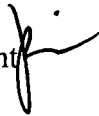


**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Richard Thompson, Director of Community Development 

FROM: Michael P. Rocque, Assistant Planner *M.P.R.*

DATE: January 29, 2009

SUBJECT: Planning Commission Workshop to Discuss and Review a Comprehensive Update to the City's General Plan Housing Element

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. State law also requires that local governments review and update their Housing Elements every five (5) years. 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.

More detailed background information can be found in the previous Staff Report and attachments from the November 12, 2008 regular meeting (Exhibit C).

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 challenge that the City can sometimes face is attempting to apply the State regulated goals and policies within the Element which does not always correlate or fit in with the City's existing infrastructure and Land Use goals/policies. The goal is to try and attain a Housing Element that addresses all or many of the State's goals while incorporating and considering the City's primary goals and objectives. A more detailed discussion of what the Housing Element must include along with a breakdown of the current draft Element is included in the previous Staff Report from the November 12, 2008 regular meeting (Attachment C).

Staff presented the Housing Element for initial review at the November 12, 2008 Planning Commission regular meeting for consideration. The Commission decided at that meeting to Table the item for further discussion and directed staff to hold a Public Workshop in order to grasp and gain a full understanding of the purpose and process that goes into creating the Housing Element, as well as inviting the public for insight and comments.

DISCUSSION

At the November 2008 meeting, the Commission requested more information on the decision-making process used to identify the available housing sites. Attachment D is a copy of the potential sites in which the consultant and staff discussed along with the pros and cons of each site and the reasoning/justification for not selecting these sites for additional housing units.

Additionally, the Commission commented on the content in certain areas of the Housing Element. Staff is in the process of working with the Consultant to address all organizational and substantive issues within the Housing Element, such as, the layout and correlation, discussion of the 2003 Housing Element, visible areas for housing, and open space/parking regulations. Further revisions to the Element will take place after receiving comments and direction from tonight's meeting. A copy of the 2003 Housing Element has been provided (Attachment E) per the Commissions request.

At the November 12, 2008 meeting there were two speakers from the public. Both speakers commented on how they would like to see the Housing Element become more of a public process and that the current State Housing Goals and RHNA number of 896 units does not seem to be realistic and attainable. There were also suggestions that the City should consider lobbying the State to consider changing some of its current requirements.

PUBLIC NOTICE

A notice of the Planning Commission workshop was published in the Beach Reporter on January 8, 2009. Staff also sent out mailers to interested stakeholders and made the notice available on the web. 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. Staff, received one comment Attachment F.

ATTACHMENTS

- A: PC Minutes from 11/12/08 Meeting
- B: Draft Housing Element-10/08
- C: 11/12/08 Planning Commission Staff Report & Attachments
- D: Potential Available Housing Sites-1/7/09
- E: 2003 Adopted Housing Element
- F: E-Mail-Gary Osterhout-1/22/09

**CITY OF MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 12, 2008**

The Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 12th day of November, 2008, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

A. ROLL CALL

Present: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
Absent: None
Staff Present: Richard Thompson, Community Development Director
Laurie Jester, Planning Manager
Michael Rocque, Assistant Planner
Recording Secretary: Sarah Boesch

B. APPROVAL OF MINUTES – October 22, 2008

Commissioner Powell requested that page 10, paragraph 2, line 13 of the October 22 minutes be revised to read: “. . . neighborhood or create a detriment to the health safety or public welfare of the community.”

A motion was MADE and SECONDED (Paralusz/Powell) to approve the minutes of October 22, 2008, as amended.

AYES: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
NOES: None.
ABSENT: None.
ABSTAIN: None.

C. AUDIENCE PARTICIPATION

None.

D. PUBLIC HEARINGS (CONTINUED)

Consideration of a Master Use Permit to Allow Conversion of an Existing Office to Restaurants or Other Commercial Uses and Allow a New Restaurant (Tin Roof Bistro) With a New Outdoor Dining Patio and On-Site Consumption of Alcohol at 3500 Sepulveda Boulevard, Hacienda/Haagen Building, Manhattan Village Shopping Center

Planning Manager Jester summarized the staff report. She said that a revised draft Resolution has been provided to the Commissioners. She indicated that the words “paid in full” should be deleted from Condition 11 on page 9 of the revised draft Resolution. She said that the applicant also has proposed a change to Condition 7. She commented that the subject parcel is separate from the Manhattan Village Shopping Center with separate ownership. She indicated that there is a private settlement agreement to bring the site under the existing Master Use Permit with the Mall. She indicated that the proposal is to clarify and confirm that the subject property is part of the Master Use Permit for the mall and to allow alcohol service for the proposed restaurant. She pointed out that the Mall does allow for beer and wine service, but full alcohol service



requires an amendment. She said that the proposal is for interior and exterior improvements to an existing building currently utilized for office use and would not include any additions. She indicated that the proposal is for a 4,250 square foot restaurant plus 800 square feet of outdoor courtyard dining. She indicated that the proposed hours would be from 11:00 a.m. to 11:00 p.m. She said that no entertainment is proposed.

Planning Manager Jester stated that staff received one comment with concerns regarding light spillover with the change of use and hours which can be mitigated with standard conditions. She commented that staff recommends that the Commission adopt the revised resolution with conditions. She said that the site would be subject to all of the conditions that are applicable to the existing Master Use Permit and sign program for the Mall. She said that Condition 7 requires a dedication for the Sepulveda Boulevard right-of-way for the bridge widening project. She said that the condition also includes that the applicant would pay a fair share cash contribution that would be assessed in the future when the mall is redeveloped. She commented that the applicant is also requesting to provide valet parking, and it would need to be determined that it would not impact circulation and access, and the fire lanes.

In response to a question from Chairman Lesser, Planning Manager Jester indicated that the Mall would still be below the amount of footage allowed for restaurant use by approximately 13,000 square feet if the application is approved. She commented that there is a condition that an updated list of the current tenants and square footage be provided as part of the plan check process.

Chairman Lesser asked if any further study needs to be done regarding the safety of pedestrians crossing the service road from the parking area to access the proposed restaurant.

Planning Manager Jester said that there are handicapped access ways marked across the service road. She indicated that the change in use would result in an increase in pedestrian traffic. She said that additional conditions regarding pedestrian safety could be added if it is felt appropriate by the Commission.

In response to a question from Chairman Lesser, Planning Manager Jester said that staff's understanding is that the applicant is agreeable to allowing the dedication for the future widening of Sepulveda Boulevard and a future cash payment for a fair share contribution as this condition has been discussed with the applicant for two years.

Commissioner Seville-Jones asked the reason for the applicant's fair share contribution to be included with the future EIR assessment for the Mall rather than with the subject application.

Planning Manager Jester said that staff felt it was reasonable to require the payment at the time of the future EIR. She indicated, however, that the Commission can change the wording of the condition if they feel it would be more appropriate for it to be provided sooner. She commented that staff does not anticipate that the Sepulveda Boulevard widening project would occur within the next year. She said that staff felt the dedication was an immediate need, whereas the cash contribution is a future consideration.

Director Thompson said that staff felt there was an equity issue. He commented that the purpose of the fair share contribution is because of the location of the property being adjacent to the bridge. He indicated that it was felt that if the subject property should be assessed at the same time as the Mall since it would be considered part of the same permit.

Commissioner Seville-Jones commented that she has a concern that the applicant would not be

subject to the fair share contribution for the widening project if the Mall remains in its existing configuration and an EIR for any expansion is not brought forward.

Director Thompson pointed out that it is difficult to determine the fair share for the applicant if the larger site for the Mall is not also assessed.

Planning Manager Jester said that staff felt that the restaurant complies with parking, as it is within the cap for the square footage permitted for restaurant use within the Mall. She said that staff also felt the proposed use would have less of an impact on the parking for the Mall since it would be located along the perimeter.

Commissioner Seville-Jones pointed out that the movie theater is also located at the perimeter of the main Mall and it has a large impact on the parking.

In response to a question from Commissioner Seville-Jones, Director Thompson said that the Commission does not have discretion over the parking requirement with the subject application. He indicated that the determination for allowing the subject site to become a restaurant use has been negotiated between the property owners and the owners of the mall. He said that the issue has been clarified and the City Attorney is satisfied that the site is included with the mall. He indicated that the issue before the Commission is the alcohol license.

Commissioner Paralusz pointed out that section 1(L) on page 6 of the revised draft Resolution refers to a type 47 alcohol license, and 1(N) refers to a type 42 license.

Planning Manager Jester said that section 1(N) should also refer to a type 47 license.

Commissioner Fasola said that his main concern is regarding parking. He commented that it is almost impossible to find a parking space at the Mall during the Christmas season or during lunch hours. He indicated, however, that parking is not an issue before the Commission. He commented that the existing pole sign for the theater is useful for informing of the shows currently playing. He asked whether the pole sign is related to the project.

Planning Manager Jester said that there is a sign exception with the Master Use Permit for the mall approved in 2002 indicating that the theater sign needs to be removed. She said that the intent was that the sign be removed when the theaters leave the site. She indicated that staff's understanding is that the applicant would potentially like to modify the sign or have it be relocated. She said that staff wanted to acknowledge that the applicant would be under the existing sign exception for the Mall which would need to be amended if they were to choose to revise the sign. She stated that the project would not directly affect the sign, and the applicant would be required to apply for an exception if they wish to change it. She indicated that no changes are proposed to the sign with the current application.

Commissioner Powell commented that there was a letter in the packet from the applicant to the City dated August 7, 2007, which raised a question regarding whether the theater sign would be grandfathered in as part of the Master Use Permit for the Mall.

Planning Manager Jester indicated that the original proposal from the applicant was for the sign to become grandfathered in as part of the site incorporated into the Use Permit for the Mall. She said that staff was not able to agree to allow the sign to remain, as there was a sign exception which would have to be amended in order for the sign to remain. She stated that the dedication would impact the sign when the roadway is widened.

In response to a question from Commissioner Powell, Planning Manager Jester indicated that the City Attorney is satisfied that the language of the settlement agreement between the applicant and the owner of the Mall addresses the City's issues with the use of the property in relationship to the Master Use Permit.

Mike Simms, representing the applicant, said that they are looking forward to opening the restaurant. He commented that the process could be delayed if Condition 11 is included as part of the draft Resolution as worded. He indicated that the wording of Condition 11 could be a potential delay to their opening the restaurant. He said that since there is an agreement between the City and property owner, he would prefer that the condition not delay obtaining a building permit for the subject restaurant. He commented that they intent to operate the business as a family restaurant.

In response to a question from Commissioner Fasola, Director Thompson said that there is a condition that requires the irrevocable offer to dedicate to happen at a particular time; however, it should not delay the issuance of a building permit. He said that there is already a draft document prepared which only needs to be finalized, signed and recorded.

In response to a question from Commissioner Powell, **Mr. Simms** said that the restaurant will employ approximately 80 people, with a maximum of approximately 20 working at any one time.

In response to a question from Commissioner Seville-Jones, **Mr. Simms** said that he would prefer to not be restricted to selling alcohol only until 11:00 p.m. He said that they would not serve until 2:00 a.m., but they would prefer to have flexibility to allow for later patrons or for events until midnight.

In response to a question from Commissioner Powell, **Mr. Simms** said that they would not have an objection to alcohol service beginning at 11:00 a.m. rather than 6:00 a.m. as proposed.

Mark Neumann, the property owner, said that they have been working on the project for the past three years. He commented that the subject property is owned by a group of local families. He said that when they purchased the property they were told that the Master Use Permit for the Mall applies to their property and were then later told that it does not apply to their property. He stated that with the draft Resolution, their property would be incorporated into the Use Permit for the Mall only if the Mall is permitted to expand to the extent they wish. He said that he does not feel it is fair to force a property owner to give up their entitlements. He said that they previously agreed with staff to provide to the City for the dedication if they would be permitted to open their business. He indicated that after 2 ½ years they have lost a great amount of revenue in rent for the site.

Mr. Neumann said that they have had to provide soundproofing for the building because with the dedication, it would be located very close to Sepulveda Boulevard once the street is widened. He said that they have now lost a deal with Starbucks to locate on the site because of the delay. He commented that the widening of Sepulveda Boulevard would not be an advantage to their property but rather a disadvantage because they would be located only 3 feet from the roadway. He indicated that they were agreeable to making a dedication of the property with the conditions included in their letter of August 7, 2007, which are not included as part of the draft Resolution. He stated that they have been working with the City, but it has been a long process. He indicated that there is no nexus between granting an alcohol permit for the restaurant and determining that an existing entitlement applies to the property. He indicated that they are not pleased with being required to dedicate the land and also being asked to give

up future rights in order to allow the Mall to expand. He stated that the conditions included in their August 7, 2007, letter should be included. He commented that they should not be forced to give up land and also to give the City an unspecified amount for a fair share payment. He said that they are not opposed to the City acquiring the land; however, they would like for the condition regarding the dedication to be removed. He said that they would also request that consideration be given to soundproofing the building.

In response to a question from Commissioner Paralusz, **Mr. Neumann** indicated that a portion of the land that is to be dedicated is encumbered by a ground lease for the Theater sign. He said that the dedication cannot be made without informing the City that the dedication is subject to the rights, terms and conditions of an unrecorded ground lease between the property owners and RREEF. He commented that they also had a deal with the City to use part of the theater sign off of Sepulveda Boulevard to advertise their building, which should be included as part of the subject draft Resolution.

In response to a question from Commissioner Seville-Jones, Director Thompson pointed out that the delay is a result of a challenge by the owner of the Mall regarding concerns with the applicant's property being included as part of the Master Use Permit. He also indicated that the parking for the subject property is completely on the Mall property.

Commissioner Fasola commented that although the dedication would be 3 feet from the subject building, Sepulveda Boulevard would not necessarily be built up to that point because the sidewalk would be between the roadway and the dedication line.

Director Thompson said that the dedication is to within 3 feet of the subject property, however the configuration of the roadway has not been finalized. He stated that they are requiring a dedication necessary to install the additional lane that would match up to the bridge.

In response to a question from Chairman Lesser, Director Thompson indicated that a dedication request is typically negotiated between the City and the property owner and also may be part of an approval for an entitlement. He said that such dedication can be included with entitlements, although it is unusual for one to be included as part of an approval for alcohol service. He stated that the applicant has always told staff that he is willing to provide the dedication, and he is surprised that the applicant now has an issue with including the dedication as part of the subject draft Resolution. He indicated that staff is suggesting that the dedication be included with the request for alcohol service given the history of the proposal.

Planning Manager Jester pointed out that the August 2007 dedication and agreement letter from the applicant was not finalized because it included a request that the City replace the existing theater sign along Sepulveda Boulevard. Staff was unable to agree to this because of the existing Sign Exception, and the applicant was fully aware of this.

In response to a question from Commissioner Seville-Jones, Director Thompson stated that the applicant would have the ability to open a restaurant without alcohol, without the draft Resolution being approved, as they have already entered into an agreement with the Mall to be included in their Master Use Permit.

In response to a question from Chairman Lesser, Director Thompson said that he does not believe that a dedication of land has ever been included as part of an application for alcohol service as with the subject proposal.

Chairman Lesser opened the public hearing.

Audience Participation

Beth Gordie, Latham & Watkins, representing RREEF, said that RREEF supports the acknowledgement in the revised draft Resolution that the subject property is part of the Master Use Permit for the mall and that the applicant be permitted to have full service of alcohol. She stated that they are requesting a few modifications to the draft Resolution. She said that RREEF shares staff's concerns regarding safety and requests that the provisions included in Condition 13 regarding valet parking be struck. She commented that valet parking is a private matter that can be worked out between RREEF and the applicant. She said that RREEF has employees who address issues regarding parking on a daily basis who understand the parking demand. She indicated that they have a concern with the language in Condition 8 that outdoor area be included as square footage. She commented that this is a new condition in the subject draft Resolution that is not part of the Master Use Permit for the Mall. She indicated that her understanding is that the City typically does not include outdoor dining area as gross leasable area, and they are requesting that the language be stricken. She commented that they agree with the language in Condition 7 that the property owner shall also be required to be an applicant in the EIR and entitlement application for the mall. She indicated, however, that they have a concern with the language stating ". . .and sign any Master Use Permit Amendment or other entitlement applications that affect both parties as required by the Municipal Code." She indicated that RREEF is concerned with the requirement that the subject property owner sign the other entitlement applications that affect both parties. She said that Section 10.84 of the Code clearly sets forth the circumstances in which an entitlement must be signed by a property owner, and they feel that the Code should dictate when the applicant is required to sign any entitlements for the Mall.

In response to a question from Chairman Lesser, **Ms. Gordie** said that RREEF is remaining neutral regarding the issue of the dedication of land by the property owner to the City.

Commissioner Paralusz commented that the Commission only received the letter from RREEF with the suggested revisions as it was passed out at the meeting by **Ms. Gordie**, which does not allow a sufficient opportunity to review and consider the suggested changes. She commented that it could have been submitted at least a day before the meeting which would have allowed more time to review RREEF's concerns.

Ms. Gordie commented that they only received the staff report at the end of the day Friday and worked with staff and the property owner to address the issues. She said that after the holiday on Monday, they had a conference call on Tuesday to discuss the concerns with the parties which have been included in their proposed changes.

Director Thompson indicated that staff stands by its recommendations and the revised draft Resolution. He said that if the Commission would like for the staff to do further research, he would recommend that the item be tabled until a later time and renoticed.

Richard Rizika, representing the property owner, and a resident of the 800 block of 18th Street, said that Mike Simms has been attempting to open his restaurant in the community and has proven himself to be a good corporate citizen. He commented that it is a shame that the restaurant has been delayed. He indicated that it would seem that the issue of the dedication can be included as part of the future EIR for the expansion of the mall. He commented that there are issues regarding safety and soundproofing of the building with the expansion of Sepulveda Boulevard. He indicated that he has a concern with the requirement for a future

financial impact with the fair share of the dedication that is uncertain as to the amount. He commented that the expansion will not be a benefit for the property owners through additional income or square footage. He indicated that the subject property was permitted to use the parking for the mall in common with the other users and tenants previously which would not change with the subject application. He said that safety regarding the adjacent access road is a preexisting condition that would not change as a result of the subject proposal.

Chairman Lesser closed the public hearing.

Discussion

Commissioner Fasola indicated that he is in favor of approving the revised draft Resolution as proposed by staff. He said that he would support including the dedication language in Condition 7, and he would suggest that the item be tabled if any changes were proposed to the condition. He commented that any valet service for the proposed restaurant should be reviewed by the City. He commented that the outdoor patio would be substantial and should be counted as part of the square footage of the restaurant because there is an issue with parking. He commented that converting an office space to a restaurant is very difficult because of the increase in the intensity of the use. He commented, however, that there is some flexibility with the subject property being located within the Mall area. He said that he would like for the hours of operation to remain until 2:00 a.m. He commented that there is not a problem in the area, and later hours are the time when parking is not an issue. He pointed out that the theaters operate until 1:00 a.m. He commented that he feels the draft Resolution is fair as written.

Commissioner Paralusz said that she also is in favor of approving the revised draft Resolution as written. She said that she is in favor of clarifying the hours permitted for selling alcohol until midnight, as the applicant is agreeable and it is consistent with the other uses in the Mall. She stated that she is in favor of keeping the language for the dedication in the draft Resolution after weighing the costs and benefits to the owner and the public at large. She indicated that it is important to recognize that the City is asking for the dedication of the right-of-way. She said that she is concerned that the objections from RREEF were only presented at the very last minute before the meeting which demonstrates a lack of respect for the process, the applicant, the staff, and the Commissioners. She said that she cannot comment on issues without hearing staff's opinion and having an opportunity to consider them. She commented that she also feels the applicant's project should not be held up because of last minute objections by RREEF. She requested that page 3 section 10 of the revised draft Resolution be changed to read: "Therefore a Master Use Permit to allow a conversion of a portion of the existing office to restaurants or other commercial uses is not be required . . ." She requested "type 42" be changed to read "type 47" on page 7, paragraph N of the revised draft Resolution. She requested that the words "paid in full" be struck on page 9, paragraph 11.

Commissioner Seville-Jones indicated that she recognizes that the situation is complicated and involves three parties that have been trying to work through the situation over the past several years; however, the City has become trapped in a situation where private parties have not been able to reach an agreement. She said that she does not have sufficient information regarding the dedication. She said that the owner now objects to the dedication, and she is not certain whether there is a legal basis for the City to impose on the applicant the condition that the land be dedicated to widen the street. She indicated that she is concerned that the property owner is now requesting that the wording regarding the dedication be stricken, and she would like further information from the City Attorney regarding the legal basis for it to be required by the City. She stated that she also would like further information on the outdoor square footage being counted toward the restaurant use. She commented that she feels the comments from

RREEF should be considered although they were received at the last minute. She indicated that staff is simply requesting that they have an opportunity to review any agreement between the private parties regarding valet parking. She said that permitted hours for alcohol service until 12:00 a.m. is consistent with the hours for other uses in the Mall, and she would not be in favor of allowing alcohol to be served until 2:00 a.m.

