

RESOLUTION NO. PC 16-08

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL AMEND THE LOCAL COASTAL PROGRAM'S LAND USE POLICY AND ZONING MAPS AND IMPLEMENTING ORDINANCE SECTION A.16.030(G) TO RECONCILE DESIGNATION NOMENCLATURE AND MAP INCONSISTENCIES

RECITALS

1. In 1981, the California Coastal Commission ("Commission") certified the Local Coastal Program ("LCP") for the City of Manhattan Beach ("City"). From 1992 through 1994, the City adopted and submitted to the Commission amendments to the LCP Land Use Plan ("LUP"), which the Commission partially certified. The Commission requested modifications to the Coastal Zoning Maps and Land Use Policy Map related to designations for the El Porto area, the Metlox site, and the Santa Fe railroad right-of-way, and to certain designation titles, as well as a Coastal Access Map and text amendments to define the Local Coastal Permit jurisdiction on the west side as the mean high tide line. Although the City incorporated the requested map modifications into its LCP, the City did not submit them or the text amendments back to the Commission for formal certification and they were thus not formally incorporated into the LCP.
 2. In 2003, the City adopted a General Plan Update with a Housing Element and associated amendments to its zoning map and zoning code. These actions resulted in two changes within the Downtown area of the Coastal Zone.
 - A small defined area with 28 properties was re-designated from Downtown Commercial (CD) to High-Density Residential (RH) to: (i) reflect the current and long-standing use of the 28 properties and (ii) to be consistent with the General Plan's Housing Element.
 - A sliver of land north of 13th Street was re-designated from Downtown Commercial to Public Facilities because of planned construction of a Public Safety Facility.
- In 2004, the City adopted and submitted corresponding amendments to the LCP Implementation Plan ("LIP") to reflect the revised designations in the Coastal Zone Zoning Map and the designation boundaries in the Downtown Height Limits Diagram accompanying section A.16.030(G). Although the City also adopted corresponding amendments to the LUP's Land Use Policy Map, those changes were not submitted to the Commission and the Commission deemed the submittal incomplete. Because no further action was taken, these amendments were not certified.
3. The City desires to reconcile designation nomenclature and resolve inconsistencies with the adopted General Plan, zoning map, and zoning code in accordance with the City's

prior submittals and the Commission's requests in 1994 and 2004. These LCP amendments correct the prior procedural deficiencies and are consistent with long-standing and actual land uses. As such, they do not change actual land uses or land use policies in the Coastal Zone. Instead, they merely reconcile inconsistencies and formalize prior amendments.

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

SECTION 1. CEQA. In accordance with the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Mitigated Negative Declaration ("MND"), which analyzed the Downtown Specific Plan and amendments to the General Plan, zoning map, zoning code, and Local Coastal Program, including the amendments herein ("Project"). By Resolution No. PC 16-06, the Planning Commission made CEQA findings and recommended that the City Council adopt the MND and Mitigation Monitoring and Reporting Program for the Project. The CEQA findings and recommendation in Resolution No. PC 16-06 are incorporated hereto as if set forth in full. In addition, pursuant to Public Resources Code Section 21080.9, CEQA does not apply to activities and approvals by the City necessary for the preparation and adoption of an LCP amendment. The proposed action is an amendment to the City's LCP, which must be certified by the California Coastal Commission before it takes effect.

SECTION 2. The proposed LCP amendments are consistent with the General Plan because they resolve the LCP's existing inconsistencies with existing conditions and the City's land use designations in the Downtown area.

SECTION 3. The Planning Commission recommends that the City Council replace the Coastal Zone Land Use Plan, Land Use Policy Map with the map attached as **Exhibit A**.

SECTION 4. The Planning Commission recommends that the City Council adopt the Coastal Zone Access Map attached as **Exhibit B**.

SECTION 5. The Planning Commission recommends that the City Council replace the Coastal Zone Zoning Map adopted by Ordinance No. 1899, and referenced in LIP Zoning Ordinance Section A.01.020(B), to be located after page IV-2 of the Coastal Zone Land Use Plan, with the map attached as **Exhibit C**.

SECTION 6. The Planning Commission recommends that the City Council replace the Downtown Commercial District Height Limits Diagram in LIP Zoning Ordinance, Chapter A.16, Section A.16.030(G) with the diagram attached as **Exhibit D**.

