

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

**City Council
November 12, 2013**

Manhattan Village

- **Tonight:**
 - **Staff Overview**
 - **Applicant's Presentations**
 - **Public Comments**
 - **City Council Comments**
 - **Technical experts available for questions**

Background

- **12 Public Hearings:**
 - **7 Planning Commission hearings**
 - **Tonight is the 5th City Council hearing**

Key Issues

- **Matrix addresses key issues raised by City Council and public:**
 - 1. Project Site Plan/Plaza/Parking**
 - 2. Phasing/Market Strategy/Timing**
 - 3. Entitlements/General/CEQA**
 - 4. Miscellaneous City Council Comments**

Site Plan

Exhibit A



CALLISON

- LEGEND:**
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
 - Expansion Space (2 Level)
 - Building Heights
 - Parking Count
 - MVSC Property Boundary
 - Component Boundary

COMPLETED NORTHWEST COMPONENT SUMMARY - RETAIL ONLY OPTION

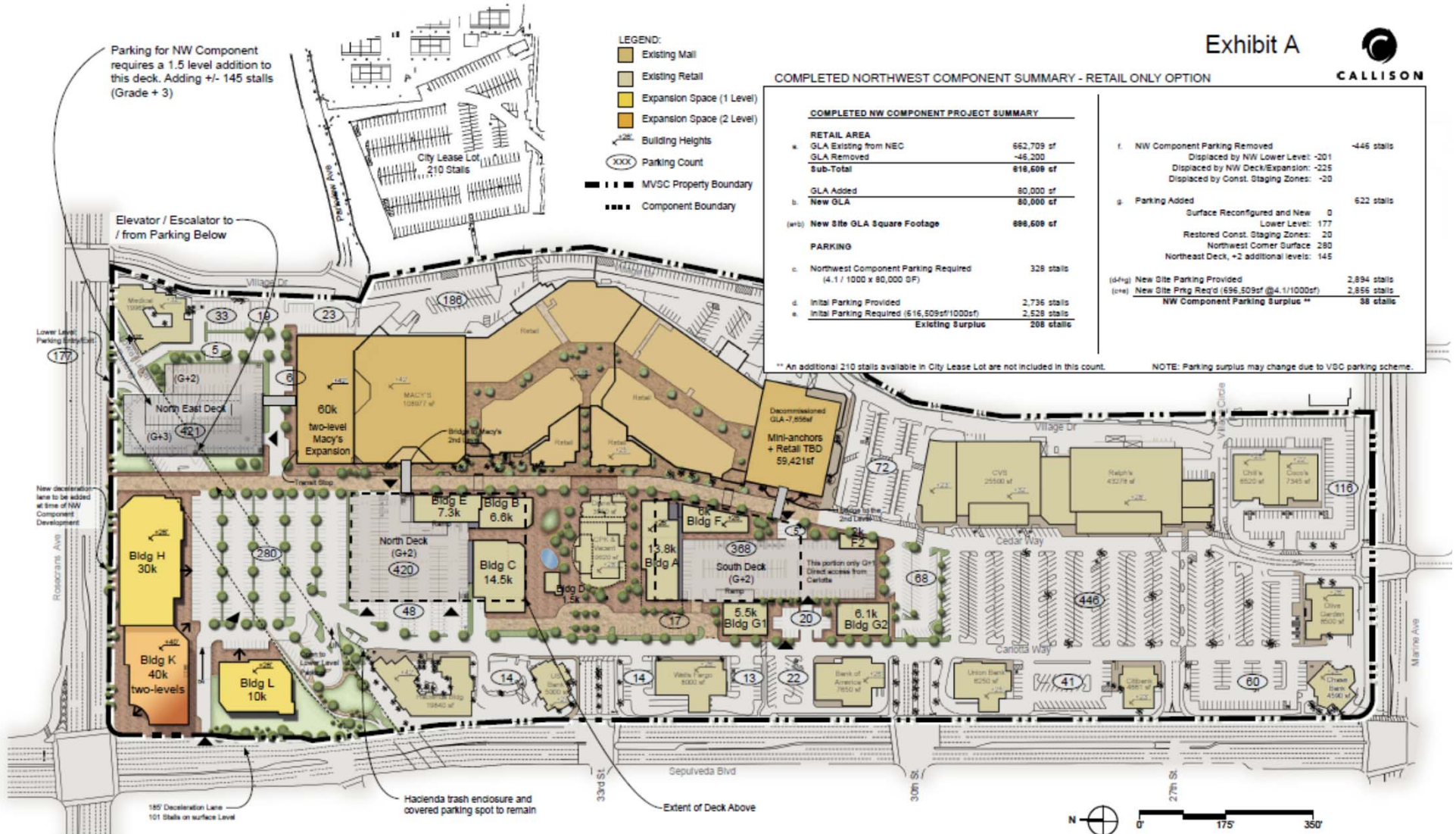
COMPLETED NW COMPONENT PROJECT SUMMARY

RETAIL AREA	
GLA Existing from NEC	662,709 sf
GLA Removed	-46,200
Sub-Total	616,609 sf
GLA Added	80,000 sf
New GLA	80,000 sf
(net) New Site GLA Square Footage	
	896,609 sf
PARKING	
Northwest Component Parking Required (4.1 / 1000 x 80,000 SF)	328 stalls
Initial Parking Provided	2,736 stalls
Initial Parking Required (616,509sf/1000sf)	2,528 stalls
Existing Surplus	208 stalls

f. NW Component Parking Removed	-446 stalls
Displaced by NW Lower Level:	-201
Displaced by NW Deck/Expansion:	-225
Displaced by Const. Staging Zones:	-20
g. Parking Added	622 stalls
Surface Reconfigured and New:	0
Lower Level:	177
Restored Const. Staging Zones:	20
Northwest Corner Surface:	280
Northeast Deck, +2 additional levels:	145
(d-Frg) New Site Parking Provided	2,894 stalls
(e-req) New Site Prng Req'd (696,509sf @ 4.1/1000sf)	2,856 stalls
NW Component Parking Surplus **	38 stalls

** An additional 210 stalls available in City Lease Lot are not included in this count.

NOTE: Parking surplus may change due to VDC parking scheme.



Proposed Modifications

