

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

**City Council
December 2, 2014**

Recommendation

- Provide an opportunity for RREEF, 3500 Sepulveda LLC, Macy's, and the public to comment on the draft resolutions and conditions
- City Council options then include:
 - A. Adopt Resolutions No. 14-0025 Certifying the Final EIR, and adopt Resolution No. 14-0026 as directed by the City Council on May 20, 2014; or**
 - B. Adopt Resolutions No. 14-0025 Certifying the Final EIR, and adopt Resolution No. 14-0026 as directed by the City Council on January 14, 2014, with modification offered by RREEF; or**
 - C. Adopt Resolutions No. 14-0025 Certifying the Final EIR, and adopt Resolution No. 14-0026 with additional modification and reasonable conditions; or**
 - D. Direct staff to draft resolutions to deny the application**

Chronology

- **November 7, 2006**: RREEF submitted applications for land use entitlements for the Manhattan Village shopping center.
- **June 27 and October 3, 2012, March 13, April 24, May 22, June 26, and July 24, 2013**: Planning Commission public hearings- (7 total)
- **July 24, 2013**: Commission certifies the EIR and approves the Project.
- **September 3, 10, and 17, October 8, and November 12, 2013, January 14, April 29 and May 20, 2014**: City Council public hearings and meetings- (8 total)
- **January 14 and May 20, 2014**: City Council adopted motions directing staff to finalize Resolutions to certify the EIR and approve the project, with additional refinements and conditions.
- **May thru November 2014**: Staff reached out to RREEF numerous times; RREEF had change in management team, explored options.
- **November 2014**: RREEF submitted a response to the Council's May 20th motion; Staff had a number of meetings and conversations with RREEF and 3500 Sepulveda.

Chronology

- **January 14, 2014-** City Council directed staff to prepare draft Resolutions certifying Final EIR and approving a refined/modified project.
- **April 29, 2014-** City Council reviewed and discussed the refined/modified draft Resolutions and continued the application to May 20th.
- **May 20, 2014-** Draft Resolutions brought back to City Council and Council requested further revisions and Resolutions approving the project, incorporating the following refinements and additional conditions:
 - **Add a stairway and elevator in the west side of the Phase 1 North Parking Structure**
 - **Reduce the Phase 1 North Parking Structure to a G + 1**
 - **In addition to approving Phases I and II, approve Phase III**
 - **Provide a copy of the Agreement between Macy's and RREEF when it is available**
 - **RREEF and 3500 Sepulveda to negotiate in good faith**
 - **Analyze any CEQA implications**

Option A

- *Adopt the attached Resolution Nos. 14-0025 and 14-0026 as directed by the City Council on May 20, 2014.*
- ***City Council Approved Motion and Direction:***
 - Add a stairway and elevator in the west side of the Phase 1 North Parking Structure
 - Reduce the Phase 1 North Parking Structure to a G + 1
 - In addition to approving Phases 1 and 2, approve Phase 3
 - Provide a copy of the Agreement between Macy's and RREEF when it is available
 - RREEF and 3500 Sepulveda to negotiate in good faith
 - Analyze any CEQA implications

Community Benefits

- Local Resident Serving Businesses
- Updated Integrated Architecture and Site Design-Outdoor Plaza Areas
- Parking Structure design looks like Shops
- Security cameras, upgraded Security Plan and on-site Police Holding Office
- Upgrading Fire Response Plan and improved Emergency Access
- Macy's consolidation



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
- Enhanced Pedestrian Access and Parking for 3500 Sepulveda



