



CITY OF HERMOSA BEACH
 Community Development Department 1315 Valley Drive, Hermosa Beach, CA 90254 Phone: (310) 318-0242 Fax: (310) 937-6235
 Website: <http://www.hermosabch.org>

REVISED PLANNING APPLICATION FORM

Please note that all information submitted becomes of public record.

SITE ADDRESS OR LOCATION: Design Center – 2851 & 2901 Pacific Coast Highway Executive Center – 3001 & 3125 PCH	
ASSESSOR'S PARCEL NUMBER: Design Center 4169-034-020/-021; Executive Center - 4169-029-044/-052	
APPLICANT NAME: Tim Ball	
Company Name: Sepulveda Design Center LLC (single member LLC owned by SKECHERS)	
Mailing Address: 330 S. Sepulveda Blvd.	
City, State, Zip Code: Manhattan Beach, CA 90266	
Phone: 310/318-3100, ext. 1488	Assistant Phone:
Fax: 310/937-1360	Email: timb@skechers.com with copy to lisa@wkrklaw.com
PROPERTY OWNER NAME: Sepulveda Design Center LLC (Not prospective owner in escrow)	
Mailing Address: 330 S. Sepulveda Blvd.	
City, State, Zip Code: Manhattan Beach, CA 90266	
Phone: 310/318-3100, ext. 4538	Assistant Phone:
Fax: 310/937-1360	Email: timb@skechers.com with copy to lisa@wkrklaw.com
ARCHITECT OR OTHER NAME: David Hibbert	
Company Name: DFH Architects	
Mailing Address: 1544 20 th Street	
City, State, Zip Code: Santa Monica, CA 90404	
Phone: 310/394-4045	Mobile Phone:
Fax: 310/998-8656	Email: hibbert@dfhaia.com
PROJECT REQUEST: Consult with a planner to determine application type(s)	
\$ _____ Amendment to Planning Entitlement (3805) \$ _____ Appeal to the Planning Commission (6820) \$ _____ Categorical Exemption (6809) \$ <input checked="" type="checkbox"/> Conditional Use Permit (C.U.P.)-Comm/Other (3812) \$ _____ C.U.P. - Fences & Walls (3864) \$ _____ Condominium of _ Units - CUP/PDP (3899) \$ _____ Determination of Similar Use (6806) \$ _____ Extension - CUP/PDP/Tentative Map etc. (3883) \$ _____ Final Map (3810) \$ _____ General Plan Amendment - Map (6803) \$ _____ General Plan Amendment - Text (6803) \$ _____ Height Limit Exception (3898) \$ _____ Lot Line Adjustment (3884) \$ _____ Mural Review (6801) \$ _____ Negative Declaration/Initial Study (3803) \$ <input checked="" type="checkbox"/> Parking Plan (3857) To be provided \$ _____ Planning Commission Interpretation (6807)	\$ <input checked="" type="checkbox"/> Precise Development Plan (PDP) (3867) \$ _____ Sign Variance (6802) \$ _____ Slope/Grade Height Determination (3888) \$ <input checked="" type="checkbox"/> Tentative Map--Subdivision/Lot Split (3809)- \$ _____ Text Amendment, Private (3886) \$ _____ Variance (3808) \$ _____ Zone Change (3811) \$ _____ 300' Radius Noticing - 1st Noticing (3868) \$ _____ 300' Radius Noticing - 2nd Noticing (3890) \$ <input checked="" type="checkbox"/> 1000' Radius Noticing – 1st Noticing (3824) \$ <input checked="" type="checkbox"/> 1000' Radius Noticing - 2nd Noticing (3856) \$ <input checked="" type="checkbox"/> Public Notice Poster (3825) \$ <input checked="" type="checkbox"/> Legal Ad - Easy Reader (1121-4323) \$ <input checked="" type="checkbox"/> Other: Vacation of alley behind 2851 PCH – Attachments H & I
TOTAL FEES \$	

RECEIVED
MAR 03 2016

COMMUNITY DEV. DEPT.

CITY USE ONLY

Received By:	Date Filed (Stamp at Top of Form):	File No.:
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NOTE: ATTACH ADDITIONAL SHEETS TO EXPAND ON ANSWERS OR EXPLAIN 'YES' RESPONSES

PROJECT DESCRIPTION:

1. Describe the proposed project, particularly changes to the site, buildings, improvements and uses.

See Attachment A

2. Describe the reasons for the project and any conditions that justify or support the project:

See Attachments B and C

3. Is the site in the Coastal Zone?	Yes:	No: X
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4. If in the Coastal Zone, is a Coastal Development Permit from the Coastal Commission required?	Not sure:	Yes:	No:
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5. Will the project be developed or constructed in phases?	Yes: X - MB components to be started before HB	No:
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6. Are you proposing any other development, uses, or alterations of the site that are not included in this application?	Yes: X – see MB applications – Attachments E and F	No:
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7. Are any sustainable or 'green' elements pertaining to the site, buildings or other operations proposed?

The buildings will be built to the most current Title 24 standards, including the new Cal Green standards. Additionally, the buildings will be designed to meet LEED Gold standards. **Please see Attachment G**

8. Has the project or site received previous or other approvals? (If so, an amendment may be required.)	Not sure:	Yes:	No: X
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9. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance? Please see Attachment H	Yes: X	No:
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10. Adjacent land uses and business names: - See **Attachment D**

To North: Longfellow and north of that – C-3 2-story office building owned and utilized by SKECHERS

To South: C-3 w/Affordable Housing Overlay; Dunn Edwards Paint Store

To East: Pacific Coast Hwy. and across City of MB/General Commercial – 2 story commercial office buildings

To West: R-1 single family housing

11. Are you aware of anyone that may be concerned about the project?	Yes: X	No:
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12. Application for General Plan amendment or rezoning only:	Existing designation:	Proposed designation:
13. Applications for Lot Line Adjustment, Merger or Subdivision only:	Existing number of lots: Design Center – 5 Executive Office - 3	Proposed number of lots: 1 lot for each building (total 2 lots)
14. Application for Condominiums only:	Existing number of units:	Proposed number of units:

IMPROVEMENTS AND USES: DESIGN CENTER – 2901 Pacific Coast Highway

15. Lot coverage and surfaces:

Type	Existing (sq ft)	Proposed (sq ft)	Net Change (sq ft)
Buildings	28,578	100,296	+ 71,718
Lot coverage* (from net lot area)	28,758 (46%)	38,953 (62%)	+ 10,195 (+16%)
Paved area	61,025 (97%) inc. bldg.	53,573(85%) inc. bldg.	-7,452 (-12%)
Landscaped area	1,843 (3%)	9,295 (15%)	+7,452 (+12%)
Unimproved area	0	0	0
Pervious surfaces	1,843 (3%)	9,295 (15%)	+ 7,452 (+12%)

*Lot coverage: area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs >30" above grade. Excluded: Architectural projections, eaves, unenclosed balconies open on ≥ 2 sides including portions under another balcony projecting $\leq 5'$ from a building face; nonstructural stairs, patios, walkways and planters establishing finish grade; fences and walls. (Hermosa Beach Municipal Code, Chapter 17.04)

16. Will any buildings or structures be demolished?	Yes: X	No:
17. Are any temporary uses or structures proposed?	Yes:	No: X
18. Will fences, walls /retaining walls, or similar elements be installed or altered?	Yes: X	No:
19. Are any roof decks proposed?	Yes:	No: X
20. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required?	Yes: X	No:
21. Will any structure, architectural projection, stairs, decks, utilities, or other elements encroach into a setback as a result of the project?	Yes:	No: X
22. Will any signs be installed or altered in connection with the use or building?	Yes: X	No:
23. Will trash/recycling facilities be installed or altered?	Yes: X	No:
24. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)? – During construction	Yes: X	No:
25. Will exterior lighting on any building or site be installed or altered?	Yes: X	No:

26. Parking spaces - **NOTE – ONLY 401 SPACES ARE REQUIRED/520 BEING PROVIDED**

Type	Existing	Proposed	Net Change	Required	Covered spaces
Regular space	N/A	353	N/A	281 min (per 401; inc. disabled)	All
Compact	N/A	63	N/A	120 max (per 401)	All
Disabled	N/A	11	N/A	10 (2 van)	All
Loading/other –	N/A	curbside	N/A	-----	All
Tandem	N/A	93	N/A	Parking Plan to be submitted	All
Guest (residential)	N/A	N/A	N/A	N/A	All
Commercial project: Vehicle movements per day		Traffic report to be submitted			

27. Are any parking spaces located offsite or shared with other uses or businesses on the site?	Yes:	No: X
28. Will any driveways or access ways be constructed or altered?	Yes: X	No:

29. Will drainage be altered or increased?
There will not be any increase in drainage as the site is currently completely covered with non-permeable surfaces and there will be increased landscaping as a result of this project. The discharge locations will likely change.

