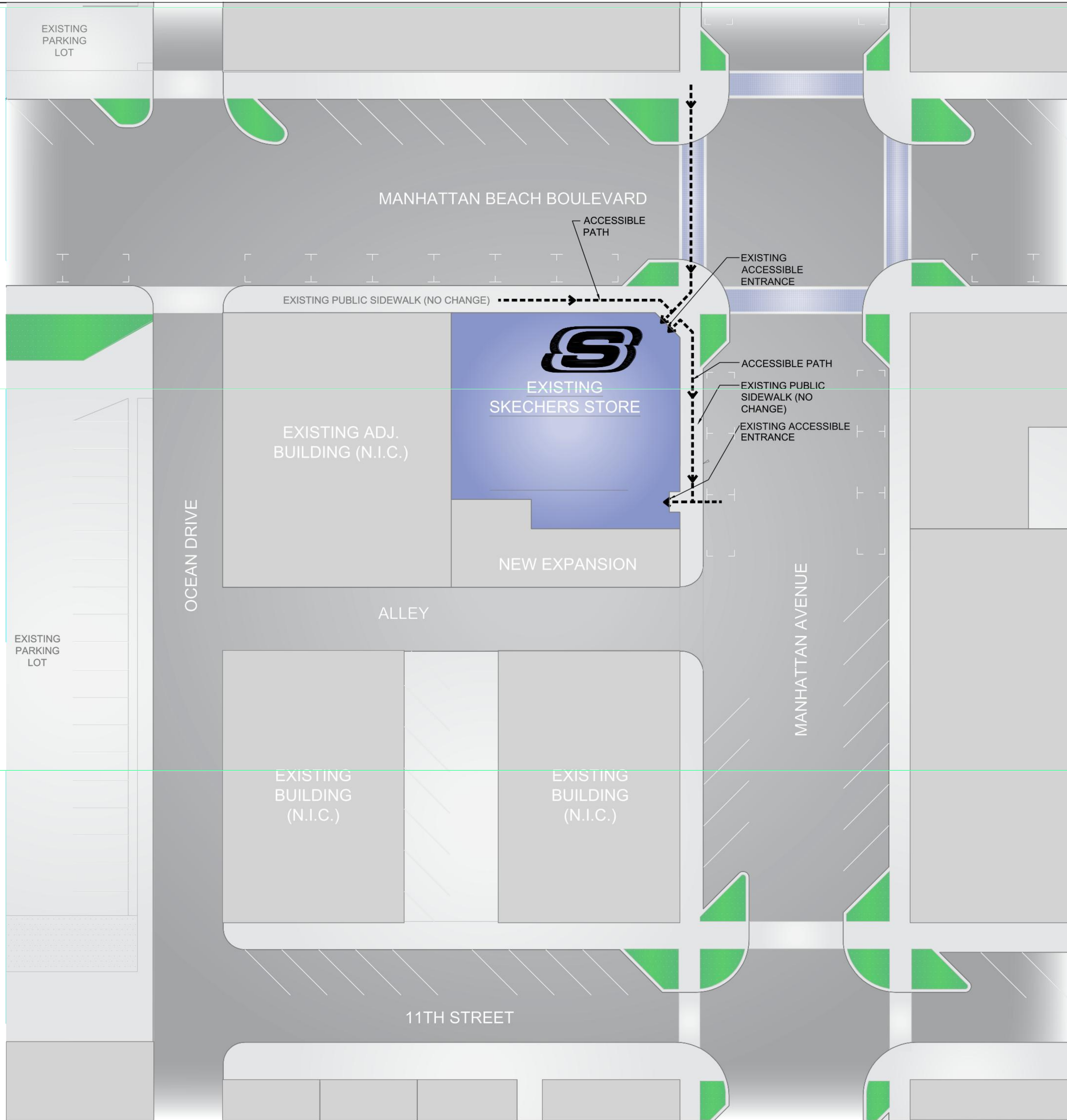
NO.	DATE	DESCRIPTION
1	07.05.21	BUILD. DEPT. COMMENTS

SEAL

SHEET TITLE

COVER SHEET

DATE	10/13/2020	SCALE	AS NOTED
DRAWN BY	P.G.	CHECKED BY	
DESIGNED BY	A.W.	SHEET NUMBER	CS-1
PROJECT NO	SKX 001	PC MTG 03-24-20	55.8



**STORE SCHEDULE**

(E) SUITE SIZE:	4,829 SF
(N) EXPANSION:	1,624 SF
(E) SALES:	2,183 SF
(N) EXPANSION:	1,127 SF
(E) STOCK:	1,384 SF
(N) EXPANSION:	497 SF

**TOTAL AREA**

EXISTING SUITE SIZE:	4,829 SF (74%)
EXPANSION SUITE SIZE:	1,624 SF (26%)
TOTAL AREA:	6,453 SF (100%)



