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## III. PROJECT DESCRIPTION

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### LOCATION AND BOUNDARIES

The City of Manhattan Beach is located in the South Bay region of Los Angeles County, California, approximately 2 miles south of the Los Angeles International Airport (LAX). Manhattan Beach is bounded by the cities of El Segundo to the north, Hermosa Beach to the south, Hawthorne and Redondo Beach to the east (see Figure 3, Regional Location Map, on page 30). The project site is located at the corner of Manhattan Beach Boulevard and Valley Drive, which provides an important gateway into the City's Downtown commercial area. Within the downtown area, the project site incorporates a portion of the existing Civic Center site and the former Metlox Pottery site. The Civic Center site occupies approximately 4.77 acres (or 208,200 square feet) and includes the Police and Fire Department buildings, the Public Library building, and the Civic Center surface parking lot.<sup>3</sup> No changes to the City Hall building are proposed under this proposal and is therefore, not considered a part of this project. The former Metlox Pottery site occupies roughly 3.23 acres (or 141,121 square feet), including the entire area from Manhattan Beach Boulevard, extending just beyond 13<sup>th</sup> Street between Valley Drive and Morningside Drive, excluding the H20 property at the corner of Manhattan Beach Boulevard and Morningside Drive.<sup>4</sup>

Altogether, the entire project site consists of approximately 8 acres (or 349,321 square feet). The boundaries of the entire project site are generally defined by 15th Street on the north, Valley Drive on the east, Manhattan Beach Boulevard on the south, and Highland Avenue and Morningside Drive and on the west. The project's boundaries are depicted in Figure 4, Vicinity Map, on page 31.

### PROJECT CHARACTERISTICS

The proposed Civic Center/Metlox Development consists of a partial redevelopment of the Civic Center site including the demolition and reconstruction of the Police and Fire Department facilities and Public

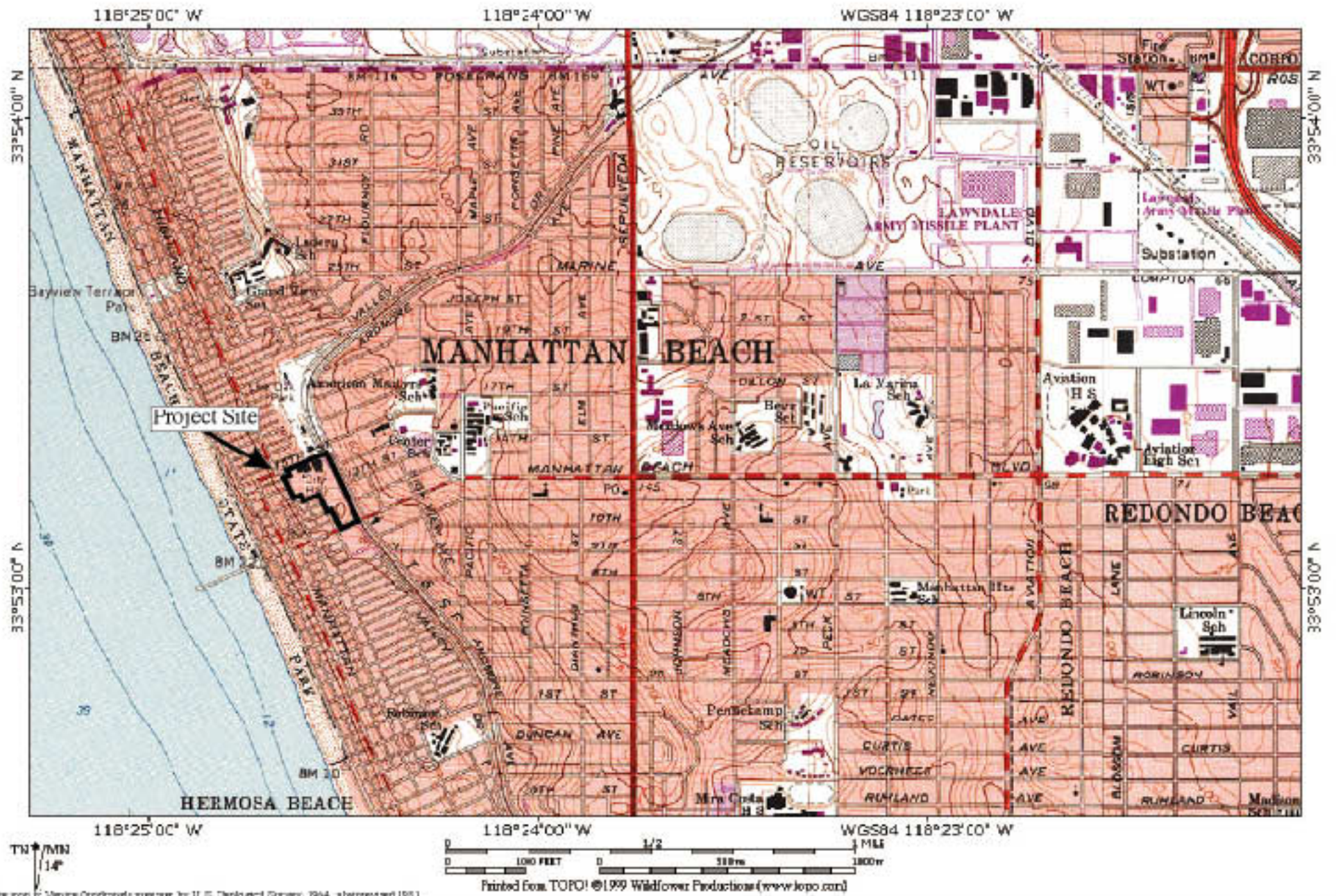
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<sup>3</sup> *The lot area for the Civic Center site is based on area calculations from The City of Manhattan Beach Topographic Map (Map Sheets 12 and 8), Public Works Department, City of Manhattan Beach, California (scale 1"= 100'). This area calculation excludes the City Hall building footprint area.*