Commissioner Powell stated that the restaurant is a great proposal, and the Commission does not want to hold up the project unreasonably. He said that the hours for alcohol service should only be permitted from 11:00 a.m. to 11:00 p.m. in order to be consistent with the hours of the other operations in the Mall. He stated that the project meets the required findings as detailed in the draft Resolution, and he would support the proposal.

Chairman Lesser said that he is sympathetic to the lessee who simply would like to start his business and to the property owner who has been without rent while the issue has remained unresolved. He indicated, however, that he has concerns with language being changed without a sufficient opportunity for review, and he needs more information to consider the requests by RREEF. He said that he needs more input from staff regarding their position. He said that staff has made a strong argument regarding the dedication; however he would want more information before it moves forward. He said that he also would like further information regarding the outdoor dining area being included toward restaurant use, as it would have implications for the future expansion of the Mall. He said that he would be sorry for the item to be delayed further because of the burden on the applicant. He stated that he supports the language in the revised draft Resolution as written regarding valet service. He indicated that he does see issues regarding public safety regarding traffic on the adjacent ring road, and he would want further information regarding the impact that the restaurant would have on parking. He indicated that any valet parking would be within the jurisdiction of the City, and he would not support removal of the condition. He indicated that he would also want further information on the removal of Condition 7. He said that he would support allowing the applicant to serve alcohol until midnight.

Commissioner Fasola said that tabling the item in order to review RREEF's requests brought at the last minute would penalize the applicant.

Chairman Lesser commented that he would like further information regarding the dedication. He said that the application was presented with a suggestion that the applicant had agreed to the language and the condition related to the dedication, and it now appears that the applicant is opposed.

Mr. Neumann indicated that they are not opposed to the City acquiring the land for the dedication; however, there are other means for the dedication rather than including it as part of a request for an alcohol permit. He indicated that he does not feel there is a nexus between the granting of an alcohol permit and a dedication of land. He commented that he does not feel it is fair for him to be required to give up a portion of his property and also be required to pay to improve the bridge. He requested that the requirement for the fair share payment be removed, as they are already paying for the road by dedicating a portion of their property which is very valuable. He pointed out that the General Plan requires a dedication of land with new construction or substantial renovation, and they are only proposing changing existing structures. He stated that it would not be fair for them to be required to pay an amount that has not yet been determined. He pointed out that Macy's also is a property owner as part of the Mall and will be involved with the future EIR for the Mall expansion.

Commissioner Seville-Jones said that she does not want for property owners to feel forced into

an agreement as part of an application. She said that she feels strongly that the item should be tabled for a future meeting. She commented that the applicant has delayed the hearing a number of times, and she does not feel another delay would be too much to ask. She said that the Commission has given the applicant time on their agenda which they have not taken an opportunity to use.

Chairman Lesser said that he agrees with the comments of Commissioner Seville-Jones and feels that he would need further information regarding the nexus between the granting of an alcohol permit and a dedication of land.

Commissioner Fasola pointed out that the City of Los Angeles often requires dedications as well as payments for improvements for change of uses. He also pointed out that the restaurant would be an intensification of use from office space.

In response to a question from Commissioner Paralusz, Director Thompson indicated that staff would be willing to remove the requirement in the draft Resolution for payment of the fair share contribution, as it will be addressed when the EIR for the Mall expansion is brought forward. He said that staff is not willing to change its position on the dedication and feels it is necessary to clarify that it is the appropriate action.

Commissioner Fasola asked the reason it is felt that all of the restaurants in the Mall should close at the same time and that one should not be permitted to remain open later.

Commissioner Paralusz said that she would prefer to provide for consistency with restaurant hours since the subject property is located in the same parcel as the other restaurants in the Mall. She indicated that she would want to prevent other restaurants from using the subject proposal as a precedent for requesting later hours. She said that she is more comfortable with applying the standard that is currently in place for the other restaurants in the Mall.

Commissioner Seville-Jones said that she also is more comfortable with limiting the operation of the restaurant to midnight. She said that she also would not want for the subject proposal to set a precedent for other restaurants in the Mall that might also request to remain open until 2:00 a.m.

Commissioner Paralusz said that if the purpose of the restaurant remaining open later is to serve more alcohol, she has a concern with encouraging people to drink until 1:00 a.m. or 2:00 a.m.

Director Thompson pointed out that the Master Use Permit allows for hours of operation between 6:00 a.m. and 2:00 a.m., and the proposal is only regarding the hours permitted for alcohol service.

Commissioner Powell said that he would like to see consistency for the subject restaurant with the hours of alcohol service with the other restaurants in the mall. He indicated that he also has a concern with people who are drinking at late hours exiting the restaurant and driving on Sepulveda Boulevard.

Commissioner Seville-Jones indicated that she does not think the Commission should make a decision where an applicant feels they are being forced to make concessions. She said that she would support the item being continued and for there to be a period of time for the applicant to consider its position.

Mr. Neumann said that they would be comfortable with the elimination of the requirement in

the draft Resolution for a fair share contribution. He commented that the dedication needs to include that the property is subject to an unrecorded ground lease.

Director Thompson said that he is not aware of an unrecorded ground lease for the property, and he is certain that evidence would have been brought forward previously if such a lease were an issue. He said that the issue will be addressed if the language in the condition cannot be implemented. He commented that issues regarding the theater sign will be addressed with the sign exception.

Action

A motion was MADE and SECONDED (Fasola/Paralusz) to **APPROVE** the revised draft Resolution for a Master Use Permit to Allow Conversion of an Existing Office to Restaurants or Other Commercial Uses and Allow a New Restaurant (Tin Roof Bistro) With a New Outdoor Dining Patio and On-Site Consumption of Alcohol at 3500 Sepulveda Boulevard, Hacienda/Haagen Building, Manhattan Village Shopping Center with the deletion of the wording regarding the requirement for a fair share contribution in Condition 11; with the change of the words “applicant” to “property owner” in the last sentence of Condition 11; with a limit of the hours permitted for alcohol service between 11:00 a.m. and 12:00 a.m.; with a revision to page 3 section 10 of the revised draft Resolution to read: “Therefore a Master Use Permit to allow a conversion of a portion of the existing office to restaurants or other commercial uses is not be required . . .”; with the changing of “type 42” to “type 47” on page 7, paragraph N; and with the removal of the words “paid in full” on the fifth sentence of paragraph 11 on page 9.

AYES: Fasola, Paralusz, Powell, and Chair Lesser
NOES: Seville-Jones
ABSENT: None.
ABSTAIN: None.

Director Thompson explained the 15-day appeal period and stated that the item will be placed on the City Council’s Consent Calendar for their meeting of December 2, 2008.

At 8:30 p.m., a 10 minute recess was taken.

E. PUBLIC HEARINGS (NEW)

1. Consideration of a Comprehensive Update to the City’s General Plan Housing Element

Assistant Planner Rocque commented that the City’s Housing Element is one of seven mandated elements that must be included in the City’s Local Plan and functions as the City’s long range plan for housing. He indicated that the purpose of the Housing Element is to ensure that cities assist in implementing a state wide housing goal and that local governments adequately plan to meet the housing needs of all economic segments of the community. He indicated that the law acknowledges that in order for private markets to adequately address housing needs and demand that cities must attain land use plans and regulatory systems that provide opportunities for and do not restrain housing development. He commented that State law requires that cities update their Housing Element every five years, and the most recent update to the City’s Housing Element was 2003. He indicated that the City Council authorized a contract with Sandra Genis to prepare the updated Housing Element. He stated that staff will make the appropriate changes as suggested by the Commission and forward the document to the

City Council for their review and approval. He said that once approval is received from the City Council, the Housing Element will be sent to the State Department of Housing and Community Development for their review. He commented that there was difficulty with the servers in attempting to post the draft Housing Element on line, and it was not uploaded to the City's website until Monday November 10. He said that a copy was made available at the City library on Friday, November 7.

Sandra Genis, Planning Resources, indicated that the Housing Element is a State mandated element of the City's General Plan. She stated that an important part of the Housing Element is identifying potential sites for additional housing, which are very limited in a city such as Manhattan Beach. She commented that specific housing needs groups that are identified housing include the elderly, people with disabilities, large families, people in need of emergency shelter, and households overpaying for housing. She indicated that very low income households have an income of \$30,000 or less; low income households have an income between \$30,000 and \$48,000; moderate income households have an income between \$48,000 and \$72,000; and upper income households have an income over \$72,000. She indicated that there is an assigned need based on the income groups which is initially determined for the region by the State Department of Housing and Community Development and it is then determined by the Southern California Association of Governments (SCAG) to assign portions of the need to each of the communities within the region. She indicated that Manhattan Beach has been assigned a projected need of 895 units with 350 in the upper income group, 160 in the moderate income group, 149 in low income group, and 296 in the very low income group.

Ms. Genis stated that the main components of the housing program include housing preservation; housing production; housing affordability; and energy conservation. She said that existing housing is preserved through code enforcement; utilizing the design overlay district to ensure that neighborhood character and quality are preserved; refraining from lot mergers; retaining and improving non conforming dwellings; regulating condominium conversions which can result in the loss of rental housing; and potentially utilizing Community Development Block Grant (CBDG) funds for home improvement loans. She indicated that producing additional housing units can potentially be done through residential infill; continuing to promote mixed use dwellings; revising the mixed use standards; implementing an affordable housing incentive program; allowing for second family units; allowing manufactured housing on single family lots; and providing for permit streamlining.

Ms. Genis commented that the affordable housing incentive program requires a portion of the homes that are provided to be affordable. She pointed out that Manhattan Beach is part of the Los Angeles County Housing Authority which provides housing affordability programs and includes the home ownership program and American dream down payment initiative. She said that there is a green building program in the City. She commented that promoting mixed use saves energy by reducing the need for vehicular transportation.

In response to a question from Chairman Lesser, Director Thompson indicated that a copy of the Housing Element was available to the public at the library. He indicated that it was available on the City's website on Monday.

In response to a question from Chairman Lesser, **Ms. Genis** indicated that the Planning Commission must make a recommendation regarding any revisions to the General Plan under State law. She indicated that she would appreciate any input from the Commission regarding potential sites in the City where additional housing could be provided. She indicated that the role of the Commission is to help to develop a Housing Element that conforms to the State requirements. She commented that many of the goals in the proposed document have been

taken from the existing Housing Element and Land Use Element or from programs that are currently in place.

Regarding item V on page 4 of the Environmental Check List included with the staff report, Commissioner Powell commented that the City currently has only a recognition program for culturally significant landmarks and does nothing to preserve historic structures. He asked whether it is an objective, goal, or policy.

Director Thompson commented that CEQA requires the City to evaluate the items included in the Environmental Check List, and staff feels the Housing Element would result in no impact in the areas included in the checklist.

In response to a comment from Commissioner Powell, Assistant Planner Rocque said that the word "regulation" can be changed in item V which states: "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."

Commissioner Powell commented that the indication in the Environmental Check List that the recommendations would have a less than significant impact from seismic ground shaking and no impact from a tsunami is in conflict with the Hazard Mitigation Plan approved by the City Council which states that a tsunami would have an impact. He said that he has a concern regarding the inconsistency with the hazard mitigation plan. He said that he would think that the impacts from seismic shaking and a tsunami should be consistent.

Ms. Genis pointed out that some of the language for the document was taken from the City's Safety Element.

Commissioner Powell asked whether a public workshop is supposed to be held to receive public input.

Ms. Genis said that the City is only required to allow the public an opportunity to provide comments. She said that a study session could be scheduled.

Commissioner Powell indicated that the data included in the Housing Element is broken down by eight census tracts, of which there is a summary of on page 5. He requested that the tables in the report include the area district or area name in the heading rather than the census tract number.

Commissioner Powell commented that there is an error on table 32 on page 28 of the document, as the numbers in the column labeled "units needed" do not add up to the total of 895. He indicated that it appears the number should be changed from 350 to 290 on the second to the last sentence on page 27, which would appear to also be the correct number to place in the lower right column of table 32.

Commissioner Fasola commented that it would be very difficult for residents to have parking located up to 1000 feet away for residences in the downtown area as suggested in the document. He indicated that there are many instances of apartment buildings in the Sand Section being torn down and changed to homes or condominium units. He commented that the percentage of residents in the area between 19 and 24 has shrunk to 3 percent as shown on table 6 on page 9 of the document, which demonstrates that young people are priced out of living in Manhattan Beach. He suggested that rather than the lots being rebuilt with 2 three bedroom condominiums with three stories and three parking spaces which is the current development trend, the lots

should be allowed to include up to 6 one bedroom units with one parking space each. He said that such units would sell for closer to \$500,000.00 rather than \$2,000,000.00 and would be affordable to a larger number of people. He indicated that he would suggest that staff consider changing the parking requirement for condominiums. He commented that the development pattern along The Strand used to include homes with smaller rental units which added to the vitality along the beach, as the occupants would often be outside on the patios. He indicated that the area is currently developed with giant homes where the owners do not live full time. He suggested incentives for building homes along The Strand that include a smaller rental unit.

In response to a question from Commissioner Paralusz, **Ms. Genis** indicated that the State could impose penalties for non compliance with the loss of state grants and funding for local projects with the next cycle of the Housing Element. She indicated that the City is supposed to provide an annual report on the implementation of the goals in the Housing Element.

In response to a question from Commissioner Seville-Jones, **Ms. Genis** indicated that all of the programs that were suggested in the previous Housing Element have not been completed; however, the City has not acted in contradiction to those programs.

Commissioner Seville-Jones said that before a vote is taken regarding the document, she wants to know whether it is felt that the goals that are suggested for the City are actually achievable. She asked if other possibilities were considered for adding housing such as changing the zoning of the mall to allow some mixed use.

Ms. Genis commented that there was a parcel within the Manhattan Village that is currently used for overflow parking which they considered for mixed use. She said that there was some concern of losing a portion of the economic base of the mall.

Commissioner Seville-Jones commented that she would like further guidance regarding the trade-offs and considerations in arriving at the proposed plan. She commented that she would also like more information regarding the advancement of this plan from the previous Housing Element.

Commissioner Paralusz suggested that an additional study session could be helpful and worth the time. She said that she is not certain that she has all of the information necessary to approve the document.

Chairman Lesser commented that there are malls in other cities which have included mixed use with commercial businesses and residential units. He suggested whether such an option for mixed use should be explored for Manhattan Village, although it may not necessarily result in housing that is affordable. He commented that the draft Housing Element also mentions adding to senior villas located to the east of Manhattan Village where there is a City-owned parking lot, which is a possibility he would like to have explored in more detail.

Ms. Genis pointed out that public agencies that are disposing of property must offer it to other public agencies, and priorities for such land are given to public recreation and affordable housing.

Chairman Lesser opened the public hearing.

Audience Participation

Gary Osterhout, a resident of the 500 block of 31st Street, commented that the California Housing Element law often is in conflict with local politics by asking cities to plan for the needs of the wider region and not only current residents. He stated that the law represents a mismatch of goals and policy tools by addressing the problem of overall housing underproduction with a process oriented approach developed to prod cities and counties into planning for their share of affordable units. He said that using a fair share planning approach as a tool to encourage overall housing production places an unrealistic burden on a fairly fragile policy. He pointed out that nearly four cities in ten and a quarter of counties are out of compliance with the law, and a large majority of jurisdictions in the state have been non compliant at some point. He commented that the draft document is an opportunity for Manhattan Beach as well as other similar cities to educate State leaders that the current requirements are not working and there are other means to provide affordable housing. He indicated that the law is constantly being changed as far as penalties and enforcement. He said that the public needs to be made aware of the requirements and the detrimental effects that are going to occur by going through the process. He commented that the public hearing for the Housing Element was placed as the second agenda item, and the draft document was not properly posted on the City's website. He also pointed out that a workshop or study session regarding the Housing Element also has not been held, and none of the Commissioners have previously been through the process of evaluating a Housing Element. He commented that the Housing and Community Development website indicates that local governments must make a diligent effort to achieve the public participation of all economic segments of society in order to assist in the development of the Housing Element, identify key community housing concerns, and brainstorm possible solutions. He suggested that there are many possible methods of engaging public participation including establishing an ongoing Housing Element task force, using websites, holding community meetings or events, and conducting surveys. He pointed out that there was no mention on the City's website home page that there was going to be a very important hearing regarding the Housing Element. He said that the public is supposed to be engaged and feel that they are a large part of the process. He indicated that the City needs input from the community.

Mr. Osterhout commented that the description of the Tree Section needs to be changed on pages 2 and 5 of the document from east of Bell Avenue and northwest to Valley Drive to East of Grand View Avenue. He commented that if the school district ever parted with the property, Grand View School could be zoned for single family if it were included as part of the Tree Section rather than the Sand Section. He indicated that he would like more specificity with maps or specific addresses regarding underdeveloped parcels in the Beach Area between 23rd Street and 35th Street which could accommodate 34 dwelling units as specified on page 36. He said that he would also like more specificity regarding the multi-family area along Manhattan Beach Boulevard near Meadows School. He indicated that the downtown parking situation for residences needs to be considered as indicated on page 49. He stated that the specific number of additional infill units that could be accommodated on existing residential sites should be identified as indicated on page 35.

Mr. Osterhout commented that the number of units that need to be developed is based on an estimate of the Department of Finance and an arbitrary estimate of the City. He indicated that it appears the number of additional units that could be provided through commercial area conversion has been doubled in the calculation on page 35 and page 62, and 640 units throughout the commercial area is an extremely high number. He commented that the document is very difficult to read and includes a lot of unnecessary statistics. He stated that the statistics could be placed toward the end of the document. He stated that the narrative information could be better indexed and more precisely identified with the four or five requirements of a Housing Element. He indicated that Government Code Section 65580(a) has

been misquoted in the introduction of the document. He said that the Staff report also has inaccurately quoted 65581(c). He stated that SCAG's forecasting for small incremental growth on page 26 is not consistent with growth that has occurred in the City in recent decades. He said that other strategies need to be discussed such as in lieu fees, zero loss policies, housing assistance for City employees, and basic cottage configurations. He said that alternative sites for housing need to be presented with reasoning as to whether or not they may be viable.

Gerry O'Connor, a resident of the 500 block of Harkness Street, said that he recognizes that the Housing Element is a mandate from the State that is not easily achievable. He commented that he is perplexed by a plan being put forward in order to reach a goal that in fact the City recognizes cannot be reached and has no intention of meeting. He said that it needs to be specified that the goals are unrealistic, and he feels that it is dishonest to suggest that the City has the ability or intention of executing the plan. He commented that the City is already largely built out and has a housing value that is very difficult to change significantly. He indicated that the City should indicate that implementing the plan for 895 new units is a problem and arrive at a figure which is felt can be realistic. He commented that the due date for the Housing Element to be submitted was July 1, 2008. He said that the definition of the project schedule included in the original January staff report specified that public participation should occur in the first and second months of the project as well as in the fourth and fifth month. He commented that soliciting public support would increase the strength of a message that is sent to SCAG that their goal is unrealistic. He indicated that the public needs to be more engaged and more aware of the challenge presented to the City. He commented that he has difficulty believing that there would be no detrimental environmental impact if 895 new units are built as indicated in the CEQUA negative declaration. He indicated that the previous Housing Element should be the base line for moving forward with the new document.

Chairman Lesser closed the public hearing.

Discussion

Director Thompson indicated that the City was very involved in the allocation of the Regional Housing Needs Assessment (RHNA) numbers from the beginning, and different approaches have been tried during each cycle to indicate that the numbers are unrealistic. He said that he has attended the meetings and attempted to make the argument that such a large number of new units would not be appropriate for Manhattan Beach; however, there are certain equations that are used by the State over which the individual cities have no control.

In response to a question from Chairman Lesser, Director Thompson indicated that a public workshop can be held if it is the desire of the Commission, which could be held in a more informal setting.

Commissioner Fasola commented that he agrees with the comments of **Mr. O'Connor** that the City should not submit a report indicating that 895 additional units will be provided if the goal is not realistic.

Director Thompson pointed out that the report is stating the actions the City can take to reach the goals set by SCAG; however, the issue is the resources that the City has available in order for it to be implemented. He indicated that there are higher priorities in the City's work plan. He pointed out that the City becomes a target for litigation if they do not forward the Housing Element.

Commissioner Fasola commented that the City would be better off stating that it is not realistic

and setting forth a goal that they feel can be met.

