



CITY OF MANHATTAN BEACH

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING January 29, 2009

PROJECT NAME: Manhattan Village Shopping Center Improvement Project
PROJECT ADDRESS: 3200-3600 South Sepulveda Boulevard
Manhattan Beach, CA 90266
COMMENT DUE DATE: **March 2, 2009**

The City of Manhattan Beach, Community Development Department, will be the Lead Agency and will require the preparation of an Environmental Impact Report (EIR) for the project identified herein. The Community Development Department requests your comments as to the scope and content of the EIR. A brief description of the project and potential environmental effects are included below. A copy of the Initial Study prepared for the project is not attached, but is available for review at the Community Development Department located at 1400 Highland Avenue, Manhattan Beach, California 90266.

PROJECT DESCRIPTION: RREEF America REIT II Corporation (the Applicant) is proposing improvements to the Manhattan Village Shopping Center located at 3200-3600 South Sepulveda Boulevard in the City of Manhattan Beach (Shopping Center). The approximately 44-acre Shopping Center site includes an enclosed, main mall building and several freestanding buildings. The site currently includes approximately 418,685 square feet of retail uses, approximately 63,617 square feet of restaurant uses, a 17,500 square foot cinema, approximately 36,151 square feet within six banks, and approximately 35,555 square feet of medical/office uses, for a total of approximately 571,508 square feet of gross leasable area (GLA) within the main mall buildings and freestanding buildings. There are currently 2,393 surface parking spaces on the site. The Manhattan Village Shopping Center Improvement project (proposed project) would result in a net increase of approximately 123,672 square feet of new GLA to be developed within three phases within the site. Of this additional GLA, up to approximately 24,383 square feet would be used for restaurant uses while up to approximately 99,289 square feet would be used for new retail uses. The proposed project would also include the addition of approximately 544 parking spaces on the site to be provided in surface parking areas and within three parking structures that would be incorporated with both existing and new buildings.

Approvals required for the development of the proposed project may include, but are not limited to the following: Amended Master Use Permit and Variance for building height to allow for further development and to incorporate the Fry's Electronics Store parcel into the larger Manhattan Village Shopping Center property; a development agreement; demolition, grading, and building permits, as required; and other permits and approvals by other agencies as deemed necessary.

ENVIRONMENTAL FACTORS TO BE ADDRESSED IN EIR: Aesthetics, Air Quality, Hazards, Hydrology/Water Quality, Land Use, Noise, Public Services (Fire and Police), Transportation/Traffic (Traffic, Parking, and Access), and Public Utilities (Water, Wastewater, and Drainage).

PUBLIC SCOPING MEETING DATE AND LOCATION: The public scoping meeting will be held on February 12, 2009 from 6:30 P.M. to 8:30 P.M. The purpose of the scoping meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The scoping meeting will provide information regarding the project and the anticipated scope of analyses to be contained in the Draft EIR. The Community Development Department encourages all interested individuals and organizations to attend this meeting.

Date: February 12, 2009
Time: 6:30 P.M. to 8:30 P.M.
Location: Police and Fire Community Room
400/420 15th Street
Manhattan Beach, CA 90266

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Community Development Department welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **Monday, March 2, 2009**. Written comments will also be accepted at the public scoping meeting described above.

Please direct your comments to:

Laurie Jester
Planning Manager
Community Development Department
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266
E-MAIL: ljester@citymb.info



Richard Thompson
Director of Community Development



Manhattan Village Shopping Center Improvement Project

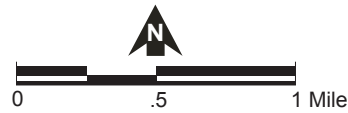


Figure 1
Regional Location and
Regional Vicinity Map

COMPLETED PROJECT SUMMARY

RETAIL AREA

a. GLA Existing	571,508 sf
GLA Added All Phases	189,800 sf
GLA Removed Phase 3	-66,128 sf
b. Net GLA	123,672 sf

