

PROPOSED RESIDENTIAL OVERLAY DISTRICT ZONING TEXT, ZONING MAP, AND GENERAL PLAN AMENDMENTS

MARCH 7, 2023



"Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails."

BACKGROUND

- 9/23/22 – City Council adopted the amended 6th Cycle Housing Element
 - Includes 31 programs
- To achieve consistency with adopted Housing Element, staff and Planning Commission recommend amendments to:
 - General Plan
 - Zoning Code
 - Zoning Map



PROPOSED REZONING

- Objective

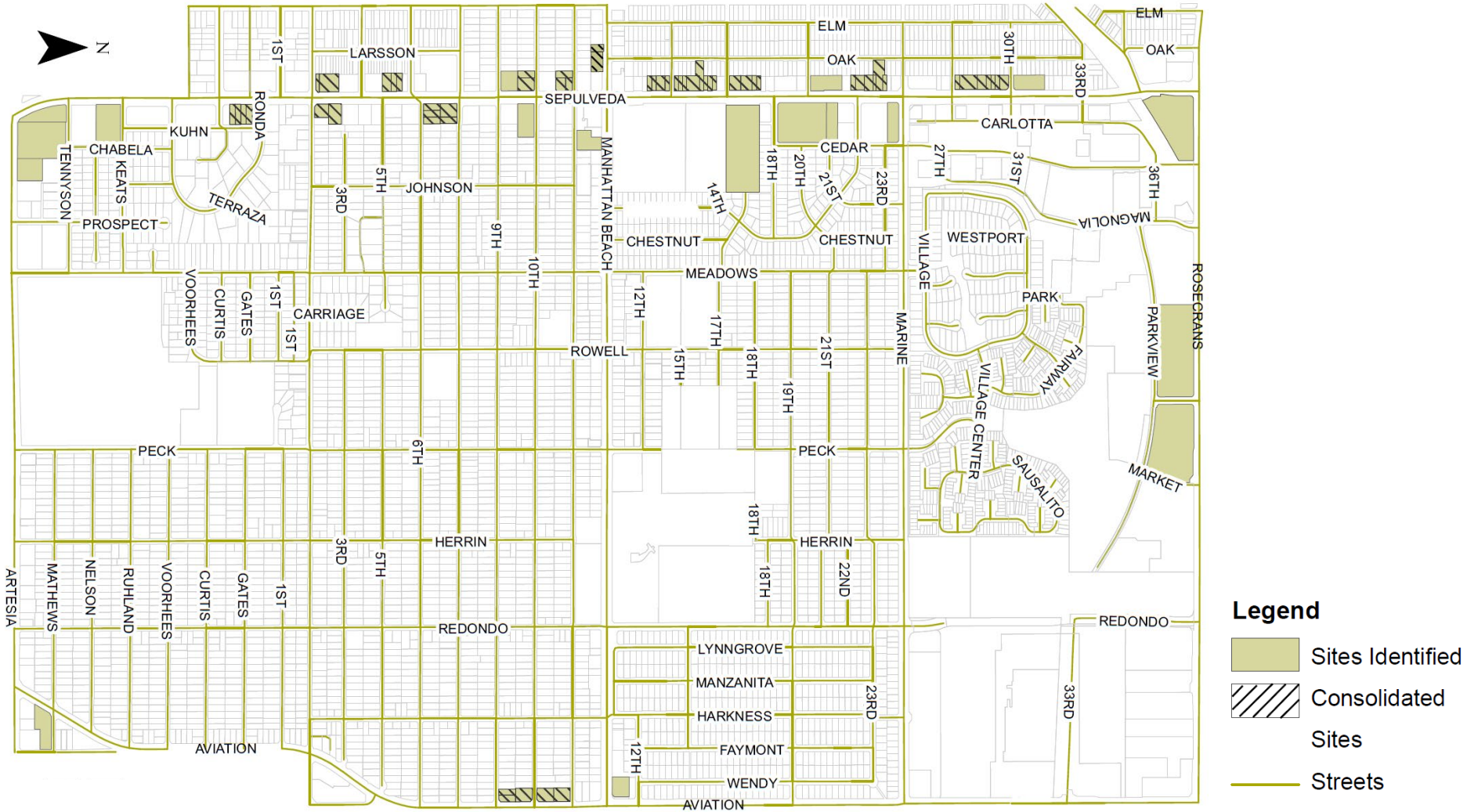
- Establish an overlay zoning district in select General Commercial (CG), Planned Development (PD), and Local Commercial (CL) district sites in the HEU

>> Residential Overlay District (ROD) proposed on
34 sites, comprised of 75 parcels

- Base zoning district regulations continue to apply
- Optional: Multifamily or mixed-use residential development also allowed



RESIDENTIAL OVERLAY DISTRICT



CITY OF
MANHATTAN BEACH

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Planning Commission Recommendation

On February 22, 2023, unanimously recommended adoption of the proposed amendments



- HEU Initial Study/Negative Declaration (IS/ND) and Addendum
 - Adopted by City Council in Mar. & Sep. 2022
 - The Project is within the scope of the adopted IS/ND and Addendum



RECOMMENDATION

1. Conduct a public hearing;
2. Adopt an ordinance creating a residential overlay zoning district for certain commercial properties by amending,
 - i. the zoning text in Title 10, Part III of the Manhattan Beach Municipal Code;
 - ii. the zoning map; and
3. Adopt the corresponding resolution amending the Land Use Element of the Manhattan Beach General Plan



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