30. Is a Standard Urban Storm Water Mitigation Plan required? (Hermosa Beach Municipal Code, Chapter 8.44)	Not sure:	Yes: X	No:
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31. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site? Yes - trees			
32. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees? Yes – trees will be removed		Yes: X	No:
33. Will any vegetation or planters be removed, altered or installed?		Yes: X	No:
34. Is site grading or contouring proposed?		Yes: X	No:

Cut (cubic yards): 107,000 CY	Fill (cubic yards): 1,500 CY
Maximum height fill slope (feet): N/A	Maximum height cut slope (feet): N/A

RESIDENTIAL PROJECTS (Skip to Question 38 if not a residential project)

35. Type of units – N/A

Type	Number of Bedrooms per unit units	Unit size (sq ft)– except garages	Garage– per unit (sq ft)	Total size– all units (sg ft)
Single-family				
Duplex				
Multi-family				
Condominiums				
Accessory or other				

36. Will affordable or special need housing be provided?	Yes:	No:
37. Will any amenities be provided?	Yes:	No:

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER (Skip to Acknowledgements if inapplicable)

38. Describe operations or change in operations: All of the properties are currently vacant.
The new operations will be as described in the Project Description, which is Attachment A.

Criteria	Existing	Proposed
Days and hours of operation:	N/A – vacant property	9 a.m. to 6 p.m.
Shifts per day:	N/A – vacant property	1 shift
Employees on largest shift:	N/A – vacant property	350
Number of seats (for restaurants, schools, theaters, etc.):	N/A – vacant property	N/A
Maximum number of people on site at peak time:	N/A – vacant property	850– during Global Sales Conference 2x/year
Maximum number of people in building at peak time:	N/A – vacant property	850– during Global Sales Conference 2x/year
Maximum number of businesses or tenant spaces:	N/A – vacant property	1 - SKECHERS
Specify any outdoor activities (dining, storage, etc.):	N/A – vacant property	Outdoor patios for occasional use for meetings and gatherings

39. Will machinery other than typical office equipment be used?	Yes:	No: X
40. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)?	Yes: X	No:

IMPROVEMENTS AND USES: EXECUTIVE OFFICES – 3001 Pacific Coast Highway

15. Lot coverage and surfaces:

Type	Existing (sq ft)	Proposed (sq ft)	Net Change (sq ft)
Buildings	2,377	20,209	+ 17,832
Lot coverage*	2,377 (15%)	6,688 (42%)	+ 4,311 (+27%)
Paved area	15,426 (98%) inc. bldg.	12,713 (80%) inc. bldg	-2,713 (-18%)
Landscaped area	387 (2%)	3,100 (20%)	+ 2,713 (+18%)
Unimproved area	0	0	0
Pervious surfaces	387 (2%)	3,100 (20%)	-2,713 (-18%)

*Lot coverage: area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs >30" above grade. Excluded: Architectural projections, eaves, unenclosed balconies open on ≥ 2 sides including portions under another balcony projecting $\leq 5'$ from a building face; nonstructural stairs, patios, walkways and planters establishing finish grade; fences and walls. (Hermosa Beach Municipal Code, Chapter 17.04)

16. Will any buildings or structures be demolished?	Yes: X	No:
17. Are any temporary uses or structures proposed?	Yes:	No: X
18. Will fences, walls /retaining walls, or similar elements be installed or altered?	Yes: X	No:
19. Are any roof decks proposed?	Yes:	No: X
20. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required?	Yes: X	No:
21. Will any structure, architectural projection, stairs, decks, utilities, or other elements encroach into a setback as a result of the project?	Yes:	No: X
22. Will any signs be installed or altered in connection with the use or building?	Yes: X	No:
23. Will trash/recycling facilities be installed or altered?	Yes: X	No:
24. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)? – During construction	Yes: X	No:
25. Will exterior lighting on any building or site be installed or altered?	Yes: X	No:

26. Parking spaces – **NOTE ONLY 87 SPACES REQUIRED; 89 PROVIDED**

Type	Existing	Proposed	Net Change	Required	Covered spaces
Regular space	N/A	81	N/A	62 – min (inc. Disabled)	All
Compact	N/A	2	N/A	26 - max	All
Disabled	N/A	4	N/A	4 (1 van)	All
Loading/other –	N/A	0	N/A		All
Tandem	N/A	2	N/A	Parking plan to be submitted	All
Guest (residential)	N/A	N/A	N/A	N/A	All
Commercial project: Vehicle movements per day		Traffic report to be submitted			

27. Are any parking spaces located offsite or shared with other uses or businesses on the site? In addition to the Executive Offices (19,209 SF) there will be a 998 s.f. ground floor retail space currently programmed to be a local coffee house with a 200 s.f. outside patio area. Coffee house was figured at 1:100 parking	Yes: X	No:
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28. Will any driveways or access ways be constructed or altered?	Yes: X	No:
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29. Will drainage be altered or increased?
There will not be any increase in drainage as the site is currently completely covered with non-permeable surfaces and there will be increased landscaping as a result of this project. The discharge locations will likely change.

30. Is a Standard Urban Storm Water Mitigation Plan required? (Hermosa Beach Municipal Code, Chapter 8.44)	Not sure:	Yes: X	No:
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31. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site? Yes - trees

32. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees? - Trees	Yes: X	No:
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33. Will any vegetation or planters be removed, altered or installed?	Yes: X	No:
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34. Is site grading or contouring proposed?	Yes: X	No:
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Cut (cubic yards): 27,000 CY	Fill (cubic yards): 500 CY
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Maximum height fill slope (feet): N/A	Maximum height cut slope (feet): N/A
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RESIDENTIAL PROJECTS (Skip to Question 38 if not a residential project)

35. Type of units – N/A

Type	Number of units	Bedrooms per unit	Unit size (sq ft)– except garages	Garage– per unit (sq ft)	Total size– all units (sgft)
Single-family					
Duplex					
Multi-family					
Condominiums					
Accessory or other					

36. Will affordable or special need housing be provided?	Yes:	No:
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37. Will any amenities be provided?	Yes:	No:
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COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER (Skip to Acknowledgements if inapplicable)

38. Describe operations or change in operations: All of the properties are currently vacant.
The new operations will be as described in the Project Description, which is Attachment A.

Criteria	Existing	Proposed
Days and hours of operation:	N/A – vacant property	SKECHERS - 9 a.m. to 6 p.m. Coffee House – 7 a.m. to 6 p.m. M-F 8 a.m. to 6 p.m. S-S
Shifts per day:	N/A – vacant property	1 shift – SKECHERS; 5 - coffee house
Employees on largest shift:	N/A – vacant property	80 – SKECHERS; 5 - coffee house
Number of seats (for restaurants, schools, theaters, etc.):	N/A – vacant property	20 - coffee house
Maximum number of people on site at peak time:	N/A – vacant property	105
Maximum number of people in building at peak time:	N/A – vacant property	105
Maximum number of businesses or tenant spaces:	N/A – vacant property	2 – SKECHERS (19449 SF) and Coffee House (998 SF)
Specify any outdoor activities (dining, storage, etc.):	N/A – vacant property	Outdoor patios for occasional use for meetings and gatherings; outside patio for Coffee house;

39. Will machinery other than typical office equipment be used?	Yes:	No: X
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40. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)?	Yes: X	No:
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ACKNOWLEDGEMENTS

1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following any appeal period set forth in the Hermosa Beach Municipal Code. Please contact the Community Development Department or City Clerk's office at 310-318-0239 with any questions on the approval process.
3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements.
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. I understand that any person dissatisfied with the decision of the Planning Commission may file an appeal in writing with the City Clerk within ten calendar days from the date of the subsequent City Council meeting.
6. To the extent permitted by law, I agree to defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorneys fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
7. I understand that all information of any type pertaining to this application is public information and may be uploaded to the Internet in a portable document format (PDF) as part of an agenda packet for Planning Commission or City Council meetings. Any information that I believe is proprietary or should not be viewed by the public is clearly designated; however and notwithstanding, I understand such information may be subject to disclosure under the California Public Records Act (Government Code section 6250 *et seq.*).
8. I understand that I may request in writing to receive notice of any proposal to adopt or amend the general plan, a specific plan, zoning or other ordinance affecting building permits or grading permits reasonably related to my proposal. (Government Code Section 65945).
9. The following persons also have a legal interest in the project site (i.e., tenants, property associations, easement holders, etc.):

Name of others with a record interest	Relationship	Mailing Address
Benjamin Kim	Owner of benefitted property	2844 El Oeste Dr., Hermosa Beach, 90254-223 – Exh. I

SIGNATURES: I hereby certify that I have read, understand, and agree with all of the Acknowledgements above. (Notarized signature required from current Property Owner, not owner in escrow).

