

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Tuesday, April 12, 2016

6:00 PM

Joint City Council/Planning Commission Meeting

Police/Fire Conference Room

400/420 15th Street

Manhattan Beach, California 90266

City Council Adjourned Regular Meeting

Mayor Mark Burton

Mayor Pro Tem Tony D'Errico

Councilmember David Lesser

Councilmember Amy Howorth

Councilmember Wayne Powell

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A. PLEDGE TO THE FLAG

B. ROLL CALL

Mayor Pro Tem D'Errico recused himself from this meeting. He stated that, "I always confer with the City Attorney on issues that come before the City Council where I might have a conflict of interest, however remote. Previously, I've done so with the Manhattan Village Mall having numerous conversations with the City Attorney regarding any possible conflict of interests at all. It was ultimately determined that I had none. In the case of the Downtown Specific Plan I have also had numerous conversations with the City Attorney and ultimately requested formal opinion from the California Fair Political Practices Commission also known as the FPPC, as to whether I can participate in decisions regarding this plan. Earlier in the process the FPPC gave the opinion that I had no conflict in hiring a consultant for the plan nor in the adopting the moratorium on change of use. Last week, knowing this meeting was to occur I again asked to reach out to the FPPC for further opinion, yesterday afternoon the FPPC called the City Attorney and stated that while I had no explicit financial interest in any of the directions that may be given tonight, he recommended that I recuse myself from this meeting. He apined that certain options of this plan if adopted could possibly affect the economic viability of the Downtown Area which then could possibly affect the amount of my stores' business. Therefore, in an abundance of caution and as a rule follower, I will recuse myself this evening."

Present: 4 - Mayor Burton, Councilmember Lesser, Councilmember Howorth, and Councilmember Powell

Recused: 1 - Mayor Pro Tem D'Errico

Planning Commision

Present: 5 - Apostol, Bordokas, Conaway, Ortmann, Chairsperson Hersman

C. CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

City Clerk Liza Tamura confirmed that the meeting was properly posted.

E. NEW BUSINESS

1. Draft Downtown Specific Plan Update and Direction for Preparation of Final Draft Downtown Specific Plan (Community Development Director Lundstedt).

[16-0143](#)

DISCUSS AND PROVIDE DIRECTION

Community Development Director Marisa Lundstedt presented staff presentation.

City Council and Planning Commissioners provided expectations of what they were looking for in the Joint Council Meeting.

Community Development Director Lundstedt responded to City Council questions.

At 8:00 PM City Council recessed and reconvened 8:12 PM with all Councilmembers and Planning Commissioners present.

At 8:13 PM Chair Hersman adjourned the Planning Commission Meeting from the Joint City Council Meeting.

Community Development Director Lundstedt, Planning Manager Laurie Jester, and City Traffic Engineer Erik Zandvliet responded to City Council questions and asked for direction.

City Council provided direction on the following items:

Ground Floor Retail Uses (Page 13) - All of City Council in favor of the proposed plan, with better definition of use permit findings and enforcement.

Building Height/Stories (Page 15) - General support for Option 2: Limit height in commercial areas to two-stories, 26 feet (Area B); however, expand exceptions to the height limit to exclude mechanical, solar and pitched roofs. The exceptions referenced above shall not exceed 28 feet.

Maximum Building Frontage (Page 17) - General support for 35' maximum building frontage and request for examples of 50' building frontages.

Setbacks and Stepbacks (Page 19) - General support for setbacks and stepbacks. There was no consensus for optional vs. required condition. Request to provide examples and guidelines.

Retail Square Footage Cap or Formula use Regulations (Page 37 and 27) - Conceptually in favor of 1600 square feet capacity for retail without a "Use Permit" and requested examples.

Vision (Page 23) - All of City Council in favor of the 1996 Vision statement from the Downtown Strategic Action Plan with minor modifications. "Maintain Downtown Manhattan Beach as a safe, attractive, pedestrian-friendly village with a small town atmosphere and sound economy which sustains uses, activities, and family and cultural events primarily oriented towards the local Manhattan Beach Community."

Facade Transparency (Page 31) - General support for 70% façade transparency as presented in Draft Proposal and requested examples showing less than 70% facade transparency.

