



# Planning Commission Meeting August 10, 2016

# Overview

## Key Concepts

- July 27<sup>th</sup> Planning Commission Consensus Items
- Second Story Outdoor Dining Clarification
- New Proposals

## Timeline

## Questions



# Consensus Items




- Building Height/Stories
- Maximum Ground Floor Front Setback
- Façade Transparency
- Historic Preservation
- Ground Floor Retail Uses and Non-Conforming Uses
- Land Use Changes
- Second Story Outdoor Dining\*
- Retail Square Footage Cap
- Maximum Tenant Frontage

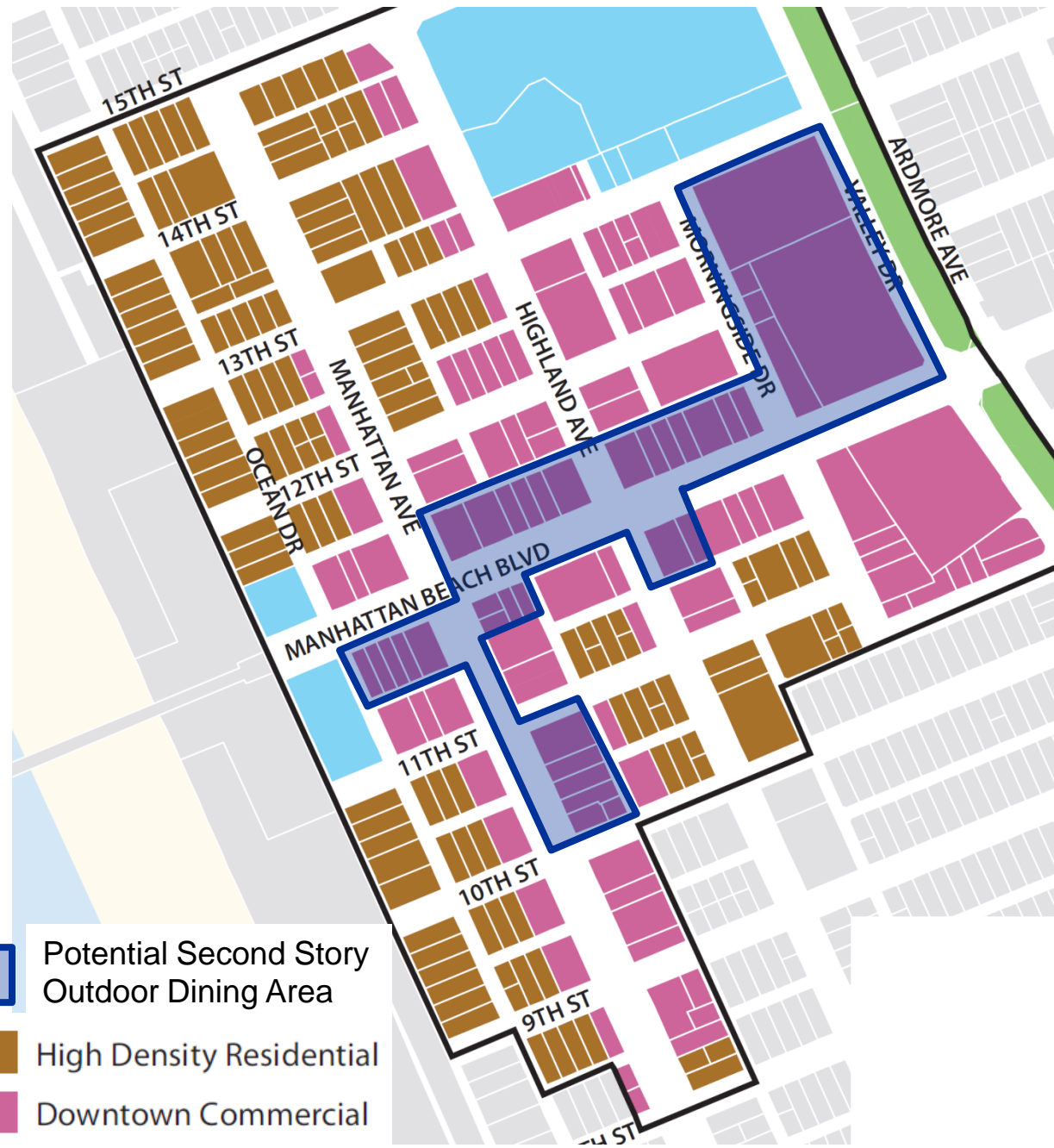


# Second Story Outdoor Dining

- Use Permit on Manhattan Beach Blvd. and possibly Manhattan Ave.