Applicant:	Signature Print  Tim Ball	Date:	3/2/2016
Owner:	Signature Print  Peter Mow	Date:	3/2/2016
Other:	Signature Print	Date:	
Other:	Signature Print	Date:	

NOTARY CERTIFICATION

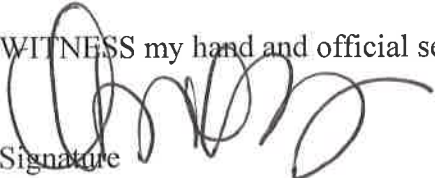
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On March 2nd 2016, before me, Kimberly L. Morse, Notary Public, personally appeared Tim Ball, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature
(NOTARY SEAL)



NOTARY CERTIFICATION

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)

On March 2nd 2016, before me, Kimberly L. Morse, Notary Public, personally appeared Peter Mow, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature
(NOTARY SEAL)



ATTACHMENTS

- A Project Description
- B Reasons for Project
- C Decision Making Tool
- D Project Location map with General Plan and Zoning
- E Manhattan Beach application for 305 S. Sepulveda
- F Manhattan Beach application for 330 S. Sepulveda expansion
- G LEED Information
- H Map showing alley behind 2851 Pacific Coast Highway to be vacated
- I Deed Restriction on 2851 Pacific Coast Highway

* Please note that soils report for properties previously provided

* Revised traffic report will be provided at later date

PREVIOUSLY SUBMITTED

- Photos of Surrounding Area
- Soils Reports

TO BE SUBMITTED

- Parking Plan
- Traffic Report
- Parcel Maps

ATTACHMENT A PROJECT DESCRIPTION

Describe the proposed project, particularly changes to the site, buildings, improvements and uses.

OVERALL PROJECT

The proposed Project consists of 3 buildings and an addition to an existing building to be constructed along the Sepulveda Boulevard/Pacific Coast Highway corridor to accommodate SKECHERS growth and expansion into new product lines. SKECHERS started in Manhattan Beach and considers the local beach communities to be home.

The buildings to be constructed include: two in Hermosa Beach - a new Design Center and Executive Offices; a new building in Manhattan Beach; and an expansion of the existing 330 Sepulveda Blvd. Building.

This Project will be an addition to the existing SKECHERS' buildings in the vicinity, as the company continues to outgrow their current facilities. While SKECHERS is in need of all of the proposed space, each building could be independently developed. A chart of the existing and proposed SKECHERS' building uses is set forth below.

BUILDING ADDRESS	CURRENT FUNCTION	NUMBER OF EMPLOYEES	FUTURE FUNCTION	FUTURE NUMBER OF EMPLOYEES
228 Manhattan Beach Blvd. (Downtown MB)	Retail, Real Estate, and Construction and Office Services; Performance Marketing Group, Product Development rooms	95	Performance Marketing Group and Product Development Rooms, Office Services	50
330 Sepulveda Blvd. - MB	Design Center, Executive Offices, Performance Marketing Group, Employee cafeteria	217	Retail, Real Estate and Construction; Employee cafeteria	150
300 Sepulveda Blvd. (expansion of 330) – MB - NEW	N/A	N/A	Retail, Real Estate, and Construction	75
225 Sepulveda Blvd. – MB	Finance, Accounting, Human Resources	346	Finance, Accounting, and Human Resources	300
305 Sepulveda Blvd. – MB NEW	N/A	N/A	Retail, Real Estate and Construction; Finance Accounting and Human Resources	150
3201 Pacific Coast Hwy. – MB (Chiropractic Building; Not a part of the Project)	Performance Marketing, Special Event Planning	10	Performance Marketing – Special Events	10
2901 Pacific Coast Hwy. – HB NEW	N/A	N/A	Design Center; Show Rooms, Designers, Product Development Rooms, Employee cafeteria	350
3001 Pacific Coast Hwy. – HB - NEW	N/A	N/A	Executive Office; executive dining	80
TOTAL		668		1165 430 – HB EMPLOYEES – ALL NEW 735 - MB EMPLOYEES; 67 OF WHICH ARE NEW

COMMON ARCHITECTURE

Each of the buildings will be designed to complement the existing building at 330 Sepulveda Blvd. The buildings will be Type III concrete buildings. The buildings will have an exposed concrete frame with clear and colored spandrel glass with colors that reflect the sky and ocean.

HERMOSA BEACH COMPONENT

The Project site consists of 4 separate properties located at 2851, 2901, 3001 & 3125 Pacific Coast Highway that were all previously developed and occupied, but that are now vacant and deteriorated. The properties along Pacific Coast Highway were the former locations for Midas Muffler, Vasek Polak BMW and South Bay Lotus dealership. The former primary uses were for new and used auto sales and repairs.

Each of these existing structures will be demolished. The buildings at 2851 and 2901 Pacific Coast Highway, just south of 30th Street, will be replaced with a new Design Center and the buildings at 3001 and 3125 Pacific Coast Highway, just north of 30th Street, will be replaced with new Executive Offices. Each building will have a maximum building height of 35'. A pedestrian tunnel is proposed under 30th Street to connect the Design Center and Executive Offices. The tunnel is not only for convenience of the employees, but also to assist in running communication lines between the two buildings so they may operate in tandem. Each building will have a subterranean parking structure approximately 3 levels deep.

The entrance to the Design Center will be from a new driveway on the west side of Pacific Coast Highway across from Keats Avenue; the Project design includes a modification to the existing median south of Keats to install a left turn lane for vehicles traveling northbound on Pacific Coast Highway. The entrance to the Executive Offices will be at the southwest end of the Executive Offices on 30th Street.

The Design Center (2901 Pacific Coast Highway) will be approximately 100,296 square feet of floor area and will contain: 35 to 40 showrooms with an average size of 1000 square feet, and 35 to 40 product development rooms with an average size of 500 square feet, general offices, a private-company cafeteria (where employees pay for their food); product designer offices, conference rooms, shoe libraries, storage areas and other ancillary uses. There will be amenities such as a terrace, a water feature, and a lobby. The Design Center could eventually accommodate 250 to 350 employees. The landscaping on the site is being increased from 3% to 15%.

Approximately, two (2) times a year, SKECHERS invites approximately 500 – 1500 people to attend its Global Sales Conference which lasts for three days and is traditionally held at the Redondo Beach Performing Arts Center. After lunch, approximately 450 – 500 of those attendees are transported via bus to the SKECHERS building at 330 Sepulveda; the numbers drop on the second and third days of the conference. The people are transported utilizing 8 buses (with a 60 seat capacity). The

buses will only be at the Design Center to drop off and pick up. The buses are typically held offsite until they are needed for transportation to deliver the people back to their hotels. Most attendees generally stay at the Manhattan Beach Marriott, but with the move of the Design Center into Hermosa Beach, will expand into Hermosa Beach hotels.

With the completion of the Design Center, the attendees will visit the new showrooms in Hermosa Beach instead of the 330 Building.

The Executive Offices (3001 Pacific Coast Highway) will contain approximately 20,209 square feet of floor area. In addition to the office space, there will be additional product development rooms, a management dining area, a lobby and reception area and some water features. It is projected that 80 SKECHERS' employees will occupy this building. On the northern portion of the building, 998 square feet will be leased to a third party business for a coffee house which will include a 200 outdoor square foot patio. It is anticipated that the greatest number of people in the coffee house at one time, including employees, will be 25. The Executive Office building has been pulled back approximately 40 to 60 square feet from the northern property line to create an open space area in addition to the 200 square foot outdoor patio. A "Welcome to Hermosa Beach" sign will be installed in this location to mark the northern entrance to the City. The landscaping on this site is being increased from 2% to 19%.

The Design Center will contain a total of 520 parking spaces and the Executive Offices will contain 89 parking spaces. Although each building satisfies the parking requirements, a parking plan will be required for the proposed tandem spaces. The Design Center exceeds the required parking without counting any of the 93 tandem parking spaces. The Executive Offices exceed the required parking by one space, but 2 of the spaces are tandem. However, the parking count was based on the conservative use of 1:100 for the coffee house. The extra compact spaces are due to the additional parking that is being developed over code requirements. Historically, SKECHERS has utilized tandem spaces in its current parking structures without negative effects. SKECHERS has not sought any parking reductions for the on-site dining facilities that actually reduce the amount of office space without creating any additional need for parking.

