



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
Eric Haaland, Associate Planner

DATE: April 19, 2005

SUBJECT: Consideration of a Planning Commission Decision to Approve a Request for a One-Year Time Extension for a Use Permit for Skecher's Proposed Office Development on the Property Located at 330 S. Sepulveda Boulevard

RECOMMENDATION:

Staff recommends that the City Council receive and file the decision of the Planning Commission.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

DISCUSSION:

The Planning Commission, at its regular meeting of March 23, 2005, **APPROVED** (3-0, 1 absent) a one-year extension of the subject project's approval. This is the second such extension granted to the project. Since last year's extension, the applicant has completed demolition of the site, submitted shoring plans, re-reviewed the project design, and produced a modified conceptual design for the building. The city's zoning code permits the extension of an unimplemented use permit if the original findings pertaining to the project remain valid. The Planning Commission confirmed that no changes in regulations or other circumstances have occurred that would have affected the original March 2002 project approval. The Commissioners commented that they were concerned about the slow progress toward implementation.

In addition to the use permit extension, the Planning Commission discussed the project design modification and tree planting requirements. The applicant explained to the Commission how the revisions were intended to improve the internal function and cost effectiveness of the office space. These revisions include no change to the size, circulation, parking, and general form originally approved for the building. The provided renderings of the building's modified exterior facades include less use of glass, metal, and unusual angles than the original design. The Commissioners expressed some disappointment that the modified building appearance will not be as unique as originally designed.

One neighbor of the project spoke to the Planning Commission with a concern for the project's

compliance with a use permit landscaping condition. The original project approval requires that “Trees along the east side of the project shall be sized, located, and provided in sufficient quantities to protect residential privacy as required by the Community Development Department”. The neighbor indicated his understanding that on-site tree planters would be provided across the entire rear length of the site. This would not be feasible with the approved building design which includes upper level floor area above the loading/planter area at the southeast corner of the site. Neither the use permit, nor the Planning Commission minutes specify any building design alterations to occur as a result of this requirement. The rear locations designed and approved for trees are the on-site planter extending across the northerly 40% of the length, and 6 street tree wells within the new Kuhn Drive sidewalk. Trees provided at these locations will be sized and planted for maximum benefit to neighbor privacy.

The southerly on-site planter segment was not designed to accommodate trees since an emphasis was placed on covering the loading area (functionally and visually), and the most adjacent neighboring property was owned by the applicant. The house on that neighboring property is also oriented away from Kuhn Drive and primarily faces Longfellow Drive.

The use permit extension process does not involve a public hearing or special notification. No other comments or testimony from the public were received regarding the proposed one-year extension.

ALTERNATIVES:

The alternatives to the staff recommendation include:

1. **REMOVE** this item from the Consent Calendar, **DISCUSS** the decision of the Planning Commission, and direct staff as determined to be appropriate.

Attachments:

P.C. Minutes excerpt, dated 3/23/05

P.C. Staff Report, dated 3/23/05

C: Skechers USA Inc.- Peter F. Mow, Property Owner
D.F. Hibbert A.I.A. – Project Architect

D R A F T CITY OF MANHATTAN BEACH D R A F T
MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION
MARCH 23, 2005

1 A regular meeting of the Planning Commission of the City of Manhattan Beach was held on
2 Wednesday, March 23, 2005, at 6:40 p.m. in the City Council Chambers, City Hall, 1400
3 Highland Avenue.

4
5 **ROLL CALL**

6
7 Chairman O'Connor called the meeting to order.

8
9 Members Present: Kuch, Simon, Chairman O'Connor
10 Members Absent: Savikas
11 Staff: Richard Thompson, Director of Community Development
12 Laurie Jester, Senior Planner
13 Eric Haaland, Associate Planner
14 Sarah Boesch, Recording Secretary

15
16 **APPROVAL OF MINUTES** February 23, 2005

17
18 A motion was MADE and SECONDED (Simon/Kuch) to **APPROVE** the minutes of February
19 23, 2005.

20
21 AYES: Kuch, Simon, Chairman O'Connor
22 NOES: None
23 ABSENT: Savikas
24 ABSTAIN: None

25
26 **AUDIENCE PARTICIPATION**

27
28 **Annette Rademaker** said that she is a student who is taking a planning class at California State
29 University Long Beach and is writing a report on the Planning Commission.

30
31 **Greg Robinette**, a resident of the 400 block of 27th Street, asked a question regarding the control
32 the City has over the existing trees prior to the scraping of a property. He commented that the
33 property at 10th Street and Valley had 15 year old mature trees that were cut down when the
34 property was scraped that could have been replanted to Sand Dune Park or another location. He
35 indicated that he would like to coordinate with the City to allow a 10 day opportunity for the
36 retention of trees.

37
38 Commissioner Kuch asked that before demolition permits are issued whether it is required to
39 identify trees to be saved.

40
41 Director Thompson said that a full survey including the identification of all trees must be taken
42 prior to a site being scraped. He indicated that the City does have a Tree Protection Ordinance,

PLANNING COMMISSION MINUTES

March 23, 2005

Page 2

1 and there are applicable fines for the removal of trees in violation of the Ordinance. He
2 suggested that **Mr. Robinette** contact staff to learn more about the Ordinance.

3
4 **Mr. Robinette** suggested that tandem 20 by 40 garages be considered for single family
5 residences along Alma to allow more garage space for vehicles. He commented that many
6 homes have three, four or five vehicles, and he is concerned that Alma may be impassible in the
7 future because of parked cars along the street. He also suggested that garages not be located in
8 areas that remove on street parking.

9
10 Chairman O'Connor said that he is sympathetic to the issue of preserving trees, and there is
11 minimal interest by builders to participate in any such protection beyond what is required by
12 Code. He indicated that additional consideration should be given to the preservation of trees.
13 He indicated that there is criteria for requiring garage space for new construction based on the
14 square footage of homes, and requiring a four car garage for homes larger than 5000 square feet
15 is currently being considered. He stated that he is not certain that the Commission is in a
16 position to require any standards beyond the Code requirements. He commented that the current
17 requirements appear adequate to address parking issues, and the only question that has come
18 before the Commission is regarding larger homes that currently do not have a requirement
19 beyond a three car garage.

20
21 Commissioner Simon said that the Commission is sensitive to the loss of street parking and has
22 looked a number of times at methods to alleviate the concern. He indicated that in certain
23 instances homes are entitled to be built on a site, and the loss of on-street parking spaces cannot
24 be avoided in order to provide garage access.

25
26 Director Thompson suggested that **Mr. Robinette** meet with staff regarding both issues that he
27 has raised. He indicated that staff is aware that Alma is unique and presents challenges
28 regarding traffic and parking. He said that notification is given for impending projects on Alma,
29 and residents may come to City Hall and view plans.

30 **BUSINESS ITEMS**

31 **A. Request for a One-Year Time Extension of a Master Use Permit for the Property** 32 **Located at 330 South Sepulveda Boulevard (Skechers)**

33 Associate Planner Haaland stated that the request is to extend the existing Use Permit for the office
34 building at Sepulveda Boulevard and Longfellow Drive for a period of one year. He commented
35 that the applicant has proceeded with the design of the project; has received a building permit; and
36 has completed demolition. He stated that staff has recently reviewed some design modifications
37 which do not amount to a substantial change of the original plans that were originally approved.
38 He stated that in order to grant the extension the Commission must determine that the original
39
40

PLANNING COMMISSION MINUTES

March 23, 2005

Page 3

1 findings approved for the project are still valid. He said that staff does not feel that there has been
2 any changes that would invalidate the original findings and is recommending that the Commission
3 grant the one year extension.

4 **Peter Mow**, representing the applicant, said that the previous design of the building had a bowed-
5 out shape, which would not allow sufficient space for the offices. He indicated that they have
6 changed the design to square off the building, which will be more functional and allow them to
7 grow. He also stated that the costs with the revised design are more in line with their expectations.
8 He indicated that they are submitting shoring and excavations plans with the City, and they are
9 looking to move forward quickly. He commented that they hope to complete the project within 18
10 months of commencing construction.

11 Chairman O'Connor indicated that timing of the project was discussed when the applicant was
12 before the Commission a year ago. He commented that there is not a clear schedule included with
13 the letter by the applicant that was submitted to staff, and he is concerned that adjacent residents
14 would feel their future is uncontrolled if the Use Permit is extended.

15 **Mr. Mow** said that they have paid a significant amount for permits and have completed demolition
16 work. He said that the drawings for shoring and excavation should be submitted to the City by
17 March 25, 2005, and their design will be submitted to the Building Department by April 15, 2005.

18 In response to a question from Chairman O'Connor, **Mr. Mow** stated that they do not have a
19 finalized project schedule that shows completion within 18 months of beginning construction.

20 **Joe Devine**, a resident of the 300 block of Kuhn Drive, stated that said that the openness of the
21 building was brought up as an issue with the original project, and the new design has now resulted
22 in a design that is much more enclosed. He stated that the Council was originally concerned with
23 the privacy of the residential lots behind the subject property, and the property owners have
24 invested a large amount of money on their homes. He said that the Council required the roof of the
25 Sketchers building to be decorative and for vegetation to be planted to screen the building from the
26 residences. He indicated that screening trees are planned for the north third of the lot but not for
27 the south two thirds of the site. He indicated that the second and third stories would be
28 cantilevered along the south side of the building, and vegetation in the planter below would only
29 extend up to 10 feet. He indicated that because the vegetation cannot extend up to provide privacy,
30 the offices will have a view into their back yards including swimming pools and decks.

31 In response to a question from Chairman O'Connor, **Mr. Devine** indicated that the design for the
32 portion of the building with the planter had not changed from the original plans.

