

MANHATTAN VILLAGE

CLOSE TO HOME. CLOSE TO PERFECT.



MORE FASHION.



MORE FLAVOR.



MORE FUN.

MANHATTAN VILLAGE ENHANCEMENT

Manhattan Beach City Council
September 10, 2013

Appeal of Resolution PC 13-10

Condition # 18 - Land Uses and Square Footages

Restaurant SF cap

- Subsection “f” – Eating and Drinking Establishments. 89,000 SF maximum
 - Add: “or 109,000 SF with additional parking of 2.6 spaces per 1,000 SF”

Condition # 50

- Amend subsection “d” – which sets parking at 4.1 per 1,000 SF
- Add: “restaurants above 89,000 SF shall require 6.7 stalls per 1,000 SF.”

109,000 SF restaurant use was analyzed in the EIR.

Master Sign Program Signage

- Modify Condition No. 11 to approve proposed Master Sign Program
- As presented in September 5, 2013 letter to City Council
- Master Sign Program necessary as integral project component
- Proposed Master Sign Program enables Gateway identification signage at Rosecrans/Sepulveda

Sign Area Analysis

MBMC Sign Code

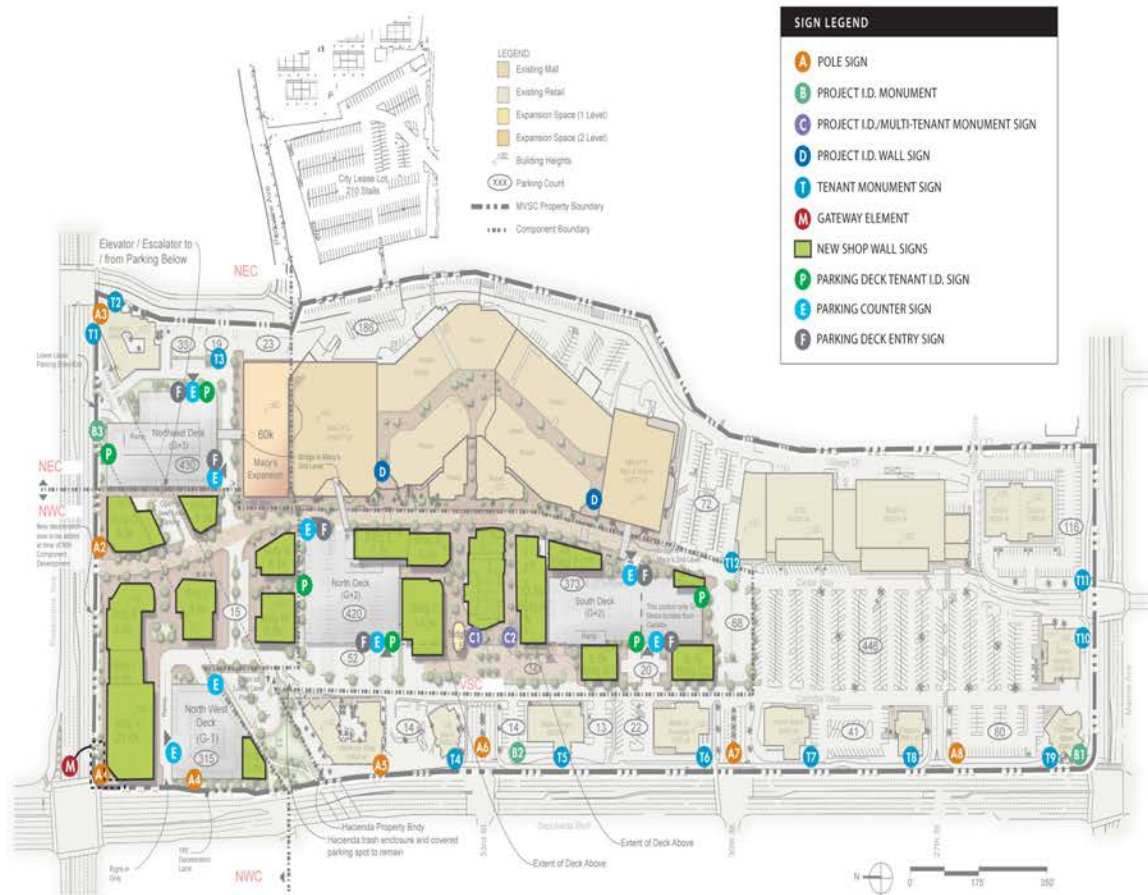
- Allows 2 SF of sign area for each linear foot of street frontage
 - Per code, longest frontage counted only – Sepulveda Blvd.
 - Signage allowed by code (2,550 l.ft. x 2) **5,100 sq. ft.**
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Existing Site

