CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT

TO: Planning Commission

FROM: Anne McIntosh, Interim Director of Community Development

BY: Ted Faturos, Assistant Planner

DATE: March 29, 2017

SUBJECT: Consideration of a Use Permit for the expansion of an existing retail use that would result in a retail space over 1,600 square feet of Buildable Floor Area located at 1115, 1117, 1121 Manhattan Avenue (Skechers USA, Inc.)

RECOMMENDATION:
Staff recommends that after **CONDUCTING** a Public Hearing and **CONSIDERING** all the evidence presented, the Planning Commission **ADOPT** the attached Draft Resolution (Exhibit A) adopting a Use Permit and conditionally approving the project.

APPLICANT:
Skechers USA, Inc.
Tim Ball, VP Commercial Development
225 S. Sepulveda Boulevard
Manhattan Beach, CA 90266

BACKGROUND:
The subject site is an existing Skechers retail space located at 1117 and 1121 Manhattan Avenue. Skechers wishes to merge their existing retail space with a vacant neighboring retail space located at 1115 Manhattan Avenue, thereby creating a larger single retail space.

Although the proposed use is a permitted use in the Downtown Commercial (CD) zone, any retail use over 1,600 square feet of Buildable Floor Area needs a use permit as required by the provisions of the Downtown Interim Zoning Ordinance (IZO) 16-0009-U (Exhibit B).

PROJECT OVERVIEW:

	LOCATION
Location	1115, 1117, 1121 Manhattan Avenue, between Manhattan Beach Boulevard and 11th Place (See Vicinity Map)
Legal Description	Lots 12 and 13, Block 12, Manhattan Beach Division #2
Area District	III

LAND USE

General Plan	Downtown Commercial	
Zoning	CD, Downtown Commercial	
Land Use	Existing	Proposed
	3,435 square feet (total BFA) of retail space for a single tenant	4,829 square feet (total BFA) of retail space for a single tenant
Neighboring Zoning/Land Uses	North (across Manhattan Beach Boulevard)	CD, Downtown Commercial
	South (across 11th Place)	CD, Downtown Commercial
	East (across Manhattan Avenue)	CD, Downtown Commercial
	West (across Ocean Drive)	PS, Public and Semi-Public

PROJECT DETAILS

	Proposed (existing)	Code Requirement (IZO)
Buildable Floor Area	4,829 square feet	1,600 square feet

DISCUSSION:

Background-Proposed Project

The existing Skechers store occupies a 3,435 square foot retail space located at 1117 and 1121 Manhattan Avenue. The current store is part of a larger multi-tenant building located at the southwest corner of Manhattan Beach Boulevard and Manhattan Avenue in Downtown Manhattan Beach. Skechers wishes to expand their retail footprint and merge their existing store with the neighboring 1,394 square foot space located at 1115 Manhattan Avenue; formerly occupied by Quatrine, an interior design and furniture store. The other spaces in the building are occupied by Mangiamo Ristorante & Bar (128 Manhattan Beach Boulevard), and a vacant tenant space (1113 Manhattan Avenue) formerly occupied by Lucky Brand Jeans. The Skechers retail space resulting from the expansion will be 4,829 square feet of Buildable Floor Area (BFA). Exhibit C contains the municipal code's definition of Buildable Floor Area.

In June 2016, the City Council passed an Interim Zoning Ordinance (IZO) 16-0009-U requiring a Use Permit for the establishment of a retail use exceeding 1,600 square feet of BFA. Although the existing Skechers retail store already exceeds 1,600 square feet of BFA and is thus unaffected by the IZO, any square footage added to the existing tenant space like the proposed expansion would trigger the need for a Use Permit under the IZO.

Downtown Specific Plan

In February 2017, the City Council authorized final transmittal of the Downtown Specific Plan to the California Coastal Commission for certification, with the City scheduled to transmit the Plan in March 2017. The Downtown Specific Plan won't become effective until the Coastal Commission certifies the Plan, a process expected to take at least six months to a year from the date of transmittal, pending any changes directed by the Coastal Commission. As a result, the proposed project is not yet under the jurisdiction of the Downtown Specific Plan, but must still comply with the requirements of the IZO.

Although the proposed project is not subject to the Downtown Specific Plan's requirements, Staff has asked Skechers to provide extra information on their proposed plans (Exhibit D) in order to gauge the proposed project's compliance with the Downtown Specific Plan's new development standards, as these are the standards and guidelines envisioned by the community and the City Council for future development in the Downtown. Staff requested that Skechers pay particular attention to maximum square footage of sales floor area, maximum individual tenant frontage, and maximum façade transparency.

Square Footage

The Downtown Specific Plan requires a Use Permit for any retail use with over 1,600 square feet of sales floor area, while the IZO's square footage cap is based off of Buildable Floor Area (BFA). Sales floor area is different, and smaller, than Buildable Floor Area (BFA), as sales floor area is defined in the Downtown Specific Plan as:

> *"the total area of a tenant space, measured from the inside walls, excluding rooms or areas that are permanently inaccessible to the public, including but not limited to storage rooms, offices associated with the retail tenant, mechanical rooms, bathrooms, and common areas shared with other tenants in the building."*

Skechers existing tenant space (1117 and 1121 Manhattan Avenue) has 1,419 square feet of sales floor area, out of a Buildable Floor Area of 3,435 square feet. The neighboring space (1115 Manhattan Avenue) that Skechers wishes to expand into has a sales floor area of 764 square feet out of a Buildable Floor Area of 1,394 square feet. If approved, the total expanded tenant space will have a total of 2,183 square feet of sales floor area and 4,829 square feet of Buildable Floor Area. Thus, the project's proposed 2,183 square feet of sales floor area will exceed the Downtown Specific Plan's 1,600 square foot sales floor area Use Permit threshold by 36.44%, while the project's proposed Buildable Floor Area will exceed the IZO's Use Permit threshold by 301.81%. The proposed project's expanded Buildable Floor Area triggers a Use Permit under the IZO. Furthermore, the proposed project's expanded sales floor area would trigger a Use Permit if the Downtown Specific Plan were currently effective. This information is distilled in the following summary:

	Current Skechers Store 1117 & 1121 Manhattan Avenue	**Neighboring Space** 1121 Manhattan Avenue	**Expanded Skechers Store** 1115, 1117, & 1121 Manhattan Avenue
Buildable Floor Area (BFA)	3,435 sq ft	1,394 sq ft	4,829 sq ft
Sales Floor Area (SFA)	1,419 sq ft	764 sq ft	2,183 sq ft
IZO Requires a Use Permit? BFA > 1,600 sq ft BFA	No (grandfathered)	No	Yes 4,829 sq ft > 1,600 sq ft **301.81% over 1,600 sq ft BFA**
DTSP Requires a Use Permit? SFA > 1,600 sq ft SFA	No	No	Yes 2,183 sq ft > 1,600 sq ft **36.44 % over 1,600 sq ft SFA**

Tenant Frontage

The Downtown Specific Plan also sets requirements for maximum individual tenant frontage along Manhattan Beach Boulevard, Highland Avenue, and Manhattan Avenue. The maximum individual tenant frontage is intended to prevent a single tenant from consolidating multiple store fronts into an oversized space that would disrupt the rhythm, pattern, and pedestrian-oriented scale of the buildings on the street.

The maximum individual tenant frontage is based on lot depth as defined in the Downtown Specific Plan, with a maximum individual tenant frontage of 35 feet for lots 35 feet or more in depth or a maximum individual tenant frontage of 50 feet for lots with less than 35 feet in depth. The Plan has more refined tenant frontage regulations for corner lots that would apply to the building partly occupied by Skechers:

> *For corner lots the Director of Community Development will determine on a case by case basis which storefront would be subject to the maximum tenant frontage of 35 feet or 50 feet, with the Director taking into account the lot's development, size, slope, and the tenant patterns of the surround blocks. Key to the Director's determination on the appropriate maximum tenant frontage for corner lots would be consistency with surrounding development, maintaining and enhancing pedestrian-orientated orientation, and encouraging an active, lively streetscape.*

After analyzing the property's characteristics, it has been determined that the 35 foot maximum individual tenant frontage would apply to the Manhattan Avenue side of the property, and a 50 foot maximum individual tenant frontage would apply to the eastern two-thirds of the Manhattan Beach Boulevard frontage, with a 35 foot maximum individual tenant frontage applying to the western one-third of the building where Mangiamo is located. The Downtown Specific Plan allows tenants to exceed the maximum individual tenant frontage requirement if a Variance is obtained.

The current Skechers space has about 50 feet of frontage along its Manhattan Avenue side, exceeding the 35 foot maximum individual tenant frontage set by the Downtown Specific Plan. There is also 50 feet of frontage along the Manhattan Beach Boulevard, meeting the 50 foot maximum tenant frontage set by the Downtown Specific Plan.

Skechers' proposed expansion will increase their Manhattan Avenue tenant frontage from about 50 feet to about 70 feet. Skechers will, however, provide three completely different façade treatments to the expanded Manhattan Avenue façade, employing three distinct architectural styles that help break up the larger façade. This three-part façade design helps establish a rhythm that fits into the small town scale of existing Downtown businesses. Furthermore, a separate Manhattan Avenue entrance will be kept from the prior tenant space so that there will be two entrances in different sections of the tenant space in an effort to further break up the look and feel of the proposed Skechers space. The Manhattan Beach Boulevard frontage is unaffected by the proposed project. The IZO does not address individual tenant frontage.

Façade Transparency

Another new development standard introduced by the Downtown Specific Plan is the façade transparency requirement. The facade transparency requirement is intended to encourage commercial façade design that encourages more lively streets by providing visual interest for pedestrians. This standard requires that at least 70% of a building's façade be transparent, such as clear glass windows and/or doors, measured between two-and-a-half feet and eight feet off the sidewalk grade. Corner properties have a slightly different standard as described in the plan:

> *Corner properties at the intersections of Manhattan Beach Boulevard and Highland Avenue, as well as Manhattan Beach Boulevard and Manhattan Avenue, must provide a minimum of 70% facade transparency on the primary frontage of the corner building, as determined by the Director of Community Development. The non-primary frontage of corner buildings at said intersections must attempt to meet a minimum 60% facade transparency. If 60% facade transparency cannot be reached, due to structural limitations, extreme topographic situations or floor plan configuration, including but not limited to the location of offices, dressing rooms, safes, kitchens, mechanical equipment or similar constraints, architectural elements consistent with the Chapter 6 Design Guidelines must be added to the non-primary frontage in order to create visual interest along the building side, as determined to be appropriate by the Director of Community Development.*

The Manhattan Avenue frontage is the primary frontage and requires 70% transparency. The proposed project provides about 75% transparency on the Manhattan Avenue frontage, exceeding the minimum 70% transparency requirement. The Manhattan Beach Boulevard frontage is the non-primary frontage and requires a minimum of 60% transparency. The proposed project provides 27% transparency for the Manhattan Beach Boulevard frontage, falling short of the 60% requirement. There are, however, unique topographic characteristics that affect the Manhattan Beach Boulevard frontage, and the tenant space

has storage in the rear of the store that makes transparency along its side counterproductive. As mentioned above, the Specific Plan requires that non-primary facades on corners which cannot meet the 60% transparency requirement must nonetheless provide architectural elements that provide visual interest; and Skechers has agreed to do this as shown on the plans. The IZO does not address façade transparency.

REQUIRED FINDINGS

Section 10.84.060 of the Manhattan Beach Zoning Code provides the findings that are necessary to approve a Use Permit. Staff believes all findings can be met as follows:

1. *The proposed location of the use is in accord with the objectives of this title and the purpose of the district in which the site is located;*

The stated purpose of the CD zone is as follows:

> **CD Downtown Commercial District**: To provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. This district is intended to accommodate a broad range of community businesses and to serve beach visitors.

Skechers is a retail sales use, and retail sales is one of the key uses that make up any thriving downtown commercial district. Skechers expanded retail footprint would complement existing Downtown Manhattan Beach retailers.

2. *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;*

The General Plan describes the Downtown Commercial Land Use Category as follows:

> The Downtown Commercial category applies only to the Downtown, an area of 40+ blocks that radiates from the intersection of Manhattan Beach Boulevard and Highland Avenue. Downtown provides locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers. The maximum FAF for commercial or mixed-used development is 1.5:1, and the maximum residential density is 51.3 units per acre.

The proposed expansion of the retail sale of shoes and related sportswear poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare.

