

DOWN TOWN MANHATTAN BEACH



DEFINED

PUBLIC HEARING FINAL DRAFT DOWNTOWN SPECIFIC PLAN CITY COUNCIL MEETING

Tuesday, December 6, 2016, 6:00 PM
Council Chambers, City Hall
1400 Highland Avenue, Manhattan Beach



NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH TO CONSIDER GENERAL
PLAN AMENDMENTS, ZONING CODE/TEXT
AMENDMENTS, LOCAL COASTAL PROGRAM
AMENDMENTS, ADOPTION OF A MITIGATED NEGATIVE
DECLARATION AND ADOPTION OF THE DOWNTOWN SPECIFIC PLAN

A public hearing will be held before the City Council for the project, as recommended for approval by the Planning Commission, as described below.

Applicant: City of Manhattan Beach

Filing Date: February 23, 2015

Property Location: Downtown and Coastal Zone

Project Description: The proposed Specific Plan covers the Downtown area of Manhattan Beach, within the City's Coastal Zone. The Plan area encompasses approximately 40 blocks covering 51.62 acres and is bounded by 15th Street to the north, Ardmore Avenue to the east, 8th, 9th, and 10th Streets to the south, and The Strand to the west. In addition to the adoption of the Specific Plan, there are various revision to the Local Coastal Program Coastal Zone Land Use Policy Map and Zoning Map, as well as other Maps and text Amendments for consistency with the City's adopted Municipal Code Zoning designations and Map. The revisions will also reconcile the designation nomenclatures between the Municipal Code and Coastal Program and Plan. The Amendments to the City's LCP must be certified by the California Coastal Commission before they take effect.

Environmental Determination: The City prepared an Initial Study and a Mitigated Negative Declaration (MND). The MND was posted for public review and comment from August 25 to September 23, 2016. The Planning Commission recommended adoption of the MND and Mitigation Monitoring and Reporting Program.

Project Manager: Nhung Madrid, Senior Management Analyst, (310) 802-5540, nmadrid@citymb.info

Public Hearing: **Tuesday, December 6, 2016 (Public Hearing) at 6:00 p.m.**
Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach

Further Information: Proponents and opponents may be heard at the public hearing. For further information contact the project manager. Project files are available for review at the Community Development Department at City Hall. The Staff Report and Ordinance will be available for review on at the City Clerk's Office and at the Community Development Department on or before Thursday, December 1, 2016 or on the City's website: <http://www.citymb.info>.

Public Comments: Oral and written testimony will be received during the meeting. Anyone wishing to provide written comments for inclusion in the Staff Report must do so by November 28, 2016. Comments received after this date will be forwarded to the City Council at or prior to the meeting. The City Council will take final action on the project.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this Notice, or in correspondence delivered to the City Council at, or prior to, the meeting.

Marisa Lundstedt
Director of Community Development

Mailing Date: November 21, 2016

Publish Date: November 24 & December 1, 2016 – Beach Reporter-Legal Ad



NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH TO CONSIDER
LOCAL COASTAL PROGRAM (LCP)
AMENDMENTS FOR 28 PROPERTIES IN THE DOWNTOWN
TO BE REDESIGNATED AS HIGH DENSITY RESIDENTIAL
CONSISTENT WITH THE GENERAL PLAN, ZONING CODE AND
HISTORIC AND CURRENT USES

A public hearing will be held before the City Council for the project, as recommended for approval by the Planning Commission, described below.

Applicant: City of Manhattan Beach

Filing Date: February 23, 2015

Property Location: Downtown (Coastal Zone)

Project Description: A small defined area of Downtown along 10th and 11th Streets and Highland Avenue with 28 properties (See map on back) will be redesignated/rezoned from *Downtown Commercial* to *High Density Residential* to reflect historic and actual land uses, current development trends and for consistency with the Housing Element. This area has been largely residential since at least the 1930's, and has been entirely residential since at least 1995. In 2004 these Amendments were adopted by the City and submitted to the California Coastal Commission (CCC) for approval. However the CCC determined that they were incomplete and the Amendments were never certified. This Amendment will finalize the 2004 actions and reconcile the designations and long-standing actual land uses. This amendment to the City's LCP must be certified by the CCC before it takes effect.