33 In response to a question from Commissioner Kuch, Director Thompson pointed out that the issue
34 before the Commission is the extension of time for the Use Permit and not the design of the
35 structure. He stated that the changes to the project have been reviewed by staff and approved
36 consistent with the original approval by the Commission and City Council. He indicated that the

PLANNING COMMISSION MINUTES

March 23, 2005

Page 4

1 planters in the revised plans are the same as approved for the original project. He indicated that
2 staff will review the landscaping plans to ensure that the site is fully landscaped with proper
3 vegetation appropriate for the location.

4 In response to a question from Commissioner Simon, Associate Planner Haaland said that there is
5 space available on the parcel across the street from the southern portion of the building for tree
6 planting, and there currently is a slope with some trees in that area.

7 Commissioner Simon said that he would support the extension. He said that while he is
8 sympathetic to the comments of Chairman O'Connor regarding the length of time it has taken for
9 the project to begin and the hardship on the neighbors; however, there has been significant progress
10 shown by the applicant. He said that he is disappointed with the change in design of the building.
11 He indicated that he was very much impressed with the original building design and thought it
12 would be a beautiful addition to the City, but the new design is self serving and not a benefit.

13 Commissioner Kuch indicated that he agrees with the comments of Commissioner Simon.

14 Chairman O'Connor said that the building design is not in the purview of the Commission because
15 it meets Code and the intention of the original approval, however he is disappointed in the redesign.
16 He indicated that he is also disappointed in the lack of definition of the construction schedule in the
17 letter provided to staff by the applicant. He said that there has been recent progress on demolition
18 and some thought on what is hoped to be the construction schedule, but he does not have great
19 reason to believe the applicant will not request a further extension in a year. He said, however, that
20 the required findings that must be met are quite specific, and he does not see that the Commission
21 cannot make those findings. He indicated that he would approve the extension, although he is not
22 entirely comfortable with the project.

23 A motion was MADE and SECONDED (Simon/Kuch) to **APPROVE** the request for a one-year
24 time extension of a master use permit for the property located at 330 South Sepulveda Boulevard.

- 25 AYES: Kuch, Simon, Chairman O'Connor
- 26 NOES: None
- 27 ABSENT: Savikas
- 28 ABSTAIN: None

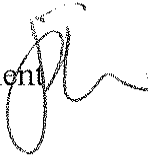
29
30 Director Thompson indicated that the item will be placed on the City Council's Consent
31 Calendar for their meeting of April 19, 2005.


PUBLIC HEARINGS

32
33
34
35 **05/0323.1 USE PERMIT AMENDMENT to Allow Modification of an Outdoor**
36 **Patio to Include Service of Beer and Wine at an Existing Restaurant**

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Eric Haaland, Associate Planner 

DATE: March 23, 2005

SUBJECT: Request for a One-Year Time Extension of a Master Use Permit For Property Located at 330 Sepulveda Boulevard (Skechers)

RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the requested one-year time extension.

APPLICANT / OWNER

Skechers USA, Inc. – Peter F. Mow
228 Manhattan Beach Blvd.
Manhattan Beach, CA 90266

BACKGROUND

On March 13, 2002, the Planning Commission adopted Resolution No. PC 02-9, approving a Master Use Permit (attached) for construction of a 3-story commercial building containing approximately 57,000 square feet of office space and 1,000 square feet of restaurant space. This approval was valid for a two-year period. On February 11, 2004, the Planning Commission granted a one-year extension of the project due to the length of time needed to complete the project design and prepare the site for construction.

The applicant may request such extensions annually. On February 16, 2005, the applicant submitted a request for a second one-year extension of the project approval.

DISCUSSION

The subject request is to extend the life of the Master Use Permit to construct an office building until March 13, 2006. Substantial construction or an additional extension request must occur

prior to that date to maintain the existing project approval. The applicant has proceeded with project design and received a building permit for a 54,838 square-foot building with 123,043 square feet of underground garage area on January 29, 2004. Since the previous extension was granted, the applicant has completed demolition of the site, re-reviewed the project design, and produced a modified conceptual design for the building. The attached letter from the applicant discusses the project's progress and anticipated schedule.

The applicant submitted conceptual modification plans to staff in January 2004, which were found not to include a substantial change to the plans approved by the Planning Commission in 2002. These plans include no change to the size, circulation, parking, and general form originally approved for the building. The revisions are focused on the internal function and exterior treatments of the office space. The attached renderings of the building's modified exterior facades include less use of glass, metal, and unusual angles than the original design, but still provide a quality aesthetic appearance.

In order to grant the extension, the Planning Commission must determine that the original project findings remain valid. The Commission approved the project in March 2002, based on the following findings:

- A. Approval of the commercial project, subject to the conditions imposed, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since it is in compliance with all regulations, improves existing parking and circulation design, and provides aesthetic enhancements, as detailed in the project Staff Report.
- B. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- C. The new office building will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.

Staff is not aware of any changes in requirements or circumstances since the project's approval that would invalidate these findings, and therefore recommends that the Planning Commission grant the requested extension.

The relevant minutes and staff reports (without attachments) to the Planning Commission and City Council from 2002, are attached for reference. The Planning Commission's approval of the project at that time, as well as last year's extension, were subsequently discussed by the Council and received and filed without appeal.

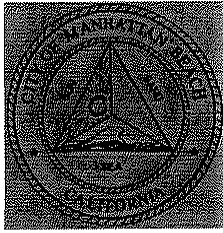
Attachments:

Request for Time Extension

Resolution PC 02-9

2002 CC & PC Minutes and Staff Reports (without attachments)

c: Skechers USA Inc.- Peter F. Mow, Property Owner
D.F. Hibbert A.I.A. – Project Architect



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

| | |
|------------------------|---------|
| <i>Office Use Only</i> | |
| Date Submitted: | 2/16/05 |
| Received By: | EH |
| F&G Check Submitted: | N/A |

330.S. Sepulveda Blvd.
Project Address

Lots 8 to 12 inclusive, Tract No. 14274, as per map recorded in Book 8127, Pages 8 & 9 of maps in
Legal Description the office of the Recorder, described as a whole in the attached Exhibit.

| | | |
|---------------------------------|---------------------------|----------------------|
| General - Commercial | CG | 1 |
| <i>General Plan Designation</i> | <i>Zoning Designation</i> | <i>Area District</i> |

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

- | | |
|---|--|
| <input type="checkbox"/> <i>Project located in Appeal Jurisdiction</i> | <input type="checkbox"/> <i>Project not located in Appeal Jurisdiction</i> |
| <input type="checkbox"/> Major Development (Public Hearing required) | <input type="checkbox"/> Public Hearing Required (due to UP, Var., etc.) |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required |

Submitted Application (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Appeal to PC/PWC/BBA/CC _____ | <input type="checkbox"/> Subdivision (Lot Line Adjustment) _____ |
| <input type="checkbox"/> Coastal Development Permit _____ | <input type="checkbox"/> Use Permit (Residential) _____ |
| <input type="checkbox"/> Environmental Assessment _____ | <input type="checkbox"/> Use Permit (Commercial) _____ |
| <input type="checkbox"/> Minor Exception _____ | <input type="checkbox"/> Use Permit Amendment _____ |
| <input type="checkbox"/> Subdivision (Mapping Deposit) _____ | <input type="checkbox"/> Variance _____ |
| <input type="checkbox"/> Subdivision (Tentative Map) _____ | <input type="checkbox"/> Public Notification Fee _____ |
| <input type="checkbox"/> Subdivision (Final) _____ | <input checked="" type="checkbox"/> Other: Use Permit Extension _____ |

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No X Date: _____ Fee: _____

Amount Due: \$ 233.00 (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Peter F. Mow
Name

228 Manhattan Beach Blvd. Manhattan Beach, CA 90266
Mailing Address

Skechers, U.S.A., Inc, Senior Vice President of Real Estate and Construction
Applicant(s)/Appellant(s) Relationship to Property

David Forbes Hibbert, AIA - Steve Soukip, Architech
Contact Person (include relation to applicant/appellant)

1544 20th St. Santa Monica, CA 0409 310-998-8655
Address, and Phone Number

310-937-1360 peterm@skechers.com

Applicant(s)/Appellant(s) Signature address

Fax Number and e-mail

Complete Project Description- including any demolition (attach additional pages if necessary)

Time extension of a Use Permit for new 3 story office building with 3 levels of subterranean parking

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

ERIC

February 16, 2005

Mr. Eric Haaland
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: SKECHERS USA, Inc.
330 S. Sepulveda Blvd., Manhattan Beach, CA 90266

Dear Eric:

As we recently discussed with you and Richard, the original design of our proposed building at Sepulveda became a real hot topic of discussion. We spent a tremendous amount of time, energy, and money getting that particular design to work for the company, but in the end we just could not come to terms with the building layout and anticipated cost of the building. We are now very confident our revised design will meet our goals of being user friendly, and keeping the building costs reasonable and competitive.

In the meantime, we are aggressively moving forward with the project. We received our demolition permit in January and the demo work has progressed well. I would anticipate having all the structures removed from the property by the end of next week. Once removed, the existing barricade shall be taken down and a temporary fence will be erected around the perimeter of the property.

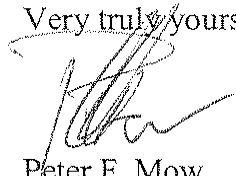
A shoring engineer has been selected and we are progressing with those drawings. I should have shoring drawings completed in the next few weeks, and submitted to the building and safety department by the 2nd week of March. We have had conversations with Carol Jacobson, and we anticipate applying for a shoring and excavation permit which shall be separate from the building permit. Carol did not anticipate this would be an issue, and it would certainly expedite the construction timeline. We would be able to concurrently start the excavation and shoring work, while we complete construction drawings for the building shell.

We have instructed our consultants to commence the construction drawings and I anticipate those drawings should only take 10 – 12 weeks to complete, as we have not altered any of the garage drawings. Assuming plan check goes well, we could receive our building permit by the time we reach the bottom of our garage excavation thus saving the project 3 to 4 months of downtime.

