

**ATTACHMENT E**

**MANHATTAN BEACH APPLICATION  
305 SEPULVEDA BLVD.**



# REVISED ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: \_\_\_\_\_

## APPLICANT INFORMATION

Name: Sepulveda Boulevard Properties, LLC  
Address: 330 Sepulveda Blvd., MB 90266  
Phone number: 310/318-3100  
Relationship to property: Owner

Contact Person: Tim Ball  
Address: 330 Sepulveda Blvd., MB 90266  
Phone number: 310/318-3100, ext. 1488  
Association to applicant: VP Commercial  
Development

## PROJECT LOCATION AND LAND USE

Project Address: 305 S. Sepulveda Blvd.  
Assessor's Parcel Number: 4169-024-001, -002, -021  
Legal Description: See Attachment A  
Area District, Zoning, General Plan Designation: Commercial; General Commercial - Zoning  
Surrounding Land Uses:  
North CG – General Commercial West RM – Residential Medium Density  
South C-3 Commercial (Hermosa Beach) East CG – General Commercial

Existing Land Use: Vacant – auto mechanic/copy shop; Dry Cleaners; Office Building

## PROJECT DESCRIPTION

Type of Project: Commercial  Residential  Other \_\_\_\_\_  
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: \_\_\_\_\_

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: \_\_\_\_\_

See Project Description, including required findings – Attachment B

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: \_\_\_\_\_

Removed/

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Demolished</u>
Project Site Area:	<u>28,492</u>	<u>28,492</u>	<u>N/A</u>	<u>N/A</u>
Building Floor Area:	<u>15,237</u>	<u>37,174</u> <u>(1.3 FAR)</u>	<u>42,741 Max</u> <u>(1.5 FAR)</u>	<u>15,237</u>
Height of Structure(s)	<u>14' - 30'</u>	<u>30'</u>	<u>30' Max</u>	<u>N/A</u>
Number of Floors/Stories:	<u>1 &amp; 2</u>	<u>2</u>	<u>3 Max</u>	<u>N/A</u>
Percent Lot Coverage:	<u>40%</u>	<u>69%</u>		<u>N/A</u>
Off-Street Parking:	<u>18</u>	<u>199</u>	<u>124</u>	<u>N/A</u>
Vehicle Loading Space:	<u>0</u>	<u>1</u>	<u>1</u>	<u>N/A</u>
Open Space/Landscaping:	<u>8%</u>	<u>17%</u>	<u>8%</u>	<u>N/A</u>

Proposed Grading:  
 Cut 28,500 CY Fill \_\_\_\_\_ Balance \_\_\_\_\_ Imported \_\_\_\_\_ Exported 28,500 CY

Will the proposed project result in the following (*check all that apply*):

- | <u>Yes</u> | <u>No</u> |  |
|------------|-----------|--|
| _____      | <u>X</u>  | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| _____      | <u>X</u>  | Changes to a scenic vista or scenic highway?   |
| _____      | <u>X</u>  | A change in pattern, scale or character of a general area?   |
| _____      | <u>X</u>  | A generation of significant amount of solid waste or litter?   |
| _____      | <u>X</u>  | A violation of air quality regulations/requirements, or the creation of objectionable odors?                                 |
| <u>X</u>   | _____     | Water quality impacts (surface or ground), or affect drainage patters?   |
| _____      | <u>X</u>  | An increase in existing noise levels?  |
| _____      | <u>X</u>  | A site on filled land, or on a slope of 10% or more?   |
| _____      | <u>X</u>  | The use of potentially hazardous chemicals?  |
| _____      | <u>X</u>  | An increased demand for municipal services?  |
| _____      | <u>X</u>  | An increase in fuel consumption?   |
| <u>X</u>   | _____     | A relationship to a larger project, or series of projects?   |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

See Attachment C

**CERTIFICATION:** I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Prepared For: \_\_\_\_\_

Date Prepared: \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION**

**APN: 4169-024-001**

THE NORTH 73 FEET OF LOT 1 IN BLOCK 3 OF THE CARNATION VILLA TRACT, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 7, PAGE 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN: 4169-024-002**

LOT 1 IN BLOCK 3 OF THE CARNATION VILLA TRACT, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 7, PAGE 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN: 4169-024-021**

