

**Manhattan Village Shopping
Center Enhancement Project
Sepulveda Boulevard between
Rosecrans and Marine**

**City Council
September 3, 2013**

Meeting Format

- City- Introduction and Overview
- Kosmont – City Economic Consultant- Economics and market presentation
- Gibson Transportation- City EIR Traffic Consultant-Traffic and parking presentation
- RREEF/Applicants/Appellants-Presentations
- Matrix Environmental- City EIR consultant available for questions
- Public Input

Overview

- **Manhattan Village Mall is the largest commercial site and development in the City of Manhattan Beach**
- **44 acres on the largest, most heavily traveled regional street in the City-Sepulveda Boulevard**
- **General Plan and Zoning designate the site for Regional-serving commercial uses**
- **Maintaining and strengthening the viability of the City's commercial areas is critical to the economic health and future of the community**



Community Benefits

- Local Resident Serving Businesses
- Updated Integrated Architecture and Site Design-Outdoor Plaza Areas
- Parking Structure design looks like Shops
- Green Open Space set aside for Dog Park or Other Use
- Security cameras, upgraded Security Plan and on-site Police Holding Office
- Upgrading Fire Response Plan and improved Emergency Access



Community Benefits

- Improved Traffic Circulation Internally and Externally
- More Convenient Parking-Limited Compact Parking Spaces
- Valet Parking Program
- Charging Stations for Electric Vehicles
- Comprehensive ADA Parking Program



Community Benefits

- **Safe Pedestrian Bridges over Roadways Leading into Stores**
- **Green Belt Connection Under Sepulveda for Pedestrians and Bicycles**
- **Accommodations for Bicycles throughout Shopping Center**
- **Pedestrian and Transit improvements**



Background

- **2006**
 - **Master Use Permit**
 - **Variance for building height**
 - **Environmental Impact Report (EIR)**
- **2009**
 - **EIR Scoping meeting**
- **2012-2013**
 - **Draft and Final EIR**
 - **Master Use Permit, Variance, Sign Program and Development Agreement (Withdrawn)**

Background

- **2012-2013**
 - **Planning Commission- seven noticed public hearings over 2 years**
 - **Project Approved July 24, 2013**
- **Applicant worked with neighbors, tenants, other site owners, staff, community leaders over 6 ½ years to review project and revise to address concerns, as well as needs of changing consumer market**



Background

- **2013**
 - **Applicants Appealed Project**
 - **Sign Program**
 - **Land Use Limitations**
 - **CEQA**
 - **Reduced Development Rights**
 - **Hearings are *de novo*-**
 - **Council has a fresh look at all of the information presented at the hearings**
 - **Not limited to Planning Commission record**

Project Applications

- **Master Use Permit (MUP) Amendment-**
 - **Existing MUP**
 - **Site and project size**
- **Variance- Building Height**
- **Sign Exception/Master Sign Program-**
 - **Multi-tenant site**
 - **Increase in overall square footage, number, type, size, and location of signage**
 - **Planning Commission deferred to future meeting**

Environmental Impact Report- EIR

- **CEQA- EIR purpose is to inform decision makers and the public about potential environmental impacts**
- **EIR does not give any development rights**
- **Mitigation Measures reduce project impacts to an insignificant level**
- **EIR certification based on the determination that there are no significant environmental impact**
- **Final EIR includes all comments on DEIR, responses to comments and changes and additions to the project**

Project Overview

- **44 acre total Shopping Center**
- **Existing**
 - **572,837 SF- 2,393 parking spaces**
- **Proposed Size-**
 - **Based on Traffic Impacts being below Significant Impact**
- **Phases I, II and III**
 - **Additional 133,389 SF**
 - **Total 706,226 SF**
 - **Total 2,928 parking spaces**