Environmental Determination: In accordance with the California Environmental Quality Act ("CEQA"), CEQA does not apply to approvals necessary for the adoption of an LCP amendment. In addition, an Initial Study/Mitigated Negative Declaration was prepared, which analyzed the amendments to the LCP.

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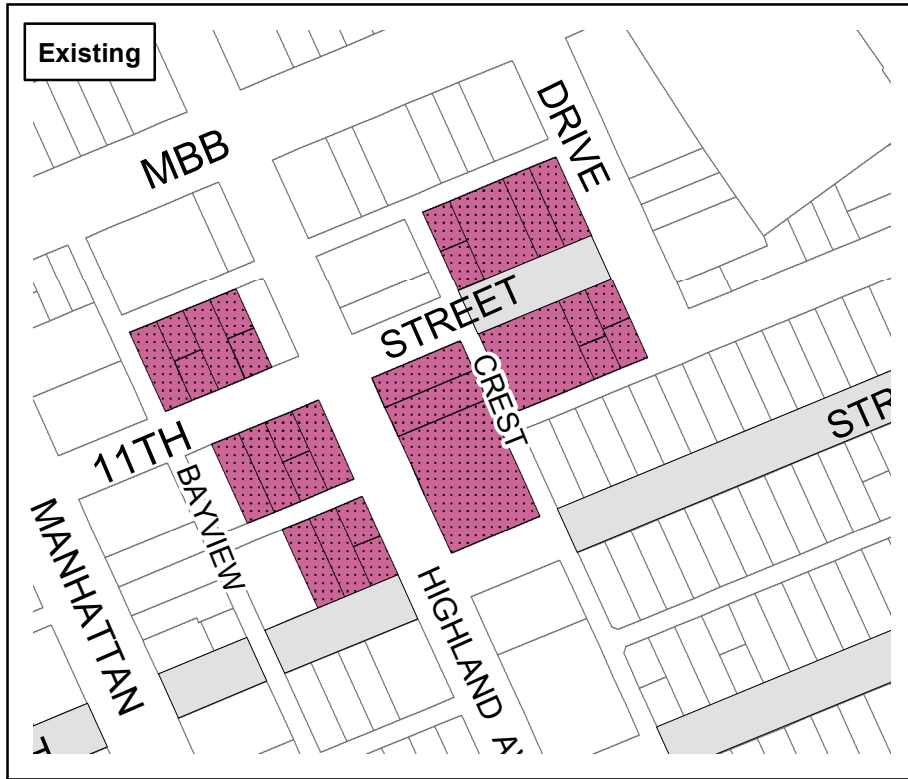
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Marisa Lundstedt
Director of Community Development

