

RESOLUTION NO. PC 16-07

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION RECOMMENDING ZONING CODE AND ZONING MAP AMENDMENTS TO REFLECT THE DOWNTOWN SPECIFIC PLAN

THE MANHATTAN BEACH PLANNING COMMISSION HEREBY FINDS AND RESOLVES AS FOLLOWS:

SECTION 1. On October 26, 2016, the Planning Commission held a duly noticed public hearing to consider the Downtown Specific Plan and the related amendments to the Manhattan Beach General Plan, zoning code, zoning map, and Local Coastal Program (“LCP”), and the Initial Study/Mitigated Negative Declaration (“MND”) prepared in compliance with the California Environmental Quality Act.

SECTION 2. By Resolution No. PC 16-06, the Planning Commission recommended that the City Council adopt the Downtown Specific Plan and amend the Manhattan Beach General Plan. To implement the Downtown Specific Plan, it is necessary to amend Municipal Code Title 10 to reflect or reference the requirements and provisions of the Downtown Specific Plan, and to amend the Zoning Map to reflect the Specific Plan designation.

SECTION 3. CEQA. In accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration (“MND”), which analyzed the potential environmental impacts of the Downtown Specific Plan and amendments to the General Plan, zoning map, zoning code, and Local Coastal Program (“Project”). By Resolution No. PC 16-06, the Planning Commission made findings under CEQA and recommended that the City Council adopt the MND and Mitigation Monitoring and Reporting Program for the Project. The Planning Commission’s CEQA findings and recommendation in Resolution No. PC 16-06 are incorporated hereto as if set forth in full.

SECTION 4. The Planning Commission finds, and recommends that the City Council find, that the proposed Zone Text and Map Amendments are consistent with the proposed General Plan Amendments for the reasons set forth in Resolution No. PC 16-06. Additionally, a consistency analysis is presented in the Land Use and Planning section of the MND, attached to Resolution No. PC 16-06 as **Exhibit C** and incorporated hereto as if set forth in full.

SECTION 5. The Planning Commission finds, and recommends that the City Council find, that the proposed Zone Text and Map Amendments are consistent with the proposed Downtown Specific Plan because the zone text and map changes reflect and reference the regulations established by the Downtown Specific Plan.

SECTION 6. The Planning Commission recommends that the City Council replace the Manhattan Beach Zoning Map with the Zoning Designations Map attached as **Exhibit A** to this Resolution to add a new designation for the Downtown Specific Plan Area entitled “D8 – Design Review – Downtown Specific Plan.”

SECTION 7. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.12 (Residential Districts), Section 10.12.020 to replace the first paragraph as follows:

“10.12.020 - Land use regulations: RS, RM, RH, RPD, and RSC districts.

In the following schedule, the letter "P" designates use classifications permitted in residential districts. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Chapter 10.68. The letters "P/U" for accessory uses mean that the use is allowed on the site of a permitted use, but requires a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

In addition to these regulations, the Downtown Specific Plan governs the R Residential District within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between these regulations and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.”

SECTION 8. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.12 (Residential Districts), Section 10.12.030 to replace the first paragraph as follows:

“10.12.030 - Property development regulations: RS, RM, and RH districts.

The following schedule prescribes development regulations for residential zoning districts in each area district, as defined in Section 10.01.060(A)(2) and designated on the zoning map. The columns establish basic requirements for permitted and conditional uses; letters in parentheses in the "Additional Regulations" column refer to "Additional Development Regulations" following the schedule. This section shall not be amended to increase the standards for maximum height of structures or maximum buildable floor area, or to reduce the standards for minimum setbacks, minimum lot dimensions or minimum lot area per dwelling unit, unless the amendment is first submitted to a city-wide election and approved by a majority of the voters.

In addition to these regulations, the Downtown Specific Plan governs the RH Residential High Density District within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between these regulations and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.”

SECTION 9. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.16 (C Commercial Districts), Section 10.16.010 (Specific purposes) to replace the CD Downtown Commercial District paragraph to read as follows:

“CD Downtown Commercial District. To provide opportunities for commercial, mixed use, residential, public, and semipublic uses that are appropriate for the Downtown area. preserve and

enhance the small town character of the downtown area, the heart of the community. This district is intended to accommodate a broad range of community businesses and to serve beach visitors. create a vibrant, charming area consistent with the vision and goals for the Downtown Specific Plan.”

