



Agenda Item No. 4: Ordinance Nos. 16-0029, 0030,
0031, Resolution No. 16-0078

TO: Honorable Mayor Pro Tem and Members of the City Council

THROUGH: Mark Danaj, City Manager

FROM: Marisa Lundstedt, Director of Community Development

SUBJECT: December 20, 2016 Agenda: Item 4: Second Reading of Ordinance Nos. 16-0029, 0030 and 0031(Related to the Downtown Specific Plan)

DATE: December 19, 2016

SUPPLEMENTAL REPORT

Item 4 on the December 20, 2016 City Council Agenda is the Second Reading of Ordinance Nos. 16-0029, 0030 and 0031 that were introduced on December 6, 2016. Ordinance Nos. 16-0029 and 0031 are related to the Downtown Specific Plan, which was adopted on December 6, after the Council amended the draft Plan recommended by the Planning Commission.

The purpose of this supplemental report is to provide additional information to the public on the following items:

1. The Downtown Specific Plan (DSP) and Mitigated Negative Declaration (MND) were adopted on December 6. As part of its action, the City Council authorized the staff to make all necessary changes to the DSP to reflect Council amendments. Thus, no further Council action on the DSP (or MND) is required.
2. Although Ordinances Nos. 16-0029 and 0031 on the agenda relate to the DSP, no changes are needed to those ordinances to reflect the changes to the DSP that were adopted by the Council on December 6. Ordinance Nos. 16-0029, 16-0030 and 16-0031 are identical to the Ordinances that were introduced on December 6, 2016.
3. Staff has prepared a list of the changes incorporated into the DSP by the Council. That list is attached as Appendix A to this supplemental report.
4. The final DSP, including the amendments adopted by the Council on December 6, will be posted online as soon as staff incorporates the changes adopted by the Council. In an effort to keep the public informed, the City Manager will announce at a City Council meeting when the revised DSP is available. Thereafter, the DSP will be transmitted to the Coastal Commission (CCC), and undergo a rigorous review by the CCC.

There are four recommended actions for the December 20 meeting:

1. Second Reading of Ordinance No. 16-0029: amends the City's Zoning Map and Zoning Code to reflect the DSP. The zoning map will be revised to show the location and boundaries of the DSP; the amendments to the Zoning Code are, in essence, cross references to the Specific Plan.
2. Second Reading of Ordinance No. 16-0030: amends the Local Coastal Program on certain zone changes adopted by the City Council in 2003, and is not related to the DSP.
3. Second Reading of Ordinance No. 16-0031: amends the Local Coastal Program (LCP) to incorporate the DSP, as amended, into the LCP's Implementation Plan. This ordinance, as well as the final version of the DSP (as amended by the Council), will be forwarded to the Coastal Commission for its consideration.
4. Resolution 16-0086: transmits the DSP, as amended by the Council, to the Coastal Commission.

The City is committed to ensuring that the final version of the DSP will be provided to the public once the amendments are incorporated. In addition to the highlighted portions of the ordinances that showed the changes to the Code and LCP at the time of first reading, Appendix A lists the Council-initiated changes to the DSP adopted by the Council.

Appendix A

Page No.	Topic	City Council Amendments Incorporated In Final Draft Downtown Specific Plan
<i>Key Concepts</i>		
6.14	Tenant Frontage	Any tenant frontage exceptions would have to go through the Variance process.
4.9-4.15, 6.30	Second-Floor Outdoor Dining	Prohibit second-floor outdoor dining and restaurant encroachments over the sidewalk.
<i>Clarification Items</i>		
3.2	Vision Statement	Revise Vision Statement: "The vision for the future of Downtown Manhattan Beach is to maintain a safe, attractive, pedestrian-friendly village with a small town atmosphere and a sound economy . The Downtown sustains uses, activities, and family and cultural events, primarily oriented toward the local Manhattan Beach Community while acknowledging the role that visitors play in supporting the Downtown ".
4.14	Use Permit Process	Revise general finding in 4.4.A: "The proposed use will maintain a balanced mixed of uses which serves the needs of both local and nonlocal populations ".
6.14	Building Height/Stories	Add language for two-foot height exception "if elevator is required by Americans with Disabilities Act (ADA)".
<i>Other Items</i>		
5.27-5.29, 7.6-7.29, 9.4- 9.5; Appendix 3- 1.41-1.43, 2.14-2.37; Appendix 4- 13	Beach Head Site	Remove Beach Head Circulation.
2.2-2.3	Historic Context	Update Historic Context to be consistent with General Plan.
Various	Remove Figures in Plan	Remove various figures throughout Plan.

Note: The City Council discussed Private Dining in the Public Right-of-Way (education and whether to draw a line on sidewalk), but ultimately did not make any changes to the current Code.