



**CITY OF MANHATTAN BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning Commission

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

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

**DATE:** April 8, 2009

**SUBJECT:** Consideration of 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.

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 Housing Element should address the State's goals while considering and incorporating the City's goals and objectives. More detailed background information and discussion can be found in the previous Staff Report and attachments from the November 12, 2008 regular meeting (Attachment C).

Staff presented the Housing Element for initial review at the November 12, 2008 Planning Commission meeting. 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.

The Public Workshop was held on January 29, 2009 and included the Commission, Staff, Housing Element Consultant and general public. At the workshop the Commission invited all comments and concerns from the public and also discussed the main components of the Housing

Element while providing detailed direction to Staff as to what the next draft version should include.

## **DISCUSSION AND PUBLIC COMMENTS**

At the November 12, 2008 meeting, the Commission requested more information on the decision-making process which the consultant and staff used to identify available housing sites, 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 and directed Staff to address organizational and substantive issues within the Housing Element, such as the layout, correlation, and formatting, discussion of the 2003 Housing Element, viable areas for housing, and open space/parking regulations.

At the November 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. These issues were also brought up at the January Workshop. Staff outline the comprehensive involvement in the RHNA process that the City participated in and the frustration with the inability of City's to institute any real changes in the RHNA. Lobbying the State to consider revisions to their process or the RHNA will be a policy decision that will be set forth by the City Council. All of the comments and concerns discussed by the public and the Planning Commission will be forwarded to the Council.

Staff received a number of written comments from the public and the Commission (Attachment D) before and after the January 29<sup>th</sup> Public Workshop. The comments focused on providing an Executive Summary, consistent formatting in the text, layout and tables, more maps, an inventory of sites, discussion of the RHNA, and a discussion of the 2003 Housing Element.

At the January 29<sup>th</sup> Public Workshop, the consultant presented an overview of the proposed Element and highlighted the State required content and policies that need to be included and discussed in all Housing Elements. Staff also presented the requested information from the November 12, 2008 meeting which included a chart that identified the available housing sites, the pros and cons of each site, and copies of the previous 2003 Housing Element. At the conclusion of the Workshop, the Planning Commission directed Staff to address some outstanding issues within the Element and to consider and include the public comments that were provided. Overall, the Commission felt that the Housing Element would be strengthened by the inclusion of an Executive Summary and that the Element still had to address some organizational issues.

Since the January 29<sup>th</sup> Public Workshop Staff received comments from the Senior Advisory Committee (SAC) requesting that the Planning Commission provide them the opportunity for input and to address concerns regarding the availability of Senior housing, affordable housing, and requiring higher densities. Staff has a meeting scheduled with the SAC to address their comments.

The revised Draft Housing Element (Attachment A) strives to address the comments raised at the Planning Commission hearing and workshop. An Executive Summary is included at the beginning of the document to provide a framework and quick overview of the Element. Other sections and headings have been organized to be consistent in format and tables have been reorganized and reformatted. The Table of Contents has been reorganized to provide more information and consistent titles. Staff believes that the Draft document addresses the direction provided by the Planning Commission and that the consultant has addressed the State requirements.

### **PUBLIC NOTICE**

A notice of tonight's Planning Commission meeting and the April 22, 2009 public hearing was published in the Beach Reporter on April 2, 2009. The draft Element has been made available at the Library, City Hall, and at the Department of Community Development. The staff reports and attachments, including the Elements are posted on the City website.

### **ATTACHMENTS**

- A: Draft Housing Element-04/08/09
- B: 01/29/09 Planning Commission Workshop Staff Report, attachments and minutes (duplicates deleted)
- C: 11/12/08 Planning Commission Staff Report, attachments and minutes
- D: Public Comments



**CITY OF  
MANHATTAN  
BEACH**

**HOUSING  
ELEMENT**

**DRAFT  
PLANNING COMMISSION  
APRIL 8, 2009**



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## HOUSING ELEMENT SUMMARY

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The housing element is one of seven state mandated elements that must be included in a local general plan. A housing element must contain:

- A discussion of population and employment trends, household characteristics, housing stock characteristics;
- An assessment of existing housing needs including special needs for handicapped, elderly, large families, farmworkers, families with female heads of household, and the homeless;
- 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.

