



CITY OF MANHATTAN BEACH CITY HALL

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TO: Honorable Mayor and Members of the City Council

FROM: Carrie Tai, Community Development Director

MEETING: City Council Meeting, January 5, 2021

SUBJECT: Agenda Item No. 12 – Public Hearing to Consider Ordinances to Amend Citywide Regulations for Accessory Dwelling Units (ADUs)

DATE: January 4, 2021

SUPPLEMENTAL ATTACHMENT

The following attachments are for City Council consideration.

- PowerPoint Presentation

MODIFICATION OF A CONDITIONAL USE PERMIT FOR RESIDENCE INN BY MARRIOTT AT 1700 N SEPULVEDA BLVD.

JANUARY 5, 2021



LOCATION MAP



BACKGROUND

- January 2, 1985 – City Council approved a CUP and Variance for a 176-room motel.
- September 19, 1990 – Planning Commission approved an amendment to the Use Permit to allow for beer and wine sales at the motel.
- September 15, 2020 – Staff presented City Council with a report on recent incidents at the site. City Council directed staff to initiate a review of the Use Permit . Condition No. 24 in Resolution 4181 authorizes the City Council to conduct a review of the Use Permit.
- October 20, 2020 – City Council conducted a review of the Use Permit, as amended, and directed staff to schedule a public hearing to consider modifications to the Use Permit (M.B.M.C. 10.104.030)



COMMUNITY CONCERNS

- Over the last several months, the hotel operator engaged with the neighboring residents and City staff to identify concerns regarding site conditions and operations. Concerns included:
 - Nuisance-generating activities occurring on site (i.e. loitering, smoking, patrons hosting parties in hotel rooms, and other unpermitted activity)
 - Need for improved on-site security measures
 - Need for controlled vehicular access
- Current operations and site conditions are threatening the public health, safety or welfare of persons residing near the site, resulting in an overall need to minimize adverse impacts and enhance resident security and safety.

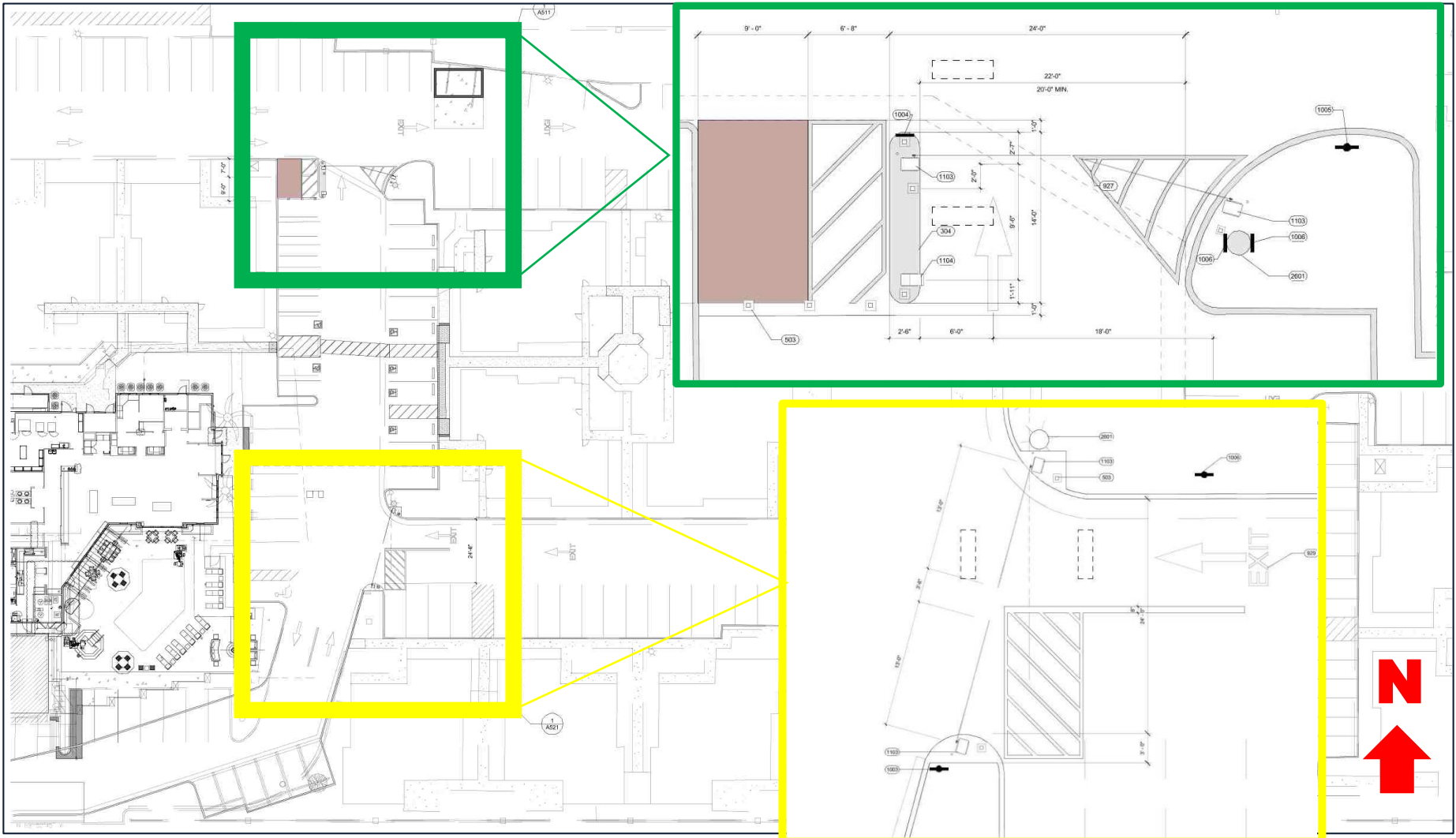


PROPOSED IMPROVEMENTS

- “No smoking” signage will be displayed within the hotel lobby, on the exterior of each building, and on the interior side of the fences and retaining walls along the site’s northern, eastern and southern property lines.
- Motion-activated flood lights will be installed at the rear of the property, adjacent to the eastern property line.
- A security camera system will be installed and maintained.
- A gated parking-control system will be installed and maintained in the parking lot.