The proposed location of the use and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan, since the project site is classified as Downtown

Commercial which allows for a diverse mix of complementary commercial uses. Specifically, the project is consistent with the following Goals of the General Plan, as well as other Goals and Policies as stated in the draft Resolution:

> *Goal LU-3: Achieve a strong, positive community aesthetic.*
>
> *Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.*
>
> *Goal LU-7: Continue to support and encourage the viability of Downtown area of Manhattan Beach.*

3. *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and*

The proposed expansion of an existing commercial retail use is determined to be in compliance with applicable provisions of the (CD) Downtown Commercial zone, and the required notice, hearing and findings for the Use Permit.

4. *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

Skechers proposed retail expansion will not adversely impact neighboring properties, as the space that Skechers is expanding into is already a retail use (interior design services and furniture sales), and thus does not constitute an intensification of use. Skechers has made a good faith effort to mitigate the aesthetic impacts of their enlarged space by providing three different façade treatments on the Manhattan Avenue frontage. Skechers unique design for the Manhattan Avenue frontage visually breaks up the single façade into what looks like three separate and distinct storefronts, insuring that the village-like scale and rhythm of existing Downtown businesses is maintained.

The IZO also requires that the following findings be made for any retailer seeking a use permit for retail tenant spaces exceeding 1,600 square feet of BFA:

1. *The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.*

The expanded Skechers store will not impact the residential quality of life, as there is no intensification of use considering that the proposed expanded retail use is replacing an existing retail use. The use will provide a broader range of products for Manhattan Beach residents. Furthermore, the building is more than 150 feet away from the nearest residential property.

2. *The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly small town atmosphere and a sound economy.*

The proposed project helps preserve the Downtown's small town atmosphere by employing a thoughtful design that complements the existing scale of neighboring storefronts and buildings. The proposed project's design is clean, attractive, and pedestrian oriented. Furthermore, the proposed project contributes to the Downtown's sound economy by having a proven, successful business expand their footprint in order meet the needs of their customers.

3. The proposed use is consistent with the Downtown Design Guidelines.

The proposed use is consistent with the 1998 Downtown Design Guidelines (Exhibit E), and makes a strong effort to meet or exceed the Design Guidelines found in the Downtown Specific Plan. The proposed store has pedestrian-oriented facades with attractive architectural features, including two well-defined store entries. As mentioned above, the proposed project's Manhattan Avenue façade has been broken up into three distinct styles that make the larger store look like three smaller stores, helping to maintain the existing rhythm of smaller store fronts and a village feel.

The proposed space's Manhattan Avenue facade exceeds the minimum 70% transparency requirement, and Skechers has agreed to provide elements of visual interest on the Manhattan Beach Boulevard façade which is not meeting the minimum 60% minimum transparency requirement as shown in the attached plans.

4. The proposed use will contribute to a balance of mix of uses, which serves the needs of both local and nonlocal populations.

Skechers has maintained a retail presence in Downtown Manhattan Beach since June 1995, and the proposed expansion will continue to insure that the Downtown has a strong mix of retailers in a climate where retailers are shrinking their footprints or closing stores all together. Skechers is one of the few stores in the Downtown that is primarily focused on selling shoes, and Skechers sells a tremendous variety of shoes at several different price points that appeal to wide cross section of local and non-local customers.

PUBLIC INPUT

A notice of the public hearing for this application was mailed to all owners of property within 500 feet of the project site boundaries and was published in the Beach Reporter on March 16, 2017.
As of the writing of this report, Staff has received one public comment on the project from a Downtown resident who opposes Skechers' proposed retail expansion (see Exhibit F).

DEPARTMENT COMMENTS

The Building Division and Public Works Engineer Division does not oppose approval of subject request provided that they adhere to all current Building Codes and other Manhattan Beach Municipal Code and standards conditions, which will be addressed in plan check. There were no conditions or opposition from the Fire and the Police Departments.

COASTAL DETERMINATION
Pursuant to the City's Local Coastal Program, A.96.050, a Coastal Development Permit is not required for the proposed project since the proposed work is a tenant improvement in an existing commercial building that does not change the use or intensity of the structure.

ENVIRONMENTAL DETERMINATION
Pursuant to the California Environmental Quality Act (CEQA), Class I, the subject Use Permit is determined to be categorically exempt from environmental review in that it is a minor alteration within an existing facility and will not be significantly expanding any uses.

CONCLUSION:
Based upon the evidence presented at the hearing, staff recommends that the Planning Commission adopt the attached Resolution adopting the Use Permit approving the project as submitted, or revised.

ALTERNATIVES
1. **APPROVE** the project and adopt the attached Resolution, or:
2. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.
3. **DIRECT** Staff accordingly.

ATTACHMENTS
Exhibit A: Draft Resolution PC 17-XX
Exhibit B: Interim Zoning Ordinance 16-0009-U
Exhibit C: Definition of Buildable Floor Area
Exhibit D: Proposed Plans, Cover Sheet Dated 12/21/2016
Exhibit E: 1998 Downtown Design Guidelines
Exhibit F: Public Comment, as of March 21, 2017
Exhibit G: Skechers Written Request and Master Application

c: Tim Ball, Skechers VP Commercial Development

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RESOLUTION NO. PC 17-XX

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT ALLOWING THE EXPANSION OF AN EXISTING RETAIL USE THAT WOULD RESULT IN A RETAIL SPACE OVER 1,600 SQUARE FEET OF BUILDABLE FLOOR AREA LOCATED AT 1115, 1117, 1121 MANHATTAN AVENUE (SKECHERS USA, INC)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby makes the following findings:

A. Pursuant to applicable law, the Planning Commission of the City of Manhattan Beach conducted a public hearing on March 29, 2017, to consider a request submitted by Skechers USA, Inc for a use permit for the expansion of an existing retail use that would result in a retail space over 1,600 square feet of Buildable Floor Area for a total of 4,829 square feet of Buildable Floor Area.

B. On July 5, 2016, the City Council passed the Downtown Interim Zoning Ordinance (IZO) 16-0009-U, requiring a use permit for any new retail space exceeding 1,600 square feet of Buildable Floor Area (BFA).

C. The subject property located at 1115, 1117, 1121 Manhattan Avenue is legally described as Lots 12 and 13, Block 12, Manhattan Beach Division #2.

D. The subject property is located in Area District III and is zoned CD, Downtown Commercial. The properties to the north, east, and south are also zoned CD, Downtown Commercial. The property to the west is zoned PS, Public and Semi-Public. The subject property is classified Downtown Commercial in the Manhattan Beach General Plan.

E. The applicant for the use permit is Skechers USA, Inc.

F. The subject property is located in a multi-tenant commercial center, which include Mangiamo Ristorante & Bar (128 Manhattan Beach Boulevard), and a vacant tenant space (1113 Manhattan Avenue) formerly occupied by Lucky Brand Jeans.

G. The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines because it is a minor alteration within an existing facility and will not significantly expand any use.

H. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

I. Pursuant to the City's Local Coastal Program, A.96.050, a Coastal Development Permit is not required for the proposed project since the proposed work is a tenant improvement in an existing commercial building that does not change the use or intensity of the structure.

J. Pursuant to Section 10.84.060 the following findings are made with respect to the subject Use Permit:

1. **The proposed location of the use is in accord with the objectives of this title and the purpose of the district in which the site is location;**

   Skechers is a retail sales use, and retail sales is one of the key uses that make up any thriving downtown commercial district. Skechers expanded retail footprint would complement existing Downtown Manhattan Beach retailers.

2. **The proposed location of the use and the proposed conditions under which it would**

be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;

The proposed expansion of the retail sale of shoes and related sportswear poses no detrimental effects to the public health, safety, or welfare of persons residing or working on the proposed project site, or to the adjacent or neighborhood; and will not be detrimental to properties or improvements in the vicinity or to the general welfare.

The proposed location of the use and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan, since the project site is classified as Downtown Commercial which allows for a diverse mix of complementary commercial uses. Specifically, the project is consistent with the following Goals of the General Plan, as well as other Goals and Policies as stated in the draft Resolution:

Goal LU-3: Achieve a strong, positive community aesthetic.

Goal LU-5: Encourage high quality, appropriate private investment in commercial areas of Manhattan Beach.

Goal LU-7: Continue to support and encourage the viability of Downtown area of Manhattan Beach.

3. **The propose use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and**

   The proposed expansion of an existing commercial retail use is determined to be in compliance with applicable provisions of the (CD) Downtown Commercial zone, and the required notice, hearing and findings for the Use Permit.

4. **The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

   Skechers proposed retail expansion will not adversely impact neighboring properties, as the space that Skechers is expanding into is already a retail use (interior design services and furniture sales), and thus does not constitute an intensification of use. Skechers has made a good faith effort to mitigate the aesthetic impacts of their enlarged space by providing three different façade treatments on the Manhattan Avenue frontage. Skechers unique design for the Manhattan Avenue frontage visually breaks up the single façade into what looks like three separate and distinct storefronts, insuring that the village-like scale and rhythm of existing Downtown businesses is maintained.

K. Pursuant to Downtown Interim Zoning Ordinance City Council Ordinance 16-0009-U, the following findings are made with respect to the subject Use Permit:

1. **The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.**

   The expanded Skechers store will not impact the residential quality of life, as there is no intensification of use considering that the proposed expanded retail use is replacing an existing retail use. The use will provide a broader range of products for Manhattan Beach residents. Furthermore, the building is more than 150 feet away from the nearest residential property.

2. **The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly small town atmosphere and a sound economy.**

   The proposed project helps preserve the Downtown's small town atmosphere by employing a thoughtful design that complements the existing scale of neighboring storefronts and buildings. The proposed project's design is clean, attractive, and pedestrian oriented. Furthermore, the proposed project contributes to the Downtown's sound economy by having a proven, successful business expand their footprint in order meet the needs of their customers.

3. **The proposed use is consistent with the Downtown Design Guidelines.**

   The proposed use is consistent with the 1998 Downtown Design Guidelines (Exhibit D), and makes a strong effort to meet or exceed the Design Guidelines found in the Downtown Specific Plan. The proposed store has pedestrian-oriented facades with attractive architectural features, including two well-defined store entries. As mentioned above, the proposed project's Manhattan Avenue façade has been broken up into three distinct styles that make the larger store look like three smaller stores, helping to maintain the existing rhythm of smaller store fronts and a village feel.

   The proposed space's Manhattan Avenue facade exceeds the minimum 70% transparency requirement, and Skechers has agreed to provide elements of visual interest on the Manhattan Beach Boulevard façade which is not meeting the minimum 60% minimum transparency requirement.

4. **The proposed use will contribute to a balance of mix of uses, which serves the needs of both local and nonlocal populations**.

   Skechers has maintained a retail presence in Downtown Manhattan Beach since June 1995, and the proposed expansion will continue to insure that the Downtown has a strong mix of retailers in a climate where retailers are shrinking their footprints or closing stores all together. Skechers is one of the few stores in the Downtown that is primarily focused on selling shoes, and Skechers sells a tremendous variety of shoes at several different price points that appeal to wide cross section of local and non-local customers.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject application subject to the following conditions:

Operational

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on March 29, 2017. Any substantial deviation from the approved plans or project description shall require approval from the Planning Commission. A reconfiguring of the expanded tenant space's sales floor area that does not result in a net gain of sales floor area will not be considered a substantial deviation from the approved plans and project description, and will not require approval of the Planning Commission.

2. In the event that the business known as Skechers should vacate the premises, the tenant space at 1115, 1117, and 1121 Manhattan Avenue may be occupied by another similar use, and retain the benefits of this Use Permit, if upon its review, the Department of Community Development determines that the replacement use has the same use characteristics as Skechers.

3. Skechers will be required to maintain three separate façade treatments along its 70 foot Manhattan Avenue frontage in order to give the impression of three separate, distinct storefronts. Each façade along Manhattan Avenue shall have a unique architectural style that will help establish a rhythm that fits into the small town scale of existing Downtown

businesses.

4. Skechers shall submit plans to plan check that provide visual interest on the large, blank Manhattan Beach Boulevard façade to the satisfaction of the Director of Community Development consistent with the design guidelines of the Downtown Specific Plan.

5. Televisions or similar electronic displays used for marketing purposes shall not be allowed to be displayed in store windows.

Building Department

6. All work shall comply with the California Codes which includes: 2016 Uniform Building Code, 2016 Uniform Mechanical Code, 2016 Uniform Plumbing Code and 2016 Electrical Code.

Procedural

7. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.

8. This Use Permit shall lapse two years after its date of approval, unless implemented or renewed pursuant to 10.84.090 of the Municipal Code.

9. The applicant/business owner shall cooperate with the Department of the Community Development in its conduct of periodic reviews for compliance of conditions of approval.

