

RESOLUTION NO. 17-08

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO MUNICIPAL CODE SECTIONS 10.08.040, 10.08.050, AND 10.64.030, AND LOCAL COASTAL PROGRAM SECTIONS A.08.040, A.08.050, AND A.64.030 RELATED TO URGENT CARE OFFICES

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. The Planning Commission hereby makes the following findings:

A. On September 13, 2017 the Planning Commission conducted a duly noticed public hearing on the urgent care land use and continued the public hearing to October 11, 2017. All Health Care Facilities on Sepulveda Boulevard only, including Urgent Care, currently require a Use Permit as regulated with Interim Zoning Ordinance No 17-0020U.

B. On October 11, 2017 the Planning Commission conducted the continued public hearing from September 13, 2017, and reviewed proposed text amendments to Chapters 10.08 and 10.64 and of the Municipal Code, part of the City's Zoning Ordinance, and text amendments to Chapters A.08 and A.64 of the Local Coastal Program.

C. The Planning Commission public hearing for September 13, 2017 included a ¼ page display ad public notice published in *The Beach Reporter*, a newspaper of general circulation in Manhattan Beach.

D. The proposed text amendments have been prepared in accordance with Government Code Sections 65853, *et seq.*

E. The proposed text amendments are exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, *et seq.*, ("CEQA")) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, the Planning Commission finds that the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

F. The proposed text amendments are consistent with the General Plan Goals and Policies:

Land Use Element Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

G. The proposed text amendments are consistent with the following Local Coastal Program Policy:

II. Coastal Locating and Planning New Development Policy- Policy II.1: Control Development within the Manhattan Beach coastal zone.

Section 2. The Planning Commission hereby recommends that the City Council amend MBMC Section 10.08.040 and LCP Section A.08.040 (Public and semipublic use classifications) to substantially read as follows, with all other portions of Sections 10.08.040/A.08.040 remaining in effect without amendment:

Emergency Health Care Facility. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis. Emergency Health Care facilities are part of the emergency medical services system as defined by California Health and Safety Code.

Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis where patients may be admitted for a 24-hour

stay or longer. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

Section 3. The Planning Commission hereby recommends that the City Council amend MBMC Section 10.08.050 and LCP Section A.08.050 (Commercial use classifications) to substantially read as follows, with all other portions of Sections 10.08.050/A.08.050 remaining in effect without amendment:

Offices, Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, graphic design, interior design, real estate, insurance, investment, legal, veterinary, and medical/dental offices, including, but not necessarily limited to: licensed or certified physicians, psychologists, psychiatrists, chiropractors, and massage, acupuncture, and acupressure therapists. Urgent care facilities that may be open beyond traditional office hours and that provide patients medical services for non-life threatening conditions usually without an appointment and without an overnight stay shall be considered a medical office. These classifications include medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.

Section 4. The Planning Commission recommends that the City Council amend MBMC Section 10.64.030 and LCP Section A.64.030 (Off-street parking and loading spaces required) to add “Offices, Medical Urgent Care” between “Offices, Medical” and “Pawn Shops” to substantially read as follows, with all other portions of Sections 10.64.030 and A.64.030 remaining in effect without amendment:

Offices, Medical Urgent Care	1 per 200 sq. ft.	1
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Section 5. The Planning Commission also recommends that the City Council direct the City Clerk to make any other corresponding language changes to the MBMC and the LCP to achieve internal consistency as required.

Section 6. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting of October 11, 2017 and that said Resolution was adopted by the following vote:

AYES: **Apostol, Seville-Jones, Morton, Burkhalter**

NOES: **None**

ABSTAIN: **None**

ABSENT: **None**

Anne McIntosh
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary