

ATTACHMENT 5

SUMMARY TABLE OF CONSENSUS ITEMS, PLANNING COMMISSION CLARIFICATION ITEMS, & KEY CONCEPTS

Concept		Page No.	City Council Consensus	Planning Commission Consensus	Final Draft Plan Recommendation
Planning Commission Consensus Items Consistent with City Council Direction					
CHAPTER 3					
1	Vision Statement	3.20	All in favor of the 1996 Vision Statement from the Downtown Strategic Action Plan, with minor modifications to acknowledge visitors.	Commission consensus with City Council direction.	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 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.”
CHAPTER 4					
2	Ground Floor Retail Uses	4.9-4.11	General support for Plan Proposal: “Banks, offices, catering services adjacent to a sidewalk or pedestrian area require a Use Permit; allowed on upper levels without a Use Permit. Communication facilities only allowed on upper levels with a Use Permit”, with more comprehensive Use Permit findings and enforcement.	Commission consensus with City Council direction.	Consistent with Planning Commission Consensus.

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3	Land Use Changes <i>(Various Uses and Veterinary Services)</i>	4.9, 4.12	- Council support for Plan proposal to make animal boarding, animal hospital, service stations and vehicle equipment repair not permitted uses in the Downtown. - Allow for a new use, Veterinary Services, which allows indoor overnight animal boarding only if associated with veterinary services.	- Commission consensus with Council on animal boarding, animal hospital, service stations and vehicle equipment repair uses becoming not permitted. - Commission consensus with Council to create a new permitted land use classification that allows veterinary services for small animals with limited overnight boarding.	Consistent with Planning Commission Consensus.
CHAPTER 5					
4	Maintain or Increase Parking	5.15- 5.18	- Support to maintain existing parking supply, replace any lost spaces, and manage existing parking demand through various parking strategies. - Support for Staff to explore parking options outside of the Downtown Specific Plan project in the near future.	Commission consensus to revise text and illustrations in Plan to reflect City Council direction.	Consistent with Planning Commission Consensus.
CHAPTER 6					
5	Towers and Turrets at Corner	N/A	General support to not allow towers and turrets to exceed height limit.	Commission consensus with City Council direction to not allow towers and turrets to exceed height limit.	Consistent with Planning Commission Consensus.
CHAPTER 7					
6	Beach Head Site	5.27- 5.29; 7.22- 7.29	- Support of study of Beach Head site for circulation and agreed on no terraced seating. - Support for Traffic Engineer to prepare a concept sketch of potential Beach Head circulation option(s).	- Commission consensus to revise text and illustrations in Plan to reflect City Council direction. - Commission also supported idea of various concepts at Beach Head (seating, bike parking, etc.) but had concerns with execution of the concepts as presented in the Draft Plan.	Consistent with Planning Commission Consensus.

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7	Pedestrian Plazas	5.24-5.26; 7.22-7.28, 7.30-7.32	Support for review of pedestrian plazas and exclude mid-block crossings.	Commission consensus to revise text and illustrations in Plan to reflect City Council direction.	Consistent with Planning Commission Consensus.
8	Drop-Off Zones	5.23; 7.22-7.28, 7.30-7.32	Support to construct multi-use drop-off zones at locations where there is no net loss of parking and where there would not be parking and traffic impacts.	Commission consensus to revise text and illustrations in Plan to reflect City Council direction.	Consistent with Planning Commission Consensus.
CHAPTER 9 of Draft Downtown Specific Plan (March 2016)					
9	Economic Development Chapter	N/A	- Eliminate Economic Development Chapter. - Retain contents of Chapter to be used by the City Manager's Office for use by the Economic Development Advisory Committee (EDAC).	- Commission consensus to remove Economic Development chapter from next iteration of Plan. - Incorporate a few economic vitality goals in the Plan as proposed by Staff. - Commission expressed that there was valuable information in the chapter, and they were disappointed that the entire chapter was removed.	Consistent with Planning Commission Consensus.