10. Pursuant to Public Resources Code Section 21089 (b) and the Fish and Game Code Section 711.4 (c), the project is not operative, vested, or final until the requiring filing fees are paid.

11. The applicant must submit in writing to the City of Manhattan Beach acceptance of all conditions within 30 days of approval of Use Permit.

12. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.

13. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* Skechers shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. Skechers shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify Skechers of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify Skechers of any claim, action, or proceeding, or it if the City fails to reasonably cooperate in the defense, Skechers shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. Skechers shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require Skechers to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. Skechers shall deposit that amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on March 29, 2017 and that the Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Anne McIntosh
Secretary to the Planning Commission

_____

Rosemary Lackow
Recording Secretary

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Exhibit B

ORDINANCE NO. 16-0009-U

AN INTERIM ORDINANCE OF THE CITY OF MANHATTAN BEACH REQUIRING A USE PERMIT FOR THE FOLLOWING USES IN THE DOWNTOWN COMMERCIAL ZONE: (1) ANY OFFICE, BUSINESS OR PROFESSIONAL; BANKS AND SAVINGS & LOANS; CATERING SERVICES, OR COMMUNICATION FACILITIES, PROPOSED TO BE LOCATED ON THE GROUND FLOOR STREETFRONT; AND (2) ANY RETAIL USE PROPOSED TO HAVE MORE THAN 1,600 SQUARE FEET OF BUILDABLE FLOOR AREA; AND DECLARING THE URGENCY THEREOF

THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH DOES ORDAIN AS FOLLOWS:

SECTION 1. Notwithstanding any other ordinance or provision of the Manhattan Beach Municipal Code, no application for a building permit, site plan review, or any land use entitlement shall be accepted for processing or approved, for the uses listed in Section 3 below, proposed to be located in the area zoned CD Downtown Commercial District unless the City has issued a use permit for such use. The CD Downtown Commercial District is depicted on Exhibit A, which is incorporated by this reference.

SECTION 2. This Ordinance shall expire, and the use permit requirement required hereby shall terminate, 45 days after the date of adoption of this Ordinance, unless extended by the City Council at a regularly noticed public hearing, pursuant to California Government Code Section 65858.

SECTION 3. A use permit is required prior to the establishment of the following uses, as those uses are defined in the Zoning Code: (1) Any business or professional office, bank and savings & loan, catering service, or communication facility, proposed to be located on the ground floor streetfront; and (2) Any retail sales use proposed to have more than 1,600 square feet of buildable floor area.

SECTION 4. In addition to the findings required by state law and the Manhattan Beach Municipal Code and in conjunction with the approval of a use permit for the uses listed in Section 3 above, the City shall not approve a use permit unless it makes the following findings:

A. The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.
B. The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly small town atmosphere and a sound economy.
C. The proposed use is consistent with the Downtown Design Guidelines.
D. The proposed use will contribute to a balanced mix of uses, which

serves the needs of both local and nonlocal populations.

E. The proposed use would not impact parking availability, traffic, noise, pollution, and public health, safety and welfare.

SECTION 5. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance would have a significant effect on the environment, because the Ordinance will impose greater limitations on development in the City by requiring a use permit prior to the establishment of any of the uses listed in Section 3 above, and will thereby serve to reduce potential significant adverse environmental impacts. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 6. Penalty. Violation of any provision of this Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed $1,000 or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance. In addition to the foregoing, any violation of this Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.

SECTION 7. Legislative Findings. The City is currently studying land uses in the Downtown Commercial District, which may require amendments to the City's General Plan, Zoning Ordinance and Local Coastal Program. Staff has drafted a specific plan for the area, which will be considered by the City's Planning Commission and City Council at duly noticed public hearings in the near future. Any amendments would also require an amendment to the City's Local Coastal Plan. The City Council finds that property owners are likely to submit applications for land use entitlements for the uses listed in Section 3 above. Due to the proliferation of the uses listed in Section 3 above, the City needs to adopt this Ordinance to give the City time to establish permanent regulations for uses that may conflict with future General Plan, Zoning Code, Local Coastal Program provisions, and, if adopted, a future Specific Plan.

The City intends to consider the adoption of permanent regulations within a reasonable time. The Planning Commission, the City Council and the people of Manhattan Beach require a reasonable, limited, yet sufficient period of time to establish permanent regulations for such uses in the Downtown Commercial Zone. Given the time required to schedule and conduct duly noticed public hearings before the Planning Commission and the City Council, the City Council finds that this Ordinance is necessary to prevent the establishment of any uses without the discretionary review of such uses afforded by a use permit application process. The City Council has the authority to adopt an interim ordinance pursuant to Government Code Section 65858 in order to protect the public health, safety, or welfare.

The Council previously adopted an interim ordinance for the area that prohibited the conversion of uses from one use to another use. Since the adoption of the prior interim ordinance, there are a number of changed circumstances that are different from the circumstances that led to the adoption of the prior interim ordinance. The following circumstances led to the adoption of the prior interim ordinance: uses were being converted to other uses in the downtown area, such that the City was at risk of losing the integration and balance of different uses that is needed for the economic success of a downtown area such as Manhattan Beach's. Now, based upon the Urban Land Institute study commissioned by the City and the City's study of the area, the City has learned that the continued unprecedented increase in land values and market trends in the area threaten preservation of small-town Downtown retailers. A proliferation of the uses listed in Section 3, without the review afforded by a use permit, could have the effect of eliminating the smaller retail shops that are crucial to the economic viability of a small town downtown. Further, establishing those uses without a use permit could decrease the number of visitor serving uses that are paramount to the goals and objectives of the California Coastal Act. Allowing such uses without a use permit could conflict with future General Plan, Zoning or Local Coastal Program provisions. Thus, the City Council finds that there is a current and immediate threat to the public health, safety and welfare presented by the establishment of the uses listed in Section 3 above in the CD Downtown Commercial District. In the absence of immediate effectiveness, the approval of a business license, building or related permit, plan review application, or any other land use entitlement for property within the Downtown Commercial Zone, which allows the uses listed in Section 3 above a use permit, will result in a threat to the public health, safety and welfare. Accordingly, to protect the public safety, health, and welfare from such events, occurrences, or set of circumstances different from the event, occurrence, or set of circumstances that led to the adoption of the prior interim ordinance, it is necessary for the preservation of the public health, safety and welfare that this Ordinance take effect immediately. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the Manhattan Beach City Council on July 5, 2016.

Ayes: Howorth, Powell, Burton and Lesser.
Noes: None.
Abstain: Mayor D'Errico.
Absent: None.

David J. Lesser
Mayor Pro Tem, City of Manhattan Beach

ATTEST:

Liza Tamura
CITY CLERK

EXHIBIT A
ORD 16-0009 U
JULY 5, 2016

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Exhibit C

Manhattan Beach Municipal Code 10.04.030 Definitions

Floor Area, Buildable: The total enclosed area of all stories of a building, measured to the outside face of the structural members in exterior walls, and thirty percent (30%) of the area of all basements of a building that are not entirely below local grade, and including halls and the area of the stairs, but excluding floor area under stairs and those portions of a basement that are entirely below grade (see graphic illustration). The following elements also are excluded from a determination of buildable floor area:

Commercial and Industrial Districts: That area used exclusively for vehicle parking and loading and in service and mechanical rooms, enclosed vertical shafts, or elevators.

Single-family Residential Districts:

Area Districts I and II: That area used for vehicle parking and loading, up to four hundred (400) square feet on lots where two (2) enclosed parking spaces are required and provided, and up to 600 square feet where three (3) enclosed parking spaces are required and provided. Up to two hundred (200) square feet of basement area for purposes of storage and mechanical equipment use. Basement areas located entirely below local grade, and the related wells if they are the minimum size required by the UBC. A condition of "entirely below local grade" exists where the vertical dimension between the local grade elevation and finished floor of the next floor above is no greater than two feet (2').

Area Districts III and IV: That area used for vehicle parking and loading, up to four hundred (400) square feet on lots where two (2) enclosed parking spaces are required and provided, and up to six hundred (600) square feet where three (3) enclosed parking spaces are required and provided. Up to two hundred (200) square feet of basement area for purposes of storage and mechanical equipment use. Basement areas located entirely below local grade, and the related wells if they are the minimum size required by the UBC. A condition of "entirely below local grade" exists where the vertical dimension between the local grade elevation and finished floor of the next floor above is no greater than two feet (2').

Multi-family Residential Districts: That area used exclusively for vehicle parking and loading. Up to two hundred (200) square feet of basement area for purposes of storage and mechanical equipment use. Basement areas located entirely below local grade, and the related wells if they are the minimum size required by the UBC. A condition of "entirely below local grade" exists where the vertical dimension between the local grade elevation and finished floor of the next floor above is no greater than two feet (2').

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Exhibit D

SKECHERS #001

MANHATTAN BEACH

1121 MANHATTAN AVE.

MANHATTAN BEACH, CA 90266

ATTACHMENT D
PC MTG 3-29-17

THE NEW WORK IS LIMITED TO INTERIOR (TENANT) IMPROVEMENTS TO AN EXISTING STRUCTURE CONSTRUCTED FOR THE PURPOSE OF RETAIL SALES. NEW CONSTRUCTION WILL BE LIMITED TO ARCHITECTURAL FEATURES, FINISHES, INCLUDING PAINT, FLOORCOVERINGS AND SALES MERCHANDISING IMPLEMENTS. AS SUCH, NO MODIFICATION TO THE EXISITING, FUNDAMENTAL BUILDING SYSTEMS ARE ANTICIPATED. INTERIOR RENOVATION TO AN EXISTING COMMERCIAL STRUCTURE,INCLUDING BUT NOT LIMITED TO:

CEILING:
OPEN CEILING TO BE PREPPED AND APPLIED WITH NEW FINISHES.

INTERIOR IMPROVEMENTS:
NEW NON-LOAD BEARING INTERIOR PARTION WALLS WITH FINISHED DRYWALL TO UNDERSIDE OF THE DECK, TAPED, SANDED AND PAINTED.
NEW INTERIOR FINISHES, INSTALLATION OF NEW DISPLAY FIXTURES.

ELECTRICAL SYSTEM:
NEW LED STRIP LIGHTS IN SALES FLOOR AND STOCKROOM.

FLOORING:
CONCRETE FLOOR TO BE PREPPED AND DIAMOND POLISHED.

PLUMBING SYSTEM:
EXISTING PLUMBING FIXTURES TO REMAIN. VERIFY IN FIELD THAT ALL FIXTURES ARE ADA COMPLIANT.

MECHANICAL SYSTEM:
NEW SPIRAL DUCTING TO BE INSTALLED AND PROVIDED BY GC.

FIRE SYSTEM:
EXISTING FIRE SAFETY SYSTEM TO REMAIN, GC TO ADJUST AS NEEDED TO COMPLY WITH CODE.

SIGNAGE:
NEW INTERIOR AND EXTERIOR SIGN UNDER SEPARATE PERMIT.

SCOPE OF WORK — SCALE: NTS — 8

EXISTING

BUILDING AREA:	3,435 S.F. (100%)
SALES AREA:	1,419 S.F. (45%)
STOCK/SUPPORT AREA:	1,304 S.F. (38%)
VESTIBULE AREA:	612 S.F. (17%)

BUILDING OCCUPANT LOAD

OCUPANCY	AREA	SF PER OCCUPANT	OCCUPANTS
SALES AREA	1,642 SF /	30	55
STOCK ROOM	1,304 SF /	300	4
TOTAL	2,946 SF		59

EXPANSION

BUILDING AREA:	1,394 S.F. (100%)
SALES AREA:	764 S.F. (48%)
STOCK/SUPPORT AREA:	510 S.F. (38%)
VESTIBULE AREA:	120 S.F. (14%)

BUILDING OCCUPANT LOAD

OCUPANCY	AREA	SF PER OCCUPANT	OCCUPANTS
SALES AREA	764 SF /	30	26
STOCK ROOM	510 SF /	300	2
TOTAL	1,284 SF		28

TOTAL BUILDING AREA

EXISTING AREA:	3,435 S.F. (71%)
EXPANSION AREA:	1,394 S.F. (29%)
TOTAL AREA	4,829 S.F. (100%)

NO. OF EMPLOYEES: 3 EMPLOYEES AT ONE TIME

EGRESS REQUIREMENTS:
EGRESS WIDTH REQUIRED (SECTION 1005:1): 0.2" x 90 OCCUPANTS = 1'-6"
EGRESS WIDTH PROVIDED: DOOR 100 - 6'-0"; DOOR 101 - 6'-0"

NUMBER OF EXITS REQUIRED (TABLE 1018.1): 2
NUMBER OF EXITS PROVIDED: 2

MAXIMUM TRAVEL DISTANCES (TABLE 1015.1): 200'-0" ALLOWED (WITHOUT SPRINKLERS)

CONSTRUCTION TYPE: II-B, FULLY SPRINKLED
OCCUPANCY TYPE: M, MERCANTILE

BUILDING CODES

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

2013 CALGREEN CODE
2013 CALIFORNIA BUILDING CODE
2013 NATIONAL ELECTRICAL CODE (2008 NEC)
2013 ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 ADMINISTRATIVE CODE
APPLICABLE ORDINANCES AND MUNICIPAL CODES OF THE CITY OF VALLEJO

NOTE:
1. ALL NEW WORK TO COMPLY WITH CBC SECTION 3306 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.
2. ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9
3. CALGREEN REQUIREMENTS FOR BUILDING ADDITIONS OR ALTERATIONS SHALL APPLY ONLY TO THE PORTION THAT IS BEING ALTERED OR ADDED.