- **Phase I North Parking Structure-** moved north; Plaza
- **Cedar Way/Rosecrans connection-** Phase II not Phase III
- **Phase III** – L-shaped buildings at corner
- **Medical/Dental offices** – No caps at 3500 Sepulveda
- **Banks** -limited to 2000 s.f. and no stand-alone uses
- **Financial security** - for public improvements prior to Phase I
- **Oak Ave Traffic Study** – funding for study

PROJECT SITE PLAN/PLAZA/PARKING

KEY ISSUES	REVISIONS/COMMENTS	P.C. 13-10 USE PERMIT
<p>PROJECT SITE PLAN</p> <ul style="list-style-type: none"> • Upgrade and Refresh Site • Plans/Details-Provide more information • Scale • 2006 Application- What was the proposed square footage. <p>PLAZA</p> <ul style="list-style-type: none"> • Central Plaza-Create larger outdoor community gathering space/Plaza. • Community engagement- Create a “sense” of community; an enhanced community Center. 	<p>Plans revised- complete site upgrade.</p> <p>Architecture, fountains, landscaping, pavement, lighting, tower element, outdoor furniture and pedestrian/bike/transit improvements. Review through preliminary plan check process. Applicants letter - 1. Site Plan</p> <p>Size and height of new buildings are consistent with the existing buildings Phase III will evaluate the scale, square footage, and design through public hearings The original 2006 application 3,000 SF larger (133,389 SF net new). Applicants letter 1. Site Plan</p> <p>Plans revised-Larger improved community gathering space. Outdoor Central Plaza in Village Shops- North parking structure 55 feet to the north.</p> <p>Plaza 100 feet wide by 180 feet long. Metlox Plaza at 80 feet wide by 160 feet long. Plaza programed with Community Events. Close Cedar Way between Mall and Village Shops to cars for larger Special Events. Clock Tower element at Building “D” creates central focal point for the Plaza, as well as a fountain/water feature. Applicants letter 1. Site Plan</p>	<p>Conditions #1, 10, 11, 13, 14, 15, 33, 34, and 35.</p> <p>Conditions #1, 13, 14, 15, 16, and 17.</p> <p>Conditions #10, 13, 17 and 31</p>