- One to two blocks from residential



-  Potential Second Story Outdoor Dining Area
-  High Density Residential
-  Downtown Commercial



# New Proposal

## 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 Proposal

## Minimum Rear Yard Setback

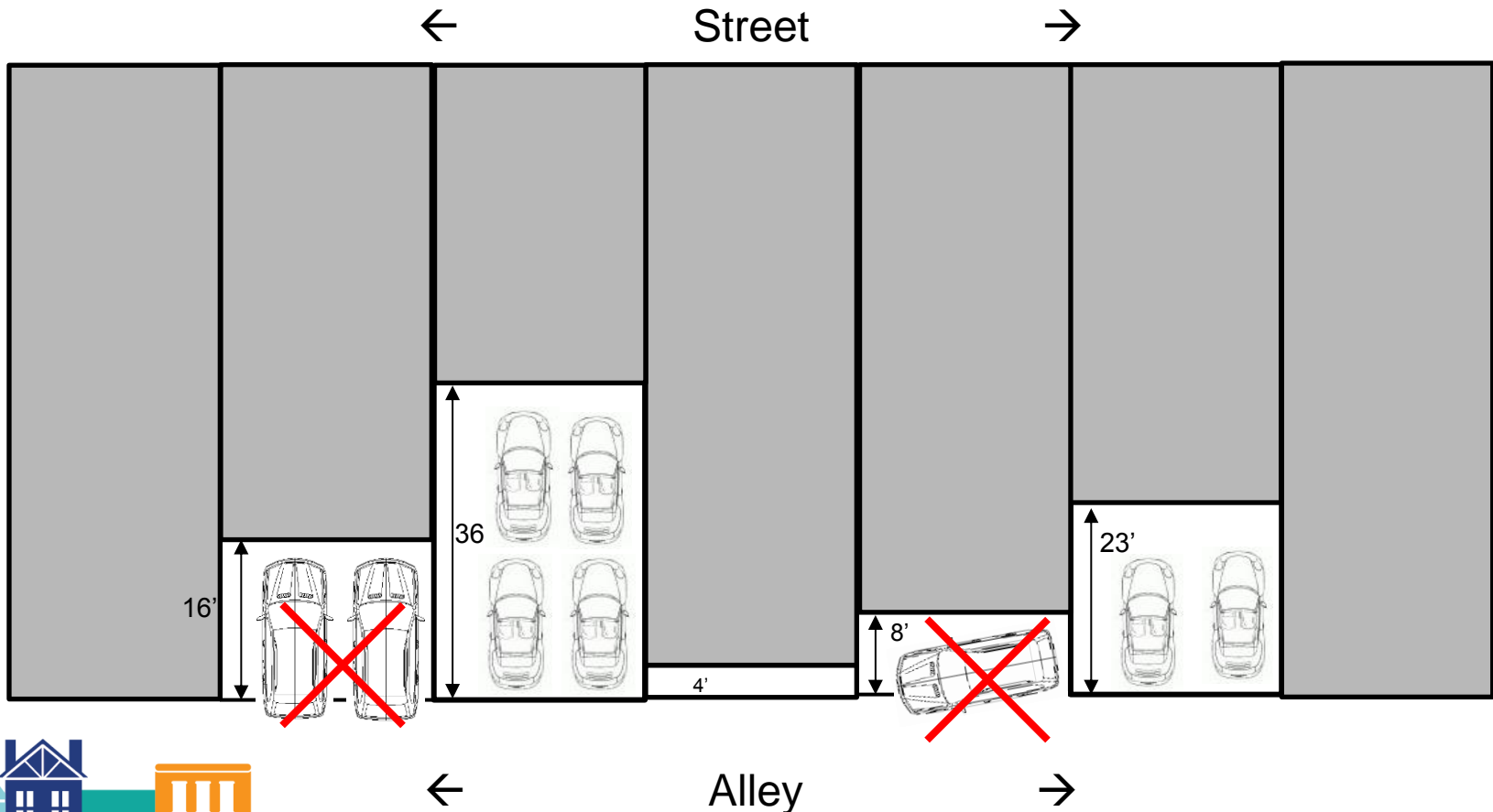
- **Draft Plan:** 0 ft or 10 ft
- **Issue:** Nonconforming buildings and alley access
  - Exactly on property line or exactly 10 feet away
- **Staff Recommendation:**
  - Non-alley 0 ft rear yard setback
  - Alleys – Remains 0 ft for buildings
    - Required 0, 10, or 20, etc feet of paving
      - Balance to be landscaping
    - Mix of pavement and landscaping for cars