Director Thompson indicated that he supports the suggestion of having all of the options identified and then brainstorming as to whether or not they are feasible. He indicated that informed decisions could then be made regarding the options that should or should not be included in the document.

Commissioner Paralusz indicated that community members with certain expertise that may be able to help in developing alternative solutions could be asked to provide input.

Commissioner Powell pointed out that the document is part of the City's General Plan, and it is imperative that at least one public meeting is held that is well noticed and which specifies the proposals. He stated that the document suggests that the City be built out further, which is in contrast to the goals of the General Plan to maintain the City's small town atmosphere and unique neighborhoods. He commented that there is a suggestion on page 35 that the parking structure on Rosecrans Avenue and Highland Avenue be changed to accommodate two units, and he would question whether it would be beneficial to lose such a large amount of parking to accommodate two units.

Commissioner Seville-Jones said that a public workshop would help to gain credibility that that the City has considered alternatives for reaching the goals. She said that she would like to see the preservation of trees and landscaping addressed further in the document. She said that she would also like for in-lieu fees and for the preservation of historically significant structures to be addressed further. She said that she would also like further consideration given to building units on other large parcels within the City.

Chairman Lesser said that he would like to see the previous Housing Element, and he agrees that the new document should start with the previous document as a base. He commented that the rationale for arriving at the goals has not been fully explained, and he would like further information regarding how they were chosen. He said that he also would like further information as to why certain options for including housing were included and others were not.

Commissioner Paralusz thanked staff and **Ms. Genis** for their work in drafting the Housing Element. She indicated that the criticism that has been expressed is constructive and will make for a better document.

Commissioner Powell commented that the State is requiring that the City increase density and bulk; however, the indication of the Coastal Commission is that the City needs to control bulk and density. He said that he also does not believe the indication of the negative declaration that adding a large number of units would have no detrimental environmental impact.

Director Thompson pointed out that CEQUA will be evaluated every time a project is proposed for additional units to determine the environmental impact. He said that the negative declaration for the Housing Element is regarding the impact of the overall policies that are included and not specific projects.

Commissioner Powell commented that an increase in overall density in general will result in an increase in traffic and pollution.

Commissioner Seville-Jones commented that holding a hearing at the Police Fire Facility does not allow the meeting to be broadcast over cable which would not allow it to reach as large of an audience. She said that she would prefer for a study session to be held in the Council

chambers.

Chairman Lesser said that he likes the idea of encouraging larger public participation by allowing people to watch proceedings on the cable channel; however, a more informal setting allows a better opportunity for dialogue.

In response to a comment from Commissioner Powell, Director Thompson said that he would suggest that the meeting be held at the Police Fire Facility. He pointed out that the Council chambers is the only room that is set up for a camera to film and broadcast the proceedings.

Director Thompson said that a workshop will be scheduled to take place at the Police Fire Facility most likely in January.

Action

A motion was MADE and SECONDED (Fasola/Powell) to **TABLE** consideration of a Comprehensive Update to the City's General Plan Housing Element to a date uncertain.

AYES: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser
NOES: None.
ABSENT: None.
ABSTAIN: None.

F. BUSINESS ITEMS

None.

G. DIRECTORS ITEMS

None.

H. PLANNING COMMISSION ITEMS

Commissioner Powell commented that an exercise for earthquake preparedness is scheduled for Thursday November 24.

I. TENTATIVE AGENDA (November 26, 2008)

J. ADJOURNMENT

The meeting was adjourned at 10:30 p.m. to Wednesday, November 26, 2008 in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

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

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:

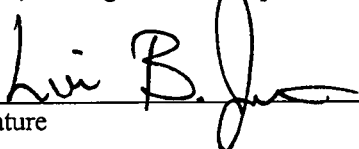
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.



11/7/08

Signature

Date

LAURIE JESTER

RICHARD THOMPSON

Printed Name

For

PLANNING MANAGER

DIRECTOR OF COMMUNITY 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, | | | | |

would the project expose people residing or working in the project area to excessive noise levels? X

Discussion:

XI.e. Construction of new housing will result in a temporary increase in noise 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. Additionally, existing City ordinances establish noise standards which must be complied with which mitigates any impacts.

XII. POPULATION AND HOUSING -- Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? X
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? X
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? X

Discussion:

XIIa. As residential development is facilitated and utilization of existing housing is enhanced through such programs as shared housing, population would be expected to increase somewhat. However, the proposed programs are designed to respond to the local and regional housing need generated by increasing population, and population growth anticipated is thus consistent with projections utilized in regional planning efforts by the designated metropolitan planning organization.

XIII. PUBLIC SERVICES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a. Fire protection? X
- b. Police protection? X
- c. Schools? X
- d. Parks or other recreational facilities? X
- e. Other public facilities? X

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? | — | — | — | <u>X</u> |
|----|------------------------------------------------------------------------------------------------|---|---|---|----------|

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? | — | — | — | <u>X</u> |
| 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)? | — | — | — | <u>X</u> |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | — | — | — | <u>X</u> |







Housing Sites Discussed

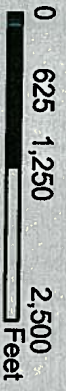
<i>Potential Sites</i>	<i>Pros</i>	<i>Cons</i>	<i>Justification/Reasoning</i>
<p>Sepulveda Commercial Corridor (various private owners)</p> <p><i>Approximate Size/Area: 80-90 Acres (Excludes Man. Village Mall)</i></p>	<p>Potential for mixed-use development could provide a large number of additional housing units</p>	<p>-Could hinder the City's current tax base revenue it receives from most businesses along Sepulveda by losing some commercial business.</p> <p>-New housing would not be conducive to the Sepulveda corridor in terms of traffic, circulation, noise, etc.</p>	<p>-City Council direction to keep this area primarily commercial and to maintain the City's economic base.</p> <p>-This area is consistent with the General Plan and Land Use Policies.</p>
<p>School Sites (if available - school district owns)</p> <p>-Begg School (Peck/18th)</p> <p>-Ladera School (Next to Grandview)</p> <p><i>Approximate Size/Area: 11.5 Acres (Combined)</i></p>	<p>Larger parcels which could lead to the potential for higher densities and more affordable housing.</p>	<p>-Increased residential uses could lead to increased demand for school facilities while reducing available sites</p> <p>-Conflicts with the City's recreation needs (school parks).</p> <p>-Site conditions. Steep terrain and poor access.</p>	<p>-Could have a conflict with the City's general plan (comm. resource element) to provide enough adequate schooling. School sites also represent approximately 28% of the City's park and open space.</p>
<p>Armory Site (if available- Federal government owned)</p> <p><i>Approximately Size/Area: 3.4 Acres</i></p>	<p>Not a very active armory site. Could be used for other services such as housing or recreation.</p>	<p>Not ideal for high density development. Would not create that much additional housing.</p>	<p>-Surrounding uses and area is not ideal for additional housing other than low density.</p> <p>-City Yard is surrounded on two sides by triangular site and on third side by existing low density residential neighborhoods.</p>
<p>Manhattan Village Mall overflow parking lot (city owned)</p> <p><i>Approx Size/Area: 1.5 acres</i></p>	<p>-Could potentially accommodate up to 25 additional housing units.</p> <p>-Provide more Senior Housing</p>	<p>Used as overflow mall employee parking and Manhattan Village Field during peak periods.</p>	<p>City Council direction to keep this area primarily commercial and retain ownership.</p>

EXHIBIT D
Housing Elem. Workshop
0 1/29/09

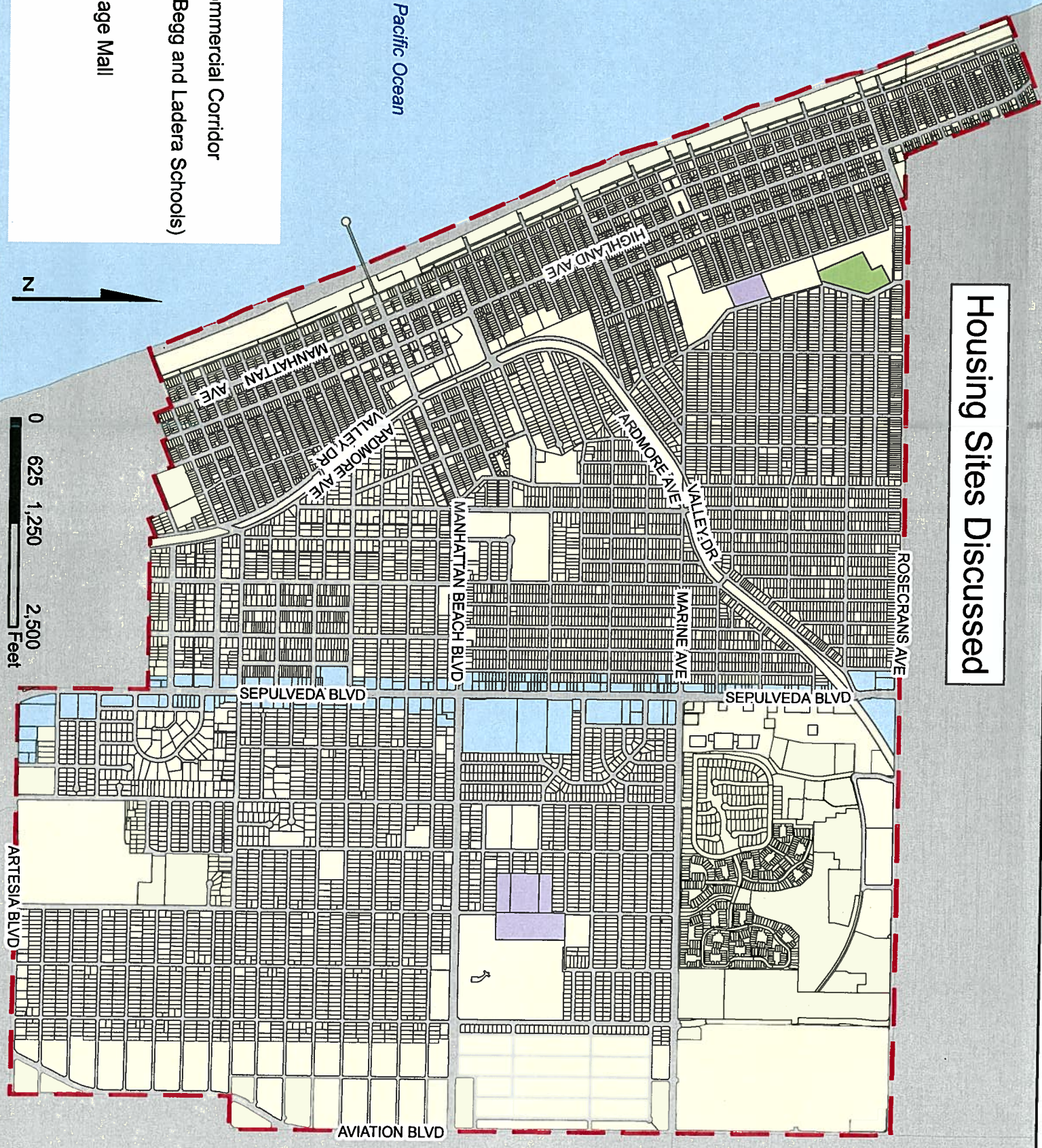
Housing Sites Discussed

Legend

-  Sepulveda Commercial Corridor
-  School Sites (Begg and Ladera Schools)
-  Armory Site
-  Manhattan Village Mall
-  Blocks
-  City Boundary



Pacific Ocean



DRAFT

HOUSING ELEMENT

FOR THE

CITY OF MANHATTAN BEACH



OCTOBER 2008

Draft

HOUSING ELEMENT

FOR THE

CITY OF MANHATTAN BEACH

OCTOBER 2008

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INTRODUCTION

The housing element is one of seven state mandated elements that must be included in a local general plan. When adopting requirements regarding the content of Housing Elements, it was the stated intent of the California State Legislature as expressed in Section 65581 of the Government Code:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

The state housing goal, as declared in Section 65580 (a) of the California Government Code is that:

...the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

Thus, the purpose of a local housing element is to assure that state housing goals are achieved at the local level. At the same time, local conditions are to be considered and local autonomy is to be preserved.

A housing element must contain an assessment of existing housing needs, an inventory of resources and constraints which would affect meeting those needs, and a statement of community goals, policies, and quantified objectives designed to help maintain, preserve, improve, and develop housing. The needs analysis must address special needs groups such as the elderly, handicapped, and large families.

This element was made available for public review _____. A public workshop regarding the element was held _____. Public hearings were held _____.

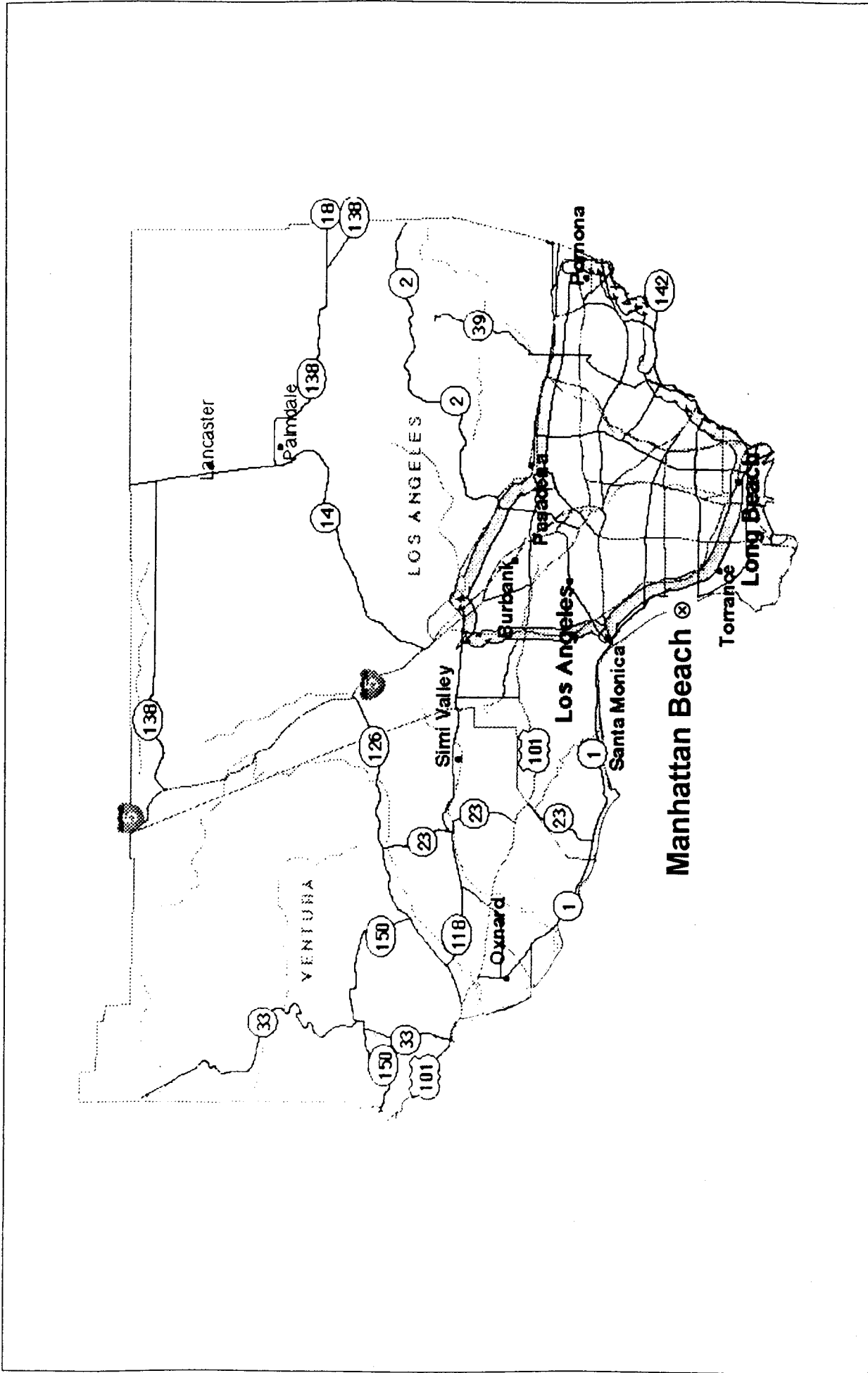
CITY PROFILE

The City of Manhattan Beach is located within the southwestern coastal portion of Los Angeles County in what is commonly referred to locally as the "South Bay" area (Figure 1). To the north is the City of El Segundo, to the east is Redondo Beach, to the south is Hermosa Beach, and on the west the Pacific Ocean. The City has a total land area of 2,017 acres (2.79 square miles).

The City is made up of several distinct neighborhoods which are grouped into "planning areas" that reflect the City's unique and varied environment (Figure 2). These planning areas are as follows:

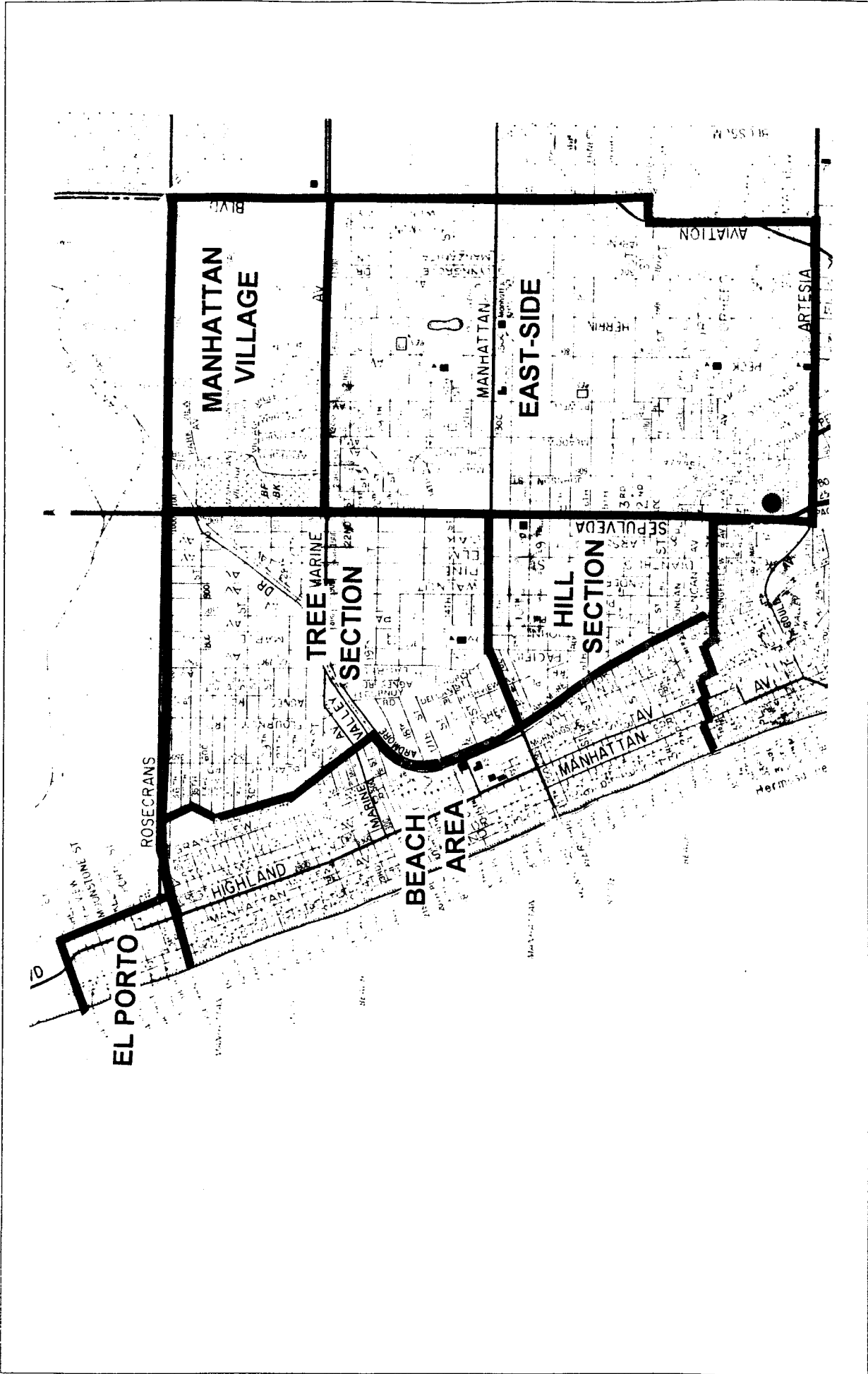
- Beach Area - This area contains most of the City's multi-family rental housing. Lots in this area are small with generally less than 3,000 square feet, and parking for residents and visitors is in short supply. The General Plan calls for the maintenance and enhancement of the "Village" atmosphere within the downtown commercial district. The City's goal is to promote the preservation of the small specialty retail and service activities that serve both visitors to the beach and local residents while also encouraging mixed-used residential/commercial development.
- Hill Section - This area consists primarily of single-family residential development, with commercial and higher-density residential development limited to Sepulveda Boulevard and Manhattan Beach Boulevard. The City's General Plan promotes the maintenance of single-family neighborhoods. Higher-density, multiple-family residential development is directed to those parcels located on either side of Manhattan Beach Boulevard, which is already developed with a mix of commercial and multi-family residential uses.
- East-Side/Manhattan Village - This includes all of the City's land area located east of Sepulveda Boulevard, and a large proportion of the City's commercial and residential uses is within this area. The City's land use policy calls for the preservation of the existing character of the residential neighborhoods located in the areas. Medium-and high-density residential development is located along Manhattan Beach Boulevard, Artesia Boulevard, and in areas adjacent to Manhattan Intermediate and Meadows schools, which are designated exclusively for multiple-family residential development.

