



Planning Commission Meeting July 27, 2016

Overview

- Background/Community Outreach
- Key Concepts
 - Consensus Items
 - New Proposals
 - Follow-Up to Planning Commission Questions
- Timeline
- Questions



Consensus Items

- Vision
- Beachhead Site
- Towers & Turrets at Corners
- Eliminate Economic Development (Chapter 9)
- Pedestrian Plazas
- Private Dining in the Public ROW
- Drop Off Zones
- Maintain or Increase Parking
- Ground Floor Uses
- Use Permit Process



New Proposals

Maximum Setbacks

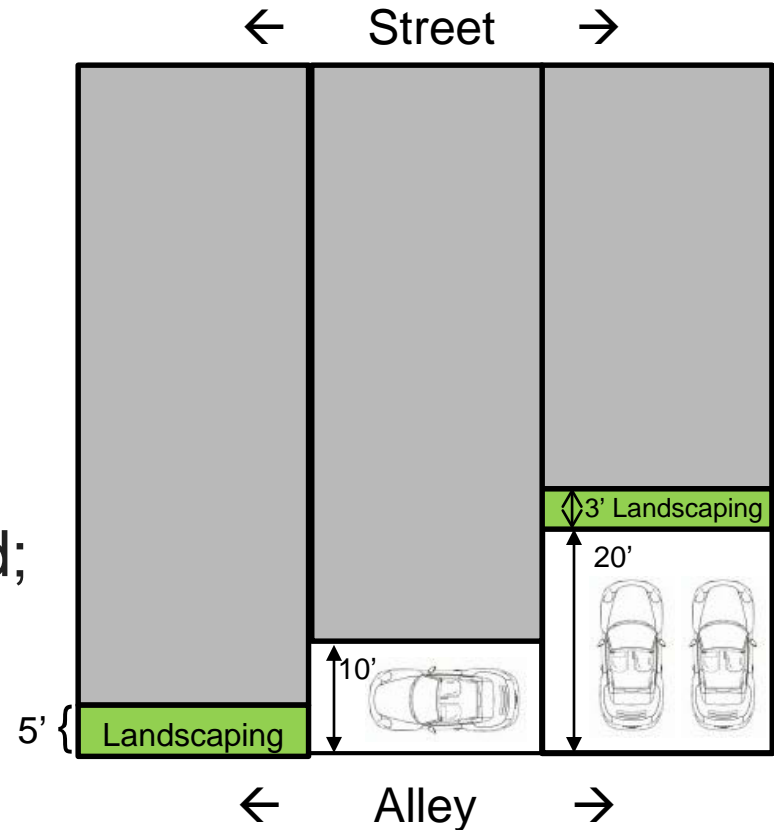
- **Draft Plan:** Maximum front, side, and street side setbacks
- **Issue:** Max setbacks vs max ***ground*** floor setbacks
- **Staff Recommendation:** Max ground floor setbacks



New Proposals

Minimum Rear Yard Setback

- **Draft Plan:** 0 ft or 10 ft
- **Issue:** Nonconforming buildings and alley access
- **Staff Recommendation:**
 - Non-alley 0 ft rear yard setback
 - Alleys – 0, 10, or 20 ft paved; balance unpaved
 - Mix of pavement and landscaping for cars



New Proposals

Minimum Rear Yard Setback



New Proposals

Live/Work Land Use Classification

- Draft Plan: New live/work use
- Issue: Define/regulate live/work
- Staff Recommendation:
 - Define “work” uses
 - Ground floor office only with support streetfront retail
 - Regulate location and standards for “live” & “work”
 - Onsite employees
 - Potential code enforcement issues



New Proposals

Non Pedestrian Oriented Ground Floor Uses on Alleys

- **Draft Plan:** Use Permit for ground floor office, banks and catering
- **Issue:** Office, etc. on alleys?
- **Staff Recommendation:**
Allow offices, banks, catering and communication on ground floor alley locations without Use Permit



New Proposals

Non Pedestrian Oriented Ground Floor Uses on Alleys



Planning Commission Follow-Up

Building Height

- **Draft Plan:** Maximum height stays at 26 feet
- **Planning Commission:**
 - Keep maximum height at 26 feet
 - Allow elevators to exceed maximum height by 2 feet
- **Staff Recommendation:**
 - Agree with Planning Commission
 - Elevator projection should be:
 - 10 ft x 10 ft maximum
 - Located in rear half of the lot



