

Skechers Use Permit Appeal City Council 06/06/2017

PROJECT OVERVIEW:

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

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

	PROJECT DETAILS	
Buildable Floor Area	<u>Proposed (existing)</u> 4,829 square feet	<u>Code Requirement (IZO)</u> 1,600 square feet

BFA vs SFA 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

Attachment 2

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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').