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**REVISIONS**

NO.	DESCRIPTION	DATE
1	BUILD. DEPT. COMMENTS	01.05.21

**SEAL**

**SHEET TITLE**

**TRASH ENCLOSURE PLAN**

DATE:	10/13/2020	SCALE:	AS NOTED
DRAWN BY:	P.G.	DRAWING FILE:	
CHECKED BY:	A.W.	SHEET NUMBER:	
PROJECT NO:	SKX 001		



NORTH

LIFE SAFETY OVERALL SITE PLAN

SCALE: N.T.S. 1



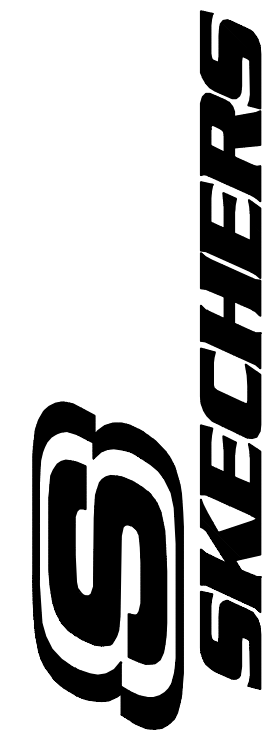


EXISTING STORE SCHEDULE	
BUILDING AREA:	4,829 S.F. (100%)
SALES AREA:	2,183 S.F. (45%)
STOCK/SUPPORT AREA:	1,814 S.F. (37%)
VESTIBULE AREA:	832 S.F. (18%)

- LEGEND:**
- SALES AREA
  - STOCK AREA
  - RESTROOM, VESTIBULE, FITTING ROOMS



EXISTING CONDITION PLAN  
SCALE: 3/8" = 1'-0"



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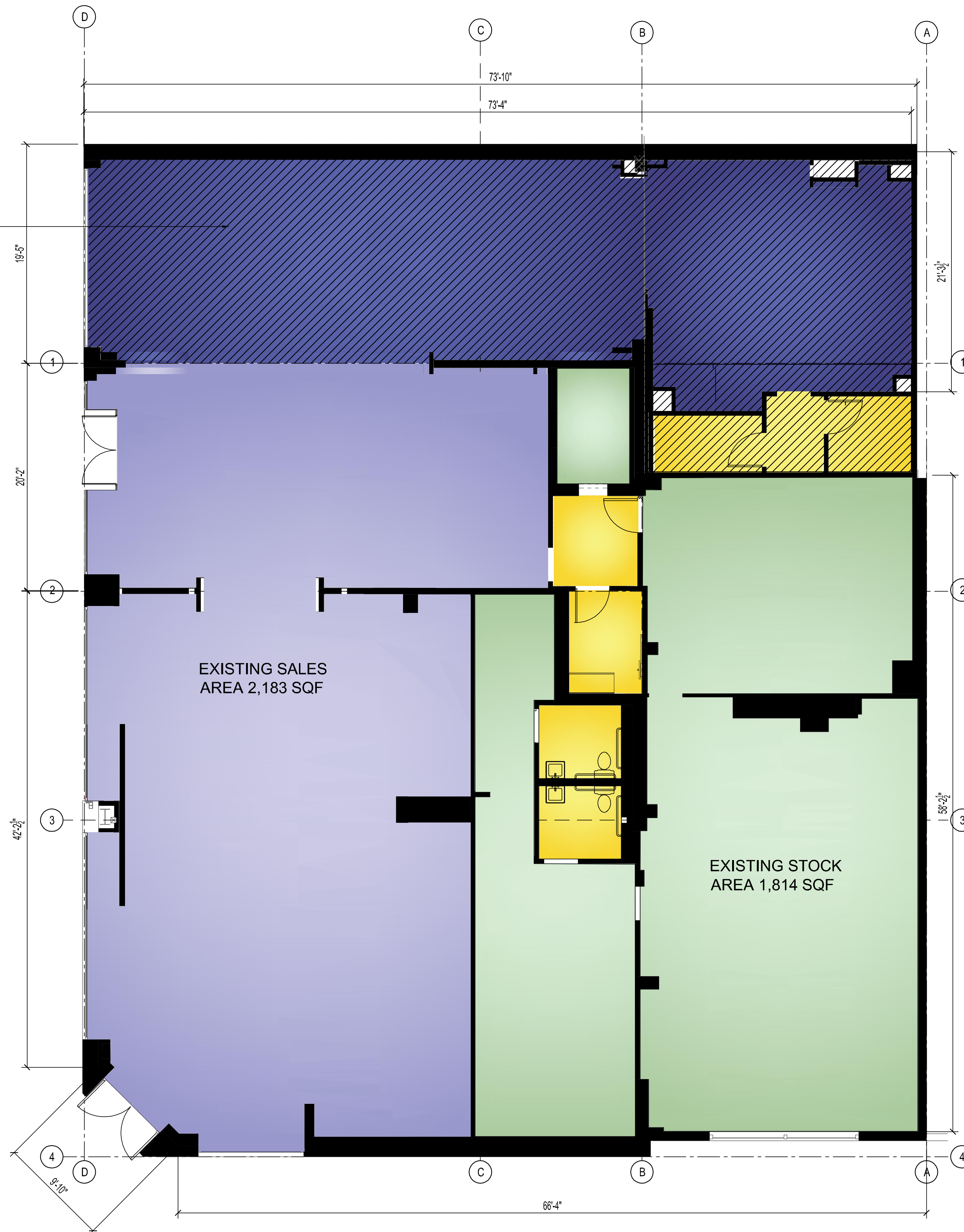
NO.	DESCRIPTION	DATE
1	BUILD. DEPT. COMMENTS	01.05.21

