

# **Overview**

- **Staff Presentations**
- **Owner's Comments**
- **Public Comments**
- **Technical experts available for questions**

# **Recommendation**

- **After public hearing is closed:**
  - **Adopt Resolution No. RES 14-0025,**  
Certifying the Final Environmental Impact Report (Final EIR) and Adopting a Mitigation Monitoring and Reporting Program; and
  - **Adopt Resolution No. RES 14-0026,**  
Approving the Master Use Permit Amendment, Height Variance and Master Sign Program/Exception

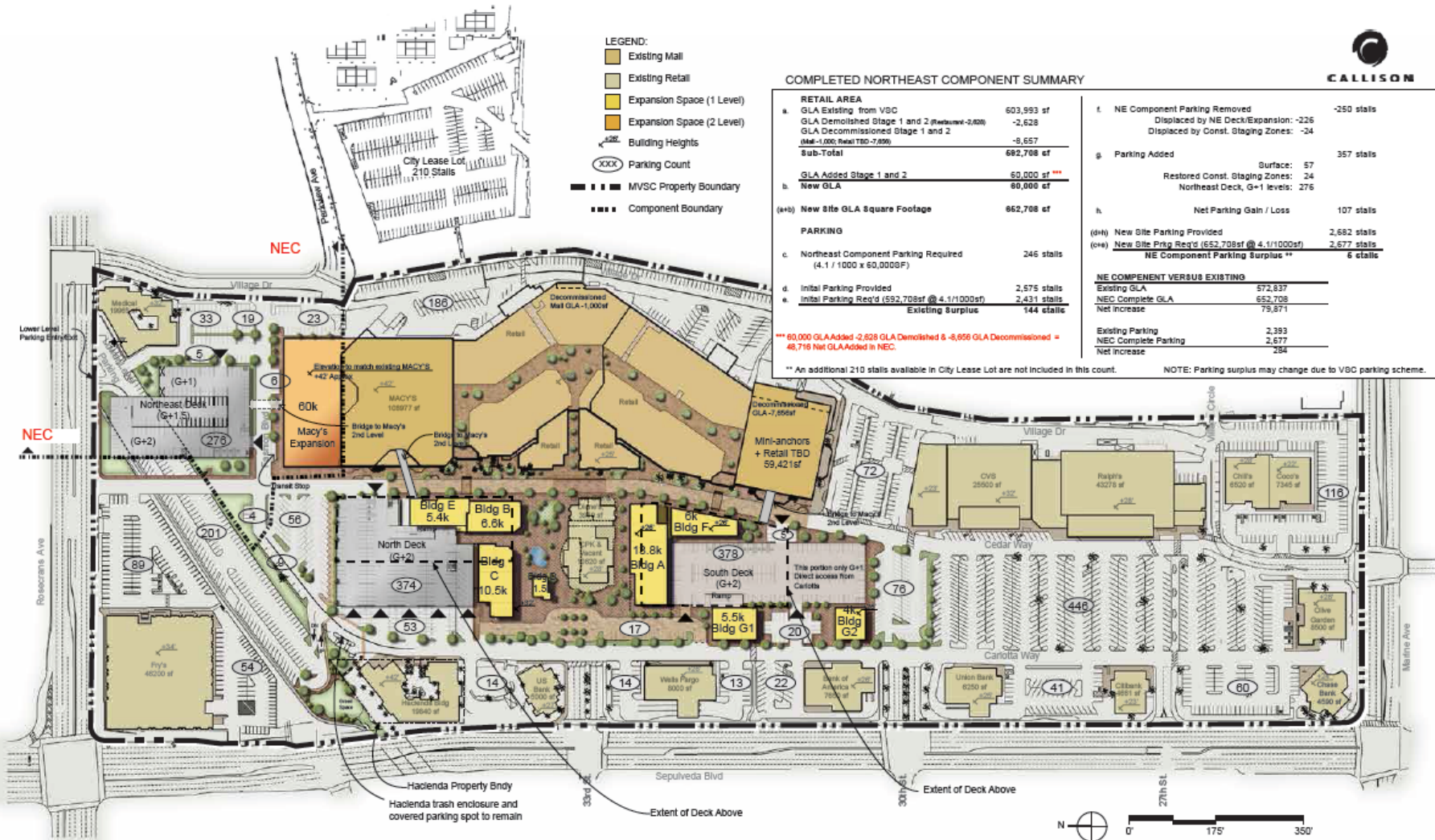
# **Background**

- **15 Public Hearings and Meetings:**
  - 7 Planning Commission hearings
  - Tonight is the 8<sup>th</sup> City Council hearing
- **January 14, 2014 City Council:**
  - Motion to Approve the Project with revisions and conditions
  - Bring back Resolutions for approval