Planning Commission Follow-Up

Maximum Ground Floor Front Setback

- Draft Plan: 10 ft maximum ground floor front setback
- Planning Commission: Gather data on existing front setbacks
- Staff Recommendation:
 - 43% of existing front patios exceed 10 feet
 - Keep maximum at 10 feet
 - Should not exceed 12 feet



Planning Commission Follow-Up

Façade Transparency

- Draft Plan: 70% transparency
- Planning Commission:
 - Bring more information
 - How to deal with corners?
- Staff Recommendation:
 - 50 – 60% transparency
 - Only on Manhattan Beach Blvd., Manhattan Ave., and Highland Ave.



Planning Commission Follow-Up

Façade Transparency (continued)

- Staff Recommendation:
 - Corners
 - Meet minimum requirements on shorter or primary side
 - Some transparency and architectural elements on the other side
 - Structural Limitations
 - Flexibility for unique, burdensome, and cost-prohibitive structural considerations



Façade Transparency (Examples)



Dacha
91% transparency
42' frontage
950 sf

Manhattan Grocery
40% transparency
67' frontage
3700 sf



Planning Commission Follow-Up

Historic Preservation

- **Draft Plan:** Historic preservation guidelines in Ch. 6 Design Guidelines
- **Planning Commission:** Revise historic preservation guidelines to better fit City's Historic Preservation Ordinance
- **Staff Recommendation:** Ch. 6 Guidelines revised



Planning Commission Follow-Up

Ground Floor Uses and Non-Conforming Uses

- **Draft Plan:** Require Use Permit for ground floor office, etc.
- **Planning Commission:** What happens to existing offices, banks, etc.?
- **Staff Recommendation:**
 - MBMC 10.68.040 *Nonconforming Uses and Structures*
 - Allowed: office to office, bank to bank, etc.
 - Not allowed: office to bank
 - Repair, maintenance, plus 10% addition allowed
 - Major renovations would trigger a Use Permit



Planning Commission Follow-Up

Land Use Changes

- **Draft Plan:** No animal hospitals. Optometrists need Use Permit for ground floor location
- **Planning Commission:** Allow Veterinarians and Optometrists
- **Staff Recommendation:**
 - Animal: Veterinary Services
 - Limited overnight boarding
 - Optometrist
 - Allowed on ground floor with streetfront retail sales



Planning Commission Follow-Up

Second Story Outdoor Dining Use Permit Application Submittal Requirements

- **Draft Plan:** Silent, but all restaurants require a Use Permit
- **Planning Commission:** Address second-story outdoor dining
- **Staff Recommendation:**
Submit acoustical study with Use Permit application



Planning Commission Follow-Up

Retail Square Footage Cap

- **Draft Plan:** No retail square footage cap, no formula use regulations
- **Planning Commission:** Gather data on existing retail square footage
- **Staff Recommendation:**
 - Retail square footage cap should be based on sales floor area
 - ~1,600 sq ft of sales floor area
 - Alternative: Lower the existing Use Permit trigger (5,000 sq ft currently)



Planning Commission Follow-Up

Maximum Tenant Frontage

- **Draft Plan:** None (50' building frontage)
- **Planning Commission:** Gather data on existing tenant frontages
- **Staff Recommendation:**
 - Lots \geq 35 ft in depth = 35 ft max tenant frontage
 - Lots $<$ 35 ft in depth = 50 ft max tenant frontage
 - Corner lots
 - Case by case basis 35 ft or 50 ft
 - Consistency, site conditions, pedestrian orientation