The Hermosa Beach Component makes significant changes from SKECHERS' previous submittal to the City in response to community comments. Specifically, the following modifications have been made from SKECHERS original project submittal:

Original Changes

- Terraces and patios turned to face PCH instead of residential
- Loading/deliveries/trash moved from 30th Street to garage
- Removed stairs to roof to stay below 35'
- Massing of Executive Office reduced by eliminating cantilevered portion on 3rd floor facing west
- Lowered mechanical screens by reducing amount of roof top mounted HVAC equipment
- Garage venting relocated to face Pacific Coast Highway instead of residential neighborhood

Additional Changes

- Elimination of the R-1 property at 744 Longfellow Ave.
- Elimination of pedestrian bridge over 30th Street
- Elimination of vehicular tunnel under 30th Street

- Inclusion of ground floor commercial space for local neighborhood serving Coffee House, outdoor patio and outdoor space on the Executive Office site
- Reduction of the Executive Office building of approximately 12,856 square feet
- Increased Executive Office building setback at Longfellow Avenue up to 75'
- Provided area for "Welcome to Hermosa Beach" monument sign at corner of Longfellow and PCH
- Lowering of elevator tower
- Lunch-time shuttle bus from Skechers Building to Downtown Hermosa and Manhattan Beach (will continue if successful after 1-year trial period)

The following approvals are needed from the City of Hermosa Beach

- Precise Development Plan for both buildings
- Conditional Use Permit for both buildings due to properties being in the Affordable Housing Overlay zones
- Parking Plan for both buildings to allow for tandem parking
- Lot Merger for 2901 Pacific Coast Highway to merge 5 lots into 1
- Lot Merger for 3001 Pacific Coast Highway to merge 3 lots into 1

Manhattan Beach Component

The Manhattan Beach component also includes two separate building sites.

305 S. Sepulveda

This site is located on the west side of Sepulveda Boulevard between Duncan Avenue and Boundary Place, directly south of SKECHERS' existing office at 225 Sepulveda Blvd. It is comprised of three parcels consisting of an approximate 7,500 square foot office building at 1050 Duncan Avenue, Debonair Cleaners (317 S. Sepulveda Boulevard), the former Auto Werxstatt Auto Repair (305 S. Sepulveda Boulevard; now relocated to new location on Sepulveda Blvd. in Manhattan Beach) and a now vacant copy shop (309 S. Sepulveda Boulevard). The existing development is 15,237 square feet. The buildings on Sepulveda are directly on the sidewalk and have no cohesive design element. All of the buildings would be demolished and replaced with a modern 37,174 square foot SKECHERS office building.

The building will be a 2-story, approximately 28 foot office tall building over a 3-story subterranean parking garage. This height is within the height restrictions of the City of Manhattan Beach Sepulveda Boulevard Development Guide. The building will also comply with all other development standards of the General Commercial zone and the Sepulveda Boulevard Development Guide. The three existing parcels would be merged into one. The office space would be designed to house an additional 150 office workers.

There would be a 2,850 square foot patio on the second floor with a water feature and fire pit for employee use. This patio would face Sepulveda Boulevard and therefore will not impact the residential uses to the west.

The parking garage entrance would be on Duncan Avenue, opposite the entrance to SKECHERS' current building at 225 S. Sepulveda Boulevard. This is in line with the Sepulveda Boulevard Development Guide which discourages curb cuts on Sepulveda. Additionally, due to the location of the adjacent streets, it is safer to have the entrance on Duncan than on Sepulveda. The loading space has been relocated to be under the building instead of along the south side of the building on Boundary Place. This will allow delivery trucks to drive past the driveway entrance, back in, and then pull out going east on Boundary Place to avoid these trucks from driving westbound through the neighborhood. Both buildings will be posted to prohibit turns westbound onto Duncan Avenue.

Although only 124 parking spaces are required, the building would provide parking for 199 vehicles. Some of these extra spaces will accommodate employees who work at the 225 building directly across Duncan Avenue. Parking problems in the area should also be alleviated by the fact that with the additional space, SKECHERS will be able to mitigate the crowding in its buildings and spread employees over more space. As

shown above, approximately 46 employees will be relocated from the 225 building to other office space.

The transformer, cooling towers, and refuse/recycling areas are all along Boundary Place and would be screened by 14 foot high walls.

The building will have the required 10-foot front yard setback on Sepulveda Boulevard. Additionally, there would be a 5-foot setback on Duncan Avenue and a minimum of an 18-foot, 6-inch setback on the west side of the property in order to provide a landscape buffer between the building and the residential property to the west.

The minimal landscaping that currently exists would be upgraded and improved. Landscaping would comprise 4,912 square feet or 17% of the site, thus exceeding the 8% landscape requirement. The rear yard setback would be landscaped with bamboo and ground cover. This area would not be accessible to employees or the public. The planter area would be approximately 10 feet above grade on the Duncan side. Landscape planters and trees would also be provided all along Sepulveda Boulevard as well as Duncan Avenue. A water feature is proposed at the entrance on Sepulveda Boulevard.

Required approvals for the 305 S. Sepulveda Project are:

- Use Permit for development on Sepulveda Boulevard
- Lot Merger to combine 3 lots into 1

330 (and 300) S. Sepulveda Boulevard

The second Manhattan Beach site is an expansion of the existing 330 Sepulveda building onto the former Manhattan Beach Car Wash located at 300 S. Sepulveda Boulevard at the corner of Sepulveda Boulevard and Duncan Drive on the east side of the street. The development at this site will consist of a 20,328 square foot, 2-story, addition, with 4 levels and 56,692 square feet of parking. All levels will be connected to the 330 Building, including at each level of the parking structure.

The new addition will utilize the existing driveways so there will be no new curb cuts on Sepulveda and there will be a closure of all of the existing driveways on Sepulveda, Duncan Drive, and Kuhn Dr. at the previous car wash site. 127 additional parking spaces will be provided which exceeds the required minimum of 68.

The overall landscaping for the combined Project site will be 7,195 square feet or 13% of the entire site, thus exceeding the 8% landscape requirement. Landscaping will match the existing landscaping on site. There are patios proposed on the southwest side of the addition, facing away from the residential area. The corner of the building at Sepulveda and Duncan has been stepped back away from the intersection.

Demolition of the car wash will take place independently of these projects as the car wash is an attractive nuisance. Within one week of closing it had been broken into. Furthermore, the building was a harbor for rats which were discovered on site. Given these circumstances, Manhattan Beach has indicated that it will independently approve demolition of the building.

Required approvals for the 300/330 S. Sepulveda Project are:

- Use Permit Amendment for development on Sepulveda Boulevard
- Lot Merger to combine 2 lots into 1

OVERALL OBJECTIVES

The overall Project objectives are as follows:

- Alleviate existing overcrowding of SKECHERS' current facilities
- Provide adequate space for SKECHERS' continued growth, including new product lines
- Centralize SKECHERS operations in Hermosa Beach and Manhattan Beach adjacent to existing buildings while remaining close to LAX
- Allow for the reconfiguration of office functions so that they are not spread out among different buildings
- Provide a state of the art building for Design Center to allow at least 35 – 40 showrooms with minimum 10-foot high ceilings to allow product display
- Maintain SKECHERS' ties to the beach communities of Manhattan Beach and Hermosa Beach

ATTACHMENT B

Describe the reasons for the project and any conditions that justify or support the project.

The proposed Project will require the following approvals from Hermosa Beach:

- Conditional Use Permits for development of the Project in the Affordable Housing Overlay zone
- Precise Plan of Designs
- Easements or other entitlements from Hermosa Beach for development of the pedestrian tunnel under 30th Street connecting the two buildings
- Parcel maps to reduce 5 existing parcels into 1 parcel for the Design Center and reduce 3 existing parcels into 1 parcel for the Executive Offices
- Vacation of alley behind 2851 Pacific Coast Highway
- Approval of Parking Plan

SKECHERS U.S.A., Inc. is now the second largest shoe brand in the United States with annual sales in excess of \$2B per year. SKECHERS desires to develop the new Design Center that will be able to display all of its shoes in modern state of the art showrooms, all in one place. Various buyers and employees from around the world visit the SKECHERS headquarters throughout the year. When these people visit, they typically stay for several days at local hotels while utilizing the local eating establishments, thereby boosting the local economy. SKECHERS has greatly expanded its product lines and offerings since it moved into its building at 330 S. Sepulveda Boulevard location years ago, and that location no longer offers sufficient space for its showrooms and offices.