Eric, we appreciate your help and support of our project, and we are using all available means to get the project started and completed in a timely fashion. We now have a functional and usable design, and are anxious to move forward quickly with construction. Our consultants are working feverishly on completing their work and we would hope to have a building permit sometime in June.

Should you have any questions or comments, please do not hesitate to contact me or my assistant Patty Carrozza at (310) 318-3100.

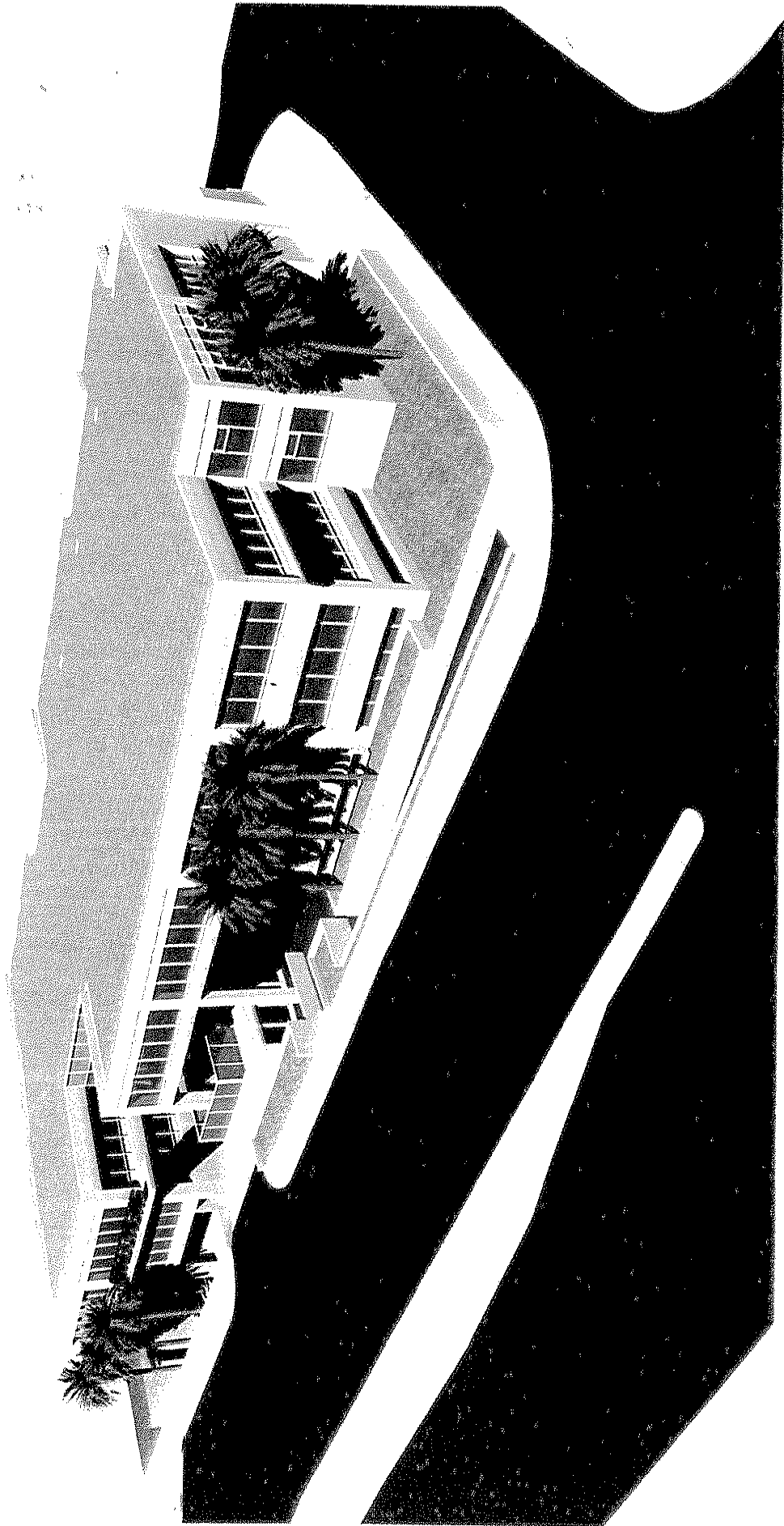
Very truly yours,



Peter F. Mow
Senior Vice President,
Real Estate and Construction

/pfm

C:\My Documents\My Documents\Sepulveda\EHaa\and City of Manhattan Beach 2-16-05.doc



SKECHERS®

DAVID
FORBES
ROBERT

RESOLUTION NO. PC 02-9

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A MASTER USE PERMIT FOR CONSTRUCTION OF A NEW 3-STORY COMMERCIAL BUILDING CONTAINING APPROXIMATELY 57,000 SQUARE FEET OF OFFICE SPACE AND 1,000 SQUARE FEET OF RESTAURANT SPACE, WHICH WOULD REPLACE EXISTING AUTOMOTIVE, OFFICE, AND RESTAURANT USES ON THE PROPERTY LOCATED AT 330 SOUTH SEPULVEDA BOULEVARD (Killen/Skechers USA)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on January 9, 2002, to consider an application for a use permit to allow construction of a new 3-story commercial building containing approximately 57,000 square feet of space, which would replace existing automotive/office/restaurant uses on the property legally described as Lots 8 - 12, Tract 14274 located at 330 (324-356) South Sepulveda Boulevard in the City of Manhattan Beach.
- B. The application was filed on October 29, 2001. The applicant for the subject project is Pat Killen, and the owner of the property is Skechers USA.
- C. An initial study was completed and it was determined that the project will not have any significant impacts upon the environment with the incorporated conditions, and a mitigated negative declaration shall be filed pursuant to the California Environmental Quality Act (CEQA).
- D. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- E. The property is located within Area District I and is zoned CG Commercial General. The surrounding private land uses consist of general commercial and single-family residential.
- F. The General Plan designation for the property is General Commercial. The General Plan encourages private investment in the city's commercial areas, and encourages the use of landscaping, notches, and architectural details as provided in this project.
- G. Approval of the replacement of existing automotive/office/restaurant buildings with a 3-story office building, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City since it is in compliance with all regulations, improves existing parking and circulation design, and provides aesthetic enhancements, as detailed in the project Staff Report.
- H. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- I. The new office building will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- J. This Resolution, upon its effectiveness, constitutes the Master Use Permit for the subject project.

RESOLUTION NO. PC 02-9

Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit application subject to the following conditions:

Site Preparation / Construction

1. * The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on March 13, 2002. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. * A Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles. Construction traffic shall not be permitted to use routes through adjacent residential areas.
3. All electrical, telephone, cable television system, and similar service wires and cables, including the existing adjacent Sepulveda Boulevard utility poles, shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
6. * A site landscaping plan utilizing drought tolerant native plants shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. This plan shall be prepared by a licensed/qualified individual, as required by state law. Plant sizes installed shall be consistent with the landscape plan approved by the Planning Commission on March 13, 2002. Trees along the east side of the project shall be sized, located, and provided in sufficient quantities to protect residential privacy as required by the Community Development Department. Any water features shall be prohibited from spilling or spraying into the public right-of-way.
7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off under normal operating conditions. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
8. Water lines, sanitary sewer laterals, grease interceptors, and mop sinks shall be installed, modified, and maintained as required by the Public Works Department.
9. * Sidewalks and driveway aprons shall be replaced or installed around the entire site pursuant to the requirements of the Public Works Department.
10. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.

RESOLUTION NO. PC 02-9

11. Property line clean outs shall be installed as required by the Department of Public Works.
12. * Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations and screening of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
13. * Enclosed parking area drains must be connected to oil water separators and drain into the sanitary sewer system.
14. * Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design. Interior lighting within the easterly portion of the building shall be designed to limit unnecessary light visible to adjacent neighbors by use of screening, timing devices, motion sensors, and other available technology.
15. * Prior to issuance of building permits, a detailed traffic improvement plan shall be provided for review and approval by the Community Development Department, Public Works Department, and Caltrans. All required traffic improvements shall be completed prior to final building occupancy. The plan shall include:
 - A northbound Sepulveda Boulevard turnout lane as shown on project plans subject to design modifications by the city's traffic engineer and Caltrans.
 - Longfellow Drive widening and related modifications adjacent to the site to include at least two westbound lanes approaching the Sepulveda intersection and one eastbound lane.
 - Traffic signal modifications determined to be appropriate by the city's traffic engineer and Caltrans including a protected left turn signal for southbound traffic on Sepulveda Boulevard.
16. * Prior to issuance of building permits, a plan shall be provided for review and approval by the Community Development Department addressing appropriate traffic improvements, trip reduction strategies, or other compensation to prevent the project from resulting in a deficit with respect to the County Congestion Management Program. Acceptance by the Metropolitan Transportation Agency, and implementation of the plan shall be required prior to final approval of building occupancy.

Operational Restrictions

17. * The facility shall be limited to general office use and a 1,001 square foot eating and drinking establishment use. Other uses including medical office, assembly, entertainment, manufacturing, storage, and commercial parking shall be prohibited unless a use permit amendment is approved.
18. * Parking shall be provided in conformance with the current Manhattan Beach Municipal Code but shall include a minimum of 270 spaces regardless of code ratios. Gates or other obstructions to parking areas, including surplus parking, during hours of operation shall be subject to Community Development Department approval. No fees for use of parking shall be charged to employees or visitors of the project. Ground floor parking shall be restricted to visitor parking and shall be appropriately marked as such.
19. A covered trash enclosure(s), with drainage connected to the sanitary sewer, and adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan demonstrating diversion of at least 50% of solid waste shall be provided as required by the Public Works Department.
20. * The facility operator shall prohibit employees from parking personal vehicles on the

RESOLUTION NO. PC 02-9

surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. As a minimum, the owner of the building shall include prohibitions against employee parking on local streets in any lease and/or rental agreements. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.