<sup>4</sup> *The buildable lot area for the Metlox property is approximately 95,700 square feet or 2.19 acres. The buildable lot area does not include public rights of way (i.e., the 13<sup>th</sup> Street dedication, alleys, sidewalks, etc.).*







Library Building and the new development of an adjacent mixed-use commercial project (i.e., Metlox Development). The two sites are contiguously located (north/south) and provide an opportunity to integrate the public and private developments into a single project. The schematic ground floor plan for the proposed project is depicted in Figure 5, Conceptual Site Plan, on page 33.

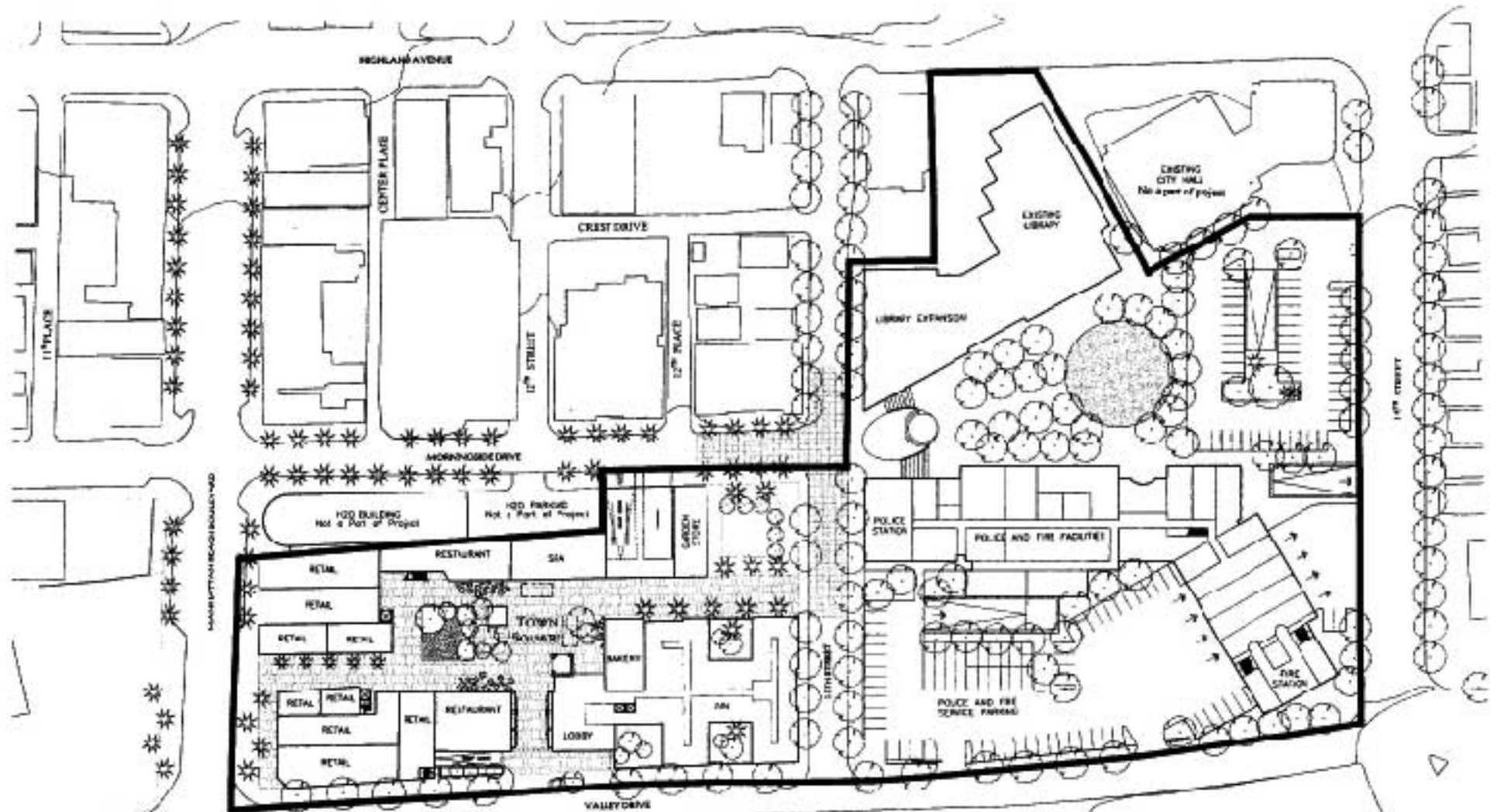
### **Civic Center / Public Safety Facilities**

The Civic Center portion of the project will involve a complete demolition and reconstruction of the existing Police and Fire Department Facilities. Due to the age and condition of the existing structures, the Fire Department building (10,568 square feet) and Police Department building (20,000 square feet) will be entirely demolished and reconstructed on-site. The facilities are proposed to be replaced with a two-level (one level below grade), approximately 57,000 square foot combined Police and Fire Department public safety facility incorporating all administrative and operational functions of these departments. The net increase in developed floor area over existing conditions will be approximately 26,432 square feet. The proposed structure is intended to accommodate the spatial and modernization needs of both departments and will not involve any staffing or personnel increases.

The Civic Center also includes reconstruction of the existing Public Library building. The existing Public Library (12,100 square feet) will either be added on to or demolished and reconstructed with a new Public Library and Cultural Arts Center. Upon completion, the proposed Library and Cultural Arts Center will consist of an approximate 40,000 square foot structure with roughly 30,000 square feet for library space and 10,000 square feet for a 99-seat Cultural Arts Center. The Library will contain reference materials and periodicals for children through teens to adults, meeting and reading rooms, and restrooms for the community and offices for staff. The Cultural Arts Center will contain a stage for live community performances, dressing rooms, lobby, offices, kitchenette, restrooms, and exhibition space.

A conceptual rendering of the Civic Center site is depicted in Figure 6, Illustrative Aerial Perspective From 15<sup>th</sup> Street, on page 34. It is important to note that Figure 6 represents a conceptual image of the project design features, and the architectural features are not exact. This image is only intended to provide a visual concept of the site plan design.





MOULE & POLYZOIS ARCHITECTS AND URBANISTS  
 TOLPIN & ASSOCIATES  
 HELMUTH OBATA + KASSABAUM

No Scale.



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Figure 6  
Illustrative Aerial Perspective  
From Fifteenth Street

**Table 2**  
**Civic Center/Metlox Development Project**  
**Summary Of Proposed Uses**

<b>Proposed Uses</b>	<b>Existing Development (sq. ft.)</b>	<b>Proposed Development (sq. ft.)</b>	<b>Net Increase (sq. ft.)</b>
<b>Civic Center Site</b>			
Fire Department	10,568	57,000 (combined)	26,432
Police Department	20,000		
Public Library	12,100	30,000	17,900
Cultural Arts Center	0	10,000	10,000
<b>Sub-Total</b>	<b>42,668</b>	<b>97,000</b>	<b>54,332</b>
<b>Metlox Commercial Development Site</b>			
Restaurants	N/A	6,400	6,400
Retail (misc.)	N/A	18,500	18,500
Bakery	N/A	2,168	2,168
Nursery Garden Store	N/A	2,500	2,500
Commercial Office	N/A	26,411	26,411
Day Spa	N/A	3,000	3,000
Inn (+/-40 rooms)	N/A	30,780	30,780
<b>Sub-Total</b>	<b>0</b>	<b>89,759</b>	<b>89,759</b>
<b>TOTAL</b>		<b>186,759</b>	<b>144,091</b>

### **Metlox**

The Metlox project consists of a mixed-use commercial development with subterranean parking, including some above-grade surface parking on the proposed 13<sup>th</sup> Street extension. The total floor area proposed is approximately 90,000 square feet comprised of retail, restaurant, a 40-room Bed and Breakfast lodging component, and office uses. The preliminary design envisions one- and two-story buildings oriented around the streets, outdoor plazas (paseos) and a Town Square. Some of the identified feature elements of the proposal include a Gateway Plaza, a Town Square, a Lookout Tower, outdoor dining and a bed and breakfast style inn.

As identified in the Design and Development Proposal submitted to the City by the Tolkin Group, the vision for the development of the Metlox block is to create a natural extension of Downtown Manhattan Beach while sensitively making the transition from commercial uses to the adjoining residential and

Civic Center uses. The Metlox development is seeking to provide a mix of local serving uses that will compliment the existing Downtown uses.

Approximately 30,000 square feet of the Metlox area is proposed to be devoted to public open space. Such space will include the Gateway Plaza, the Town Square, paseos and a sculpture garden. The Town Square will include a Lookout Tower element to offer public views of the pier, beach, ocean and other local landmarks in the Downtown area. An additional open space courtyard is proposed as a garden area for the proposed bed and breakfast inn.

An important aspect of this project is the pedestrian linkage between the Metlox Development and the Civic Center. Pedestrian circulation is designed to flow between the two sites providing a strong integration of the different land uses. Pedestrian circulation within the Metlox Development is centered around a “Town Square.” This public space may have a pre-approved set of activities that could be programmed for the Town Square on a regular basis. Pedestrian circulation around the site will be provided by sidewalks located contiguous to the perimeter streets (Valley Drive, Manhattan Beach Boulevard, Morningside Drive and 13th Street).

A conceptual rendering of the Metlox and Civic Center site is depicted in Figure 7 on page 37. It is important to note that Figure 7 represents a conceptual image of the project design features and the architectural features are not exact. This image is only intended to provide a visual concept of the site plan design.