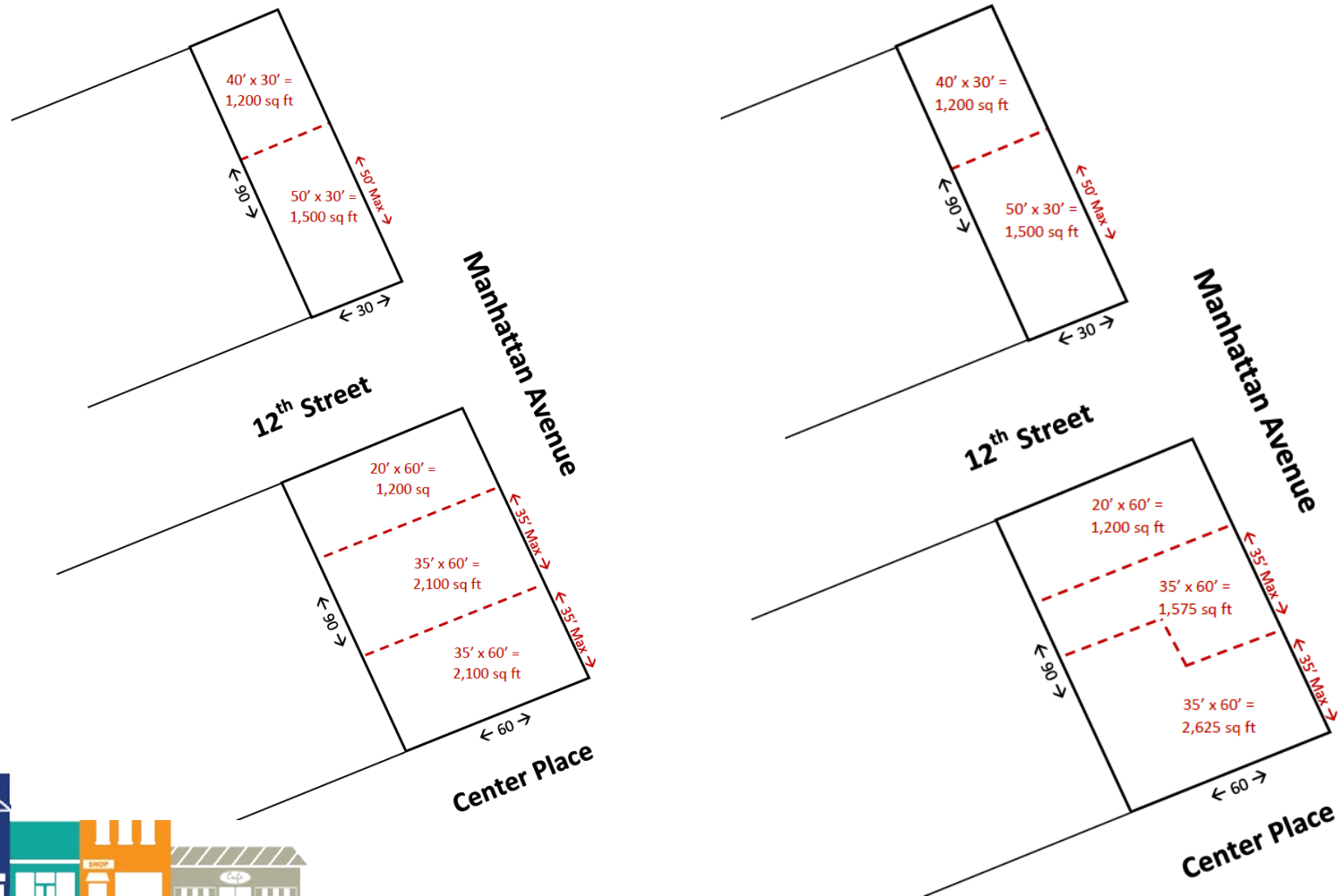
Planning Commission Follow-Up

Relationship Between Retail Square Footage Cap, Tenant Frontage, and Lot Size/Orientation

- **Planning Commission:** Regulations should maintain 1:3 (width to length) sales floor area ratio for retailers
 - Resulting tenant sizes are economically sustainable
- **Staff Analysis:**
 - Unlikely new regulations would exceed 1:3 ratio
 - Analyzed lot sizes, patterns, and topography and street/alley relationships



Relationship Between Square Footage Cap, Tenant Frontage, and Lot Size/Orientation



Timeline & Next Steps

- Environmental Review – 30 Day Public Comment (August-September)
- Planning Commission Public Hearing (Early Fall)
- City Council Public Hearing to Adopt DTSP (Winter)
- Submittal to California Coastal Commission for Certification (Winter)