BUILDING DEPARTMENT:
CITY OF MANHATTAN BEACH
1400 HIGHLAND AVE,
MANHATTAN, CA 90266

CODE REVIEW — SCALE: NTS — 6

SKECHERS USA
228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
PHONE: (310) 318-3100
FAX: (310) 937-1360

CONSTRUCTION DEPT.
CONTACT: KIM BENNETT
PHONE: (310) 406-0606
FAX: (310) 937-1360
kbennett@skechers.com

NEW STORE OPENING SPECIALIST
CONTACT: FELICIA ETEFIA
PHONE: (310) 318-3100 x1130
FAX: (310) 374-6491
feliciab@skechers.com

LOSS PREVENTION DEPT.
CONTACT: LENNY SMITH
PHONE: (310) 318-3100 x4802
FAX: (310) 374-6491
lennys@skechers.com

VISUAL MERCHANDISE DEPT.
CONTACT: VERNA LARROUY
PHONE: (310) 318-3100 x4980
FAX: (310) 374-6491
vernal@skechers.com

MEP ENGINEER:
SCHNACKEL ENGINEERS
3035 SOUTH 72ND STREET
OMAHA, NE 68124
PHONE: (800) 581-0963
CONTACT: JOE MEJIA

CONTRACTOR:
T.B.D.

LANDLORD:
CENTERS BUSINESS MANAGEMENT
1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025
CONTACT: NORMA L. NAPOLES
PHONE: (310) 575-1517

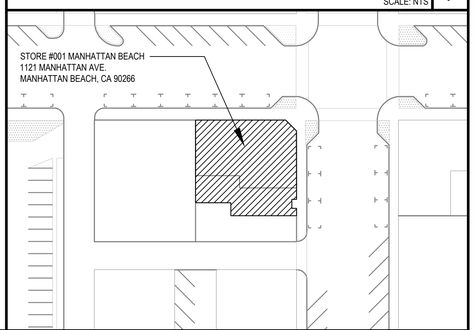
ARCHITECT:
NATIONAL ENGINEERING (NEC)
CONTACT: VASILIS PAPADATOS
27 ORCHARD, SUITE 200.
LAKE FOREST, CA 92630
(949) 716-9990 ex.507
vasilis.papadatos@nationaleng.com

CONTACT: RICH BROWN
(PROJECT MANAGER)
(949) 716-9990 ex.502
rich.brown@nationaleng.com

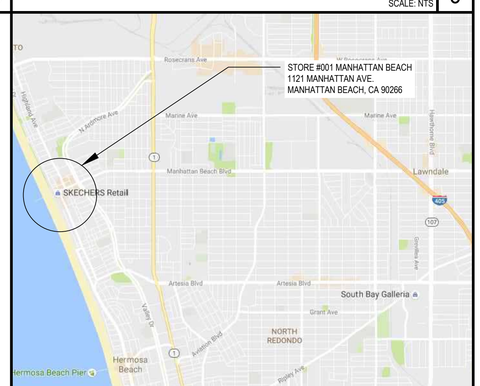
PROJECT & UTILITIES DIRECTORY — SCALE: NTS — 2

ITEM	DESCRIPTION
CS-1	COVER SHEET
SP-1	OVERALL SITE PLAN (FOR REFERENCE ONLY)
D-1	DEMOLITION PLAN
RP-1	ROOF PLAN
A1	DIMENSIONED FLOOR PLAN
A2	FIXTURE PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS - COLORIZED
A5	RENDERINGS

SHEET INDEX — SCALE: NTS — 7



LOCATION PLAN — SCALE: NTS — 5



VICINITY PLAN — SCALE: NTS — 1

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: [949] 716-9990 | FAX: [949] 716-9997

SKECHERS USA
228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

LICENSED ARCHITECT — VASILIS PAPADATOS — C-28,192 — EXP. 12/31/17 — STATE OF CALIFORNIA

SHEET TITLE

COVER SHEET

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: CS-1
PROJECT NO: SKX-029	

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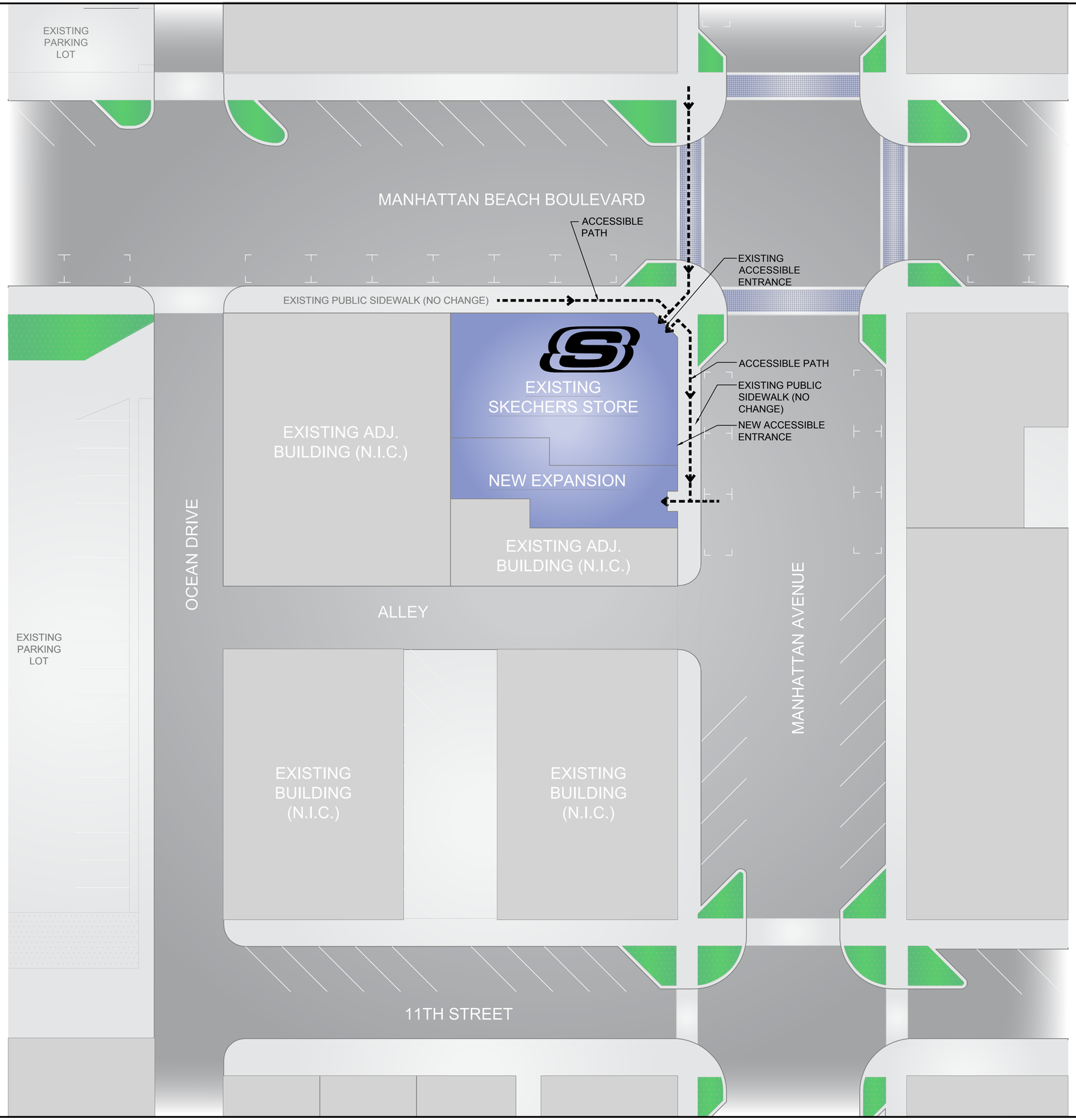

STORE SCHEDULE

(E) SUITE SIZE:	3,435 SF
(N) EXPANSION:	1,394 SF
(E) SALES:	1,642 SF
(N) EXPANSION:	764 SF
(E) STOCK:	1,304 SF
(N) EXPANSION:	510 SF

TOTAL AREA

EXISTING SUITE SIZE:	3,435 SF (71%)
EXPANSION SUITE SIZE:	1,394 SF (29%)
TOTAL AREA:	4,829 SF (100%)

LIFE SAFETY OVERALL SITE PLAN 1

SCALE: NTS

NATIONAL ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

LICENSED ARCHITECT
VARUJ PANOSIAN
C-26,[illegible]
EXP. 12/[illegible]/17
STATE OF CALIFORNIA

SHEET TITLE

OVERALL SITE PLAN
(FOR REFERNCE ONLY)

DATE:	12/21/2016	SCALE:	AS NOTED
DRAWN BY:	R.B.	DRAWING FILE:	
CHECKED BY:	V.P.	SHEET NUMBER:	SP1
PROJECT NO:	SKX-029		

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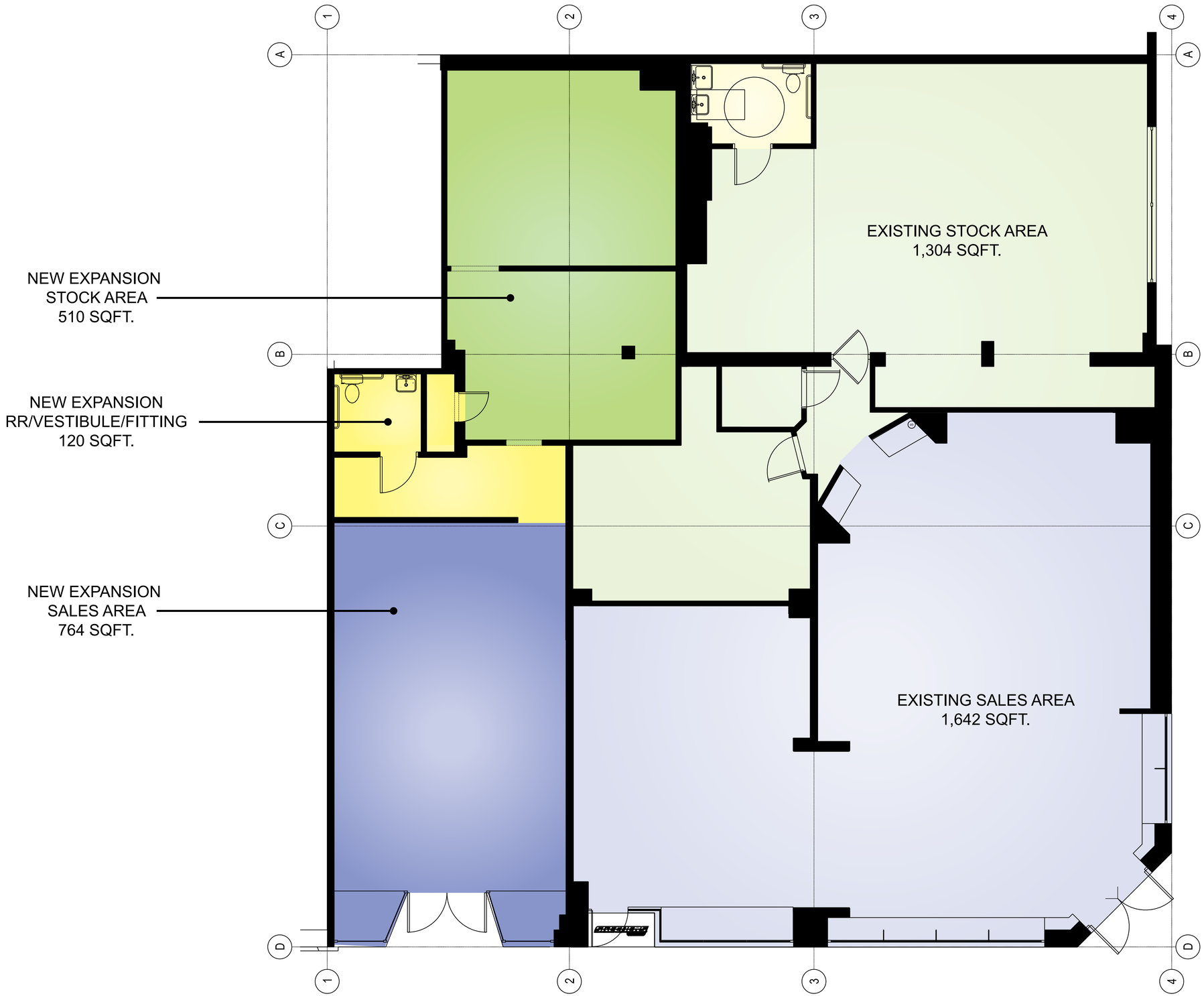