# **CEQA**

- **EIR consultants prepared additional analysis, not required under CEQA**
- **FEIR Volume II:**
  - **Responses to Late Comments**
  - **Revised Mitigation Monitoring and Reporting Program**
  - **Analysis of Proposed Modification**
    - **Modifications and refinements within the scope of the EIR**
    - **No new environmental impacts**

# Current Project Site Plan



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

**COMPLETED NORTHEAST COMPONENT SUMMARY**

RETAIL AREA	
a. GLA Existing from VGC	603,993 sf
GLA Demolished Stage 1 and 2 (Phase 1-2, 2008)	-2,628
GLA Decommissioned Stage 1 and 2 (Jan-1,000; Retail TBD-7,699)	-8,657
<b>Sub-Total</b>	<b>692,708 sf</b>
GLA Added Stage 1 and 2	60,000 sf ***
<b>New GLA</b>	<b>60,000 sf</b>
<b>(a+b) New Site GLA Square Footage</b>	<b>652,708 sf</b>
PARKING	
c. Northeast Component Parking Required (4.1 / 1000 x 60,000SF)	246 stalls
d. Initial Parking Provided	2,575 stalls
e. Initial Parking Req'd (592,708sf @ 4.1/1000sf)	2,431 stalls
<b>Existing Surplus</b>	<b>144 stalls</b>

f. NE Component Parking Removed	-250 stalls
Displaced by NE Deck/Expansion	-226
Displaced by Const. Staging Zones	-24
g. Parking Added	357 stalls
Surface	57
Restored Const. Staging Zones	24
Northeast Deck, G-1 levels	276
<b>h. Net Parking Gain / Loss</b>	<b>107 stalls</b>
(d+h) New Site Parking Provided	2,682 stalls
(e+h) <b>New Site Prkg Req's (652,708sf @ 4.1/1000sf)</b>	<b>2,677 stalls</b>
<b>NE Component Parking Surplus **</b>	<b>6 stalls</b>

**NE COMPONENT VERSUS EXISTING**

Existing GLA	572,837
NEC Complete GLA	652,708
<b>Net increase</b>	<b>79,871</b>
Existing Parking	2,393
NEC Complete Parking	2,677
<b>Net increase</b>	<b>284</b>

\*\*\* 60,000 GLA Added, 2,628 GLA Demolished & 8,656 GLA Decommissioned = 48,716 Net GLA Added in NEC.  
 \*\* An additional 210 stalls available in City Lease Lot are not included in this count.

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



# Project Summary

<b>MANHATTAN VILLAGE SQUARE FOOTAGE</b>	
<b><u>DESCRIPTION</u></b>	<b><u>SQUARE FOOTAGE</u></b>
<b>EXISTING TOTAL SITE</b>	<b>572,837</b>
<b>PLANNING COMMISSION APPROVAL- 3 PHASES</b>	<b>+123,672</b>
<b>CITY COUNCIL REVISION- PHASE 1 REDUCTION</b>	<b>-10,000</b>
<b>CITY COUNCIL REVISION- PHASE 3 ELIMINATION</b>	<b>-33,800</b>
<b>CITY COUNCIL- NET NEW PROJECT SF</b>	<b>+79,872</b>
<b>PROPOSED TOTAL SITE</b>	<b>652,709</b>

# Project Parking Summary

<b>MANHATTAN VILLAGE PARKING</b>		
	<b><u>PARKING</u></b> <b><u>SPACES-TOTAL</u></b>	<b><u>PARKING</u></b> <b><u>RATIO</u></b>
<b>EXISTING SITE</b>	<b>2,393</b>	<b>4.18</b>
<b>PHASE 1</b>	<b>2,575</b>	<b>4.26</b>
<b>PHASE 2</b>	<b>2,682</b>	<b>4.1</b>
<b>TOTAL NEW</b>	<b>289</b>	<b>4.1</b>
<b>TOTAL SITE</b>	<b>2,682</b>	<b>4.1</b>

# Motion as Approved

ITEM NUMBER	MOTION SUMMARY AS APPROVED	RESOLUTION CONDITION
1	Approve Phases 1 and 2 only and tie them together so that both have to be done.	13 c), d) & e) and 14 b) & d)
2	Require 10,000 square feet to be eliminated from Phase 1.	13 a)
3	Redesign the Phase 1 North parking structure similar to the Phase 1 South parking structure.	13 a)
4	Require Macy's to consolidate prior to issuing permits for Phase 2 with approval contingent upon Macy's providing a commitment letter that they will, in fact ,consolidate.	13 c) and 14 b) & c)
5	Cedar Way must connect to Rosecrans Avenue with Phase 2.	14 h)
6	Negotiate in good faith with Fry's to try to keep them on the site.	19 a)
7	Provide a bond and not a letter of credit for all of the site amenities (traffic-related items).	53
8	The architectural elements, details, water features, landscaping, hardscaping, and plaza should be similar to the concept renderings.	10 and 17
9	Oak Avenue traffic study funded by the developer for a cost not to exceed \$20,000.	52
10	All of the other conditions that were imposed and previously approved by the Planning Commission to be included in the Resolution.	All



# 1- Phase 1 and 2 Tied Together

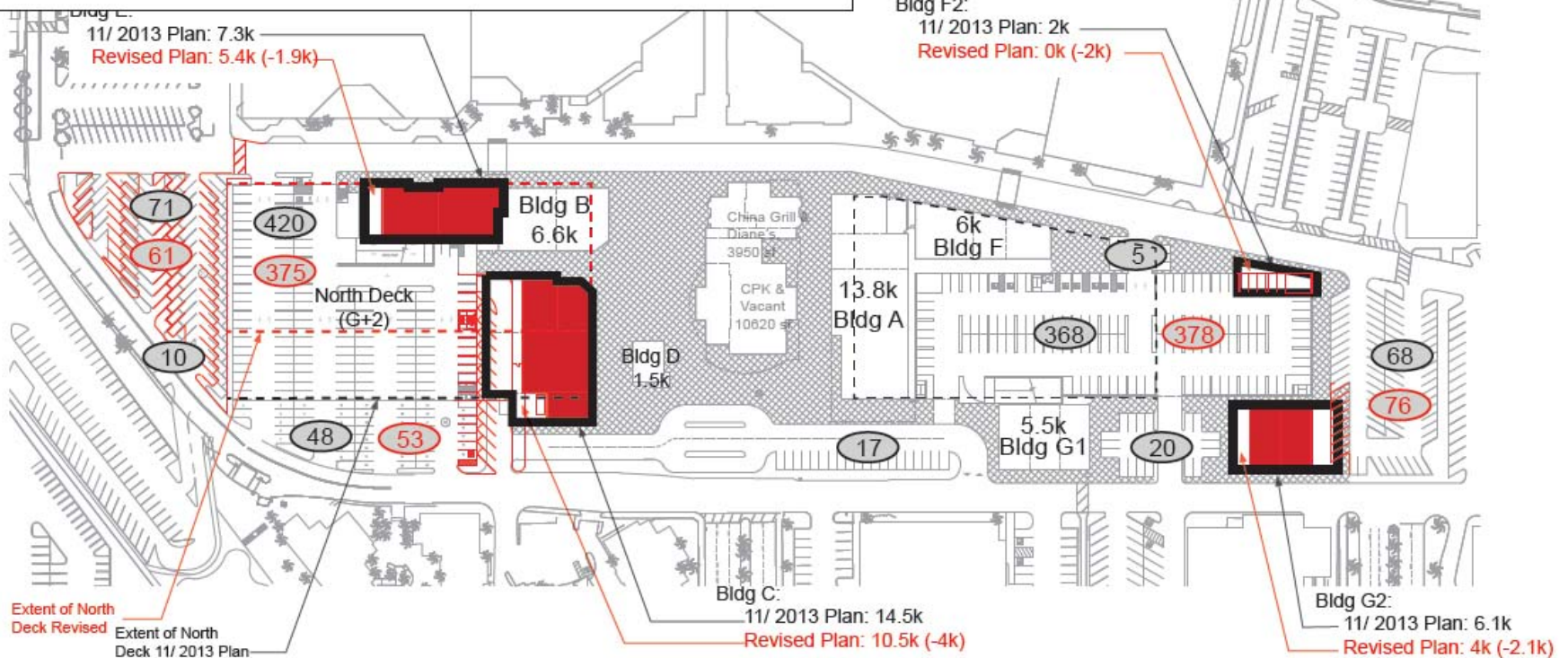
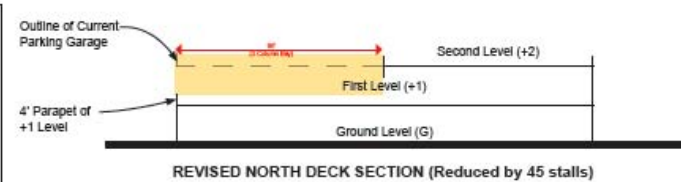
## Conditions 13 c), d) & e) and 14 b) & d)

- A. **Macy's Commitment Letter** – RREEF shall submit a letter committing Macy's and RREEF to the consolidation of the Macy's Fashion Store before permits are issued for Phase 1.
  
- B. **Macy's Security Deposit** – RREEF shall provide a \$400,000 non-refundable deposit prior to the issuance of City permits for Phase 1, buildings B, C, D and E. These buildings are located at the north end of Phase 1. Such deposit can be applied only for the sole purpose of funding City fees associated with the consolidation of Macy's Fashion Store and the construction of the Northeast Parking Structure.
  
- C. **Macy's Plan Check Submittal** - Prior to the issuance of Certificates of Occupancy for Buildings B, C, D and E in Phase I, RREEF shall submit a complete building plan check submittal to the City for plan check for the Phase II Macy's Fashion Store expansion.

# 2- Phase 1 Eliminate 10,000 SF

## Condition 13 a)

Village Shops with North Deck Reduction			
	Gross GLA	Demo'd GLA	Net GLA
November 2013 Plans:	63,300 sf	-22,144 sf (Cinema 17,500 + Parcel 17 4,644)	41,156 sf
April 2014 Plans:	53,300 sf	-22,144 sf (Cinema 17,500 + Parcel 17 4,644)	31,156 sf
<b>Difference</b>	<b>-10,000 sf</b>		<b>-10,000 sf</b>
	Surface	Deck	Total
November 2013 Plans:	239 stalls	788 stalls	1,027 stalls
April 2014 Plans:	242 stalls	752 stalls	994 stalls
<b>Difference</b>	<b>+3 stalls</b>	<b>-36 stalls</b>	<b>-33 stalls</b>



# 3- Redesign North Parking Structure

## Condition 13 a)



Key Plan

**FOR ILLUSTRATIVE PURPOSES ONLY**

MANHATTAN  
VILLAGE



MVSC Enhancement Project  
April 22, 2014 #208340.00



**Perspective:** Village Shops  
North Deck Looking South and East

# 4- Macy's Consolidation with Phase 1

Conditions 13 c) and 14 b) & c)

- **Macy's Commitment Letter**- RREEF shall submit a letter committing Macy's and RREEF to the consolidation of the Macy's Fashion Store before permits are issued for Phase 1.
- **Macy's Fashion Store Expansion**- Expand Macy's Fashion, consolidate Men's store and lease vacated Men's Store to other tenants.
- **Private Agreement** - RREEF and Macy's agreement with substantial financial penalties to RREEF if expansion not completed.

# 5- Cedar Way Connection Phase 2

## Condition 14 h)



# **6- Fry's Negotiations to Retain on Site**

## **Condition 19 a)**

- Lease expires December 2016
- RREEF required to negotiate in good faith if Fry's desires to stay
- Currently negotiating three one-year options
- Allows Fry's to remain while considering Phase 3 design options

# **7- Bond for Traffic-related Site Amenities**

## **Condition 53**

- Financial Security acceptable to Finance Director, Director of Public Works and City Attorney is required with Phase 1
- Security is equal to  $1\frac{1}{4}$  times the cost of the improvements

# **8- Architectural Elements Similar to Renderings**

**Conditions 10 and 17**

- Sitewide Landscape, hardscape and Lighting Plan required with Phase 1
- Plan required to be consistent with renderings and include mature trees
- Preliminary Plan Check to ensure architectural elements are consistent
- Plaza details and clocktower to be included in design



# 8- Architectural Elements Similar to Renderings



# **9- Fund Oak Avenue Traffic Study**

## **Condition 52**

- RREEF offered to voluntarily fund the cost of a study
- Cost not to exceed \$20,000
- Oak and Cedar Avenues to be evaluated
- Funds deposited with Phase 1 or sooner
- City to conduct the Traffic Study

# **10- All other Planning Commission Conditions**

- Planning Commission conditions included or incorporated by reference
- #52 Oak and Cedar Avenue Traffic Study and #53 Financial Security for Off-site Improvements added
- Phase 3 not a part- future Amendment and opportunity to further integrate the site

# Conclusion

- **Conduct a Focused Public Hearing**
  - Owner's Comments
  - Public Comments
- Technical experts available for questions

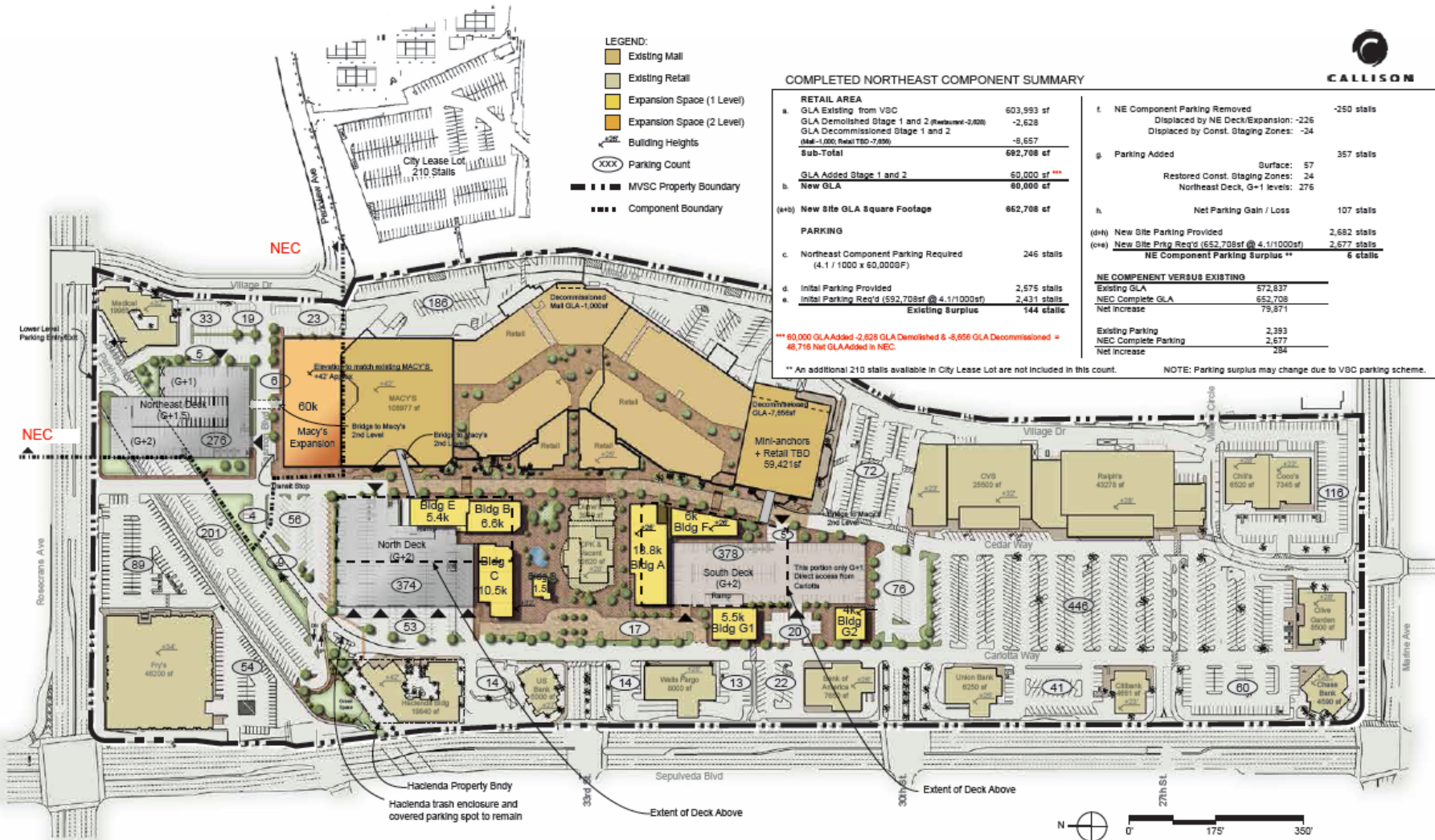
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**Manhattan Village Shopping  
Center Enhancement Project  
Sepulveda Boulevard between  
Rosecrans and Marine**

**City Council  
April 29, 2014**

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