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Planning Commission Clarification Items					
CHAPTER 4					
1	Non-Pedestrian Oriented Ground Floor Uses on Alleys	4.9-4.10	• Concept discussed only with Planning Commission, so no direction from City Council.	• Revise Plan to allow for ground-floor non-pedestrian oriented uses (office, banks, etc.) located exclusively on alleys without a Use Permit, with Community Development Director approval.	• Consistent with Planning Commission Consensus.
2	Land Use Changes (<i>Optometrist</i>)	4.10, 4.13	• Concept discussed only with Planning Commission, so no direction from City Council.	• Support for new land use classification that allows optometrists that function primarily as retail use to be located on ground-floor street front without a Use Permit.	• Consistent with Planning Commission Consensus.
3	Use Permit Process	4.14	• Support to develop additional findings to implement the vision and goals of the Plan. • Remove formula uses findings • Add finding: “Maintain and enhance residential quality of life for Manhattan Beach residents”.	Use Permit findings added to Plan: A. The proposed use is consistent with the goals, purpose, vision, and guidelines of the Specific Plan, Local Coastal Program, and the City’s General Plan. B. The proposed use will maintain a balanced mix of uses which serves the needs of both local and nonlocal populations. C. The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly, small town atmosphere and a sound economy. D. The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.	• Consistent with Planning Commission consensus.

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CHAPTER 6					
4	Maximum Ground Floor Setbacks	6.6	Concept discussed only with Planning Commission, so no direction from City Council.	Language changed from “maximum setbacks” to “maximum <i>ground floor</i> setbacks”.	Consistent with Planning Commission Consensus.
5	Maximum Ground Floor Front Setback	6.6	- No objection to 10 feet maximum front yard setback. - Request for additional information on existing front setbacks to understand how new standard would affect existing commercial structures.	- Revise maximum front yard setback from 10 feet to 12 feet. - Change proposed language in Plan from “maximum front setback” to “maximum <i>ground floor</i> front setback”.	Consistent with Planning Commission Consensus. *Administrative Minor Exception process for non-conforming major remodels that cannot meet the standards
6	Minimum Rear Yard Setback	6.6	No objection to the new proposed minimum rear yard setback standard of zero or 10 feet.	- Revise minimum rear yard setback requirement to zero, ten or 20 feet for rear alleys. - Require paved parking, landscaping, or combination of the two depending on the dimensions between the rear alley property line and building. - The dimension of the paved parking area would be car space length (single parallel 10', single 20', etc.) with any leftover space dedicated towards landscaping and/or walkway.	Consistent with Planning Commission Consensus. *Administrative Minor Exception process for non-conforming major remodels that cannot meet the standards
7	Optional Second-Story Stepback	N/A	General support for second-story stepback.	Remove second-story stepback language, as regulation seems unwarranted.	Consistent with Planning Commission Consensus.

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8	Building Height / Stories	6.8	- General support for height limit in Area B to remain two stories and 26 feet. - Expand exceptions to height limit to include mechanical equipment, solar, and pitched roofs; not to exceed 28 feet.	- Height limit to remain 26 feet in Area B. - Allow for 2 foot height exception for elevator shafts (max 10ft x 10ft dimension, located in rear half of lot). - Do not allow exceptions to the height limit for mechanical equipment and pitched roofs.	Consistent with Planning Commission Consensus.
9	Façade Transparency (Windows)	6.8, 6.14	- General support for 70 percent façade transparency. - Provide options for non-primary street frontages (architectural details through Design Guidelines, materials, and active frontages).	- Require minimum 70 percent façade transparency on Manhattan Beach Blvd., Highland Avenue, and Manhattan Avenue. - Corner properties: Minimum 70 percent façade transparency on primary frontage and minimum 60 percent façade transparency on non-primary frontage, where feasible; if minimum cannot be reached due to structural and/or design layout limitations, architectural elements consistent with the Design Guidelines must be added, as determined by the Community Development Director. - Storefront sides on alleys and walk streets do not need to meet minimum façade transparency requirements.	Consistent with Planning Commission Consensus. *Administrative Minor Exception process for non-conforming major remodels that cannot meet the standards
10	Historic Preservation	6.23-6.24	No comments on the Historic Preservation section.	Revise language in Plan to be consistent with recently adopted Historic Preservation regulations.	Consistent with Planning Commission Consensus.

