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1 (e) Area District IV, 2700 square feet. Exception:
2 For a period of one year following the adoption of this
3 section, parcels which contain a minimum of 2700 square feet
4 may be divided into two parcels with a minimum of 1350 square
5 feet. The development of such subdivided parcels must conform
6 to all applicable development standards of the City.

7 SECTION 6. Section 10-3.607, Article 6, Chapter 3,
8 Title 10 of the Manhattan Beach Municipal Code - Lot area
9 per dwelling unit is hereby amended by adding subparagraph (e)
10 to read as follows:

11 (e) Area District IV, the following applies:

12 (1) For parcels containing 2700 square feet
13 or more, 850 square feet.

14 (2) For parcels containing 1350 square feet
15 but less than 2700 square feet, 675 square feet.

16 SECTION 7. Section 10-3.609, Article 6, Chapter 3,
17 Title 10 of the Manhattan Beach Municipal Code - Lot width
18 is hereby amended by adding subparagraph (d) to read as follows:

19 (d) Area District IV, thirty (30') feet.

20 SECTION 8. Section 10-3.610, Article 6, Chapter 3,
21 Title 10 of the Manhattan Beach Municipal Code - Permissible
22 lot coverage is hereby amended by amending subparagraph (c)
23 to read as follows:

24 (c) Area Districts III and IV, building square
25 footage limited to 1.7 times the lot area, to allow the following
26 square feet of living area:

27 2700 sq. ft. (30 x 90 lot) = 4590 liveable
28 square feet.

29 3496 sq. ft. (33.3 x 105 lot) = 5943 liveable
30 square feet. The total liveable square footage shall not
31 include any area devoted to garage or parking areas, and open
32 decks and balconies. EXCEPTION: In Area District IV, lots

1 with less than 2700 square feet, sixty-four (64%) percent.

2 SECTION 9. Section 10-3.613, Article 6, Chapter 3,
3 Title 10 of the Manhattan Beach Municipal Code - Driveways:
4 Widths is hereby amended by amending subparagraph (b) to read
5 as follows:

6 (b) Area Districts III and IV:

7 SECTION 10. Section 10-3.614, Article 6, Chapter 3,
8 Title 10 of the Manhattan Beach Municipal Code - Open usable
9 space is hereby amended by adding subparagraph (e) to read as
10 follows:

11 (e) Area District IV, 150 square feet, except for
12 lots less than 2700 square feet, 100 square feet.

13 SECTION 11. Section 10-3.803-B, Article 8-B,
14 Chapter 3, Title 10 of the Manhattan Beach Municipal Code -
15 Permitted uses is hereby amended by amending subparagraph (a) to
16 read as follows:

17 (a) Permitted uses in C-P-D zones in Area Districts
18 III and IV:

19 Section 10-3.803-B is further amended by adding
20 Item xxxx to subparagraph (a)(1) to read as follows:

21 (xxxx) In Area District IV only, residential uses
22 subject to the provisions and development standards of the R-3
23 zone in Area District IV based on the proviso that the minimum
24 lot size to be developed shall be of a minimum 2700 square feet
25 and shall require a C-P-D Permit approval, notwithstanding the
26 lack of permit requirements for residential development as
27 noted in Section 10-3.804-B.

28 SECTION 12. Section 10-3.804-B, Article 8-B,
29 Chapter 3, Title 10 of the Manhattan Beach Municipal Code -
30 General conditions and limitations is hereby amended by amending
31 subparagraph (a) to read as follows:

32 (a) C-P-D zone in Area Districts III and IV.

1 SECTION 13. Section 10-3.1312, Article 13, Chapter 3,
 2 Title 10 of the Manhattan Beach Municipal Code - Parking spaces
 3 required is hereby amended by amending subparagraph (e) to
 4 read as follows:

	<u>Use</u>	<u>Parking Spaces Required</u>
5	(e) (1) Dwelling, single	2 for each dwelling unit.
6	family residential	One-half may be in
7		tandem. All must be
8		enclosed.
9	(2) Dwellings, dup-	2 for each dwelling unit.
10	lexes and multi-	One-half of required
11	family buildings	must be enclosed.
12		One-half of required
13		may be in tandem in
14		Area Districts III and
15		IV. In Area District
16		IV, for lots less than
17		2700 square feet, all
18		required spaces must
19		be enclosed.

14 SECTION 14. Section 10-3.1315, Article 13, Chapter 3,
 15 Title 10 of the Manhattan Beach Municipal Code - General require-
 16 ments is hereby amended by amending Exception 1. to paragraph
 17 (a)(2) to read as follows:

18 EXCEPTION:

19 (1) Where the required parking is provided in
 20 enclosed spaces with parking stalls in tandem, the required
 21 overall depth shall not be less than thirty-six (36') feet,
 22 except in Area District IV, for lots less than 2700 square
 23 feet, where the depth can be not less than thirty-three (33')
 24 feet.

25 Section 10-3.1315 is further amended by amending
 26 the third sentence of paragraph (a)(2)(iii) to read as follows:

27 Tandem parking is only permitted in the following ones:

28 Area District I, II, II-A
 29 R-1
 30 Area Districts III and IV
 31 R-1
 32 R-2
 R-3

32 Section 10-3.1315 is further amended by amending

1 Exception (ii) to paragraph (b)(4) to read as follows:

2 EXCEPTIONS:

3 (ii) In Area District III and IV, the required interior
4 side yard on one side only may be used for off-street parking,
5 provided it is paved.