Manhattan Village includes a substantial amount of regional commercial and office development as well as a significant number of condominium units.



MANHATTAN BEACH REGIONAL LOCATION

FIGURE 1



MANHATTAN BEACH PLANNING AREAS

FIGURE 2

- Tree Section – This is the portion of the City located to the east of Bell Avenue and northwest of Valley Drive. The area will remain almost exclusively single-family residential under the policies contained in the General Plan. A small portion of the area adjacent to Sepulveda Boulevard is designated for commercial uses.
- El Porto – This area was formerly the unincorporated community of El Porto and is located north of 38th Street between the ocean and the City of El Segundo. The area is developed with a mix of residential and commercial uses. El Porto has the highest residential development intensities found in the City. The General Plan protects the mix of multi-family and commercial development presently existing in this area.

POPULATION

According to the most recent Department of Finance (DOF) estimates, the City's population was 36,505 persons as of January 1, 2008, while the number of housing units in the City totalled 15,486 units. Total households were estimated at 14,911.

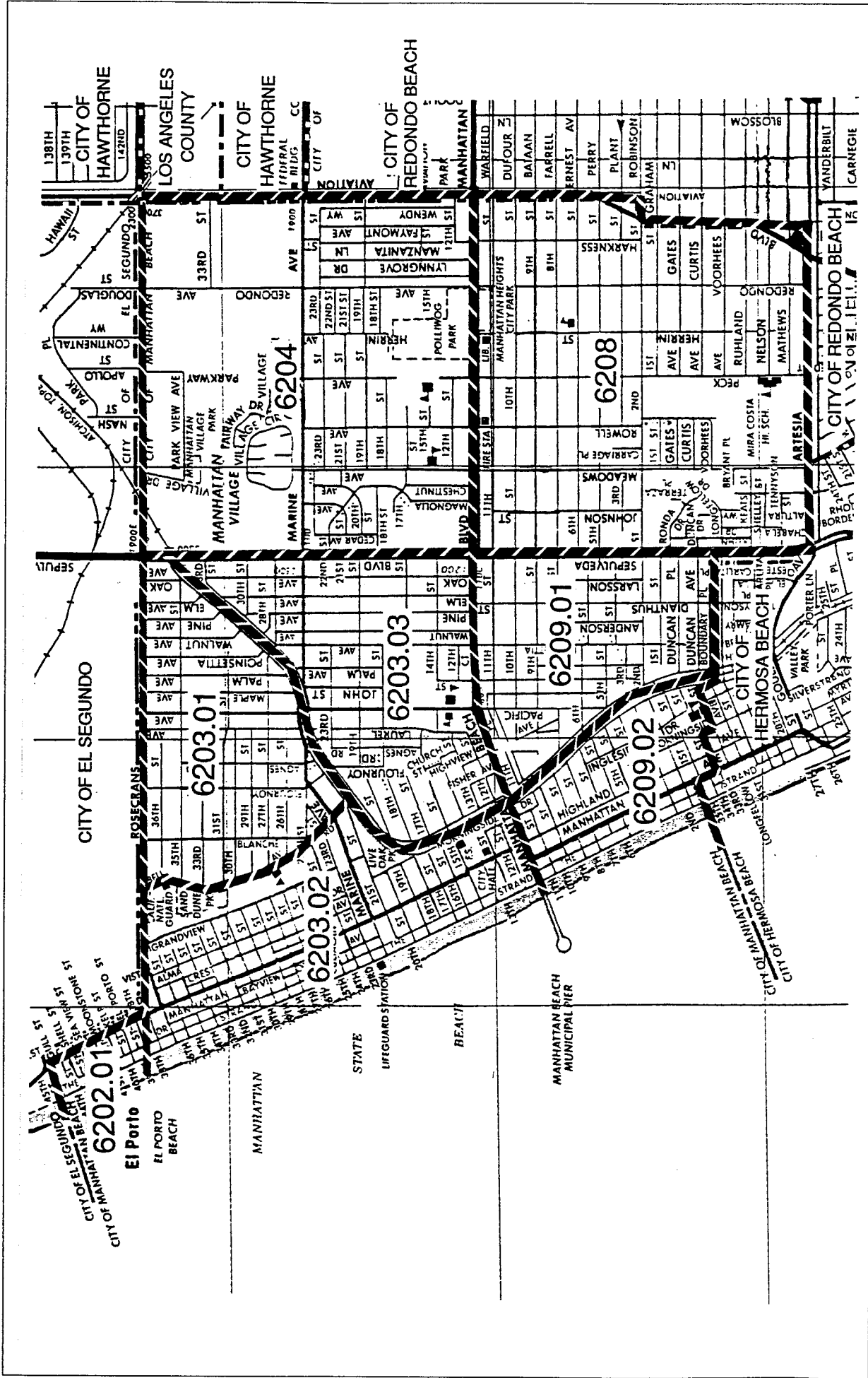
The City has been divided into eight census tracts which correspond with City planning areas as follows (Figure 3):

TABLE 1 PLANNING AREAS

Planning Area	Census Tract
Beach Area	6203.02 and 6209.02
Hill Section	6209.01
East-side/Manhattan Village	6208 and 6204
Tree Section	6203.01 and 6203.03
El Porto	6202.01

POPULATION GROWTH

The City of Manhattan Beach was incorporated in 1912, and grew rapidly until the 1960's (Table 2). The City experienced the most rapid growth in the 1930's 1940's and 1950's, and actually experienced a population decline in the 1970's (Table 1), dropping from 35,352 to 31,542.



MANHATTAN BEACH CENSUS TRACTS

FIGURE 3

**TABLE 2
POPULATION GROWTH**

	Population	Change	Percent Change
1912	600	*	*
1920	859	259	43.17%
1930	1,891	1,032	120.14%
1940	398	4,507	238.34%
1950	17,330	10,932	170.87%
1960	33,934	16,604	95.81%
1970	35,352	1,418	4.18%
1980	31,542	-3,810	-10.78%
1990	32,063	521	1.65%
2000	33,852	1,789	5.58%

Source: Federal Census, 1920-2000; Manhattan Beach General Plan, p. INT-5

Population in some areas of the City continues to decline, although population increased in other areas, as seen below (Table 3). The City's 2000 Census population at 33,852 represents a 5% increase from 1990, but is still less than the peak population figures for the 1970s. The greatest population decline has been experienced in the old section of the City, in Census Tracts 6203.2 and 6209.01/6209.02 adjacent to the coast.

**TABLE 3
GROWTH BY CENSUS TRACT -1970 TO 2000**

Tract	1980	1990	Change 1980-1990		2000	Change 1990-2000		Change 1980-2000	
			Number	Percent		Number	Percent	Number	Percent
6202	1,185	1,281	96	8.10%	1,548	267	20.84%	363	30.63%
6203.01	4,044	3,932	-112	-2.77%	4,324	392	9.97%	280	6.92%
6203.02	6,546	6,101	-445	-6.80%	6,022	-79	-1.29%	-524	-8.00%
6203.03	4,250	4,087	-163	-3.84%	4,303	216	5.29%	53	1.25%
6204	3,835	4,626	791	20.63%	5,022	396	8.56%	1,187	30.95%
6208	7,074	6,763	-311	-4.40%	7,271	508	7.51%	197	2.78%
6209.01	2,651	2,385	-266	-10.03%	2,483	98	4.11%	-168	-6.34%
6209.02	3,142	2,885	-257	-8.18%	2,879	-6	-0.21%	-263	-8.37%
City Total	32,727	32,060	-667	-2.04%	33,852	1,792	5.59%	1,125	3.44%

Source: Federal Census

TABLE 4
Population Trends by Planning Area - 1980 to 2000

Planning Area	Population		Change 1980-2000	
	1980	2000	Change	Percent
Beach Section	9,688	8,901	-787	-8.12%
Hill Section	2,651	2,483	-168	-6.34%
East Side/Manhattan Village	10,909	12,293	1,384	12.69%
Tree Section	8,294	8,627	333	4.01%
El Porto	1,185	1,548	363	30.63%
Total	32,727	33,852	1,125	3.44%

Source: Federal Census

Overall growth is similar to trends in other nearby communities.

TABLE 5
POPULATION GROWTH - 1970-2000

Area	1970	1990	Change 1970-1990		2000	Change 1990-2000	
			Number	Percent		Number	Percent
Manhattan Beach	35,352	32,063	-3,289	-9.30%	33,852	1,789	5.58%
El Segundo	15,620	15,223	-397	-2.54%	16,033	810	5.32%
Hermosa Beach	17,412	18,219	807	4.63%	18,566	347	1.90%
Redondo Beach	57,415	60,167	2,752	4.79%	63,261	3,094	5.14%
Beach cities total	125,799	125,672	-127	-0.10%	131,712	6,040	4.81%
L.A. County	7,041,980	8,863,164	1,821,184	25.86%	9,519,338	656,174	7.40%

Source: Federal Decennial Census, dates shown

Opportunities for growth have been limited by available land in these older, stable communities.

Age

Between 1970 and 1990 the number and proportion of school age children in the City of Manhattan Beach declined significantly, from 25.30 percent of the population in 1970 to only 11.51 percent of the population

in 1990 (Table 6). In recent years the trend has reversed with an increase in the number of pre-school age children to nearly 1980 levels. However, the proportion of young adults continues to decline, while the number of seniors continues to grow.

**TABLE 6
Age Profile**

Age	1970		1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-4	2,405	6.80%	1,424	4.34%	1,825	5.69%	2,197	6.49%
5-18	8,944	25.30%	6,189	18.85%	3,689	11.51%	5,680	16.78%
19-24	3,391	9.59%	2,922	8.90%	2,380	7.42%	1,052	3.11%
25-54	16,600	46.96%	17,450	53.16%	18,528	57.79%	18,135	53.57%
55-59	1,435	4.06%	1,682	5.12%	1,513	4.72%	1,963	5.80%
60-64	903	2.55%	1,219	3.71%	1,369	4.27%	1,299	3.84%
65+	1,674	4.74%	1,941	5.91%	2,759	8.60%	3,526	10.42%

Source: Federal Census, years shown

Ethnicity

The population of Manhattan Beach is predominantly non-minority white (Table 7). This varies only slightly from area to area. Census Tracts 6204 and 6208, easterly of Sepulveda Boulevard have a slightly higher concentration of minorities than the rest of the City, although still predominantly non-minority white. These two tracts have a significantly greater percentage of individuals of Asian extraction than other areas of the City. The two tracts also have a somewhat higher proportion of Hispanics.

**TABLE 7
RACE BY CENSUS TRACT**

Tract	Total	White		Black		Amerind/ Eskimo		Asian or Pacific Islander		Other		Hispanic	
		#	%	#	%	#	%	#	%	#	%	#	%
6202.01	1,548	1,410	91.1	6	0.39	4	0.26	71	4.59	36	2.33	91	5.88
6203.01	4,324	3,961	91.6	19	0.44	3	0.07	178	4.12	38	0.88	212	4.9
6203.02	6,022	5,609	93.1	27	0.45	11	0.18	198	3.29	63	1.05	263	4.37
6203.03	4,303	3,900	90.6	15	0.35	3	0.07	211	4.9	66	1.53	210	4.88
6204	5,022	4,253	84.7	48	0.96	18	0.36	441	8.78	75	1.49	319	6.35
6208	7,271	6,033	83	59	0.81	23	0.32	761	10.47	191	2.63	424	5.83
6209.01	2,483	2,269	91.4	22	0.89	7	0.28	100	4.03	21	0.85	106	4.27
6209.02	2,879	2,689	93.4	12	0.42	1	0.03	83	2.88	21	0.73	125	4.34
City Total	33,852	30,124	89	208	0.61	70	0.21	2,043	6.04	501	1.48	1,756	5.19

Source: 2000 Federal Census

The ethnic makeup of the City of Manhattan Beach is typical of that of nearby beach communities (Table 8).

TABLE 8
PERCENT RACE BY CITY

City	Total Population	White	Black	Amerind/ Eskimo	Asian or Pacific	Other	Hispanic
Manhattan Beach	33,852	89	0.6	0.2	6	1.3	5.2
El Segundo	16,033	83.6	1.2	0.5	6.4	3.8	11
Hermosa Beach	18,566	89.6	0.8	0.4	4.4	1.9	6.7
Redondo Beach	63,261	78.6	2.5	0.5	9.1	4.8	13.5
Beach cities total	131,712	85.2	1.3	0.4	6.5	3	9.1
L.A. County	9,519,338	48.7	9.8	0.8	11.9	23.8	44.6

Source: 2000 Federal Census

HOUSEHOLD CHARACTERISTICS

A household consists of the full-time occupants of a housing unit. A household may consist of one individual, a family or a number of unrelated individuals. Family households consist of two or more individuals related by blood, marriage, or adoption, and do not include one person households or households comprised of unrelated individuals.

Household Size and Type

Household size declined markedly between 1970 and 1980 and has only increased slightly since that time. This is consistent with the decrease in numbers of school age children and young adults noted above.

TABLE 9
HOUSEHOLD SIZE

	1970	1980	1990	2000
Population	35,352	31,542	32,063	33,852
Dwelling Units	13,107	14,511	14,695	15,094
Persons per Unit	2.7	2.17	2.18	2.24
Households	12,769	13,901	13,992	14,474
Persons per Household	2.77	2.27	2.29	2.34

Source: U.S. Census, dates shown

Household size is smallest in the areas nearest the ocean, in Census Tracts 6202.01, 6203.2, and 6209.02. In these areas, household size tends to be two or fewer people. Inland tracts tend to have

somewhat larger households, averaging about two and a half persons per household. In addition, owner occupied units tend to have a larger household size than renter occupied units.

TABLE 10
PERSONS PER OCCUPIED HOUSING UNIT BY TENURE BY CENSUS TRACT

	6202.01	6203	6203.02	6203.03	6204	6208	6209	6209.02	City Average
Owner Occupied	1.79	2.74	2.18	2.70	2.53	2.92	2.72	2.39	2.60
Renter Occupied	1.54	2.29	1.72	1.99	2.14	2.07	2.05	1.73	1.85

Source: 2000 Census Data

The proportion of households comprised of families continued to drop in the last decade, from 59 percent of all households in 1980 and 67.3 percent in 1970 down to 56.9 percent of all households in 1990, rising slightly to 58 percent of households in 2000 (Table 11). Meanwhile, the proportion of single person households rose slightly from 27.2 percent in 1970 to 29.3 percent in 2000.

The proportion of households comprised of families is lowest in the beach areas, particularly in Census Tract 6202.01 (El Porto). The proportion of single person households and households comprised of unrelated individuals is accordingly higher in these areas (Table 11). The largest proportion of family households is in the southeast sector of the City, in Census Tract 6208.

TABLE 11
HOUSEHOLD TYPE

Census Tract	Percent Families	Percent Single	Percent Nonfamily
6202.01	20.7	51.5	27.8
6203.01	72.2	20.5	7.3
6203.02	38.4	40.9	20.7
6203.03	69.1	21.1	9.9
6204	67.1	26.3	6.7
6208	72.1	20.4	7.5
6209.01	69.5	20.3	10.2
6209.02	49.1	36.4	14.5
TOTAL CITY	58	29.3	12.7

Source: 2000 Federal Census

Housing Tenure

In 2000, 35.06% of all households in the City consisted of renter households. This is a slight decrease from 1980, when 37.48 % of households were renter households, continuing an ongoing trend toward greater home-ownership since 1980, when 40.90 of households were renter households (Table 12). Owner-occupied units accounted for the clear majority of housing units in most areas of the City, except in two coastal area census tracts, C.T. 6202.01 (El Porto) and C.T. 6203.02 (northerly beach area). The coastal areas contain a larger proportion of duplexes and multi-family housing compared to the other areas of the City. In Tract 6909.02, located in the southwest portion of the City, owner-occupied units constitute only a slight majority. This is consistent with the larger proportion of duplexes and multi-family housing in the beach areas.

**TABLE 12
HOUSING TENANCY**

Census Tract	Owner occupied		Renter Occupied	
	Units	Percent	Units	Percent
6202.01	249	25.83%	715	74.17%
6203.01	1,362	84.02%	259	15.98%
6203.02	1,403	44.85%	1,725	55.15%
6203.03	1,334	79.22%	350	20.78%
6204	1,523	73.68%	544	26.32%
6208	2,011	75.09%	667	24.91%
6209.01	771	80.31%	189	19.69%
6209.02	767	55.90%	605	44.10%
TOTAL, 2000*	9,440	64.94%	5,096	35.06%
TOTAL, 1990	8,748	62.52%	5,244	37.48%
TOTAL, 1980	8,193	59.10%	5,669	40.90%

* Total for City as reported by Federal Census does not reflect total of all census tracts combined

Source: Federal Decennial Census, years shown

Manhattan Beach had a significantly higher proportion of owner-occupied units than surrounding cities and than Los Angeles County as a whole (Table 13). In fact, Manhattan Beach was the only city in the area with less than half of all housing to be renter occupied.

**TABLE 13
TENANCY BY CITY**

	Owner Occupied		Renter Occupied	
	Units	Percent	Units	Percent
Manhattan Beach	9,440	64.94%	5,096	35.06%
El Segundo	2,945	41.88%	4,087	58.12%
Hermosa Beach	4,033	42.71%	5,409	57.29%
Redondo Beach	14,147	49.52%	14,419	50.48%
TOTAL	30,565	51.30%	29,011	48.70%
L.A. County	1,499,744	47.72%	1,643,030	52.28%

Source: 2000 Federal Census

Income

The 2000 Federal census reported a median income of \$100,750 for the City of Manhattan Beach, well above the Los Angeles County median of \$42,189. At the same time, poverty does exist in the city, though at very low levels (Table 14). At the time of the Census, 93 people reported receiving public financial assistance, and 221 reported receiving Supplemental Security Income (SSI).

**TABLE 14
PERSONS IN POVERTY**

Census Tract	All persons	Persons Below Poverty	Percent
6202.01	1,611	41	2.55%
6203.01	4,324	120	2.78%
6203.02	6,022	280	4.65%
6203.03	4,296	117	2.72%
6204	5,012	275	5.49%
6208	7,263	140	1.93%
6209.01	2,607	81	3.11%
6209.02	2,879	50	1.74%
City Total	34,014	1,104	3.25%

Source: 2000 Federal Census

Poverty level is determined by the Bureau of the Census based on national averages and costs for certain necessities of life. Poverty level was defined as less than \$17,029 for a four person household at the time of the 2000 Census.

Regional variations are not considered when determining poverty level. Therefore, the number of households in the City which were experiencing conditions of poverty at the time of the 1980 Federal Census may actually have been somewhat higher. The U.S. Bureau of the Census has established poverty thresholds as follows.

TABLE 15
POVERTY LEVEL-1999

Household Size	Weighted Average Threshold	Number of Children under 18 years of age								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or more
1 person	\$8,501									
Under 65	\$8,667									
65 and over	\$7,990									
2 people	\$10,869									
Under 65	\$11,214	\$11,156	\$11,483							
65 and over	\$10,075	\$10,070	\$11,440							
3 people	\$13,290	\$13,032	\$13,410	\$13,423						
4 people	\$17,029	\$17,184	\$17,465	\$16,895	\$16,954					
5 people	\$20,127	\$20,723	\$21,024	\$20,380	\$19,882	\$19,578				
6 people	\$22,727	\$23,835	\$23,930	\$23,436	\$22,964	\$22,261	\$21,845			
7 people	\$25,912	\$27,425	\$27,596	\$27,006	\$26,595	\$25,828	\$24,934	\$23,953		
8 people	\$28,967	\$30,673	\$30,944	\$30,387	\$29,899	\$29,206	\$28,327	\$27,412	\$27,180	
9+ people	\$34,417	\$36,897	\$37,076	\$36,583	\$36,169	\$35,489	\$34,554	\$33,708	\$33,499	\$32,208

Source: 2000 Federal Census

The State of California has defined various income groups, based on the percent of median income earned per household. Extremely low income households make less than thirty percent of the median income. Very low income households make less than fifty percent of the median income. Low income households make fifty to eighty percent of the median income. Low, very low, and extremely low income groups are known as lower income groups. Moderate income households make up to 120 percent of the median income.