PROJECT SITE PLAN/PLAZA/PARKING

KEY ISSUES	REVISIONS/COMMENTS	P.C. 13-10 USE PERMIT
<p>PARKING</p> <ul style="list-style-type: none"> • Parking Structures- Location of Phase I structures. • Northwest corner (Phase III)- Provide more subterranean parking. • Safety-Provide well lit, open and high ceilings in structures. 	<p>Plans revised-North parking structure in Phase I, moved 55 feet to the north. Layout of parking space reoriented- direct access to 170 surface parking spaces for 3500 Sepulveda. More surface parking for 3500 Sepulveda. Applicants letter 1. Site Plan</p> <p>Plans revised- reorient Phase III- future opportunities to expand subterranean parking. Future Site Plan Review through Planning Commission . Applicants letter 1. Site Plan</p> <p>Subterranean parking- Minimum 15 foot vertical clearance. Metlox 8 to 10 foot clearance Above ground parking- open layout, natural surveillance, enhanced visibility and natural light. Size of parking structures-100 to 185 spaces per level. Metlox 200 to 260 spaces per level. Cameras, security lighting, and emergency communication required .</p>	<p></p> <p>Condition # 15</p> <p>Conditions # 28, 30 and 31</p>

PHASING/MARKET STRATEGY/TIMING

KEY ISSUES	REVISIONS/COMMENTS	P.C. 13-10 USE PERMIT
<p>PHASING</p> <ul style="list-style-type: none"> • Phasing- Tie all 3 Phases together, and/or complete connection to Rosecrans Avenue first. Provide details, coordination and timing. <p>MARKET STRATEGY</p> <p>TIMING</p>	<p>Plans revised-Cedar Way connects to Rosecrans Avenue with Phase II. Financial security- to guarantee the construction of the public improvements required with Phase. Applicants letter - 3. Traffic Improvements and 5. Extension of Cedar Way to Rosecrans</p> <p>The City's Economic consultant indicates- existing Mall leaves limited opportunity for existing tenants to expand and for new tenants to occupy the site, and proposed expansion will meet these needs. The applicant- expresses need to strengthen their position in the commercial marketplace by refreshing the interior of the Mall and adding new open-air retail space. Macy's consolidation and tying Northwest corner with the rest of the site is key to the future of this Center. Other South Bay commercial centers are upgrading and there is a window of opportunity to enhance the site. Applicants letter -2. Permitted Uses in Conditions of Approval</p> <p>Phase I completion 2015 Phase II completion 2016 Phase III completion 2017 The Master Use Permit approval for four years- possibility of extensions providing owner Phasing flexibility</p>	<p>Conditions # 13-15 and 39-50.</p> <p>Conditions #15 and 18.</p> <p>Conditions #2 and 15.</p>

ENTITLEMENTS/GENERAL/CEQA

KEY ISSUES	REVISIONS/COMMENTS	P.C. 13-10 USE PERMIT
<p>ENTITLEMENTS</p> <ul style="list-style-type: none"> • 3500 Sepulveda- Owners agreement/approval of application desired • Appeals • Pursue possibility of Development Agreement 	<p>Plans and conditions- revised to address 3500 Sepulveda owners concerns. If 3500 Sepulveda owner withdraws application- current Use Permit will remain in effect.</p> <p>3500 Sepulveda desires flexibility for Medical/Dental uses and banks. Both proposed in entire building. Medical/Dental no limits. Banks limited of 2,000 SF each</p> <p>New restaurants up to 89,000 SF in Phase I and II, potential additional 20,000 SF in Phase III, as in EIR</p> <p>Applicants letter -1. Site Plan and 2. Permitted Uses in Conditions of Approval</p> <p>Appeals were filed by two applicants Public hearing process addresses appeals. Required facts and findings to be included in the Resolution</p> <p>Applicants letter - Modifications 1 thru 5.</p> <p>Master Use Permit approval- four years, possibility of extensions providing Phasing flexibility. Financial security-for construction of the public improvements provided with Phase I.</p> <p>Applicants letter 3. Traffic Improvements.</p>	<p>Conditions # 13-15, and 39-50.</p>

