

(Version B)

LEGISLATIVE DIGEST

ORDINANCE NO. 19-0004

AN ORDINANCE OF THE CITY OF MANHATTAN BEACH AMENDING TITLE 10 OF THE MANHATTAN BEACH MUNICIPAL CODE TO ESTABLISH A SEPULVEDA BOULEVARD CORRIDOR OVERLAY DISTRICT AND DEVELOPMENT STANDARDS THEREFOR, WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT LOCATED ALONG SEPULVEDA BOULEVARD, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

SECTION 1. Section 10.44.010 of Manhattan Beach Municipal Code (MBMC) Chapter 10.44 (Design Overlay Districts) is amended to: (1) **change the word “Seven” to “Eight” in the second paragraph**; and (2) add “D-8—Sepulveda Boulevard Corridor Overlay” to the list of Design Overlay Districts, to read as follows:

**“D8—Sepulveda Boulevard Corridor Overlay, where more flexible development standards are needed in order to continue to promote desirable development, uses and economic vitality within the General Commercial (CG) zone. Only land uses listed in note s of Section 10.44.040 are eligible for flexible development standards. All land uses not listed in note s of Section 10.44.040 shall comply with all requirements contained within Chapter 10.16 of this title.”**

SECTION 2. MBMC Section 10.44.040 (Development regulations for design overlay districts) by adding Column D-8 (Sepulveda Boulevard Corridor Overlay) and notes “s” and “t” as follows:

D DESIGN OVERLAY DISTRICT: DEVELOPMENT REGULATIONS	
D1—Rosecrans west of Laurel Avenue	D5—North End Commercial
D2—11th and Aviation Boulevard	D6—Oak Avenue Overlay
D3—Gaslamp Neighborhood	D7—Longfellow Drive Area Overlay
D4—Traffic Noise Impact Areas	<b>D8—Sepulveda Boulevard Corridor Overlay</b>

Subdistricts	D-1	D-2	D-3	D-4	D-5	D-6	D-7	<b>D-8</b>
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Minimum Site Area	-	-	-	-	-	(o)	-
Minimum Lot Area						(q)	-
Maximum Building Height (ft.)	-	26	26 (c)	-	30 (g)	26	(s)
Setbacks	-	-	-	-	-	-	-
Minimum Lot Area per Dwelling Unit (sq. ft.)	-	1,800	-	-	-	-	-
Maximum Fence Height (ft.)	6 <sup>(a)</sup>	-	-	8 <sup>(b)</sup>	-	-	-
Public Hearing and Environmental Review	-	-	(d)	-	-	-	-
Landscaped Buffer Adjacent to Street (Required width in ft.)	-	-	-	-	(k)	5 <sup>(m)</sup>	-
Minimum Front Setback, Upper Story (ft.)	-	-	(e)	-	(h)	-	-
Minimum Side Setback (ft.)	-	-	-	-	-	5	-
Required Roof Design	-	-	(f)	-	-	(f)	(s)
Required Building Design	-	-	-	-	-	(n)	-
Vehicular Access	-	-	-	-	(i)	(m)	-
Reduced Parking	-	-	-	-	(j)	-	-
Use Permit Required	-	-	-	-			(t)
Body Art Studios	-	-	-	-	-	(r)	-
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<b>D DESIGN OVERLAY DISTRICT: DEVELOPMENT REGULATIONS ADDITIONAL REQUIREMENTS</b>							
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- s. The maximum building height for any building shall be 30 feet without the need of a minimum roof pitch of at least four vertical feet for each 12 lineal feet of roof area or structure parking at or below the ground level. Roof mounted mechanical equipment and elevator shafts are allowed to exceed the maximum allowed height limit by five feet, so long as they are properly screened and located in an area that would not be visible from or adversely impact the surrounding properties. A study may be required by the Community Development Director showing that adjacent properties will not be negatively impacted.

- t. Projects involving a change of use (single use or multi-tenant project) shall not be required to obtain a use permit as long as the proposed use(s) is permitted by right as prescribed in Section 10.16.020 and the change of use(s) does not constitute an intensification of the use or parking requirement, regardless of the buildable floor area. No net addition of buildable floor area shall be allowed in conjunction with this provision.

SECTION 3. The City of Manhattan Beach Zoning Map is amended to incorporate the D8- Sepulveda Boulevard Corridor Overlay as reflected on the attached Exhibit.