

ORDINANCE NO. 17-0015-U

AN INTERIM ORDINANCE OF THE CITY OF MANHATTAN BEACH PROHIBITING THE ESTABLISHMENT OF NEW HEALTH CARE FACILITIES ON SEPULVEDA BOULEVARD IN THE CITY AND DECLARING THE URGENCY THEREOF

THE MANHATTAN BEACH CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. Moratorium. Notwithstanding any other ordinance or provision of the Manhattan Beach Municipal Code, no application for a building permit, site plan review, or any land use entitlement shall be accepted for processing or approved for the conversion of any existing space to, or the construction of a new building for the establishment of any of the following uses on Sepulveda Boulevard anywhere in the City unless the City has issued a use permit for such use prior to adoption of this Ordinance. For purposes of this Ordinance, Health Care Facilities includes but are not limited to:

- A. Medical or dental offices, including, but not limited to, licensed or certified physicians, psychologists, psychiatrists, dentists, and chiropractors;
- B. Medical or dental laboratories, either as a primary use or incidental to an office use;
- C. Emergency health care facilities, hospitals, medical clinics and urgent care facilities;
- D. Assisted care facilities;
- E. Any residential care facility or adult day health center; and
- F. Convalescent facilities.

SECTION 2. This Ordinance does not apply to residential care facilities that serve six or fewer persons.

SECTION 3. Term. This Ordinance shall expire, and the moratorium on new health care facilities imposed hereby shall terminate, 45 days after the adoption of this Ordinance, unless extended by the City Council at a regularly noticed public hearing pursuant to California Government Code Section 65858.

SECTION 4. Hardship Exemption. An application for a building permit, site plan review, or any other land use entitlement for the establishment of any Health Care Facility located on Sepulveda Boulevard may be approved if the applicant has obtained a hardship exemption from the City Council. Hardship exemption applications shall be filed in writing with the Director of Community Development and shall contain all documentation relied upon to support the hardship claim. A hardship exemption application must be filed no later than 10 days in advance of a regular meeting of the City Council in order to be considered at such meeting; otherwise the application shall be considered at the following regular meeting. The City Council shall grant a hardship

exemption upon making a finding that denial of the exemption and enforcement of this Ordinance against the applicant's property would result in the applicant being deprived of all economically viable use of the property. The City Council may consider other factors in order to determine hardship.

SECTION 5. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance would have a significant effect on the environment, because the Ordinance will impose greater limitations on development in the City by temporarily prohibiting new health care facilities, and will thereby serve to reduce potential significant adverse environmental impacts. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 6. Penalty. Violation of any provision of this Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance. In addition to the foregoing, any violation of this Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.

SECTION 7. Legislative Findings. Due to a recent proliferation of health care facilities, including medical offices, urgent care facilities, clinics, and treatment centers on Sepulveda Boulevard, the City is currently studying new zoning code regulations for these uses. Many of these uses are treated as a type of professional office and approved ministerially due to the lack of specific use classifications for certain health care-related uses. The proliferation of new health care facilities has a detrimental impact on economic development goals, potential sales tax revenues, the diversity of commercial land uses, and the activation of pedestrian activity along ~~streets in commercial districts of~~ Sepulveda Boulevard in the City. Further, the ministerial approval of some, but not all, health care uses adversely affects the variety of health care options in the City. This Ordinance is necessary to prevent the establishment of additional health care facilities while the City studies the appropriate locations and consistent standards for these uses.

The City Council finds that property owners are likely to submit applications for land use entitlements to establish health care facilities. Due to the proliferation of these uses, the City needs to adopt this Ordinance to give the City time to modernize its use classifications and definitions for health-related uses and to establish permanent regulations for these uses. The City intends to study and adopt permanent regulations within a reasonable time. The Department of Community Development, Planning Commission, the City Council, and the people of Manhattan Beach require a reasonable, limited, yet sufficient amount of time to consider and establish permanent regulations to allow needed health care facilities without causing a detrimental effect to the general welfare in the City. Given the time required to study and prepare new regulations, conduct duly noticed public hearings before the Planning Commission and the City Council, the City Council finds that this Ordinance is necessary to prevent the establishment of

additional health care facilities and continued proliferation of new health care facilities on Sepulveda Boulevard.

Based upon the foregoing, the City Council hereby finds that there is a current and immediate threat to the public health, safety, or welfare if new health facilities were established in the City on Sepulveda Boulevard, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable entitlement for such uses which is required in order to comply with the City's Zoning Ordinance would result in that threat to public health, safety, or welfare. Due to the foregoing circumstances, it is necessary for the preservation of the public health, safety, and welfare for this Ordinance to take effect immediately. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the Manhattan Beach City Council on August 74, 2017.

David J. Lesser
MAYOR

ATTEST:

Liza Tamura
CITY CLERK

APPROVED AS TO FORM:

Quinn M. Barrow
CITY ATTORNEY