21. * The facility operator shall prohibit left turns from the project's Longfellow Drive driveways. Signs, driveway designs, and supervision preventing left turns shall be provided as required by the Community Development Department.
22. * Vehicles operated by, or under the supervision of, on-site businesses shall use Sepulveda Boulevard as a primary means of access and shall not use surrounding residentially fronted streets for ingress or egress from the facility unless a traffic plan for such specific trips is approved by the Community Development Department.
23. * The facility operator shall restrict delivery vehicles using the rear loading area to entering from Kuhn Drive and exiting onto Longfellow Drive. All vehicles and deliveries shall be prohibited from using or occupying the loading area between 9pm and 7:30am daily.
24. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated signs shall be prohibited. A sign program to be approved by the Community Development Department shall be required for sign concepts other than that shown on the plans reviewed by the Planning Commission.
25. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
26. The facility shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
27. The operation shall remain in compliance with all Fire and Building occupancy requirements at all times.
28. The management of the facility shall police the property and all areas immediately adjacent to the business during the hours of operation to keep it free of litter.
29. * No waste water shall be permitted to be discharged from the premises subject to Public Works Department review. Waste water and parking structure drainage shall be discharged into the sanitary sewer system.
30. * No equipment, antenna dishes, or similar items shall be located on the building roof. All such items shall be located within the designated equipment area at the north end of the building. The building roof shall have a gravel or comparable decorative treatment.

Procedural

31. * All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter. The property owner shall provide an analysis of traffic conditions in the surrounding area pursuant to the specifications of the Community Development Department at the time of the first use permit review.
32. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
33. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.

RESOLUTION NO. PC 02-9

- 34. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

- 35. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of March 13, 2002 and that said Resolution was adopted by the following vote:

**AYES: Kirkpatrick, Kuch, Milam,
Simon, Chairman Ward**

NOES:None

ABSTAIN: None

ABSENT: None

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen,
Recording Secretary

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Eric Haaland, Associate Planner

DATE: January 9, 2002

SUBJECT: Use Permit Regarding Construction of a 3-Story Office Building at 330 S. Sepulveda Blvd. (Killen AIA/Skechers USA)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **PROVIDE DIRECTION**.

APPLICANT

Pat Killen
46 11th St.
Hermosa Beach, CA 90254

OWNER

Skechers USA
225 Sepulveda Blvd.
Manhattan Beach, CA 90266

PROJECT OVERVIEW

LOCATION

Location

330 S. Sepulveda Bl. at the northeast corner of Sepulveda and Longfellow Dr. (See Site Location Map).

Legal Description

Lots 8 -12, Tract 14274.

Area District

I

LAND USE

| | | |
|---------------------|------------------------------|-----------------------------|
| <u>General Plan</u> | General Commercial | |
| <u>Zoning</u> | CG, General Commercial | |
| <u>Land Use</u> | <u>Existing</u> | <u>Proposed</u> |
| | 21,281, sq. ft. | 57,140 sq. ft. |
| | automotive/office/restaurant | general office w/restaurant |

Neighboring Zoning/Land Uses

| | |
|---------------------------|-------------------------------|
| North | CG/Car Wash |
| South (across Longfellow) | CG/Medical Office Building |
| East (across Kuhn Dr.) | RS/Single family residences |
| West (across Sepulveda) | Hermosa Beach/Office Building |

PROJECT DETAILS

| | <u>Proposed</u> | <u>Requirement (Staff Rec)</u> |
|----------------------|--|--------------------------------|
| Parcel Size: | 38,099 sq. ft. (0.87 acres) | 5,000 sq. ft. min |
| Building Floor Area: | 57,140 sq. ft. | 57,148 sq. ft. max. |
| Height | 30 ft. | 30 ft. max. |
| Parking: | 368 spaces | 202 spaces |
| Landscape Area | 4,754 sq. ft. | 3,048 sq. ft. |
| Vehicle Access | 1 Sepulveda dwy. 2 Longfellow dwys. 1 Kuhn dwy (loading) | N/A |

BACKGROUND

The proposed project is to construct a three-story building containing approximately 57,140 square feet of useable space and 368 parking spaces. Office use is a permitted use in the CG zone; however, since the building exceeds 5,000 square feet and includes a restaurant use, a use permit is required. On November 10, 1998, the Planning Commission approved a smaller version of the subject project. That applicant later acquired two additional parcels adjacent to the original site and submitted an expanded project in 2000. On November 21, 2000, the City Council directed the applicant to make modifications to the larger Planning Commission approved project. Subsequently the site was sold to the current applicant and a completely new design has been proposed. A new use permit application was required for the substantially revised project.

DISCUSSION

The submitted plans show three existing commercial sites to be demolished, merged, and developed with a single building, perimeter planters, and four driveways. The primary project driveways take access from Sepulveda Boulevard and Longfellow Drive. A separate one-way loading area is accessed from Kuhn Drive (rear) and exits onto Longfellow Drive. Pedestrian entries are provided at the Sepulveda sidewalk and interior parking levels. The Sepulveda building frontage includes three levels of office space, courtyards, a driveway, a waterfall element, and landscape planters. Parking, loading and other service areas occupy the rear two-thirds of the building's ground level, and four full underground levels. The two upper building levels contain the majority of the proposed office space split into north and south sections straddling a central outdoor courtyard feature.

The proposed building is maximized in size to the 30-foot height and 1.5 floor area ratio limits, however, the project includes building modulation, significant architectural features, and landscaping located within perimeter planters. Proposed landscaping includes mature 20 to 25 foot tall palm trees. The project employs creative architecture with prominent use of glass and metal surfaces, and unusual shapes. Unique visual aspects of the design include a boat-shaped section adjacent to the street corner, a triangular metal ledge forming an entry waterfall element, and two enclosed bridges above the center courtyard. The courtyard, entry, and landscape amenities are made possible largely by placement of most of the parking below the building.

The project conforms to the city's requirements for use, height, floor area, setbacks, landscaping, and parking. The project issues that warrant discussion include the following:

Traffic:

The project has a thoroughly developed traffic design. The project's primary passenger car driveway is accessed from Sepulveda Boulevard through a proposed right turn pocket consistent with the Sepulveda Boulevard Development Guide and City Council comments during review of the preceding proposal. This encourages access from Sepulveda by allowing cars to exit a high volume travel lane before approaching the driveway turn. The passenger car access located on Longfellow Drive may function as a one- or two-way driveway since vehicles have the option of entering from Sepulveda. The applicant prefers providing the option of entering from Longfellow rather than forcing cars to make U-turns when they approach from the north. Staff would recommend the ingress/egress alternative for the Longfellow driveway subject to elimination of ingress if undesirable consequences result. This could be done by the property owner through minor modifications at any time in the future. Egress at Longfellow is proposed as a right-turn only design. A one-way driveway is proposed for loading purposes at the southeast corner of the building routing delivery vehicles from Kuhn Drive to Longfellow toward Sepulveda Boulevard.

The applicant has provided the attached traffic analysis addressing specific issues that may be of concern to the Planning Commission as follows:

- The project will not be detrimental to traffic flow through the adjacent signalized Sepulveda/Longfellow intersection subject to the proposed mitigation. As mitigation, the report recommends that the portion of Longfellow Drive abutting the project be widened to add two westbound vehicle lanes (left and right turns) that approach the intersection to reduce the amount of signal time devoted to east/west traffic. This would also address existing queuing concerns mentioned by residents during review of the previous proposal.
- Vehicles entering the project will not create excessive queuing on Longfellow Drive that would impact the Sepulveda Boulevard intersection. The provision of the Sepulveda entrance reduces the reliance on the Longfellow entrance and westbound queuing on Longfellow that might block that driveway will be minimized by the proposed left and right turn lanes to be added.

The city's traffic engineer has reviewed the project and traffic study, and has provided the attached comments. His review generally supports the proposed traffic design and analysis. His comments notably address the proposed Longfellow Drive widening and adjacent residential traffic volumes. He does not believe that the small amount of westbound trips on Longfellow warrant 3 lanes as proposed. He suggests that a combination through/left-turn lane and a dedicated right-turn lane is a more appropriate solution than dedicating separate lanes to vehicles heading in each direction. He also provides supplemental information estimating that up to a total of 130 project related trips per day will travel easterly residential streets. This is not indicated to be a significant impact to those streets. The Planning Commission may request more detailed analysis of these expected traffic volumes if determined to be necessary.

Staff recommends that any project approval include a condition requiring a full traffic improvement plan incorporating the project traffic design as accepted by the Planning Commission, subject to approval of the Public Works Department, City Traffic Engineer, and Caltrans.

Sepulveda Boulevard Guidelines:

The applicant has made substantial efforts to address the Sepulveda Boulevard development guidelines. The project design aesthetically enhances Sepulveda by providing a pedestrian entrance and primary windows adjacent to the sidewalk, while keeping parking and utility areas behind. Signage shown on the project plans is moderate in quantity and externally illuminated. Three wall signs are shown, two of which have fairly unique and specific designs. Existing utility poles and wires currently located above the abutting Sepulveda sidewalk shall be undergrounded. The project now includes a driveway access and deceleration lane from Sepulveda Boulevard, as encouraged in the guidelines. The submitted plans also call for points of reciprocal vehicle access along the north wall of the building to allow possible sharing of driveways when the neighboring parcel is redeveloped. This provision is also encouraged by the Sepulveda guidelines to reduce curb cuts on the highway and improve on-site commercial circulation.

It should be noted that the neighboring medical office site south of the project had dedicated property for the installation of a new traffic lane in the mid 1980's. Subsequently Caltrans and the city have determined that a full lane widening to Sepulveda is not anticipated. Such dedications have therefore not been required for more recent projects or promoted by the Sepulveda development guidelines. The existing dedication at the neighboring property may be improved or vacated at a later date.

