



City of Hermosa Beach

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, PUBLIC REVIEW PERIOD, AND PUBLIC SCOPING MEETING

Notice is hereby given that the City of Hermosa Beach, Community Development Department, will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know your views as to the scope and content of the environmental information to be prepared for the proposed project.

PROJECT TITLE: Skechers Design Center and Executive Offices Project

PROJECT APPLICANT: Sepulveda Design Center LLC (Skechers USA Inc.), 330 S. Sepulveda Blvd., Manhattan Beach, CA 90266

PROJECT LOCATION: The proposed project would have three separate components. The first component would be located on the west side of Pacific Coast Highway (PCH), north and south of 30th Street, in the City of Hermosa Beach. Specifically, 2851, 2901, 3001, & 3125 PCH; (Assessor Parcel Numbers: 4169-034-020; 4169-034-021; 4169-029-044; and 4169-029-052). The second project component would be located on the west side of S. Sepulveda Boulevard, south of Duncan Avenue, in the City of Manhattan Beach. Specifically, 1050 Duncan Avenue and 305, 309, 317, and 325 S. Sepulveda Boulevard; (Assessor Parcel Numbers: 4169-024-001; 4169-024-002; and 4169-024-021). The third project component would be located on the east side of S. Sepulveda Boulevard north of the existing Skechers Offices at 330 S. Sepulveda Boulevard, and south of Duncan Avenue. Specifically, 300 S. Sepulveda Boulevard; (Assessor Parcel Numbers: 4168-025-006 and 4168-025-016).

PROJECT DESCRIPTION: The proposed project consists of three discrete developments; one in Hermosa Beach (consisting of two buildings) and two in Manhattan Beach. Although these projects are independent of each other, they will be combined for purposes of CEQA Analysis.

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The proposed project would involve the demolition of all vacant structures currently on the project site, including auto sales and repair facilities and the development of a Design Center and Executive Offices for Skechers USA. The project site encompasses 83,956 square feet located north and south of 30th Street on what will be two lots.

The Hermosa Beach component would consist of two separate, 3-story, concrete buildings with a maximum building height of 35' from grade. The Design Center (Building A) and the Executive Offices (Building B) would be connected by an underground pedestrian tunnel under 30th Street via the 3rd level of the subterranean parking structure at the Executive Offices and the lower level of the Design Center. The entrance to the Design Center would be from a new driveway into the Design Center on the west side of Pacific Coast Highway across from Keats Avenue. The entrance to the Executive Offices would be from a driveway on the north side of 30th Street. The buildings would be designed to closely resemble Skechers' current building located at 330 S. Sepulveda Boulevard in Manhattan Beach and the new Skechers Office Project being proposed at 305 S. Sepulveda in Manhattan Beach.

The Design Center would be approximately 100,296 square feet and would contain: 35 to 40 showrooms with an average size of 1,000 square feet, and 35 to 40 product development rooms with an average size of 500 - 1000 square feet, general offices, a private-company cafeteria; product designers,

conference rooms, shoe libraries, storage areas and other ancillary uses. There would be amenities such as a terrace facing the Pacific Coast Highway, a water feature, and a lobby. The Design Center would eventually accommodate 430 employees.

The northern building would be new Executive Offices and would be approximately 20,207 square feet. In addition to the office space, there would be a patio, a lobby and a WiFi lounge as well as product development rooms and a management dining area. The Executive Offices would accommodate up to approximately 80 people. In addition, the bottom floor of the Executive Offices would have a local serving coffee house for the public of approximately 1,000 square feet and a 200 square foot outdoor patio. At peak it is estimated that there would be 25 people at the coffee house, including employees.

Each building would contain sufficient parking for its size. The Design Center requires 401 parking spaces and would contain 520 parking spaces, including tandem spaces; the Executive Offices require 87 parking spaces and would contain 89 parking spaces, including 2 tandem spaces. In total the two buildings would include 15 handicapped spaces (1 more than required) and an excess of 121 spaces. The extra compact spaces are due to the additional parking that is being developed over code requirements. Skechers has indicated that it currently utilizes tandem spaces in its current parking structures without negative effects. Deliveries would be made to the Design Center on Pacific Coast Highway in the deceleration lane.

Trash and recycling operations would be located in the lower level garage. The garage mechanical ventilation exhaust grill is now on the east (PCH) side of the Design Building. There would be an unimpeded 22'9" buffer zone between the Executive Building and the residential properties to the west.

305 S. Sepulveda Boulevard.

The first Manhattan Beach site is located on the west side of Sepulveda Boulevard (PCH) between Duncan Avenue and Boundary Place. It is comprised of three parcels and consists of an approximate 7,500 square foot office building at 1050 Duncan Avenue, Debonair Cleaners (317 S. Sepulveda Boulevard), the relocated Auto Werxstatt Auto Repair (305 S. Sepulveda Boulevard) and a now vacant copy shop (309 S. Sepulveda Boulevard). The existing development is 15,237 square feet (including the 7,500 square feet mentioned above). The buildings on Sepulveda have no cohesive design element. All of the buildings would be demolished and replaced with a modern 37,174 foot Skechers office building that would match the design of the Skechers building at 330 S. Sepulveda Boulevard as well as the Hermosa Beach component.