ENTITLEMENTS/GENERAL/CEQA

KEY ISSUES	REVISIONS/COMMENTS	P.C. 13-10 USE PERMIT
<p>CONDITIONS</p> <ul style="list-style-type: none"> • Oak Avenue cut-thru Traffic • Bars and Health Clubs- Should not be allowed. • Bus terminal • Proposed Dog Park 	<p>The applicant will fund the cost of a Study. Applicants letter-4. Funding of Oak Avenue Traffic Study</p> <p>Conditions prohibit Health Clubs and Bars</p> <p>No bus terminal proposed; only a transit stop on Fashion Boulevard near Cedar Way at Macy's</p> <p>Use and design of the area will be determined by the City Council at a later date.</p>	<p>Condition #18</p> <p>Condition #51</p> <p>Conditions #10 and 17.</p>

ENTITLEMENTS/GENERAL/CEQA

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<p>CEQA</p> <ul style="list-style-type: none"> • Construction Management Parking and Staging Plan- • SCE- Verify Edison has the ability to serve the site • Equivalency Program- Requested more information. • Hotel- Is it feasible • Theater- Small “art” theater in back parking lot • Prior Traffic Studies- Provide copies • Prior Site Plans- Provide copies from several years back 	<p>Studied and Plan/Mitigation Measures provided in EIR.</p> <p>EIR evaluated- capacity is adequate Detailed plans and permits through plan check process.</p> <p>A detailed discussion of the Equivalency Program is included in the EIR.</p> <p>This land use was not evaluated in the EIR, and further environmental analysis would be required.</p> <p>This land use was not evaluated in the EIR and further environmental analysis would be required. The applicant has stated that the use is not financially feasible</p> <p>The EIR includes 2008 and 2011 traffic studies.</p> <p>Plans from 2008-2009 are posted on the City website under the EIR Scoping link.</p>	<p>Condition #49</p> <p>Condition #17.</p> <p>Condition #18.</p> <p>Condition #18.</p> <p>Condition #18</p>

MISCELLANEOUS CITY COUNCIL COMMENTS

KEY ISSUES	REVISIONS/COMMENTS	P.C. 13-10 USE PERMIT
Prior Railroad ROW- Is old ATSF railroad ROW required to be open space per deed restriction	City Attorneys review of the recorded agreement indicates that there are no restrictions.	
Issues- Circulation, parking, traffic, soil condition, security, bulk, density	All of these issues are addressed in the EIR.-	
Level of Service (LOS) Traffic standards- When did City adopt; start using this standard?	Los Angeles County adopted the standards 10-15 years ago and the City then followed with adoption.	
Response to Late Comments- Provide at next meeting.	The public hearing must be closed before responses can be completed in order to completely address all comments.	
Consultant contracts and Reimbursement Agreements – Provide copies of documents	<p>All of the documents are posted on the City website.</p> <p>Updated Contract Amendments are scheduled to go to the City Council.</p> <p>RREEF reimburses the City the entire cost of the EIR consultants.</p> <p>Kosmont is currently the City's consultant and the City is funding that consultant.</p> <p>City Council contact approval dates</p> <p>PCR- (EIR)- 12/5/06 and 12/2/08</p> <p>Matrix- (EIR) 4/6/10, 9/12/11 and 12/20/11</p> <p>Traffic (EIR) - 1/6/09 and 7/6/10</p> <p>Ninyo & Moore-Hazards –(EIR) 5/27/11</p> <p>Kosmont- Economic-7/27/12, 9/17/12 (Staff) and 10/16/12</p>	
Variance- Building height proposed to match non-conformities.	<p>The Variance findings are in the Resolution pages 18-20.</p> <p>The majority of new commercial development along Sepulveda Boulevard requires a Variance, examples include: Rite Air, Walgreens, and Wells Fargo.</p>	