Additionally, approximately, two (2) times a year, SKECHERS invites approximately 500 – 1500 international employees and guests to view the new product lines; these invitees typically stay at surrounding local hotels for several days at a time while utilizing local eating establishments too. The invitees are typically taken to and from the showrooms by bus as described above.

SKECHERS prides itself on being a local South Bay company and desires to keep its office and design facilities in the South Bay. Maintaining proximity to the current buildings, Los Angeles International Airport and the beach community is an integral component of the Project. Having the SKECHERS Design Center in Hermosa Beach will give prestige to the City and will create an entranceway to Hermosa Beach on properties that are deteriorating and that have been vacant for years. Additionally the Project will generate up to approximately 430 additional SKECHERS jobs in the City of Hermosa Beach and a total of approximately 500 new jobs between the projects in Hermosa Beach and Manhattan Beach.

Conditional use permits are required for each building to develop commercial uses in the Affordable Housing Overlay zone. The AHO was originally put on more properties than was necessary to meet the City's lower-income housing needs in order to provide flexibility. Since the time that the AHO was put into place, the City's lower-income housing allocation has been reduced. Development of the C-3 subject properties for this Project will still leave more than ample sites to accommodate the City's share of the RHNA for lower-income housing.

Although the combined properties provide more than the required amount of parking for the two buildings, the parking is not split up according to the Code requirements for each building. A parking plan is therefore required.

The Precise Plan of Design is required by Chapter 17.58 of the Hermosa Beach Municipal Code. The underground pedestrian tunnel connecting the two buildings is an essential design feature of the Project.

SKECHERS has assembled four properties consisting of 8 parcels to create the Design Center and Executive Offices. These parcels need to be combined into 2 lots; one for each building.

There is an alley that runs from Gould, parallel to Pacific Coast Highway, and ends at the northerly terminus of 2851 Pacific Coast Highway. (See Attachment H.) As a condition of purchasing the property, Sepulveda Blvd. Properties, LLC was required to request that the City vacate its public easement for use of this alley. (See Attachment I.)

**ATTACHMENT C
DECISION MAKING TOOL**

CRITERIA	SCORE	EVALUATION
<p>CATALYST FOR INNOVATION</p> <p>Is this a potential catalyst for strategic, transformative and differentiated development, or is this “business as usual”?</p>	<p>+</p>	<p>Skechers’ Hermosa Beach Project will house Skechers’ new state of the art Design Center and will encourage other upscale development.</p> <p>Redevelopment of the deteriorated PCH corridor with modern office buildings will spur other properties in the area to improve their appearance.</p> <p>The Project will help achieve one of the policies set forth in the draft Plan Hermosa which is to make Hermosa Beach a driving force and jobs center in the South Bay region.</p>
<p>Will this define and enhance the City brand to attract businesses, investment, tourists and like-minded residents?</p>	<p>+</p>	<p>Skechers brand is associated with a comfortable, casual, active and healthy lifestyle that is reflective of the South Bay beach style, including Hermosa Beach.</p> <p>As Skechers brings additional employees into the area, it provides more clientele for existing businesses and will lead to more tourism as friends and family visit the area.</p> <p>As Skechers provides additional job opportunities, it will attract the people who enjoy a casual living style and will fit in well with Hermosa Beach.</p> <p>The expansion of Skechers and its semi-annual design conferences will provide great synergy with the new hotels that are being planned in the City.</p>

CRITERIA	SCORE	EVALUATION
Will this activate community involvement, participation, and innovation?	+	<p>Skechers is already an active community member in both Hermosa Beach and Manhattan Beach. It has raised hundreds of thousands of dollars for local schools through its Pier to Pier Friendship Walk and donated to multiple organizations working in Hermosa Beach and Manhattan Beach serving those community members.</p> <p>Additionally, Skechers has redesigned the Project to include a ground floor commercial space which will accommodate a local coffee house with a 200 square foot outdoor patio space and a “Welcome to Hermosa Beach” entrance sign.</p>
<i>Catalyst Subtotal</i>	+	
ENVIRONMENTAL IMPACT		
Does it enhance / preserve open space?	+	<p>The properties that are part of this Project have been previously developed and there is no open space to preserve.</p> <p>The Hermosa Beach properties will be developed BELOW the allowable development envelope, providing greater setbacks than are required and providing more landscaping than required.</p> <p>Additionally, the northern most part of the Project will be developed to accommodate a local coffee house that will have an outdoor patio and there will also be a “Welcome to Hermosa Beach” entrance sign. The northern side of the building has been set back between approximately 40 – 60 feet from the property line at Longfellow Avenue to create a large open space area.</p>
Is it in line with Hermosa Beach’s carbon neutral goal?	+	The buildings all include a number of design features that are designed to protect the environment and the buildings will be LEED

CRITERIA	SCORE	EVALUATION
		<p>certified (Gold). Environmentally friendly features include:</p> <ul style="list-style-type: none"> • solar panels • view glass • LED lighting • drought resistant landscaping • gray water system <p>Skechers will commit to run a shuttle from the Hermosa Beach buildings to downtown Hermosa Beach and through downtown Manhattan Beach for a minimum of one year during lunchtime hours (11 – 2) to make the area easily accessible without the need to resort to private autos. If successful, the shuttle will continue.</p> <p>It is anticipated that the Project will eventually increase the total number of employees in Hermosa Beach by as many as 430 people, thereby improving the jobs/housing balance.</p>
How does it affect the health of the community?	+	<p>The Project will be LEED certified and contain a number of environmentally beneficial features as described immediately above.</p> <p>The shuttle bus to downtown Hermosa Beach will reduce the carbon footprint of both new and existing Skechers employees.</p>
Does it protect Hermosa Beach's natural resources?	0	The Skechers' Project is being proposed in an area of Hermosa Beach which has already been developed and there are no natural resources to protect in this area. It is outside of the Coastal Zone.
Does it keep the beach and ocean clean?	0	The Skechers' Project is outside of the Coastal Zone and will not have any negative impacts on the beach or the ocean.

CRITERIA	SCORE	EVALUATION
Does it promote walkability / bikeability?	+	<p>The Project will include improvements to the sidewalk areas adjacent to the properties making it a more pedestrian friendly area.</p> <p>Additionally, each building will have bicycle racks to encourage the employees to bike to work.</p>
<i>Environment Subtotal</i>	+	
QUALITY OF LIFE IMPACT		
Does it enhance our beach culture?	+	<p>Skechers is not the typical corporation. The attitude of Skechers reflects the beach culture, which is one of the reasons it is important for the company to remain located in Manhattan and Hermosa Beach. The fact that employees are not required to be in “corporate dress” allows them to take full advantage of the beach community such as runners’ clubs, beach volleyball, and yoga.</p> <p>Further, the Project now includes a ground-floor commercial/retail component that can accommodate a locally-run coffee house that potentially could be a gathering place for local residents.</p> <p>The “Welcome to Hermosa” sign will also be reflective of the City’s beach culture.</p>
Does it enhance outdoor recreation?	+	<p>The Hermosa Beach Project now includes ground-floor commercial/retail component that can accommodate a locally-run coffee house at the northern end of the Project site with an outdoor patio area. People will be able to walk and bike to this location.</p> <p>Skechers also has employee clubs for many recreational activities including running, walking and yoga. Skechers also promotes occasional recreational “challenges” activities with other company and/or city employee groups.</p>

CRITERIA	SCORE	EVALUATION
Is it family friendly?	+	The ground floor retail component/coffee house will be family friendly.
Does it impact the health and safety of residents?	+	The Project consists of office buildings and room for a neighborhood-serving locally-run coffee house and will not impact the health and safety.
Does it bring the community together?	+	<p>The Project will include a commercial component on the ground floor adjacent to the public open space area that can be used by the community. Skechers and its employees are involved in the community through the Pier to Pier Walk.</p> <p>Skechers is a major charitable force in the beach communities and its new location in Hermosa Beach will enhance the potential for gaining its support of local projects.</p>
Does it serve the diversity of our population?	+	<p>The Project will provide new job opportunities at different skill levels on a permanent basis and will provide construction jobs as well.</p> <p>Skechers will continue to hold job fairs in Hermosa Beach and provide internship opportunities for students.</p>
Does it acknowledge our cultural heritage?	+	The “Welcome to Hermosa Beach” monument sign will pay homage to the City in its design.
Is it an appropriate scale for Hermosa Beach?	+	<p>In response to community feedback, the Project has been (re)designed to:</p> <ul style="list-style-type: none"> • eliminate the R-1 property • reduce the size of the Executive Office Building • reduce the elevator shaft height • provide greater setbacks and landscaping than required by code • eliminate the pedestrian bridge above 30th Street • provide a local serving coffee house