### CITY PROFILE

The existing profile and characteristics of the City are described in pages 6-31 and are summarized as follows.

At the time of the 2000 Federal Census, the City of Manhattan Beach had a population of 33,852, little changed from the population of 33,934 recorded by the 1960 Federal Census. This is reflective of the built out nature of the City. Approximately one fifth of the population is 55 years of age or older, with half of those 65 or older.

Approximately two thirds of all housing stock in the City consists of single family homes, with 10,191 single family detached homes out of the City's total of 15,094 dwelling units. In a similar ratio, approximately 65 percent of housing in the City is owner occupied.

Vacancy rates are low, and housing costs are higher than for the region in general, with median rent in the City being approximately twice that of Los Angeles County as a whole. A household is considered to be overpaying for housing if housing costs exceed thirty percent of household income. Low income and elderly renters have the greatest problem with overpayment for housing in the City.

Housing stock is generally in good condition. Few units are overcrowded.

### HOUSING NEED

The Southern California Association of Governments (SCAG) has assessed housing need for each community in the region through their Regional Housing Needs Assessment (RHNA). The assigned housing need for Manhattan Beach is 895 units, assigned to different economic segments of the community and is fully explained in pages 34-37 and summarized as follows:

<b>Income Group</b>	<b>Income Level</b>	<b>Units Needed</b>
Very Low Income	< 50% of median	236
Low Income	50% to <80% of median	149
Moderate Income	80% to <120% of median	160
Upper Income	≥120% of median	350
<b>TOTAL</b>		<b>895</b>

Source: SCAG RHNA, 2007

The largest special needs groups in the City of Manhattan Beach are the elderly and the disabled. 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. 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. Many of these households overlap.

In January 2007, the Los Angeles Homeless Services Authority (LAHSA) conducted a count of homeless individuals at homeless shelters and drop in centers as well as on streets, at parks, and other areas believed to be utilized by the homeless. The survey reported that 87 homeless individuals would live in Manhattan Beach on a given night

## **OPPORTUNITIES AND CONSTRAINTS**

The opportunities and constraints for additional housing are further discussed in pages 44-52 and are summarized below. Perhaps the greatest constraint to the provision of additional housing in the City of Manhattan Beach is the availability of land. The City is nearly built out, and allowable housing densities exceed fifty units per acre in some areas.

The City has sought to maximize services and opportunities for under served groups through an exchange of Community Development Block Grant (CDBG) Funds for unrestricted funds. This allows one hundred percent of the funds to be granted to local social service providers. The City participates with the Los Angeles Community Development Commission which administers the Section 8 rental assistance program, and first time homebuyer program.

Local programs to encourage additional housing include:

- Affordable housing incentive program
- Mixed use development ordinance
- Condominium conversion program
- Mansionization ordinance

## GOALS, POLICIES, AND PROGRAMS

The primary goals of this element are to:

- **Preserve existing neighborhoods** by preserving the scale of development in existing residential neighborhoods and preserving existing dwellings.
- **Provide a variety of housing opportunities for all segments of the community**, by providing sites for new housing, preserving existing affordable housing stock, encouraging development of additional low and moderate income housing, encouraging measures to increase ability to afford existing housing stock and promoting housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.
- **Provide a safe and healthy living environment for City residents**, by eliminating potentially unsafe or unhealthy conditions in existing development, and preventing the establishment of potentially unhealthful conditions in new development.
- **Encourage the conservation of energy in housing** by encouraging use of alternate energy, reducing energy loss due to inferior construction/development techniques, and encouraging reduction in energy consumption for commuting to work and other activities.

These goals will be implemented by the following programs. The Goals and Policies, as well as the Programs to implement them, are discussed in detail in pages 55-74.

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

These provisions act to discourage dwellings that are out of scale with the surrounding neighborhood. The large dwellings are also more costly, and lead to increased pressure to demolish modest dwellings in favor of lavish structures affordable only to the most affluent.