Community Benefits

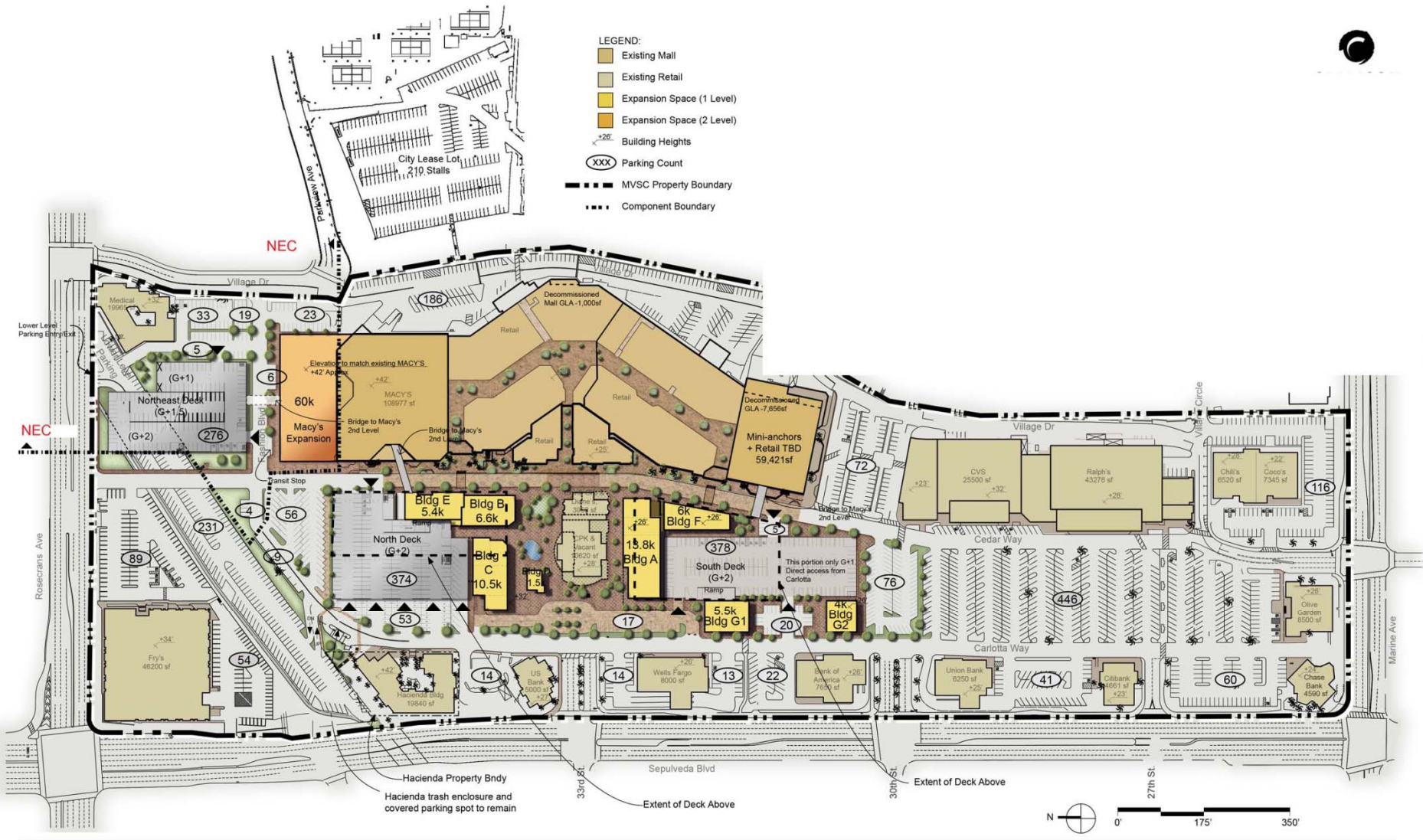
- **Safe Pedestrian Bridges over Roadways Leading into Stores**
- **Green Belt Connection under Sepulveda for Pedestrians and Bicycles**
- **Accommodations for Bicycles throughout Shopping Center**
- **Pedestrian and Transit improvements**
- **Upgraded Mature Landscaping and Signage**