CRITERIA	SCORE	EVALUATION
Is it aesthetically appropriate?	+	<p>The Project incorporates a number of features that makes it aesthetically appropriate including:</p> <ul style="list-style-type: none"> • colored glass that evokes the colors of the ocean • palm trees • large setbacks • articulation of buildings
Is it a complementary use of public and private space?	+	<ul style="list-style-type: none"> • The Project improves the public sidewalks by increasing their size and adding landscaping along the frontage of the buildings • The Project provides a great deal of open space, especially along the northern end of the property along Longfellow which can be seen as people travel southbound on Pacific Coast Highway
<i>Quality of Life Subtotal</i>	+	
ECONOMIC IMPACT		
Is it business-friendly?	+	<p>Skechers already has a strong synergy with local businesses. In the last two years, Skechers' corporate office has spent more than \$225,000 in hotel rooms in Hermosa Beach, \$88,000 at local restaurants, and \$103,000 in leasing local residences. It is estimated that the growth in employees will yield over \$1,400,000 in additional local spending in Hermosa Beach by these employees. Skechers intends to develop partnerships with the new hotels that are being proposed in Hermosa Beach.</p> <p>Skechers will run a shuttle bus from the Skechers' Hermosa Beach buildings to Downtown Hermosa Beach and Manhattan Beach during lunchtime hours to bring Skechers' employees to and from local businesses to shop and dine.</p>

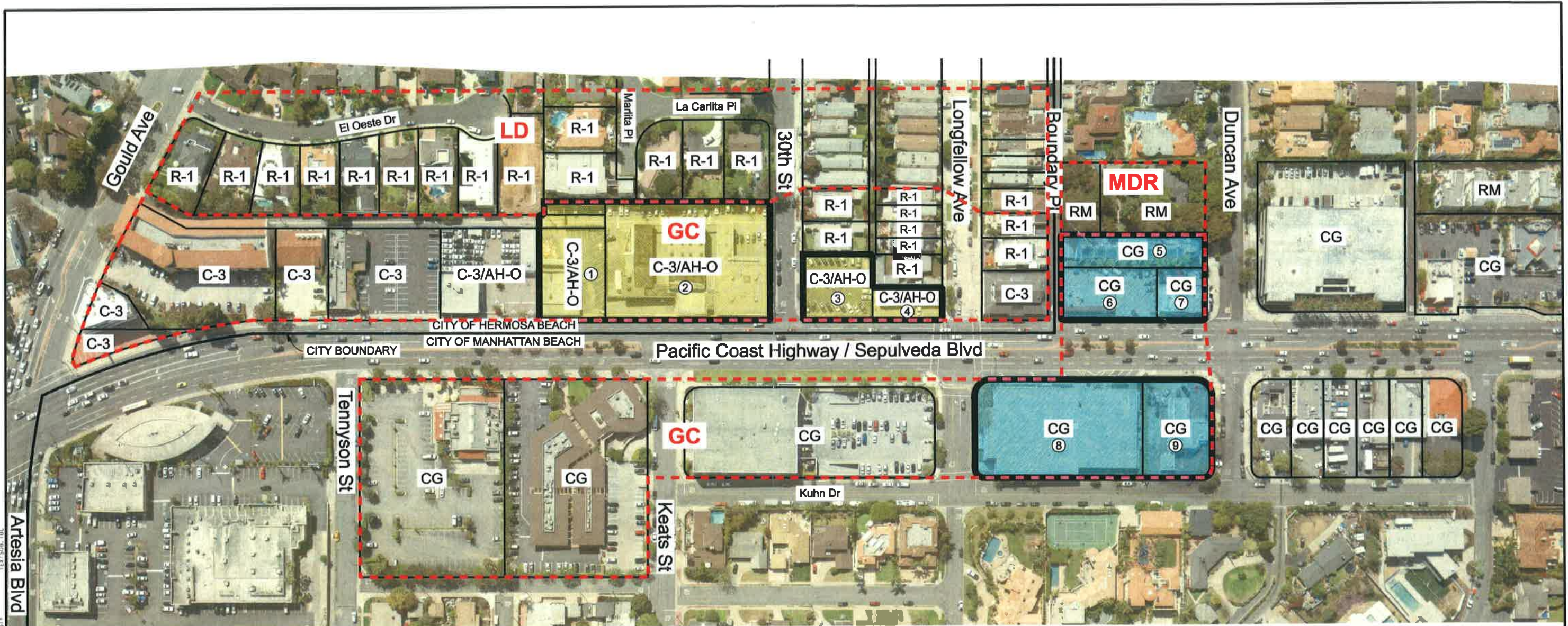
CRITERIA	SCORE	EVALUATION
		<p>Twice a year Skechers has a Global Sales Conference which is attended by 500 – 1,500 individuals who stay in local hotels and dine in local restaurants.</p>
Does it support our schools?	+	<p>Skechers is a strong supporter of the schools in Hermosa Beach, Redondo Beach and Manhattan Beach. In the past three years Skechers’ Pier to Pier Walk has contributed many hundreds of thousands of dollars for local school districts. The 2015 walk resulted in a donation of \$130,000 to the HBEF as well as \$130,000 to the MBEF. Additionally, the Skechers Foundation has supported various events of both the HBEF and MBEF outside of the Walk for many years.</p> <p>The Project will pay school impact fees and once completed, the increased property values will bring additional revenue to the local schools.</p> <p>Skechers also sponsors internship programs and the Skechers Foundation has supported numerous organizations in Hermosa Beach and Manhattan Beach with direct and in-kind donations</p>
Does it improve our infrastructure?	+	<p>The dry utilities for the Project site will be undergrounded from Duncan Avenue to the Dunn Edwards store removing unsightly power, cable and telephone lines from sight.</p> <p>Sidewalks and landscaping will be improved.</p> <p>All infrastructure will be upgraded as required.</p>
Does it improve property values?	+	<p>Skechers is spending many millions of dollars on improvements which will significantly increase the property values of the Hermosa Beach properties increasing property taxes to the City significantly.</p>

CRITERIA	SCORE	EVALUATION
		<p>The Project will help achieve the City’s goal of making Hermosa Beach a driving force and jobs center in the South Bay region.</p> <p>The undergrounding of utilities will also increase property values in the area.</p>
Does it promote our Brand?	+	<p>Skechers promotes a casual, comfortable, athletic, healthy lifestyle and the Skechers work environment reflects these values which fit in well with the beach cities’ lifestyle.</p> <p>The northern portion of the Hermosa Beach property will now include some open space and a “Welcome to Hermosa Beach” monument sign that will clearly let people know when they are entering Hermosa Beach to help promote the City. The monument sign will be reflective of the local culture in some manner.</p>
Is it entrepreneurial?	+	<p>Skechers started in a garage in Manhattan Beach nearly 25 years ago and has continued to expand to now be the 2nd largest shoe company in the U.S., while maintaining its South Bay roots.</p> <p>Skechers has begun to expand into other lines such as athletic wear and accessories and the additional space will allow this expansion to continue.</p>
Does it serve the local market?	+	<p>Over 33% of Skechers’ current workforce are residents of the South Bay.</p> <p>Skechers already has, and will continue to have, job fairs in Hermosa Beach and to recruit locally.</p> <p>The expansion of Skechers into Hermosa Beach will provide additional clientele for local businesses. It is estimated Skechers’</p>

CRITERIA	SCORE	EVALUATION
		employees will spend over \$1.4 million dollars in local businesses annually.
Does it reduce cost, waste or reliance on city resources?	+	The Skechers' Project will not require any financial or other incentives from the City. The Project will be LEED Certified, going above and beyond normal building code requirements.
Does it balance public and private incentives?	+	<p>The Project will bring additional jobs to Hermosa Beach and provide additional clientele who will patronize local businesses.</p> <p>The Project is not seeking any public incentives or any type of concessions from the City.</p>
Does it increase tax and other revenues going to the community?	+	<p>The Project will significantly increase the property value of the Hermosa Beach properties which will increase the City's property taxes as well as taxes contributing to schools and educational services. As compared to other businesses such as bars and restaurants, Skechers will have little impact on police and fire services to offset the additional tax increases.</p> <p>The new dining room for Skechers employees in the Design Center is expected to generate an additional \$17,000 in tax revenue each year for Hermosa Beach.</p> <p>The additional employees will generate additional revenues for other local businesses which is expected to generate additional general fund dollars.</p>
<i>Economic Subtotal</i>	+	
OVERALL INDICATORS		
Catalyst Project	+	
Quality of Life	+	
Environment	+	
Economy	+	