6 SECTION 15. Section 10-3.1317, Article 13, Chapter 3,
7 Title 10 of the Manhattan Beach Municipal Code is hereby amended
8 by amending the first sentence of paragraph (i) to read as
9 follows:

10 (i) *Non-conforming parking areas.*

11 Notwithstanding the provisions of Section 10-3.1509
12 of this Code, all off-street parking areas now used in conjunc-
13 tion with a use first permitted in a C-1, C-2, C-C, C-P-D, C-M,
14 M-1, M-2, or any unclassified use shall be made to comply with
15 the provisions of this article on or before December 6, 1978.

16 SECTION 16. Section 10-3.1413, Article 14, Chapter 3,
17 Title 10 of the Manhattan Beach Municipal Code - Permitted
18 intrusions into required yards is hereby amended by amending
19 the first sentence of paragraph (e) to read as follows:

20 (e) Uncovered porches and decks in Area Districts
21 III and IV which do not extend above the floor level of the
22 first floor may extend to the property lines (front and side)
23 provided the porch or deck (including railing, if required) does
24 not exceed forty-two (42") inches from finished grade.

25 SECTION 17. Section 10-3.1609.2.1, Article 16,
26 Chapter 3, Title 10 of the Manhattan Beach Municipal Code -
27 Conditional use permit for development of residential condo-
28 miniums is hereby amended by amending the first sentence of
29 paragraph (e) to read as follows:

30 (e) Vehicular access.

31 All residential condominiums (new construction
32 or conversion) located in Area Districts III and IV shall have

1 vehicular access from both the front and rear property lines
2 from dedicated public streets or alleys improved and open to
3 vehicle use.

4 Section 10-3.1609.2.1 is further amended at paragraph
5 (e) by adding an exception to EXCEPTION 2 to read as follows:

6 EXCEPTION: Where a building site (consisting of a
7 lot or lots or portion of lots) exists at the effective date
8 of this ordinance and where the building site as it presently
9 exists or as originally subdivided is not adjacent to a "walk
10 street" and where a building site has vehicular access from two
11 or more property lines from dedicated streets or alleys improved
12 and open to vehicle use, said building site shall be deemed to
13 be a condominium site, with the exception of properties in
14 Area District IV.

15 Section 10-3.1609.2.1 is further amended by adding
16 to paragraph (j) Item (5) relating to open space requirements,
17 to read as follows:

18 (5) Area District IV: 150 square feet per unit.

19 SECTION 18. Section 10-3.2205, Article 22, Chapter 3,
20 Title 10 of the Manhattan Beach Municipal Code is hereby amended
21 by amending the title of the section to read: SEC. 10-3.2205.
22 Permitted signs for all commercial uses in Area Districts III
23 and IV.

24 SECTION 19. Section 10-3.2206, Article 22, Chapter 3,
25 Title 10 of the Manhattan Beach Municipal Code - Illumination
26 standards is hereby amended by amending TABLE I and TABLE II
27 to read as follows:

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TABLE I

Maximum Luminous Background for
Internally Illuminated Signs

Maximum Luminance in Foot Lamberts	Areas of Application
150	Facia signs in Area Districts I, II, II-A
100	Facia signs in Area Districts III and IV
300	Free standing or roof signs in Area Districts I, II, and II-A
200	Free standing or roof signs in Area Districts III and IV
400	Emergency public information signs

TABLE II

Maximum Illumination Levels for Floodlighted Signs
(Values are in Foot Candles)

Reflectance of Copy	Levels for Signs Area Districts I, II, and II-A	Levels for Signs Area Districts III and IV
Low	50	100
High	20	50

SECTION 20. Section 10-4.215, Article 2, Chapter 4,
Title 10 of the Manhattan Beach Municipal Code - Consolidated
substandard area lots in "R" zones may not be redivided is
hereby amended by amending EXCEPTION 1 to read as follows:

EXCEPTION: These provisions shall not apply to
property located within Area Districts III and IV of the City
as set forth in Section 10-3.301, paragraph (b) and the Zoning
Map of the City, which map is on file in the office of the
Secretary of the Planning Commission.

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

SECTION 22. The City Clerk shall certify to the
passage and adoption of this ordinance; shall enter the same
in the book of original ordinances of said City; shall make a
minute of the passage and adoption thereof in the records of

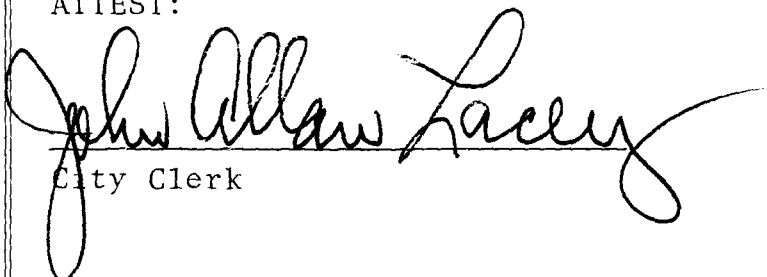
1 the proceedings of the City Council at which the same is
2 passed and adopted; and shall within fifteen days from the
3 passage and adoption thereof cause the same to be published
4 in the Manhattan Beach News, a weekly newspaper of general
5 circulation, published and circulated within said City of
6 Manhattan Beach and which is hereby designated for that
7 purpose.

8 PASSED, APPROVED and ADOPTED this 16th day of
9 August, 1983.

10 Ayes: Lesser, Sweeney, Switzer, Walker
11 Noes: Mayor Holmes
12 Absent: None
13 Abstain: None

14 C. R. Holmes
Mayor, City of Manhattan Beach,
California

15 ATTEST:

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17 City Clerk
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