




City of Manhattan Beach

Community Development Department

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TO: City Council

FROM: Marisa Lundstedt, Director of Community Development 

DATE: December 1, 2016

SUBJECT: **ITEM 10:** Downtown Specific Plan and Related Amendments Including Amendments to the Local Coastal Program as Recommended by the Planning Commission

The attached Staff Report for the *Downtown Specific Plan and Related Amendments* represents the culmination of extensive research, analysis and evaluation of a wide range of concepts and over two years of community outreach and public dialogue. The Final Specific Plan is an updated version of the March 2016 Draft Plan which has been revised to include the City Council and Commission's joint consensus recommendations, as well as additional refinements from the Planning Commission.

It is important to note that all of the City Council and Planning Commission's consensus items have been incorporated into the Final Specific Plan and only additional recommendations from the Planning Commission are shown as "redline strike-out" or yellow highlighted text, which represents revised and new text within the document. The Planning Commission's proposed recommendations only affect Chapters 4 and 6 of the Final Draft Downtown Specific Plan (Attachment 6).

The Final Draft Plan introduces new regulations consistent with City Council's direction and Planning Commission's recommendations. Four main topic areas have been the focus of discussion by the Planning Commission, and Staff felt it appropriate to discuss these items in greater detail for the City Council's benefit. At the Council meeting, staff will review all items incorporated in the Plan with a particular focus on discussing the following Key Concepts:

1. Maximum Tenant Frontage
2. Retail Sales Floor Area Square Footage Cap
3. Second-Floor Outdoor Dining
4. Live/Work Use

Staff looks forward to presenting this item on December 6, 2016 and receiving input from the Council and public.