ATTACHMENT D

**PROJECT LOCATION MAP WITH
EXISTING GENERAL PLAN/ZONING DESIGNATIONS**



Property Addresses

- ① 2851 Pacific Coast Highway, Hermosa Beach
- ② 2901 Pacific Coast Highway, Hermosa Beach
- ③ 3001 Pacific Coast Highway, Hermosa Beach
- ④ 3125 Pacific Coast Highway, Hermosa Beach
- ⑤ 1050 Duncan Avenue, Manhattan Beach
- ⑥ 317-325 S. Sepulveda, Manhattan Beach
- ⑦ 305-309 S. Sepulveda, Manhattan Beach
- ⑧ 330 S. Sepulveda, Manhattan Beach
- ⑨ 300 S. Sepulveda, Manhattan Beach

Hermosa Beach Zoning Designations

- C-3 General Commercial
- C-3/AH-O General Commercial Affordable Housing Overlay
- R-1 One Family Residential

Hermosa Beach General Plan Designations

- GC General Commercial
- LD Low Density Residential (13 DU/AC)

Manhattan Beach Zoning Designations

- CG General Commercial
- RM Residential Medium Density

Manhattan Beach General Plan Designations

- GC General Commercial
- MDR Medium Density Residential

LEGEND:

- Project Site (Hermosa Beach)
- Project Site (Manhattan Beach)

GC General Plan Designations



1" = 150'

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



PREPARED BY:



320 MAIN STREET
UNIT D
SEAL BEACH, CA 90740
714-656-0160

**SKECHERS FACILITY
PROJECT LOCATION MAP &
EXISTING GENERAL PLAN/ZONING
DESIGNATIONS**

L:\124-Skechers\001-Survey\Drawings\Sheets\Existing Designations.dgn 2/28/2016 5:43:13 PM SCALE: 1/8" = 150' USER: ED

ATTACHMENT G
LEED INFORMATION



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: Skechers
Date: 20-Aug-14

Y ? N

1		Credit	Integrative Process	1
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7	2	0	Location and Transportation	16
			Credit: LEED for Neighborhood Development Location	16
1			Credit: Sensitive Land Protection	1
	2		Credit: High Priority Site	2
3			Credit: Surrounding Density and Diverse Uses	5
1			Credit: Access to Quality Transit	5
1			Credit: Bicycle Facilities	1
1			Credit: Reduced Parking Footprint	1
1			Credit: Green Vehicles	1

7	2	0	Sustainable Sites	10
Y			Prereq: Construction Activity Pollution Prevention	Required
1			Credit: Site Assessment	1
	1		Credit: Site Development - Protect or Restore Habitat	2
	1		Credit: Open Space	1
3			Credit: Rainwater Management	3
2			Credit: Heat Island Reduction	2
1			Credit: Light Pollution Reduction	1

8	0	0	Water Efficiency	11
Y			Prereq: Outdoor Water Use Reduction	Required
Y			Prereq: Indoor Water Use Reduction	Required
Y			Prereq: Building-Level Water Metering	Required
1			Credit: Outdoor Water Use Reduction	2
4			Credit: Indoor Water Use Reduction	6
2			Credit: Cooling Tower Water Use	2
1			Credit: Water Metering	1

17	4	0	Energy and Atmosphere	33
Y			Prereq: Fundamental Commissioning and Verification	Required
Y			Prereq: Minimum Energy Performance	Required
Y			Prereq: Building-Level Energy Metering	Required
Y			Prereq: Fundamental Refrigerant Management	Required
5			Credit: Enhanced Commissioning	6
7	2		Credit: Optimize Energy Performance	18
	1		Credit: Advanced Energy Metering	1
2			Credit: Demand Response	2
2			Credit: Renewable Energy Production	3
1			Credit: Enhanced Refrigerant Management	1
1			Credit: Green Power and Carbon Offsets	2

5	3	0	Materials and Resources	13
Y			Prereq: Storage and Collection of Recyclables	Required
Y			Prereq: Construction and Demolition Waste Management Planning	Required
3			Credit: Building Life-Cycle Impact Reduction	5
	1		Credit: Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1		Credit: Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1		Credit: Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit: Construction and Demolition Waste Management	2

14	1	0	Indoor Environmental Quality	16
Y			Prereq: Minimum Indoor Air Quality Performance	Required
Y			Prereq: Environmental Tobacco Smoke Control	Required
1			Credit: Enhanced Indoor Air Quality Strategies	2
3			Credit: Low-Emitting Materials	3
1			Credit: Construction Indoor Air Quality Management Plan	1
2			Credit: Indoor Air Quality Assessment	2
1			Credit: Thermal Comfort	1
2			Credit: Interior Lighting	2
2	1		Credit: Daylight	3
1			Credit: Quality Views	1
1			Credit: Acoustic Performance	1

2	0	0	Innovation	6
1			Credit: Innovation	5
1			Credit: LEED Accredited Professional	1

4	0	0	Regional Priority	4
1			Credit: Regional Priority: Specific Credit	1
1			Credit: Regional Priority: Specific Credit	1
1			Credit: Regional Priority: Specific Credit	1
1			Credit: Regional Priority: Specific Credit	1

65	12	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

ATTACHMENT H

**ALLEY TO BE VACATED BEHIND
2851 PACIFIC COAST HIGHWAY**

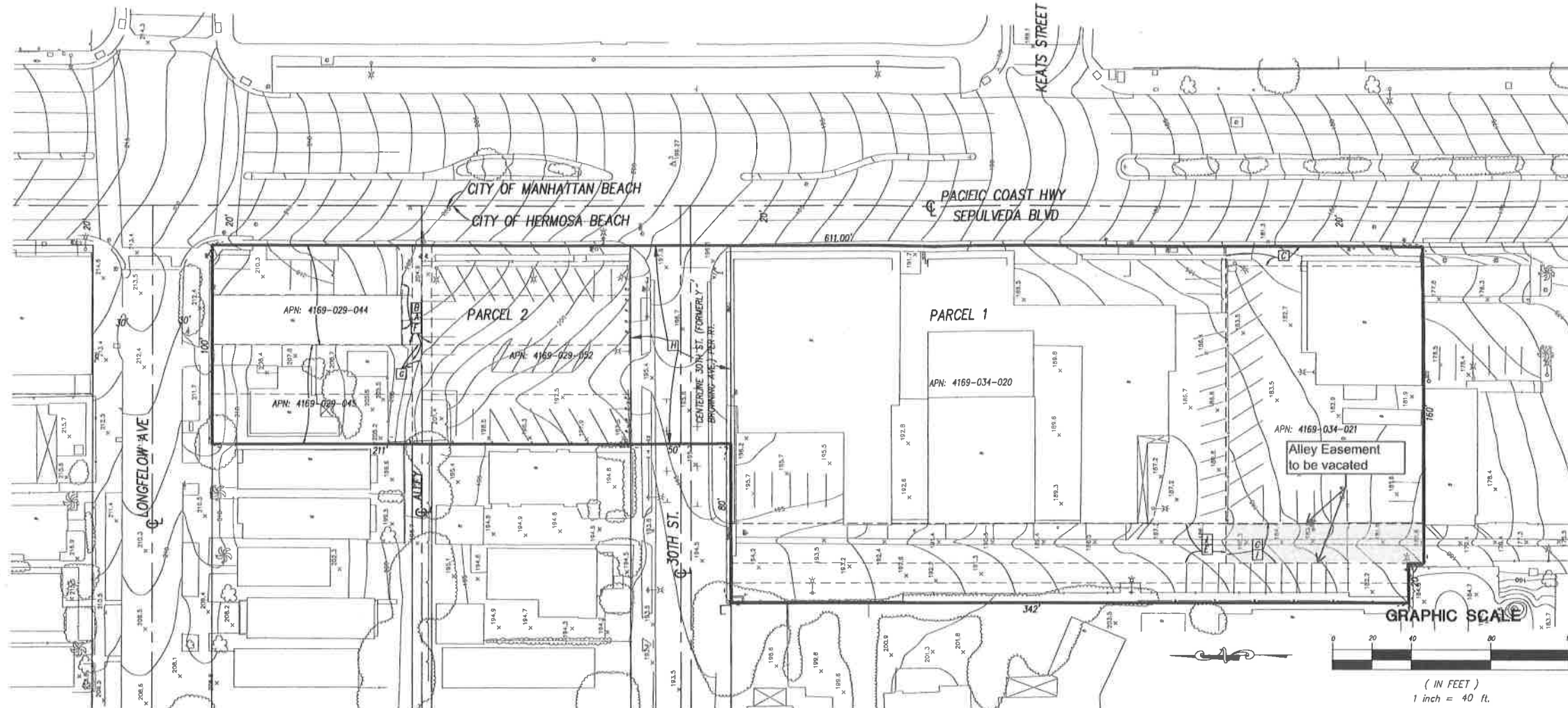
TENTATIVE PARCEL MAP NO. 73000

IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOTS 120 THROUGH 127, INCLUSIVE, AND ADJACENT ALLEYS OF SOUTHERN CALIFORNIA CONVENTION HALL AND MARINE VIEW PARK, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT "A" OF TRACT NO. 1594 IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 22 PAGE 16 OF MAPS, RECORDS OF SAID COUNTY.