HOUSING CHARACTERISTICS

Housing Type

The vast majority of housing in Manhattan Beach consists of single family detached homes, with smaller amounts of single family attached homes, duplexes, triplexes, fourplexes, and larger apartment complexes (Table 16). This contrasts with Los Angeles County as a whole, where only about half of all housing consists of single family detached units.

**TABLE 16
UNITS PER STRUCTURE**

Census Tract	1, Detached	1, Attached	2	3 or 4	5 to 19	20 or more	Mobile home ¹	Total
6202.01	177	77	536	191	70	0	0	1,051
6203.01	1,602	0	7	0	0	54	0	1,663
6203.02	1,551	475	670	509	109	7	0	3,321
6203.03	1,495	14	38	58	68	41	0	1,714
6204	1,291	482	46	91	136	54 ²	8	2,118
6208	2,205	109	44	170	164	43	8	2,743
6209.01	887	24	28	28	50	0	7	1,024
6209.02	983	166	166	50	79	16	0	1,460
City Total	10,191	1,347	1,535	1,097	676	215	23	15,094
LA County	1,593,516	241,571	89,608	197,916	532,441	559,236	53,475	3,270,909

Source: 2000 Federal Census

1. The City of Manhattan Beach does not contain any mobile home parks, though 23 mobile homes were reported by the 2000 Federal Census. It is not known whether the census data may be in error or may reflect the presence of manufactured housing or construction trailers on single family lots.
2. Though 2000 Federal Census data reflect a total of 54 dwelling units in larger complexes of 20 or more units, City records indicate that only 48 such units exist in the area corresponding to Census Tract 6204.

With the exception of the beach areas, single family homes dominate in most areas of the City. The majority of remaining housing is provided in duplexes, triplexes, and fourplexes, with few dwelling units provided in larger complexes of five or more units

The 2000 Federal Census indicates that 1,347 dwelling units, or 8.92 percent of the City housing stock, consisted of single family attached dwellings, or condominiums. This is very close to the 1,342 single family attached dwellings reported for Manhattan Beach by the California Department of Finance in 2008, and is an increase from the 1990 Federal Census which reported 1,123 single family attached units, or 7.64% of total housing stock. The largest proportion of condominiums exist in Census Tract 6204, where condominiums are aggregated in a large tract in the Manhattan Village area and in the beach section attached units are provided in numerous small developments of only a few units.

HOUSING SIZE

Homes range from quite small to fairly large, with the majority of homes having four to seven rooms (Table 18). Units in Tract 6202.01 (El Porto) tend to be the smallest, followed by the other beach areas in Census Tracts 6203.02 and 6209.02. The largest number of rooms per unit tends to be provided in the areas east of Sepulveda Boulevard, in Census Tracts 6204 and 6208.

TABLE 17
UNIT SIZE

	6202.01	6203.01	6203.02	6203.03	6204	6208	6209.01	6209.02	City Total
1 room	76	0	99	6	5	14	0	68	268
2 rooms	180	29	256	69	78	98	18	77	805
3 rooms	242	75	476	152	138	194	49	131	1,457
4 rooms	242	151	722	126	164	393	68	247	2,113
5 rooms	165	406	684	336	615	450	97	241	2,994
6 rooms	99	331	440	373	554	441	209	214	2,661
7 rooms	19	192	353	176	339	336	256	261	1,932
8 rooms	8	287	167	190	118	315	126	122	1,333
9 or more rooms	20	192	124	286	107	502	201	99	1,531

Source: 2000 Federal Census

HOUSING CONDITION

Housing in the City of Manhattan Beach is generally in quite good condition. Due to the desirability of beach area real estate, units that become dilapidated are usually purchased and rebuilt. Further, the City of Manhattan Beach maintains an active code enforcement program, thus reducing the potential for perpetuation of substandard conditions. The City's most recent survey indicated 55 units in need of repair. However, these units were all capable of rehabilitation.

HOUSING VACANCY

At the time of the 2000 Federal Census, the City of Manhattan Beach had 548 vacant housing units, comprising 3.7 percent of the total dwelling units within the city (Table 18). The California Department of Finance estimated a similar vacancy rate, 3.71 percent, for purposes of its 2008 annual population estimate. Vacant units include units available for sale or rent, units held for weekend and seasonal use, and units which have been built but not yet occupied.

At the time of the 2000 Census, the beach areas (Census Tracts 6202.01, 6203.02, and 6209.02) had the highest vacancy rates. As seen in Table 18, this is partially due to the significant number of units held for seasonal or occasional use.

TABLE 18
HOUSING VACANCY BY CENSUS TRACT

	For rent	For sale	Rented or sold, not occupied	Seasonal, recreational, occasional use	Other	Total	
	Units	Units	Units	Units	Units	Units	% ¹
6202.01	27	0	12	9	11	59	5.61%
6203.01	7	12	15	8	0	42	2.53%
6203.02	57	34	0	90	12	193	5.81%
6203.03	30	0	0	0	0	30	1.75%
6204	13	0	0	38	0	51	2.41%
6208	42	7	3	13	0	65	2.37%
6209.01	9	9	0	12	0	30	2.93%
6209.02	18	12	0	58	0	88	6.03%
City Total	203	74	30	228	23	558	3.70%

1. Total vacant dwelling units/total dwelling units

Source: 2000 Federal Census

The overall vacancy rate in Manhattan Beach is similar to that in other beach cities and to Los Angeles County as a whole. However, the beach cities have a larger portion of vacancies due to seasonal or occasional use, whereas Los Angeles County as a whole has greater numbers of vacancies in units available for sale or rent.

TABLE 19
HOUSING VACANCY BY CITY

	For rent	For sale only	Rented or sold, not occupied	Seasonal, recreational, or occasional use	Other vacant	Total ¹	
	Units	Units	Units	Units	Units	Units	%
Manhattan Beach	203	74	30	228	23	558	3.70%
El Segundo	47	20	52	66	11	196	2.71%
Hermosa Beach	223	37	17	80	14	371	3.78%
Redondo Beach	434	203	63	208	69	977	3.31%
Total, beach cities	907	334	162	582	117	2102	3.41%
Los Angeles County	61,369	28,827	12,588	17,499	16,806	137,135	4.19%

1. (total vacant dwelling units/total dwelling units)

Source 2000 Federal Census

HOUSING COST

Home Values

As shown in Table 20, housing values in beach cities are much higher than those in Los Angeles County as a whole. At the time of the 2000 Federal Census, the median value of ownership occupied was \$672,600. This is more than triple the median value for owner occupied housing countywide. Similarly, Dataquick Information Systems reported a median price of \$700,000 for all detached homes sold in Manhattan Beach and a median price of \$205,000 for all homes sold in Los Angeles County in 2000.

TABLE 20
VALUE OF OWNER OCCUPIED HOUSING BY CITY

City	Lower value quartile	Median value	Upper value quartile
Manhattan Beach	\$499,200	\$672,600	\$888,200
El Segundo	\$305,400	\$371,900	\$467,200
Hermosa Beach	\$393,300	\$519,200	\$714,800
Redondo Beach	\$283,200	\$353,300	\$436,000
Los Angeles County	\$155,400	\$209,300	\$328,400

Source: 2000 Federal Census

Within the City of Manhattan Beach, housing values are generally higher in the tree section and the beach areas, with the exception of the El Porto area, which reported among the lowest home values. Generally the inland areas reported lower values, with the southerly portion of the City reporting higher values than the northerly portion.

TABLE 21
VALUE OF OWNER OCCUPIED HOUSING BY CENSUS TRACT

Census Tract	Lower quartile	Median value	Upper quartile
6202.01	\$502,100	\$620,700	\$739,300
6203.01	\$481,100	\$631,500	\$802,900
6203.02	\$564,700	\$743,100	\$952,300
6203.03	\$555,700	\$703,400	\$919,300
6204	\$417,900	\$518,300	\$671,400
6208	\$457,300	\$635,400	\$842,100
6209.01	\$635,400	\$885,800	>\$1,000,001
6209.02	\$709,700	\$866,800	>\$1,000,001
City Total	\$499,200	\$672,600	\$888,200

Source: 2000 Census

Housing values in the City of Manhattan Beach have risen significantly in the years since the census, rising most steeply in the years between 2002 to 2005. This is reflective of regional trends. While home sales prices continued to rise through 2007, price per square foot dropped slightly in 2007, reflecting sales of larger units, both locally and countywide.

TABLE 22
HOUSING SALES PRICE 2000-2007

Year	Manhattan Beach			Los Angeles County		
	Median Home Price	Median Condo Price	Price/ Sq.ft.	Median Home Price	Median Condo Price	Price/ Sq.ft.
2000	\$700,000	\$600,000	\$386	\$205,000	\$154,000	\$153
2001	\$726,000	\$664,000	\$418	\$232,000	\$169,000	\$169
2002	\$850,000	\$750,000	\$451	\$274,000	\$203,000	\$196
2003	\$1,050,000	\$918,000	\$462	\$330,000	\$251,000	\$234
2004	\$1,300,000	\$1,068,000	\$616	\$412,000	\$325,000	\$297
2005	\$1,473,000	\$1,294,000	\$698	\$495,000	\$385,000	\$358
2006	\$1,550,000	\$1,400,000	\$783	\$541,000	\$412,000	\$397
2007	\$1,625,000	\$1,523,000	\$765	\$560,000	\$430,000	\$385

Source: Dataquick Information Systems

There is a wide range in asking prices for homes advertised for sale on internet realty sites including Realtor.com, Roost.com, and Trulia.com. The lowest advertised price for any home was a condominium advertised at \$350,000. The highest advertised price was \$8 million for a home on a nearly ten thousand square foot building site.

TABLE 23
HOME ASKING PRICE
April 2008

Asking price	Number of units
<\$350,000	0
\$350,000-\$400,000	1
\$400,000-\$500,000	0
\$500,000-\$600,000	1
\$600,000-\$700,000	2
\$700,000-\$800,000	2
\$800,000-\$900,000	9
\$900,000-\$1 million	8
\$1-1.5 million	52
\$1.5-2 million	43
\$2-2.5 million	45
\$2.5-3 million	22
\$3-4 million	16
\$4-5 million	5
>\$5million	9

Source: Realtor.com, Roost.com, Trulia.com

The median asking price for all homes advertised was about \$1.9 million, nearly twenty percent higher than the median sales experienced in all of 2007. Due to the regionally soft market, it is unlikely that prices will continue to rise in the near future in Manhattan Beach. Advertisements of homes for sale reflect the owner's optimistic opinion of the home value. The asking price may be somewhat higher than what the seller actually expects to obtain. The recorded sales price reflects what someone is actually willing to pay.

Rental Rates

Similar to housing sales prices, rents also are higher in the beach cities, with median rent in Manhattan Beach slightly more than twice the median rent in Los Angeles County as a whole.

TABLE 24
RENT BY CITY-2000 CENSUS

Location	Lower quartile	Median	Upper quartile
Manhattan Beach	\$923	\$1,293	\$1,795
El Segundo	\$686	\$848	\$1,019
Hermosa Beach	\$852	\$1,095	\$1,472
Redondo Beach	\$782	\$943	\$1,202
Los Angeles County	\$507	\$643	\$838

Source: 2000 Federal Census

The highest reported rental rates were in the Tree Section followed by the northerly beach area of the City. Lower rental rates were reported in the southerly beach area and in the Hill Section, which had reported the highest values for owner-occupied housing.

**TABLE 25
RENT BY CENSUS TRACT**

Census Tract	Lower quartile	Median	Upper quartile
6202.01	\$920	\$1,258	\$1,869
6203.01	\$889	\$1,550	\$1,888
6203.02	\$1,021	\$1,447	\$1,818
6203.03	\$942	\$1,307	\$1,712
6204	\$918	\$1,119	\$1,780
6208	\$828	\$993	\$1,472
6209.01	\$928	\$1,182	\$1,681
6209.02	\$916	\$1,375	\$2,001
City Total	\$923	\$1,293	\$1,795

Source: 2000 Federal Census

Since the time of the Federal Census, rental rates, like home prices, have risen significantly, as reflected in the rental survey by Westside Rentals.

**TABLE 26
MEDIAN RENTS-2008**

Unit Type	Monthly Rent
Apartment	\$2,524
Condo	\$3,497
House	\$5,671
Duplex	\$3,305
Triplex	\$4,800
Townhouse	\$4,921
Studio	\$1,450
1 bedroom	\$2,345
2 bedrooms	\$3,489
3 bedrooms	\$5,738
4 bedrooms	\$6,542

Source: Westside Rentals

The few units listed for rent in the City of Manhattan Beach vary widely in rent asked. At the low end, a studio apartment in El Porto is listed at \$800 per month, and one bedroom apartments in the same area are listed at \$875 and \$895. The most expensive advertised rental is a detached home with an advertised rent of \$37,000 per month. It should be noted that rentals in small complexes in beach areas are often not formally advertised, but are offered through word of mouth and on-site signage to those in the community.

The trend toward increased rental costs in the region is reflected in the increase in Fair Market Rents for the Los Angeles-Long Beach Standard Metropolitan Statistical Area. The HUD-formulated Fair Market Rent (FMR) schedule is a guideline to maximum rents allowable for units developed with HUD assistance of for tenants receiving Section 8 housing assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the FMRs for each metropolitan area.

TABLE 27
HUD FAIR MARKET RENTS

FMR Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2000	\$505	\$605	\$766	\$1,033	\$1,233
FY 2001	\$516	\$618	\$782	\$1,055	\$1,260
FY 2002	\$543	\$650	\$823	\$1,110	\$1,325
FY 2003	\$638	\$764	\$967	\$1,305	\$1,558
FY 2004	\$674	\$807	\$1,021	\$1,378	\$1,646
FY 2005	\$746	\$900	\$1,124	\$1,510	\$1,816
FY 2006	\$789	\$952	\$1,189	\$1,597	\$1,921
FY 2007	\$843	\$1,016	\$1,269	\$1,704	\$2,051
FY 2008	\$863	\$1,041	\$1,300	\$1,746	\$2,101

Source: HUD

Based on information presented above, the lower priced units advertised in the El Porto area would fall below the HUD Fair Market Rent limit and could be eligible for utilization of Section 8 vouchers if the landlords were amenable. There are currently no subsidized housing units in the City and therefore no units at risk of conversion.

HOUSING AFFORDABILITY

Households paying over thirty percent of income for housing are considered to be overpaying for housing. Those paying over fifty percent of income for housing are considered to be severely overpaying. Based on 2000 census data, 26.9 percent of households for which data is available were paying 30 percent or more for housing in 2000, of which over a third (11 percent of all households) were paying more than fifty percent of income for housing. Low income and elderly renter households had the greatest problem with overpaying for housing, with the vast majority of low income households overpaying for housing. Overpayment was less of a problem for lower income owners than for renters, possibly due to fixed costs for ownership housing. Moderate to upper income households experienced fewer problems with overpayment for housing than lower income groups, but a significant proportion of these households were also overpaying.

TABLE 28
HOUSING EXPENDITURES AS PERCENTAGE OF INCOME — 2000

Households by Income, & Affordability	Renters		Owners		Total Households
	Elderly 1&2 member households	Total Renters	Elderly 1&2 member households	Total Owners	
Household Income <=30% Median	32	230	137	267	497
% Cost Burden >30%	75	64.3	82.5	77.9	71.6
% Cost Burden >50%	75	64.3	72.3	72.7	68.8
Household Income >30% to <=50% Median	44	179	154	173	352
% Cost Burden >30%	77.3	88.8	51.3	56.6	73
% Cost Burden >50%	68.2	86.6	48.7	54.3	70.7
Household Income >50 to <=80% Median	64	223	222	365	588
% Cost Burden >30%	84.4	95.5	32.4	46.6	65.1
% Cost Burden >50%	78.1	48.9	19.8	32.3	38.6
Household Income >80% Median	133	4,436	1,825	8,634	13,070
% Cost Burden >30%	21.1	17.3	18.4	24.8	22.2
% Cost Burden >50%	7.5	3.9	5.8	7.1	6
Total Households	273	5,068	2,338	9,439	14,507
% Cost Burden >30%	51.3	25.4	25.6	27.7	26.9
% Cost Burden >50%	41.8	11.6	13.8	10.8	11

Source: HUD CHAS data book (based on 2000 Census data)

Overpayment for housing may be reflective of a number of conditions, including limited supply of low or moderately priced housing. Lack of supply is exacerbated by a poor match between affordable units and low income households. As shown in Table 29, only a small portion of rentals affordable to lower income households are actually occupied by households in those income groups.

TABLE 29
AFFORDABILITY MISMATCH

Housing Units by Affordability	Rental Units	Owned/For Sale Units
Affordable at household income $\leq 30\%$ median income		
# occupied units	104	N/A
% occupants with income $\leq 30\%$ median	28.8	N/A
# vacant for rent	0	N/A
Affordable at household income $> 30\%$ to $\leq 50\%$ median income		
# occupied units	77	48
% occupants with income $\leq 50\%$ median	28.6	20.8
# vacant for rent	0	0
Affordable at household income $> 50\%$ to $\leq 80\%$ median income		
# occupied units	360	40
% occupants with income $\leq 80\%$ median	10	50
# vacant for rent	15	0
Affordable at household income $> 80\%$ median income		
# occupied units	4,529	9,354
# vacant for rent	190	69

Source: HUD CHAS data book (based on 2000 Census data)

Overpayment for housing by very low and low income households is considered to be more serious than overpayment by more affluent income groups, due to the limited funds available to lower income households for all expenses. Overpayment for shelter may result in lack of availability of funds for such basics as medical care, transportation, or food. On the other hand, more affluent households may choose to expend a greater proportion of income on housing due to the greater discretionary income available.

Based on the median income of \$42,189 at the time of the Census and a thirty percent affordability ratio, an affordable rent for a median family household in Los Angeles County would have been a maximum of \$1,054. This is below the median rent in the City of Manhattan Beach, and below the median rent for all census tracts in the City except Census Tract 6208 in the southeast portion of the City. The \$1,054 figure well exceeds the lower quartile rent in all areas of the City, indicating that at least twenty five percent of all rental housing in the City would be affordable to a County median household.

One measure of housing affordability would be housing foreclosures. If homeowners cannot afford mortgage payments, they go into default. As of May 2008, twenty nine homes in Manhattan Beach were at some point in the foreclosure process. Notices of default had been issued for twenty three homes, which is the beginning of the foreclosure process, and financial institutions had taken possession of six homes, signifying completion of the foreclosure process.

An ownership unit would generally be considered affordable if the purchase price were three to four times annual household income. Actual affordability would depend on prevailing mortgage rates, the size of the down payment, and other expenses to be met by the household. Optimistically assuming a four to one ratio, a County median household could afford to pay \$169,000 to purchase a home at the time of the Census, which is well below both the County and City median housing value reported at the time of the Census. A City median household would have been able to afford a home priced at \$403,000, less than even the lowest quartile value in the City. Thus fewer than 25 percent of all owner occupied homes, would have been considered affordable to a household making the City median income at the time of the Census.

This disparity between numbers of affordable units and local household income can be attributed to a number of factors. Many owners bought their homes many years ago for much lower prices. New purchasers may be willing to pay higher prices because the home is viewed as an investment and tax advantages may balance a portion of the costs. A buyer may have considerable equity from a previous home to apply toward the price of the new home. In addition, as noted above, homeowners may have an optimistic view of the value of their property.

Finally, ownership units have a differing market response than rental units. Rental units are more often on the market and constantly competing with other units for available tenants and tend to reflect current market conditions. By contrast, the typical owner has not paid the prevailing housing price due to long term ownership of the unit. Thus, while housing value may increase, actual costs are relatively fixed. At any given time, only a small portion of ownership units will be on the market. Thus, ownership units are not as immediately subject to housing affordability.

HOUSING NEED

In accordance with Section 65584 of the California Government Code, the distribution of regional housing need is to take into consideration market demand for housing, employment opportunities, the viability of suitable housing sites and public facilities, commuting patterns, and type and tenure of need.

The Southern California Association of Governments (SCAG) 2004 Regional Growth Forecast estimates that in 2000, 13,985 individuals were employed in the City of Manhattan Beach. The SCAG population estimate for the City at that time was 34,097 and estimated housing units were 14,516. SCAG's forecasting for small, incremental growth is consistent with growth that has occurred in the City in recent decades.

