

# Appeal

Manhattan Village Mall

EIR

# Request of City Council



Grant the appeal,



Deny the EIR's Certification and

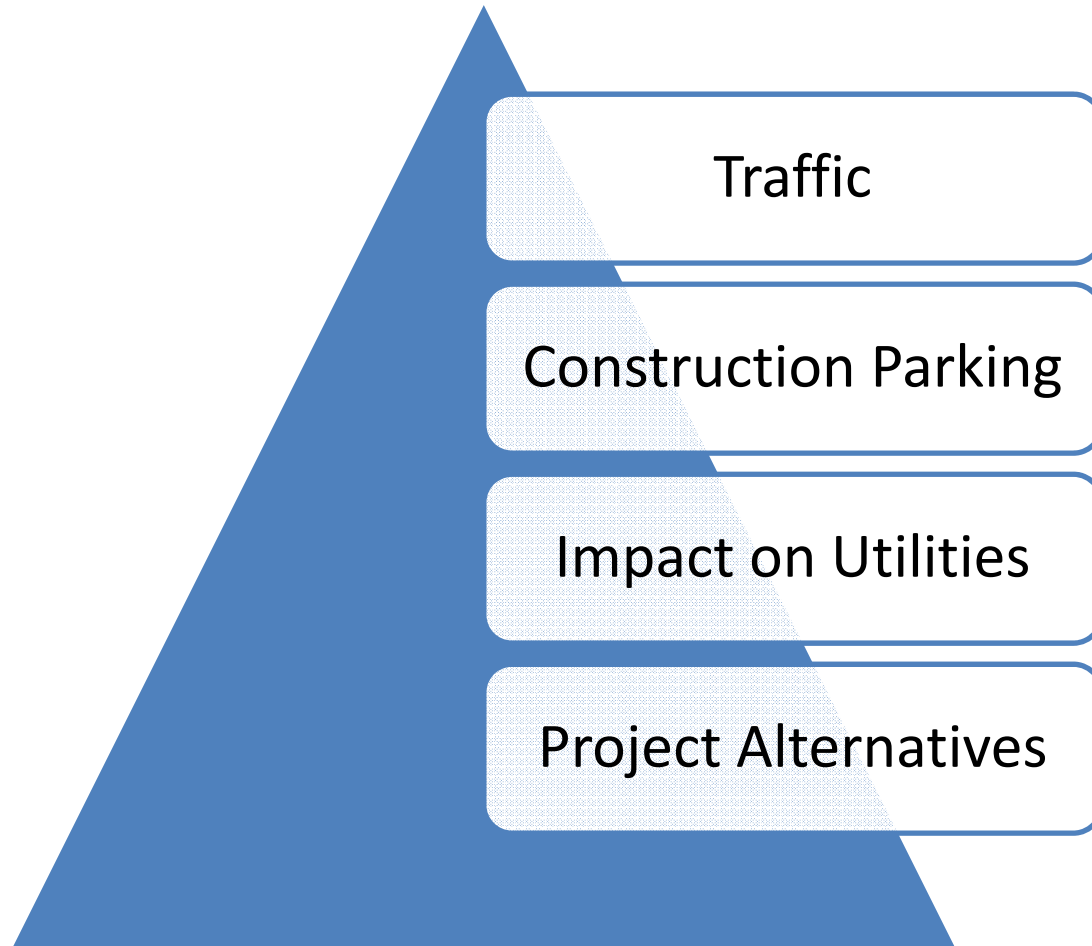


Send the project back to Planning,

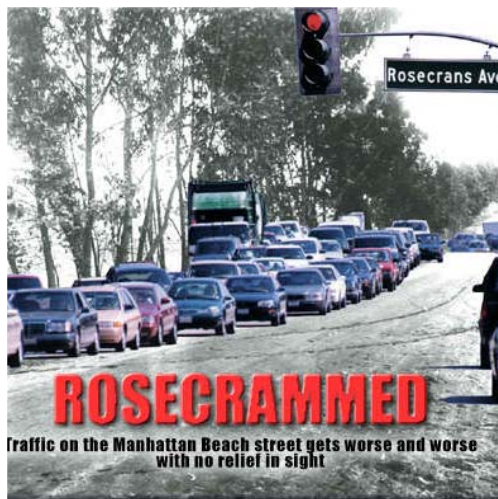


Reduce the Size and Impact.

# EIR Appeal



# Traffic



Traffic Study does not include adequate portions of Rosecrans east bound towards 405

Traffic Study and EIR based on improvements in all 3 Phases

- Virtually all Traffic happens with First Phase.
- All Traffic Improvements come years later in Phase 2 and Phase 3 .
- Phases 2 and 3 may never be built.



# Construction Parking

There is none. Where will the cars park?



Construction Traffic Management Plan CTMP



CTMP is only required if construction extend into November and December.



Who allows a project to start in a congested mall without a parking plan?



Parking will impact all existing Mall businesses and sale tax revenues.



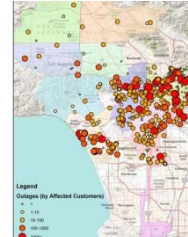
# Impact on Utilities



SoCal Edison

## Blackouts

- Planned
- Unplanned



Complete  
Reconstruction of  
Electrical Infrastructure

Not Studied in EIR



# Project Alternatives in EIR

- Alternative A – Build Nothing - Rejected
- Alternative B – Build Phase One Only
  - **Rejected as Socially Infeasible**
    - Does not incorporate Fry's corner
    - Does not enhance spatial relationships
    - Does not promote pedestrian access
- Alternative C – Phase One in front of Ralphs
  - Rejected
- Alternative D – Environmentally Superior
  - None found
- **Real Alternatives Not Studied**

# Unstudied Alternatives

- Smaller Project Alternative
  - Underground garage on Fry's corner
  - Aboveground garage by Macy's
  - No Impacts on existing Mall sales volumes
  - Moves Parking lot lights away from Oak Avenue
  - Requires traffic improvements up front
  - Insures Project is completed as planned
  - **Has Community Support**



# Request of City Council

Grant our appeal, deny the EIR's certification, and send the project back to Planning to reduce the size and impact.