

ORDINANCE NO. 17-0020-U

AN INTERIM ORDINANCE OF THE CITY OF MANHATTAN BEACH
EXTENDING AND AMENDING INTERIM ORDINANCE NO. 17-0015-U
PROHIBITING THE ESTABLISHMENT OF NEW HEALTH CARE
FACILITIES ON SEPULVEDA BOULEVARD WITHOUT A USE
PERMIT AND DECLARING THE URGENCY THEREOF

THE MANHATTAN BEACH CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. Extension and Amendment of Interim Ordinance. Ordinance No. 17-0015-U, adopted August 7, 2017, provides that no application for a building permit, site plan review, or any land use entitlement shall be accepted for processing or approved for the conversion of any existing space to, or the construction of a new building for the establishment of any Health Care Facility on Sepulveda Boulevard unless the City has issued a use permit for such use prior to adoption of Ordinance No. 17-0015-U. Ordinance No. 17-0015-U is hereby amended to require a use permit prior to the conversion of any existing space to, or the construction of a new building for the establishment of any Health Care Facility on Sepulveda Boulevard. As amended, Ordinance No. 17-0015-U is hereby extended for 10 months and 15 days to and including August 6, 2018. For purposes of this Ordinance, Health Care Facility includes but is not limited to:

- A. Medical or dental offices, including, but not limited to, licensed or certified physicians, psychologists, psychiatrists, dentists, and chiropractors;
- B. Medical or dental laboratories, either as a primary use or incidental to an office use;
- C. Emergency health care facilities, hospitals, medical clinics and urgent care facilities;
- D. Assisted care facilities;
- E. Any residential care facility or adult day health center; and
- F. Convalescent facilities.

SECTION 2. This Ordinance does not apply to residential care facilities that serve six or fewer persons.

SECTION 3. Alleviation Measure Report. In accordance with California Government Code Section 65858(d), the City Council issued a written report describing the measures taken to alleviate the condition that led to the adoption of Ordinance No. 17-0015-U.

SECTION 4. Term. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption. This Ordinance shall expire on August 6, 2018, unless extended by the City Council at a regularly noticed public hearing pursuant to California Government Code Section 65858.

SECTION 5. Hardship Exemption. In lieu of applying for a use permit, a property owner may apply for an exemption to this Ordinance based upon hardship. Hardship exemption applications shall be filed in writing with the Director of Community Development and shall contain all documentation relied upon to support the hardship claim. A hardship exemption application must be filed no later than 10 days in advance of a regular meeting of the City Council in order to be considered at such meeting; otherwise the application shall be considered at the following regular meeting. The City Council shall grant a hardship exemption upon making a finding that denial of the exemption and requiring a use permit prior to establishing a Health Care Facility would result in the applicant being deprived of all economically viable use of the property. The City Council may consider other factors in order to determine hardship.

SECTION 6. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance would have a significant effect on the environment, because the Ordinance will impose greater limitations on development in the City by temporarily requiring a use permit for new Health Care Facilities, and will thereby serve to reduce potential significant adverse environmental impacts. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 7. Penalty. Violation of any provision of this Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance. In addition to the foregoing, any violation of this Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.


SECTION 8. Findings. In adopting Ordinance No. 17-0015-U on August 7, 2017, the City Council made a number of legislative findings to support the adoption of that ordinance on an urgency basis. The City Council hereby extends Ordinance No. 17-0015-U on an urgency basis based upon those findings, incorporated herein by reference as if set forth in full, and the following findings. Additional time is necessary to study, plan, and develop appropriate regulations for new health care facilities along Sepulveda Boulevard. The recent proliferation of these use types along Sepulveda Boulevard has a detrimental impact on economic development goals, potential sales tax revenues, the diversity of commercial land uses, and the activation of pedestrian activity. Currently, the City is assessing the variety of health care options in the City. Due to the lack of specific use classifications, many of these health care-related uses are treated as a type of professional office and approved ministerially while others require discretionary approval. The ministerial approval of some, but not all, types of health care facilities adversely affects the variety of health care options in the City. To prevent an unbalanced mix of uses and health care options to serve the needs of residents, the City is currently studying and considering appropriate regulatory options to modernize its use classifications and definitions for health-related uses. This Ordinance is necessary to prevent the establishment of additional health care facilities that may be incompatible with surrounding uses while the City studies the appropriate locations and consistent standards for these uses.

The City Council finds that property owners are likely to submit applications for land use entitlements to establish health care facilities. The City intends to study and adopt permanent regulations within a reasonable time. The Department of Community Development, Planning Commission, the City Council, and the people of Manhattan Beach require a reasonable, limited, yet sufficient amount of time to consider and establish permanent regulations to allow needed health care facilities without causing a detrimental effect to the general welfare in the City. Given the time required to study and prepare new regulations, conduct duly noticed public hearings before the Planning Commission and the City Council, the City Council finds that this Ordinance is necessary to prevent the unregulated establishment of additional health care facilities and continued proliferation of new health care facilities.

Based upon the foregoing, the City Council hereby finds that there is a current and immediate threat to the public health, safety, or welfare if new health facilities were established on Sepulveda Boulevard without a use permit, and that, unless a use permit is granted, the approval of additional subdivisions, variances, building permits, or any other applicable entitlement for such uses which is required in order to comply with the City's Zoning Ordinance would result in that threat to public health, safety, or welfare. Due to the foregoing circumstances, it is necessary for the preservation of the public health, safety, and welfare for this Ordinance to take effect immediately. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption.

ADOPTED on September 19, 2017.

AYES: Montgomery, Hersman, Napolitano, Howorth and Mayor Lesser.
NOES: None.
ABSENT: None.
ABSTAIN: None.



DAVID LESSER
Mayor

ATTEST:



LIZA TAMURA
City Clerk