# New Proposal

## Minimum Rear Yard Setback (continued)

### Existing Conditions

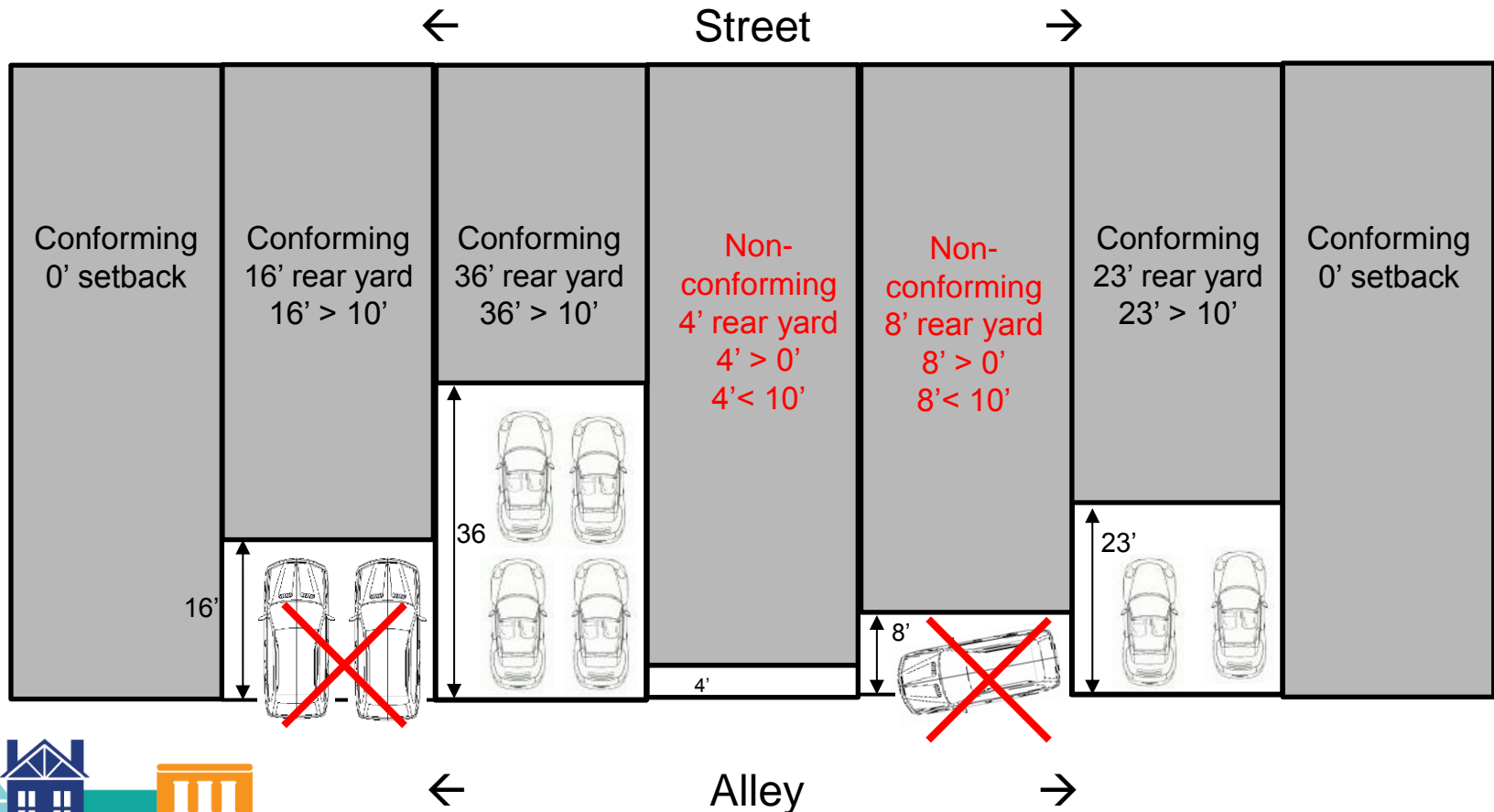


\* Not to scale

# New Proposal

## Minimum Rear Yard Setback (continued)

### Draft Downtown Specific Plan- 0ft or 10ft



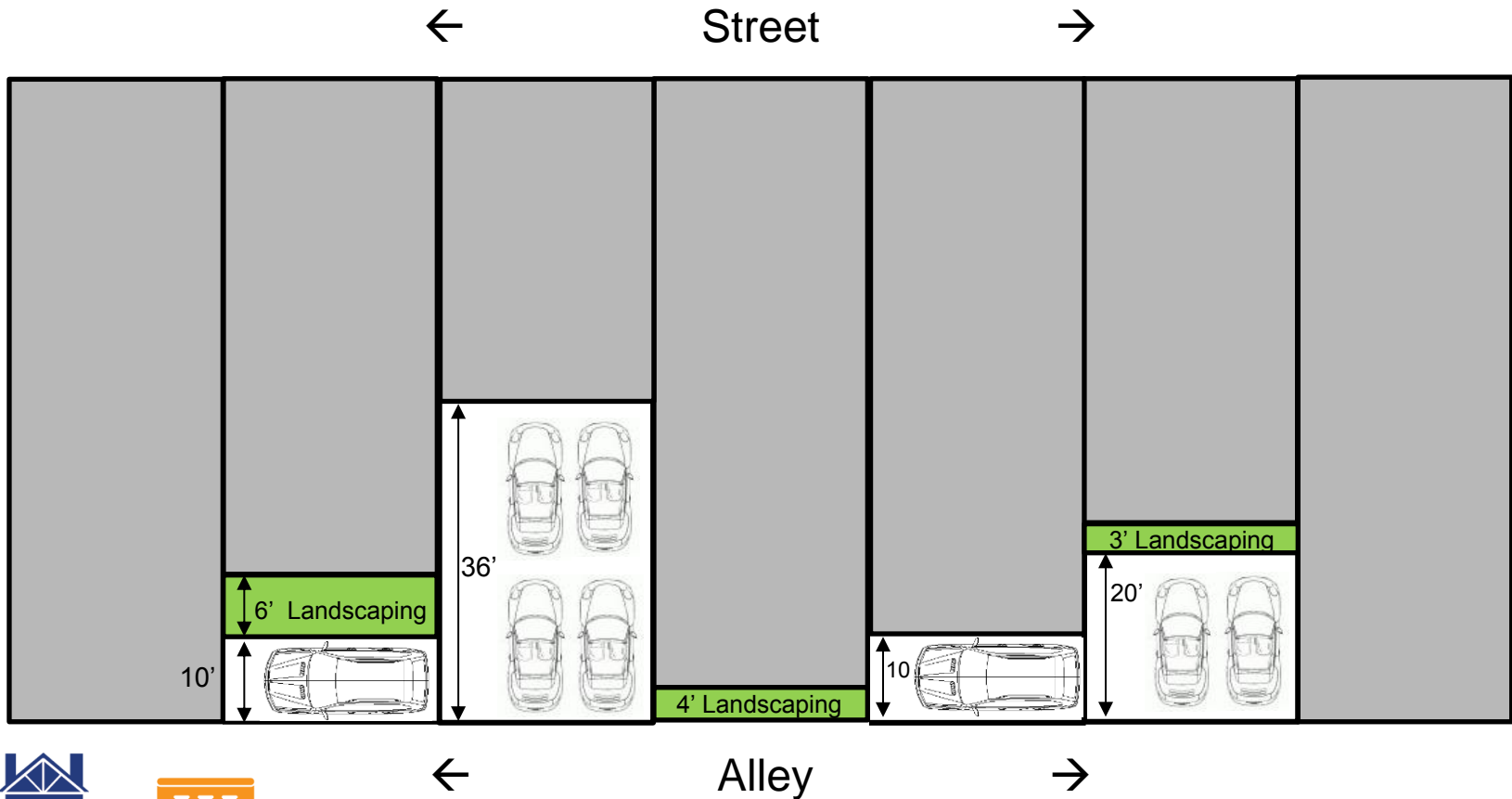
\* Not to scale



# New Proposal

## Minimum Rear Yard Setback (continued)

Staff's Proposal- 0 ft, Provide Paving/Landscaping



\* Not to scale

# New Proposal

## Live/Work Land Use Classification

- **Draft Plan:** New live/work use
- **Issue:** Live/work vs. mixed use
- **Staff Recommendation:** If live/work, provide direction



# New Proposal

## Live/Work Land Use Classification (continued)

### Live/Work

- Occupant must live and work in same space
  - Portion of space cannot be separately rented/sold