Manhattan Village Shopping Center Enhancement Project



Figure II-2
Aerial Photograph of Site

Existing



572,837 SF
2,393 surface parking spaces



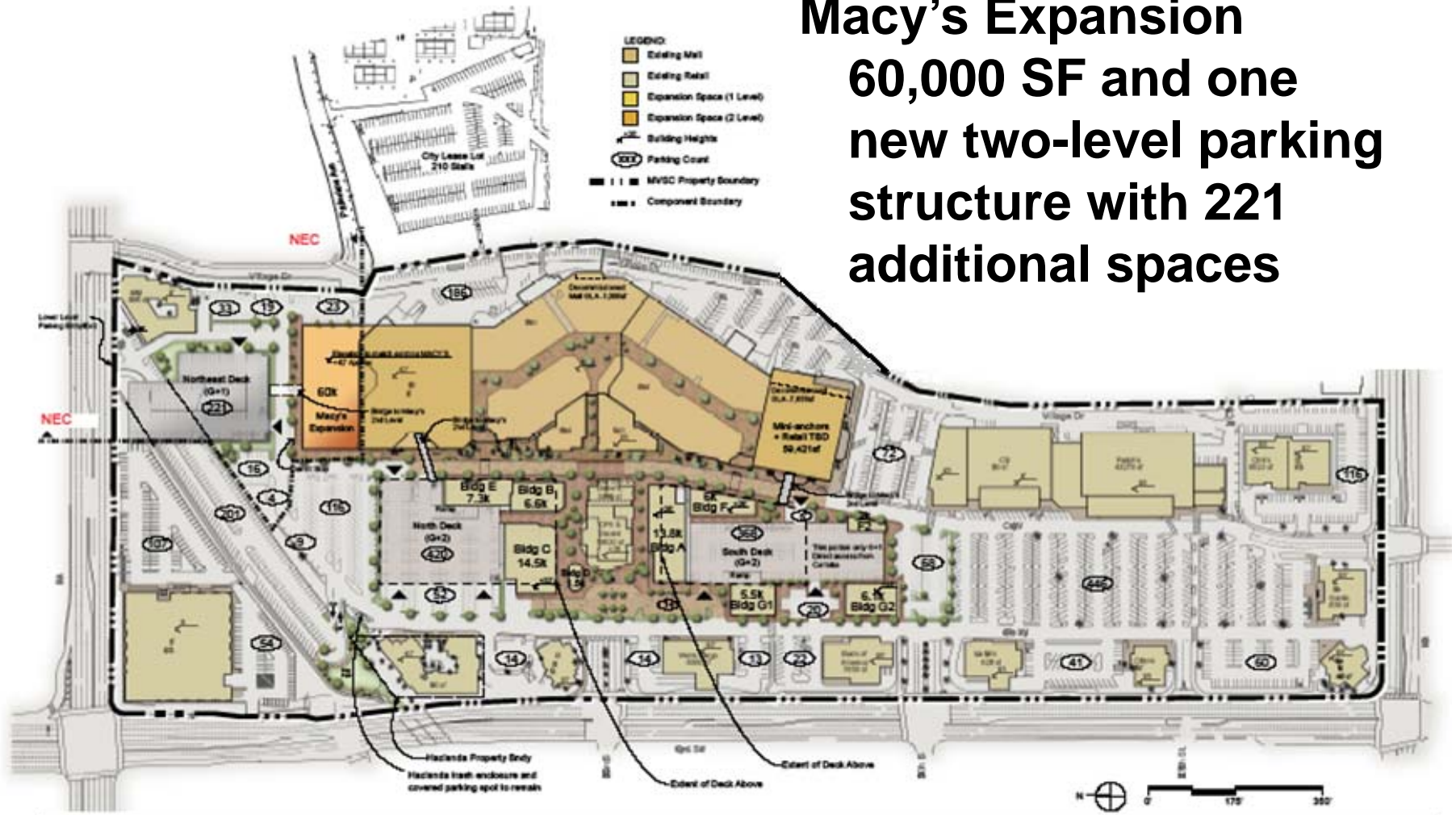
Phase I-Village Shops

41,000 SF and two new two to three level parking structures with 265 additional spaces



