



Downtown Specific Plan City Council Meeting

December 6, 2016

Presentation Outline

- **Overview of Topic Areas**
- **Introduction and Background**
 - Community Outreach
 - Consensus Items
- **Final Draft Downtown Specific Plan- Policy Discussion**
 - Clarification Items
 - Key Concepts
- **Non-conformities**
 - Minor Exceptions and Variances
- **Interim Zoning Ordinance (IZO)**
- **California Environmental Quality Act (CEQA)**
- **Recommendation and Next Steps**



Overview of Topic Areas

- Consensus and Clarification Items
 - 16 City Council Topic Areas
 - 11 Topic Areas Refined by Planning Commission
 - Staff Agrees with all Recommendations
- Key Concepts
 1. Maximum Tenant Frontage
 2. Retail Sales Floor Area Square Footage Cap
 3. Second-Floor Outdoor Dining
 4. Live/Work Land Use



Introduction

- Project Initiation
 - ULI – January 2015
 - MBI – February 2015
 - Project Kick Off – May 2015



Introduction

Community Outreach

- Six Community Workshops
- 15 City Council/Planning Commission Meetings
- 100+ Hours of Community Engagement



Introduction

Community Outreach

- The Beach Reporter Legal Notice - November 24th and December 1st
- The Beach Reporter Display Ad - November 24th
- Mailed Notices - November 21st
- City Website - Downtown Page
- Social Media
- Downtown Specific Plan Advisory Committee
- Other Interested Parties



Background

City Council Consensus Items

- ✓ Vision Statement
- ✓ Ground Floor Retail Uses
 - Land Use Changes
 - ✓ Land Use: Veterinary Services
 - Retail Square Footage Cap or Formula Use Regulations
 - Use Permit Process
- ✓ Maintain or Increase Parking
 - Building Height/Stories
 - Maximum Tenant Frontage
- Setbacks and Stepbacks
- ✓ Towers and Turrets at Corners
- Façade Transparency
- Private Dining in the Public Right-of-Way
- ✓ Beach Head Site
- ✓ Pedestrian Plazas
- ✓ Drop-Off Zones
- ✓ Eliminate Chapter 9: Economic Development



✓ = Planning Commission Consensus

Policy Discussion

Clarification Items

1. Non-Pedestrian Oriented Ground Floor Uses on Alleys
2. Land Use Changes (Optometrist)
3. Use Permit Process
4. Maximum Ground Floor Setbacks
5. Maximum Ground Floor Front Setback
6. Minimum Rear Yard Setback
7. Optional Second-Story Stepback
8. Building Height/Stories
9. Façade Transparency
10. Historic Preservation
11. Private Dining in the Public Right-of-Way



Clarification Items

1. Non-Pedestrian Oriented Ground Floor Uses on Alleys (Ch. 4)

No Use Permit if on the ground floor and entirely on an alley

2. Land Use Changes: Optometrist (Ch. 4)

Optometrists with retail allowed on ground floor without a Use Permit

3. Use Permit Process (Ch. 4)

Develop additional Use Permit findings to implement vision and goals of Plan



Clarification Items

4. Maximum Ground Floor Setbacks (Ch. 6)

Maximum setback changed to Maximum Ground Floor Setback

5. Maximum Ground Floor Front Setback (Ch. 6)

Changed from 10 feet
to 12 feet



Clarification Items

6. Minimum Rear Yard Setback (Ch. 6)

Draft Plan: 0 feet or 10 feet

Planning Commission: 0, 10 or 20 feet paved; or Director approval

Final Draft Plan: Reflects Planning Commission's recommendation



Clarification Items

7. Optional Second-Story Stepback (Ch. 6)

Regulation removed from Plan

8. Building Height/Stories (Ch. 6)

Height limit to remain at 26 feet in Area B with two-foot height exception for elevator shafts



Clarification Item

Varying designs within the 26' height limit



Clarification Items

9. Façade Transparency (Ch. 6)

70 percent minimum requirement for properties on primary corridors, and other requirements for corner properties

10. Historic Preservation (Ch. 6)

Revise Plan for consistency with City's Historic Preservation Ordinance

11. Private Dining in the Public Right-of-Way (Ch. 6)

No change to current 4-foot standard, continue education and enforcement



Key Concepts

1. Maximum Tenant Frontage
2. Retail Sales Floor Area Square Footage Cap
3. Second-Floor Outdoor Dining
4. Live/Work Land Use



