

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Tuesday, April 29, 2014

6:00 PM

Adjourned Regular Meeting

City Council Chambers

Manhattan Village Shopping Center Enhancement Project

City Council

Mayor Amy Howorth

Mayor Pro Tem Wayne Powell

Councilmember Mark Burton

Councilmember Tony D'Errico

Councilmember David J. Lesser

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A. PLEDGE TO THE FLAG

At 6:05 PM, Mayor Amy Howorth called the meeting to order.

Miss Loy led the pledge of allegiance.

B. ROLL CALL

Present: 5 - Mayor Howorth, Mayor Pro Tem Powell, Councilmember Burton, Councilmember D'Errico and Councilmember Lesser

C. CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

City Clerk Tamura confirmed that the meeting was properly posted.

D. APPROVAL OF AGENDA AND WAIVER OF FULL READING OF ORDINANCES

A motion was made by Councilmember Lesser, seconded by Councilmember Burton, that this item be accept. The motion carried by the following vote:

Aye: 5 - Howorth, Powell, Burton, D'Errico and Lesser

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Connor Wohl, Aiden Nesicolaci, and Todd Wohl spoke regarding the First Annual Manhattan Beach Concours d'Elegance, a car show being organized at Mira Costa on May 31, 2014 and requested to put information on the City's website.

Viet Ngo spoke about the hiring of a City Manager, Interim City Manager, and Director of Community Development and urged members of the public to apply. He also spoke about alleged conspiracy and racketeering on the part of the City Council and the City Attorney.

Robert Bush spoke about endorsing Mayor Amy Howorth for State Assembly. He also spoke about the refunding of illegal street sweeping fees, the Manhattan Village Enhancement Project, and mansion building.

Antoinette Gill, a resident, spoke about concerns about parking and loitering problems on Oak Avenue, citing safety concerns.

Seeing no further request to speak, Mayor Howorth closed the floor to public comment on non-agenda items.

F. PUBLIC HEARINGS

1. Consideration of Certification of a Final Environmental Impact Report and Approval of a Master Use Permit Amendment, Height Variance and Master Sign Program/Exception for the Manhattan Village Shopping Center Enhancement Project at 2600 through 3600 Sepulveda Boulevard and 1220 Rosecrans Avenue (Director of Community Development Thompson). **13-0444**
- ADOPT RESOLUTION NO. RES 14-0025 CERTIFYING THE FINAL EIR AND RESOLUTION NO. RES 14-0026 APPROVING THE PROJECT WITH CONDITIONS CONSISTENT WITH THE CITY COUNCIL MOTION ON JANUARY 14, 2014**

Mayor Howorth reminded those in attendance of the Rules of Decorum.

The City Council discussed the process for the meeting and the scope of discussion.

Community Development Director Richard Thompson provided staff's recommendation and introduced Planning Director Laurie Jester who gave the staff report.

Mr. Larry J. Kosmont, Kosmont Companies, gave a PowerPoint presentation on the financial implications of the MB Village Expansion project.

Mark Neumann addressed the City Council as a property owner, concerned over the harm to his interests by the project.

An attorney from Lewis Brisbois Bisgaard & Smith LLP, representing the owners of 3500 Sepulveda, spoke about a settlement agreement from 2008 dealing with 3500 Sepulveda and the project's impacts on the rights of his clients.

Cory Briggs, representing 3500 Sepulveda, alleged that the City has not complied with CEQA.

Mr. English, a representatives from RREEF, gave a presentation at this juncture. He outlined the changes that have been made to the proposal.

At 10:10pm City Council took a recess until 10:18pm.

Jeremy Squire, Environmental Engineer on the EIR, spoke.

Mayor Howorth opened the floor to public comments.

Loralee Ogden commented that she thinks the correct path is somewhere between Mr. Neuman and what RREEF is proposing.

Mark Creegdon, from the Oak Avenue Group, commented he likes the village like atmosphere, and does not want an overbuilt mall.

Marvin Sintan, local commuter, is in favor of redevelopment of the mall. Thinks it is a great location for a pedestrian outlet and bike access.

Joanne Gallon spoke in favor of the expansion of the mall.

Bill Victor does not support parking garages.

Jim O'Callahan spoke about the Mall being designed in the Master Plan to be a regional draw, and the necessity of parking structures and that Manhattan Village cannot start from nothing. The longer this is delayed the less it is that the Village will be competitive.

Steve Callenbach supports updating the mall, but agrees with Mr. Neuman about the traffic analysis.

Patrick McBride spoke about the Sepulveda Bridge, and the combined gridlock due to the bridge and construction at the mall.

Laura Sholtz thinks Manhattan Beach has a massive problem with the mall project. Because of the traffic at The Point she would not shop there and thinks the Manhattan Village has the shops the residents could need.

Karol Wahlberg agrees with the previous two speakers, and does not think parking structures are the correct solution.

Viet Ngo asked whether the Council has read the entire EIR and clearly understand the EIR before they make the decision, and alleged violations of the law by the City Council.

Chris Petromedes spoke against the parking structures. Thinks the mall needs to focus on the experience, especially looking forward ten years.

Vicki Neumann spoke about the importance of Phase 3. Before Phase 2 disappears, make it first.

An unidentified resident spoke about concerns regarding safety at the mall and the surrounding neighborhoods. The speaker welcomes development but not too much.

Neil Boyer opposed the mall expansion due to the issues of bringing congestion/pollution/crime by being a regional draw.

Marie Calmy spoke regarding the conditions imposed on the developers, and that the conditions had been addressed, creating more open, green space. She also thinks some information provided against the parking structures is inaccurate.

Gerry O'Connor spoke in fear of the decision making process of the Council. He does not think that the conditions imposed on the developers has been addressed adequately, and why there is no development agreement, and that Council does not have enough information to make a decision tonight.

Diane Wallace spoke to clarify a few issues, concerning the soil under the Village,

Seeing no further requests to speak, Mayor Howorth closed the floor to public comment.

At this juncture the appellant was granted a rebuttal.

Cory Briggs alleged issues concerning CEQA.

Mr. Neumann spoke about not having a desire to delay the project.

A second attorney representing Mr. Neumann spoke regarding the submission of a letter.

A motion was made by Mayor Pro Tem Powell, Seconded by Councilmember Burton, to continue the public hearing until May 20, 2014 at 5:00pm, at which time the City Council will have an opportunity to ask additional questions, provide additional documents, then the City Council will deliberate and make a decision.

Councilmember Burton offered a friendly amendment that the public will only be allowed to comment on the draft resolution and amendments and the draft resolutions.

The motion with the friendly amendment was passed by the following vote:

Aye: 5 - Howorth, Powell, Burton, D'Errico and Lesser

G. OTHER COUNCIL BUSINESS, COMMITTEE AND TRAVEL REPORTS, FUTURE DISCUSSION ITEMS

Councilmember Lesser reported that he attended the Chamber of Commerce Business Leader's Summit.

Mayor Pro Tem Powell stated he always makes his decisions based on what is best for the community.

Councilmember D'Errico reported he was also present for part of the Chamber's Business meeting, along with Councilmember Burton.

H. ADJOURNMENT

At 12:20 AM, the April 29, 2014, City Council Adjourned Regular Meeting was adjourned to the 8:00 AM, City Council Closed Session of Saturday May 2, 2014, in the Management Services Department, City Manager's Conference Room.