



City Council Meeting
July 3, 2018

Introduction & Background

- ▶ Project Background
- ▶ City Council Direction
- ▶ Approved Work Plan
- ▶ Community Ad Hoc Working Group
- ▶ Planning Commission Discussion & Hearings



Issue #3

Desirable Uses (What the City is Gaining)	Flexible Development Standards (What the City is Offering)
• High end restaurants ◊ Nighttime uses ◊ Vehicular and pedestrian access to restaurants needs to make sense for residents • Mixed Use ◊ Shared office ◊ Affordable residential on top ◊ Residential on top with commercial on bottom ◊ Require less commercial/ratio not too high • Community Theater • Children's Museum • Hotel • Maintain existing neighborhood serving uses (UPS Store, Dry Cleaners, Coffee Shops, etc.)	• Parking ◊ Shared parking allowance between adjacent properties for day/night/weekend usage ◊ Shared parking reduction for multi-tenant (staggered uses) ◊ Parking allowed within side landscaping setbacks between commercial properties ◊ Standardization of parking codes ◊ Less stringent parking variance criteria • Flexibility in height for hotels and mixed use ◊ Measure differently ◊ Eliminate 4/12 roof pitch ◊ Daylight plane flexibility ◊ Height up to 45 feet
Desirable Features (What the City is Gaining)	
• Tourism Tax Assessment (Not increase in TOT) • Beautification/Improvement Fund ◊ Improve ROW/Medians ◊ Trade-off private for public ◊ Landscaping and trees ◊ Beautification on front and back side of property • Safety features (Nighttime lighting) • Wider sidewalk and buffers on Sepulveda and residential sides of property • Standard ROW Improvements ◊ Uniform look (Redondo Beach example of same pavers in sidewalk, City provides, property owner installs)	

Issue #5

Issue #2

Issue #1

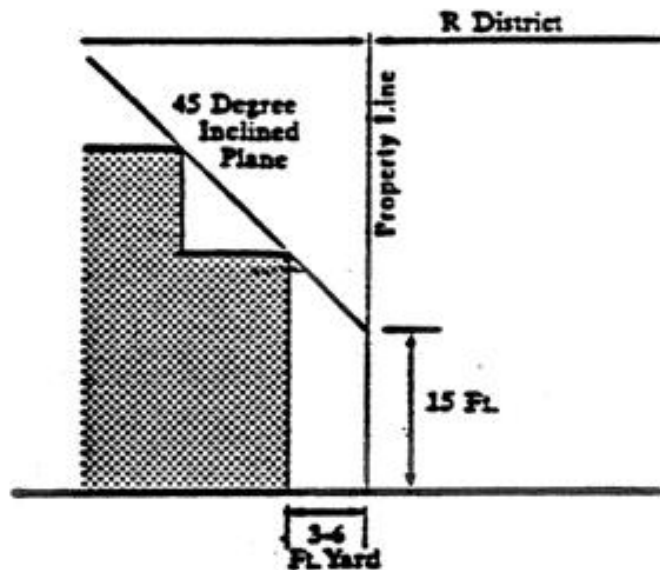
Issue #1: Height

- ▶ Modify to allow buildings to be built up to 30 ft. without 4:12 roof pitch, and without the need for parking at ground or below ground levels
- ▶ Change height to allow building greater than 30 ft. without 4:12 roof pitch, and without the need for parking at ground or below ground levels

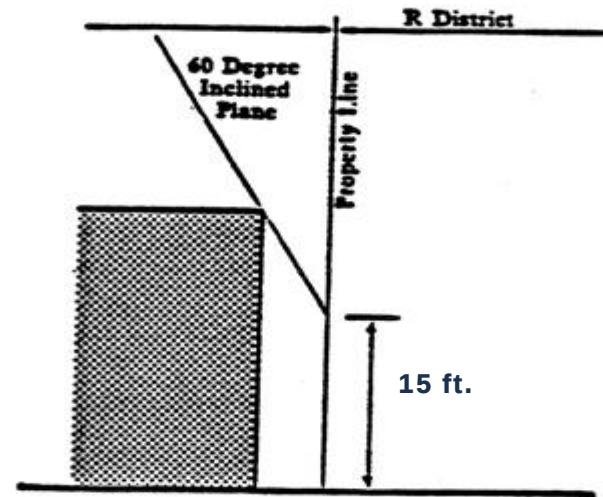


Issue #2 Setbacks

- ▶ Daylight-Plane Requirement
 - Modify to allow flexibility for new commercial projects

