

April 11, 2017

City of Manhattan Beach
Community Development Department
1400 Highland Avenue
Manhattan Beach, CA 90266

Hand Delivered

RE: Appeal of Planning Commission decision of March 29, 2017, to allow
Expansion of Skechers retail store at 1115, 1117, 1121 Manhattan Avenue

The purpose of this letter and the attached Master Application Form is to appeal the decision of the Planning Commission on March 29, 2017, which permits the expansion of the Skechers retail store at the corner of Manhattan Avenue and Manhattan Beach Blvd in "Downtown" Manhattan Beach. Their decision is contrary to Interim Zoning Ordinance 16-0009-U, and the intent of the recently completed Downtown Specific Plan (DSP).

The Downtown Specific Plan allows for discretion through the Conditional Use Permit (CUP) process. The Planning Commission approved the CUP based on an argument that a little influence over the exterior façade (i.e., the façade will make the Skechers retail store "appear" as if it is three separate stores) merits ignoring the spirit and quantitative specifics of the Downtown Specific Plan. The interior of the store will exceed the maximum allowable under the Interim Zoning Ordinance as well as the Downtown Specific Plan – making it appear larger, and actually be larger than the 1,600 sq ft allowed under both the IZO and the DSP. This is contrary to the ideals set forth in the DSP for retail stores to exhibit a "small-town downtown" character.

We respectfully request City Council to schedule this matter for further public discussion at a date later than April 18, 2017.

Sincerely,



Martha Andreani

117 – 10th Street, Manhattan Beach, CA 90266



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted:
Received By:
F&G Check Submitted:

1115, 1117, 1121 Manhattan Ave.

Project Address

Lots 12 and 13, Block 12, Manhattan Beach Division #2

Legal Description

General Plan Designation

Zoning Designation

Area District

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

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

☐ Major Development (Public Hearing required)

☐ Public Hearing Required (due to UP, Var, ME)

☐ Minor Development (Public Hearing, if requested)

☐ No Public Hearing Required

Submitted Application (check all that apply)

☒ Appeal to PC/PPIC/BBA/CC	4225	\$500	☐ Use Permit (Residential)	4330
☐ Coastal Development Permit	4341		☐ Use Permit (Commercial)	4330
☐ Continuance	4343		☐ Use Permit Amendment	4332
☐ Cultural Landmark	4336		☐ Variance	4331
☐ Environmental Assessment	4225		☐ Park/Rec Quimby Fee	4425
☐ Minor Exception	4333		☐ Pre-application meeting	4425
☐ Subdivision (Map Deposit)	4300		☐ Public Hearing Notice	4339
☐ Subdivision (Tentative Map)	4334		☐ Lot Merger/Adjust./\$15 rec. fee-4225	
☐ Subdivision (Final)	4334		☐ Zoning Business Review	4337
☐ Subdivision (Lot Line Adjust.)	4335		☐ Zoning Report	4340
☐ Telecom (New or Renewed)	4338		☐ Other	

Fee Summary: (See fees on reverse side)

Total Amount: \$ _____ (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Martha Andreani (and the Downtown Residents Group)

Name

117-10th Street, Manhattan Beach, CA 90266

Mailing Address

None

Applicant(s)/Appellant(s) Relationship to Property

Martha Andreani (310) 372-9061 mandreani09@gmail.com

Contact Person (include relation to applicant/appellant)

Phone number / email

same as above

Address

Martha J Andreani

Applicant(s)/Appellant(s) Signature

Phone number / email

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

see attached

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)

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We _____ being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in this application and that
the foregoing statements and answers herein contained and the information herewith submitted
are in all respects true and correct to the best of my/our knowledge and belief(s).

Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Print Name

Mailing Address

Telephone/email

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____
by _____, proved to me
on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature
Notary Public

SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit

Public hearing – no other discretionary approval required:	\$ 4,727	✉
Public hearing – other discretionary approvals required:	2,083	✉
No public hearing required – administrative:	1,287	✉

Use Permit

Use Permit:	\$ 6,207	✉
Master Use Permit:	9,578	✉
Master Use Permit Amendment:	4,972	✉
Master Use Permit Conversion:	4,564	✉

Variance

Filing Fee:	\$ 6,001	✉
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Minor Exception

Without notice:	\$ 1,434	
With notice:	1,929	✉

Subdivision

Certificate of Compliance:	\$ 1,604	
Final Parcel Map + mapping deposit:	520	
Final Tract Map + mapping deposit:	720	
Mapping Deposit (paid with Final Map application):	500	
Merger of Parcels or Lot Line Adjustment:	1,119	
Quimby (Parks & Recreation) fee (per unit/lot):	1,817	
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,291	
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,511	✉
Tentative Tract Map (5 or more lots / units):	4,007	✉

Environmental Review (contact Planning Division for applicable fee)

Environmental Assessment (no Initial Study prepared):	\$ 215	
Environmental Assessment (if Initial Study is prepared):	3,040	
Fish and Game/CEQA Exemption County Clerk Posting Fee ² :	75	

✉ **Public Hearing Notice** applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable: \$ 70

²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)