Parking:

The project requires 202 parking spaces, which reflects a ratio of one space per 300 square feet of general office area and one space per 75 square feet of restaurant area. The project's passenger car parking is enclosed within the building at or below street grades. The current proposal includes 4 full levels of parking underground for a total of 368 spaces. This amount far exceeds the code requirement and the applicant's 270 space estimate (attached) of parking necessary for its employees. Staff suggests that a condition be imposed requiring a minimum of 270 parking spaces be required upon any approval in the case that the applicant chooses not to construct all planned parking levels. This would address concerns for heavy general office parking use, and the possibility of some medical office tenants in the future.

A loading area for two mid-size trucks is required and provided in an unenclosed area at the southeast corner of the building accessed from Kuhn Drive and exiting onto Longfellow Drive. A 10-foot densely landscaped planter is provided to visually buffer this area from Kuhn Drive and the residential area beyond. The one-way loading traffic pattern is an improvement upon the previous design by simplifying truck movements and directing them away from residential neighbors.

Restaurant Use:

The proposed café appears to be oriented toward serving on-site employees rather than a typical restaurant use. The small size (1,001 square feet) and low-prominence location (below street grade, away from main entry) result in an incidental restaurant operation that would have little effect upon the surrounding area.

Congestion Management Program:

The Los Angeles County Congestion Management Program (CMP) is a set of regulations requiring cities to provide improvements to countywide traffic conditions in correlation with the amount of new development that occurs within a city. The city must complete an annual audit comparing new development with city improvements to the circulation system. Recent projects representing net increases in development have been broadly conditioned to assist in maintaining city compliance with this program. This project approximately doubles the amount of existing development credit for the site, therefore, a similar condition is included in the project resolution.

In this case, the project is located on Sepulveda Boulevard, which is one of the designated CMP roadways. The proposed deceleration lane is expected to provide the credits necessary to offset the debits created by the new development. Staff suggests that any project approval include a requirement that a CMP deficit not result from the project.

Privacy:

Some residential neighbors expressed concerns with the previously submitted project that their privacy would be lost since the upper level of the office building would have windows facing toward the easterly residential area. The separation buffer that is provided by Kuhn Drive located between the project and the nearest residential properties is beneficial in this respect compared to many other commercial/residential boundaries. Staff would recommend that specific attention be required for tree placement at the rear of the project during plan check and construction to address these concerns.

Lighting:

The façade of the office space facing the easterly residential properties will have a substantial amount of glass, which will allow some interior (indirect) light to be visible to those neighbors. This would be characteristic of most office building designs, however, staff would suggest that a condition be imposed that limits such light by specific design, timing devices, and other available technology.

Neighbor Comments: Staff has received no written responses to the project hearing notice. The applicant conducted a noticed neighborhood meeting to present the project to interested neighbors, which did not identify any project opposition. The City of Hermosa Beach was provided project notice and plans and no comments have been received.

REQUIRED FINDINGS

In order to approve the requested use permit, findings must be made that the project: is consistent with the zoning code and General Plan, will not be detrimental to the city or surrounding area, and will not adversely impact or be impacted by nearby properties. These findings might be made as follows:

- The proposed plans conform with the zoning code as reviewed and detailed in the project staff report, and the General Plan encourages private investment in the city's commercial areas, and encourages the use of landscaping, notches, and architectural details as provided in this project.

- The project is in compliance with all regulations, improves existing parking and circulation design, and provides desirable aesthetic enhancements.
- The project shall prevent adverse impacts to surrounding properties by including an aesthetic rear-facing design, use of trees to protect privacy, prohibition of off-site parking, and prohibition of eastward exiting vehicles.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the attached initial study has been prepared for the subject project, which determines that the project will not have any significant impacts upon the environment with appropriate conditions and mitigation, and that a negative declaration could be filed. The most sensitive environmental issue related to this project is traffic, therefore, the submitted traffic analysis was required. This analysis and the city traffic engineer's review of the project determined that a significant impact would not occur based on accepted thresholds of significance. Since no significant impacts are anticipated, an Environmental Impact Report is not required.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, consider the information presented, and direct staff as determined to be appropriate.

Attachments:

- A. Site Location Map
- C. Applicant description and info.
- D. City Council Minutes excerpt, dated 11/21/00
- E. Sepulveda Guidelines excerpt
- F. Traffic Analysis
- G. CEQA Initial Study
Plans (separate)

cc: Skechers USA, Applicant
Pat Killen, Project Architect

PLANNING COMMISSION MINUTES

January 9, 2002

Page 9

- 1
- 2 AYES: Kirkpatrick, Milam, Ward, Chairman Simon
- 3 NOES: Kuch
- 4 ABSENT: None
- 5 ABSTAIN: None

6
7 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
8 the City Council’s Consent Calendar for their meeting of February 5, 2002.

9
10 A motion was MADE and SECONDED (Milam/Kirk) to **APPROVE** a Variance to allow a 5-
11 foot front yard setback in lieu of 20-feet, in conjunction with construction of a 3,028 square foot
12 residence at 2619 Laurel Avenue

- 13
- 14 AYES: Kirkpatrick, Milam, Ward, Chairman Simon
- 15 NOES: Kuch
- 16 ABSENT: None
- 17 ABSTAIN: None

18
19 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
20 the City Council’s Consent Calendar for their meeting of February 5, 2002.

21
22 At 8:30, a 15-minute break was taken.

23
24 **02/0109.4 USE PERMIT Regarding Construction of a Three-Story Office Building at**
25 **330 South Sepulveda Boulevard (Killen AIA/Skechers USA)**

26
27 Associate Planner Eric Haaland summarized the staff report. He said that the project does
28 conform to the City’s standards. He said that a driveway from Sepulveda Boulevard has been
29 added to the previous version of the project and a deceleration lane has also been provided to
30 accommodate the driveway. He indicated that the applicant has included two-way access for the
31 parking structure at Longfellow Drive. He stated that Caltrans has recently determined that no
32 left-turn arrow phase or U-turns be permitted at the proposed left turn pocket at the intersection
33 of Sepulveda Boulevard and Lonfellow Drive. He indicated that a loading and unloading area
34 would be provided between Longfellow Drive and Kuhn Drive with one-way circulation
35 underneath the corner of the building. He said that the proposed design of both Longfellow
36 driveways orients vehicles toward Sepulveda Boulevard rather than into the easterly residential
37 area. He indicated that the applicant has provided a traffic report which indicates that traffic
38 impact from the project would not be detrimental to traffic flow on Sepulveda Boulevard,
39 provided that mitigation measures are implemented. He said that the applicant is proposing to
40 widen Longfellow Drive to provide three lanes for westbound traffic accessing Sepulveda
41 Boulevard; however, Caltrans and the City ‘s Traffic Engineer are recommending that only two

PLANNING COMMISSION MINUTES

January 9, 2002

Page 10

1 westbound lanes be provided.

2
3 Associate Planner Haaland said that the City's Traffic Engineer has also provided comments
4 regarding the traffic proposal and has determined the project would not generate a sufficient
5 amount of trips to significantly impact traffic. He said that staff is recommending a condition
6 that a detailed traffic improvement plan implementing the reviewed concept design be required
7 for the project that would be subject to further review by the Public Works Department, the
8 City's Traffic Engineer, and Caltrans. He said that the applicant has addressed the Sepulveda
9 Boulevard Guidelines in their design. He indicated that the utilities would be required to be
10 placed underground as part of the project. He said that the deceleration lane is part of the
11 Sepulveda Guidelines, and future reciprocal access is proposed between the project parking areas
12 and the adjacent carwash property. He commented that the project provides four levels of
13 underground parking, which exceeds the City's parking requirement. He said that there is a
14 small incidental restaurant use proposed, and it would not create a detrimental effect to the
15 surrounding area. He said that staff did receive one neighbor comment just before the hearing
16 which raises an issue regarding deed restrictions for the subject tract. He pointed out that deed
17 restrictions are a private issue and not a City Code requirement.

18
19 In response to a question from Commissioner Ward, Associate Planner Haaland said that since
20 the parking would be provided underground, the need for exterior security lighting is minimal.
21 He commented that exterior lighting is typically regulated by the Code and Use Permits by
22 prohibiting the spilling of light into the adjacent area. He commented that staff suggested a
23 condition be included to specify that unnecessary lighting inside the building be minimized as
24 well.

25
26 In response to a question from Commissioner Ward, Associate Planner Haaland indicated that
27 the applicant does propose landscaping including trees at the rear of the property to address the
28 privacy of the neighbors.

29
30 In response to a question from Chairman Simon, Associate Planner Haaland indicated that the
31 applicant is proposing to provide significantly more than the required amount of parking because
32 the applicant is sensitive to parking concerns and want to be certain that any potential future
33 parking needs would be addressed.

34
35 In response to a question from Chairman Simon, Traffic Engineer Garland indicated that
36 Caltrans would support a deceleration lane for traffic coming northbound on Sepulveda
37 Boulevard into the parking structure as well as an acceleration lane from the parking structure
38 northbound onto Sepulveda Boulevard. He commented that there is not space for a standard
39 acceleration lane leaving the driveway, and his opinion is that it is preferable not to have a
40 substandard acceleration lane.

PLANNING COMMISSION MINUTES

January 9, 2002

Page 11

1 In response to a question from Chairman Simon, Traffic Engineer Garland indicated that he does
2 not feel it is necessary to have three lanes for westbound traffic on Longfellow Drive leading to
3 Sepulveda Boulevard. He indicated that he feels it is sufficient to have a lane for traffic turning
4 left and a separate wider lane for both through traffic and traffic turning right on Sepulveda
5 Boulevard. He stated that a separate through lane may encourage drivers to cut into the
6 neighborhood on the west side of Sepulveda Boulevard to avoid the heavy traffic on Sepulveda
7 Boulevard. He commented that a wider lane would allow traffic turning right to have space to
8 ease around the cars that are continuing across, which would prevent a large backup of traffic.

9
10 Associate Planner Haaland showed slides of the site and surrounding area.

11
12 Chairman Simon opened the public hearing.