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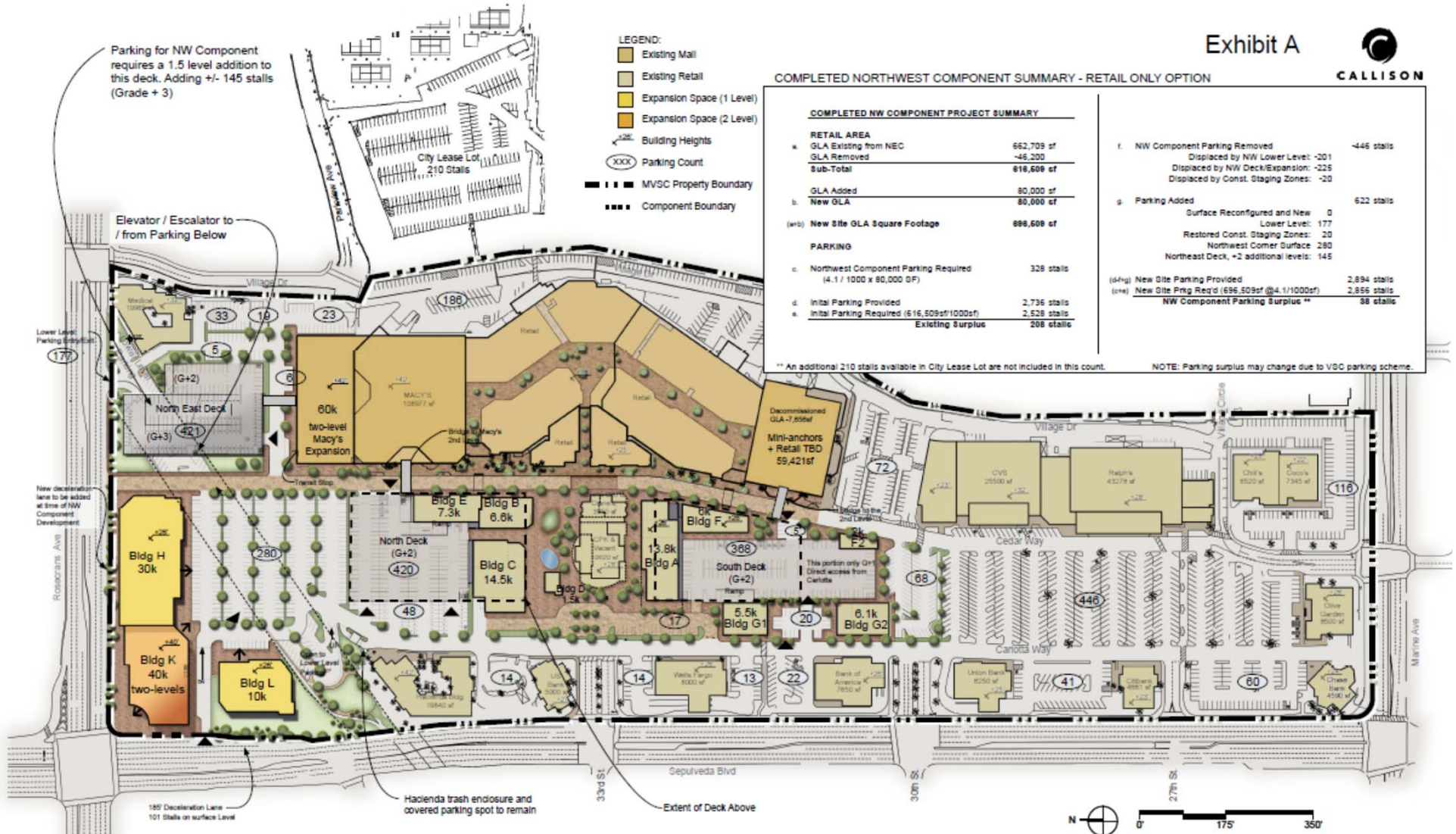
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Recommendation

- **Close public hearing**
- **Continue deliberations**
- **Bring draft Resolution with conditions and details back to City Council**
- **Opportunity for public comments on Resolution**

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