SECTION 7. The Planning Commission recommends that the City Council amend the Local Coastal Program Phase II Land Use Plan Amendment, January 1994, Section I, Executive Summary, Coastal Zone, to revise the third paragraph on page I-2 to read as follows:

“Coastal Zone

The City's Local Coastal Permit Jurisdiction is within the City of Manhattan Beach coastal zone. The east Manhattan Beach coastal zone boundary, for the most part, is the dividing line between the RS and RM zoned properties in the beach area. The north and south boundaries are city limit

lines, and the west boundary is the mean high tide line of the Pacific Ocean. (See Map I-1) The coastal zone is divided into three statistical areas (Map I-2): Area A, which is the area north of Manhattan Beach Boulevard; Area B is the neighborhood south of Manhattan Beach Boulevard; and then the El Porto area, which is north of area A, annexed to the City after the original certification of this Plan. Area A is also a subsection of census tract 6203.02, and coastal area B is a subsection of census tract 6209.02. The El Porto area is within census tract 6202. It must be kept in mind therefore that the coastal zone statistics are extrapolations of the greater census tracts in which they are contained. (Area divisions are delineated on Map I-2). The revised Table I-1 delineates coastal zone housing and population statistics which gives a brief overview of Manhattan Beach coastal zone specifics.”

SECTION 8. 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 the Resolution was adopted by the following vote:

AYES:

NOES:

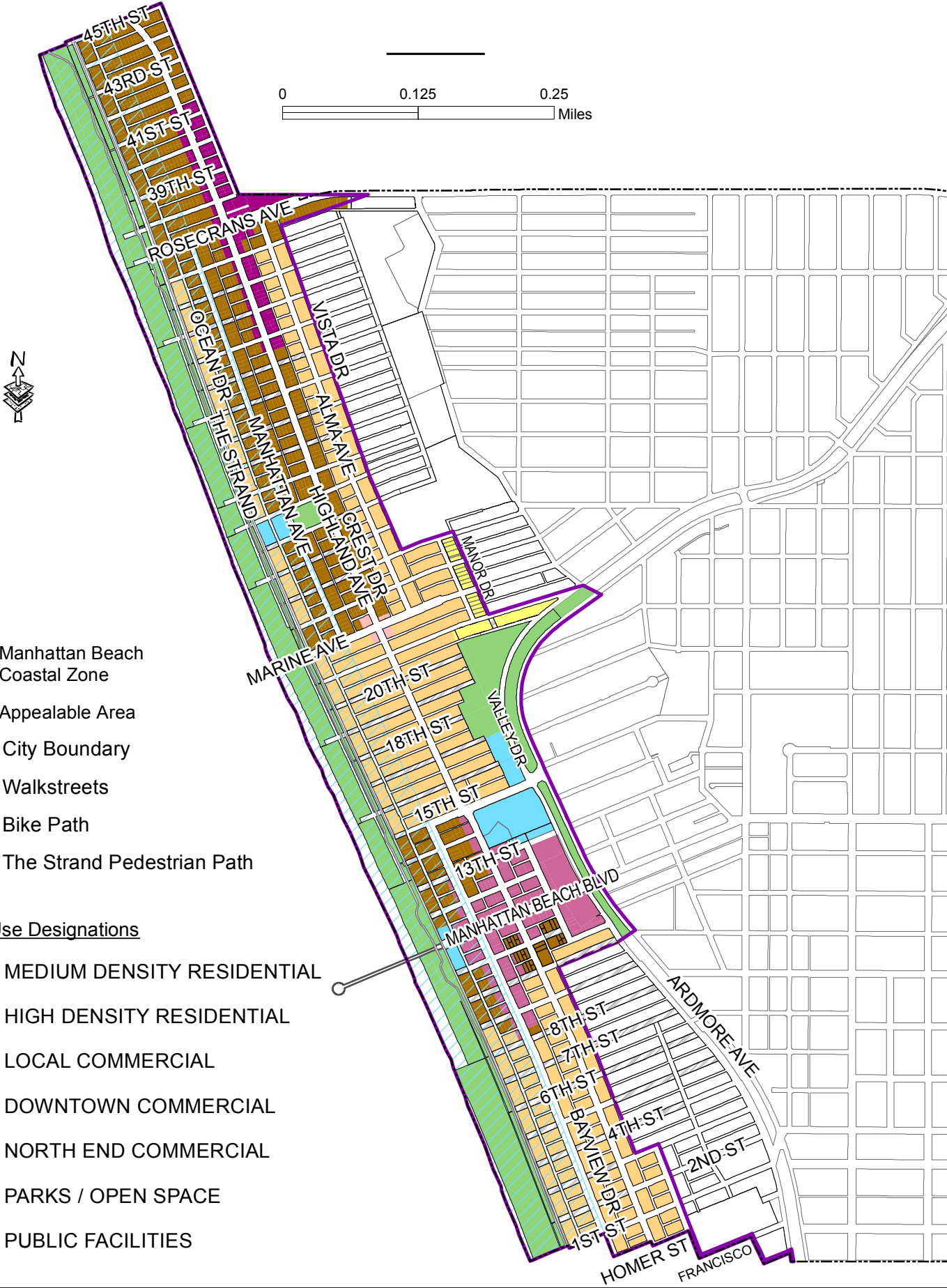
ABSENT:






ABSTAIN:

Marisa Lundstedt
Secretary to the Planning Commission
Community Development Director

Rosemary Lackow
Recording Secretary

Exhibit A Coastal Zone Land Use Plan, Land Use Policy Map



-  Manhattan Beach Coastal Zone
-  Appealable Area
-  City Boundary
-  Walkstreets
-  Bike Path
-  The Strand Pedestrian Path

Land Use Designations


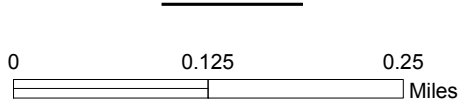
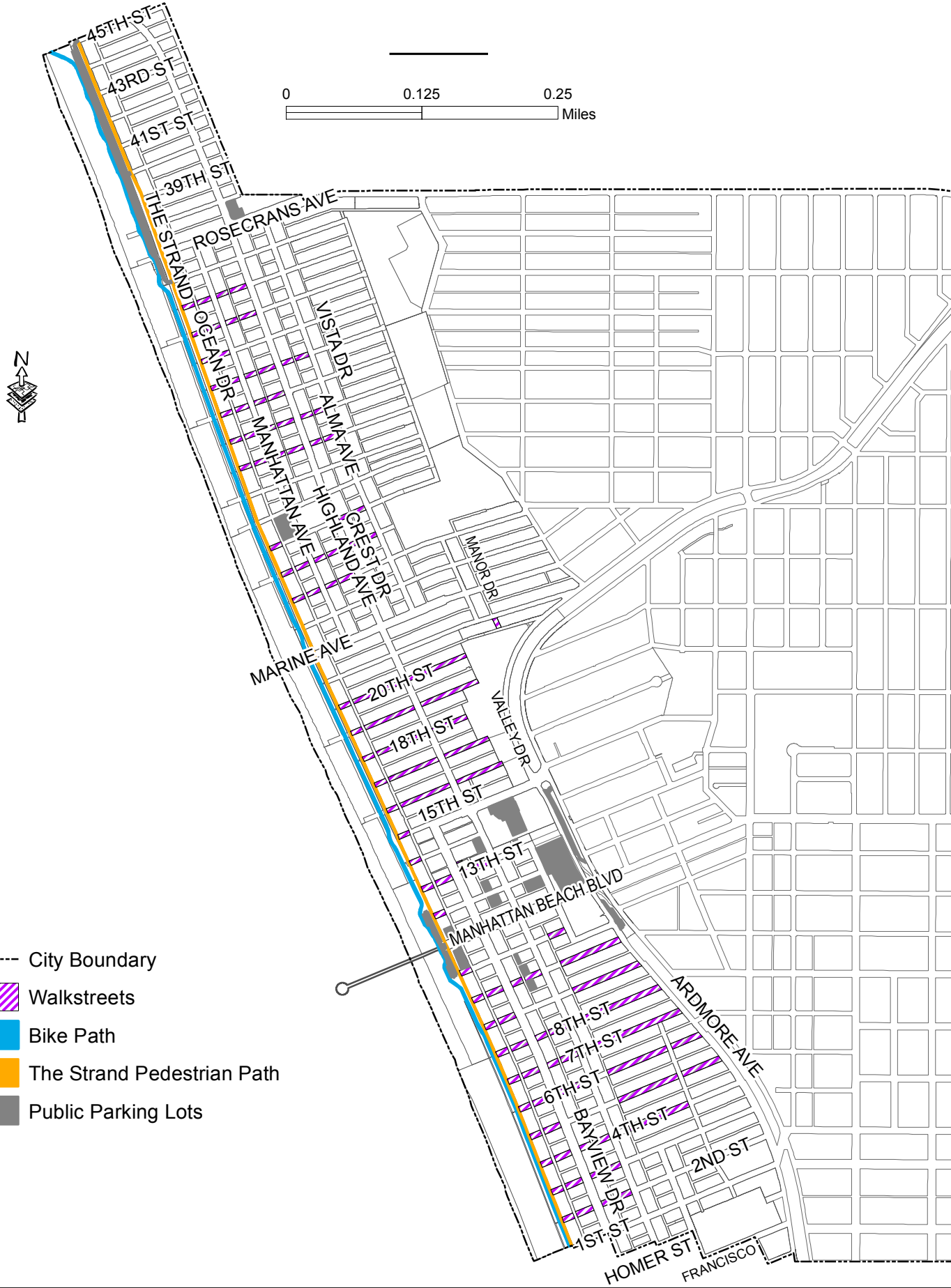
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  LOCAL COMMERCIAL
-  DOWNTOWN COMMERCIAL
-  NORTH END COMMERCIAL
-  PARKS / OPEN SPACE
-  PUBLIC FACILITIES