Mailing Date: November 21, 2016

City of Manhattan Beach


Local Coastal Program, Coastal Zone Land Use Plan, Land Use Policy Map

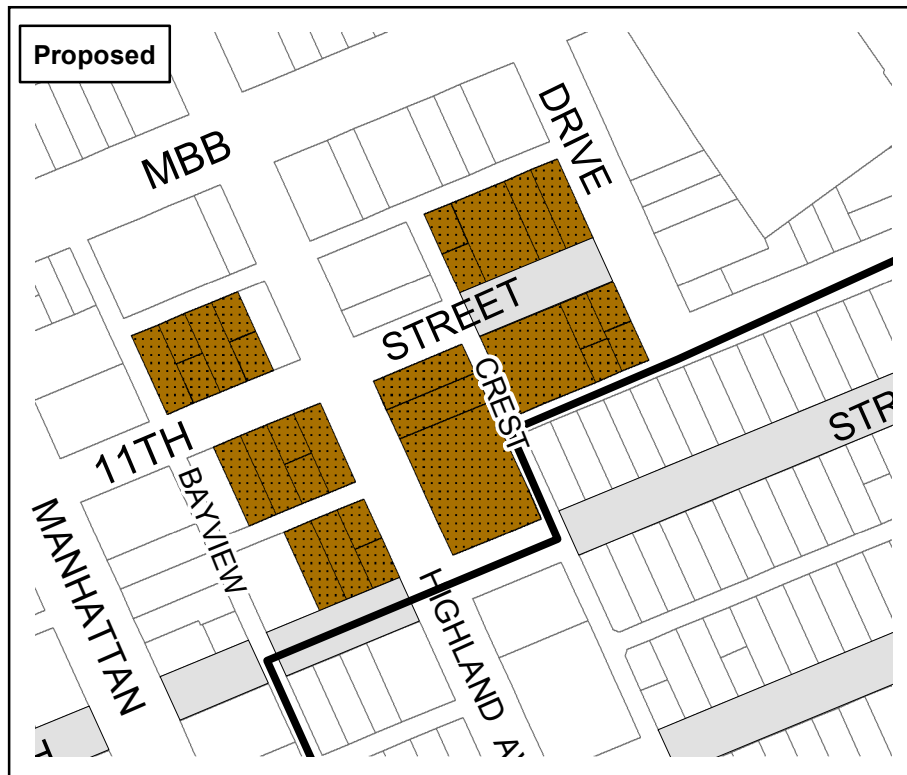


Existing Land Use Designations

 COMMERCIAL

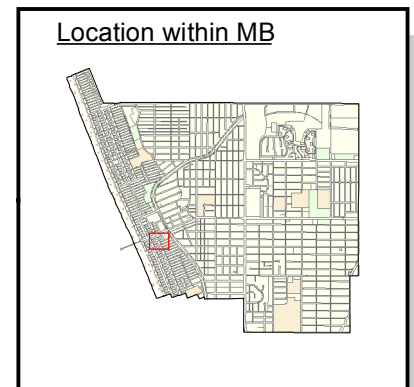
 Subject Properties

 Downtown Specific Plan Area



Proposed Land Use Designations

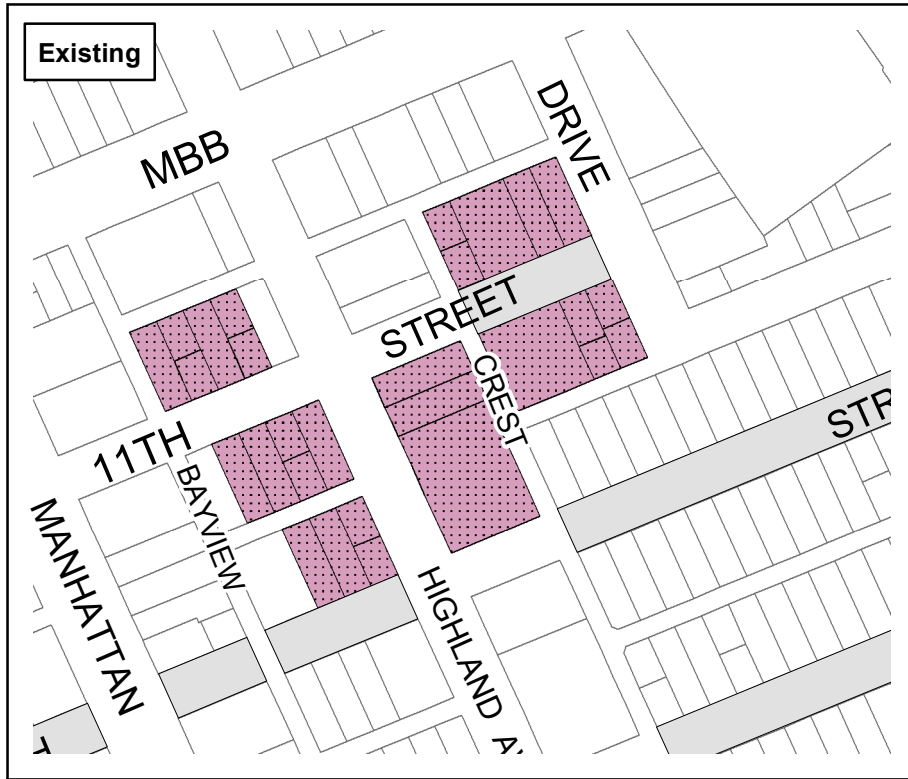