Key Concept #1

Maximum Tenant Frontage

Draft Plan: 50 ft. maximum building frontage

City Council: Explore maximum tenant frontage

- Manhattan Beach Blvd: 35 ft. max tenant frontage
- Manhattan Ave and Highland Ave: Other max tenant frontage

Planning Commission: Max tenant frontage based on lot depth

- 35 ft. max tenant frontage = Lots \geq 35 ft. in depth
- 50 ft. max tenant frontage = Lots $<$ 35 ft. in depth
- Corner lots: Case-by-case basis 35 ft. or 50 ft.
 - Consistency, site conditions and pedestrian orientation

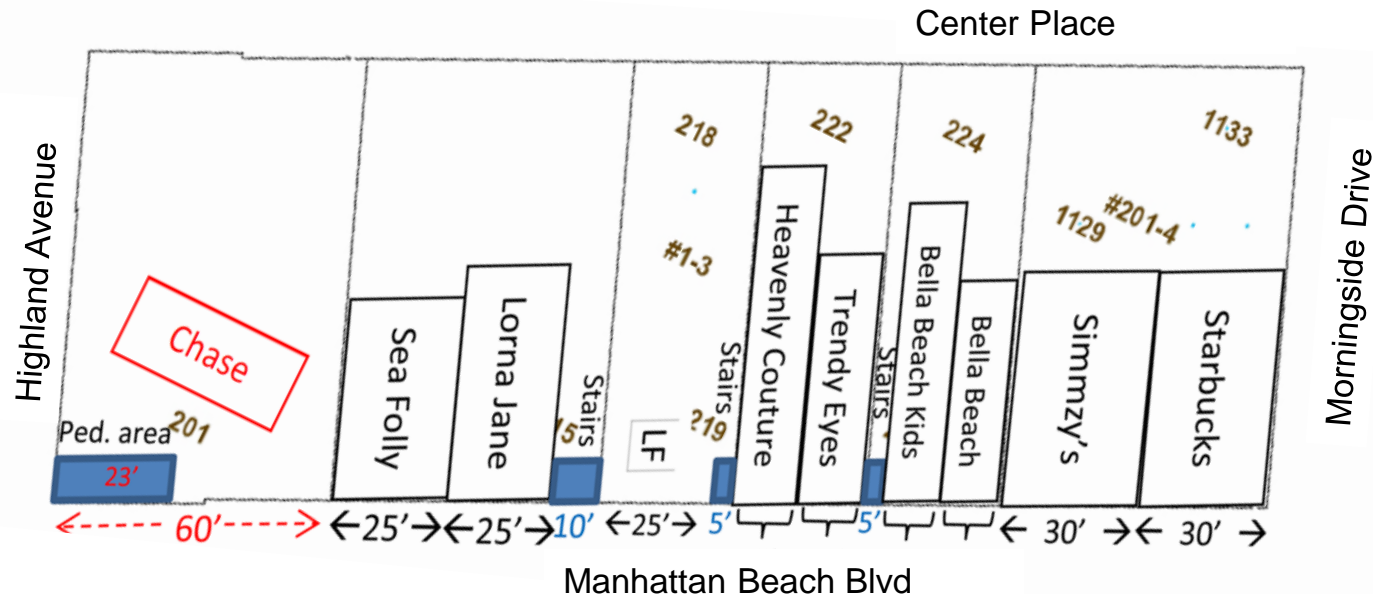
Final Draft Plan: Reflects Planning Commission's recommendation