SEAL

SHEET TITLE

EXISTING CONDITION PLAN	
DATE:	10/13/2020
SCALE:	AS NOTED
DRAWN BY:	P.G.
CHECKED BY:	A.W.
PROJECT NO:	SKX 001

NEW EXPANSION SALES AREA 1,454 SQF



EXISTING STORE SCHEDULE	
BUILDING AREA:	4,829 S.F. (100%)
SALES AREA:	2,183 S.F. (45%)
STOCK/SUPPORT AREA:	1,814 S.F. (37%)
VESTIBULE AREA:	832 S.F. (18%)
STORE EXPANSION SCHEDULE	
BUILDING AREA:	1,624 S.F. (100%)
SALES AREA:	1,454 S.F. (89%)
STOCK/SUPPORT AREA:	0 S.F. (0%)
VESTIBULE AREA:	170 S.F. (11%)
TOTAL BUILDING AREA	
EXISTING AREA:	4,829 S.F. (74%)
EXPANSION AREA:	1,624 S.F. (26%)
TOTAL AREA:	6,453 S.F. (100%)

TOTAL SALES AREA:	3,637 S.F. (56.4%)
TOTAL STORAGE AREA:	1,814 S.F. (28.1%)
VESTIBULE/RESTROOM:	1,002 S.F. (15.5%)

LEGEND:

- SALES AREA
- STOCK AREA
- RESTROOM, VESTIBULE, FITTING ROOMS
- NEW EXPANSION AREA



PROPOSED STORE EXPANSION

SCALE: 3/8" = 1'-0"

1



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NO.	DESCRIPTION	DATE
1	BUILD. DEPT. COMMENTS	01.05.21

SEAL

SHEET TITLE

PROPOSED STORE EXPANSION

DATE	SCALE	AS NOTED
10/13/2020		
DRAWN BY: P.G.	DRAWING FILE:	
CHECKED BY: A.W.	SHEET NUMBER:	
PROJECT NO: SKX 001		



NEW EXPANSION SALES  
AREA 1,454 SQF

EXISTING SALES  
AREA 2,183 SQF

EXISTING STOCK  
AREA 1,814 SQF

**LEGEND:**

- SALES AREA
- STOCK AREA
- RESTROOM, VESTIBULE,  
FITTING ROOMS

EXISTING STORE SCHEDULE	
BUILDING AREA:	4,829 S.F. (100%)
SALES AREA:	2,183 S.F. (45%)
STOCK/SUPPORT AREA:	1,814 S.F. (37%)
VESTIBULE AREA:	832 S.F. (18%)
STORE EXPANSION SCHEDULE	
BUILDING AREA:	1,624 S.F. (100%)
SALES AREA:	1,454 S.F. (89%)
STOCK/SUPPORT AREA:	0 S.F. (0%)
VESTIBULE AREA:	170 S.F. (11%)
TOTAL BUILDING AREA	
EXISTING AREA:	4,829 S.F. (74%)
EXPANSION AREA:	1,624 S.F. (26%)
TOTAL AREA:	6,453 S.F. (100%)
TOTAL SALES AREA:	3,637 S.F. (56.4%)
TOTAL STORAGE AREA:	1,814 S.F. (28.1%)
VESTIBULE/RESTROOM:	1,002 S.F. (15.5%)



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**REVISIONS**

NO.	DESCRIPTION	DATE
1	BUILD. DEPT. COMMENTS	01.05.21

SEAL

**SHEET TITLE**

FIXTURE PLAN

DATE:	10/13/2020	SCALE:	AS NOTED
DRAWN BY:	P.G.	DRAWING FILE:	
CHECKED BY:	A.W.	SHEET NUMBER:	
PROJECT NO:	SKX 001		



FIXTURE PLAN  
SCALE: 3/8" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE
1	BUILD. DEPT. COMMENTS	01.05.21

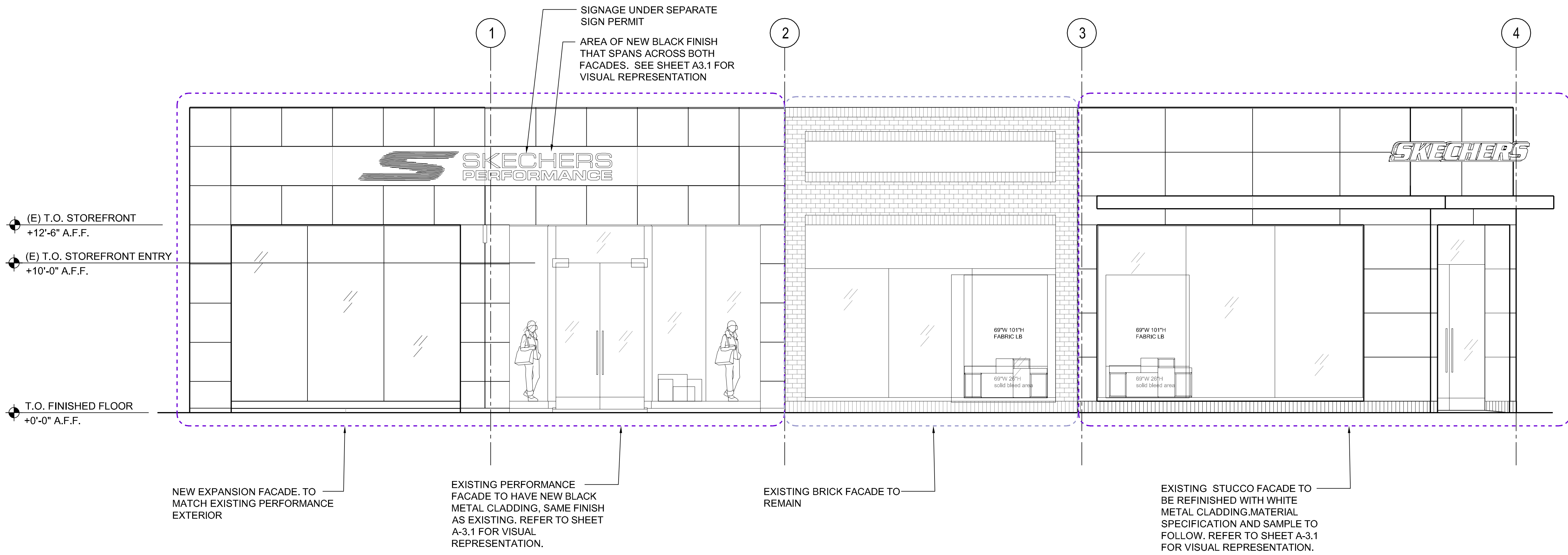
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SHEET TITLE