**TABLE 30
POPULATION, EMPLOYMENT, AND HOUSING**

Year	Population	Dwelling Units	Employment	Employees per Unit
2000	34097	14516	13985	0.96
2005	36384	14999	14086	0.94
2010	36541	15087	15114	1.00
2015	37051	15285	15414	1.01
2020	37553	15491	15699	1.01
2025	38035	15695	15952	1.02
2030	38498	15905	16181	1.02

Source: SCAG

Need

Future employment at maximum buildout permitted under the General Plan was calculated using standard employee generation rates (Table 31). This resulted in an estimated 18,088 jobs within the City at buildout, which may not occur until long after the period addressed in SCAG's growth projections above.

**TABLE 31
EMPLOYMENT BY LAND USE**

USE	ACRES	FLOOR AREA FACTOR	SQUARE FEET	EMPLOYEES
Commercial				
General Commercial	87	1.5:1	5,684,580	5,685
Downtown	14	1.5:1	914,760	915
Local Commercial	13	1.5:1	849,420	849
Mixed Use	4	1.0:1	174,240	174
Manhattan Village	102	1.5:1	6,664,680	6,665
North End	8	1.5:1	522,720	588
Industrial	73	1.0:1	NA	3,212
Total Employment				18,088

Gross floor area, based on acreage and maximum floor area ratios permitted in General Plan

Commercial employee generation assumes predominantly retail, generating 1 employee/1,000 square feet.

Industrial uses assumed to generate 44 employees/acre.

It should be noted that this estimate assumes full buildout under maximum permitted floor area ratios. However, this level of development would be unlikely, both due to market demand and the difficulty of providing adequate parking if higher floor area ratios were attempted.

Regional Housing Needs Assessment

SCAG has developed an assessment of housing needs for each city in the SCAG region. SCAG's 2007 Regional Housing Needs Assessment (RHNA) indicates that total new housing production of 895 units would be needed in the City of Manhattan Beach for the period from January 1, 2006 through June 30, 2014.

The RHNA assesses need by income group. In allocating housing by income group, SCAG is to avoid excess impacts on areas which already contain a relatively high proportion of low income housing. Under the 2007 RHNA, Manhattan Beach was determined to need 296 dwelling units affordable to very low income households, 149 units affordable to low income households, and 160 units affordable to moderate income households. The remaining 350 units would meet the needs of high income households. The 895 unit total need assessed under the RHNA for the 2006 to 2014 period far exceeds SCAG's projected growth of 286 dwelling units in the 2005 to 2015 period.

TABLE 32
RHNA BY INCOME GROUP

Income Group	Income Level	Units Needed
Very Low Income	< 50% of median	296
Low Income	50% to <80% of median	149
Moderate Income	80% to <120% of median	160
Upper Income	≥120% of median	350
TOTAL		895

Source: SCAG RHNA,2007

The RHNA considers overpayment for housing in developing its needs assessment. A household is considered to be overpaying for shelter if it expends over 30 percent of its income for housing. SCAG utilized tables prepared by the United States Department of Housing and Urban Development for use in preparation of Consolidated Plans required in connection with Community Development Block Grant. The HUD data indicate that 1,234 renters in the City are overpaying for housing. Of these 299 were very low income and 220 were low income (Table33).

TABLE 33
EXISTING OVERPAYMENT

	Number of Households		
	Renter	Owner	Total
Very Low Income	294	299	593
Low Income	220	175	395
Moderate and Upper Income	765	2130	2895
TOTAL	1279	2604	3883

Source: SCAG reproduction of HUD data

In addition to low income households, a number of groups with special housing needs have been identified under Section 65583 of the Government Code. These include the handicapped, elderly, large families, farmworkers, families with female heads of household, and the homeless. The City of Manhattan Beach is in an urban area with no farms or farmworkers. Other special needs groups are discussed in the following sections.

Need

Handicapped

Handicapped households are defined as those with at least one member having a work or housework disability. People with handicaps include people who are blind, deaf, or mute, or people confined to a bed or wheelchair, or require crutches. Many of these disabilities require that modifications be made to the housing units or that assistance animals be accommodated. Some of these housing needs include, but are not limited to, wheelchair ramps, widened doorways, grab bars, and access ramps. Furthermore, some individuals require housing which is close to health care facilities.

The 2000 U.S. Census reports that there are 5,642 households in the City of Manhattan Beach which include at least one handicapped individual. Table 34 illustrates where handicapped households are concentrated throughout the City.

**TABLE 34
HANDICAPPED HOUSEHOLDS BY CENSUS TRACT**

Census Tract	Handicapped Households
6202.01	279
6203.01	736
6203.02	753
6203.03	485
6204	1,175
6208	1,320
6209.01	472
6209.02	422
TOTAL	5,642

Source: 2000 U.S. Census

Persons over 64 years of age comprise 1,881 handicapped individuals, or about a third of the total. Typical housing needs would include wider doorways to accommodate wheelchairs, access ramps, and accommodation for service animals. From the Census information available, it is not possible to determine the number of handicapped persons or households which need housing assistance.

Elderly

The 2000 Census also indicates that there were 3,526 persons, or 10.4% of the City's total population over 65 years of age at the time of the Census. Comparing these figures to comparable 1980 and 1990 data, the City's elderly population has increased significantly over the last 20 years.

Elderly residents may share many of the special housing needs of disabled persons. In addition, many elderly persons are on fixed incomes. At the time of the Census, 2,472 households received Social Security income, though these households may have also had additional sources of income, such as pensions or investment income. Supplemental Security Income was received by 221 households.

Table 35
Seniors (Over 55 years of Age) - 1980 to 2000

Age	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
55-59	1,682	5.12%	1,513	4.72%	1,963	5.80%
60 - 64	1,219	3.71%	1,369	4.27%	1,299	3.80%
65 +	1,941	5.91%	2,759	8.60%	3,526	10.40%
Total	4,842	14.74%	5,641	17.59%	6,788	20.60%

Source: 2000 US Census

Of the total 14,474 occupied housing units in the City, 2,618 were headed by elderly persons at the time of the census. Of the housing units headed by elderly persons, 2,177 were owner-occupied housing units and 241 were rental units. A total of 166 elderly households spent more than 30% of their income for housing (rents or mortgages). Elderly renters were especially subject to overpayment for housing, with 51.3 percent of elderly renters paying more than 30 percent of income for housing and 41.8 percent paying more than 50 percent of income for housing. Younger households may respond to rent increases by moving, whereas the elderly may be more reluctant to move or have difficulty undertaking the tasks involved in moving, including finding a new unit and packing for a move.

There are two senior housing projects in the City: Manhattan Terrace and Manhattan Village - Senior Villas. The Manhattan Terrace (located at 3400 Valley Drive) consist of 48 units, The Manhattan Village-Senior Villas (located at 1300 Park View Avenue) consists of 104 dwelling units. These projects are designed to be affordable to seniors on fixed incomes.

The City has established a Senior Services Program that is run by a Cit staff Senior Services Manager to plan and implement recreational, educational and social programs designed to meet the needs of older adults living in Manhattan Beach. This includes assistance with household finances and shelter. In addition, the Beach Cities Health District (BCHD) provides health and wellness services to residents of Manhattan Beach, Hermosa Beach and Redondo Beach. The BCHD Care Manager completes needs assessments of older adults and/or disabled, develops individualized care plans, provides the service linkages, and if necessary arranges services to address the agreed upon identified needs.

Large Families

A large family is defined as a household or family with five or more persons. Families are considered groups of persons related by blood, marriage or adoption. Households represent all persons living together as groups, regardless of whether or not they are related.

The 2000 Census reported that 861 households (4.8%) contained 5 or more persons. Of these large households, 844 households (98%) were classified as families. The remaining 17 households consisted of non-related people sharing housing. Table 36 illustrates the distribution of large households in the City.

**Table 36
Larger Families and Households by Census Tract - 2000**

Number of Persons	6202.01	6203.01	6203.02	6203.03	6204	6208	6209.01	62902.02	Total
Family households									
5 persons	2	98	57	103	98	183	60	32	633
6+ persons	1	28	15	30	28	81	17	11	211
Non-family households									
5 persons	0	2	4	0	0	0	0	5	11
6+ persons	0	0	1	1	0	3	0	1	6

Overcrowding can be more of a problem for large families. A unit is considered overcrowded if there is more than one occupant per room. The 2000 Federal Census recorded few overcrowded dwelling units in the City of Manhattan Beach. (Generally more than 1 person per room). Less than one percent of all owner-occupied housing in the city was overcrowded and only 3 percent of renter occupied housing was overcrowded.

**TABLE 37
OVERCROWDING**

Occupants per room	Owner occupied					Renter occupied				Total
	1.00 or fewer	1.01 to 1.50	1.51 to 2.00	2.01 or more	Total	1.00 or fewer	1.01 to 1.50	1.51 to 2.00	2.01 or more	
C.T. 6202.01	239	0	0	0	239	737	9	7	0	753
C.T. 6203.01	1363	0	0	0	1,363	258	0	0	0	258
C.T. 6203.02	1391	9	0	0	1,400	1681	9	26	12	1,728
C.T. 6203.03	1330	5	0	0	1,335	345	0	4	0	349
C.T. 6204	1501	8	10	0	1,519	542	0	0	6	548
C.T. 6208	1987	27	0	0	2,014	622	34	0	8	664
C.T. 6209.01	804	0	0	0	804	190	0	0	0	190
C.T. 6209.02	761	5	0	0	766	565	16	25	0	606
City Total	9276	54	10	0	9,440	4940	68	62	26	5,096

Female-headed Households

Demographic, social, and economic conditions contribute to special housing demands for female-headed households. According to the 2000 Census, there were 769 (5.3%) female-headed households in the City of Manhattan Beach. Among these female-headed households, 433 had related children under

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18 years of age, of which sixty households, or 13.86%, had poverty level incomes. No female headed households without children under eighteen years of age had poverty level incomes. The incomes of those households that are female-headed are lower than those other households, and the key housing issue for this special needs group involves affordability, security, and, possibly, child care facilities. The Los Angeles Homeless Services Authority found that nearly 7,200 of the homeless persons on any given night were victims of domestic violence. From Census information, it is not possible to determine how many female-headed households are in need of housing assistance.

Homeless

Manhattan Beach is a participating city in the Los Angeles County Housing Authority Programs and in county wide HUD funding administered by the Los Angeles Community Development Commission. The Los Angeles Homeless Services Authority (LAHSA) administers funds for homeless services through the Los Angeles Continuum of Care in Urban Los Angeles County, which includes the City of Manhattan Beach. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$60 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles County.

The following is a partial list of the make-up of the homeless population.

- a. Single adult (usually male) transients who pass through a community on the way to some other destination, but who do not stay.
- b. Seasonal or migrant homeless individuals, mainly farmworkers and fishermen.
- c. Chronically homeless, single adults, including non-institutionalized, mentally disturbed individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to "live on the streets."
- d. Minors who have either run away from home or have been "thrown out."
- e. Low-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home. Single-parent families, mostly female-headed, are especially prevalent in this group.
- f. Women (with or without children) who are escaping domestic violence. Men may also fall into this category.
- g. Persons displaced as a result of disaster with no short term means of providing shelter.

In January 2007, LAHSA conducted a count of homeless individuals over three nights. The LAHSA counts were conducted at homeless shelters and drop in centers as well as on streets, at parks, and other areas believed to be utilized by the homeless. This analysis indicated that on any given night in the Los Angeles Continuum of Care service area, a total of 68,608 people were homeless, with 57,166 people living

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on the street and 11,442 people living in either emergency shelters or transitional housing facilities. The survey found that 87 homeless individuals would live in Manhattan Beach on a given night.

LAHSA found that within the Los Angeles Continuum of Care service area, adult men comprise 59 percent of the homeless population, with about 85 percent of the men without shelter nightly. Adult women make up another 24 percent of the homeless population. The remaining 15 percent of the homeless are children under the age of 18. Thus on any given night, 10,100 children are homeless, with nearly 8,000 of them unsheltered. There were 16,643 people in families that were homeless on any particular night, and 8,828 youth in these families. Hence, nearly 1,300 homeless persons younger than 18 are unaccompanied by a parent each night

Specialized programs funded through LAHSA address a wide-range of issues related to homelessness, including but not limited to: domestic violence, mental illness, substance abuse, job training, family strengthening, health, mainstream benefits enrollment, and most importantly, supportive short and long-term housing. The CDC has funding designated for construction of additional homeless shelters.

The following shelter and service providers are located in the Manhattan Beach area.

1. The Salvation Army operates a shelter located at 1370 Alamitos Avenue in the City of Long Beach. The operators of this shelter reported that providing temporary shelter to the homeless is the shelter's primary function. This Salvation Army shelter provides services to an average of 73 people per day. Of this number, approximately 10% are homeless.
2. The Second Step Shelter, located in Redondo Beach, provides transitional housing for women with dependent children. The focus of the shelter's services is to provide women who are victims of domestic violence with housing while they are making a transition to independent living. The shelter has a 24-bed capacity.
3. 1736 Family Crisis Center provides shelters at several locations in the area. The shelters include transitional housing for women and their children under 18 years of age and a shelter for homeless youth. The Center also offers legal services.
4. The Kenny Nicholson Foundation provides services to homeless in the South Bay and Los Angeles area.

Emergency shelters and transitional housing developments are permitted in the City in the high density residential (RH) and general commercial (CG) zone districts with a conditional use permit. The infrastructure services for the City have been designed to accommodate build-out under the General Plan, and the infrastructure is considered adequate to handle these kinds of facilities. Any applicant constructing an emergency shelter or transitional housing facility would be required to obtain a conditional use permit. As part of any application for such a facility, the City would study the adequacy and suitability of the site for its intended use, analyze traffic and other environmental impacts and, based on the anticipated impacts, establish conditions of development.

Need

National Guard armories have been utilized for emergency, cold weather shelter programs since 1987. These include armories in Culver City, Glendale, Long Beach, Pomona, Sylmar, and West Los Angeles. The armory in Manhattan Beach has not traditionally been utilized, though inclusion of armories in the program varies from year to year. The armories provide shelter between 6:00 pm and 7:00 am. LAHSA estimates that up to forty five percent of emergency shelter beds in Los Angeles County have been provided through the armory program. Armories currently identified for the shelter program include:

Sylmar National Guard Armory
12860 Arroyo St
Sylmar

Glendale National Guard Armory
220 East Colorado St
Glendale

Los Angeles National Guard Armory
1300 Federal Ave
Los Angeles

Culver City National Guard Armory
10808 Culver Blvd
Culver City

OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

Land Resources

The City of Manhattan Beach contains 2,492 gross acres, and 2,017 net acres excluding streets. Residential uses occupy 1,422 acres, or 70.5 percent of developable land. The Land Use Element of the Manhattan Beach General Plan estimates that 15,881 residential units could be accommodated on existing residentially designated sites, or 395 more units than the 15,486 units estimated to exist in the city as of January 1, 2008 by the California Department of Finance.

Perhaps the most significant factor limiting the construction of large numbers of new housing units is the availability of land available to accommodate significant new growth. The City of Manhattan Beach is nearly built out and contains very few vacant sites:

**TABLE 38
VACANT LAND INVENTORY AND DEVELOPMENT POTENTIAL**

Location	Zoning	Intensity	Area (sq. ft.)	Current Units	Potential Units	Vacant
3911 Crest	CNE	850 sf/du	4543	2	5	No
133 El Porto	RH	850 sf/du	1380	0	1	Yes
3804 Highland	CNE	850 sf/du	1800	Parking Lot	2	Yes
3216 Highland	CNE	850 sf/du	3498	Retail/ Resturant	4	No
820 Duncan Place	RS	7500 sf/du	4200	0	1	Yes
1120 6th St.	RS	7500 sf/du	7500	0	1	Yes
Total			22921	2	14	

Source: City of Manhattan Beach, 2008

In addition, residential uses are considered compatible with, and are permitted, upon the approval of a use permit, in areas designated Downtown Commercial, Local Commercial, and North End Commercial. The commercial uses in these areas are smaller in scale than those in General Commercial areas, offering a pedestrian friendly, village atmosphere. These areas total 39 acres and could accommodate a maximum of 2,001 dwelling units if complete conversion to mixed residential/commercial developments were to occur. At a fifteen percent conversion rate, potentially 300 additional dwellings would be provided.

Opportunities and Constraints

The opportunity exists for the development of additional housing through the redevelopment of existing developed sites. The parcels include a parking lot at Parkview Avenue and Village Drive in the Manhattan Village area which could accommodate up to twenty five units, and parcels in the "downtown" area currently in industrial use. Under utilized lots in the Downtown Commercial area, currently utilized for low intensity industrial uses could accommodate 13 dwelling units. Multi-family areas along Manhattan Beach Boulevard and near Meadow School could accommodate 22 units, and underdeveloped parcels in the beach area between 23rd and 35th street can accommodate 34 dwelling units.

Double sized, single family lots could also redevelop. However, this happens quite slowly and as one such site redevelops, other homebuyers purchase adjacent lots for use as a single residence, or ancillary uses for a residence on an adjacent lot such as an expanded yard.

Financial Resources

The Los Angeles Community Development Commission administers housing assistance funds for the City of Manhattan Beach which is a participating city in Housing Authority and Community Development Block Grant (CDBG) programs.

CDBG Funds

Beginning in the 1997-1998 Fiscal Year, the City of Manhattan Beach has traditionally sold its allocation of Community Development Block Grant funds to other participating cities in exchange for general funds. For the 2008-2009 Fiscal Year, the City is exchanging \$145,388 in CDBG funds with the City of Hawaiian Gardens at sixty cents on the dollar for general fund monies in the amount of \$87,232.80. The City is providing funding for the following local social service providers:

- Care Management for Manhattan Beach Seniors- promotes optimal functioning of seniors to avoid the need to institutionalize fragile or at risk seniors, targeting the population 85 years of age or older.
- 1736 Family Crisis Center- provides shelter for victims of domestic violence, including five women's shelters for women and their children and an emergency youth shelter. The Center provides a 24-hour hot line and also offers legal services.
- South Bay Family Health Care Center- provides dental care to low and moderate income residents and the indigent.
- South Bay Center for Counseling-provides counseling to low and moderate income families, groups, and individuals.
- South Bay Youth Project- provides counseling to at-risk youth
- Salvation Army-Operation Sunshine- provides groceries to low income seniors.
- Project Touch- provides tutoring, counseling, and social services to at-risk youth.
- Wellness Community- provides psychological and social support services to cancer patients and their families.
- South Bay Adult Care Center- provides adult day care for seniors suffering from Alzheimer's, Parkinson's, stroke, frailty, etc.

Rental Assistance

Landlords and tenants in Manhattan Beach may participate in the Section 8 rental assistance program which assists eligible families afford safe, decent, high-quality rental housing. The Housing Authority of Los Angeles County provides rental assistance to over 20,000 households in the jurisdiction of Los Angeles County.

The Section 8 Program is funded by the U.S. Department of Housing and Urban Development (HUD), and tenants and rental units must meet limits on income and rental rates, respectively, discussed previously. HUD has developed income ceilings for low and very low income household based on household size (Table 39). Income limits may also be adjusted for individuals with major medical needs.

**TABLE 39
HUD ADOPTED FISCAL YEAR 2008 INCOME LIMITS
LOS ANGELES—LONG BEACH PMSA**

FY 2008 Income Limit Category	Extremely Low Income	Low	Income
1 Person	\$15,950	\$26,550	\$42,450
2 Person	\$18,200	\$30,300	\$48,500
3 Person	\$20,500	\$34,100	\$54,600
4 Person	\$22,750	\$37,900	\$60,650
5 Person	\$24,550	\$40,950	\$65,500
6 Person	\$26,400	\$43,950	\$70,350
7 Person	\$28,200	\$47,000	\$75,200
8 Person	\$30,050	\$50,050	\$80,050

¹Based on \$58,900 adopted median family income, Fiscal Year 2008

Source: HUD

Maximum rent is limited to the HUD Fair Market Rent (FMR) shown below in most cases.

**TABLE 40
HUD FAIR MARKET RENT**

Unit Type	Maximum Rent
Efficiency	\$863
One-Bedroom	\$1,041
Two-Bedroom	\$1,300
Three-Bedroom	\$1,746
Four-Bedroom	\$2,101

Source: HUD

Opportunities and Constraints

Participants rent housing from private landlords and pay no more than thirty percent of income toward rent. Very low and extremely low income tenants pay a smaller portion of income toward rent. The Housing Authority utilized Federal funds to subsidize the difference in monthly payments between ability to pay and Fair Market Rent directly to the owner. Owners, participants and the Housing Authority share in a three-way-partnership.