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11	Private Dining in the Public Right-of-Way	6.30-6.32	• General support for outdoor dining in the right-of-way in the furniture zone. • Evaluate current sidewalk regulations and enforcement.	• Support for outdoor dining in the right-of-way in the furniture zone. • Evaluate current sidewalk regulations and enforcement. • Evaluate possibility of expanding minimum sidewalk clearance requirement from 4 feet to 6 feet.	• No changes to current standard: minimum 4 feet of sidewalk clearance for private dining in the public right-of-way. • Continue education and enforcement efforts with restaurateurs.

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Key Concepts					
1	Maximum Tenant Frontage	6.8, 6.14	- General support for 35 foot maximum tenant frontage for retail on Manhattan Beach Boulevard, and options for Manhattan Avenue, and Highland Avenue. - Request for examples of 50 foot building frontages for restaurants, and review options for primary streets.	- Lots 35 feet or more in depth allow a maximum tenant frontage of 35 feet. - Lots with less than 35 feet in depth allow a maximum tenant frontage of 50 feet. - For corner lots, the Community Development Director would determine on a case-by-case basis which frontage would be subject to the maximum tenant frontage of 35 feet or 50 feet.	Consistent with Planning Commission Consensus. *Administrative Minor Exception process for non-conforming major remodels that cannot meet the standards
2	Retail Sales Floor Area Square Footage Cap	4.10, 4.13	- Conceptually in favor of 1,600 total square footage cap for retail without a Use Permit. Square footage cap would not apply to grocery stores, restaurants, hair salons, or other non-retail uses. - Plan will not include any formula use regulations.	- Use Permit is required for a single retail use or retail tenant with more than 1,600 square feet of sales floor area. "Sales Floor Area" is specifically defined to exclude storage rooms, back offices, mechanical rooms, bathrooms, and other areas permanently inaccessible to the public.	Consistent with Planning Commission consensus. *Administrative Minor Exception process for non-conforming major remodels that cannot meet the standards
3	Second-Floor Outdoor Dining	4.10, 4.14-4.15	- Expressed concern regarding potential impacts from second-floor outdoor dining. - Plan proposal should continue to regulate all restaurant uses through the Use Permit process.	- Support for second-floor outdoor dining. - Create regulation that limits location to certain primary corridors away from residentially zoned uses. - Create stronger Use Permit findings specific to this concept. - Acknowledged that proposed regulations are actually more restrictive than the current code, and are trying to balance the community's needs.	- Map identifies specific locations along Manhattan Beach Boulevard, Manhattan Avenue and Highland Avenue, where allowed with a buffer away from residentially zoned properties. - Added new Use Permit findings and submittal requirements: Require submittal of Noise Study (if proposed to serve full alcohol with hours of operation past 10:00 P.M.).

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4	Land Use Changes (Live/Work)	4.10, 4.12- 4.13	Support to add new Live/Work use that would require a Use Permit.	- Support for a more robust and refined definition for live/work. - Create live/work regulations that are simple, easy to understand, and limit potential negative impacts to neighbors and businesses. - Mixed use is still permitted with a Use Permit as a separate option instead of live/work. Mixed use is not limited by, and also does not benefit from, the live/work performance standards, including the reduced parking and reduced open space requirement.	- New regulation requires the entire space to be occupied by the same resident and business owner/proprietor. Outlined are allowed and prohibited commercial uses for the “work” portion, work portion on the ground floor streetfront, and performance standards that must be met during the Use Permit process. - Live/work is classified as a Commercial Use to allow for benefits of commercial development standards for maximum height, setbacks, parking, FAR, etc., with limited open space requirement for the “live” portion of the use.