SECTION 10. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.16 (C Commercial Districts), Section 10.16.020 to replace the first paragraph and tables as follows, with no amendments to the lettered “Additional Land Use Regulations”:

“10.16.020 - CL, CC, CG, CD, CNE districts: land use regulations.

In the following schedules, the letter "P" designates use classifications permitted in commercial districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" that follow. The letter "U" designates use classifications permitted on approval of a use permit. The letters "P/U" for an accessory use mean that the use is permitted on the site of a permitted use, but requires a use permit on the site of a conditional use. Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Regulations" column refer to regulations following the schedule or located elsewhere in this title. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

In addition to these regulations, the Downtown Specific Plan governs the CD District within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between these regulations and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.

<p>CL, CC, CG, CD, and CNE DISTRICTS: LAND USE REGULATIONS</p>	<p>P — Permitted U — Use Permit L — Limited, (See Additional Use Regulations) - — Not Permitted * — see Downtown Specific Plan</p>
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	CL	CC	CG	CD*	CNE	Additional Regulations
Residential						
Day Care, Small Family Home	P	-	-		L-11	
Day Care, Large Family Home	L-23	-	-		L-23	
Single-Family Residential	U	-	-		L-11	(I)(J)
Multi-Family Residential	U	-	-		U	(I)(J)

Public and Semipublic						(A)
Clubs and Lodges	U	U	U		U	
Cultural Institutions	U	U	U		U	
Day Care, General	U	U	U		U	
Emergency Health Care	U	U	U		U	
Government Offices	L-10	P	P		P	
Hospitals	-	U	U		-	
Park & Recreation Facilities	P	P	P		P	
Public Safety Facilities	U	U	U		U	
Religious Assembly	L-21	-	L-21		-	
Residential Care, General	-	-	U		-	
Schools, Public or Private	U	U	U		-	
Utilities, Major	U	U	U		U	
Utilities, Minor	P	P	P		P	
Commercial Uses						(B)(K)(L)
Adult Businesses	-	-	L-5		-	(C)
Ambulance Services	-	-	U		-	
Animal Sales & Services						
Animal Boarding	-	-	U		-	
Animal Grooming	P	P	P		P	
Animal Hospitals	-	-	U		-	
Animals						
Retail Sales	P	P	P		P	
Artists' Studios	P	P	P		P	
Banks and Savings & Loans	P	P	P		P	
With Drive-Up Service	-	U	U		-	
Body Art Studios	-	U	U		-	(N)
Building Materials and Services	-	-	P		-	
Catering Services	P	P	P		P	
Commercial Filming	U	U	U		U	
Commercial Recreation and Entertainment	-	P	P		L-7	(D)
Communication Facilities	-	P	P		P	

Eating and Drinking Establishments	U	U	U		U	(E)
w/ Fast-Food or Take-Out Service	U	U	U		L-7	
Drive-Through	-	U	U		-	
Food and Beverage Sales	L-9	P	P		L-9	
Funeral and Interment Services	-	-	L-5		-	
Laboratories	-	-	U		-	
Maintenance and Repair Services	P	P	P		P	
Nurseries	P	P	P		-	
Offices, Business and Professional	P	P	P		L-24	
Pawn Shops	-	-	U		-	
Personal Improvement Services	P	P	P		P	
Personal Services	P	P	P		P	
Psychic Advisor	-	-	P		-	
Research and Development Services	-	-	U		-	
Retail Sales	P	P	P		P	
Secondhand Appliances/Clothing	-	-	P		U	
Swap Meets, Recurring Travel Services	P	P	P		P	
Vehicle Equipment/Sales and Services						
Automobile Rentals	-	P	P		-	
Automobile Washing	-	-	L-8		-	
Commercial Parking	-	U	U		U	
Service Stations	U	U	U		-	(F)
Vehicle Equip. Repair	-	-	L-6		-	
Vehicle Equip. Sales and Rentals	-	P	P		-	
Vehicle Storage	-	-	U		-	
Visitor Accommodations						
Hotels and Motels and Time Shares	-	U	U		U	
Residential Hotels	-	-	U		-	
Warehousing and Storage, Ltd.	-	-	P		-	
Industrial						(B)
Industry, Custom	L-7	L-7	P		L-7	
Industry, Limited	-	-	L-7		-	

Wholesaling, Distribution and Storage	-	-	U		-	
Accessory Uses						
Accessory Uses and Structures	P/U	P/U	P/U		P/U	
Temporary Uses						
Animal Shows	-	-	U		-	
Christmas Tree Sales/Pumpkin Sales	P	P	P		P	
Circus and Carnivals	-	U	-		U	
Commercial Filming, Limited	-	U	U		U	
Food Truck Sales	-	U	U		-	
New Year's Eve	U	U	U		U	
Real Estate Sales	P	P	P		P	
Retail Sales, Outdoor	P	P	P		P	
Street Fairs	U	U	U		U	
Trade Fairs	-	U	U		-	
Nonconforming uses						
Mixed Use	U	-	-		U	

“

SECTION 11. The Planning Commission recommends that the City Council amend and restate Municipal Code Title 10 (Planning and Zoning), Chapter 10.16 (C Commercial Districts), Section 10.16.030 to read as follows:

“10.16.030 - CL, CC, CG, CD, and CNE districts: development regulations.

The following schedule prescribes development regulations for the CL, CC, CG, CD, and CNE districts. The first five (5) columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in the planning and zoning ordinance.

In addition to these regulations, the Downtown Specific Plan governs the CD District within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between these regulations and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.

CL, CC, CG, CD, and CNE DISTRICTS:
DEVELOPMENT REGULATION

	CL	CC	CG	CD*	CNE	Additional Regulations
Residential Development						(A)(B)(O)
Nonresidential Development						(O)
Minimum Lot Area (sq. ft.)	4,000	10,000	5,000		2,700	(B)
Minimum Lot Width (ft.)	40	100	50		30	(B)
Minimum Setbacks						(B)(C)
Front (ft.)	-	-	-		-	(D)
Side (ft.)	-	-	-		-	(E)
Corner Side (ft.)	-	-	-		-	(D)
Rear (ft.)	-	-	-		-	(E)
Maximum Height of Structures (ft.)	30	30	30		30	(F)(H)
Maximum Floor Area Factor (FAF)	1.0	1.5	1.5		1.5	
Minimum Site Landscaping (%)	8	12	8		-	(I)
Fences and Walls						(K)
Off-Street Parking and Loading						(N)
Outdoor Facilities	See Section 10.60.080					
Screening of Mechanical Equip.	See Section 10.60.090					
Refuse Storage Areas	See Section 10.60.100					
Underground Utilities	See Section 10.60.110					
Performance Standards	See Section 10.60.120					
Nonconforming Structures	See Chapter 10.68					
Signs	See Chapter 10.72					
Telecommunications Facilities	See Chapter 13.02					
Mixed Use Development	U	-	-		U	(B)(P)
CL, CC, CG, CD*, and CNE Districts: Additional Development Regulations						
<i>*see Downtown Specific Plan</i>						

(A) Dwelling units as the sole use on a site shall be subject to the standards for residential development in the RH district and the area district in which the site is located, except as follows:

(1) CD district: the commercial standard for building height shall apply when dwelling units replace commercial use.

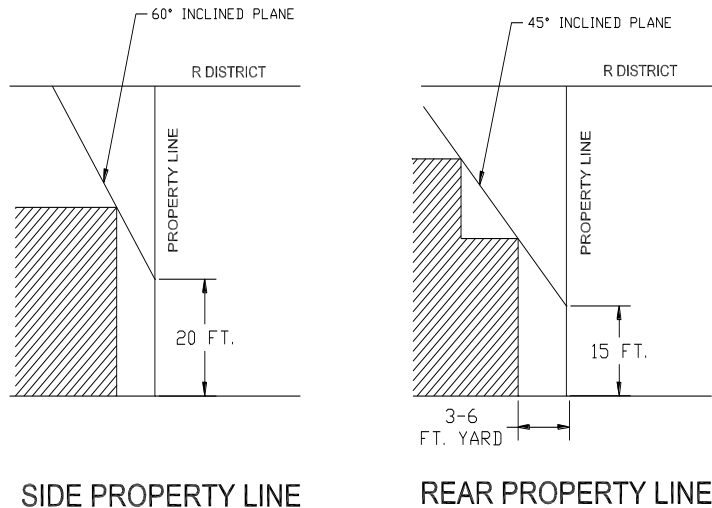
(2) CNE district, D-5 overlay: if an RH district standard conflicts with an overlay standard (Section 10.44.040), the overlay standard shall apply.