Land Use Changes (Page 33) - Agree with Plan Proposal "Add live/work use; make animal boarding, animal hospital, service stations and vehicle equipment repair

unpermitted uses downtown” except allow for Veterinary/Animal Hospital with overnight animal boarding associated with veterinary services.

Use Permit Process (Page 35) - Support for Option 2 with revision to remove “destination” from section 4.4B, bullet 2.

Beachhead Site (Page 47) - Support of study of Beachhead for circulation and agreed on no terraced seating.

Towers and Turrets at Corners (Page 29) - Support for Option #1, “Do not allow towers/turrets to exceed the height limit.”

Eliminate Chapter 9, Economic Development (Chapter 53) - Eliminate Chapter 9.

Pedestrian Plazas (Page 41) - Support for review of pedestrian plazas and exclude mid-block crossings.

Private Dining in Public Right of Way (Page 43) - Support Draft Plan Proposal: “Provide outdoor dining in public Rights-of-Way in furniture zone.”

Drop Off Zones (Page 45) - Support for Option 2: “Construct multi-use drop-off zones at locations where parking is not lost” and look for areas of low traffic impacts and limited parking.

Maintain or Increase Parking (Page 49) - Combine Option 2: “Maintain existing parking supply, and replace any lost spaces” and Option 3: “Manage existing parking demand through various parking strategies” with direction to explore parking options outside of the DTSP in the near future.

**D. PUBLIC COMMENTS (2 MINUTES PER PERSON FOR ONE ITEM, A
MAXIMUM OF 5 MINUTES IF A SPEAKER WANTS TO COMMENT ON
MORE THAN ONE ITEM)**

Mayor Burton moved Public Comments after staff presentation.

At 7:25 PM, Mayor Burton opened Public Comments with 5 minutes per person.

In addition to two unidentified speakers, the following individuals provided public comments:

Chandra Shaw is in support of preserving the small town charm, is opposed to high building heights, and in support of architectural controls.

Tony Shawaki is in support of having building heights to 30 feet, in favor of maintaining the esthetics of buildings, and in support of maintain businesses in the City.

Unknown Speaker is opposed to the consultants ideas, is opposed to additional parking in the City, and is opposed to raising the height of the buildings.

Suzanne Learner is in support of keeping the small town character, in support of grandfathering the existing building heights, and spoke about the trash around the City.

Maureen McBride is in support of keeping the small town character, and spoke on the parking situation and requesting for alternatives.

George Coffman is opposed to adding to the height of buildings and is opposed to adding parking.

Ken Deemer is opposed to additional parking around the City.

Carol Paren is in support of keeping the small town charm, spoke about the relationship between the residents and the Downtown businesses, is opposed to additional parking, and is opposed to the mention frontage.

Bill Victor is opposed to adding height to buildings, spoke on the Economic Vitality Manager, and is opposed to the additional parking.

Ann Edwards is opposed to the additional height of buildings.

Martha Andreani is in favor of keeping the small town character charm, read vision statement into record.

Andy Cohen spoke on reinforcement of parking.

Unknown Speaker spoke on the changes for the City.

Phillip Cook spoke on changes that have happened and the City should not be afraid to make additional changes for the future and is opposed to additional parking

John Chaykowski spoke on signage, parking, and is in favor of preserving the small town charm.

Cathy Smith is in support of preserving the small town charm.

Tami Zamrazil suggested parking permits and spoke on the continuity of preserving the small town charm.

Susan Bloomfield is in support of preserving the small town charm.

Carol Water is opposed to more additional businesses allowed in the City.

James Gill commented how there was too much information for everyone to read before the meeting.

Julie Prophet spoke on how the City is and would like to preserve the small town charm.

Neil Leventhal the City should stay as is, small town without any changes.

At 7:41 PM Mayor Burton closed Public Comments.

F. OTHER COUNCIL BUSINESS, COMMITTEE AND TRAVEL REPORTS, FUTURE DISCUSSION ITEMS

Councilmember Howorth wanted to discuss how to better deal with trash around the City for maintenance and enforcement needed, not part of the Downtown Specific Plan.

G. ADJOURNMENT

At 10:12 PM Mayor Burton adjourned the meeting.

Martha Alvarez
Recording Secretary

Mark Burton
Mayor

ATTEST:

Liza Tamura
City Clerk