1. Maximum Tenant Frontage (cont.)

35 ft. max tenant frontage = Lots \geq 35 ft. in depth

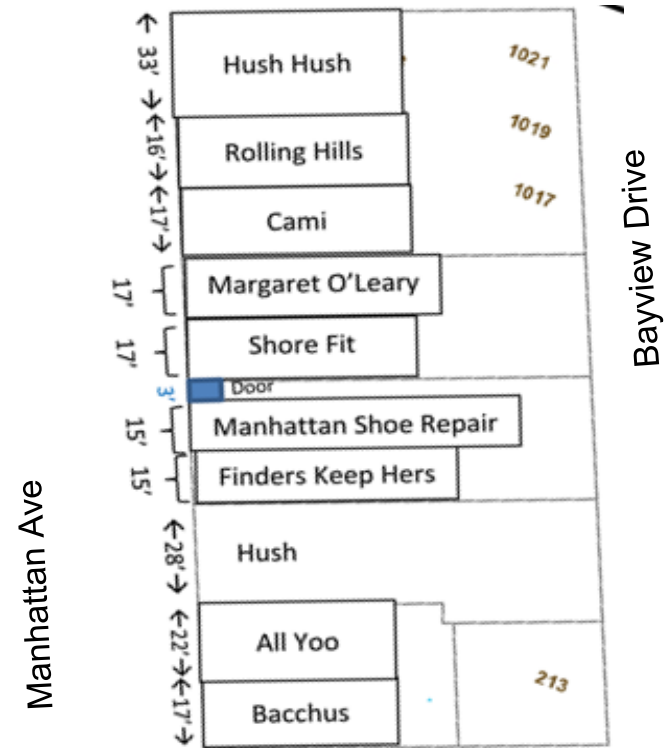
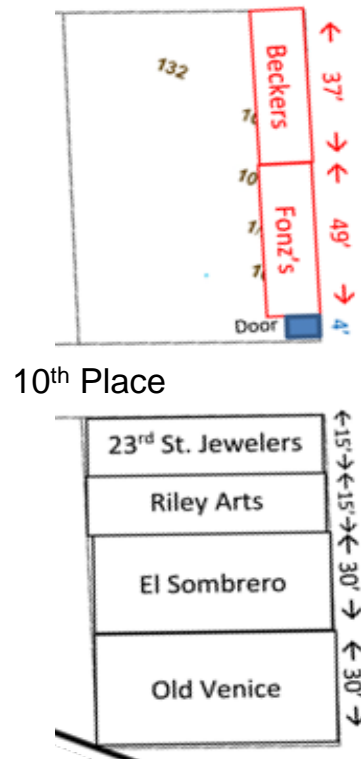
- Along Manhattan Beach Blvd
 - Typical lot = 30 ft. frontage, 90 ft. deep
- East side of Highland Ave and Manhattan Ave
 - Typical lot = 33 or 66 ft. of frontage, 100 ft. deep
- Double lots on West side of Manhattan Ave
 - 90 ft. of frontage, 60 feet of depth



1. Maximum Tenant Frontage (cont.)

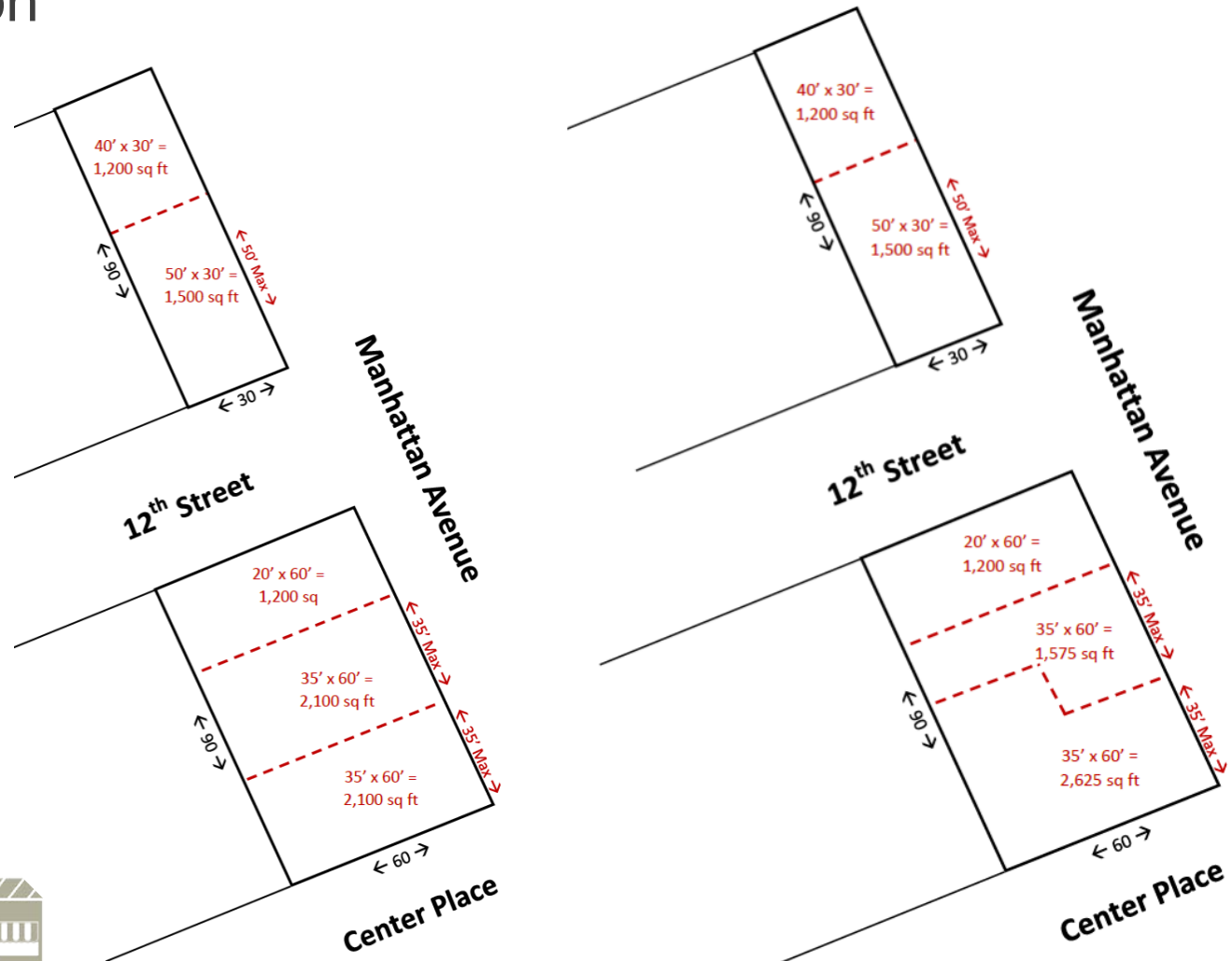
50 ft. max tenant frontage = Lots < 35 ft. in depth