Option B

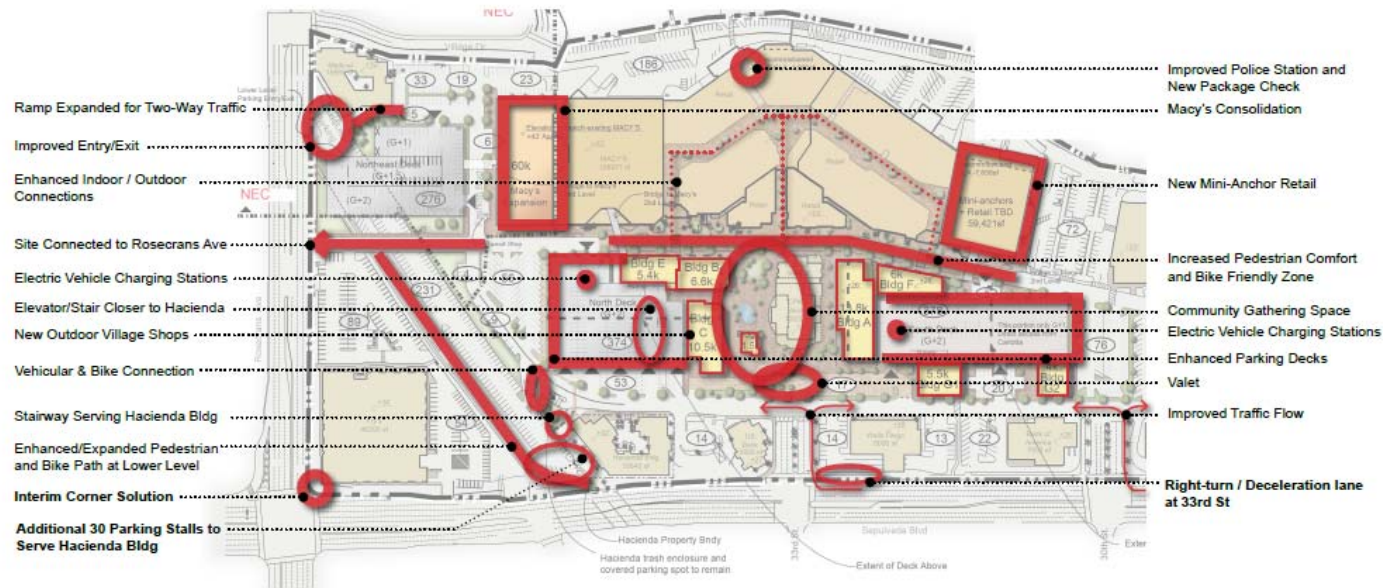
- Adopt the attached Resolution Nos. 14-0025, and Resolution No. 14-0026 ***as directed by the City Council on January 14, 2014, with modifications offered by RREEF.***
- ***City Council direction on January 14, 2014:***
 - Maintain the Phase 1 North Parking Structure as G + 2, with level 2 setback
 - Approve Phases 1 and 2, only, and defer entitlements to Phase 3
- ***RREEF site improvement offers to be added as new conditions:***
 - Install 30 additional parking spaces adjacent to 3500 Sepulveda in the culvert with a stairway leading directly to 3500 Sepulveda
 - Install interim landscaping and signage to upgrade the corner of Sepulveda Boulevard and Rosecrans Avenue
 - Provide a right turn/deceleration lane from Sepulveda Boulevard at 33rd Street, into the Mall.
- ***Specific portions of Draft Resolution No. 14-0026 may be revised at the City Council meeting to accommodate these modifications.***

Proposed Site Plan- Option B



Additional Community Benefits

- Install 30 additional parking spaces plus a stairway adjacent to 3500 Sepulveda in the culvert
- Install interim landscaping and signage to upgrade the corner of Sepulveda and Rosecrans
- Provide a right turn/deceleration lane from Sepulveda at 33rd Street, into the Mall.



Options C and D

- Option C:

Adopt the attached Resolution Nos. 14-0025 and 14-0026 with additional modifications and reasonable conditions.

- Option D:

Direct Staff to draft resolutions to deny the application.

Conclusion

- **Option A- Approves the project-** as directed by the City Council on May 20th plus adds interim landscaping and signage at Sepulveda and Rosecrans
- **Option B- Approves the project-** as directed by the City Council on January 14th, with modifications offered by RREEF:

City Council Direction:

- Maintain Phase 1 North Parking Structure as G + 2, with level 2 setback
- Approve Phases 1 and 2 only
- Install interim landscaping and signage at Sepulveda and Rosecrans

Modifications:

- Install 30 additional parking spaces adjacent to 3500 Sepulveda in the culvert with a stairway leading directly to 3500 Sepulveda
- Provide a right turn/deceleration lane from Sepulveda at 33rd Street, into the Mall

- **Option C- Approves the project-** with additional modifications and reasonable conditions as directed by the City Council
- **Option D- Denies the project-** staff will return with Resolutions at a later date

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

**City Council
December 2, 2014**