### ***Town Square Programming***

The Metlox development will incorporate a “Town Square” atmosphere to provide a vibrant, interesting, interactive place for residents of Manhattan Beach to congregate, experience culture and have fun. This public space would have a pre-approved set of activities that could be programmed on the Town Square on a regular basis. The Town Square is anticipated to include decorative hardscape, landscaping (including trees and grass) fountains, a play area, public art, street furniture (including benches and tables, and chess or checkerboard sets). Possible activities and uses for the Town Square may include:

- **Patio Dining for Restaurants.** Estimated to be approximately 600 sq. ft. per each of two restaurants, or 1,200 sq. ft. In addition, the Bakery and Ice Cream store will have approximately 300 sq. ft. each, or 600 sq. ft. of outside seating for their customers.





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Figure 7  
Illustrative Aerial Perspective  
From Manhattan Beach Boulevard & Valley Drive

- **Live Music and Performance on the Square.** Music would likely include light Jazz, Classical, Swing or World Music during weekend day and evening hours; performance might include poetry and readings. Music would likely be performed without a stage or in some less frequent instances with a moveable temporary stage. Activities would be seasonal, depending on weather conditions and would most likely occur on weekends and on Friday evenings.
- **Children's Story-Time Readings on the Square.** Readings would likely be performed without a stage or in some less frequent instances with a moveable temporary stage. Activities would be seasonal, depending on weather conditions and would most likely occur on weekends, but may include some weekday mornings.
- **School Performances.** Such activities would include student plays and music performances which would be performed either without a stage or with a moveable temporary stage. Activities would be seasonal, depending on weather conditions and would most likely occur on weekday afternoons and evenings, and weekends.
- **Street Performers/Clowns/Face Painting on the Square.** Activities would likely be performed without a stage. Activities would be seasonal, depending on weather conditions and would most likely occur on weekends only.
- **Farmer's Market.** A Farmer's Market might include arts and crafts in addition to typical fresh fruits and vegetables, cheeses, fish, meat and poultry. Activities would be seasonal, depending on weather conditions and would most likely occur one day per week, which day would be selected in conjunction with downtown merchants.

### **Parking and Vehicular Access.**

The proposed parking will serve both the Civic Center and Metlox developments and may be designed to provide surplus parking for the downtown area. This opportunity to provide shared parking between the public and private components is a major consideration in the proposed design. The Civic Center functions, normally occurring between 8 a.m. to 5 p.m. (except for 24 hour-a-day public safety functions), provides an opportunity to allow usage of Civic Center parking facilities after work hours and on weekends. This is similar to the current arrangement at the Civic Center, which opens employee parking to the general public after 5 p.m.

#### ***Civic Center***

Access to public parking will be provided via 15<sup>th</sup> Street and one location off of Valley Drive. The public driveway at 15<sup>th</sup> Street, adjacent to the City Hall Building, will provide access to surface parking, as well as access to below grade parking via a driveway ramp located within the interior of the surface parking lot. An additional subterranean parking driveway will be provided on 15<sup>th</sup> Street

adjacent to the proposed Public Safety Facility for secured parking. The subterranean level will provide 116 secure parking spaces for Police/Fire functions and 87 spaces for Civic Center public and staff. The on-grade parking provides 61 secure spaces for Police/Fire and 86 spaces for Civic Center public and staff parking. The total number of spaces provided for the Civic Center is 350 (203 subterranean and 147 on-grade).

### ***Metlox***

The Metlox Development will include the code-required parking based on a shared use parking demand analysis. Required parking will be provided by a subterranean parking garage as well as surface parking. It is estimated that a total of 212 spaces will be required. Access driveways to the parking garage will be provided via Morningside Drive and Valley Drive. Service and delivery vehicles will be able to access the site from Valley Drive, 13<sup>th</sup> Street, and Morningside Drive. Morningside Drive between Manhattan Beach Boulevard and 13<sup>th</sup> Street is proposed to be restricted to a one-way street to allow for northward bound traffic only to alleviate congestion at the intersection of Morningside Drive and Manhattan Beach Boulevard. Valley Drive is currently a one way street in the vicinity of the project site.

The project includes a proposal to create a two-way thoroughfare on Valley Drive between 15<sup>th</sup> Street and 13<sup>th</sup> Street to alleviate congestion at the intersection of Valley Drive and Manhattan Beach Boulevard. Valley Drive currently provides two southbound only lanes in this vicinity. The project also includes the extension of 13th Street for vehicular traffic to provide through vehicular access from Highland Avenue to Valley Drive. This extension will include approximately 20 on-street parking spaces.

## **STATEMENT OF PROJECT OBJECTIVES**

As addressed above in the summary of on site uses, the current Police and Fire Department Facilities and Public Library building are considered to be overcrowded and functionally deficient. The proposed project provides an opportunity to integrate the two sites in a way that will create a small town community-oriented environment while at the same time improving the economic viability of the Downtown area through utilization of an underutilized property. As such, the following objectives have been identified for the Civic Center/Metlox Development project:

- To provide an introduction and gateway to the Downtown area;
- To replace undersized, functionally deficient buildings and to increase operational effectiveness of the Civic Center Public Safety Facilities;
- To replace a previous industrial use (the Metlox Potteries Plant), with a low-scale commercial development, which is compatible with the existing Downtown commercial area;

- To integrate the City of Manhattan Beach Civic Center with a low scale-community oriented commercial development;
- To provide a vibrant, interesting, interactive place for residents of Manhattan Beach to congregate, experience culture and have fun;
- To develop a Public Safety Facility, which houses and coordinates the activities of the police and fire departments in one facility;
- To incorporate open space areas (such as plazas and courtyards) and landscaping to the maximum extent feasible;
- To promote strong integration with the remainder of downtown including pedestrian orientation, a public plaza and/or other public uses;
- To integrate public parking at the site and promote shared parking operations between the two sites, as appropriate;
- To keep new commercial development at a low-scale and is architecturally compatible with the Downtown area; and
- To provide a mix of unique local serving commercial tenants who will compliment and not compete with, the existing Downtown uses, and;

### **REQUESTED DISCRETIONARY ACTIONS**

The proposed project will require discretionary approval by the City of Manhattan Beach City Council and the City Planning Commission. The project would undergo one of the following discretionary plan approval processes:

- Development Agreement, plus
  - a local coastal permit, and
  - a height variance for the tower element; or
- Master Land Use Permit, plus
  - a local coastal permit, and
  - a height variance for the tower element.



## **REVIEWING AGENCIES**

### **State Agencies**

The Governor's Office of Planning and Research has identified the agencies listed below as potential responsible agencies for the proposed project. As such, each of the agencies listed below have been notified that an EIR is being prepared for this project and have been requested to provide comments and feedback on the project, as applicable, with regards to their regulatory authority. Each of the following agencies will receive a copy of the Draft EIR for administrative review during the public review period.

- California Department of Transportation-Caltrans District 7;
- California Department of Fish and Game;
- Regional Water Quality Control Board, Los Angeles Region 4;
- The Resources Agency;
- California Coastal Commission;
- Department of Conservation;
- Department of Parks and Recreation, Resource Management Division;
- Native American Heritage Commission; and
- State Lands Commission;
- California Highway Patrol, Office of Special Projects.

### **Regional Agencies**

The following regional agencies listed below have been identified as having legal jurisdiction over all or part of the proposed project. The agencies listed below have been requested to provide feedback on the project with regards to their respective legal authority. Each of the following agencies will receive a copy of the Draft EIR for administrative review during the public review period:

- County Sanitation Districts of Los Angeles County; and
- South Coast Air Quality Management District.

### **Local Agencies**

The local agencies listed below have been identified as having legal jurisdiction over all or part of the proposed project. The agencies listed below have been requested to provide feedback on the project

with regards to their respective legal authority. Each of the following agencies will receive a copy of the Draft EIR for administrative review during the public review period.

- City of Manhattan Beach Police Department;
- City of Manhattan Beach Fire Department;
- City of Manhattan Beach Public Works Department; and
- City of Manhattan Beach Community Development Department.