- Single lots on west side of Highland Ave, Manhattan Ave
 - Typical lot = 90 ft. of frontage, 30 or 60 ft. deep



1. Maximum Tenant Frontage (cont.)

Relationship between square footage cap, tenant frontage, and lot size/orientation



Key Concept #2

Retail Sales Floor Area Square Footage Cap

Planning Commission: Retail sales floor area sq. footage cap

- 1,600 square footage cap
- Use Permit for new tenant space over 1,600 sq. ft.
- Only for retail uses

Final Draft Plan:

Reflects Recommendation

| Retailer | Sales Floor Area Sq Ft | Buildable Floor Area |
|------------------|------------------------|----------------------|
| American Apparel | 1,965 | 2,600 |
| Wright's | 1,605 | 1,700 |
| Trina Turk | 1,550 | 1,924 |
| Beehive | 1,420 | 1,900 |
| Skechers | 1,400 | 3,435 |
| Pages | 1,390 | 2,000 |
| Free People | 1,145 | 2,462 |
| Splendid | 1,142 | 1,649 |
| Gum Tree | 1,290 | 1,800 |



Key Concept #3

Second-Floor Outdoor Dining

Current Regulations: No special limitations or regulations; all restaurant uses reviewed through the Use Permit process

Planning Commission: Discussed options of limitations in relationship to residential proximity

