

**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning Commission

**THROUGH:** Richard Thompson, Director of Community Development *RT*

**FROM:** Michael P. Rocque, Assistant Planner *MR*

**DATE:** November 12, 2008

**SUBJECT:** Consideration of a Comprehensive Update to the City's General Plan Housing Element.

**RECOMMENDATION**

Staff recommends that the Planning Commission CONDUCT THE PUBLIC HEARING and RECOMMEND to the City Council approval of the Housing Element, and adoption of a Negative Declaration of environmental impacts in accordance with the California Environmental Quality Act (CEQA).

**BACKGROUND**

The Housing Element is one of seven mandated elements that must be included in a city's local General Plan in accordance with State law. The legislative purpose of a Housing Element is to ensure that cities assist in implementing a State-wide housing goal and that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law also acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. The Housing Element also functions as the City's long range plan for housing.

The intent of the State Legislature is to accomplish the following objectives (Government Code Section 65581):

- (a) To assure that local governments recognize their responsibility in contributing to the attainment of the State's housing goals.
- (b) To assure that local governments prepare and implement housing elements that, along with corresponding federal and state programs, will move towards the attainment of the State' housing goals.
- (c) To assist each locality in determining what is required to enable the community to meet existing housing need and future housing demand.
- (d) To ensure that local government cooperate with other public agencies in order to address the regions housing needs.

State law requires that local governments review and update their Housing Elements every five (5) years. Housing element law also requires the Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and to report its written findings to the local government prior to and after adoption. The Manhattan Beach Housing Element was most recently updated in 2003. The proposed Housing Element will meet the statutory requirements for the current planning period which began in 2005 and ends in 2011.

On January 15, 2008 the City Council authorized a contract with a Housing Element consultant to prepare the updated Housing Element. Staff has prepared an updated Element in compliance with State law with assistance from Sandra Genis, Planning Resources. Upon review and recommendation by the Planning Commission, staff will make the appropriate changes, as directed and then take the revised draft document to City Council for their review and approval. Once City Council approval is attained, staff will forward the document to the State Department of Housing and Community Development (HCD) for its review.

## **DISCUSSION**

A Housing Element must include the following components:

1. Assessment of existing and projected housing characteristics and needs;
2. Identification of adequate sites for housing;
3. Inventory of resources and constraints which would affect meeting housing needs;
4. Statement of community goals, policies, quantified objectives and scheduled programs for the preservation, improvement, and development of housing.

The needs analysis must address special needs groups such as the elderly, handicapped, large families, and homeless. The primary goal of the City of Manhattan Beach Housing Element is to promote the development of suitable housing to meet existing and projected demand, while protecting the vitality of the existing residential neighborhoods. The draft Housing Element contains five (5) sections. The following is a brief summary of each.

### Section 1. Introduction

This section provides an overview of the purpose and scope of the Housing Element, and describes its content.

### Section 2. City Profile

This section provides a breakdown of the overall demographics and socioeconomic characteristics of the City and contains the technical analysis for the Element. The key sources include the Federal Census (2000 data), many local housing resources, and the Department of Housing and Urban Development (HUD).

### Section 3. Housing Need

This section identifies housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA) for the City and other regional growth projections. The City's RHNA allocation in meeting the regions housing need is identified. This allocation of 895 new housing units by June 30, 2014 is established by SCAG, and the City does not have the ability to modify the number. This section also identifies how the City plans on meeting its special need groups such as the Handicapped, Elderly, Large Families, Female-headed households, and the homeless.

### Section 4. Opportunities and Constraints

This section highlights the opportunities for housing allocation and identifies trends and potential development constraints that could inhibit the City's ability in meeting its RHNA allocation over the current planning period. This section also provides quantified housing objectives that are more likely to be achieved.

### Section 5. Goals, Policies, and Programs

This section illustrates the City's housing policies and identifies those programs that will implement those policies. This is the section of the Element that requires implementation. State law requires that housing policies shall address the following issues: 1) conservation of existing affordable housing stock; 2) strategies that will effectively assist in development of affordable housing; 3) provision of adequate sites to accommodate a diversity of housing types; 4) removal of governmental constraints as necessary; and 5) strategies for promoting equal housing opportunities.

