

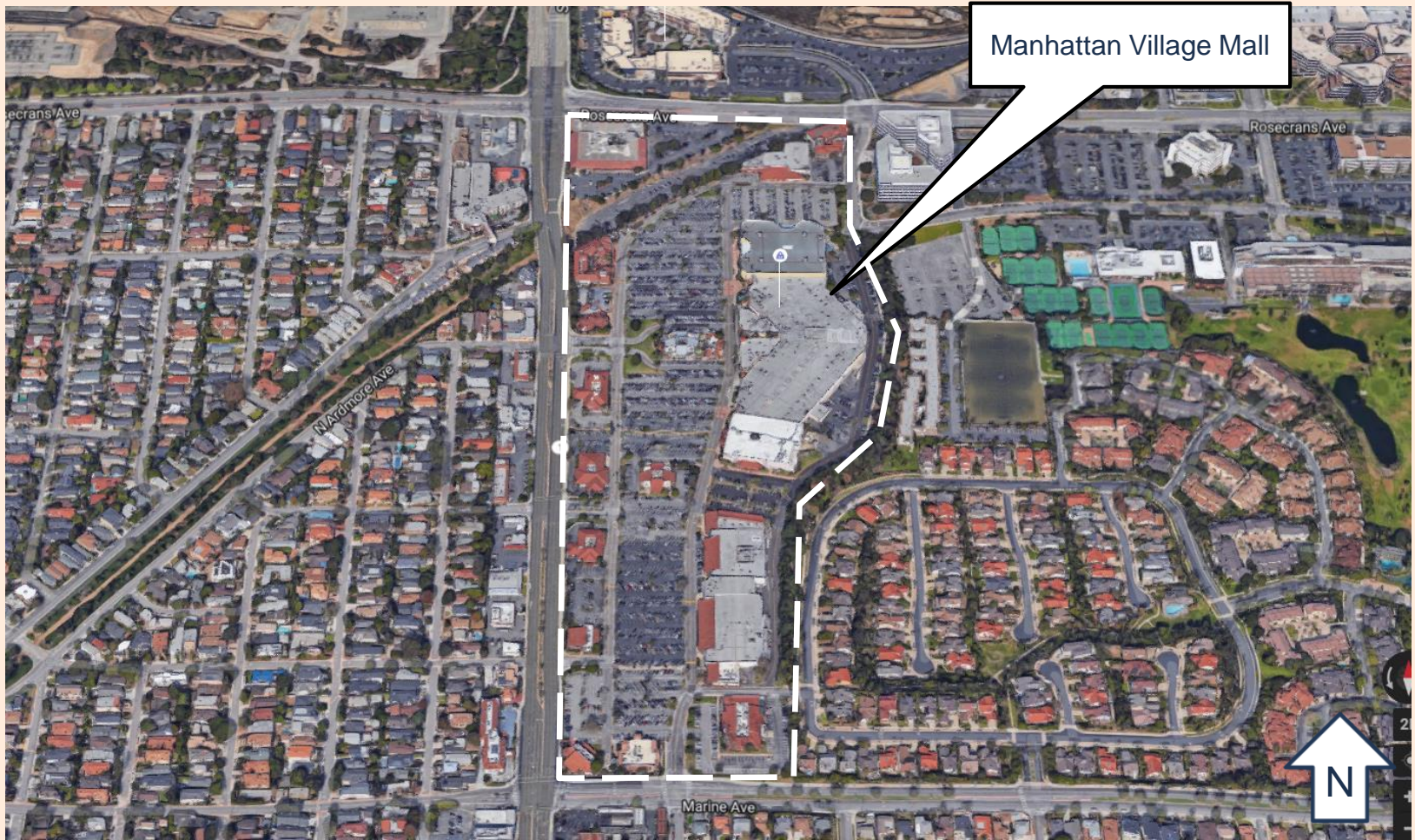
Manhattan Village Mall

Master Use Permit Amendment for
Refinements to Conditions of Approval

City Council Meeting
August 15, 2017



Site Aerial



Background

- ▶ Refine specific conditions of approval for MUP
- ▶ MUP approved in December 2014
- ▶ Modified site plan- December 2016
- ▶ Proposed refinements to COAs are related to modified site plan
- ▶ Planning Commission Approved on 6/14/17