  - Some cities allow a few onsite employees
- Range of possible “work” uses
- Pedestrian-oriented, commercial ground floor street frontage
- Contiguous living and working spaces
  - Maintain direct access



# New Proposal

## Live/Work Land Use Classification (continued)

- Mixed Use
  - MBMC 10.08.050 Q

*A project which has commercial and residential uses on the same site.*
  - Requires a Use Permit
    - No restrictions on who lives/works in building



# Live/Work or Mixed Use?

## Live/Work

- Similar cities focus on professional office use
- Allow where?
  - Recommend non-primary streets
- Allowed occupations for commercial?
  - No office on ground floor without retail sales?
  - Prohibited uses?



# New Proposal

## 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 Proposal

## Non Pedestrian Oriented Ground Floor Uses on Alleys (continued)



# New Proposal

## Non Pedestrian Oriented Ground Floor Uses on Alleys (continued)

- Planning Commission: What's the definition of an alley?
- Staff:

### MBMC 10.04.030 Definitions

*Alley: A public way having a width of not more than twenty feet (20') permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.*





# New Proposal


## Non Pedestrian Oriented

## Ground Floor Uses on Alleys (continued)

Alleys (20 ft or less in width):

- 8<sup>th</sup> Place
- 9<sup>th</sup> Place
- 10<sup>th</sup> Place
- 11<sup>th</sup> Place
- 12<sup>th</sup> Place
- 13<sup>th</sup> Place
- 14<sup>th</sup> Place
- Bayview Drive
- Crest Drive
- Center Place



 = Alley with Affected Commercial Frontage



# 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)





Questions?