The building would be a 2-story, approximately 30 foot tall building over a 3-level subterranean parking garage. The office space would be designed to house an additional 150 office workers. The building would provide office space for back office corporate functions. The building would have an exposed concrete frame with clear and colored spandrel glass. There would be a 3,019 square foot terrace on the second floor for employee use. This patio would face Sepulveda Boulevard.

The parking garage entrance would be on Duncan Avenue, opposite the entrance to Skechers' current building at 225 S. Sepulveda Boulevard. Although only 124 parking spaces are required, the building would provide parking for 199 cars. There would be one loading space along Boundary Place. The transformer, cooling towers, and refuse/recycling areas are all also along Boundary Place and would be screened by walls with a height that would be in accordance with the Manhattan Beach Municipal Code.

The building would 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 a 15' - 6" setback above the parking structure on the west side of the property in order to provide a deck-top 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 17% of the site, thus exceeding the 8% landscape requirement. The rear parking structure roof surface would be landscaped with bamboo or similarly tall landscape screening 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 Avenue side. The on-grade landscaping hedge within a one-foot space on the west property line of the Manhattan Beach Building would include a type of evergreen, *Afrocarpus gracilior*. 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.

330 S. Sepulveda Boulevard

The second Manhattan Beach site is located on the east side of Sepulveda Boulevard between Duncan Avenue and Longfellow Drive. The site that would accommodate the proposed expansion of the existing Skechers building at 330 S. Sepulveda Boulevard is currently occupied by a vacant car wash. The 300 S. Sepulveda portion of the project would add a new addition to two lots north of the existing Skechers office building at 330 S. Sepulveda Boulevard. Applications have already been submitted for demolition of the car wash site as it is an attractive nuisance, has already been broken into, has been used by homeless people as a shelter, and has become a harborage for rats.

The expansion includes a two level 30 foot high, office building above a 4-level subterranean parking garage with an elevator. This height is within the height restrictions of the City of Manhattan Beach Sepulveda Boulevard Development Guide. The building would comply with all other development standards of the General Commercial zone and the Sepulveda Boulevard Development Guide. The two existing parcels (APN 4168-025-006 and 4168-025-016) would be merged into one.

The building expansion design would match the existing Skechers office building. The building would have an exposed concrete frame with clear and colored spandrel glass. The expansion would actually be an addition to the existing building to the south, adding a total of 20,328 square feet to the existing 54,875 square foot office building for a total Skechers office building of 75,373 square feet. There would be a deck on the 1st and 2nd floors for employee use, which would face Sepulveda Boulevard and the existing Skechers offices to the south. Pedestrian walkways on the 1st and 2nd floor would connect to the existing Skechers building, allowing access between the two buildings. The pedestrian entrance to the building expansion would be at the northwest corner of the building at Sepulveda Boulevard, near Duncan Drive.

The office space would be designed to use for retail, real estate and construction office functions of Skechers. The existing building is currently occupied by 150 employees, but it is overcrowded. While the expansion could increase the occupancy by 75 employees, the total proposed occupancy of the expanded office building would be only 225 people as employees will spread out from the existing space. The building would provide space for retail, real estate, and construction office functions.

The entrance to the expanded parking garage would be through the existing vehicular access on Sepulveda Boulevard and Longfellow Drive; no new vehicular access points are proposed. The new subterranean parking garage area would provide 119 parking spaces and with the existing 270 parking spaces the building would have a total of 389 parking spaces, 51 spaces over the required amount. The additional garage would connect to the existing garage at all levels. The entrance to the garage addition would be from the current driveways off of Longfellow Drive and Sepulveda Boulevard, the existing garage entrance to 330 S. Sepulveda Boulevard

The office portion of the building addition would have an approximately 21 foot setback from Sepulveda Boulevard with approximately 14 feet of landscaping, above below-grade parking structure. Landscaping would comprise 14% of the site, thus exceeding the 8% landscape requirement. Landscaping would be

added around the perimeter of the new building section, except for where it connects to the existing building.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the findings of the Initial Study, the proposed project could have potentially significant impacts on the following environmental factors: **Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population and Housing, Transportation/Traffic, Utilities/Service Systems, and Mandatory Findings of Significance.**

SCOPING MEETINGS: Pursuant to Section 21083.9 of the Public Resources Code, two Scoping Meetings will be held, one for the general public and one for the responsible and trustee public agencies. The purpose of the Scoping Meetings is to discuss the proposed project EIR and assist the City in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR. **A Public Scoping Meeting for the general public will be held on June 13, 2016, from 7:00 to 9:00 p.m. at City Council Chambers, 1315 Valley Drive, Hermosa Beach, California, 90254.** The Agency Scoping Meeting will be held on the same day (June 13, 2016) at 4:00 to 5:30 p.m. at in the same location as the Public Scoping Meeting.

A copy of the Initial Study describing the project location and potential environmental effects is attached and also available at the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, California, 90254, or at <http://www.hermosabch.org/index.aspx?page=482>

The public review period for submitting comments on the scope of the EIR is May 31, 2016, to June 30, 2016. All comments need to be mailed or submitted no later than June 30, 2016. Please send your response to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA, 90254, (310) 318-0242 or via email to SkechersEIR@hermosabch.org including your name, address, and concerns.

Ken Robertson
Director of Community Development Department