

July 7, 2020

City Council Meeting Agenda Packet:

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Agenda Date: 7/7/2020

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Carrie Tai, AICP, Community Development Director

SUBJECT:

Recent Planning Commission Quasi-Judicial Decisions:
Use Permit for Establishing a Mixed-Use Development, Consisting of a Hotel Facilities (Limited) Use on the First Floor While Maintaining the Second Floor as a Residential Use in an Existing Two-Story, Two-Unit Residential Building in the Downtown Commercial (CD) Zone, Located at 325 12th Place Way (Correa)
(Community Development Director Tai).

The Planning Commission met on June 24, 2020, to consider an application. As shown below, the Commission approved the application, with modified conditions.

Use Permit for Establishing a Mixed-Use Development, Consisting of a Hotel Facilities (Limited) Use on the First Floor While Maintaining the Second Floor as a Residential Use in an Existing Two-Story, Two-Unit Residential Building in the Downtown Commercial (CD) Zone, Located at 325 12th Place; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Correa)

The Commission Adopted a Resolution Conditionally Approving the Use Permit (5:0) with Modified Conditions.

On January 30, 2020, the Community Development Department received an application requesting a Use Permit for establishing a mixed-use development in an existing two-story, two-unit residential building, with the proposed mixed-use development composed of a hotel facilities (limited) use on the first floor residential unit while maintaining the second floor as a residential use. The subject site is located at 325 12th Place in the Downtown Commercial (CD) zone in Area District III.

The applicant is not proposing to do any construction or remodeling to his property in association with the Use Permit request. The applicant, Robert Correa, has owned and lived at the property since 1987. The applicant states that guests stayed in the first-floor unit of his property on a short-term basis from 2015 through 2019. The City has no record of any Code Enforcement action on the property. The Police Department has no record of any disturbances emanating from the property.

Transient commercial uses involving the renting of property for periods less than 30 days, such as the hotel facilities (limited) use, are permitted with a Use Permit in the Downtown Commercial (CD) zone and the North End Commercial Zone (CNE). Both the CD and CNE zones are within the Coastal Zone. A Use Permit is required for a mixed-use development in the CD Downtown Commercial zone.

The City received seven public comments before the public hearing, with one neighbor opposed to the request and seven neighbors and/or downtown business owners supportive of the request.

The applicant and his son spoke in favor of the project. There were no other speakers for public comment. The Commissioners voiced support for the project, as the proposed use is located in a commercial zone. The Commissioners unanimously approved the project, with a modification to Condition #9 of the resolution to read as follows:

The owner shall be required to purchase and maintain ownership of one Overnight Residential Parking Permit. This Overnight Residential Parking Permit shall only be used by the occupants living in the second-floor residential unit. The Overnight Residential Parking Permit shall not be given to lodgers for their use.

Link to the Planning Commission Staff Report:

https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20200624/20200624-2.pdf

The City Council can consider Planning Commission quasi-judicial decisions if two Councilmembers request review of the decision or if a member of the public files an appeal within 15 days of the decision. The appeal period for this item ends on Thursday, July 9, 2020. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City, or that the subject matter of the decision may have Citywide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.