Phase II- Northeast Corner

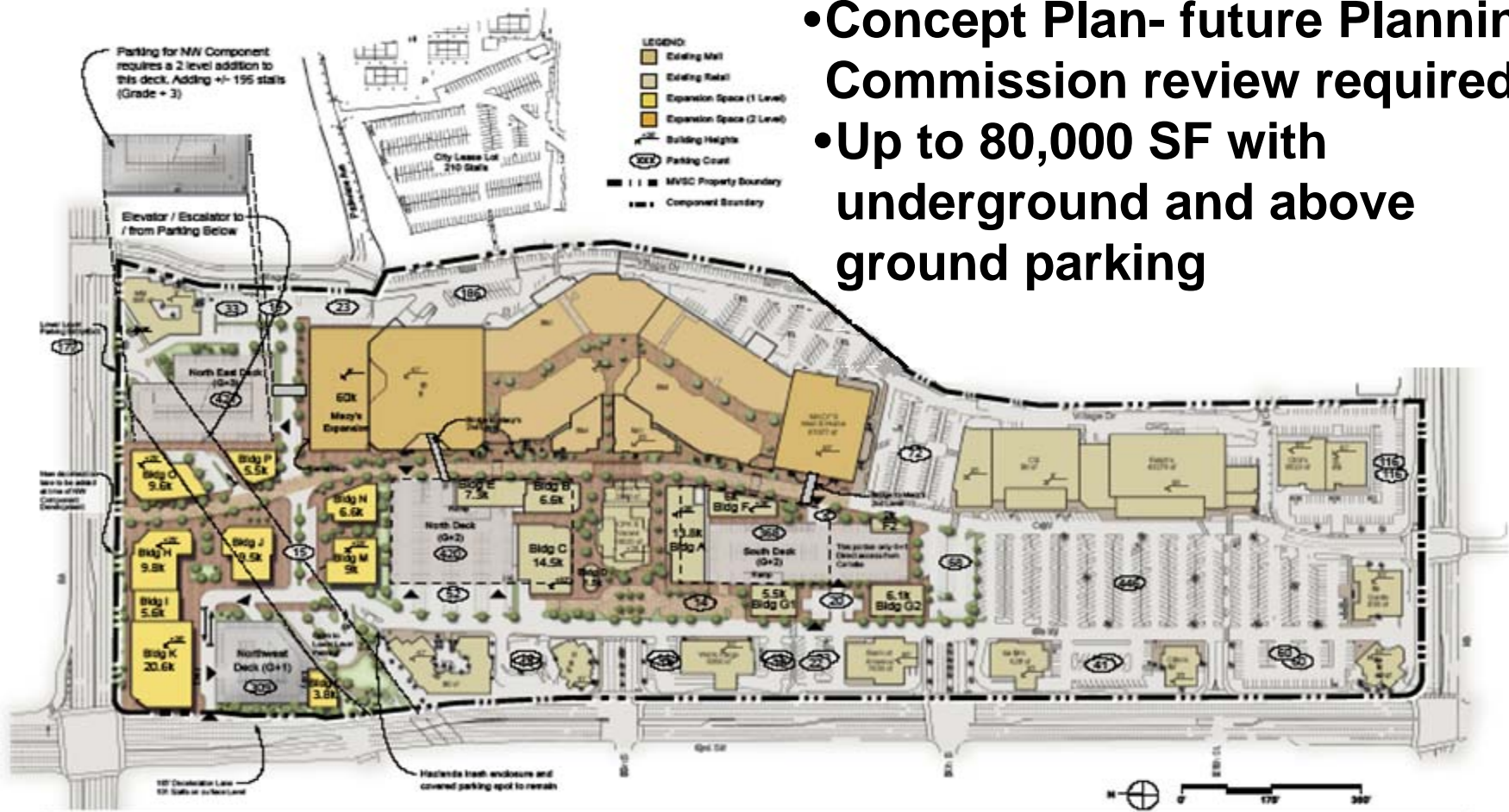
**Macy's Expansion
60,000 SF and one
new two-level parking
structure with 221
additional spaces**