(E) STORE SCHEDULE

SUITE SIZE:	3,435 SF (100%)
SALES FLOOR:	1,642 SF (48%)
STOCKROOM:	1,304 SF (38%)
RESTROOM/VESTIBULE:	489 SF (14%)

LEGEND

- SALES AREA
- STOCK AREA
- RESTROOM / VESTIBULE / FITTING ROOMS

NORTH

DEMOLITION PLAN
SCALE:1/4" = 1'-0"

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

LICENSED ARCHITECT
MARCUS PAUL VIERRA
C-28,291
EXP: 12/31/17
STATE OF CALIFORNIA

SHEET TITLE

DEMOLITION PLAN

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: D1
PROJECT NO: SKX-029	

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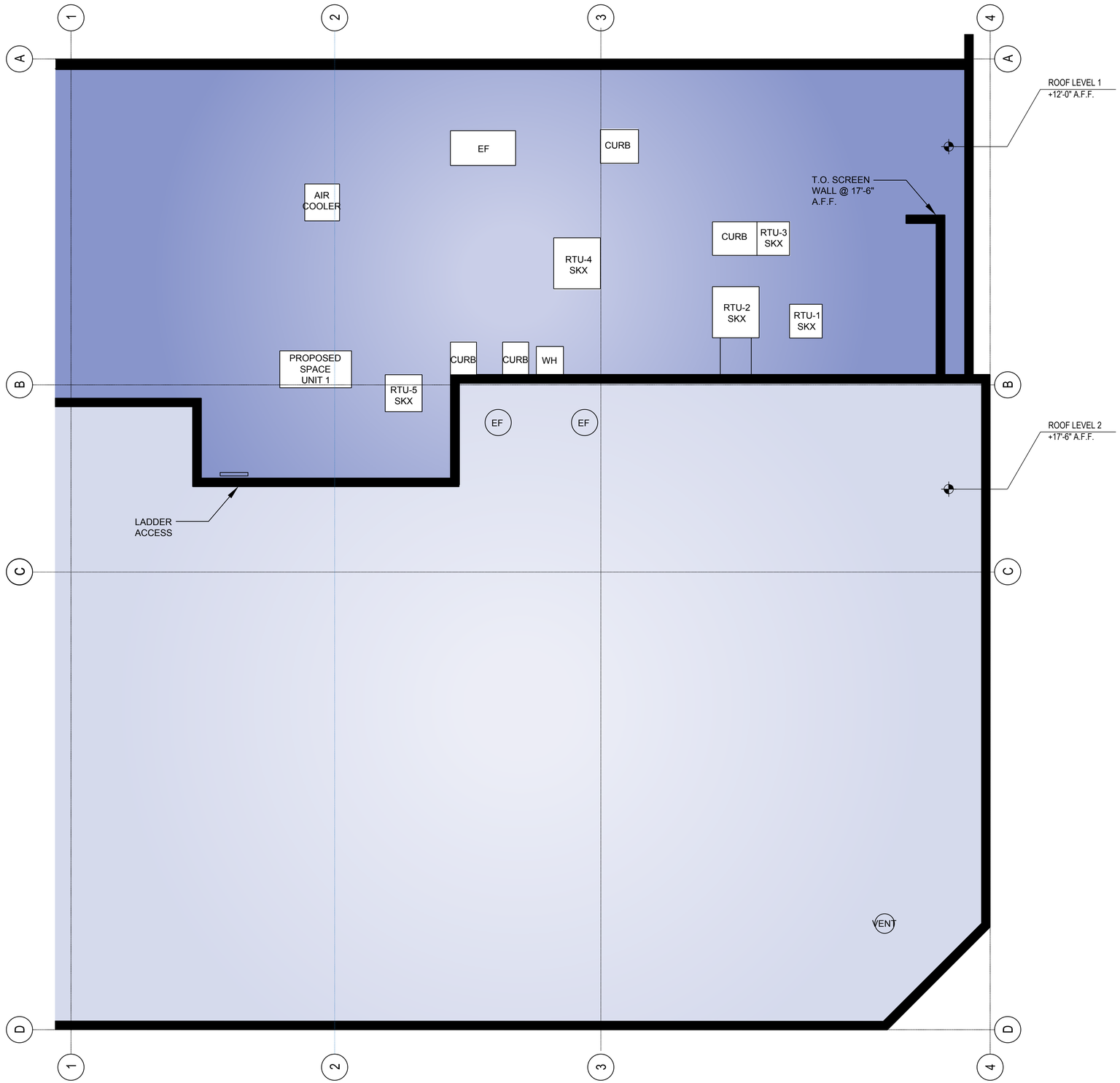
ALL FUTURE MECHANICAL EQUIPMENT MUST BE SCREENED. MECHANICAL EQUIPMENT UNDER A SEPARATE PERMIT.



NORTH

ROOF PLAN
SCALE:1/4" = 1'-0"

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

SHEET TITLE

ROOF PLAN

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: RP1
PROJECT NO: SKX-029	

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LEGEND

- SALES AREA
- STOCK AREA
- RESTROOM / VESTIBULE / FITTING ROOMS
- EXPANSION AREA

FLOOR PLAN
SCALE:1/4" = 1'-0"

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

LICENSED ARCHITECT
MARTIN PARKER
C-28,[illegible]
EXP. 12/31/17
STATE OF CALIFORNIA

SHEET TITLE

DIMENSIONED FLOOR PLAN

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: A1
PROJECT NO: SKX-029	

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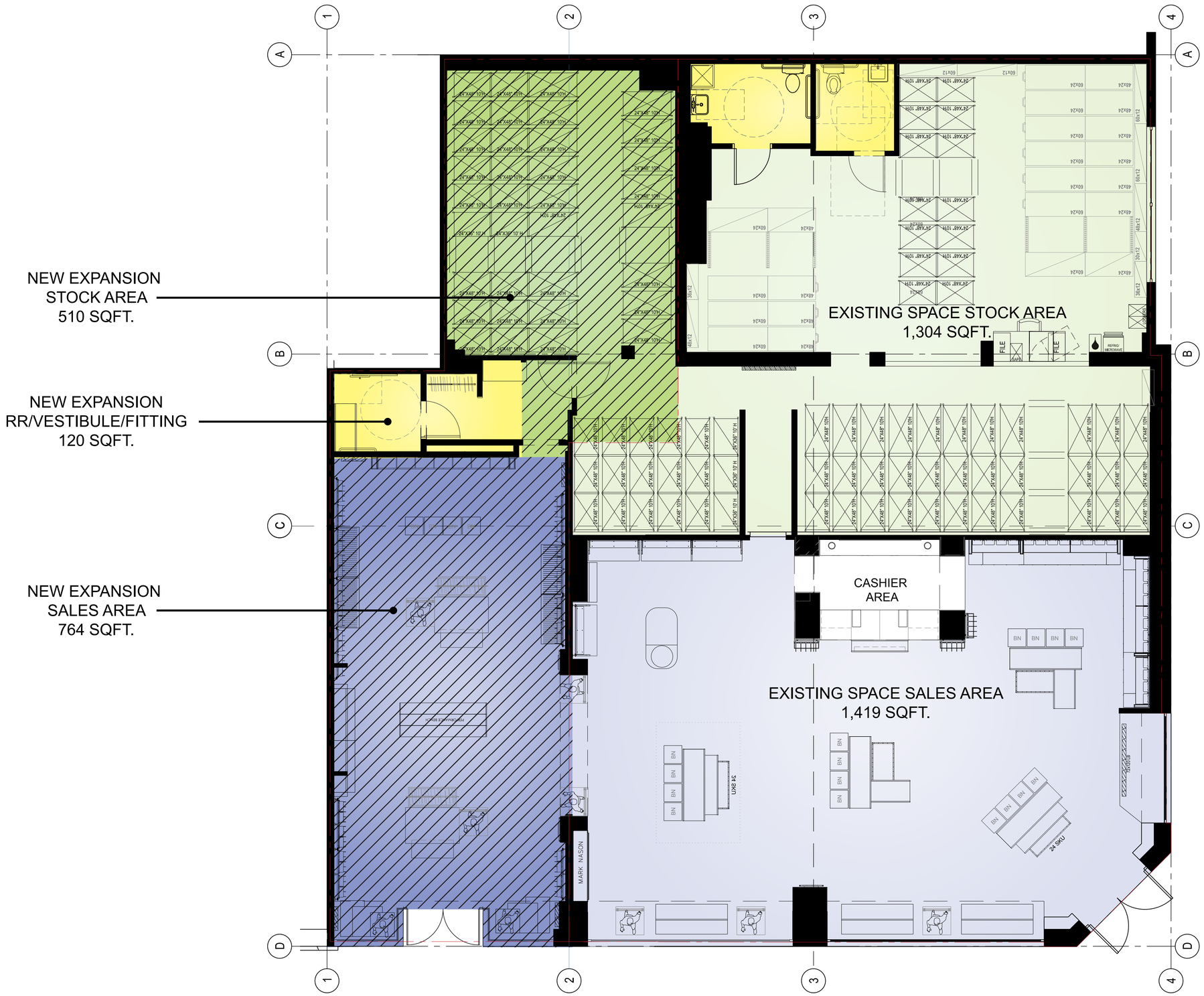

STORE INFORMATION

OWNER/LANDLORD: Bond Companies

ADDRESS:
1121 Manhattan Ave.,
Manhattan Beach, CA 90266

(E) STORE SCHEDULE

SUITE SIZE:	3,435 SF (100%)
SALES FLOOR:	1,419 SF (45%)
STOCKROOM:	1,304 SF (38%)
RESTROOM/VESTIBULE:	612 SF (17%)

STORE EXPANSION SCHEDULE

SUITE SIZE:	1394 SF (100%)
SALES FLOOR:	764 SF (48%)
STOCKROOM:	510 SF (38%)
RESTROOM/VESTIBULE:	120 SF (14%)

TARGET CAPACITY
4,829 S.F. X 3.2 = 15,453 PAIRS

TOTAL AREA

EXISTING SUITE SIZE:	3,435 SF (71%)
EXPANSION SUITE SIZE:	1,394 SF (29%)
TOTAL SALES FLOOR AREA:	2,183 SF (45%)
TOTAL BFA:	4,829 SF (100%)

LEGEND

- SALES AREA
- STOCK AREA
- RESTROOM / VESTIBULE / FITTING ROOMS
- EXPANSION AREA

NORTH

FIXURE PLAN
SCALE:1/4" = 1'-0"

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

LICENSED ARCHITECT
MARCUS PAUL PAPPAS
C-28,191
EXP. 12/31/17
STATE OF CALIFORNIA

SHEET TITLE

FIXTURE PLAN

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: A2
PROJECT NO: SKX-029	

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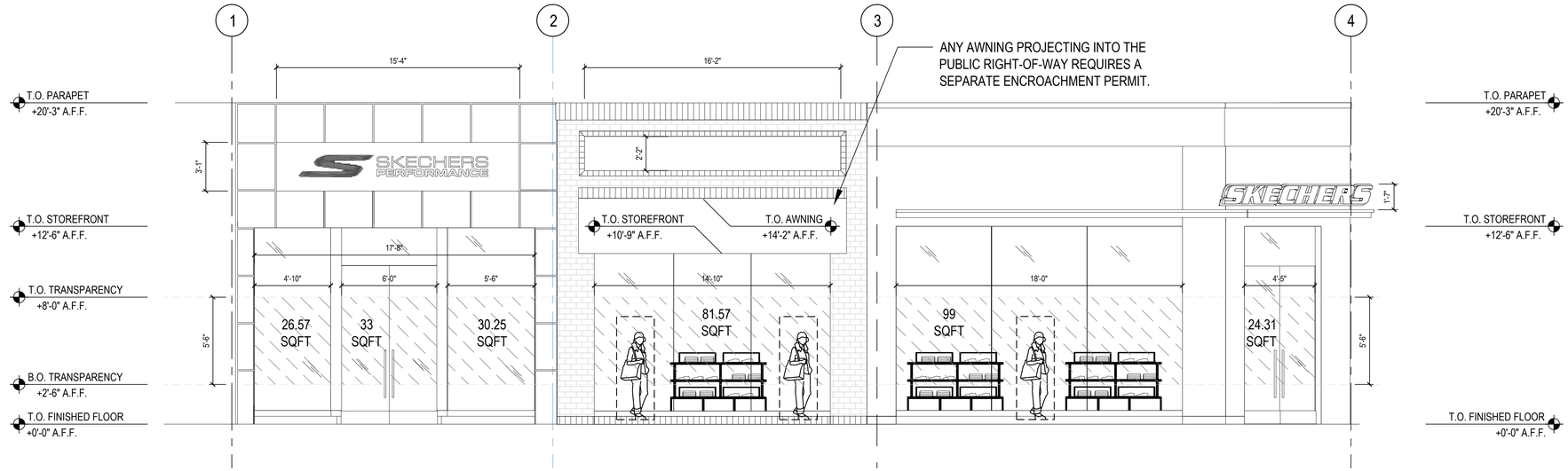
EXTERIOR SIGNAGE SHALL BE UNDER A SEPARATE PERMIT.