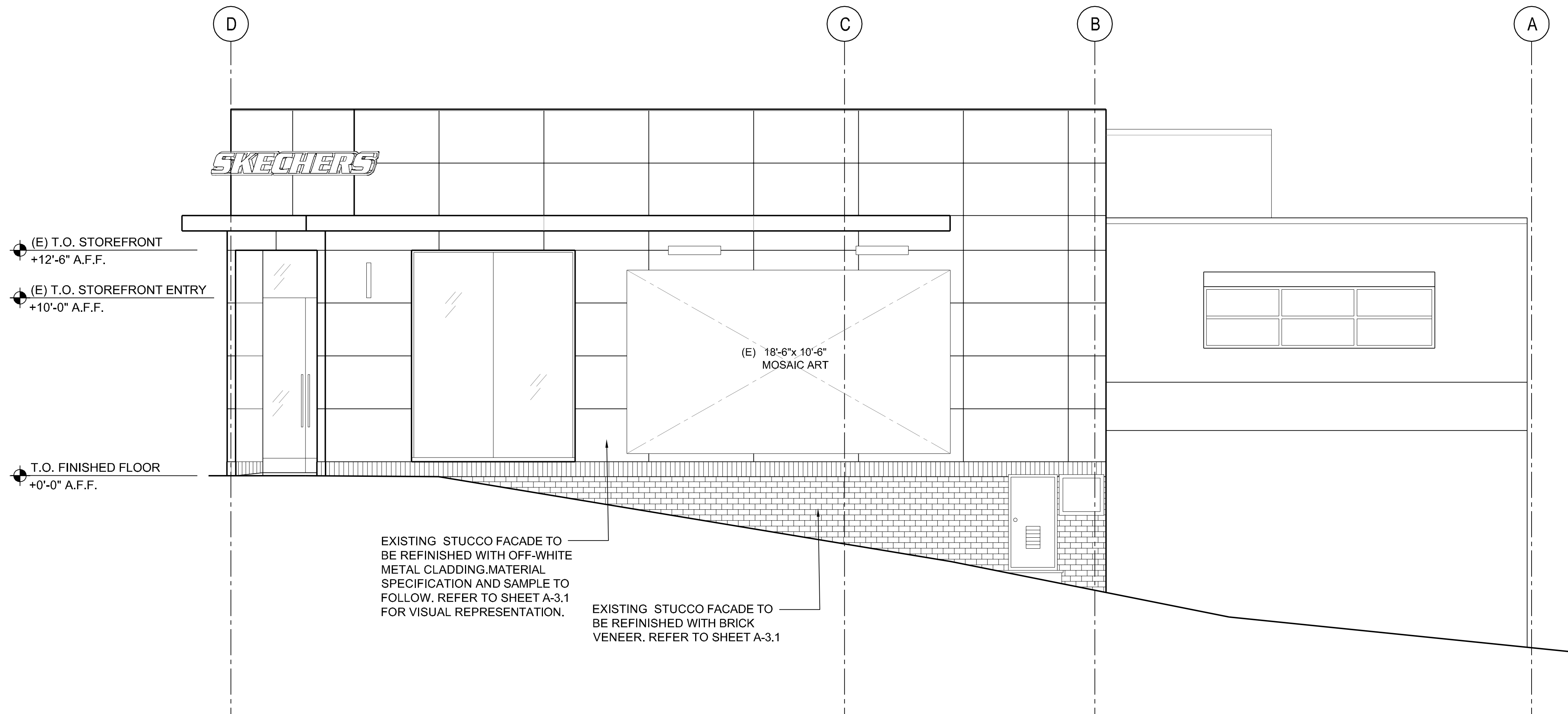
EXTERIOR ELEVATIONS

DATE	10/13/2020	SCALE	AS NOTED
DRAWN BY	P.G.	DRAWING FILE	
CHECKED BY	A.W.	SHEET NUMBER	
PROJECT NO.	SKX 001		

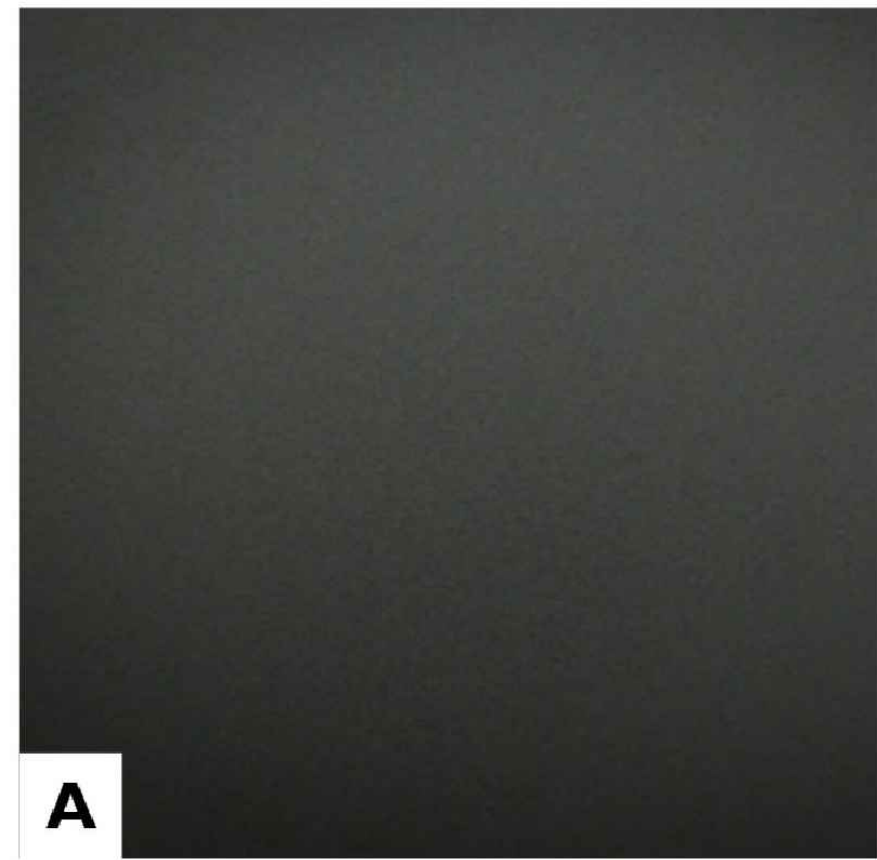
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EXTERIOR ELEVATION 2  
SCALE: 1/4" = 1'-0"

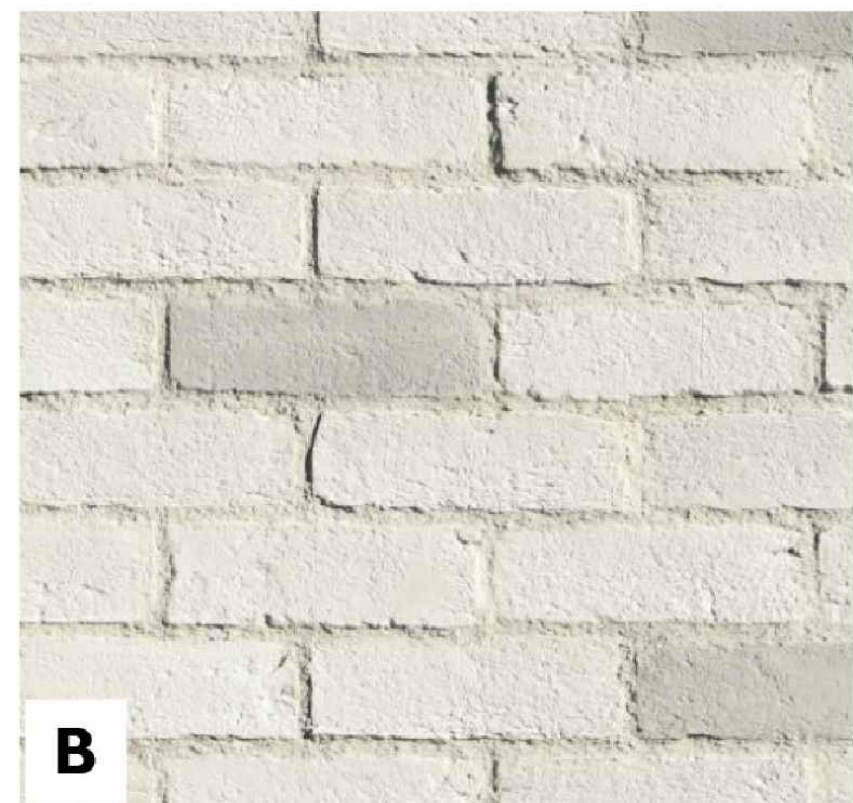


EXTERIOR ELEVATION 1  
SCALE: 1/4" = 1'-0"



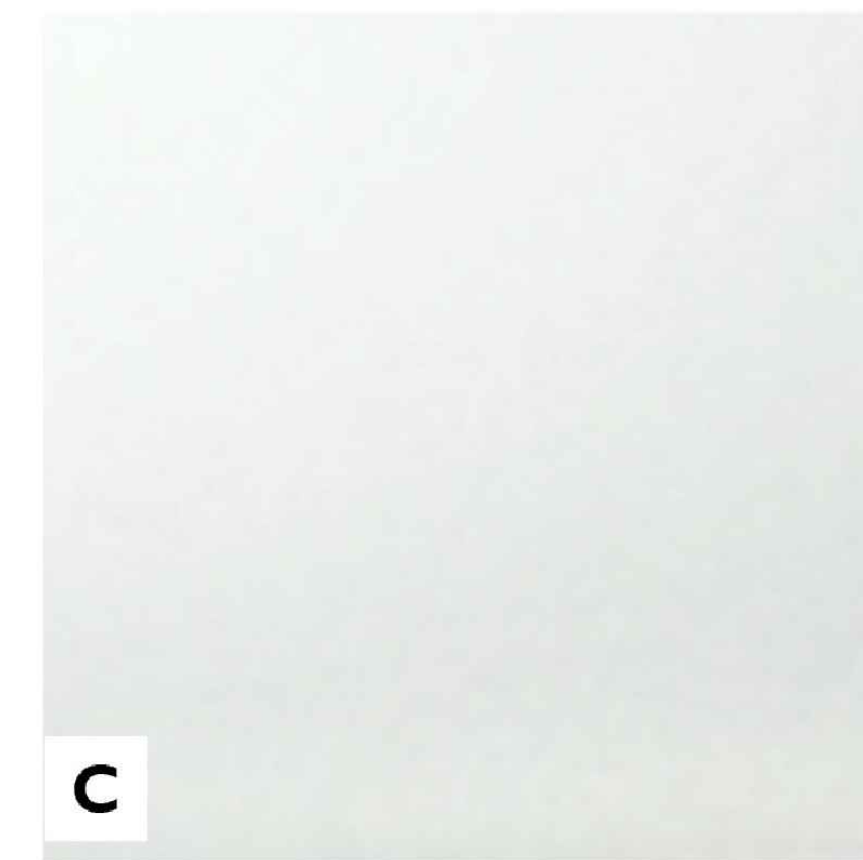
A

ALPOLIC  
METAL COMPOSITE MA-  
TERIALS  
TOB BLACK  
[MATCHING EXISTING  
PERFORMANCE FACADE]



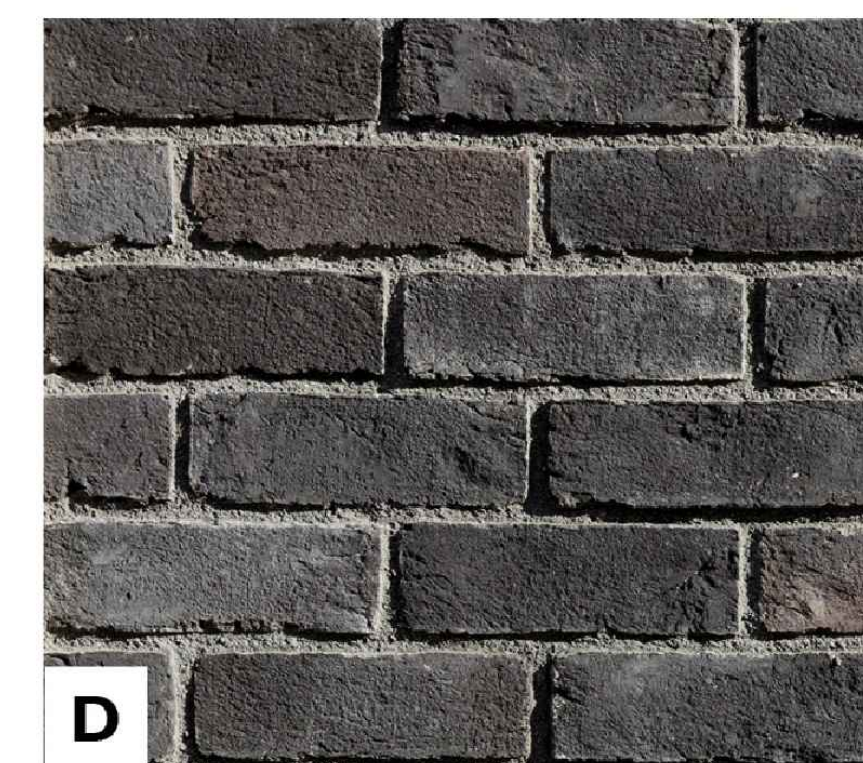
B

BRICK VENEER  
EL DORADO STONE  
CHALK DUST  
[EXISTING TO REMAIN]