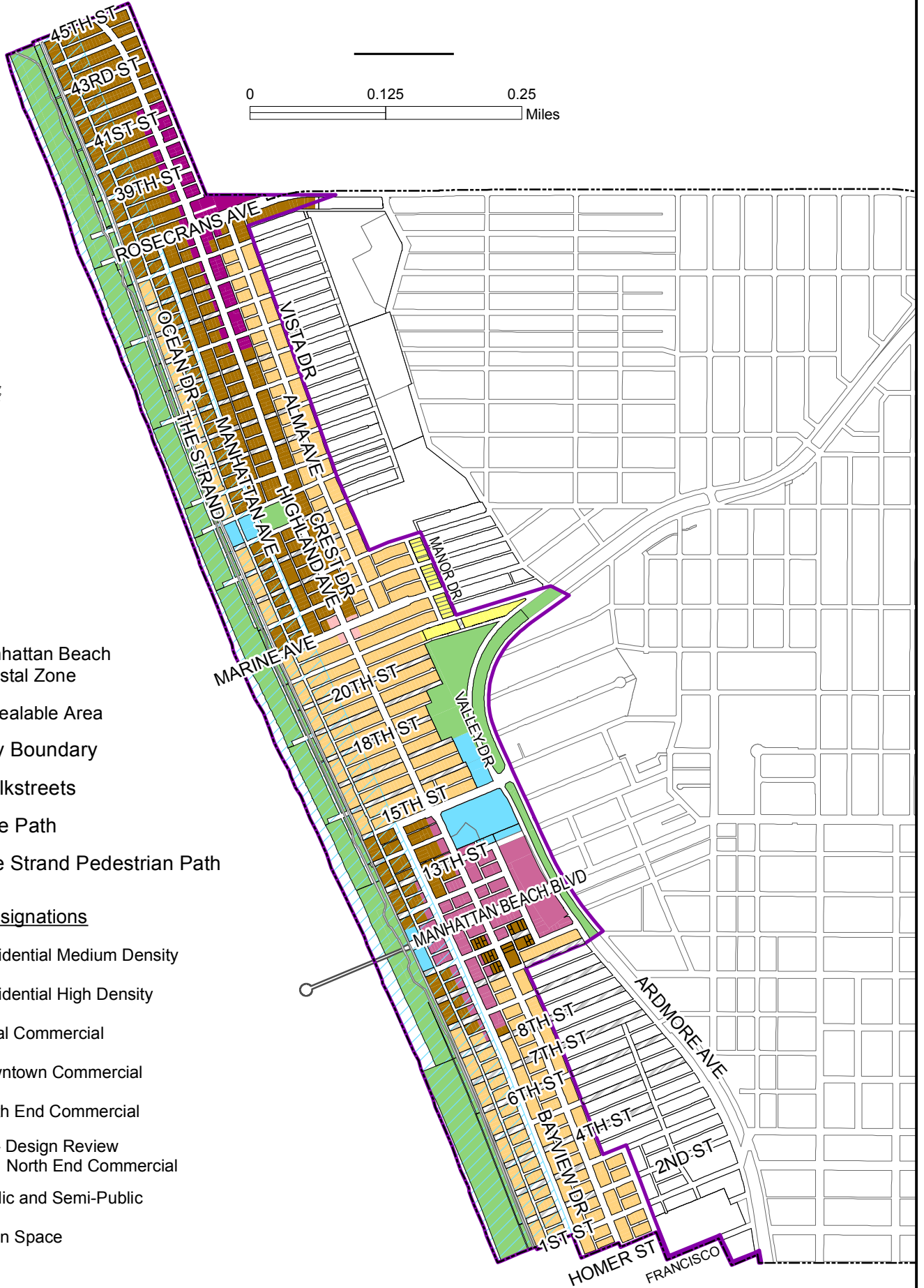
Exhibit B

Coastal Zone Access Map



- City Boundary
- ▨ Walkstreets
- Bike Path
- The Strand Pedestrian Path
- Public Parking Lots

Exhibit C Coastal Zone Zoning Map



Manhattan Beach Coastal Zone

Appealable Area

City Boundary

Walkstreets

Bike Path

The Strand Pedestrian Path

Zoning Designations

RM Residential Medium Density

RH Residential High Density

CL Local Commercial

CD Downtown Commercial

CNE North End Commercial

D5 - Design Review
North End Commercial

PS Public and Semi-Public

OS Open Space