EXTERIOR ELEVATION FOR REFERENCE AND COORDINATION PURPOSES ONLY. SIGNAGE SIZE AND TYPE TO BE PROVIDED BY SKECHERS

ALL FUTURE MECHANICAL EQUIPMENT MUST BE SCREENED. MECHANICAL EQUIPMENT UNDER A SEPARATE PERMIT.

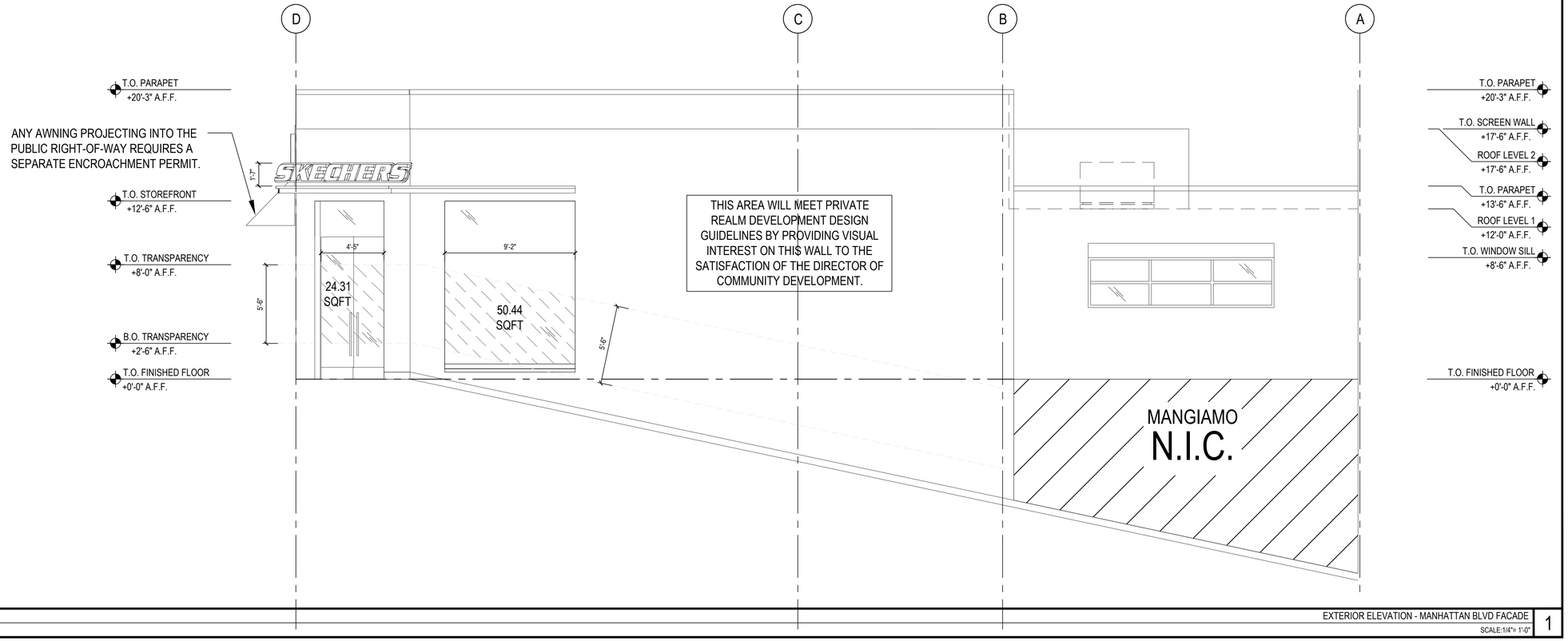
FACADE TRANSPARENCY

MANHATTAN AVENUE FACADE TOTAL	390.5 SF (100%)
MANHATTAN AVENUE FACADE TRANSPARENCY	294.7 SF (75.47%)
MANHATTAN BEACH BLVD FACADE TOTAL	277.75 SF (100%)
MANHATTAN BEACH BLVD FACADE TRANSPARENCY	75 SF (27%)



EXTERIOR ELEVATION - MANHATTAN AVENUE FACADE 2

SCALE:1/4"= 1'-0"



EXTERIOR ELEVATION - MANHATTAN BLVD FACADE 1

SCALE:1/4"= 1'-0"

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: A3
PROJECT NO: SKX-029	

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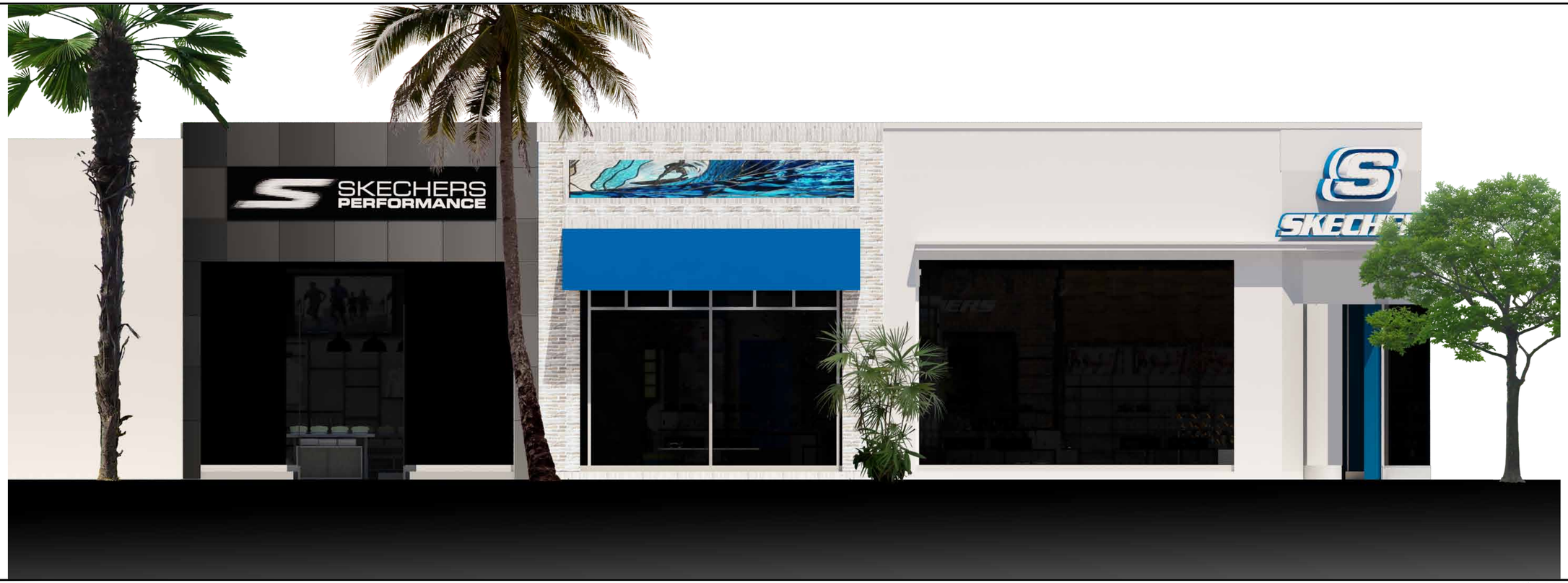

EXTERIOR ELEVATION 2
SCALE:NTS

EXTERIOR ELEVATION 1
SCALE:NTS

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

SHEET TITLE
EXTERIOR ELEVATIONS - COLORIZED

DATE:	12/21/2016	SCALE:	AS NOTED
DRAWN BY:	R.B.	DRAWING FILE:	
CHECKED BY:	V.P.	SHEET NUMBER:	A4
PROJECT NO:	SKX-029		

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AFTER 2

BEFORE 1

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

SKECHERS #001
MANHATTAN BEACH
1121 MANHATTAN AVE.
MANHATTAN BEACH, CA 90266

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

LICENSED ARCHITECT
MARCUS PARKER
C-28257
EXP. 12/31/17
STATE OF CALIFORNIA

SHEET TITLE

RENDERING

DATE:	12/21/2016	SCALE:	AS NOTED
DRAWN BY:	R.B.	DRAWING FILE:	
CHECKED BY:	V.P.	SHEET NUMBER:	
PROJECT NO:	SKX-029		A5

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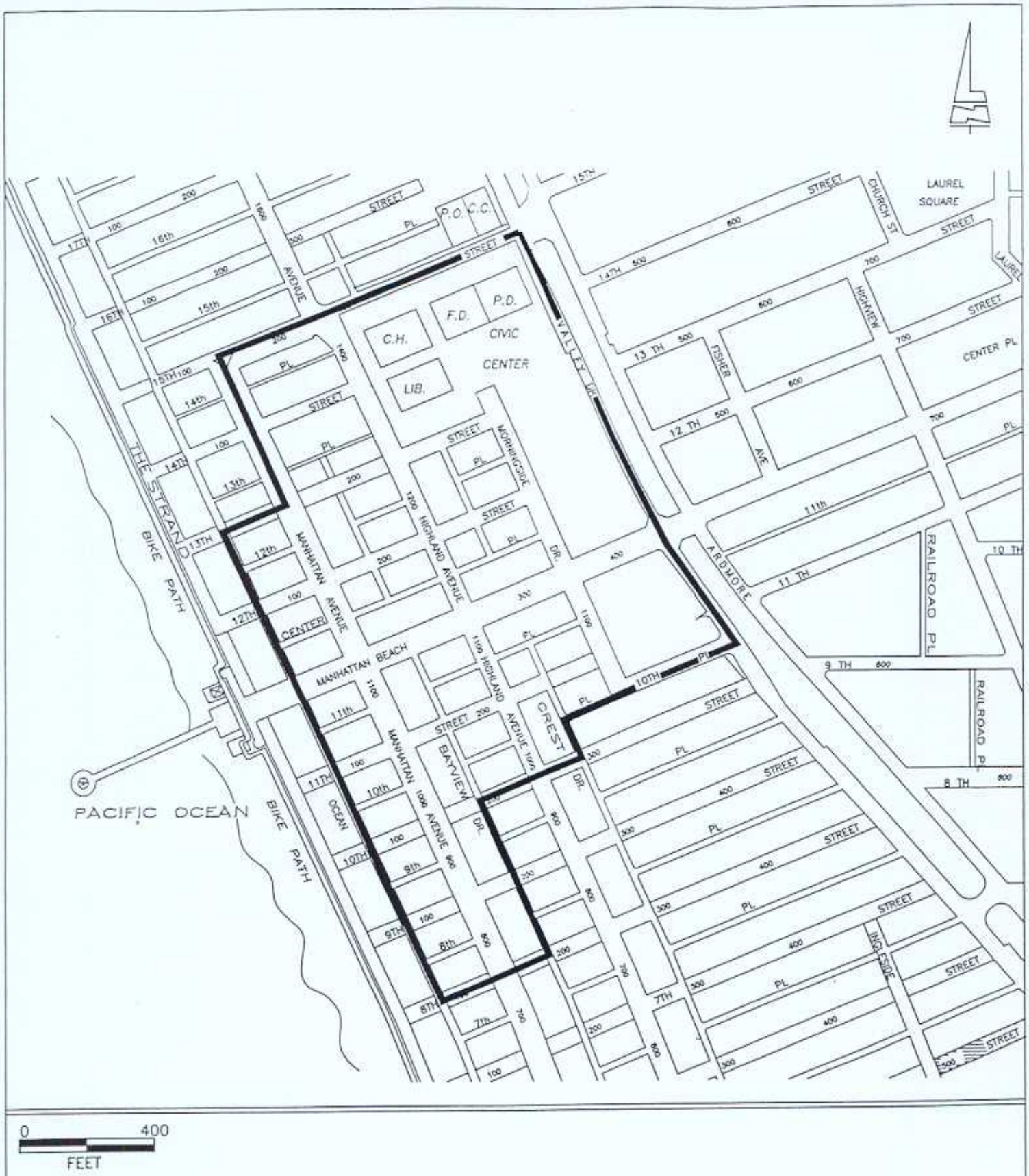
Exhibit E

The City of Manhattan Beach

Downtown Design Guidelines

Prepared by the City of Manhattan Beach
Community Development Department
June, 1998

ATTACHMENT E
PC MTG 3-29-17



DOWNTOWN MANHATTAN BEACH

Introduction

The Manhattan Beach City Council, in February 1995, authorized the development of a Downtown Strategic Action Plan for Downtown Manhattan Beach. The development of design guidelines for the Downtown was identified as a major action strategy in the Strategic Plan that was adopted by the City Council in November, 1996. The guidelines are intended to reflect the desired village character of Downtown Manhattan Beach, as expressed by participants in the Strategic Plan process. The guidelines address such issues as property setbacks, facade design and other key elements.