C

ALPOLIC  
METAL COMPOSITE MA-  
TERIALS  
RVW WHITE



D

BRICK VENEER  
EL DORADO STONE  
TUNDRA BLACK



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REVISIONS

NO.	DESCRIPTION	DATE

SEAL

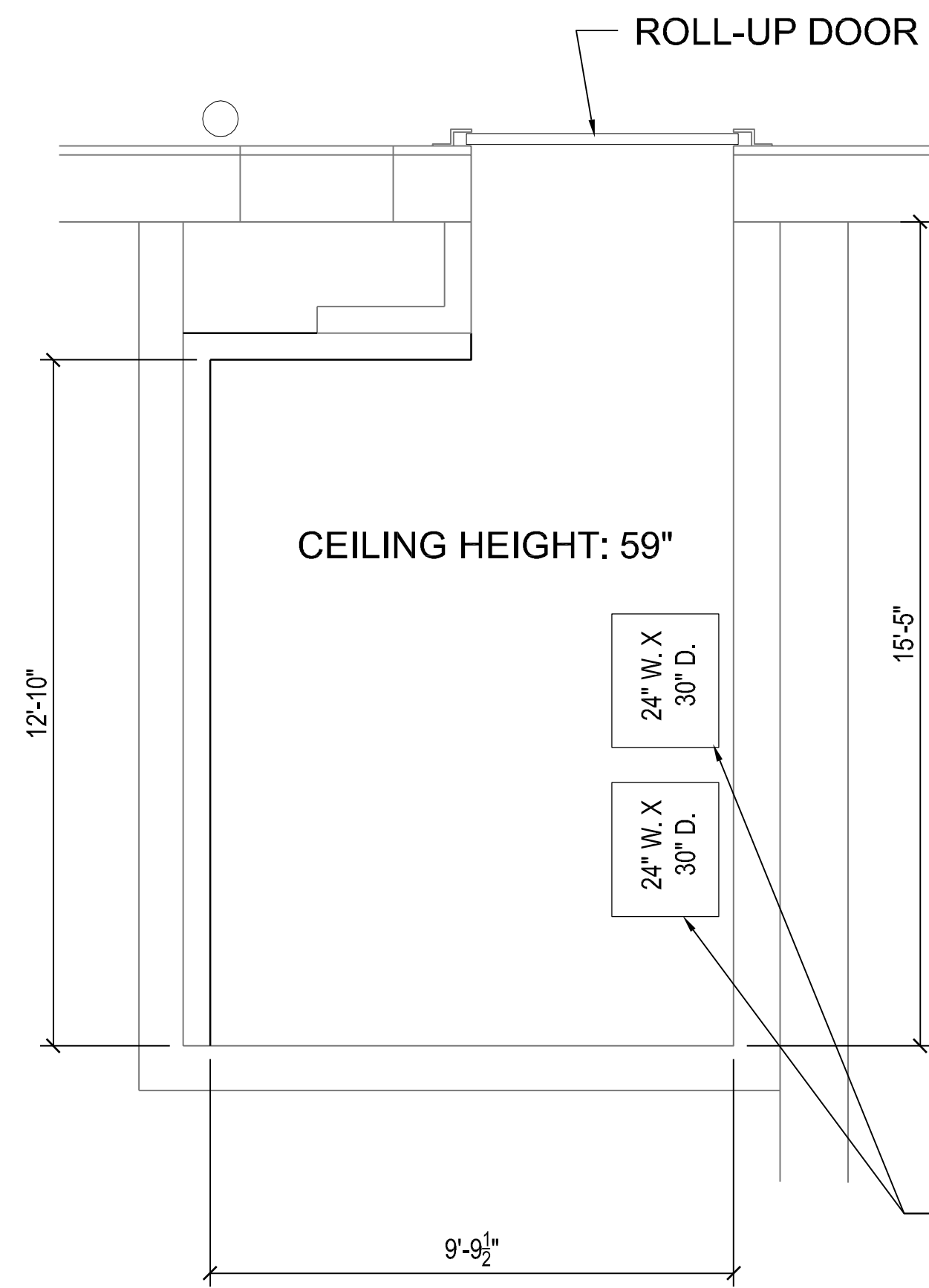
SHEET TITLE

EXTERIOR RENDERING

DATE	10/13/2020	SCALE	AS NOTED
DRAWN BY	P.G.	DRAWING FILE	
CHECKED BY	A.W.	SHEET NUMBER	
PROJECT NO.	SKX 001		

EXTERIOR RENDERING  
SCALE: N.T.S.

