

CALIFORNIA COASTAL COMMISSION

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March 24, 1999

MEMORANDUM**RECORD PACKET COPY****TO:** Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director
Deborah Lee, Deputy Director
Pam Emerson, Los Angeles County Area Supervisor

SUBJECT: Concurrence with the Executive Director's determination that the action of the City of Manhattan Beach accepting certification with suggested modifications of City of Manhattan Beach LCP Amendment No. 1-98A is legally adequate. (For Commission review at its April 13-16, 1999 meeting in Long Beach.)

STAFF RECOMMENDATION

Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate.

BACKGROUND

On February 9, 1998, the City of Manhattan Beach submitted a request to amend the LIP portions of the City of Manhattan Beach LCP. The request would: (1) amend the City's standards regarding the height of back and side yard fences on sloping lots, and (2) allow a reduction in the parking requirements for commercial structures greater than 5,000 square feet, that accommodate bulk storage (warehouse retail structures).

On January 15, 1999, the Commission approved Amendment No. 1-98A to the LIP and LUP portions of the City of Manhattan Beach LCP with suggested modifications. The Commission's suggested modifications, which affect only the LIP portion of the LCP, would eliminate the parking exception for warehouse retail development in the coastal zone. A second modification would require the City to review a proposed sideyard fence on a sloping lot for its impact on public views to and along the view corridors which are identified in the certified Land Use Plan (LUP.)

On February 16, 1999, the Manhattan Beach City Council adopted Resolution No. 5448 and Ordinance No. 1999, incorporating the suggested modifications into LCP Amendment No. 1-98A. On March 19, 1999, the City submitted Resolution No. 5448 and Ordinance No. 1999 for review by the Executive Director.

As provided in Section 13544 of the California Code of Regulations, the Executive Director must determine that the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of Amendment No. 1-98A to the City of Manhattan Beach LCP shall become effective upon the filing of the required notice of certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(V).