A considerable part of the charm of downtown Manhattan Beach is the diversity of buildings and uses. It is, however, important to design new development in harmony with existing structures while recognizing the common elements these structures employ. As expressed by participants in the Downtown Strategic Plan, these guidelines are voluntary in nature.

To protect and enhance the desired character of downtown, it is important that architects and designers recognize what residents like about their downtown. New development defines the character of downtown, and either adds or detracts from the desired character expressed by Manhattan Beach residents.

The report is divided into the following sections: Design Guidelines; Description of Existing Development; and, Background. The Guidelines section contains the design guidelines, as titled. The Existing Development and Background sections attempt to tie these guidelines into the Strategic Action Plan. The Existing Development section utilizes the comments, suggestions, and locations identified in the Walking Tour exercise. The Background section provides a summary of the Strategic Action Plan, and the issues identified in this Plan.

Design Guidelines

The following guidelines were developed based upon the surveys received following the Downtown Strategic Plan Walking Tour, as well as from comments received at public hearings conducted by the Planning Commission and City Council. In general, the following Goals were developed based upon public input:

Goal 1: Preserve the small-town village character of downtown Manhattan Beach.

Goal 2: Preserve and enhance the pedestrian orientation of downtown Manhattan Beach.

Goal 3: Protect and encourage streetscape amenities.

1. Site Design

1.1

Buildings on primary street frontages should be located immediately adjacent to sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible;

1.2

The first occupiable floor of non-residential development should be located at the sidewalk's general elevation;

1.3

Driveways should be located on alley frontages in order to conserve existing on-street parking.

2. Design Compatibility with Neighboring Development

2.1

Compatibility with neighboring development should be given strong consideration in the design of new structures. The relationship between existing and new development should demonstrate contextual consistency and attempt to create positive relationships.

The degree to which existing development should be considered will depend upon the following characteristics:

1. Architectural quality of existing development; and,

2. Estimated tenure of existing development.

2.2

New development should compliment adjacent structures. Architectural diversity is encouraged, however common elements should be recognized. Elements, such as wall heights, eaves, parapets, awnings, entryways, and / or window styles could be adjusted to compliment adjacent development.

3. Architectural Elements / Features

Building elevations should be modulated through offset planes and masses, recessed or projecting windows and balconies, and extension of rooflines as shown in this example.

3.2 Second floors of a building should be modulated to reduce impacts on the streets and adjacent properties through vertical setbacks, arcades and terraces, and differentiation of building mass.

Second and higher floors of buildings should incorporate architecturally interesting elements such as recessed or well-defined window planters.

Changes in exterior materials should occur only in conjunction with changes in the building plane.

4. Pedestrian Activity

4.1 On larger width lots the inclusion of public plazas and courtyards can extend the continuity of pedestrian activity internally.

4.2

Well-defined entries at street-facing building elevations should be used to facilitate public access.

4.3

Long blank walls that lack pedestrian and visual interest along street frontages should be avoided. Planting areas, balconies, terraces, awnings, windows and other elements should be incorporated to break up street frontage facades.

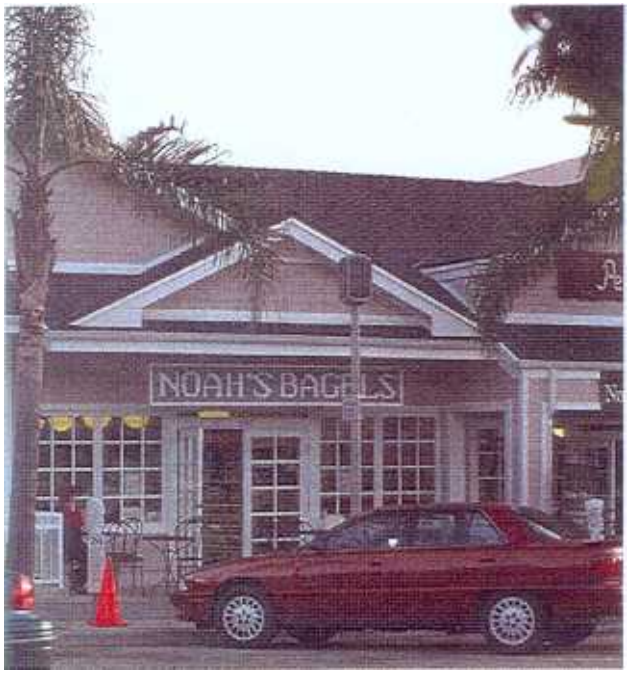
5. Landscaping

Where feasible, Incorporate landscaped areas into new development and existing development. Such landscaped areas could utilize window boxes and similar landscape amenities.

Landscaping should be designed to enhance and accentuate the architecture of the development.

6. Signs

In keeping with the desired pedestrian orientation of downtown Manhattan Beach, an important consideration is the design and location of building signage. This applies not only to new construction, but with the change of tenants in existing structures as well. In many cases signage is treated as an afterthought and is not well integrated with the building design. Many aspects of signage detract from the pedestrian experience including incompatible size, color, materials, location, as well as the proliferation of signs at a single location. Specific development standards governing the size and location of signs are provided in Chapter 10.72 of the Manhattan Beach Municipal Code.



6.1

Signs should be designed at a scale appropriate to the desired village character of downtown.

6.2

The size and location of signs should be appropriate to the specific business.

6.3 Pre-packaged "corporate" signs should be modified to a scale and location appropriate to the desired village character of downtown Manhattan Beach.

6.4 Signs should not block, or obliterate, design details of the building upon which they are placed.

6.5

Pedestrian oriented signage is encouraged. Such signs may be located on entry awnings, directly above business entrances, and "hanging signs" located adjacent to entrances.

7. "Commercial Downtown" Zoning District

Downtown Manhattan Beach is a unique commercial center providing goods and services that meet the needs of local residents and beach visitors. The purpose of the "CD" (Commercial Downtown) zoning district, which is the base land use district for Downtown, is "to accommodate a broad range of community businesses and to serve beach visitors". The perception of Downtown Manhattan Beach as a "community" serving commercial center was expressed by participants in the Downtown Strategic Action Plan. The term "community" serving business means those types of businesses that are typically smaller in nature, and that provide the type of services frequented by local residents.

The City's CG (General Commercial) zoning district, primarily located along the Sepulveda Boulevard corridor, is a more appropriate location for larger "regional" serving business such as large department stores and shopping malls. The "CG" district is intended for: "businesses not permitted in other commercial districts because they attract heavy vehicular use or have certain adverse impacts". Downtown Manhattan Beach should be preserved for those types of business that are appropriate to the "village character" of the area.

7.1

Regional serving establishments, such as this retail example, are more appropriately located within the City's General Commercial zoning districts.

7.2

Smaller, local chain establishments should be designed in a manner consistent with the local character of downtown Manhattan Beach. Such design considerations should include scale, materials, color, and signage.

7.3

Local, resident serving businesses represent the predominant commercial uses within Downtown Manhattan Beach.

Mixed Use Development - Residential / Commercial

A theme which was raised in the development of the Downtown Strategic Action Plan is the importance of a "balanced" mix of uses in downtown Manhattan Beach. This desired mix of land uses includes residential and local serving commercial. Presently, the CD (Downtown Commercial) zoning district allows residential development. One method of establishing a residential and commercial balance in downtown is the encouragement of "Mixed-use" development.

This type of development would allow retail commercial or office uses on the ground floor, and residential usage above the commercial tenants. The City's Municipal Code recognizes, and provides standards for the construction of such development.

The examples provided, located within Downtown Manhattan Beach, demonstrate how residential and commercial uses could be integrated into a single structure. The upper floors of these buildings are not used for residential purposes, but provide an adequate illustration of this type of development.

Description of Existing Development

11th Street at Manhattan Avenue

The area located at 11th Street and Manhattan Avenue is characterized by small-scale (one and two story) commercial buildings. The types of uses range from restaurants, service commercial and retail commercial. There is no single type of land use that predominates in this area. Part of the charm of this particular area is the mix of different types of commercial uses, and the "local" feel of these businesses.

This area was favorably viewed by the walking tour participants. In general the positive impressions included the streetscape elements, the pedestrian scale and character of the area. Some of the elements which create the pedestrian scale of this block are the uniformity of building setbacks, the use of awnings, and the use of pedestrian oriented signage. Despite the lack of uniformity in the types of businesses, the area maintains a very cohesive character.

Many survey respondents agreed that the building located mid-block on Manhattan Avenue between 11th Street and Manhattan Beach Boulevard served as an example of incompatible size and scale (Guideline 2.1).

Manhattan Avenue at 10th Street

To many of the survey participants this intersection best represented the character and feel that they wished to see in downtown Manhattan Beach. Positive comments received focused on the landscaping, pedestrian amenities, and the public spaces. The intersection is bordered by landscape planters on each corner and provides ample public space through the use of raised brick pavers on the east side of Manhattan Avenue. Bus stops at the intersection (north-bound and south-bound) provide seating areas adjacent to the landscape areas.

This area encompasses many of the same pedestrian elements found in the previous block (11th at Manhattan Avenue) such as pedestrian signage, setback consistency, use of awnings, etc.....as well as maintaining the same mixture of commercial uses.

Manhattan Beach Boulevard at Manhattan Avenue

This intersection is best characterized by the access provided to the Manhattan Beach Pier (via Manhattan Beach Boulevard). A concentration of eating and drinking establishments are located along Manhattan Beach Boulevard west of Manhattan Avenue, and along the west side of Manhattan Avenue (north of Manhattan Beach Boulevard).

The mix of uses becomes less intense in this area with the predominant land use being eating and drinking establishments with some retail. Retail convenience markets anchor the southeast and southwest corners of this intersection, with a bank building occupying the northeast corner. The pedestrian orientation prevalent in previous areas becomes less apparent on the north side of Manhattan Avenue as the area transitions into residential usage at 13th Street.

Manhattan Avenue at 13th Street

This area is most characterized as a transition from commercial development to residential development. Respondents indicated an interest in certain amenities such as the gaslights located along the 13th Street walk-street, and the use of "pin lights" in the adjacent street trees. There is, however, very little commercial development in this particular area.

Manhattan Beach Boulevard at Highland Avenue

This intersection is perhaps the most intense in the downtown area with a considerable amount of vehicular and pedestrian traffic. In general, this area was viewed positively by tour participants. Again the small-town, Village character of the downtown was expressed. The commercial businesses in this area include eating and drinking establishments, service commercial, and retail commercial.

The landscape planters and window boxes located adjacent to commercial storefronts were mentioned as a positive feature.

Metlox Property on Manhattan Beach Boulevard

The vacant Metlox Pottery property located at the northwest corner of Manhattan Beach Boulevard and Valley Drive presents an important focal point for future downtown development. Respondents expressed a desire to see this area integrated into the remainder of the downtown area.

Morningside Drive at 12th Street

This area is located immediately west of the vacant Metlox property.