13
14 **Pat Killen**, the architect, said that they had a neighborhood meeting in August, and there have
15 only been minor changes made to the plans since the project was introduced to the residents. He
16 said that the main concerns that were raised were regarding traffic, the scale of the building,
17 privacy issues, and open space. He said that their impression was that residents supported the
18 idea of a deceleration lane off of Sepulveda Boulevard into the project. He said that their
19 impression also was that the residents were in favor of providing access off of Longfellow Drive
20 in order to prevent drivers from entering into the adjacent neighborhood to access the building.
21 He commented that Caltrans did support the idea of a deceleration and acceleration lane off of
22 Sepulveda Boulevard but did not approve of a left turn arrow for westbound traffic on
23 Longfellow Drive to turn southbound on Sepulveda Boulevard. He commented that they do plan
24 to provide landscaping at the rear of the property to provide privacy for the adjacent neighbors.
25 He indicated that the applicant wanted to provide more parking than required to address any
26 future concern regarding parking. He commented that they decided to provide more than the
27 required amount of parking to ensure that any possible future use that may occupy the building
28 would not have to reconfigure the entire building to meet their parking requirement. He showed
29 computer generated pictures of the proposed structure and described the proposed design.

30
31 **Earl Cohen**, 438 Altura Way, said that no attention has been given to the impact of traffic noise
32 and congestion on the residents who live on the east side of Sepulveda Boulevard. He
33 commented that the project will create a large additional amount of traffic and noise that would
34 have an impact on the residents. He asked whether construction equipment would be permitted
35 on the east side of Sepulveda Boulevard. He suggested that a wall be constructed to mitigate
36 impacts for the residents to the east.

37
38 **Joe Devine**, 340 Kuhn Drive, said that the adjacent property owners intend to pursue the fact
39 that the project violates the CC&R's of the tract, although he realizes it is not an issue that is
40 considered by the Commission. He said that the project does not meet the required finding that it
41 would not have a detrimental effect on the surrounding properties. He said that he is concerned

PLANNING COMMISSION MINUTES

January 9, 2002

Page 12

1 about the size of the project and the impact it would have on traffic. He commented that the
2 applicants want a large number of parking spaces in order to accommodate the demand for all of
3 the buyers and guests who will visit the building as well as the employees. He suggested that
4 parking access be removed from Longfellow Drive and that all access be provided from
5 Sepulveda Boulevard. He said that the traffic signal on Longfellow provides the only access for
6 residents to Sepulveda Boulevard, which is already impacted by traffic generated from other
7 nearby buildings and the carwash. He commented that the proposal would also result in many
8 trucks coming through the area, which would create a great impact. He said that the City
9 Council recommended that the applicant specify the type of roofing that would be used to
10 mitigate the impact to the views of the residences located above the property. He said that he
11 would also like for a restriction on any equipment placed on the roof. He also suggested that a
12 specific landscaping plan be presented. He suggested that three lanes be provided on
13 Longfellow to provide a lane for right turns, a middle lane for right or left turns, and a lane for
14 left turns.

15
16 **Mr. Eisen** commented that he disagrees with the initial CEQA study which determined that the
17 project would have no environmental impact and therefore no EIR would be required. He said
18 that the large scale of the project would have an impact on traffic, particularly during the evening
19 rush hour when traffic on Sepulveda Boulevard is the heaviest.

20
21 Director Thompson pointed out that the Environmental Impact Report that was required for the
22 public safety building was done in association with the proposed Metlox project.

23
24 **Chris Howell**, a resident of Hermosa Beach, said that he supports the project in contrast to the
25 other types of uses on Sepulveda Boulevard. He said that it will upgrade the business
26 community along the Sepulveda Corridor. He said that the report does not include an accurate
27 assessment of traffic impact. He said that no analysis has been done regarding eastbound traffic
28 on Longfellow Drive that would come from Hermosa Beach to the project. He commented that
29 Longfellow Drive is heavily utilized by the residents of Hermosa Beach who live across
30 Sepulveda Boulevard, and they are concerned about additional traffic in their neighborhood,
31 particularly during morning and evening rush hours. He said that a left turn signal or U turn
32 should be implemented for westbound traffic on Longfellow Avenue at Sepulveda Boulevard.

33
34 **Bob Linker** 1190 Duncan, said that Kuhn Drive is his only access to the area. He said that his
35 main concern is regarding traffic. He said that the original CC&R'S for the tract were written
36 with the intention of implementing projects that would not increase traffic or parking. He said
37 that traffic in the mornings also should be considered. He commented that currently cars that are
38 waiting to turn on Sepulveda Boulevard are backed up on Longfellow Drive in the mornings, and
39 the situation would be worsened by the project. He commented that any access to the project
40 should be from Sepulveda Boulevard and not Longfellow Drive.

PLANNING COMMISSION MINUTES

January 9, 2002

Page 13

1 **Karen Hill**, 1530 Curtis Avenue, said that traffic in the area is congested in the morning hours,
2 which would be made worse by the large number of employees driving to the project. She said
3 that she is concerned about the proposed deceleration lane because it would result in traffic
4 backing up on Sepulveda Boulevard.

5
6 **Mr. Killen** commented that there is no way to mask the fact that the project is a large scale
7 building. He commented, however, that an office use is one of the least intrusive uses for the
8 site, and they are attempting to minimize the impacts as much as possible according to the input
9 they received at the neighborhood meeting. He commented that they want to be a good neighbor
10 and do their best to address issues of traffic and parking and provide a benefit to the community.

11
12 In response to a question from Commissioner Kirkpatrick, **Mr. Killen** stated that the project
13 would not necessarily cause a large backup of traffic during normal commuting hours because
14 the employees of Sketchers have staggered work schedules. He commented that the project
15 could still be viable if parking access were not provided off of Longfellow Drive, but eliminating
16 the Longfellow Drive access would result in people having to drive around the block into the
17 adjacent neighborhood in order to access the building from the entrance on Sepulveda
18 Boulevard. He said that they felt providing the access off of Longfellow Drive solves more
19 problems than it creates.

20
21 In response to a question from Commissioner Kuch, **Mr. Killen** stated that access to the parking
22 structure would not be gated.

23
24 Chairman Simon closed the public hearing.

25
26 Commissioner Milam said that he has heard a great deal of concern raised regarding traffic in the
27 area, and he would be concerned about eliminating the access from Longfellow Avenue. He
28 stated that he would like more information on the traffic analysis plan.

29
30 Director Thompson commented that a great deal of thought has been put into the plan from the
31 applicant and architect in order to reduce potential impacts. He indicated that the current traffic
32 analysis plan is somewhat preliminary, and it would need to be defined further before the project
33 is built. He commented that all construction vehicles would be required to access the site from
34 Sepulveda Boulevard.

35
36 Associate Planner Haaland stated that a condition would be included that a detailed traffic plan
37 be provided before plan check.

38
39 Commissioner Ward said that he would like more information regarding traffic volumes and
40 more information about the number of cars that are anticipated to come to the site during
41 different hours of the day.

PLANNING COMMISSION MINUTES

January 9, 2002

Page 14

1
2 Commissioner Kirkpatrick said that the main issue is that the property is located adjacent to a
3 residential area. He indicated that he is concerned about the impact to traffic in the neighboring
4 streets, particularly Longfellow Drive and Kuhn Drive. He commented that his first reaction is
5 to suggest that access not be provided off of Longfellow Drive, but he recognizes the concern of
6 cars traveling through the neighborhood to access the site. He stated that he is concerned that
7 the amount of parking is excessive for the proposed use. He commented that he is concerned
8 that the large amount of parking would increase the amount of vehicle traffic to the site.

9
10 Commissioner Kuch said that if sufficient parking is not provided for the site within the parking
11 structure, people will park their cars in the street. He said that the needs of the use determines
12 the parking demand rather than the number of spaces. He stated that providing more than the
13 required amount of parking would allow flexibility for possible future uses of the site.

14
15 Commissioner Kirkpatrick commented that the Commission is considering the proposed use for
16 this project and not potential future uses.

17
18 Director Thompson said that there is often a concern with projects that not enough parking is
19 being provided, and the applicant is attempting to ensure that people will park on site and not in
20 the neighborhood. He said that more study would be necessary regarding the impact of closing
21 the access off of Longfellow Drive before such a measure would be approved.

22
23 A motion was MADE and SECONDED (Milam/Kirkpatrick) to **REOPEN** the public hearing.

24
25 AYES: Kirkpatrick, Kuch, Milam, Ward, Chairman Simon
26 NOES: None
27 ABSENT: None
28 ABSTAIN: None

29
30 **Thomas Gall**, Kaku Associates, commented that they mainly studied the impact of traffic on
31 Sepulveda Boulevard because the intent of the design was to direct traffic toward Sepulveda
32 Boulevard as much as possible. He said that they did consider traffic from the neighborhood that
33 would access the site in their additional analysis after the report was prepared because of input
34 provided by the City's Traffic Engineer. He said that they determined in their analysis that the
35 amount of traffic that would be generated by the site would not create a significant impact in the
36 adjacent neighborhood.

37
38 In response to a question from Commissioner Kuch, **Mr. Gall** indicated that their analysis was
39 generalized, and they did not receive specific input from the applicant regarding who would be
40 visiting the site and from which direction they would be traveling to access the site.

41

PLANNING COMMISSION MINUTES

January 9, 2002

Page 15

1 Commissioner Ward commented that it does not seem realistic that no cars would access the site
2 from the adjacent residential area to the east as indicated in the traffic report.

3
4 **Mr. Gall** commented that mitigation measures to reduce traffic in the residential neighborhood
5 have been included in the design of the project, which was taken into account in the traffic study.
6 He said that they did consider the backup of traffic on Longfellow Drive, which was the reason
7 for the suggestion of additional westbound lanes on Longfellow Drive. He summarized the
8 findings of the traffic analysis regarding the projected distribution of traffic to the site. He
9 commented that it is their opinion that access to the site off of Longfellow Drive would help to
10 eliminate the intrusion of traffic into the adjacent neighborhood because it would provide a more
11 direct route into the site for southbound traffic on Sepulveda Boulevard. He commented that
12 without access from Longfellow Drive, southbound traffic on Sepulveda Boulevard would be
13 forced onto the streets of the adjacent neighborhood in order to access the site.

