

Attachment 1
City Council Study Session Consensus Items - April 18, 2016

1. *Vision Statement – Chapter 3*

All in favor of the 1996 Vision Statement from the Downtown Strategic Action Plan, with minor modifications to acknowledge visitors.

2. *Ground-Floor Retail Uses - Chapter 4*

General support for Plan proposal: “Banks, offices, catering services adjacent to a sidewalk or pedestrian area requires a Use Permit; allowed on upper levels without a Use Permit, communication facilities only allowed on upper levels with Use Permit,” with better definition of Use Permit findings and enforcement.

3. *Land Use Changes – Chapter 4*

Agreed with Plan proposal to add live/work use; make animal boarding, animal hospital, service stations and vehicle equipment repair unpermitted uses in the Downtown, and allow for a new use, Veterinary Services, which allows indoor overnight animal boarding only if associated with veterinary services.

4. *Retail Square Footage Cap and Formula Use Regulations – Chapter 4*

Conceptually in favor of 1600 square footage cap for retail without a Use Permit; no other uses are subject to this square footage cap regulation; Plan will not include any formula use regulations, therefore, delete formula use findings in the Plan.

5. *Use Permit Process – Chapter 4*

Staff to develop additional findings to support vision and goals of the Downtown Specific Plan, delete references to formula uses, and add the following finding, “Maintain and enhance residential quality of life for Manhattan Beach community”.

6. *Maintain or Increase Parking – Chapters 5*

Support to maintain the existing parking supply, replace any lost spaces, and manage existing parking demand through various parking strategies with direction to explore parking options outside of the Downtown Specific Plan project in the near future.

7. *Building Height and Stories – Chapter 6*

General support to limit height in commercial areas to two-stories, 26 feet (Area B); however, expand exceptions to the height limit to allow mechanicals, solar and pitched roofs and 2 additional feet, not to exceed 28 feet total height.

8. *Maximum Tenant Frontage – Chapter 6*

General support for 35' maximum tenant frontage for retail, and request for examples of 50' building frontages for restaurants, and review options for primary streets. Planning Commission to discuss and evaluate 35' maximum tenant frontage for Manhattan Beach Boulevard, and other tenant frontage options for Manhattan Avenue and Highland Avenue.

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9. *Setbacks and Stepbacks – Chapter 6*
General support for setbacks and stepbacks with second-floor stepback as optional.
10. *Towers and Turrets at Corners – Chapter 6*
General support to not allow towers and turrets to exceed the height limit.
11. *Façade Transparency – Chapter 6*
General support for 70 percent façade transparency as presented in Draft Plan. Provide options for non-primary street frontages (i.e. architectural details through Design Guidelines, materials, and active frontages).
12. *Private Dining in the Public Right-of-Way – Chapter 6*
Support for Plan proposal to provide outdoor dining in the furniture zone, and Staff to evaluate current sidewalk dining regulations and enforcement.
13. *Beach Head Site – Chapters 5 & 7*
Support of study for Beach Head for circulation and agreed on eliminating terraced seating.
14. *Pedestrian Plazas – Chapters 5 & 7*
Support for review of pedestrian plazas and exclude mid-block crossings.
15. *Drop-Off Zones – Chapters 5 & 7*
Support for construction of multi-use drop-off zones at locations where there is no net loss of parking and where there would not be parking and circulation impacts.
16. *Eliminate Economic Development Chapter – Chapter 9*
Remove Economic Development Chapter from the Plan and provide to City Manager's Office for use by the Economic Development Advisory Committee (EDAC).