Background

Downtown Strategic Action Plan

The Manhattan Beach City Council, in February 1995, authorized the development of a Downtown Strategic Action Plan for Downtown Manhattan Beach. The purpose of this action plan was the articulation of a "shared community vision for the downtown and to advance a set of strategic issues and actions to provide a framework for guiding future downtown decisions".

During the summer of 1996 the consultant team, led by MIG, Inc., conducted a series of community meeting and activities to develop this visioning exercise for the downtown Manhattan Beach. Specifically these activities included:

Community Meetings;
Kickoff Event / Walking Tour;
Visioning Workshop; and,
Strategic Issues / Actions Workshop.

Over 500 community members participated in the development of the Strategic Action Plan.

Strategic Issues / Actions Workshop

The Strategic Issues / Actions Workshops, held on September 7th and 21st of 1996, led to the development of specific action strategies for the following "issue categories":

Village Character;
Pedestrian Streetscape Amenities;
Downtown Livability;
Parking; and,
Downtown Business, Marketing, and Promotion

Each identified action was designed for implementation following adoption of the Strategic Action Plan.

Within the "issue category" of Village Character the following action strategies emerged:

Develop Additional Design Guidelines to Ensure Village Character;

Underground Utilities;

Revised Codes and Ordinances to allow for Outdoor Dining on Public Sidewalks or in the Public Right-of-Way;

Implement More Proactive Enforcement for Sign Maintenance; and,

Develop Gateway at Valley-Ardmore and Manhattan Beach Boulevard.

Participants in the Strategic Action Plan workshops identified the "small town / village atmosphere" of downtown Manhattan Beach as a key element in the character of the downtown. Therefore, the preservation of this village character was a major priority for the community participants. The following "key" elements were developed for the downtown:

- Maintain Downtown Village, small town atmosphere and character;
- Emphasize a safe, attractive, pedestrian friendly, 'walkable' environment;

  Maintain a healthy mix and balance of housing and commercial uses that are primarily resident-serving; and
- Promote local, community-oriented, family and cultural events in the Downtown.

Design Guidelines

As stated, the development of design guidelines for the Downtown was identified as a major action strategy. The guidelines are intended to reflect the desired village character of Downtown Manhattan Beach, as expressed by community participants. The guidelines are additionally designed to be voluntary, addressing such issues as property setbacks, facade design and other key elements.

Two-thirds of the workshop participants identified design guidelines as the preferred approach to ensuring compatibility of new development with existing development. The action steps to be taken in the development of these guidelines were identified as follows:

- Community Development Staff and Planning Commission develop architecture and site design guidelines. Consult architects and designers during the formulation to confirm feasibility;

- Include a reference to the Design Guidelines in the existing code;

- Develop a design guidelines manual with pertinent text; standards, illustrative diagrams, sketches and / or photographs;

- Review with Downtown interest groups; and,

- Conduct public meetings for input and hearings before the Planning Commission and City Council.

Applicability of Downtown Design Guidelines

The design guidelines are applicable for all commercial development in the downtown area ("CD" Zoning District). The guidelines are designed to be voluntary, but are recommended for all new development and / or redevelopment of existing commercial structures. It is intended that these guidelines will be used by architects and designers as a guide to the community's desired design features in the City's Downtown.

Consistency with General Plan and Local Coastal Program Policies

These guidelines are designed to assist in the implementation of applicable goals and policies contained in the City's General Plan. Additionally, the downtown area is located within the City of Manhattan Beach Coastal Zone and is therefore subject to the policies of the City's Local Coastal Program. The guidelines contained in this document were developed with the following policies in mind:

City of Manhattan Beach General Plan

Goal 1: Maintain the low profile development and small town atmosphere of Manhattan Beach.

Policy 1.1: Limit the height of new development to three stories where the height limit is 30 feet or to two stories where the height limit is 26 feet, in order to protect the privacy of adjacent properties, reduce shading, protect views of the ocean, and preserve the low profile image of the community.

Policy 1.2: Require the design of all new construction to utilize notches, or balconies, or other architectural details to reduce the size and bulk.

Goal 6: Continue to support and encourage the viability of the "Downtown" area of Manhattan Beach.

City of Manhattan Beach Local Coastal Program (LCP)

A. Commercial Development

II.A.2: Preserve the predominant existing commercial building scale of one and two stories, by limiting any future development to a 2-story maximum, with a 30' height limitation as required by Sections A.04.030, A.16.030, and A.60.050 of Chapter 2 of the Implementation Plan.

II.A.3: Encourage the maintenance of commercial area orientation to the pedestrian.

II.A.4: Discourage commercial lot consolidations of greater than two standard city lots.

Zoning Code Standards

For a complete listing of all development standards applicable to the Downtown area, please refer to Title 10 (Zoning Code) of the Manhattan Beach Municipal Code, and the Implementation Program of the Local Coastal Program.

Downtown Parking Requirements

Parking standards for new development, within the downtown area, are located within the Implementation Program of the City's Local Coastal Program. Although it was not the intent of the design guidelines to address the number and location of required parking, it is important that the issue of parking be given strong consideration in the design of new development. To this end, the Downtown Strategic Action Plan included a separate and independent study of Downtown Parking. Within the Issue Area of "Downtown Parking" the development of a comprehensive parking study was included as an implementation measure. This parking study was completed and is available for public review.

Downtown Design Guidelines - Study Area

The boundaries of the study area were intended to follow, as closely as possible, the boundaries developed for the Downtown Strategic Action Plan. These approximate boundaries are: 15th Street to the north; 8th Street to the south; Ocean Drive to the west; and, Valley Drive to the east.

These guidelines are also intended to approximate the stations used in the Downtown Strategic Action Plan Walking Tour held on June 8, 1997, and incorporate those features identified as important to tour participants.

The following station were used in the development of the Downtown Walking Tour:

11th Street at Manhattan Avenue;
Manhattan Avenue at 10th Street;
- Manhattan Beach Boulevard at Manhattan Avenue;
- Manhattan Avenue at 13th Street;

Manhattan Beach Boulevard at Highland Avenue;
Metlox Property;
Morningside Drive at 12th Street.

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Exhibit F
Public Comment

From: George Kaufman [mailto:GAKMANLAW@msn.com]
Sent: Tuesday, March 21, 2017 4:46 PM
To: List - Planning Commission
Subject: Skechers Expansion, on Calendar for March 29, 2017

Commissioners,

I will make this brief.

If you allow Skechers to expand to over 4,800 square feet, i.e. triple the desired 1,600 square foot maximum for retail, you might as well take the Downtown Specific Plan, all the money and time expended by this city's government, its residents, and its businesses on the DSP, and throw them in the trash.

Thank you.

George A. Kaufman
Downtown resident

ATTACHMENT F
PC MTG 3-29-17

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Exhibit G

NATIONAL
ENGINEERING & CONSULTING, INC

CORPORATE OFFICE
27 Orchard
Lake Forest, CA 92630
P: 949-716-9990
F: 949-716-9997

Date: 11-21-2016 **Project No.:** SKX #001 – Skecher's T.I.

Re: Written Description for 1121 Manhattan Ave.

Skechers is a Manhattan Beach based retail store featuring lifestyle and performance shoes, apparel and accessories business.

We operate 7 days a week from: M-TH 9am-8pm
F-Sa 9am-9pm
Sun 9am-7pm

Peak Hours – Depending on the season – Summertime (busiest) 12pm-6pm

1) Manhattan Beach has been the home of Skechers corporate off since the company began 25 years ago. We built our first store here and over the years have maintained the store as our prototype. We have over 4,000 visitors a year who come to meet in our corporate office and go tour as store to learn how to build and operate a Skechers store. It is our desire to keep our Manhattan Beach store current and pristine as a calling card of our brand and an example of our business objectives.
2) As our business grows, our need for a larger store to accommodate our expanding life style products is needed and we would like to remodeled our existing store to show these products in an updated an attractive way.
3) We desire an additional space to feature our exciting new Performance Division products. This product division is distinct from our lifestyle products. The exterior façade of the store will be separate and distinct from our current lifestyle store. This will include a separate entry, signage and separate visual displays. From the exterior perspective the "small shop" pattern of the existing façade will be preserved. Our desire to showcase the Performance Brand within its own retail façade is consistent with the Manhattan Beach Downtown design intent to preserve the community friendly small shop downtown district.
4) We are requesting approval for a 10'-0" wide pass through to connect the two stores in the interior whilst maintaining the separate identity of the Performance Division from the Skechers lifestyle store. Flooring and other architectural and fixture/furniture elements will further create a distinction between the two stores.
5) There should be no negative impact to the Manhattan Beach Downtown community caused by the interior "pass through". The existing sidewalk, parking and visual aesthetic remains as existing patterns that are established. The approval of this request will allow the long and mutually beneficial partnership of Skechers and Manhattan Beach to continue to grow and expand. We have a commitment to the community where we have chosen to base our international company and desire to be an active participant in preserving the values and development of the community. Whether we live or just work in Manhattan Beach we want to be the good neighbor and champion of the lifestyle and people of Manhattan Beach.

Please direct any questions or comments you may have to Rich Brown at National Engineering and Consulting Inc.

Sincerely,

Rich Brown, Project Manager

ATTACHMENT G
PC MTG 3-29-17

001492-0025 Josh G. 11/22/2016 11:38AM
1121 MANHATTAN AVE
Payment Amount: 6,492.00

MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only
Date Submitted: 11/22/16 TO TED?
Received By: POD
F&G Check Submitted:

1121 Manhattan Ave., Manhattan Beach, CA 90266
Project Address

Legal Description

General Plan Designation *Zoning Designation* *Area District*

For projects requiring a Coastal Development Permit, select one of the following determinations[1]:

Project located in Appeal Jurisdiction
- ☐ Major Development (Public Hearing required)
- ☐ Minor Development (Public Hearing, if requested)

Project not located in Appeal Jurisdiction
- ☐ Public Hearing Required (due to UP, Var, ME, etc.)
- ☐ No Public Hearing Required

Submitted Application (check all that apply)

( ) Appeal to PC/PPIC/BBA/CC	4225		( ) Use Permit (Residential)	4330	
( ) Coastal Development Permit	4341		(X) Use Permit (Commercial)	4330	$6,207
( ) 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		(X) Public Hearing Notice	4339	$70
( ) 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		(X) Other Negative Declaration (CEQA)		$215

Fee Summary: (See fees on reverse side)

Total Amount: $ $6,492 *(less Pre-Application Fee if applied within past 3 months)*

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Rich Brown
Name

27 Orchard, Lake Forest, CA 92630
Mailing Address

Architect for Tenant of existing space.
Applicant(s)/Appellant(s) Relationship to Property

Rich Brown (949) 716-9990 ex.502 / rich.brown@nationaleng.com
Contact Person (include relation to applicant/appellant) *Phone number / email*

Address

Applicant(s)/Appellant(s) Signature *Phone number./.email*

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

[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 Michael Troeger 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)

Michael Troeger
Print Name

P.O.B. 882 Wrightwood, CA 92397
Mailing Address

760-810-3985
Telephone/email

Subscribed and sworn to (or affirmed) before me this 18th day of November, 2016 by Michael Troeger, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Notary Public

SEAL

GSN1

RANDY WARD
COMM. # 2137153
NOTARY PUBLIC • CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Exp. December 17, 201

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 ✉
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

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

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LATE ATTACHMENT FOR PC MEETING 03/29/2017
Late Public Comment

From: Susan Adams [mailto:susanadams510@gmail.com]
Sent: Saturday, March 25, 2017 12:09 PM
To: Ted Faturos
Subject: Skechers Expansion

I oppose the proposed expansion of the Skechers store downtown. The residents of Manhattan Beach have been loud and clear about the desire to keep our town's small atmosphere. Skechers already exceeds the current limit set by council. I can't imagine why they should be granted approval to expand further.

I respectfully ask that the Planning Commission deny this request.

Susan Adams
1204 Manhattan Avenue

Sent from my iPad

From: Robert Stahl [mailto:robbish@pacbell.net]
Sent: Wednesday, March 29, 2017 9:51 AM
To: Steve Ortmann; George Apostol; Christopher Conaway; Penny Bordokas
Cc: Ted Faturos; Nhung Madrid
Subject: 1115-1121 Manhattan Ave. Skechers Retail Expansion

To All Concerned

As a downtown commercial business and commercial property owner, I am in agreement that Skechers' proposed enlargement of their signature downtown Manhattan Beach retail store be approved. I believe that the Skechers Corporation has and will continue to be a great asset to the downtown area.

That being said, I would also like to point out, as I have in the past, how the new Downtown Specific Plan is arbitrary and capricious as it relates to commercial property rights and development in the downtown area.

Sincerely,

Dr. Robert J. Stahl

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