Some of the policies contained in the draft element are a continuation of those identified in the current (2003) document along with some new policies that create and encourage the use of green building practices, as well as to comply with State Law requirements.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

An Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) for the Draft Housing Element. While the Housing Element itself will not directly result in a specific development or physical change to the environment, it contains policy that will promote new housing. Therefore, the Initial Study is based on the potential development that may result if the housing production in its policies is realized. The Initial Study determined that there is no significant impact from the project and a Negative Declaration of environmental impacts in accordance with CEQA should be issued.

## **PUBLIC NOTICE**

A notice of the Planning Commission review hearing and availability of the draft element and Initial Study was published in the Beach Reporter on October 30, 2008. The draft Element has been made available at the Library and City Hall, and copies of the draft Element are available to the public at the Department of Community Development and posted on the web.

## **ATTACHMENTS**

Exhibit A: Draft Housing Element

Exhibit B: Draft Initial Study and Negative Declaration in accordance with CEQA

## ENVIRONMENTAL CHECKLIST

### I. Background

1. Project title: Housing Element Revision
2. Lead agency name and address  
City of Manhattan Beach  
1400 Highland Ave.  
Manhattan Beach, Ca. 90266  
(310) 802-5504
3. Project location: Citywide
4. Project sponsor:  
City of Manhattan Beach  
1400 Highland Ave.  
Manhattan Beach, Ca. 90266  
(310) 802-5504
5. General plan designation: Various (Citywide amendment)
6. Zoning: Various (Citywide amendment)
7. Description: Revision of City wide housing element
8. Surrounding Land Use: Residential, commercial, recreational, and open space
9. Other reviews needed: State Department of Housing and Community Development (HCD)

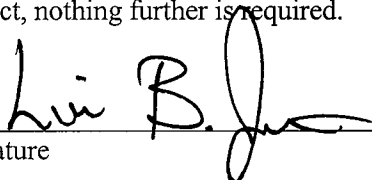
### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |
|--|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Geology/Soils                 | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use/Planning             |   |

DETERMINATION: (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 \_\_\_\_\_  
Signature Date 11/7/08

Laurie Jester Richard Thompson  
Printed Name For Director of Community  
Planning Manager Development

II. Environmental Impacts

Potentially Significant Impact	Less Than Significant As Mitigated	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a.	Have a substantial adverse effect on a scenic vista?	___	___	<u>  X  </u>	___
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	___	___	___	<u>  X  </u>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	___	___	<u>  X  </u>	___
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	___	___	<u>  X  </u>	___

Discussion:

Development of additional residential units could potentially affect views and result in creation of additional light and glare as new homes are constructed. However, the area is already urbanized and minor changes would be anticipated to occur whether or not the element is adopted. Thus, potential adverse impacts are not considered significant. Additionally, existing City ordinances have development standards for new housing construction as well as require shielding of lights.

II. AGRICULTURE RESOURCES: Would the project:

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	___	___	___	<u>  X  </u>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	___	___	___	<u>  X  </u>
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	___	___	___	<u>  X  </u>

Discussion:

There are no agricultural uses in the City.

III. Air. Will the proposal result in:

- |    |  |     |     |              |              |
|----|--|-----|-----|--------------|--------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan?   | ___ | ___ | ___          | ___ <u>X</u> |
| b. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | ___ | ___ | ___          | ___ <u>X</u> |
| c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | ___ | ___ | ___          | ___ <u>X</u> |
| d. | Expose sensitive receptors to substantial pollutant concentrations?  | ___ | ___ | ___ <u>X</u> | ___          |
| e. | Create objectionable odors affecting a substantial number of people?   | ___ | ___ | ___          | ___ <u>X</u> |

Discussion:

III.d. Construction of new housing will result in a temporary increase in dust and emissions from construction equipment; however, this would be anticipated to occur whether or not the element is adopted, and potential adverse impacts are not considered significant.

IV. BIOLOGICAL RESOURCES -- Would the project:

- |    |   |     |     |     |              |
|----|---|-----|-----|-----|--------------|
| a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ___ | ___ | ___ | ___ <u>X</u> |
| b. | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | ___ | ___ | ___ | ___ <u>X</u> |
| c. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | ___ | ___ | ___ | ___ <u>X</u> |
| d. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species  |     |     |     |              |



	or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	___	___	___	<u>X</u>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	___	___	___	<u>X</u>
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	___	___	___	<u>X</u>

Discussion:

There are no sensitive biological resources in the City.