The Housing Authority's responsibilities in administering the program include:

- Maintaining the waiting list;
- Determining eligibility , and level of assistance;
- Calculating rent portion;
- Conducting annual re-determinations; Briefing tenants on finding a rental unit;
- Contracting with owners; Ensuring that contracted unit rents are reasonable ; Conducting unit housing quality standard inspections;
- Ensuring tenant and owner compliance with program rules (and terminating contracts and assistance if necessary);
- Making housing assistance payments to owners; and
- Processing assisted families moving into and out of the jurisdiction through portability.

Home Buyer Programs

Prospective home buyers in Manhattan Beach may participate in the Home Ownership Program (HOP) which is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. HOP has been designed to meet the needs of low-income families with the necessary down payment assistance. This program will provide a 2nd Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage. In the participating cities, the borrower will receive \$80,000 or 20% of the purchase price whichever is less.

The maximum purchase price allowed for existing or new homes are:

- Single Family Homes - \$493,000
- Condominiums/Townhomes - \$394,250

While these prices are quite low, compared to median sales prices in Manhattan Beach, there are a few homes, mostly condominiums, in the City which would meet the state criteria.

The American Dream Down Payment Initiative (ADDI) is a component of the HOME Investment Partnerships Program, authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act. The program assists low-income First-Time homebuyers in purchasing homes. Homebuyers approved for HOP, are also approved for ADDI. ADDI monies are used for closing costs and down payment assistance with a loan amount of up to \$10,000 or 6% of the purchase price whichever is greater. Units under ADDI are subject to the same limits as HOP.

Regulatory Resources

The City has used its regulatory resources to preserve and enhance housing opportunities and neighborhoods. These are discussed in more detail under housing programs and include:

- **Affordable housing incentive program** for projects which include five or more units in which (1) at least 20 percent of the total units are affordable to lower-income persons or families, including elderly persons and families, or (2) 10 percent of the total units of a housing development are for very-low-income households, or (3) 50 percent of the total dwelling units of a housing development are for qualifying residents.
- **Mixed Use Development ordinance** permitting residential uses in certain commercial areas.
- **Condominium conversion ordinance** requires tenant notification, right to purchase, tenant purchase discounts, relocation assistance, and no increases in rental costs when condominiums are converted. Special provision is made for non-purchasing elderly or medically disabled tenants; low and moderate income tenants; and tenants with children.
- **Mansionization ordinance** limits development of over-sized single family homes while encouraging maintenance and improvement of existing smaller homes.

CONSTRAINTS

NONGOVERNMENTAL CONSTRAINTS

Land Supply

The primary constraint on the delivery of additional housing in the City of Manhattan Beach is the lack of raw land. This is typical of the surrounding area, which is largely developed. New construction occurs primarily as redevelopment of previously developed parcels.

An additional constraint in the City of Manhattan Beach is the prevailing subdivision pattern which consists of numerous small parcels with few sites over a few thousand square feet. As a result, assembly of a large site to accommodate a major housing project would be quite difficult. Construction of small projects results in the distribution of fixed costs over fewer units and loss of potential for economy of scale.

Land Cost

As a result of the limited supply of land, coupled with a strong demand for coastal property, the cost of land in the City is quite high. Land prices in Manhattan Beach vary according to views obtained from the property and proximity to the water, and proximity to undesirable uses, such as industrial uses to the north.

Based on input provided by realtors and a review of sales information obtained from Internet data, the average cost for undeveloped land within the coastal zone ranged from \$191 to over \$1,000 per square foot. In comparison, costs for undeveloped land zoned for residential development in inland areas within urbanized Los Angeles County ranged from \$68 to \$373 a square foot for a hillside view lot. By contrast, acreage in more remote locations such as the Antelope Valley area, is advertised for as low as \$1 a

square foot. Thus, land cost would be a major factor for housing, even at the highest residential densities in Manhattan Beach.

Construction Costs

Construction costs vary according to the type of material used, and the amenities provided. The cost for basic no frills construction is about \$125 per square foot. However, construction prices can easily exceed \$200 or \$300 per square foot for construction providing greater amenities. Factory-built housing is more economical and can be fully installed for under \$100 per square foot.

Developers may use luxury construction and build larger units to balance high land costs. This is because the land price alone will cause a dwelling to have a fairly high price. Buyers paying higher prices have expectations for greater amenities, which in turn leads to a greater increase in per unit cost.

While land costs can be defrayed by providing less land per dwelling unit, i.e. increasing density, that is only effective up to a point. Once densities approach about forty units per acre or fewer, depending on project and site specifics, costs increase greatly due to the need to provide parking structures, instead of surface parking and other items such as elevators. Basic wood frame construction is not adequate for housing at higher densities which requires the use of steel framing.

Financing

While the recent downturn has led to a reduction in the prime lending rate, that rate cannot normally be attained by the average homebuilder or buyer. As foreclosures increase, standards for home loans and construction loans have increased, with decreased availability of financing. Individuals who could easily qualify for loans in the recent past may find difficulty in obtaining financing in the future.

Marketability

In order to remain profitable, builders must respond to consumer demand. Thus, builders will produce that product believed to be most marketable. For this reason, amenities are generally provided beyond the mere minimum required for habitability. Buyers may be perceived to require a minimum size unit, or additional parking.

Buyers have sought larger and larger homes with more amenities. In 1970, according to the U.S. Census Bureau, the average home size in the United States was 1,500 square feet, up from an average 983 square feet in 1950. By 2000 this had increased to 2,266 square feet. Home sizes continue to rise, as evidenced by the increase in local home sales prices even as price per square foot has declined. Builders may be leery of scaling back amenities to achieve economy, if they believe consumers may not respond.

Availability of Infrastructure

Roadways in Manhattan Beach are subject to high levels of traffic which would be exacerbated by increased development. Much of this traffic is cut through traffic over which the City has no control, a particular problem on such north/south arterials as Sepulveda Boulevard. This traffic affects both the ability of the City to intensify development and the desirability of residential use of parcels along major streets.

Other infrastructure issues relate primarily to the age of the infrastructure, rather than capacity. In the coastal area of the City, terra cotta sewer lines are deteriorating. Domestic water discoloration occurs from time to time in the beach area due to the use of iron pipes. At the southerly end of the City, along Sepulveda Boulevard, elevational differences between the area and the reservoir result in water pressure problems on occasion. Therefore intensification of water consuming development in this area could be a problem.

GOVERNMENTAL CONSTRAINTS

Governmental actions and policies may act as a constraint to the delivery of housing. These constraints include local ordinances and practices as well as state actions. The primary controls upon land use in the City of Manhattan Beach are the General Plan, Zoning Code, and Building Code. In addition, City fees and processing times may also affect development.

General Plan and Zoning

The General Plan provides for three categories of residential density. The permitted density in each category varies by area as shown on Table 41. These land use categories are consistent with those provided in the Zoning Code. To the extent that demand existed for very high density residential uses these density limits could act as a constraint on the delivery of housing.

TABLE 41 GENERAL PLAN CATEGORIES

AREA	Low Density	Medium Density	High Density
District 1 - Hill Section/ Eastside so. of Manhattan Beach Blvd.	5.8 du/acre	11.6 du/acre	43.6 du/acre
District 2- Tree Section/ Eastside no. of Manhattan Beach Blvd.	9.5 du/acre	18.9 du/acre	43.6 du/acre
District 2- Manhattan Village	Specific Plan	Specific Plan	Specific Plan
District 3- Beach	16.1 du/acre	32.3 du/acre	51.3 du/acre
District 4 - El Porto	na	na	51.0 du/acre

Source: 2003 General Plan Land Use Element (LU-20)

The above densities provide for a range of housing types. The densities provided under the medium and high density designations are within the range deemed adequate to provide lower income housing in accordance with Government Code Section 65583.2 (c)(3)(B)(iv).

The City's height limit also constrains development, accommodating three stories, at most. Thus densities higher than the maximum 65 units per acre permitted would be extremely difficult to achieve, due to the need for parking and the desire of the residents for adequate living space. This limit is consistent with the repeatedly stated desires of the citizenry to maintain a small scale community and the capacity of area roadways to serve development.

The provision of parking is needed to satisfy the requirements of the Zoning Code and resident needs. In addition, the California Coastal Commission has repeatedly expressed the need to preserve public parking for visitor serving uses, which can sometimes be affected by new development.

Permit Process and Development Fees

Fees are charged by the City to cover processing costs and staff time. By State law, fees cannot exceed costs to the city generated by the activity for which the fee is assessed. A full schedule of planning fees is included in the Appendix.

A comparison of several fees associated with development of housing between the City of Manhattan Beach and neighboring jurisdictions is given in Table 42. For the fees examined, the City of Manhattan Beach charges rates comparable to the surrounding cities, charging the lowest fees for parcel maps. This would indicate that the City's planning and zoning fees are not a significant constraint to the construction of housing.

**TABLE 42
COMPARISON OF ADJACENT CITIES PROCESSING FEES,
CONDOMINIUM DEVELOPMENT**

City	Manhattan Beach	El Segundo	Redondo Beach	Hermosa Beach	Hawthorne
Parcel Map	\$805 to \$3,180	\$675 ≤ 6 du \$935 > 6du	\$826	\$1,974	\$3,380
Coastal Development Permit	\$560 minor, \$4,295 major	\$385	\$188 minor, \$875 major	n/a ¹	n/a
Conditional Use Permit(condo)	\$5,200	\$675 ≤ 6 du \$935 > 6du	\$1,750+ \$734/unit	\$1,293+ \$144/unit over 2 units	\$3,380
Variance	\$4,925	\$675 ≤ 6 du \$935 > 6du	\$1,750	\$1,869	\$3,380

1. Implementation Plan not certified. Coastal Commission approval required with \$500 fee for de minimis waiver, \$2,500 for administrative permit. If Commission action required, minimum \$3,000 fee for single family residence; \$7,500 for 2-4 attached units; \$10,000 for over 4 units.

Building Codes

In December 2007, the Manhattan Beach City Council approved Ordinance 2109, adopting the 2007 California Building Code which is based on the 2006 the International Building Code. The ordinance details the revisions and amendments to the Building Code which differ from CBC standards. These amendments are minor, and primarily relate to administration, sustainable development, soils investigations and seismic safety, and would thus not result in a constraint to housing production in the City of Manhattan Beach.

Coastal Zone Requirements

Section 65590 of the California State Government Code requires the inclusion of low- or moderate-income housing in new residential development in the coastal zone where feasible. It also contains requirements for the replacement of low- and moderate-income housing within the coastal zone when such housing is demolished or converted to other uses. The replacement housing must be provided only where feasible if the local jurisdiction has less than fifty acres, in aggregate, of privately-owned vacant land that is available for residential use. As noted previously, the City is built out and has only a nominal amount of vacant land.

Since the City does not have the ability to construct or otherwise subsidize the construction of new housing through redevelopment, it must rely on its existing incentives to promote the development of affordable housing in the coastal zone.

The Local Coastal Program (LCP) addresses three primary issue areas: public access, locating and planning for new development, and the preservation of marine-related resources. The LCP includes a number of policies that will affect the ability to develop new housing development within the coastal areas of the City. These include policies related to the preservation of beach access, the provision of adequate parking (including requiring adequate off-street parking to be provided in new residential development) and controlling the types and densities of residential development within the coastal zone. Those coastal policies related to residential development within the coastal zone include the following:

1. Policy II.B.1: Maintain building scale in coastal zone residential neighborhoods consistent with Chapter 2 of the Implementation Plan.
2. Policy II.B.2: Maintain residential building bulk control established by development standards in Chapter 2 of the Implementation Plan.
3. Policy II.B.3: Maintain Coastal Zone residential height limit not to exceed 30 feet as required by Sections A.04.030 and A.60.050 of Chapter 2 of the Implementation Plan.
4. Policy II.B.4: The beach shall be preserved for public beach recreation. No permanent structures, with the exception of bikeways, walkways, and restrooms, shall be permitted on the beach.

GOALS, POLICIES AND PROGRAMS

GOAL I. Preserve existing neighborhoods.

The City is made up of several distinct neighborhoods, some of which were originally established in the early 1900s. The neighborhoods reflect the City's unique and varied environment and include:

- 1) The Beach Area, containing most of the City's multi-family rental housing which is developed on small lots and offers a village atmosphere;
- 2) The Hill Section consisting primarily of single-family residential development on slightly larger lots, with commercial and higher-density residential development limited to Sepulveda Boulevard and Manhattan Beach Boulevard;
- 3) East-Side including single family residential uses and a large proportion of the City's commercial and residential uses within this area;
- 4) Manhattan Village which includes a substantial amount of regional commercial and office development as well as a significant number of single family homes and senior housing.
- 5) The Tree Section which is the single family area east of Bell Avenue and northwest of Valley Drive as well as senior housing; and
- 6) El Porto, a formerly unincorporated community providing a mix of high density residential and commercial uses.

The City is committed to the maintenance and preservation of its residential neighborhoods.

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.

Section 10.12.030 has established standards to avoid "mansionization", including increased setback and open space requirements for new single family residences. The additional open space must be provided in areas adjacent to streets or in areas that create useable open space. Open space may be provided above the second story, encouraging structures to be built to less than maximum height and reducing the mass of homes.

The mansionization ordinance also establishes maximum lot sizes in residential districts as follows:

TABLE 43
MAXIMUM LOT SIZES

District	Maximum Lot
I - Hill Section; Ardmore east, Manhattan Beach Blvd. south	15,000 sq. ft.
II - Tree Section; Ardmore/Blanche ea., Manhattan Beach Blvd so.	10,800 sq. ft.
III - Beach area	7,000 sq. ft.
IV - El Porto	7,000 sq. ft.

Generally, properties in the Medium and High Density Residential zones which are developed with three or more units are exempt from the stricter requirements, in order to encourage development of multi-family development.

Section 10.64.030 requires additional enclosed parking for larger residences. Three enclosed parking spaces are required for residences that exceed 3,600 square feet in floor area, whereas residences smaller than 3,600 square feet only need to provide two spaces. Only one space is required for multi-family units with less than 550 square feet.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve 20 smaller units

Program 1b. Continue to apply the Design Overlay as provided under Section 10.44 of the Municipal Code, as appropriate.

This section provides a mechanism for establishing specific development standards and review procedures for certain areas of the City with unique needs, consistent with General Plan policies, taking into consideration the unique nature of a given neighborhood. Seven subdistricts have been established:

D1--Rosecrans Avenue, where higher fences in the front-yard setback area are needed to reduce traffic noise;

D2--11th Street, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences;

D3--Gaslamp neighborhood, where special design standards and review procedures are needed to preserve existing neighborhood character;

D4--Traffic noise impact areas, where higher fences are needed to reduce traffic noise;

D5--North end commercial, where special design standards are needed for the north end commercial area to accommodate additional residential development;

D6--Oak Avenue, where special design standards, landscaping and buffering requirements are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard;

D7--Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve neighborhood character citywide.

Program 1c. Refrain from approval of lot mergers which would result in a reduction in the number of residences allowed.

Many homes have been constructed on double lots. The City has permitted the underlying subdivision to remain, in order that separate homes may potentially be built on each of the underlying lots. In accordance with Zoning Code Section 10.52.050, accessory structures ancillary to a primary residence may be constructed on an adjacent lot in common ownership without processing a lot merger. Similarly, the City will not require that lots be merged when schools, churches or other, similar public assembly uses are constructed on multiple lots. In addition, the maximum lot standards noted above would prevent consolidation of very large lots.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve 20 subdivided lots

Policy 2. Preserve existing dwellings.

Program 2a. Allow non-conforming dwellings to remain and improve.

Under the Zoning Code Section 10.68, as recently revised in conjunction with the City's mansionization ordinance, the development process for improvements to smaller non-conforming residential structures has been streamlined. Exceptions may be approved administratively to allow additions to non-conforming structures that will not result in total structures in excess of 66 percent of the maximum floor area in Districts III and IV or 75 percent of the maximum floor area in Districts I and II, or 3,000 square feet, whichever is less.

Non-conforming dwellings may also be improved while maintaining non-conforming, existing parking. For dwellings with less than 2,000 square feet of floor area, only one enclosed parking space is required.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve 24 smaller units

Program 2b. Consider utilizing Community Development Block Grant funds or exchange funds for home improvement loans for low income residents, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.

As discussed previously, CDBG funds are exchanged for unencumbered General Funds which are granted to local public service agencies who provide services for low and moderate income residents as well as elderly, disabled, and abused residents. Services include counseling, shelter referral, dental care, case management and groceries for seniors. This allows the City to exceed the fifteen percent limit on a locality's CDBG funds which may be passed on to such social service providers.

As shown previously in Table 28, approximately three quarters of extremely low income homeowners, and half of very low income homeowners pay over half of their income on housing, leaving little for home maintenance or improvement. A third of low income homeowners pay over half of their income on housing.

Many homeowners in the City could not afford to purchase their homes at currently prevailing prices, and are "house rich and cash poor," which is not unusual for the region. Long time residents would be expected to have decades-old mortgages with relatively low payments. Some may have completed their mortgage payments. Thus, as they approach their retirement years and live on a fixed income, they could continue to afford to live in their current residences. However, major home repairs and rehabilitation could exceed limited budgets.

A portion of CDBG funds could be utilized to provide a larger number of small loans or grants for rehabilitation of existing housing. Years ago, residents showed little interest in such a program. However, the population has aged, leading to a greater number of residents on fixed incomes. Before initiating any such program, the City should attempt to establish whether interest exists through public solicitation of interest. It would be important to assure residents of full confidentiality, in order not to deter participation.

First time homeowners would be facing new mortgages with large payments. Units available to first time buyers would be expected to be the lowest priced homes,

oftentimes "fixer uppers". Mortgage payments could require a large proportion of the buyers' income, leaving little remaining income for home repairs. However, even the lowest advertised prices for residential units would be out of reach for low income individuals, and a CDBG funded loan program would therefore be expected to be most heavily utilized by long term homeowners on fixed incomes.

Responsibility: Community Development Department

Funding: CDBG

Schedule: Initiate assessment of interest 2009;
if interest exists, initiate program 2010.

Objective: Preserve/improve 16 low and moderate income units

GOAL II. Provide a variety of housing opportunities for all segments of the community, including various economic segments and special needs groups.

There is considerable diversity in the types and densities of housing that comprise the City's neighborhoods, with high-density multiple-family development found within the coastal zone, and less dense single-family neighborhoods located further inland. As noted previously, housing is offered to a variety of economic sectors, with for sale units advertised at prices ranging from \$350,000 to \$8 million. Approximately one fifth of the City's population is currently over the age of fifty five, and housing policy must consider the special needs of the aging population.

Policy 3. Provide adequate sites for new housing consistent with the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

Program 3a. Continue to allow infill in residential areas.

Development of existing vacant residential infill sites would result in the production of dwelling units on small sites scattered throughout the City. The Manhattan Beach General Plan would provide for and additional 395 dwelling units on sites designated for residential use citywide. Infill on specific developed sites built at less than the density permitted under existing zoning with a high potential for redevelopment could result in approximately eighty eight (88) additional units.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: 88 to 395 dwelling units dwelling units

Program 3b. Permit and facilitate the establishment of residential uses in certain commercial districts.

Under Section 10.16.020 of the Municipal Code, residential uses are permitted upon the approval of a use permit in the Local Commercial, Downtown Commercial, and

North End Commercial Districts. Single-family residential permitted by right in the North End Commercial District if located on a site which (1) fronts on Crest Drive; or (2) on the rear half of a site which fronts on Highland Avenue; or (3) on a site which fronts on the east side of Highland Avenue between 38th Place to the south and Moonstone Street to the north; or (4) on a site which does not abut Rosecrans Avenue or Highland Avenue; otherwise a use permit is required.

Development of mixed uses can facilitate the delivery of housing. Not only does mixed use development make additional areas available for residential development, in a mixed use project the provision of an accompanying commercial use can help absorb some of the fixed costs of development, thereby facilitating the production of lower cost units. In addition, traffic congestion along with energy consumption and air emission can be reduced as residents walk to nearby commercial uses. This can also enhance the viability of less thriving commercial areas.

Because a use permit is currently required for development of residences in most commercial areas, these cannot be considered units that would be permitted by right and therefore could not be considered to meet the RHNA. Residential uses in the Downtown area and along Manhattan Beach Boulevard may enhance those areas. It is suggested that the City allow residential uses by right with specific criteria, subject to Planning Director review to assure that all standards are met.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Revise code to eliminate use permit requirement 2010.

Continued approval of mixed use development, on-going

Objective: 300 dwelling units

Program 3d. Revise development standards for residential uses in the CD and CNE District.