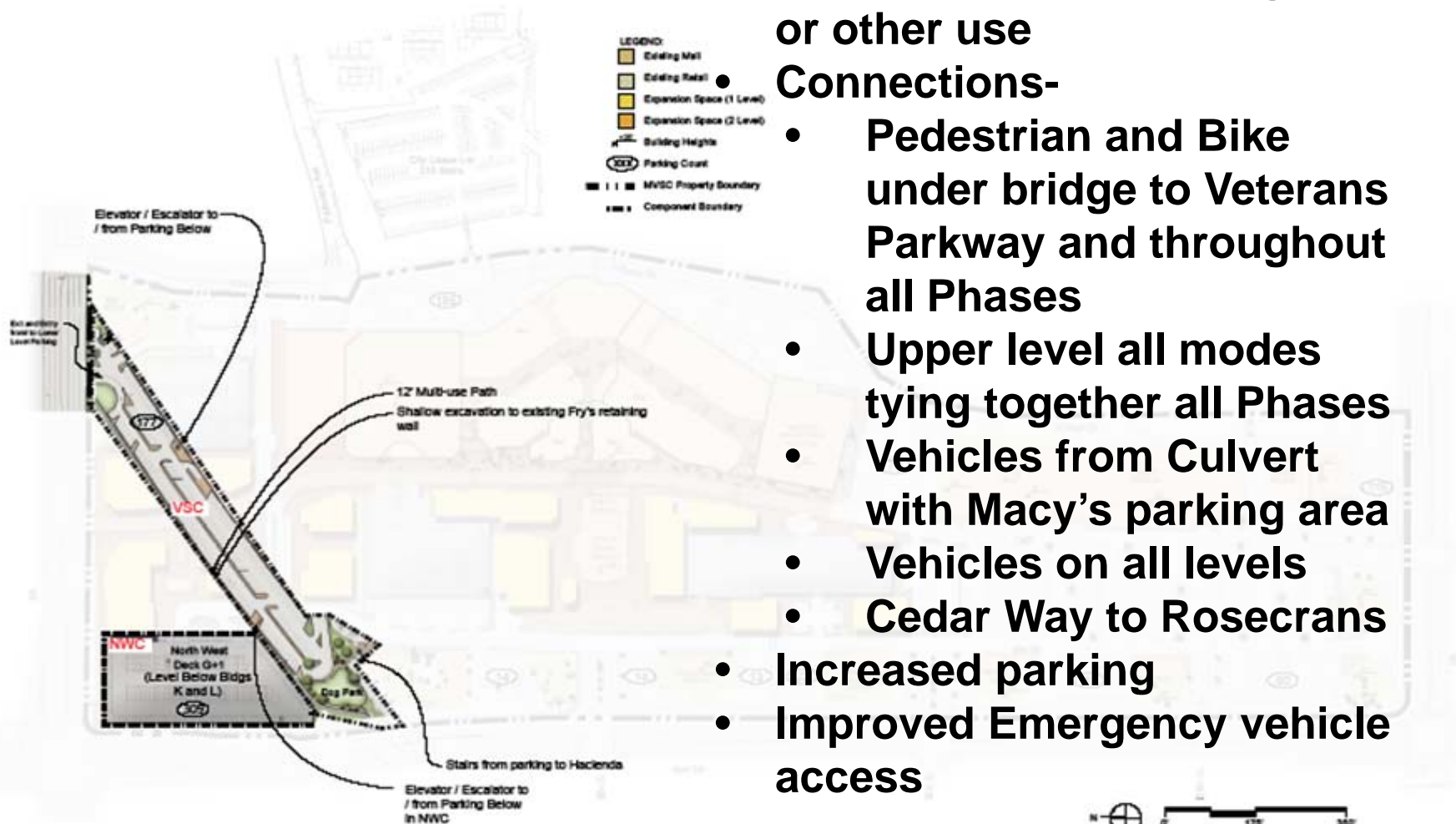
Phase III- Northwest Corner(Concept Only)

Fry's demolition-(46,200 SF)

- Concept Plan- future Planning Commission review required
- Up to 80,000 SF with underground and above ground parking



Northwest Corner- Culvert Lower Level Improvements



- Green Open Space- Dog Park or other use
- Connections-
 - Pedestrian and Bike under bridge to Veterans Parkway and throughout all Phases
 - Upper level all modes tying together all Phases
 - Vehicles from Culvert with Macy's parking area
 - Vehicles on all levels
 - Cedar Way to Rosecrans
- Increased parking
- Improved Emergency vehicle access

Major Revisions Resulting from Planning Commission Hearings

- Integration of all Three Phases- 64 Conditions of Approved
- Creation of Lifestyle Center with Outdoor Plazas- Phases I & III
- Pedestrian, Bicycle and Vehicle Connections from Lower Culvert to Main Mall Level
- Enhanced Alternative Transportation Connections throughout Center
- Consolidating Macy's into a Single Department Store
- Parking Structure Architectural Design



Major Revisions Resulting from Planning Commission Hearings

- Additional Sidewalks and Roadway, Fewer Driveways along Rosecrans
- Eliminating Left -Turn along Rosecrans Avenue
- Enhanced Intersection at Rosecrans Avenue and Village Drive
- Enhanced Entryway at Marine Avenue
- Improvements related to Sepulveda Bridge
- Street Dedications to Accommodate Expansion



Public Outreach

- **Notices mailed to owners and residential non-owners (500 feet), Cities and agencies**
- **Published in paper- 1/2 page display ad**
- **E-mailed to interested parties**
- **Website**
- **Police station**
- **City Hall**
- **Late attachments**

Recommendation

- **Conduct Public Hearing**
- **Economic and Traffic/Parking presentations**
- **Applicants/Appellants' presentations**
- **Questions**
- **Continue Public Hearing to September 10, 2013**

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