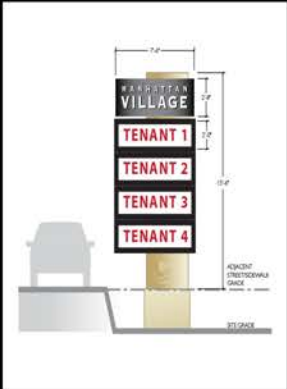
- Current MVSC Site Sign Area – 4,963 sq.ft.
 - Current Fry’s Site Sign Area – 1,900 sq.ft.
 - Current Total Sign Area **6,863 sq. ft.**
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Proposed Sign Exceptions include:

- Sign Area Cap
 - Non-Department Store Anchor Wall Signs
 - Tenant Wall Signs on Parking Structures
 - Project Banners on Light Poles
 - City Gateway Signage
- future total sign area **9,500 sq.ft.**
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Overall Site Plan



Ⓐ Pole Signs



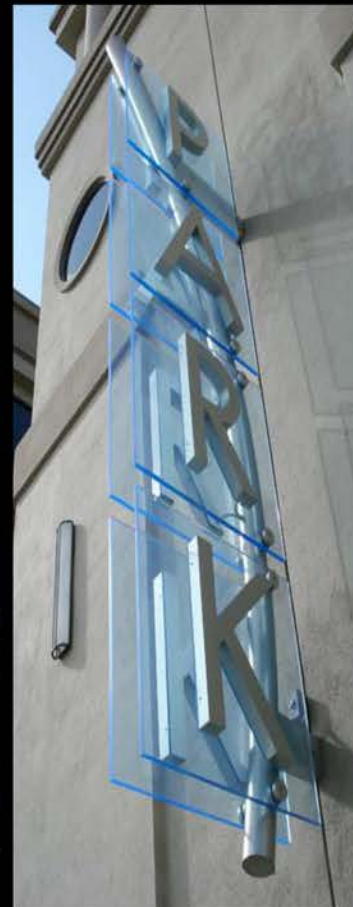
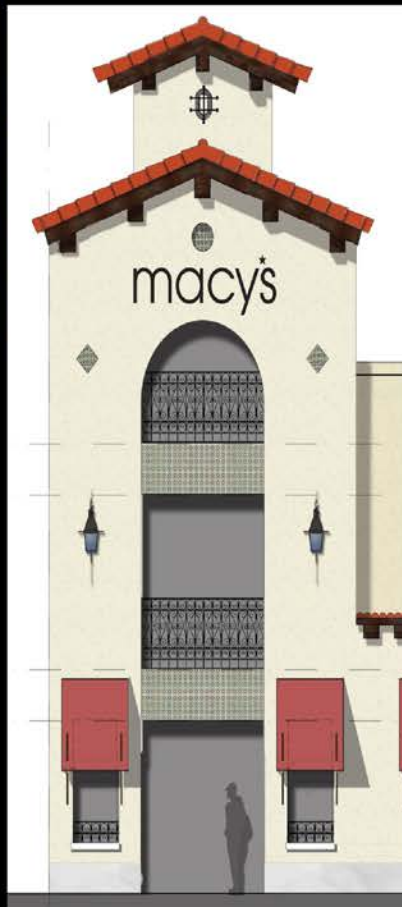
⑧ Project Monuments

⑨ Multi-Tenant Monuments

⑩ Tenant Monument Signs



Project ID Wall Signs & Banners



Parking Deck Tenant ID Signage

Parking Deck Entry Signage



FRONT VIEW
Scale 1/4" = 1'-0"



Directional Signs



A-Frame Signs



Anchor & Department Store Wall Signs



Exterior Retail Tenant Wall Signs

Thank You



For more information, please visit www.shopmanhattanvillage.com

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