(B) See Section 10.60.020, Development of substandard lots.

(C) See Section 10.60.040, Building projections into yards and required open space. Double-frontage lots shall provide front yards on each frontage.

(D) A minimum ten-foot (10') building setback shall be provided along the west side of Sepulveda Boulevard as measured from the Sepulveda street property line prior to any required dedications.

(E) Along a rear property line abutting an R district, structures shall not intercept a 1:1 or forty-five-degree (45°) daylight plane inclined inward from a height of fifteen feet (15') above existing grade at the property line. Along a side property line abutting an R district, structures shall not intercept a sixty-degree (60°) daylight plane inclined inward from a height twenty feet (20') above existing grade at the property line.



REQUIRED DAYLIGHT PLANE
AT ADJOINING DISTRICTS
(THE DIAGRAM IS ILLUSTRATIVE)

(F) A roof pitch of at least four (4) vertical feet for each twelve (12) lineal feet of roof area is required. If the roof pitch is less, the maximum building height is twenty-two feet (22') unless structure parking is provided at or below the ground level.

(G) (Reserved)

(H) See Section 10.60.050, Measurement of height, and Section 10.60.060, Exceptions to height limits.

(I) Planting Areas.

(1) Required yards shall be enclosed by a solid concrete or masonry wall at least six feet (6') in height or shall be planting areas, provided that a wall within fifteen feet (15') of a street property line shall not exceed three feet (3') in height.

(2) In the CG and CC districts, the minimum percentage of the site to be landscaped may be reduced one percent (1%) for each section of street frontage improved with an adjoining landscaped strip, the dimensions of which are minimally: twenty-five feet (25') in width and, in length, a dimension equivalent to twenty percent (20%) of the street frontage, where width is measured perpendicular to the street and length is measured parallel to the street. For purposes of calculation, the frontage allocated to driveways and walks shall not be counted.

(3) For additional site landscaping requirements, see Section 10.60.070, Landscaping, irrigation and hydroseeding. Conformance with the design standards specified in Section 10.60.070 may result in a total site landscaping requirement that exceeds the minimum site requirements of this section.

(J) (Reserved)

(K) Fences and Walls. A solid masonry or concrete wall is required for all commercial properties where they abut or adjoin a ground-floor residential use or residentially zoned property. The minimum height of a fence or wall is six feet (6') as measured from the finished grade of the commercial property. However, a wall within five feet (5') of a street property line shall be a minimum of three feet (3') in height as measured from the residential property.

The maximum height of a fence or wall shall be eight feet (8') as measured from the finished grade of the commercial property unless a greater height is mutually agreed upon for a common property line by the abutting property owners and approved by the Community Development Department.

(L) (Reserved)

(M) (Reserved)

(N) See Chapter 10.64, Off-Street parking and loading regulations.

(O) See Section 10.60.140, Solar-assisted water heating.

(P) In a mixed use development, the residential standards for the RH district and area district in which the site is located shall apply to a building or portion of a building intended for residential use, and commercial standards shall apply to a building or portion of building intended for commercial use, except as follows:

(1) CD district:

FAR and Building Height shall comply with applicable requirements in the Downtown Specific Plan.

(2) CL and CNE districts:

(a) FAR: the commercial standard for maximum FAR shall apply to the entire project.

(b) CNE district D-5 overlay: if an RH district or commercial standard conflicts with an overlay standard (Section 10.44.040), the overlay standard shall apply.”

SECTION 12. The Planning Commission recommends that the City Council amend and restate Municipal Code Title 10 (Planning and Zoning), Chapter 10.24 (OS Open Space District), Section 10.24.020 to replace the first paragraph as follows:

“10.24.020 - Applicability.