V. CULTURAL RESOURCES -- Would the project:

a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	___	___	___	<u>X</u>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	___	___	___	<u>X</u>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	___	___	___	<u>X</u>
d.	Disturb any human remains, including those interred outside of formal cemeteries?	___	___	___	<u>X</u>

Discussion:

The City has a local Culturally Significant Landmarks regulation that is voluntary and any new housing will be reviewed to ensure conformance with those requirements.

VI. GEOLOGY AND SOILS. Will the proposal result in:

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	___	___	___	<u>X</u>
	ii) Strong seismic ground shaking?	___	___	<u>X</u>	___
	iii) Seismic-related ground failure, including				

	liquefaction?	___	___	___	<u>X</u>
	iv) Landslides?	___	___	___	<u>X</u>
b.	Result in substantial soil erosion or the loss of topsoil?	___	___	<u>X</u>	___
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	___	___	___	<u>X</u>
d.	Be located on expansive soil, creating substantial risks to life or property?	___	___	___	<u>X</u>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	___	___	___	<u>X</u>

Discussion:

VIa. Development of additional housing will result in an introduction of additional people and structures into the area, which like all of Southern California is subject to earthquake induced ground movement. However, the impact will not be unusually significant or adverse in the City of Manhattan Beach. Similarly, new residents could potentially be exposed to hazards due to landslides. However, all future development will be subject to review by City building officials which will reduce and mitigate any impacts to a level of insignificance. Further, this would be anticipated to occur whether or not the element is adopted, and potential adverse impacts are not considered significant.

VIb. Minor erosion of soils could occur as sites are cleared and soils exposed in the construction process for additional homes consistent with the proposed element; however, this would be anticipated to occur whether or not the element is adopted, and potential adverse impacts would be reduced to a level of insignificance through the review and application of standard City grading requirements.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	___	___	___	<u>X</u>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	___	___	___	<u>X</u>
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	___	___	___	<u>X</u>

- |    |   |   |   |   |          |
|----|---|---|---|---|----------|
| d. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | — | — | — | <u>X</u> |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | — | — | — | <u>X</u> |
| f. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | — | — | — | <u>X</u> |
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | — | — | — | <u>X</u> |
| h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | — | — | — | <u>X</u> |

Discussion:

Exposure to new hazards is not anticipated, and existing City and State regulations will ensure that any hazards are mitigated.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- |    |  |   |   |          |          |
|----|--|---|---|----------|----------|
| a. | Violate any water quality standards or waste discharge requirements?   | — | — | —        | <u>X</u> |
| b. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | — | — | —        | <u>X</u> |
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or substantial erosion or siltation on- or off-site?   | — | — | <u>X</u> | —        |

d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	___	___	___	<u>X</u>
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	___	___	___	<u>X</u>
f.	Otherwise substantially degrade water quality?	___	___	___	<u>X</u>
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	___	___	<u>X</u>	___
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	___	___	___	<u>X</u>
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	___	___	___	<u>X</u>
j.	Inundation by seiche, tsunami, or mudflow?	___	___	___	<u>X</u>

Discussion:

VIII.c. Minor erosion of soils could occur as sites are cleared and soils exposed in the construction process for additional homes consistent with the proposed element, resulting in a small, temporary increase in sedimentation in area drainages; however, this would be anticipated to occur whether or not the element is adopted, and any potential adverse impacts would be reduced to a level of insignificance through the review and application of standard City grading requirements.

VIII.g. As detailed in the Manhattan Beach Community Safety Element, no part of the City is located in a Federal Flood Hazard Boundary. As mapped in the Community Safety Element Figure CS-3, portions of the City are subject to localized flooding. Flooding in these areas constitutes more of a nuisance than a threat to personal safety. Housing already exists in these areas subject to localized flooding and will continue to exist and be developed in these areas whether or not the Housing Element Revision is adopted. Thus, potential adverse impacts are not considered significant. Any new development in these areas would be subject to review and application of standard City safety requirements will be imposed which will mitigate any potential impacts.