Final Draft Plan: Reflects Recommendation

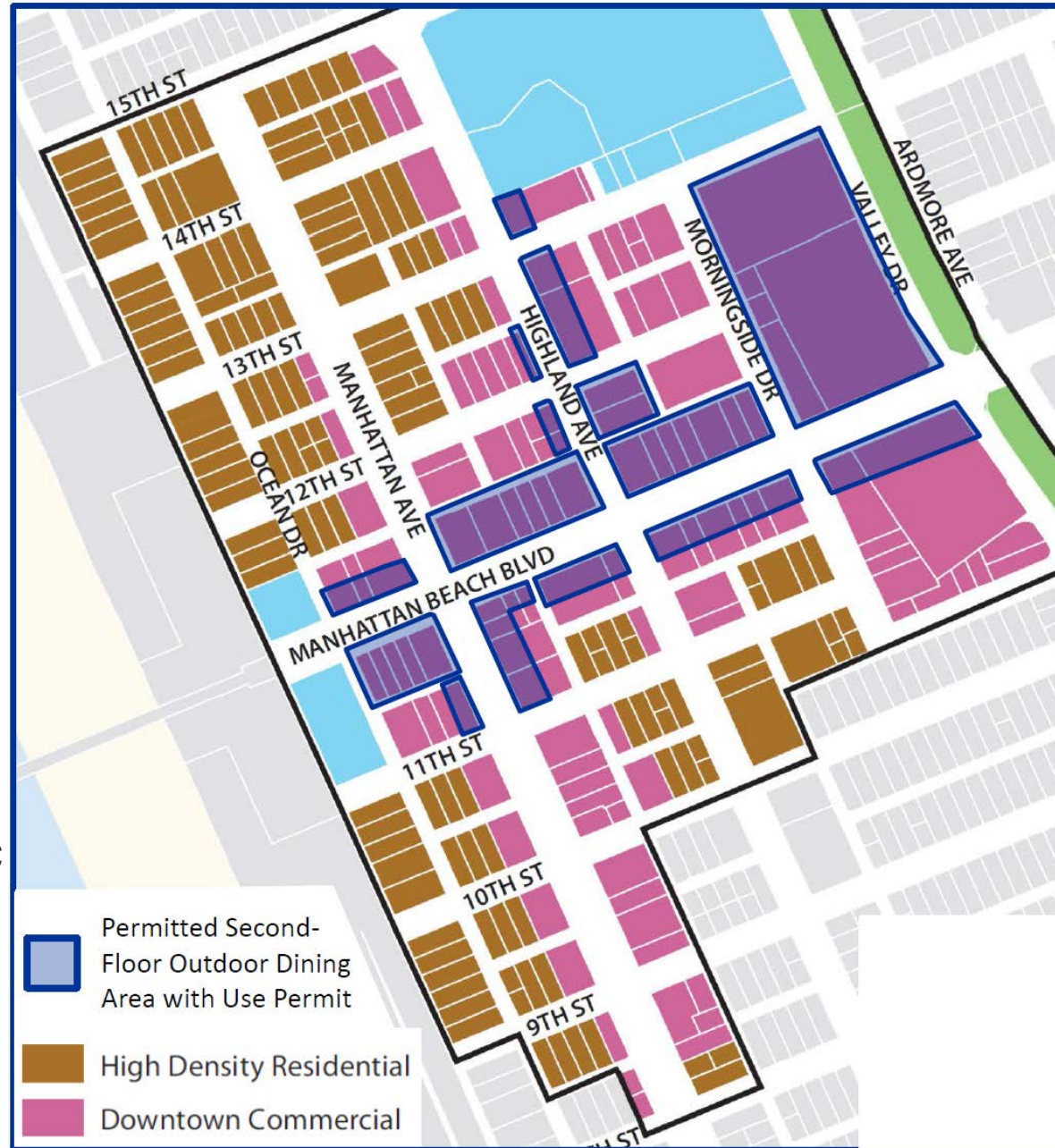
- ½ block from residential
- Not facing residential
- New Use Permit submittal requirements and findings



