



NOTICE OF A PUBLIC HEARING BEFORE
THE MANHATTAN BEACH CITY COUNCIL
TO CONSIDER URGENCY AND PERMANENT ORDINANCES
FOR ZONING CODE/TEXT AND
LOCAL COASTAL PROGRAM AMENDMENTS
RELATED TO THE DOWNTOWN AREA

A public hearing will be held before the City Council to consider amendments to the Municipal Code and the Local Coastal Program, as described below.

Applicant: City of Manhattan Beach

Filing Date: February 23, 2015

Property Location: Downtown (Downtown Commercial Zone) within the Coastal Zone

Project Description: The proposed amendments are key concepts within the 2016 Final Downtown Specific Plan (DTSP) including, but not limited to: 1- allowing the following uses only above the ground floor with a use permit, or on alley fronts without a use permit: banks, catering establishments, communication facilities and offices (except allowing optometrists); 2- limiting retail to 1,600 square feet of sales floor area; 3- prohibiting second-floor outdoor dining and balconies over the right-of-way; and 4- allowing Veterinary Services. Also considering; limiting individual tenant frontages; façade transparency requirements; elevator height limit exceptions, and non-conforming structure revisions. The Downtown area within the City's Coastal Zone encompasses about 40 blocks, 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. The Amendments to the City's Local Coastal Program (LCP) must be certified by the California Coastal Commission before they take effect. The Urgency Ordinance will take effect immediately upon adoption.

Environmental Determination: In accordance with the provisions of the California Environmental Quality Act (CEQA), the City prepared and certified an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as part of the DTSP and LCP Amendments. These proposed Amendments are within the scope of the project that was analyzed and certified with the DTSP and therefore they are covered by that CEQA documentation.

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

Public Hearing: City Council Meeting
Tuesday, July 17, 2018 at 6:00 p.m.
Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach

Further Information: All interested parties 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 at the City Clerk's Office and at the Community Development Department on or before Thursday, July 11, 2018 or on the City's website: <http://www.citymb.info>.

Public Comments: Oral and written testimony will be received during the meeting. Comments received following posting of the Staff Report will be forwarded to the City Council at or prior to the meeting.

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.

Anne McIntosh
Director of Community Development