(a+b) **New Site Gross Square Footage** **695,180 sf**

PARKING

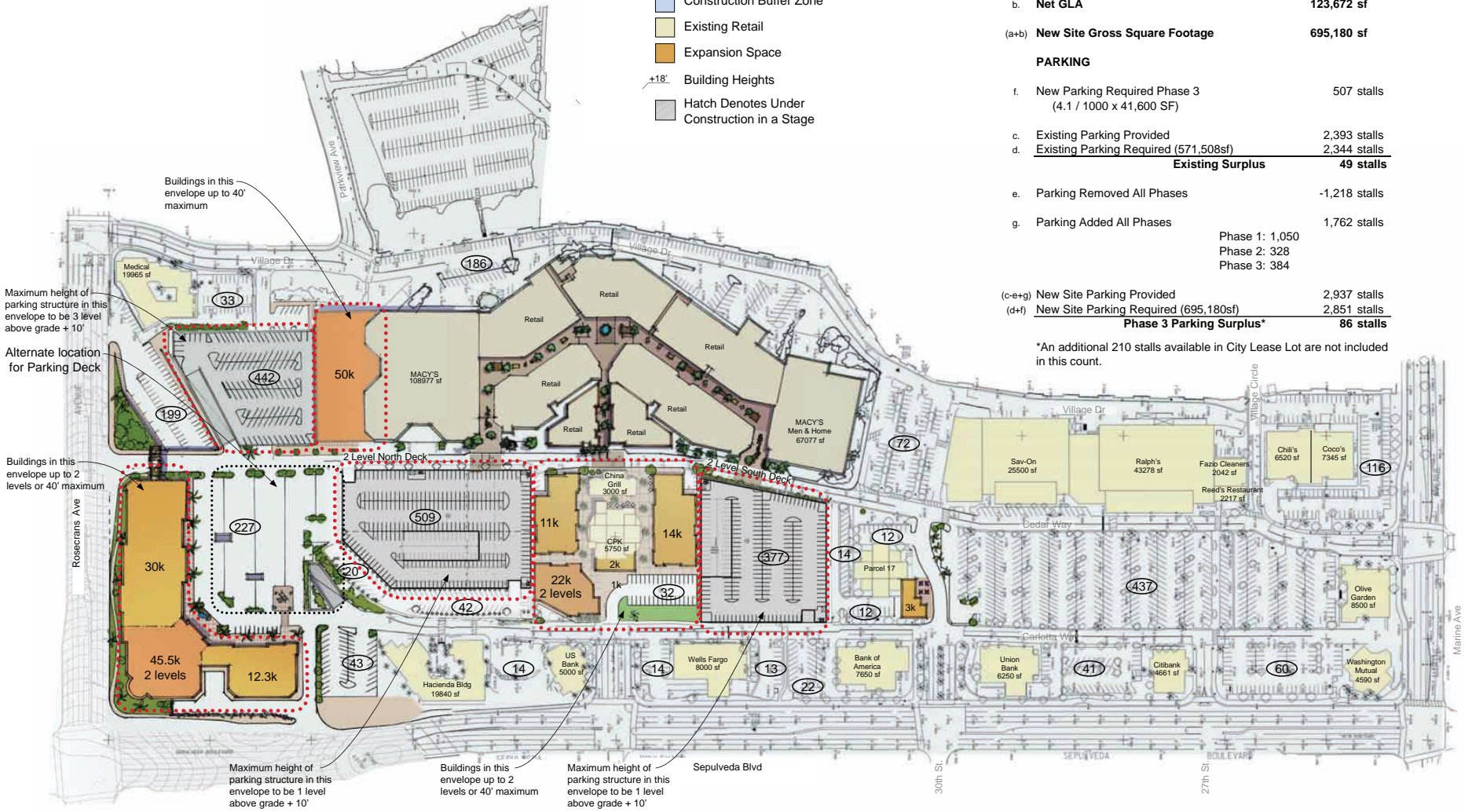
f. New Parking Required Phase 3 (4.1 / 1000 x 41,600 SF)	507 stalls
c. Existing Parking Provided	2,393 stalls
d. Existing Parking Required (571,508sf)	2,344 stalls
Existing Surplus	49 stalls
e. Parking Removed All Phases	-1,218 stalls
g. Parking Added All Phases	1,762 stalls
Phase 1: 1,050	
Phase 2: 328	
Phase 3: 384	

(c-e+g) New Site Parking Provided	2,937 stalls
(d+f) New Site Parking Required (695,180sf)	2,851 stalls
Phase 3 Parking Surplus*	86 stalls

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

LEGEND:

- Construction Buffer Zone
- Existing Retail
- Expansion Space
- +18' Building Heights
- Hatch Denotes Under Construction in a Stage



Manhattan Village Shopping Center Improvement Project

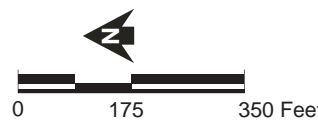


Figure 2
Conceptual Site Plan - Project Completion

Source: Callison December 2008.