IX. LAND USE AND PLANNING - Would the project:

a.	Physically divide an established community?	___	___	___	<u>X</u>
b.	Conflict with any applicable land use plan, policy,				

- |    |  |     |     |     |          |
|----|--|-----|-----|-----|----------|
|    | or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ___ | ___ | ___ | <u>X</u> |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan?   | ___ | ___ | ___ | <u>X</u> |

Discussion:

The Housing Element is consistent with the other Elements of the General Plan, including land use and therefore there are no conflicts

X. MINERAL RESOURCES -- Would the project:

- |    |  |     |     |     |          |
|----|--|-----|-----|-----|----------|
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | ___ | ___ | ___ | <u>X</u> |
| b. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ___ | ___ | ___ | <u>X</u> |

Discussion:

There are no mineral resources within the City therefore there are no impacts.

XI. NOISE -- Would the project result in:

- |    |  |     |     |          |          |
|----|--|-----|-----|----------|----------|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | ___ | ___ | ___      | <u>X</u> |
| b. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | ___ | ___ | ___      | <u>X</u> |
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | ___ | ___ | ___      | <u>X</u> |
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | ___ | ___ | <u>X</u> | ___      |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ___ | ___ | ___      | <u>X</u> |
| f. | For a project within the vicinity of a private airstrip,   |     |     |          |          |



Discussion:

XIIIa-e. Development of additional residential units will result in a minor increase in demand for public services; however, such would be anticipated to occur whether or not the element is adopted, and the level of potential impact is not considered significant. Any new development would be subject to local fees to offset any impacts on schools.

#### XIV. RECREATION

- |    |   |     |     |              |              |
|----|---|-----|-----|--------------|--------------|
| a. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ___ | ___ | <u>  X  </u> | ___          |
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | ___ | ___ | ___          | <u>  X  </u> |

Discussion:

XIVa. Development of additional residential units will result in a minor increase in use of and demand for recreation facilities; however, such would be anticipated to occur whether or not the element is adopted, and the level of potential impact is not considered significant.

#### XV. TRANSPORTATION/TRAFFIC -- Would the project:

- |    |   |     |     |              |              |
|----|---|-----|-----|--------------|--------------|
| a. | Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | ___ | ___ | <u>  X  </u> | ___          |
| b. | Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | ___ | ___ | ___          | <u>  X  </u> |
| c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | ___ | ___ | ___          | <u>  X  </u> |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | ___ | ___ | ___          | <u>  X  </u> |
| e. | Result in inadequate emergency access?  | ___ | ___ | ___          | <u>  X  </u> |

- |    |   |     |     |          |          |
|----|---|-----|-----|----------|----------|
| f. | Result in inadequate parking capacity?  | ___ | ___ | ___      | <u>X</u> |
| g. | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | ___ | ___ | <u>X</u> | ___      |

Discussion:

XVa. Development of additional residential units will generate a minor increase in traffic. However, additional housing would be permitted under existing planning and zoning and this would occur whether or not the element is adopted. In addition, residential uses in mixed use areas could actually reduce traffic, due to the ability of patrons to walk to commercial establishments from their homes and the lower traffic generated by residential uses compared to commercial uses for a given square footage of development. Any new units that are added would be subject to appropriate conditions regarding engineering and traffic, which will mitigate any impacts if any at all.

XVg. Development of additional housing will generate a demand for parking. However, in most cases all parking would be provided on-site as required by existing City regulations. In addition, in mixed use areas, residential uses typically generate less demand for parking than commercial uses for a given square footage of development.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- |    |  |     |     |     |          |
|----|--|-----|-----|-----|----------|
| a. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | ___ | ___ | ___ | <u>X</u> |
| b. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                              | ___ | ___ | ___ | <u>X</u> |
| c. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                       | ___ | ___ | ___ | <u>X</u> |
| d. | Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | ___ | ___ | ___ | <u>X</u> |
| e. | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ___ | ___ | ___ | <u>X</u> |
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | ___ | ___ | ___ | <u>X</u> |



- g. Fail to comply with federal, state, and local statutes and regulations related to solid waste?

Discussion:

Development of additional residential units will generate a minor increase in utilities and other service systems. However, additional housing would be permitted under existing planning and zoning and this would occur whether or not the element is adopted.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?