14
15 In response to a question from Commissioner Milam, Traffic Engineer Garland suggested that
16 the City could provide a more convincing argument to Caltrans that a left turn arrow or the
17 opportunity to make a U-turn is important at the intersection of Sepulveda Boulevard and
18 Longfellow Drive.

19
20 Chairman Simon closed the public hearing.

21
22 Commissioner Kirkpatrick said that he feels that ingress from Longfellow Drive to the site would
23 be favorable, and he could see a problem being created if people were forced to drive around
24 neighboring streets to enter the parking structure. He indicated that he is concerned regarding
25 the excessive amount of parking that would be provided.

26
27 Chairman Simon commented that he would prefer for ample parking to be provided on site to
28 eliminate the need of people visiting the building to park on the adjacent streets. He indicated
29 that he feels the design of the project is much improved from the project that was previously
30 proposed for Remax.

31
32 Commissioners Kuch and Ward said that they are pleased with the design of the proposed
33 project.

34
35 Commissioner Milam said that he supports the project. He commented that he hopes discussion
36 will continue with Caltrans regarding implementing a left turn arrow and ability for U-turns from
37 southbound Sepulveda Boulevard onto Longfellow Drive. He said that landscaping to the rear is
38 very important to provide a privacy buffer to the neighboring residents.

39
40 Commissioner Kirkpatrick indicated that he would support the condition that deciduous trees be
41 placed at the rear of the property to provide privacy for the adjacent neighbors. He suggested

PLANNING COMMISSION MINUTES

January 9, 2002

Page 16

1 including a condition to specify the roofing material and a condition that no mechanical
2 equipment be permitted on the roof.

3
4 Commissioner Kuch suggested including a condition to require a decorative roof, as well as a
5 condition to restrict duct work, antennas, or equipment on the roof. He also requested that a
6 center lane be provided as an option lane for westbound traffic on Longfellow Drive.

7
8 A motion was MADE and SECONDED (Ward/Kirkpatrick) to **DIRECT** staff to prepare a
9 Resolution to **APPROVE** a Use Permit regarding construction of a three-story office building at
10 330 South Sepulveda Boulevard for the meeting of February 13, 2002, to include conditions
11 discussed by staff and the Planning Commission.

12
13 AYES: Kirkpatrick, Kuch, Milam, Ward, Chairman Simon
14 NOES: None
15 ABSENT: None
16 ABSTAIN: None

17
18 **DIRECTOR’S ITEMS** None

19
20 **PLANNING COMMISSION ITEMS**

21
22 Chairman Simon commented that a joint Planning Commission and City Council meeting to start
23 discussion of revisions to the General Plan was held on January 8, 2002. He said that further
24 information regarding the General Plan revisions can be found on the City’s website or through
25 staff.

26
27 **TENTATIVE AGENDA: January 23, 2002**

- 28
29 A. Use Permit, Coastal Permit/Public Safety Facility/Civic Center Site
30
31 B. Discussion Regarding Bulk and Volume of Single Family Homes in Area Districts I and II.

32
33 **ADJOURNMENT**

34
35 The meeting of the Planning Commission was **ADJOURNED** at 11:30 p.m. in the City Council
36 Chambers, City Hall, 1400 Highland Avenue, to Wednesday, January 23, 2002, at 6:30 p.m. in
37 the same chambers.

38
39
40 _____
41 RICHARD THOMPSON
Secretary to the Planning Commission

SARAH BOESCHEN
Recording Secretary

PLANNING COMMISSION MINUTES

January 9, 2002

Page 17

1

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Eric Haaland, Associate Planner

DATE: March 13, 2002

SUBJECT: Use Permit Regarding Construction of a 3-Story Office Building at 330 S. Sepulveda Blvd. (Killen AIA/Skechers USA)

RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** the attached Resolution **APPROVING** the project.

DISCUSSION

At its regular meeting of January 9, 2002, the Planning Commission conducted the subject public hearing and voted to approve the project. Staff was directed to prepare a resolution approving the request for a 57,000 square foot office building to include a 1,000 square foot restaurant area. The attached resolution contains standard and project specific conditions including the following:

- Construction Traffic: Plan required for review at plan check. Routes through residential areas prohibited.
- Overhead Utilities: Existing utility poles to be removed and all wires to be placed underground.
- Residential Privacy Screening: Trees are required to be provided along the east side of the project with attention to screening effectiveness
- Lighting Controls: Exterior lighting must prevent glare intrusion. Interior lighting at east side must minimize transmission of excess light.

- Traffic Improvements: Traffic improvements are required including deceleration lane, Longfellow widening, and new left turn signal from southbound Sepulveda accessing the project. The Community Development Department has requested Caltrans to reconsider its decision denying the protected left-turn arrow for southbound Sepulveda. Caltrans response may be received prior to the March 13th Planning Commission meeting.
- CMP Compliance: The net increase in project trips must not result in a deficit toward the County's congestion management plan.
- Permitted Uses: Project uses are limited to general office and a small restaurant. Medical office, or other commercial uses, would require a use permit amendment. Using the proposed surplus parking area for uses other than normal parking would be prohibited.
- Parking: Minimum 270 spaces required (202 by code). Parking fees prohibited. Gates or other obstructions to parking subject to Community Development approval. Employees must park on site.
- Traffic Controls: Left turns exiting the project onto Longfellow are prohibited. Project commercial vehicles are prohibited from using surrounding residential streets. The rear loading area is limited to day and early evening hours.
- Exterior Equipment: All equipment and antennas are required to be located within the equipment well area and the building roof must have a decorative finish.

Attachments:

Resolution No. PC 02-
P.C. Minutes excerpt, dated 1/9/02
C.D. letter to Caltrans, dated 2/22/02

cc: Skechers USA, Applicant
Pat Killen, Project Architect

PLANNING COMMISSION MINUTES

March 13, 2002

Page 4

Office Building at 330 South Sepulveda Boulevard (Killen AIA/Skechers USA)

1
2
3 Director Thompson said that an extensive traffic study was completed for the project, and the
4 goal of the traffic plan was to keep traffic for the project on Sepulveda Boulevard and out of the
5 residential neighborhood. He stated that in addition to access off of Longfellow Drive, a major
6 driveway access would be located off of Sepulveda Boulevard. He commented that the project
7 previously proposed for Remax at the site included only one access point off of Longfellow
8 Drive. He indicated that the applicant initially requested a left turn phase on Sepulveda
9 Boulevard for southbound traffic onto Longfellow Drive or have the option of making a U-turn
10 and enter the project from Sepulveda Boulevard. He indicated that after reconsidering the issue,
11 Caltrans approved the proposed left turn phase. He commented that the area on Longfellow
12 Drive east of the signal is in Manhattan Beach, and the area to the west side is in Hermosa
13 Beach. He suggested that citizens petition the City of Hermosa Beach to place turn restrictions
14 to prevent traffic from traveling westbound from Longfellow Drive rather than drive on
15 Sepulveda Boulevard.

16
17 Associate Planner Eric Haaland summarized the staff report. He indicated that the Resolution
18 would require a driveway into the project off of Sepulveda Boulevard with a deceleration lane.
19 He stated that a protected left turn signal on Sepulveda Boulevard for southbound traffic to turn
20 onto Longfellow Drive has been approved by Caltrans. He said that the project would be
21 required to comply with the Congestion Management Program. He stated that staff has also
22 provided the Commission with updated sheets for the traffic study including the proposed
23 widening and restriping of Longfellow Drive. He commented that several letters were received
24 by staff from Hermosa Beach residents expressing concern regarding traffic on Longfellow
25 Drive, which have been provided to the Commissioners. He stated that a condition was included
26 requiring the applicant's commercial vehicles to only use Sepulveda Boulevard to access the site.
27 He said that relocating the traffic signal to Duncan Avenue would be a large issue that would
28 require much further review and would require Caltrans approval.

29
30 Chairman Ward asked about the possibility of providing the residents with a contact number for
31 the dealership, to report any violations of the applicant's commercial vehicles staying on
32 Sepulveda Boulevard .

33
34 Commissioner Milam suggested the possibility of conditioning that the hours of employees be
35 staggered.

36
37 Associate Planner Haaland said that he is not aware of a similar condition for other uses.

38
39 Commissioner Simon stated that he identifies with the residents of Hermosa Beach regarding the
40 traffic problems on their street. He said that the traffic impacts to residents is considered equally
41 regardless of whether they are residents of Manhattan Beach or Hermosa Beach. He said that

PLANNING COMMISSION MINUTES

March 13, 2002

Page 5

1 there are possibly additional measures that could be taken by the City of Hermosa Beach to
2 mitigate traffic concerns which are not in the jurisdiction of Manhattan Beach. He commented
3 that he wishes he had heard the comments of the residents at the previous hearing, although he
4 does not feel it would have changed his opinion to support the project. He said that the
5 resolution includes a condition that the applicant's vehicles be restricted from driving on
6 Longfellow Drive in Hermosa Beach.

7
8 Commissioner Kirkpatrick said that he would not make a distinction between residents of
9 Hermosa Beach and Manhattan Beach in terms of considering the traffic impact. He stated that
10 staff and the Commission did assess the traffic mitigation measures and traffic impact for the
11 entire surrounding community and not just the residents of Manhattan Beach. He indicated that
12 the traffic report was very thorough, and the effort was made to bring traffic onto Sepulveda
13 Boulevard rather than into the residential neighborhoods. He said that the design and conditions
14 would minimize the impact of traffic, and he supports the project.

15
16 Commissioner Kuch said that the process considered input from several residents. He stated that
17 the intent of the Resolution is to minimize traffic from entering the surrounding residential area.