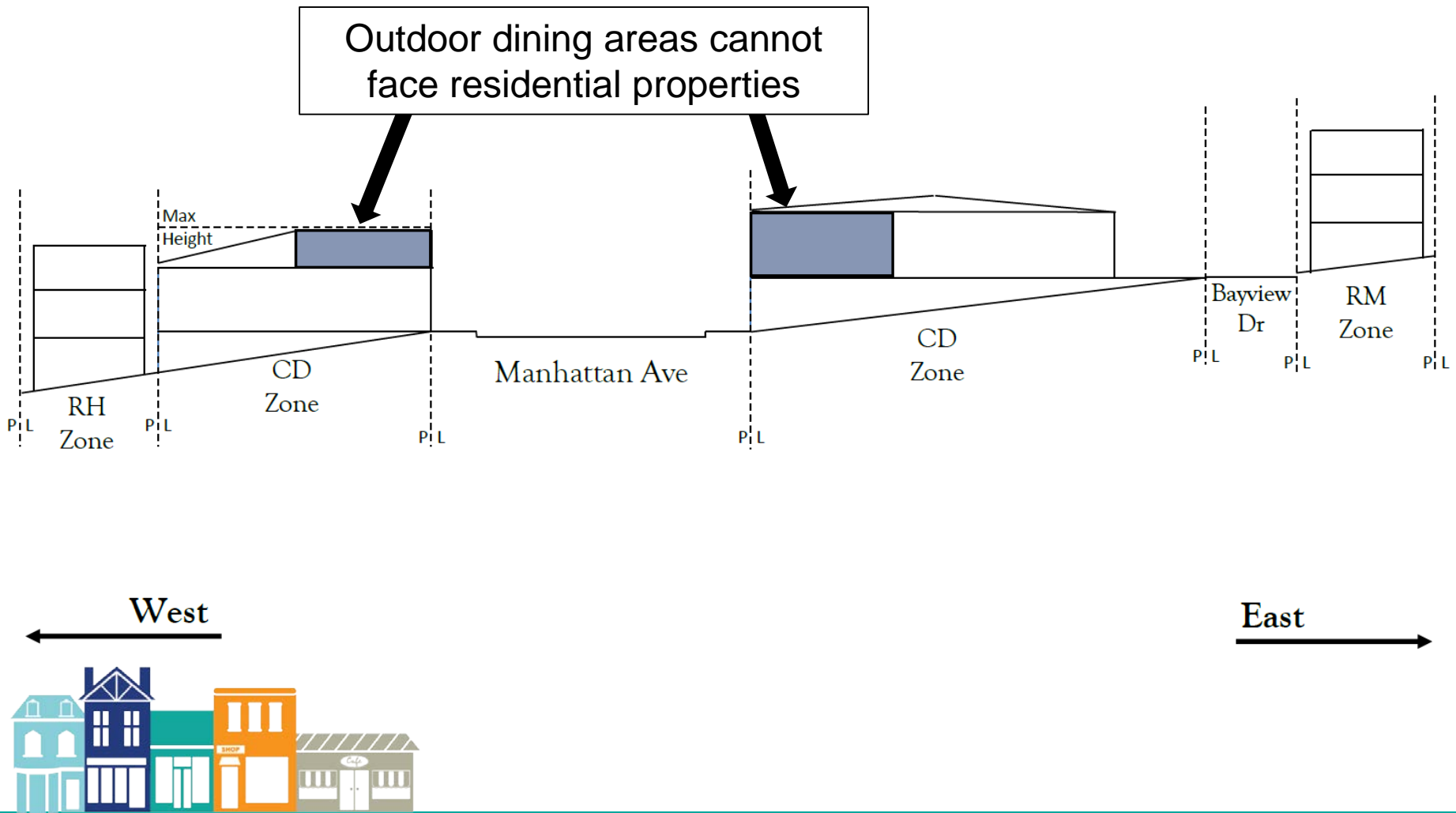
3. Second-Floor Outdoor Dining (cont.)

Pink: Currently allowed in all commercial locations

Blue: Proposed in Final Draft Downtown Specific Plan



3. Second-Floor Outdoor Dining (cont.)



Key Concept #4

Live/Work Land Use

Planning Commission: Comprehensive live/work regulations

Final Draft Plan:

- Defines live/work use; different from “mixed use”
- Specifies which “work” uses are allowed
 - No office as primary use allowed
- Performance standards
 - Commercial development standards (FAR, setbacks, height, parking, etc.)
 - 10 percent Open Space for “live” square footage
 - “Work” use fronting the street



Non-Conformities

Minor Exceptions and Variances

Can a building deviate from the minimum transparency requirement and/or the maximum tenant frontage requirement?



Is the building an existing building undergoing a remodel/addition or is it a new or substantially new building?



New/Substantially New Building



Remodel/Addition



Variance



Minor Exception

Interim Zoning Ordinance

Ordinance No. 16-0013-U

- In effect until July 5, 2017, unless extended by City Council
- Requires Use Permit for certain uses
- Ordinance No. 16-0031 states that the IZO will expire on the earlier of the following occurrences:
 - July 5, 2017, unless extended by the City Council
 - 30 days after the Coastal Commission certifies the CDP amendments
- IZO (unless expired) will govern until such time that the Coastal Commission certifies the CDP amendments



California Environmental Quality Act

Environmental Review Process

- Initial Study/Mitigated Negative Declaration (IS/MND)
- 30 Day Public Review and Comment Period (8/25 to 9/23)
- Four public comments received
- Mitigation Monitoring and Reporting Program (MMRP)
- IS/MND Response to Comments



Staff Recommendation

Conduct Public Hearing:

- Adopt Resolution, waive further reading and introduce Ordinances
 1. **Resolution No. 16-0075-** Approving Downtown Specific Plan and General Plan Amendments, and adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP);
 2. **Ordinance No. 16-0029-** Approving Zoning Code and Map Amendments to reflect the Downtown Specific Plan;
 3. **Ordinance No. 16-0030-** Approving Local Coastal Program's Land Use Policy and Zoning Maps and Local Implementation Plan Amendments to reconcile designation nomenclature and map and text inconsistencies; and
 4. **Ordinance No. 16-0031-** Approving Local Coastal Program Implementation Plan Amendments to incorporate the Downtown Specific Plan and related text.

Next Steps:

- Submittal to California Coastal Commission for Certification (Winter)





Questions?