

ORDINANCE NO. 1935

1
2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
3 MANHATTAN BEACH, CALIFORNIA, AMENDING THE
4 ZONING MAP OF THE CITY RECLASSIFYING THE
5 ZONING DISTRICT FROM "IP" (INDUSTRIAL PARK)
6 TO "PD" (PLANNED DEVELOPMENT) FOR THE
7 PROPERTY LOCATED AT 1700 ROSECRANS AVENUE
8 (CONTINENTAL DEVELOPMENT CORPORATION)

9 WHEREAS, pursuant to applicable law, the Planning
10 Commission of the City of Manhattan Beach conducted a public
11 hearing, at the request of the property owner (Continental
12 Development Corporation), to consider the proposed amendment to
13 Section 10.01.020 B (Zoning Map) of Title 10 (Zoning Ordinance) of
14 the City of Manhattan Beach Municipal Code for the property
15 located at 1700 Rosecrans Avenue, legally described in Exhibit A
16 (Attached); and,

17 WHEREAS, the public hearing was advertised pursuant to
18 applicable law, testimony was invited at said hearing; and,

19 WHEREAS, the Planning Commission at the hearing of
20 October 25, 1995 voted to indefinitely continue the hearing on the
21 application; and,

22 WHEREAS, the Planning Commission's decision effectively
23 constitutes a denial without prejudice of the application; and,

24 WHEREAS, within the time period allowed by law, on
25 October 31, 1995, there was filed with the City Council of the
26 City of Manhattan Beach, California, an appeal of the Planning
27 Commission's decision to indefinitely continue an application for
28 an amendment to the zoning map of the City of Manhattan Beach for
29 the property located at 1700 Rosecrans Avenue, legally described
30 in Exhibit A (Attached); and,

31 WHEREAS, the purpose of the proposed amendment is to
32 provide for the underlying zoning designation to accommodate a
request to allow the re-use of a 36,000 square foot portion of an

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2 existing industrial building for general retail use, and to allow
3 for the continued industrial use of the remaining 22,000 square
4 foot portion of this existing building; and,

5 WHEREAS, the purpose of the proposed amendment is to
6 further provide for the underlying zoning designation to allow the
7 continued industrial use of the existing 36,000 square foot and
8 30,000 square foot industrial buildings; and,

9 WHEREAS, a Mitigated Negative Declaration was prepared
10 for the proposal to address the potential environmental impacts
11 which might result from approval of the proposal, and has been
12 circulated and filed, pursuant to the California Environmental
13 Quality Act (CEQA) and the City of Manhattan Beach CEQA
14 Guidelines. Based upon the analyses it was determined, that
15 subject to recommended mitigation measures, there will be no
16 significant environmental impacts associated with the project;
17 and,

18 WHEREAS, the Mitigated Negative Declaration has been
19 filed and previously approved in conjunction with a related
20 (General Plan Amendment) application, pursuant to the California
21 Environmental Quality Act (CEQA) and the City of Manhattan Beach
22 CEQA Guidelines; and,

23 WHEREAS, the subject Zone Change to Planned Development
24 (PD) is consistent with the goals and policies of the City of
25 Manhattan Beach General Plan, specifically Goal 8 of the Land Use
26 Element which states:

27 Encourage high quality commercial and
28 industrial development along Rosecrans Avenue
between Sepulveda and Aviation Boulevards.

29 WHEREAS, an application has been filed, concurrent with
30 this proposed zone change, to amend the General Plan designation
31 of the subject property from "Industrial" to "Manhattan Village
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2 Commercial" in order to maintain consistency between the Municipal
3 Code (Zoning Ordinance) and the General Plan.

4 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
5 MANHATTAN BEACH, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

6 SECTION 1. Section 10.01.020 B (Zoning Map) of Title
7 10 (Zoning Ordinance) of the Manhattan Beach Municipal Code is
8 hereby amended by redesignating the zoning district from
9 "Industrial Park" (IP) to "Planned Development" (PD), as
10 delineated on Exhibit B (Attached), for the property legally
11 described above and located at 1700 Rosecrans Avenue in the City
12 of Manhattan Beach.

13 SECTION 2. If any sentence, clause, or phrase of
14 this ordinance is for any reason held to be unconstitutional or
15 otherwise invalid, such decision shall not effect the validity of
16 the remaining portions of this ordinance. The City Council hereby
17 declares that it would have passed this ordinance and each
18 sentence, clause or phrase thereof irrespective of the fact that
19 any one or more sentences, clauses or phrases be declared
20 unconstitutional or otherwise invalid.

21 SECTION 3. This ordinance shall go into and be in
22 full force and operation from and after thirty days after its
23 final passage and adoption.

24 SECTION 4. The City Clerk shall certify to the
25 passage and adoption of this ordinance; shall cause the same to be
26 entered among the original ordinances of said City; and shall make
27 a minute of the passage and adoption thereof in the records of the
28 proceedings of the meeting at which the same is passed and
29 adopted; and shall within fifteen days after the passage and
30 adoption thereof cause the same to be published once in the Beach
31 Reporter, a weekly newspaper of general circulation, published and

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circulated within said City of Manhattan Beach, and which is hereby designated for that purpose.

PASSED, APPROVED, and ADOPTED this 5th day of December, 1995.

Ayes: Lilligren, Barnes, Jones, Cunningham, Mayor Napolitano
Noes: None
Absent: None
Abstain: None



Mayor, City of Manhattan Beach,
California

ATTEST:

Wm Underhill
City Clerk

EXHIBIT A

Legal Description of Subject Property (1700 Rosecrans Avenue)

- 1) A portion of the north half of the northeast quarter of the northeast quarter of Section 19, Township 3 South, Range 14 west, in the City of Manhattan Beach, County of Los Angeles, State of California, being also known as the north quarter of Lot 1 as shown upon partition of the lands of Redondo Land Company, Rancho Sausal, Redondo, known as Recorder's file map No. 140, in the office of the County Recorder; and,
- 2) A portion of parcel 2 of that real property situated in the City of Manhattan Beach, County of Los Angeles, State of California shown on a map entitled "Record of Survey in the City of Manhattan Beach, State of California" which map was filed in the office of the Recorder of the County of Los Angeles on March 27, 1967 in Book 83 of Records of Survey at pages 53 and 54, the same being a portion of Section 19, Township 3, South, Range 14 West, San Bernardino Base and Meridian.

EXHIBIT B

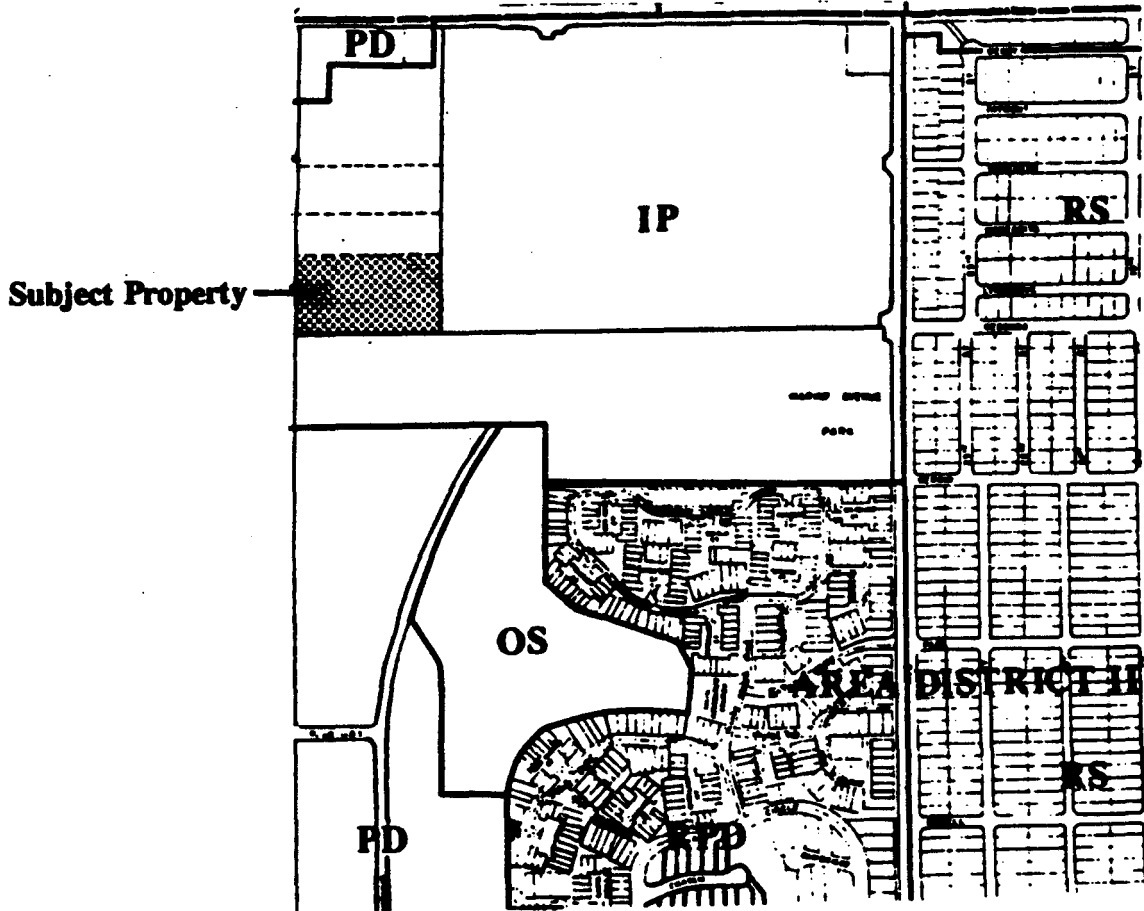
Ord. 1935

ZONE CHANGE

**1700 ROSECRANS AVENUE
Continental Development Corporation**

Amendment to the Zoning Map (Chapter 10.01.020 B of the Municipal Code) redesignating the zoning district from "Industrial Park" (IP) to "Planned Development" (PD).

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Zoning Districts:

- PD (Planned Development)**
- IP (Industrial Park)**
- RS (Residential - Single Family)**
- OS (Open Space)**
- RPD (Residential Planned Development)**