18
19 Commissioner Milam stated that the Resolution does provide for a follow up traffic analysis
20 from the applicant if problems arise or if circumstances change.

21
22 Chairman Ward indicated that he agrees with the comments of the other Commissioners. He
23 thanked the residents from Hermosa Beach for coming to speak regarding their concern. He said
24 that the attempt was made to keep traffic on Sepulveda Boulevard, which he feels is addressed in
25 the Resolution. He commented that there is a condition included that the applicant's commercial
26 trucks not be permitted to drive on Longfellow Drive, and the residents would have the ability to
27 report any infractions of that condition. He also suggested that the residents petition the City of
28 Hermosa Beach to implement measures to prevent vehicles from proceeding westbound on
29 Longfellow Drive but rather to stay on Sepulveda Boulevard.

30
31 A motion was MADE and SECONDED (Simon/Milam) to **APPROVE** a Resolution of
32 Approval of Use Permit for construction of a three-story office building at 330 South Sepulveda
33 Boulevard

34
35 AYES: Kirkpatrick, Kuch, Milam, Ward, Chairman Simon

36 NOES: None

37 ABSENT: None

38 ABSTAIN: None

39
40 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
41 the City Council's Consent Calendar for their meeting of April 2, 2002.

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
Eric Haaland, Associate Planner

DATE: April 2, 2002

SUBJECT: Consideration of Use Permit Regarding Construction of a 3-Story Building by Skechers at 330 South Sepulveda Boulevard

RECOMMENDATION

Staff recommends that the City Council **RECEIVE AND FILE** this report.

DISCUSSION

The Planning Commission, at its regular meeting of March 13, 2002, **APPROVED** construction of a three-story office building containing approximately 57,000 square feet of useable space and 368 parking spaces. The proposed building is maximized in size to the 30-foot height and 57,100 square foot floor area limits and has a modern style, however, the project includes building modulation, projections, and substantially more than the minimum area of landscaping located within perimeter planters.

The Planning Commission found the project to be in conformance with the city's requirements and to not be detrimental to the surrounding area. The overall design was complimented for its innovative architecture and limited visual bulk made possible by the placement of most project parking underground. The design includes components discussed by the City Council during review of a previous version (November 2000) of the project including a Sepulveda driveway entrance with a deceleration lane, and reduced bulk at the building perimeter.

The primary project issue discussed by the Planning Commission was traffic, which includes the following points:

- The project eliminates a number of existing driveways and proposes two passenger car driveways to be located on Sepulveda Boulevard and Longfellow Drive. The Sepulveda

driveway, which was not included in the project in 2000, is intended to reduce reliance on the more residential serving Longfellow Drive. A required loading area has ingress from Kuhn Drive and egress to Longfellow Drive near the corner of those streets.

- Traffic analysis provided for the project concluded that no significant impact would result from the project if improvements were made to Longfellow Drive off-setting the additional load upon the adjacent traffic signal. A new left-turn lane would be provided where Longfellow approaches the intersection.
- The Planning Commission required that a protected left turn signal for southbound Sepulveda traffic be provided by the project as suggested in the traffic study. This would allow for U-turns toward the Sepulveda Driveway as an alternative to using Longfellow. Caltrans has conceptually approved this signal modification after initially responding unfavorably (see attached letters).
- Since a concern for traffic intrusion through the adjacent residential area had been identified, the project includes right-turn oriented driveways and prohibition of left turns on Longfellow Drive.
- Hermosa Beach residents to the west of Sepulveda Boulevard expressed concerns (largely after the hearing was closed – see attached letters, minutes and petition) that the measures designed to protect Manhattan Beach residents east of the project would shift traffic their direction. Suggestions were made to relocate a proposed driveway and existing traffic signal away from Longfellow Drive. The Planning Commission responded that it does not expect a large quantity of vehicles to travel west of Sepulveda on Longfellow from the project since the vast majority of potential destinations are located to the north, south, and east. The applicant's unique situation having related facilities in downtown Manhattan Beach was addressed by prohibiting business vehicles from using surrounding residential streets. The Commission suggested that residents pursue remedies for existing traffic conditions affecting this westerly segment of Longfellow Drive with the corresponding agencies or procedures. The west portion of the Longfellow/Sepulveda intersection is located in the City of Hermosa Beach.
- The Planning Commission also required that employee parking be prohibited on surrounding streets.

Additional conditions imposed upon the project include: restriction to general office/restaurant use, prohibition of pole and internally illuminated signs, construction traffic restrictions, lighting controls, and use of specimen trees. Special attention to neighbor privacy will be required for tree installation along the rear (east) side of the site.

ALTERNATIVES

The alternatives to the recommended action available to the City Council include:

1. **REMOVE** this item from the Consent Calendar, **APPEAL** the decision of the Planning Commission, and direct that a public hearing be scheduled.

Attachments:

- A. Resolution No. PC 02-9
- B. P.C. Staff Reports, dated 1/9/02 & 3/13/02
- C. P.C. Minutes excerpts, dated 1/9/02 & 3/13/02
- D. Hermosa Beach neighbor correspondence
- E. Applicant letter to Hermosa neighbors
- F. Caltrans correspondence
- G. Traffic study revisions for Caltrans
Plans (separate)

cc: Skechers USA, Owner
Pat Killen, Applicant/Architect

Council discussed this issue agreeing (with the exception of Mayor Pro Tem Napolitano) that the continuity of a returning law firm when dealing with a new legal environment would prove beneficial and that although the authorization amount is \$25,000 it is with the understanding that staff will closely monitor costs to hopefully not utilize the entire amount.

Mayor Pro Tem Napolitano stated that he has full confidence in staff and supports utilizing some funds, however, still believes the \$25,000 amount is excessive.

Human Resource Director Glen added that she reviewed with City Manager Geoff Dolan the possibility of looking into other labor services due to the rate increase but agreed that since this firm's attorney is familiar with the City and previously participated in contract negotiations with the Fire Association, the continuity would prove beneficial and cost effective.

MOTION: Councilmember Wilson moved to approve to authorize the City Manager to enter into a contact for retention of outside legal counsel for the purpose of providing negotiation services for the upcoming negotiations with the Firefighter's Association at an amount not-to-exceed \$25,000. The motion was seconded by Councilmember Dougher and passed by the following roll call vote:

Ayes: Dougher, Aldinger, Wilson and Mayor Fahey.
Noes: Napolitano.
Absent: None.
Abstain: None.

02/0402.11 Consideration of Use Permit Regarding Construction of a 3-Story Building by Skechers at 330 South Sepulveda Boulevard

A member of the audience pulled this item from the Consent Calendar for Council discussion.

The following individuals spoke on this item:

- ? **Robert Parvis, 116 Terraza Place**
- ? **Chris Howell, 30th Street, Hermosa Beach**
- ? **Darlene Blancy, 702 Longfellow Avenue, Hermosa Beach**
- ? **Bill Eisen, 3514 Crest Drive**
- ? **Michael Keegan, Hermosa Beach**
- ? **Karen Hill, 1315 Curtis Avenue**
- ? **Joe Devine, 340 Kuhn**
- ? **Dick Wolcott, no address provided**
- ? **Patrick Killen, Project Architect**

In response to concerns raised regarding the negative impacts of the proposed Skechers USA development on neighboring streets, Council made the following comments:

Mayor Pro Tem Napolitano stated that when this proposal was considered months ago, the City gave specific instructions on what they wanted in this project and that the project as presented now exceeded those expectations. In regard to traffic, he stated that the Traffic Study indicates it will not be a detriment beyond mitigation and he would be opposed to moving the traffic signal from Longfellow to Duncan as individuals knew what they were "buying into" when purchasing on those respective streets. Mayor Pro Tem Napolitano concluded by stating he would not support an appeal as the developer did what was asked and the City will address traffic concerns.

Councilmember Dougher stated that traffic is a common issue and that Skechers has made attempts to combat that. He acknowledged the Hermosa Beach residents' concerns, but pointed out that the traffic study indicates that cars intruding into their neighborhoods should be relatively few. Councilmember Dougher stated that he sees a need to monitor the project closely and work with the residents on traffic but does not see a need for an appeal.

Councilmember Aldinger stated that this is a beautifully designed building and believes the problems can be worked out to keep the cars on Sepulveda, indicating that he would support the project moving forward.

Councilmember Wilson voiced her support of the project moving forward and made a personal pledge to the residents of Hermosa Beach that she would work with them if there are any negative traffic impacts. She stated that this is a good project and it will beautify Sepulveda.

Mayor Fahey also voiced her support in moving forward, stating that this is the project Council directed, adding that she would be open to talking with the residents on traffic problems.

MOTION: Councilmember Dougher moved to receive and file the subject report. The motion was seconded by Councilmember Wilson and passed by the following unanimous roll call vote:

Ayes: Dougher, Napolitano, Aldinger, Wilson and Mayor Fahey.
Noes: None.
Absent: None.
Abstain: None.

AUDIENCE PARTICIPATION

02/0402.18 Gerry O'Connor Re City Council Appreciation

Recognizing the amount of work Councilmembers perform outside of the Council Chambers, such as serving on subcommittees, **Mr. Gerry O'Connor, no address provided**, expressed his appreciation.

02/0402.19 Bill Eisen Re Market Closings

Bill Eisen, 3514 Crest Drive, voiced his concern with the number of food markets closing in the City, noting Albertson's on Sepulveda, Manhattan Grocery and a market on 2nd Street and Aviation. He stated that this is a disturbing trend due to the affluence of the City and that he is concerned about the longevity of Vons in downtown Manhattan Beach, stating that he believes the City could encourage Vons to remain by offering them a location on the Metlox site, but that the City chose not to.

Mayor Pro Tem Napolitano stated that there has been no action by Council to discourage markets and that this issue is market driven as people will go and shop where they want.

Councilmember Wilson recalled that Council was not interested in placing that type of business on the Metlox site.

Councilmember Aldinger stated that he agrees with the value of markets, but that the Metlox site is not the right location.