The OS district shall be the base district for the use classifications listed in Section 10.24.030 where these classifications have a minimum contiguous site area of 2 acres, including alleys, streets or other rights-of-way. Open-space use classifications on sites of less than 2 acres shall be subject to the regulations of the base and overlay districts in which they are located.

In addition to these regulations, the Downtown Specific Plan governs all sites within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between these regulations and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.

SECTION 13. The Planning Commission recommends that the City Council amend and restate Municipal Code Title 10 (Planning and Zoning), Chapter 10.28 (PS Public and Semipublic District), Section 10.28.020 to read as follows:

“10.28.020 - Applicability.

The regulations of the PS District shall preclude the regulations of any base district for the use classifications listed in Section 10.28.030, where these uses are permitted in the base district, and have a contiguous site area of 2 acres or more, including alleys, streets, or other rights-of-way. Public and semipublic use classifications on sites of less than 2 acres shall be subject to the regulations of the base and overlay districts in which they are located.

In addition to these regulations, the Downtown Specific Plan governs all sites within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between these regulations and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.”

SECTION 14. The Planning Commission recommends that the City Council amend and restate Municipal Code Title 10 (Planning and Zoning), Chapter 10.44 (D Design Overlay District), Section 10.44.010 to read as follows:

“10.44.010 - Specific purpose and applicability.

The specific purpose of the D design overlay district is to provide a mechanism to establish specific development standards and review procedures for certain areas of the City with unique needs, consistent with General Plan policies. This will ensure that the low-profile image of the community is preserved and neighborhoods protected from adverse effects of noise and traffic. It also will prevent development that may be detrimental to these areas, such as buildings that affect the privacy of adjoining properties or increases shadows.

Seven-Eight subdistricts are established:

D1—Rosecrans Avenue, where higher fences in the front-yard setback area are needed to reduce traffic noise;

D2—11th Street, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences;

D3—Gaslamp neighborhood, where special design standards and review procedures are needed to preserve existing neighborhood character;

D4—Traffic noise impact areas, where higher fences are needed to reduce traffic noise;

D5—North end commercial, where special design standards are needed for the north end commercial area to accommodate additional residential development;

D6—Oak Avenue, where special design standards, landscaping and buffering requirements are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard;

D7—Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy, and prevent unwanted impacts from increased traffic, bulk and crowding that would result from increased density;

D8—Downtown Specific Plan area, where special development criteria and design guidelines are needed to perpetuate quality development, complement and enhance the area’s eclectic style and small town character and encourage Downtown’s future economic vitality.”

SECTION 15. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.44 (D Design Overlay District), Section 10.44.040 to replace the first paragraph and tables as follows, with no amendments to the lettered “Additional Regulations”:

“10.44.040 - Building permits to conform to overlay district regulations.

Applications for building permits for projects within a D overlay district shall be accepted only if project plans are consistent with the development regulations of this chapter and with all

other applicable requirements of this Code. The regulations imposed by this section shall apply to any new structures or improvements, intensification of use, or enlargement of an existing structure. The Downtown Specific Plan governs the D8- Downtown Specific Plan Area.

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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	<u>D8—Downtown Specific Plan Area*</u>
<i>*see Downtown Specific Plan</i>	

Subdistricts	D-1	D-2	D-3	D-4	D-5	D-6	D-7	<u>D-8*</u>
—————								
Minimum Site Area	-	-	-	-	-	(o)		
Minimum Lot Area							(q)	
Maximum Building Height (ft.)	-	26	26 ^(c)	-	30 ^(g)	26		
Minimum Lot Area per Dwelling Unit (sq. ft.)	-	1,800	-	-	-	-		
Maximum Fence Height (ft.)	6 ^(a)	-	-	8 ^(b)	-	-		
Public Hearing and Environmental Review	-	-	(d)	-	-	-		
Landscaped Buffer Adjacent to Street (Required width in ft.)	-	-	-	-	(k)	5 ^(m)		
Minimum Front Setback, Upper Story (ft.)	-	-	(e)	-	(h)	-		
Minimum Side Setback (ft.)	-	-	-	-	-	5		
Required Roof Design	-	-	(f)	-	-	(f)		
Required Building Design	-	-	-	-	-	(n)		
Vehicular Access	-	-	-	-	(i)	(m)		
Reduced Parking	-	-	-	-	(j)	-		