 HIGH DENSITY RESIDENTIAL



1 inch = 200 feet

City of Manhattan Beach

Local Coastal Program, Coastal Zone Zoning Map

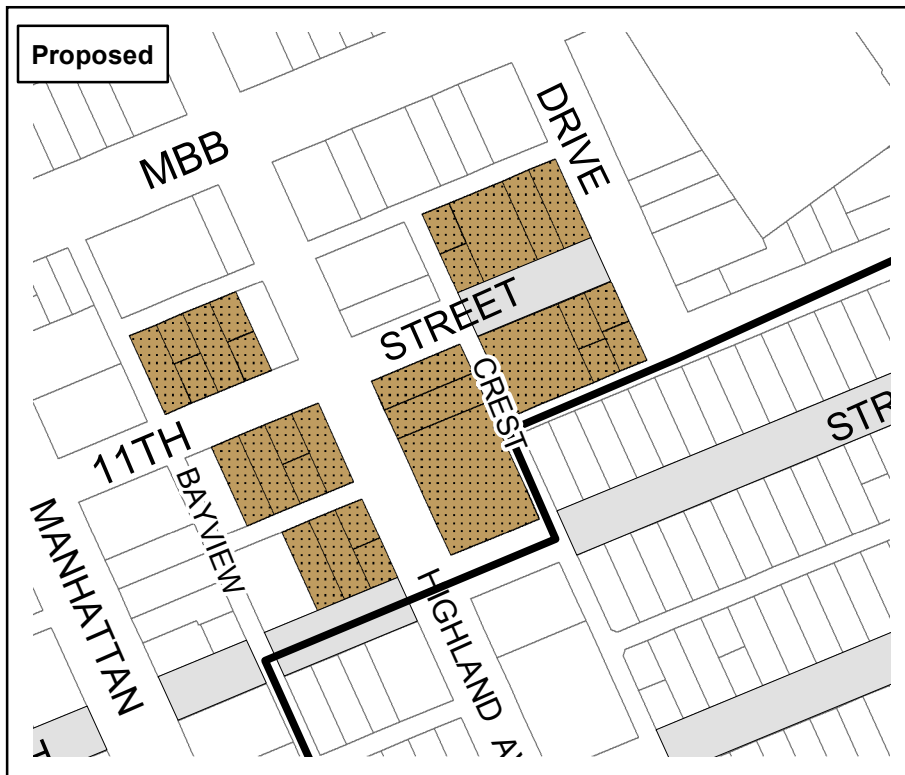


Existing Zoning Designations

CD Downtown Commercial

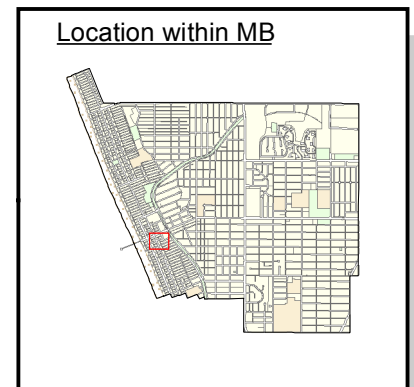
Subject Properties

Downtown Specific Plan Area



Proposed Zoning Designations

RH Residential High Density



1 inch = 200 feet