LOT 1 OF TRACT NO 42598, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1064, PAGE 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**ATTACHMENT B**

**PROJECT DESCRIPTION AND FINDINGS**

(Project description is the same as above and not included)

## **FINDINGS**

- 1. The proposed location of the use is in accord with the objectives of Title 10 and the purposes of the district in which the site is located.**

The property is located in the General Commercial zoning district. The purpose of this zone is in part to provide opportunities for offices. Skechers has been recognized as the frontrunner of companies with headquarters in Manhattan Beach. Skechers currently employs approximately 668 individuals between its four existing buildings. The buildings are overcrowded at the same time that Skechers continues to grow. The proposed project consists of a 20,328 SF addition to the existing 54,875 SF office building at 330 Sepulveda. It is planned that the expanded office will be used for retail, real estate and construction office functions of SKECHERS. While there are currently 217 people occupying the 330 building, the proposed occupancy of the expanded building is only 225 people. The use satisfies the purposes of the Zoning Code.

- 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 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 property lies within the General Commercial Land Use Designation under the General Plan which, like the corresponding zoning, is in part to provide opportunities for professional office uses. The proposed project will be additional professional office space for one of the City's top employers.

The project is consistent with Land Use Goal LU-1 and Land Use policy LU-1.1 relating to maintaining a low profile development on Sepulveda Boulevard and complying with the Sepulveda Boulevard Development Guide. Additionally, the project complies with land use policy LU-1.2 which specifies the use of architectural features, setbacks and landscaping to reduce bulk and add visual interest. The project will be designed to match the existing building approved by Resolution No. PC 02-09.

The project is consistent with Land Use Goal LU-2 and policy LU-2.1 by providing private landscaping and following the Sepulveda Boulevard Development Guide.

The project is consistent with Land Use Goal LU-3 and policy LU-3.2 by achieving a strong positive community aesthetic and following the Sepulveda Boulevard Development Guide.

The project is consistent with Infrastructure Goals I-3 and I-4 by ensuring adequate parking and loading for commercial needs and protecting residential neighborhoods from parking impacts as the project is adding 59 more spaces than required by Code.

- 3. The proposed use will comply with the provision of Title 10, including any specific condition required of the proposed use in the district in which it would be located.**

The project has been designed to comply with all provisions of the Manhattan Beach Municipal Code for the General Commercial zone as well as with the Sepulveda Boulevard Development Guide. The project does not seek any variances and there are no special conditions which apply.

- 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.**

The project is not expected to have any long-term impacts that cannot be mitigated. The project is providing more parking than required. Except during construction, the project will not create noise or vibration impacts as this is an office use. Aesthetically, the project will be compatible with the existing building as well as the other buildings which are being proposed by SKECHERS in Hermosa Beach and Manhattan Beach. There are public services and facilities in place which can serve the facilities. Skechers will pay all applicable fees and for its share of any required public improvements. The existing Skechers office building has not created any problems for resident security or personal safety and there is no reason to believe that the expansion of the use, which is only designed to house an additional 8 people, would be any different.

## ATTACHMENT C

### EXPLANATION OF "YES" ANSWERS

- The proposed project will change drainage patterns and improve water quality impacts. The previous use of the site on which the addition will be located was a car wash with very minimal landscaping. There will be increased landscaping on the property which will allow for greater infiltration.
- The addition to the 330 Building is one of several projects that Skechers is planning along the Sepulveda Boulevard/Pacific Coast Highway Corridor to accommodate its growth as shown in the project description attached above.

**ATTACHMENT F**

**MANHATTAN BEACH APPLICATION  
330 SEPULVEDA BLVD.**



# ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: \_\_\_\_\_

### APPLICANT INFORMATION

Name: Sepulveda Blvd. Properties, LLC  
Address: 330 Sepulveda Blvd., MB 90266  
Phone number: 310/318-3100  
Relationship to property: Owner

Contact Person: Tim Ball  
Address: 330 Sepulveda Blvd., MB 90266  
Phone number: 310/318-3100, ext. 1488  
Association to applicant: VP Commercial Development

### PROJECT LOCATION AND LAND USE

Project Address: 330/300 S. Sepulveda Blvd. (Addition to 330 S. Sepulveda)  
Assessor's Parcel Number: 4168-025-016/-006  
Legal Description: See Attachment A  
Area District, Zoning, General Plan Designation: Commercial; General Commercial - Zoning  
Surrounding Land Uses:

North CG - General Commercial  
South C-3 Commercial (Hermosa Beach)

West CG - General Commercial  
East RS-D& - Residential Single Family - Design Review

Existing Land Use: Vacant - previous car wash site; demolition will occur shortly

### PROJECT DESCRIPTION

Type of Project: Commercial  Residential  Other   
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: \_\_\_\_\_

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: \_\_\_\_\_

See Project Description, including findings - Attachment B

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: \_\_\_\_\_

	Existing	Proposed	Required	Demolished
<b>Project Site Area</b>				
• 330 Sepulveda	38,100 SF	38,100 SF		
• 300 Sepulveda	15,570 SF	15,570 SF		0
<b>TOTAL</b>	<b>53,670 SF</b>	<b>53,670 SF</b>		
<b>Building Floor Area</b>				
• 330 Sepulveda	54,875	54,875 SF	57,150 - Max	
• 300 Sepulveda	0	20,328 SF	23,355 - Max	
<b>TOTAL</b>		<b>75,373 SF (1.4 FAR)</b>	<b>80,505 Max (1.5 FAR)</b>	
<b>Height of Structures</b>				
• 330 Sepulveda	30'	30'	30' Max	
• 300 Sepulveda	0	30'	30' Max	
<b>Number of Floors/Stories</b>				
• 330 Sepulveda	3	3	3 Max	
• 300 Sepulveda	0 <sup>1</sup>	2	3 Max	
<b>Percent Lot Coverage</b>				
• 330 Sepulveda	89%	89%		
• 300 Sepulveda	0	92%		
<b>TOTAL</b>		<b>90%</b>		
<b>Off-Street Parking</b>				
• 330 Sepulveda	270 (per resolution)	270 (per resolution)	270 (per resolution)	
• 300 Sepulveda	N/A	127	68 (1:300)	
<b>TOTAL</b>		<b>397</b>	<b>338</b>	
<b>Vehicle Loading Space</b>				
• 330 Sepulveda	2	2	2	
• 300 Sepulveda	0	0	0	
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>2 – 12' x 35' x 14'</b>	
<b>Open Space/Landscaping</b>				
• 330 Sepulveda	5,022.5 SF	5,022.5 SF	8% - Min	
• 300 Sepulveda		2,173.0 SF	8% - Min	
<b>TOTAL</b>		<b>7,195.5 SF – 13%</b>	<b>4,293.6 SF – 8%</b>	

Proposed Grading:

Cut 24,000 CY Fill \_\_\_\_\_ Balance \_\_\_\_\_ Imported \_\_\_\_\_ Exported 24,000 CY

<sup>1</sup> The car wash will be demolished as soon as possible as it is an attractive nuisance, there have already been a break-in, and it is a harborage for rats.

Will the proposed project result in the following (*check all that apply*):

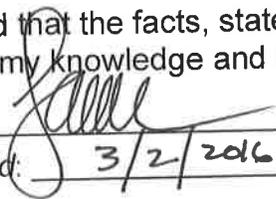
- | <u>Yes</u>    | <u>No</u>     |  |
|---------------|---------------|--|
| <u>      </u> | <u>X</u>      | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <u>      </u> | <u>X</u>      | Changes to a scenic vista or scenic highway?   |
| <u>      </u> | <u>X</u>      | A change in pattern, scale or character of a general area?   |
| <u>      </u> | <u>X</u>      | A generation of significant amount of solid waste or litter?   |
| <u>      </u> | <u>X</u>      | A violation of air quality regulations/requirements, or the creation of objectionable odors?                                 |
| <u>X</u>      | <u>      </u> | Water quality impacts (surface or ground), or affect drainage patterns?  |
| <u>      </u> | <u>X</u>      | An increase in existing noise levels?  |
| <u>      </u> | <u>X</u>      | A site on filled land, or on a slope of 10% or more?   |
| <u>      </u> | <u>X</u>      | The use of potentially hazardous chemicals?  |
| <u>      </u> | <u>X</u>      | An increased demand for municipal services?  |
| <u>      </u> | <u>X</u>      | An increase in fuel consumption?   |
| <u>X</u>      | <u>      </u> | A relationship to a larger project, or series of projects?   |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

See Attachment C

**CERTIFICATION:** I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: \_\_\_\_\_



Prepared For: \_\_\_\_\_

3/2/2016

Date Prepared: \_\_\_\_\_

3/2/2016

→ SEPULVEDA BLDG. PROPERTIES, LLC.