In order to encourage residential uses, it is suggested that rather than limit residential units to a certain number of units per lot, that no specific maximum number of units per lot be specified, so long as the otherwise maximum physical dimensions of the allowable building envelope are not exceeded. Greater numbers of smaller units could result, with likely occupants being young people and seniors wanting easy access to commercial uses, particularly seniors who no longer feel comfortable driving.

Under existing codes, parking spaces located within the Downtown Commercial (CD) district may serve as required parking for a nonresidential use located within the same district at a maximum distance of one thousand feet (1,000'). No parking for commercial uses is required at all if the floor area ratio does not exceed 1:1. The same is not permitted for residential uses. In order to facilitate development of

Program

residential uses, residential and commercial uses should be treated equally for parking purposes.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Revise code by 2011

Objective: Facilitate mixed use units noted above.

Policy 4. Preserve existing affordable housing stock

Program 4a. Regulate the conversion of rental stock to condominiums.

Section 10.88.080 of the Municipal Code requires that potential displacement of existing tenants be taken into consideration when evaluating requests for conversion of existing rental units to condominium status. In addition, under Section 10.88.070, tenants must be given first right of refusal to purchase at discounted prices. Those tenants who do not wish to purchase must be provided relocation assistance. Elderly and handicapped tenants must be provided life leases, with no rent increases for at least two years, and low and moderate income tenants and families must be given at least one year to relocate. These programs help to reduce the impact of condominium conversion on low and moderate income households.

Responsibility: Community Development Department

Funding: City General Fund, condominium application fees

Schedule: On-going

Objective: Preserve 12 affordable units

Policy 5. Encourage the development of additional low and moderate income housing.

Program 5a. Provide incentives for housing affordable to low income households and senior housing.

Section 10.52.090 of the Municipal Code provides for density bonus or other incentives when low income housing is provided, in accordance with Section 65915 of the California Government Code. The housing must remain affordable for at least thirty years. In accordance with Section 10.12.050 N of the Municipal Code, development standards may be modified where affordable housing is provided.

Pursuant to Section 10.52.090 of the City's Zoning Ordinance (Affordable Housing Incentive Program), developers who volunteer to make a portion of the housing development affordable by persons of lower income receive financial incentives, thus expanding housing opportunities for lower-income persons throughout the City. The Code defines "affordability" as follows:

1. A "for-sale" unit is considered affordable to a lower-income household if the total monthly payment required by the household to purchase and occupy the unit does not exceed 35% of the monthly income of a family (of the appropriate family size for the unit per the occupancy standards of the U.S. Department of Housing and Urban Development) with a monthly income equal to 80% of the County median income.
2. A new rental unit is considered affordable to a lower-income family if the total housing cost (including rent and utilities) does not exceed 30% of monthly income for households making 60% or less of County median income, based on a household appropriately sized for the unit per HUD occupancy standards which normally allow two persons per bedroom plus one additional person.
3. An existing rental unit is considered affordable to a lower-income household if the total housing cost including rent and utilities does not exceed the prevailing fair-market rent published by the U.S. Department of Housing and Urban Development.

Additional requirements needed to qualify for the incentives provided under this Affordable Housing Incentive Program include the following:

1. At least 20% of the total units must be affordable to lower-income persons or families as defined by the California Health and Safety Code, Section 50079.5, including elderly persons and families defined by Section 50067 of the Health and Safety Code; or,
2. At least 10% of the total units of a housing development must be made available to very-low-income households, as defined in Section 50105 of the Health and Safety Code; or,
3. At least 50% of the total dwelling units of a housing development must be made available to qualifying residents, as defined in Section 51.2 of the Civil Code.

Applicants for development meeting the above requirements may request that the City grant an incentive of financial value equivalent to a 25% density bonus and a regulatory concession or incentive. Following a public hearing, the City Council may grant such incentives as long as the density bonus is appropriate and consistent with the General Plan and the Zoning Code. The Zoning Code also provides for the following regulatory concessions or incentives to enable qualifying affordable housing development will be produced at a reduced cost:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements;
2. A reduction in setback and square-footage requirements;
3. A reduction in required vehicular parking spaces;

4. The approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the costs of the housing development. In these instances, the commercial, office, industrial, or other land uses must be compatible with the residential development and the surrounding residential development.
5. Other regulatory incentives or concessions proposed by the developer or the City, which result in identifiable cost reductions.

The developer must enter into an agreement which shall include the following provisions at a minimum:

1. The proportion of the total units that will be affordable by persons and families of lower income,
2. A commitment that the affordable units will remain available and affordable for 30 years unless the City approves a shorter time period.
3. A requirement that the affordable units be identified on building plans and described in the application for a lower- income housing incentive.
4. A requirement that resale controls be included as a deed restriction to ensure continued affordability, secured by a promissory note, in the amount of fifty thousand dollars (\$50,000.00) per affordable unit, secured by a deed of trust against the property.
5. A description of the specific incentives that the City will make available to the developer and any conditions pertaining to them.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Annual review of development agreements, ongoing approval of projects as proposed.

Objective: 30 incentive units

Program 5b. Streamline the development process to the extent feasible.

The City currently allows and encourages concurrent processing of all discretionary applications for a project, thereby streamlining the development process. Many routine applications may be processed as minor exceptions instead of the longer and more difficult variance process. As discussed in the previous section regarding governmental constraints, processing time for building permits in the City compares favorably with that for other nearby jurisdictions.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Ongoing.

Objective: Process 100 percent of applications in an efficient manner

Program 5c. Allow the establishment of manufactured housing on single family residential lots.

Manufactured housing can be constructed for much less than the cost of traditional building. Building various standardized modules in one location results in savings due to economies of scale and greatly reduced waste of building materials. Factory-built housing designed for placement on fixed foundations can be highly attractive and virtually indistinguishable from standard construction. In addition, current factory-built housing is typically built to higher standards for energy conservation.

In accordance with Section 10.52.100 of the Municipal Code, manufactured housing is permitted on single family lots not occupied by another dwelling. The housing must be secured, must meet certain design criteria, and must be on a relatively flat slope. These criteria are not unduly burdensome and would not prevent the establishment of manufactured housing on residential lots.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Ongoing.

Objective: Increase affordability of 5 units

Program 5d. Work with the private sector to facilitate the provision of low and moderate priced housing.

In the recent past, the City has worked with the private sector to produce two residential projects available to low and moderate income households. The Manhattan Terrace development received a certificate of occupancy in July 1991. The City approved a use permit to allow this senior citizen project at 3400 Valley Road. This forty eight unit project contains 540 square foot units with rents at affordable levels.

A 104-unit seniors project was completed at Manhattan Village on Parkview Avenue in 1997. This project provides housing affordable to very low and moderate income households along with market rate housing. The City processed a zoning amendment to allow a higher density for this project, and reoriented a City recreation facility in order to facilitate development of the project.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Annual review of continuing affordability; ongoing approval of projects as proposed.

Objective: Preserve 81 affordable senior units

PROGRAM 5e. Allow second family units in single family areas.

Section 65852.2 of the California Government Code provides for the establishment of second units in areas zoned for single family, as a means of increasing housing stock. Provision for second units has superseded the original State provision for granny flats, though many of the second units are designed for elderly family members. Units meeting the following criteria must be permitted:

1. The unit is not intended to be sold separately from the primary residence, but the second unit may be rented.
2. The lot is zoned for single-family or multifamily use.
3. The lot contains an existing single-family dwelling.
4. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
5. The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.
6. The total area of floorspace for a detached second unit shall not exceed 1,200 square feet.

No more than one parking space per bedroom may be required. In accordance with Section 65852.2(b)(3), local ordinances may specify that the property owner reside on the property.

Absent a local ordinance specifying development standards, the provisions of State law apply. The City does not currently have a local ordinance regarding second family units. Efforts were made to develop an ordinance in the past, but abandoned before the process was completed. The City may wish to reconsider developing its own second family unit program, both to facilitate provision of second family units and to establish standards suited to the City's unique neighborhoods.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Develop ordinance 2011

Objective: 36 second family units

Policy 6. Encourage means of increasing ability to afford existing housing stock.

Program 6a. Continue to participate in Los Angeles County Housing Authority, and publicize availability of Section 8 rental assistance for households in the City.

Section 8 rental assistance is provided by the United States Department of Housing and Urban Development (HUD) and is administered locally by the Los Angeles

Program

Community Development Commission (CDC) operating as the Housing Authority of the County of Los Angeles. Under this program, low income households are provided the differential between the rental rate of a unit and what they can afford. The rental rate cannot exceed fair market rent for the area as established by HUD. Based on Census data and advertised rents, there are units within the City which fall within the permissible rental range. The County has ceased accepting applications for new Section 8 assistance due to the length of the countywide waiting list, but is soliciting enrollment of additional landlords.

Responsibility: Los Angeles Community Development Commission;
Publicized by City Community Development Department

Funding: Federal Section 8 funds

Schedule: Ongoing. Publicize to landlords and tenants via City newsletter, link on City website or other means, 2010 and ongoing.

Objective: 6 existing units made available through Section 8 program.

Program 6b. Participate in the Home Ownership Program (HOP) and American Dream Down Payment Initiative (ADDI) programs.

These first-time homebuyers programs are administered by the Los Angeles Community Development Commission and are available to prospective residents of Manhattan Beach. Although the programs place a ceiling on housing price, a few units in Manhattan Beach could qualify, based on existing home listings.

The Home Ownership Program (HOP) is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. HOP has been designed to meet the needs of low-income families with the necessary down payment assistance. This program will provide a 2nd Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage.

The American Dream Down Payment Initiative (ADDI) is a component under the HOME Investment Partnerships Program, authorized under the Title II of the Cranston-Gonzalez National Affordable Housing Act. ADDI monies are used for closing costs and down payment assistance with a loan amount of up to \$10,000 or 6% of the purchase price whichever is greater.

Responsibility: Los Angeles Community Development Commission;
Publicized by City Community Development Department

Funding: HUD HOME funds

Schedule: Ongoing. Publicize to via city newsletter, link on city website or other means commencing 2010.

Objective: 4 units purchased through HOP or ADDI

Program 6c. Encourage shared housing programs for seniors and existing one person households.

Sharing of one housing unit by two or more roommates can render housing affordable to persons who could not otherwise afford housing individually due to the ability to share housing costs among roommates. This is also of help to seniors who may need minor assistance or even just occasional monitoring. The programs could be coordinated by the City's Senior Services Manager.

Responsibility: Senior Services Manager
Funding: City General Fund/Beach Cities Health District
Schedule: Begin program 2010
Objective: 48 housing matches

Policy 7. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.

Program 7a. Continue to participate in area wide programs to ensure fair housing.

The City will continue to contract with Fair Housing organizations to process complaints regarding housing discrimination within the City, and to provide counseling in landlord/tenant disputes.

Responsibility: Community Development Department
Funding: General fund/CDBG
Schedule: Ongoing, annual review
Objective: Address 100 percent of fair housing complaints

Program 7b. Provide for the housing needs of seniors.

The Manhattan Village Senior Villas, located at 1300 Park View Avenue, was first occupied in 1997. This project consists of 104 senior housing apartments. As a condition of the project's approval, 20% of the units must be reserved for very low income households, 20% must be reserved for low-income households, and 40% of the units must be reserved for moderate-income households. The remainder (20%) of the units may be rented at a market-rate. The occupants of the senior housing project must consist of a householder 62 years of age or older, or 55 years of age or older if handicapped, according to criteria established by the Americans With Disabilities Act (ADA) of 1990 or the Federal Rehabilitation Act of 1973. This program is concerned with ensuring that the current affordability of the project is being maintained.

Implementation. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The City will work to inform the public of the program.

Responsible Agency: California Housing Finance Agency

Funding: State of California

Schedule: On-going

Objective: Preserve 81 affordable senior units

Program 7c. Provide for the special needs of seniors so that they may remain in the community.

The Senior Care Management program provides services to predominantly low-income seniors. At any given time, the Senior Services Program may assist up to 110 senior citizens, of which 70% are low-income. As liaison and service coordinator, the Senior Care Manager performs the following functions:

1. Locates suitable (often more affordable) housing. This may include referrals to "board and care" residential facilities in Manhattan Beach, or multi-family apartments;
2. Identifies financial assistance resources, including HUD Section 8 rental vouchers through Los Angeles County, and other federal assistance programs, as well as disbursing information and referring to lenders for special mortgage programs;
3. Coordinates "Rotary Cares," a volunteer program, which rehabilitates two senior homes per year, consisting of minor repairs, plumbing, carpentry, painting, etc.,
4. Arranges and makes referrals for health and personal services for the Senior Health Program, which is funded by the Beach Cities Health District; and,
5. Informs eligible low-income seniors of state and utility company programs (Southern California Edison and Southern California Gas Company) regarding discounts, weatherization services, and payment assistance.

As discussed above, it is suggested that a shared housing program also be established, expanding responsibilities under No. 1 above. The City also provides funds for social service groups serving seniors, including the Salvation Army brown bag food program, Care Management for Manhattan Beach Seniors, and South Bay Adult Care Center.

Responsible Agency: Fire Department

Funding: General Fund/Beach Cities Health District

Schedule: On-going; add shared housing program 2010

Objective: Maintain full-time senior services provider

GOAL III. Provide a safe and healthy living environment for City residents.

The City's housing stock is generally in good condition, and the City has few heavy industrial type uses. In the past, industrial uses to the north, in El Segundo adversely affected local residents, but the two cities have worked together to address this problem. It is the goal of the City to continue to provide a healthy environment for all residents.

Policy 8. Eliminate potentially unsafe or unhealthy conditions in existing development.

Program 8a. Continue the active code enforcement program for illegal and substandard units.

The City has an active Code enforcement program which responds to complaints of substandard structures. In addition a Report of Residential Building Records is required each time a property is sold, which serves to alert all parties to unpermitted and potentially substandard construction that may exist.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Respond to 100 percent of reports of substandard units

Program 8b. Utilize Community Development Block Grant funds for home improvement loans for low income housing, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs. This is identical to Program 2, above.

Policy 9. Prevent the establishment of potentially unhealthful conditions in new development.

Program 9. Require that residential uses adjacent to industrial or commercial uses be adequately buffered from such uses.

Sections 10.16.030 and 10.20.030 of the Municipal Code requires that walls and setbacks be provided between industrial and residential uses and between commercial and residential uses. As industrial uses have left the area, this is less of a problem than in the past, although such uses continue to exist in the area.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Maintain block walls and adequate landscaping at all industrial/residential interfaces.

GOAL IV. Encourage the conservation of energy in housing.

Program

The conservation of energy and sustainable development have become of increasing importance. Worldwide energy supplies are subject to greater demand from emerging economies throughout the world. Scientists and society at large have gained a greater understanding of the impacts of energy consumption and global warming, specifically greenhouse gases. California has become the first state to address greenhouse gases. It is important that new housing be developed in light of a changing energy environment.

Policy 10. Encourage the use of alternate energy.

Program 10. Waive fees for installation of solar panels.

Solar panels may be used on roofs of residential and commercial structures to generate electricity which is either transmitted to the grid or stored in batteries on-site. The existing height limits in Manhattan Beach ensure rooftop units would not eventually be subject to shade and shadow which would render them ineffective. In March 2008, in order to encourage use of alternate energy, the City Council voted to waive any building fees for photovoltaic panels.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: 84 solar panels

Policy 11. Reduce energy loss due to inferior construction/development techniques.

Program 11a. Enforce green building techniques.

The City has adopted the California Energy Code. In addition the City requires the following:

- Insulating hot water pipes to minimize energy loss
- Using caulk and insulation that are formaldehyde-free or contain low VOC (volatile organic compounds)
- Pre-plumb water piping and sensor wiring to the roof for future solar water heating
- Use duct mastic on all duct joints and seams to minimize energy loss
- Install "Energy Star" bath fans vented to the outside
- Energy efficient water fixtures

The City continues to review its codes to encourage greener building techniques. The United States Green Building Council is currently reviewing more intensive measures to be included in buildings for LEED certification. The City should review its codes upon completion of the USGBC review.

Responsible Agency: Community Development Department
Funding: General Fund
Schedule: On-going. Revise codes by 2011.
Objective: 100 percent compliance for new units

Program 11b. Encourage water conservation.

Massive amounts of energy are utilized in pumping water to southern California. Any measures to conserve water will therefore help conserve energy. This can be achieved through use of low flow fixtures and use of drought tolerant landscaping. Sections 7.32 and 10.52.120 of the Municipal Code currently address landscaping, tree preservation, and tree planting, but do not address drought tolerant landscaping. These section should be reviewed and revised to address water use as well as aesthetic factors.

City codes provide for waterless urinals. Similar to the situation with solar panels, inspection and permit fees for installation of such urinals should be waived, when they are used to replace older, water-wasting urinals.

Responsible Agency: Community Development Department
Funding: General Fund
Schedule: On-going. Revise codes by 2012.
Objective: Reduced water consumption

Policy 12 Encourage reduction in energy consumption for commuting to work and other activities.

Program 12. Provide a balance of residential and employment generating uses in the City, including mixed use projects.

Where individuals have an opportunity to live in close proximity to their work, vehicle miles traveled to and from work can be reduced, thus reducing energy consumption. The City has permitted the development of mixed uses in Manhattan Village and permits the development of residential uses in commercial districts downtown and along Manhattan Beach Boulevard. In addition, the commercial areas of the City are in close proximity to residential districts, thus providing the potential that residents may walk to work or to shopping, dining out or other activities, or only drive a short distance.

Responsible Agency: Community Development Department
Funding: General Fund
Schedule: On-going. Revise codes as noted above
Objective: 200 mixed use units

Program

Preservation of Assisted Housing

Section 65583(a)(8) of the California Government Code requires an analysis of previously assisted housing projects which may change to non-low-income housing during the next 10 years as well as strategies to preserve or replace the units. There are currently no such projects in the City of Manhattan Beach and, therefore, no preservation program for such units is necessary.

SUMMARY OF OBJECTIVES

Section 65583 (b) of the California Government Code requires that a housing element contain quantified objectives for the maintenance, improvement, and development of housing. Under the existing General Plan, the City has capacity on residentially designated sites for 395 dwelling units more than existed in the City at the beginning of the planning period. This does not include potential additional units in mixed use areas.

From the time of the Census to 2006, there was an estimated increase of 391 dwelling units in the city, based on a Department of Finance estimate of 15,485 dwelling units in the City as of January 1, 2006. Since then, development of new housing has nearly come to a stop, with a net increase of only one dwelling unit from January 1, 2006 to January 1, 2008, according the Department of Finance estimates. Construction also occurred on sites where older homes were removed and replaced with new construction. However, construction of infill housing would not be anticipated to occur at the robust levels which occurred in the years preceding 2006.

Due to market factors, it is anticipated that the bulk of new, market rate units would be affordable only to high income individuals. Anticipated new units are shown in Table 44. In addition, six units would be enrolled in the Section 8 low income rental program and 4 units would be purchased by low/moderate income families through the HOP and ADDI programs.

**TABLE 44
NEW UNIT AFFORDABILITY**

	Very Low	Low	Moderate	High	Total
RHNA	296 du 11.02%	149 du 12.59%	160 du 15.35%	350 du 61.03%	895 du
Infill				88-395 du	88-395 du
Second Family Units	12 du	18 du	6du		36 du
Incentive Units	10 du	10 du	10 du		30 du
Commercial Areas	75 du	75 du	75du	75 du	300 du
NEW UNIT TOTAL	97 du 9.8%	103 du 13.95%	91 du 21.96%	163-470 du 54.3%	366-761 du
Section 8	3 du	3 du			6 du
HOP/ADDI			4 du		4 du
TOTAL NEWLY AFFORDABLE	3 du	3 du	4 du		10 du

Program

Implementation of Previously Existing Element

The Manhattan Beach Housing Element adopted February 4, 2003 focused on five primary strategies as follows:

1. Development of Vacant and Underutilized Parcels - Six vacant parcels have been developed with housing. This strategy is recommended to continue in the future.
2. Conversion of Downtown Multiple Family Residential- A 1.77 acre area developed in residential use was designated for high density residential use (RH) from Downtown Commercial (CD), thereby allowing preservation and expansion of residential uses in this area.
3. Encouragement of Mixed Use - This is an ongoing program that is recommended to continue.
4. Beach Infill - This is an ongoing program that is recommended to continue.
5. Second Family Units - This program has not yet been implemented, but is recommended for implementation in this element.

The basic goals of the 2004 Housing Element include preservation of existing housing stock and provision of adequate sites for housing. The previously discussed mansionization ordinance and non-conforming ordinance respond to these goals.

The 2004 Housing Element also included an energy conservation program. The City's previously discussed sustainable development program implements the energy conservation program.