VICINITY MAP
NOT TO SCALE



LEGEND:

- ⊙ BO BORING
- B EXISTING BUILDING OR STRUCTURE
- FENCE/WALL
- R F/H FIRE HYDRANT
- ⊕ HEDGE / TREE LINE
- ⊙ MANHOLE
- ⊙ P POST
- ⊙ POWER POLE
- ⊙ SMH SEWER MANHOLE
- ⊙ SCO SEWER CLEANOUT
- ⊙ TMH TELEPHONE MANHOLE
- ⊙ S SIGN
- ⊙ STREET LIGHT
- ⊙ GM GAS METER
- 189.8 X SPOT ELEVATION

EASEMENT NOTES:

- A ANY EASEMENT OR LESSER RIGHTS FOR UTILITIES AS RESERVED IN RESOLUTION NO. 85-4864 OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, RECORDED DECEMBER 11, 1986 AS INSTRUMENT NO. 86-1718664 OF OFFICIAL RECORDS.
- B CITY OF HERMOSA BEACH HOLDER OF AN EASEMENT FOR SANITARY SEWERS AND STORM DRAIN AND APPURTENANT STRUCTURES THERETO RECORDED DECEMBER 11, 1986 AS INSTRUMENT NO. 86-1718664.
- C WH. A. COCHRANE AND LEORA A. COCHRANE HOLDERS OF AN EASEMENT FOR ALLEY AND PUBLIC UTILITY AND STREET AND PUBLIC UTILITY PURPOSES RECORDED MARCH 7, 1951 AS INSTRUMENT NO. 405 IN BOOK 35731 PAGE 417 OF OFFICIAL RECORDS.
- D SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR POLES PURPOSES RECORDED MAY 8, 1951 AS INSTRUMENT NO. 2156 IN BOOK 36237 PAGE 232 OF OFFICIAL RECORDS.
- E THE CITY OF HERMOSA BEACH HOLDER OF AN EASEMENT FOR SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES, AND LINES OF PIPE, CONDUIT, CABLE, WIRE AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE TRANSPORTATION AND DISTRIBUTION OF GAS, WATER, TELEPHONE, ELECTRIC ENERGY, AND CABLE TELEVISION PURPOSES RECORDED DECEMBER 11, 1986 AS INSTRUMENT NO. 86-1718663 OF OFFICIAL RECORDS.
- F ANY EASEMENT OR LESSER RIGHTS FOR UTILITIES AS RESERVED IN RESOLUTION NO. 85-4864, OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, RECORDED DECEMBER 11, 1986 AS INSTRUMENT NO. 86-1718664 OF OFFICIAL RECORDS.
- G CALIFORNIA WATER SERVICE COMPANY, A CORPORATION HOLDER OF AN EASEMENT FOR RIGHT OF WAY FOR PIPELINE RECORDED JANUARY 31, 1992 AS INSTRUMENT NO. 92-0169757 OF OFFICIAL RECORDS.
- H PROPOSED EASEMENT FOR ABOVE GROUND PEDESTRIAN BRIDGE AND BELOW GROUND VEHICULAR TUNNEL.

EASEMENT NOTES: (CONT)

- I 2851 PCH PARTNERS, LLC HOLDER OF PROVISIONS WHICH THE GRANTEE IS SUBJECT TO THE FOLLOWING: (e) GRANTEE'S COVENANT NOT TO USE THE 20' ALLEY LOCATED ON THE WESTERN PORTION OF THE LAND FOR ANY VEHICULAR USE WHATSOEVER, INCLUDING PARKING, DELIVERIES, LOADING OR UNLOADING OR DRIVEWAY PURPOSES, STORAGE OR TRASH PURPOSES FOR THE BENEFIT OF THE REAL PROPERTY DESCRIBED ON EXHIBIT B; (f) GRANTEE'S COVENANT TO REQUEST THAT THE CITY VACATE IS PUBLIC EASEMENT FOR USE OF THIS ALLEY IN CONNECTION WITH ANY PROPOSED DEVELOPMENT OF THE LAND FOR THE BENEFIT OF THE REAL PROPERTY DESCRIBED ON EXHIBIT "B"; AND (g) GRANTEE'S AGREEMENT TO PROHIBIT USE OF THE ROOF AND ANY STRUCTURE WHICH MAY BE CONSTRUCTED ON THE PROPERTY FOR ANY PUBLIC PURPOSES FOR THE BENEFIT OF THE REAL PROPERTY DESCRIBED ON EXHIBIT "B" IN DOCUMENT RECORDED APRIL 14, 2008 AS INSTRUMENT NO. 2008-0639348 AND ALSO RECORDED SEPTEMBER 23, 2008 AS INSTRUMENT NO. 2008-1709764.
- EXHIBIT B:
LOT 18 OF TRACT 15243 IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 379 PAGE 10 AND 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (SURVEYORS NOTE: THE EXACT LIMITS OF THE 20' ALLEY LOCATED ON THE WESTERN PORTION OF THE LAND IS NOT DISCLOSED BY THE INSTRUMENT.)

ASSESSORS PARCEL NO.

4169-029-044, 045 & 052
4169-034-020 & 021

NOTES:

NUMBER OF EXISTING PARCELS: 9
NUMBER OF PROPOSED PARCELS: 2
EXISTING USE: RESIDENTIAL / COMMERCIAL
PROPOSED USE: COMMERCIAL
EXISTING ZONING: C-3/AH-0 (GENERAL COMMERCIAL AFFORDABLE HOUSING OVERLAY)
R-1 (ONE FAMILY RESIDENTIAL)
PROPOSED ZONING: C-3/AH-0 (GENERAL COMMERCIAL AFFORDABLE HOUSING OVERLAY)
PROJECT GROSS ACREAGE: 2.04 ACRES AND/OR 88,958 SQ.FT., MORE OR LESS.
NET ACREAGE: 1.93 ACRES AND/OR 83,965 SQ.FT., MORE OR LESS.
SANITARY SEWER BY: L.A. CO. SAN. DIST.
DOMESTIC WATER BY: CALIFORNIA WATER SERVICE COMPANY.
THOMAS GUIDE PG 732 GRID G-7
ALL DIMENSIONS SHOWN HEREON ARE PLUS OR MINUS.
DATE OF TOPOGRAPHIC SURVEY: APRIL, 2014.
EXISTING ONSITE IMPROVEMENTS/ALL BUILDINGS TO BE DEMOLISHED.
NUMBER OF PROPOSED UNITS: 2 BUILDINGS
ALL UTILITIES SERVICING THE PROJECT SITE SHALL BE UNDERGROUND.
PROPERTY WITHIN COASTAL ZONE: NO
METHOD OF SURFACE WATER DISPOSAL: SURFACE FLOW TO ADJACENT STREETS.

BENCHMARK:

CITY OF MANHATTAN BEACH BENCH MARK ID-BM9307
BRASS DISK @ 4' W OF BCR, SW COR. DUNCAN & SEPULVEDA
ELEVATION: 223.263, NGVD 1988



PREPARED BY:

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IRVINE, CA 92614
(949) 757-0613

TENTATIVE PARCEL MAP NO. 73000

2851-2901, 3001 & 3125 PACIFIC COAST HIGHWAY
744 LONGFELLOW AVENUE
HERMOSA BEACH, CALIFORNIA

DRAWN BY: JWS, MR	JOB NO: 537.2796001
DATE: 10-24-2014	SCALE: 1"=40'
DESIGN BY:	SHEET 1
CHECKED BY:	OF 1