



Agenda Item #: 07/0717.15-4

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Aldinger and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Daniel A. Moreno, Associate Planner

**DATE:** August 7, 2007

**SUBJECT:** Adoption of an Ordinance Approving a Zone Change for a 30-Unit Mixed Use, Medical, Retail and Restaurant Commercial Condominium Development at 1000 Sepulveda Boulevard.

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### RECOMMENDATION:

Staff recommends that the City Council **ADOPT** Ordinance 2105

### FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

### BACKGROUND:

The Planning Commission, at its regular meeting of June 27, 2007 **RECOMMENDED APPROVAL** of the subject zone change as a component of a proposed mixed-use development. After conducting a public hearing, and deciding to approve the project, the City Council **INTRODUCED** Ordinance 2105 at its regular meeting of July 17, 2007. At the same time, the Council approved a General Plan Amendment, Master Use Permit including parking reduction, Tentative Tract Map, Loading Space Size Variance, and a Negative Declaration of Environmental Impacts required in developing the project.

Upon adoption of this Ordinance, the Zone Change and other entitlements for the proposed development would then become effective on September 7, 2007.

Attachment:

Ordinance 2105

ORDINANCE NO. 2105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY ZONING MAP AMENDING THE ZONING DESIGNATION FROM "RM" (RESIDENTIAL MEDIUM DENSITY) TO "CG" (GENERAL COMMERCIAL), FOR THE REAR 50 FEET OF THE PROPERTY LOCATED AT 1000 SEPULVEDA BOULEVARD IN THE CITY OF MANHATTAN BEACH (Manhattan Medical Building)

THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby makes the following findings:

- A. The Planning Commission conducted public hearings on the proposed amendment on May 23, 2007 and June 27, 2007, and subsequently adopted Resolution No. PC 07-07, recommending the subject ordinance.
- B. A subsequent City Council public hearing was held; public testimony was invited and received on July 17, 2007.
- C. An Initial Study and Negative Declaration were prepared for a comprehensive office/retail, of which this proposal is a component, to address the potential environmental impacts, which might result from changing the land use designations from the property, pursuant to the California Environmental Quality Act (CEQA) and the City of Manhattan Beach CEQA Guidelines.
- D. The proposed revision is consistent with the goals and policies of the City of Manhattan Beach General Plan, specifically including the following:
  - LU-3.2: Encourage the use of the Sepulveda Boulevard Design Guidelines
  - LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
  - LU-8.1: Encourage commercial uses serving a broad market area, including visitor-serving uses.

SECTION 2. The City Council of the City of Manhattan Beach hereby approves the proposed Amendment to the City Zoning Map by removing the "RM" zoning district designation, and establishing the "CG" Zoning District designation for the rear 50 feet of the subject property which is legally described as Lots 15, 16, 17, and 18, Block 7 of Tract 142, located at the northeast corner of Sepulveda Boulevard and 10<sup>th</sup> Street in the City of Manhattan Beach as depicted in Exhibit A (attached).

SECTION 3. If any sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

SECTION 4. That the time within which judicial review of this ordinance maybe sought is not later than 90 days after the decision becomes final pursuant to California Code Section 65009.

SECTION 5. Any provisions of the Manhattan Beach Municipal Code, or appendices thereto, or any other ordinances of the City, to the extent that they are inconsistent with this ordinance, and no further, are hereby repealed.

SECTION 6. This notice shall be published by one insertion in The Beach Reporter, the official newspaper of the City, and this ordinance shall take effect and be in full force and operation thirty (30) days after its final passage and adoption.

SECTION 7. The City Clerk shall certify to the adoption of this ordinance; shall cause the same to be entered in the book of original ordinances of said City; shall make a minute of the passage and adoption thereof in the records of the meeting at which the same is passed and adopted; and shall within fifteen (15) days after the passage and adoption thereof cause the same to be published by one insertion in The Beach Reporter, the official newspaper of the City and a weekly newspaper of general circulation, published and circulated within the City of Manhattan Beach hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of August, 2007.

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By

\_\_\_\_\_  
City Attorney