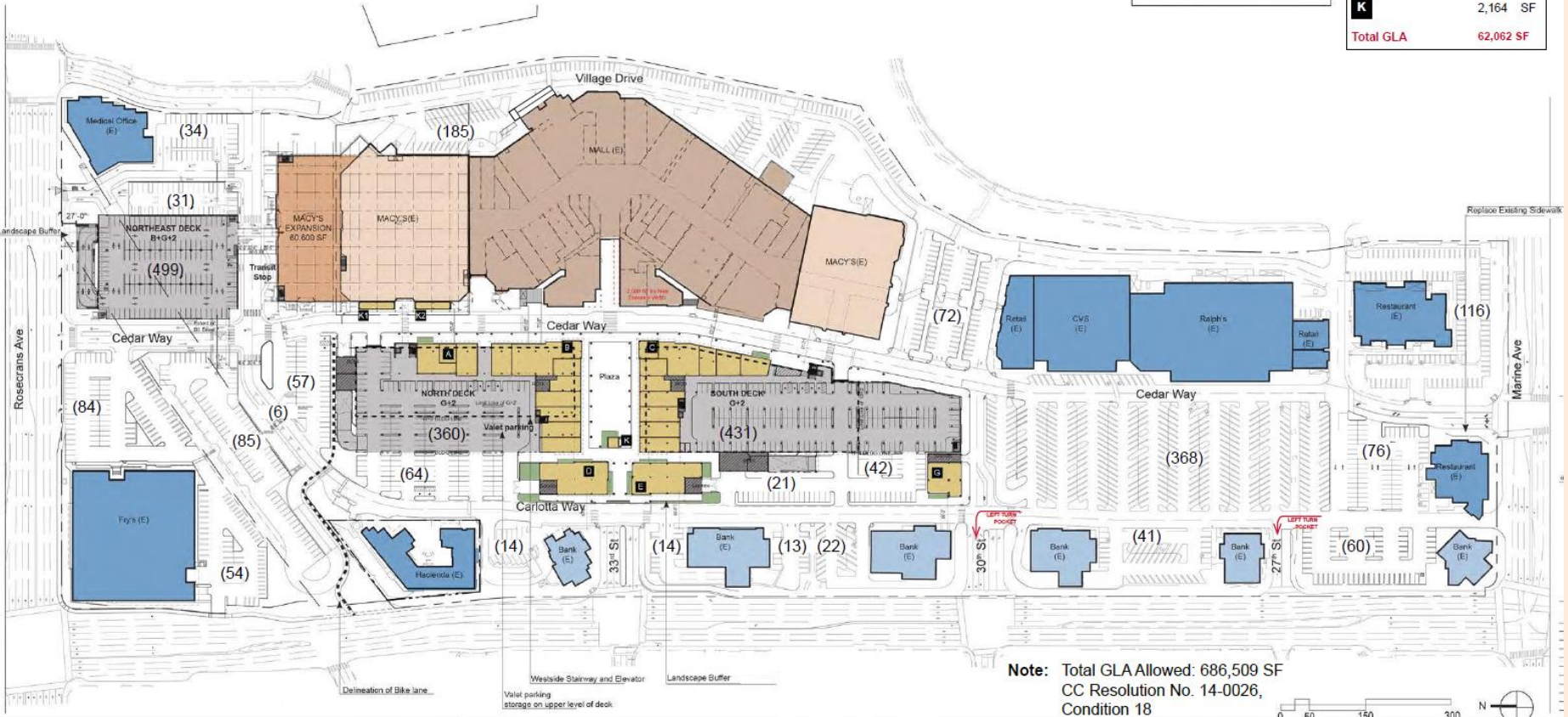


MVSC TOTAL Existing GLA	572,837 SF
Total Building Demo	(-41,342 SF)
Macy's Men's De-commissioned Area	(-7,656 SF)
Total Village GLA-K1-K2	62,062 SF
Macy's Expansion	60,000 SF
MVSC Total GLA	645,901 SF

MVSC Required Parking @ 4.10	2,653
MVSC Actual Parking/ Plan	2,726
MVSC Parking Ratio	4.22

Total Village GLA	62,062 SF
Demo CPK Bldg (J1,J2,H1,H2)	(-13,955) SF
Net New GLA	48,107 SF
Allowable Net New GLA	50,000 SF

Village Components GLA	
A	5,394 SF
B	18,298 SF
C	19,841 SF
D	5,938 SF
E	7,114 SF
G	3,313 SF
K	2,164 SF
Total GLA	62,062 SF



Project Details

- ▶ Refinements in relation to Phasing and Sequencing
 - Condition No. 36: Employee Parking Management Program
 - Condition No. 37: Valet Management Plan
 - Condition No. 39: Fry's driveway-Sepulveda Boulevard
 - Condition No. 40: Offer to dedicate-Rosecrans Avenue
 - Condition No. 48: Marine Avenue-Cedar Way



Project Details

- ▶ Refinements to Conform to 2016 Approved Site Plan
 - Condition No. 13(f): Northeast Deck Rosecrans Access
 - Condition No. 50(q): Stairway & Elevator- North Parking Deck
 - Condition No. 50(r): Setback-North Parking Deck
 - Condition No. 50(s): Parking Layout



Conclusion

- ▶ Amendment required to refine COAs related to:
 - Phasing and Sequencing
 - Conformance with 2016 Site Plan
- ▶ Conduct Public Hearing
- ▶ Direct staff to draft a resolution approving the application, to be returned at a future meeting for Council adoption