Use Permit Required	-	-	-	-				
Body Art Studios	-	-	-	-	-	(r)	-	
—————								
D DESIGN OVERLAY DISTRICT: DEVELOPMENT REGULATIONS ADDITIONAL REQUIREMENTS								
<u>*see Downtown Specific Plan</u>								

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SECTION 16. The Planning Commission recommends that the City Council amend and restate Municipal Code Title 10 (Planning and Zoning), Chapter 10.68 (Nonconforming Uses and Structures), Section 10.68.010 and its title to read as follows:

“10.68.010 - Specific purposes and applicability.

This chapter is intended to limit the number and extent of nonconforming uses by restricting their enlargement, prohibiting their re-establishment after abandonment, and their alteration or restoration after destruction of the structures they occupy. While permitting the use and maintenance of nonconforming structures, this chapter is intended to limit the number and extent of nonconforming structures by regulating and limiting their being moved, altered, or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this chapter and by prohibiting (commercial structures only) their restoration after destruction.

In addition to this Chapter 10.68, the Downtown Specific Plan governs nonconforming uses within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between this Chapter and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.”

SECTION 17. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.84 (Use Permits, Variances, Minor Exceptions, Precise Development Plans and Site Development Permits), Section 10.84.060, subsections (C) and (D), and to add a new subsection, as follows:

“C. **Downtown Properties.** In addition to the findings in (A) or (B) above and any other requirement in this Chapter, the findings and requirements in the Downtown Specific Plan shall apply to all sites within the Downtown Specific Plan Area, as shown on the Zoning Map.

C. D. For Precise Development Plans and Site Development Permits.

1. The proposed project is consistent with the General Plan and Local Coastal Program;

2. The physical design and configuration of the proposed project are in compliance with all applicable zoning and building ordinances, including physical development standards.

D. E. Mandatory Denial. Failure to make all the required findings under subsections (A), (B), (C), or (D) shall require denial of the application for use permit, variance, precise development plan or site development permit.”

SECTION 18. The Planning Commission recommends that the City Council amend Municipal Code Title 10 (Planning and Zoning), Chapter 10.84 (Use Permits, Variances, Minor Exceptions, Precise Development Plans and Site Development Permits), Section 10.84.120 to add new subsection L to read as follows:

“L. **Downtown Properties.** In addition to this section and any other requirement in this Chapter, the Downtown Specific Plan governs within the Downtown Specific Plan Area, as shown on the Zoning Map. If conflicts exist between this section and the Downtown Specific Plan regulations, the Specific Plan regulations shall prevail in the Downtown Specific Plan Area.”

SECTION 19. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 26, 2016, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marisa Lundstedt
Secretary to the Planning Commission
Community Development Director