1



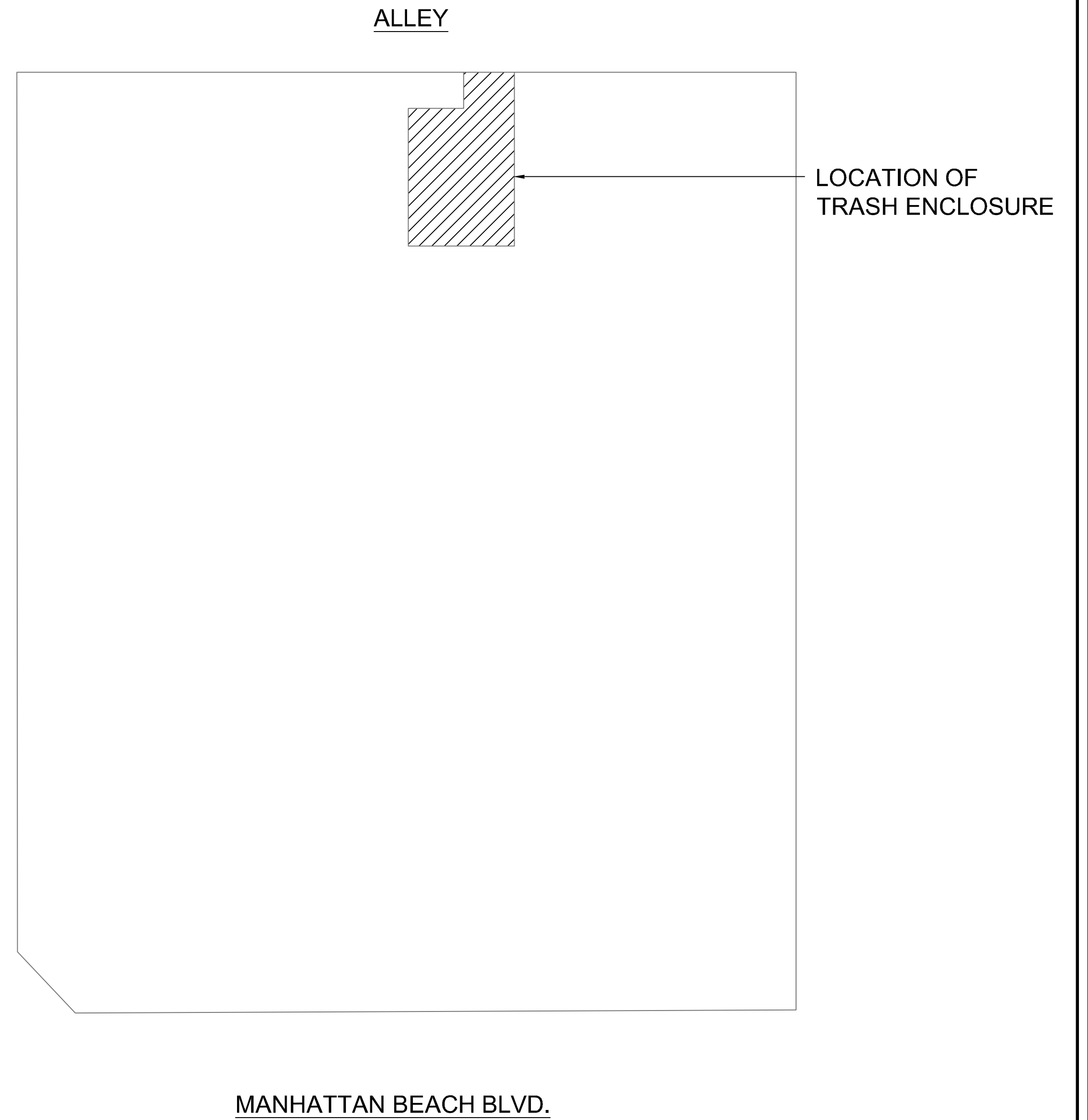
ENLARGED TRASH ENCLOSURE PLAN

NOTE:  
 CURRENT STORE IS NOT USING ANY TRASH BINS. STORE IS USING CORPORATE OFFICE TRASH REMOVAL SERVICE AT CORPORATE OFFICE LOCATION.

CURRENT BINS USED: 0  
 PROPOSED NEW BINS: 2

LOCATION OF 2 NEW TRASH BINS

MANHATTAN AVE



MANHATTAN BEACH BLVD.



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 MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE
1	BUILD. DEPT. COMMENTS	01.05.21

SEAL

SHEET TITLE

TRASH ENCLOSURE PLAN

DATE	10/13/2020	SCALE	AS NOTED
DRAWN BY	P.G.	DRAWING FILE	
CHECKED BY	A.W.	SHEET NUMBER	
PROJECT NO	SKX 001		



NORTH

TRASH ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"

1