Revised 7/97

**EXHIBIT A  
LEGAL DESCRIPTION**

**APN: 4168-025-006** (*building addition – 300 Sepulveda*)  
LOTS 13 AND 14 OF TRACT NO. 14274, IN THE CITY OF MANHATTAN BEACH,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 312, PAGES 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY.

**APN: 4168-025-016** (*existing 330 Sepulveda Building*)  
LOTS 8 TO 12 INCLUSIVE, OF TRACT NO. 14274, IN THE CITY OF MANHATTAN  
BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 312, PAGES 8 AND 9 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

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**ATTACHMENT B**

**PROJECT DESCRIPTION AND FINDINGS**

(Project description is the same as above and not included)

## FINDINGS

- 1. The proposed location of the use is in accord with the objectives of Title 10 and the purposes of the district in which the site is located.**

The property is located in the General Commercial zoning district. The purpose of this zone is in part to provide opportunities for offices. Skechers has been recognized as the frontrunner of companies with headquarters in Manhattan Beach. Skechers currently employees approximately 668 individuals between its four existing buildings. The buildings are overcrowded at the same time that Skechers continues to grow. The proposed project consists of a 20,328 SF addition to the existing 54,875 SF office building at 330 Sepulveda. It is planned that the expanded office will be used for retail, real estate and construction office functions of SKECHERS. While there are currently 217 people occupying the 330 building, the proposed occupancy of the expanded building is only 225 people. The use satisfies the purposes of the Zoning Code.

- 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 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 property lies within the General Commercial Land Use Designation under the General Plan which, like the corresponding zoning, is in part to provide opportunities for professional office uses. The proposed project will be additional professional office space for one of the City's top employers.

The project is consistent with Land Use Goal LU-1 and Land Use policy LU-1.1 relating to maintaining a low profile development on Sepulveda Boulevard and complying with the Sepulveda Boulevard Development Guide. Additionally, the project complies with land use policy LU-1.2 which specifies the use of architectural features, setbacks and landscaping to reduce bulk and add visual interest. The project will be designed to match the existing building approved by Resolution No. PC 02-09.

The project is consistent with Land Use Goal LU-2 and policy LU-2.1 by providing private landscaping and following the Sepulveda Boulevard Development Guide.

The project is consistent with Land Use Goal LU-3 and policy LU-3.2 by achieving a strong positive community aesthetic and following the Sepulveda Boulevard Development Guide.

The project is consistent with Infrastructure Goals I-3 and I-4 by ensuring adequate parking and loading for commercial needs and protecting residential neighborhoods from parking impacts as the project is adding 59 more spaces than required by Code.

- 3. The proposed use will comply with the provision of Title 10, including any specific condition required of the proposed use in the district in which it would be located.**

The project has been designed to comply with all provisions of the Manhattan Beach Municipal Code for the General Commercial zone as well as with the Sepulveda Boulevard Development Guide. The project does not seek any variances and there are no special conditions which apply.

- 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.**

The project is not expected to have any long-term impacts that cannot be mitigated. The project is providing more parking than required. Except during construction, the project will not create noise or vibration impacts as this is an office use. Aesthetically, the project will be compatible with the existing building as well as the other buildings which are being proposed by SKECHERS in Hermosa Beach and Manhattan Beach. There are public services and facilities in place which can serve the facilities. Skechers will pay all applicable fees and for its share of any required public improvements. The existing Skechers office building has not created any problems for resident security or personal safety and there is no reason to believe that the expansion of the use, which is only designed to house an additional 8 people, would be any different.

## ATTACHMENT C

### EXPLANATION OF "YES" ANSWERS

- The proposed project will change drainage patterns and improve water quality impacts. The previous use of the site on which the addition will be located was a car wash with very minimal landscaping. There will be increased landscaping on the property which will allow for greater infiltration.
- The addition to the 330 Building is one of several projects that Skechers is planning along the Sepulveda Boulevard/Pacific Coast Highway Corridor to accommodate its growth as shown in the project description attached above.