Rosemary Lackow
Recording Secretary

Exhibit A

Amended Zoning Designations Map

Area District Boundaries
Zoning Designations & Overlays

Residential Districts

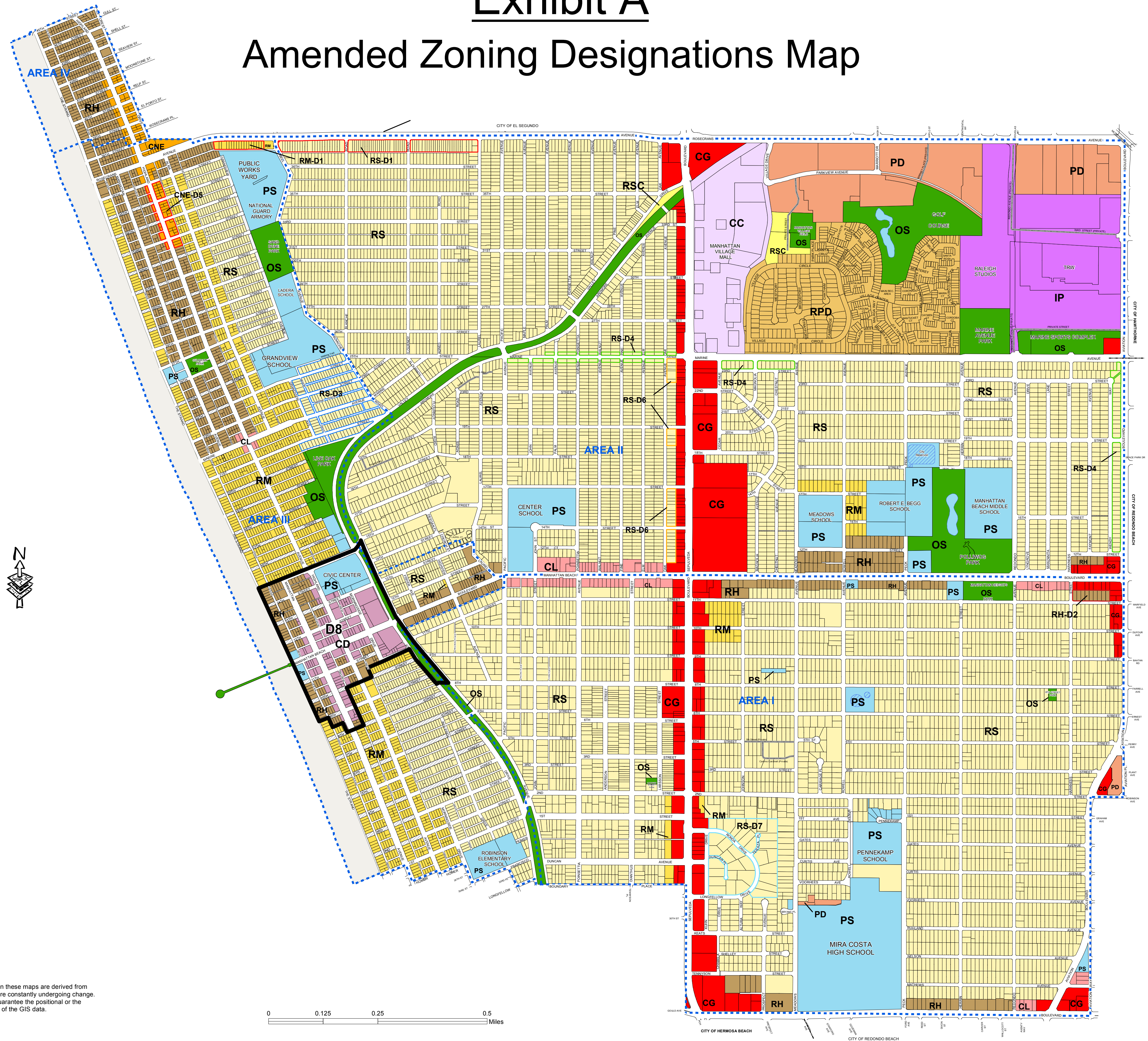
- RS Residential Single Family
- D1-Design Review -Rosecrans Avenue
- D3-Design Review -Gaslamp Neighborhood
- D4-Design Review -Traffic Noise Impact Area
- D6- Design Review -Oak Avenue
- D7- Design Review -Longfellow Drive
- RM Residential Medium Density
- D1- Design Review -Rosecrans Avenue
- RH Residential High Density
- D2- Design Review -11th Street
- RPD Residential Planned Development
- RSC Residential Senior Citizen

Commercial Districts

- CL Local Commercial
- CC Community Commercial
- CG General Commercial
- CD Downtown Commercial
- CNE North End Commercial
- D5- Design Review -North End Commercial

Other Districts

- D8 - Design Review - Downtown Specific Plan Area
- PD Planned Development
- IP Industrial Park
- PS Public and Semi-Public
- OS Open Space



Information shown on these maps are derived from public records that are constantly undergoing change. The City does not guarantee the positional or the Thematic accuracy of the GIS data.

Map Adopted by Ordinance Number 2057 on August 3, 2004. Adoption Incorporates the Following Preceding Ordinances: 2038, 2025, 2019, 2012, 1988, 1935, 1899, 1848, 1832, 1779. It Also Incorporates the Following Amendments: 2062, 2105.