PARKING GATE INSTALLATION

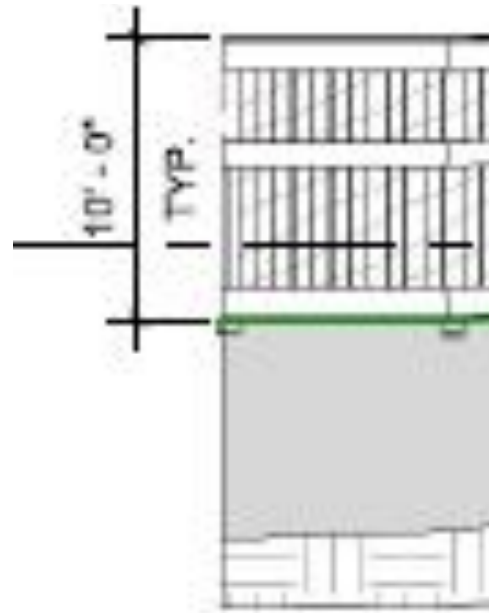
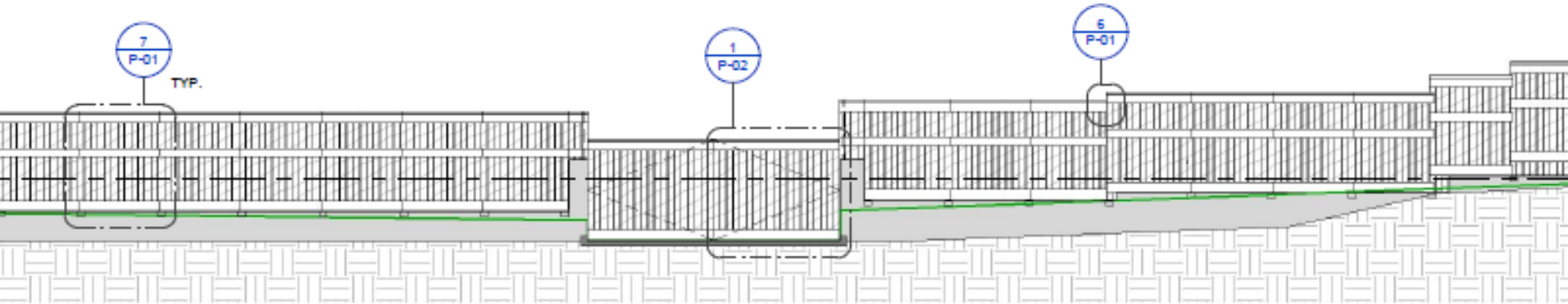


PROPOSED IMPROVEMENTS (CONT'D)

- The eastern perimeter wall/fence and gate will be improved as follows:
 - Increase wall height to achieve a height of no less than eight feet above grade level on the western (interior) side and no less than 10 feet above grade level on the eastern (neighbor) side of the fence.
 - Incorporate emergency vehicle access gates controlled only by the City.
 - Install a rubber strip at the bottom of the emergency gates to minimize debris from entering into the residential neighborhood.



FENCE/WALL IMPROVEMENT



Proposed fence improvement as viewed from east side of the fence toward the west.



PROPOSED IMPROVEMENTS (CONT'D)

- Require guest signature on a “Code of Conduct” upon check-in: (a) advising guests of their obligations in respect to non-smoking laws; (b) requiring guests to observe the hotel’s posted “quiet hours”; (c) acknowledging limits on guestroom occupancy; and (d) acknowledging that violations may result in forfeiture of up to all of the guest’s deposit and/or eviction.
- Establish neighborhood outreach protocols, including a direct line of contact to management and an annual community meeting.



PUBLIC NOTIFICATION

- Public notification for this public hearing consisted of:
 - i. A published newspaper ad, published on December 24, 2020; and
 - ii. Mailed notices to property owners of properties within 500 feet of the Residence Inn site (203 properties total), posted on December 18, 2020.



CONCLUSION

- Subsequent to community outreach, the hotel operator proposed operational modifications and site improvements to address concerns.
- Modifications were drafted into conditions and deliberately formulated to ensure feasibility and sustainability on the part of the hotel operator, and enforceability on the part of the City.
- The City Council may: (1) Adopt the draft resolution, conditionally approving the amendment to the Use Permit; (2) propose additional conditions or modifications to the draft resolution and conditionally approve a modified version; or (3) direct staff to schedule a hearing for revocation of the Use Permit.



STAFF RECOMMENDATION

- Staff recommends that the City Council conduct a public hearing and adopt Resolution No. 21-0005, or a modified version thereof, amending the Conditional Use Permit for Residence Inn by Marriott.