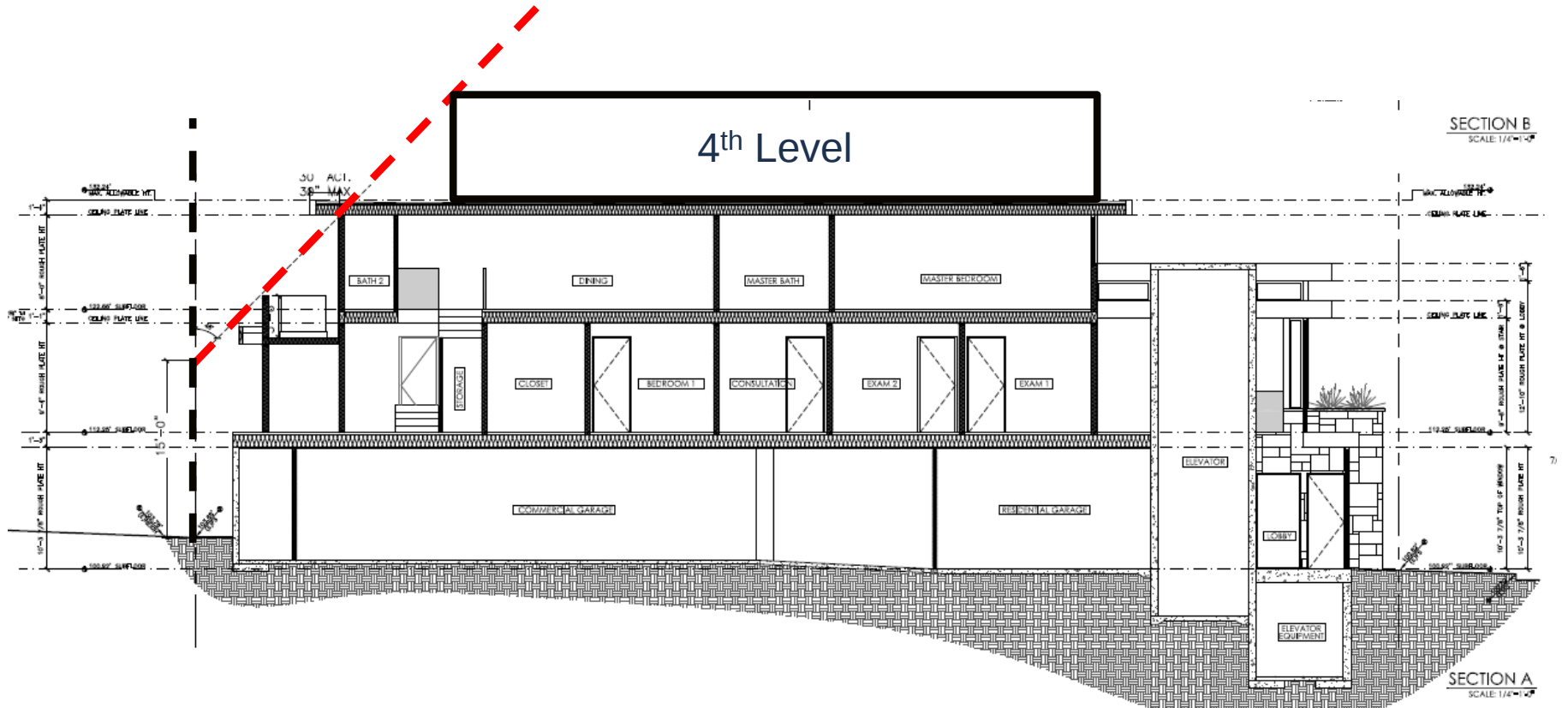


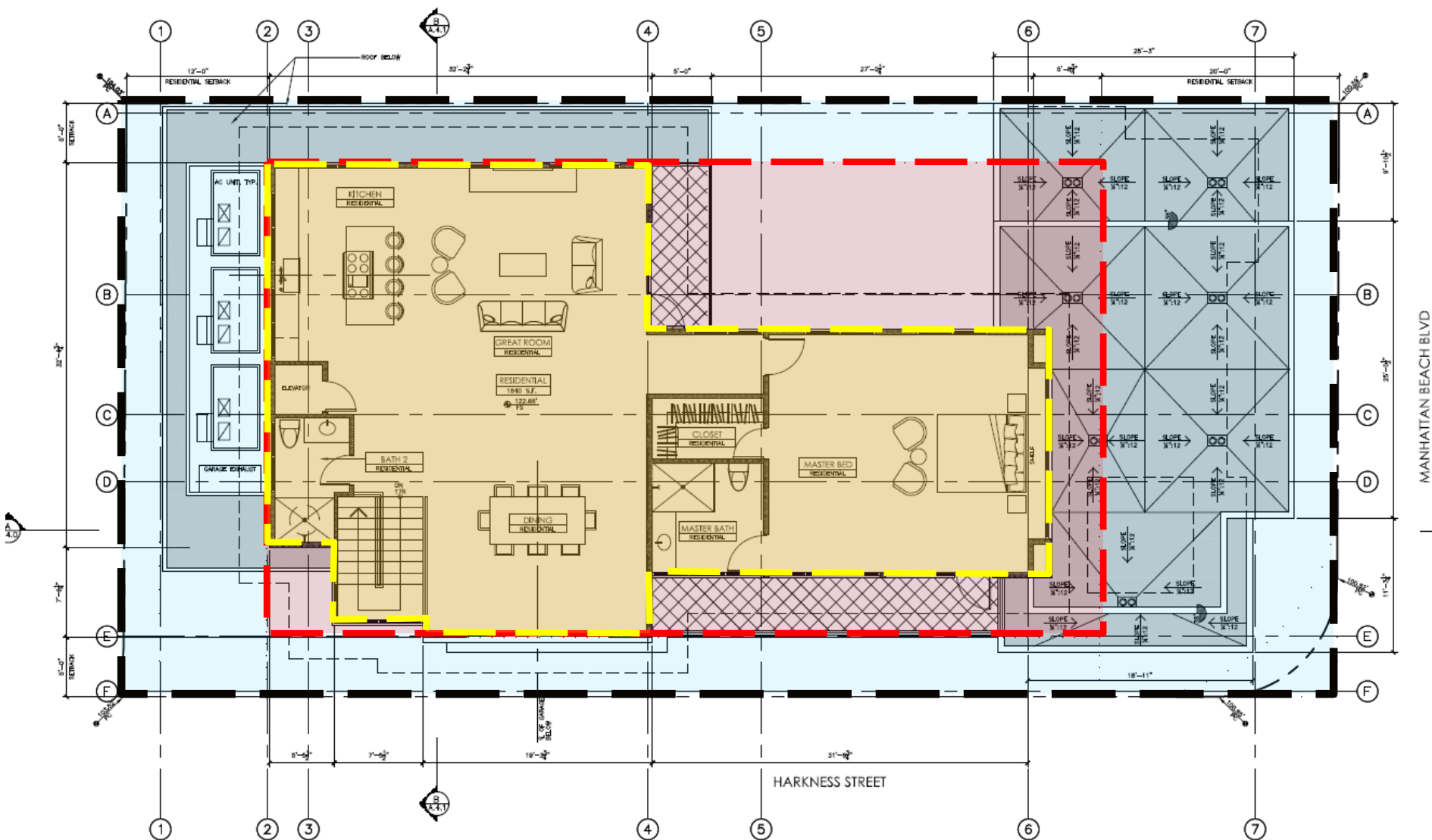
REAR PROPERTY LINE



Issue #2 Setbacks (cont.)

- ▶ Conventional Setbacks
 - Modify to accommodate mixed use and provide flexibility for residential portions of mixed use project
 - Mixed use standards forthcoming





MANHATTAN BEACH BLVD

Issue #3: Desirable Uses

- ▶ High end restaurants
 - ▶ Hotels
 - ▶ Mixed Use
 - ▶ Community Theaters &
 - ▶ Museums
-
- * All uses already allowed in CG except Mixed Use
 - * Flexible Standards would apply
 - * No further regulation of office/medical



Issue #3: Desirable Features

- ▶ Tourism Tax Assessment
- ▶ Beautification/Improvement Fund
- ▶ Safety Features
- ▶ Buffering on Sepulveda and Residential
- ▶ Standard Right-of-Way Improvements



Issue #4: Development Guide

- ▶ Improve pedestrian experience
- ▶ Safe and appealing vehicular points of entry; easier and safer access from sidewalk
- ▶ Pronounced buffer zones between commercial/residential zones
- ▶ If mixed use is permitted, specific site design guidelines should be required
- ▶ Standard requirements for larger discretionary projects:
 - Neighborhood meeting before project submittal
 - Initiation of NTMP



Issue #5: Parking

Parking Standards

- ▶ Allow Use of Surplus Parking in Adjacent Lots
- ▶ Flexible Multi-Tenant Shared Parking Standards
- ▶ Improved Parking Design Standards
- ▶ Removal of On-Street Parking OK if Added On-Site
- ▶ No Parking Dimension Changes

Parking Codes

- ▶ Update City Parking Codes
- ▶ Simplify Mixed Use Parking Approval Process

Planning Commission

- ▶ Item went before PC on April 25th, May 23rd and June 13th
- ▶ Incorporated comments/recommendations
- ▶ Public Testimony



Staff's Recommendation

- ▶ Receive presentation
- ▶ Discuss the information presented
- ▶ Conduct the Public Hearing and Receive Public Testimony
- ▶ Continue the Public Hearing to July 3, 2018