**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.

**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 addition, the maximum lot standards noted above would prevent consolidation of very large lots. This will preserve opportunities for future housing units that would otherwise be lost if lots were consolidated.

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

The development process for improvements to smaller non-conforming residential structures has been streamlined. The non-conforming dwellings to be preserved tend to be smaller and less costly than newer housing in the community. The preservation and improvement of these units will maintain the pool of smaller units which might otherwise be demolished to make way for larger, more costly housing.

**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.**

**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.

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

Provision of housing in mixed use areas is a long-time City housing policy. A use permit is currently required for development of residences in most commercial areas. 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.

**Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.**

The Manhattan Village area contains a mix of hotel, office, research and development, retail, recreation and residential uses, including senior housing. The existing parking lot at Parkview Avenue and Village Drive could accommodate up to twenty five (25) additional residential housing similar to the existing senior project.

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

Rather than limit residential units to a certain number of units per lot, the City could revise existing ordinances so that the specific maximum number of units per lot would not be limited, so long as the otherwise maximum physical dimensions of the allowable building envelope are not exceeded in mixed use commercial/residential developments. 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. In order to facilitate development of residential uses, residential and commercial uses should be treated equally for parking purposes.

**Program 4. 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 condominiums. Tenants must be given first right of refusal to purchase at discounted prices, and 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.

**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. The housing must remain affordable for at least thirty years. Development standards may be modified where affordable housing is provided. Developers who volunteer to make a portion of the housing development affordable by persons of lower income receive financial incentives, expanding housing opportunities for lower-income persons throughout the City. Developments meeting the above requirements may be granted an incentive of financial value equivalent to a 25% density bonus and a regulatory concession or incentive, subject to the approval of the City Council following a public hearing.

**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.

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

In accordance with Section 10.52.100 of the Municipal Code, manufactured housing is permitted on single family lots not occupied by another dwelling.

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

The City has worked with the private sector to produce two residential projects available to low and moderate income households. The City approved a use permit for the Manhattan Terrace senior citizen project occupied in 1991. 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 and reoriented a City recreation facility to facilitate development of the project.

**Program 5e. Allow second 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. The City does not currently have a local ordinance regarding second family units, though second family units may still be established consistent with State law. 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.

**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 administered locally by the Los Angeles Community Development Commission (CDC) operating as the Housing Authority of the County of Los Angeles. Low income households are provided the differential between the rental rate of a unit and what they can afford. Based on Census data and advertised rents, there are units within the City which fall within the permissible rental range.

**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.

**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. This is also of help to seniors who may need minor assistance or even just occasional monitoring.



**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.

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

The Manhattan Village Senior Villas 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.

**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.

**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.

**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.**

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

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.

**Program 10. Waive fees for installation of solar panels.**

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.

**Program 11a. Enforce green building techniques.**

The City has adopted the California Energy Code and 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.

**Program 11b. Encourage water conservation.**

Any measures to conserve water will also help conserve energy. The Municipal Code currently addresses landscaping, tree preservation, and tree planting, but do not address drought tolerant landscaping. These sections should be reviewed and revised to address water use as well as aesthetic factors.

City codes provide for waterless urinals. Inspection and permit fees for installation of such urinals should be waived, when they are used to replace older, water-wasting urinals.

**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. This is enhanced by the provision of mixed uses in the City. In addition, commercial areas of the City are in close proximity to residential districts, increasing the potential that residents will walk to work or to shopping, dining out or other activities, or only drive a short distance.

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## INTRODUCTION

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### HOUSING ELEMENT AUTHORITY AND MANDATE

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, a discussion of population and employment trends (pp. 7-16, 34-35), household characteristics (pp. 17-21), housing stock characteristics (pp. 22-33) and special housing needs (pp. 37-43)
- An inventory of resources and constraints which would affect meeting those needs (pp. 44-54), and
- A statement of community goals, policies, and quantified objectives designed to help maintain, preserve, improve, and develop housing. (pp. 55-74).

A housing element must also be consistent with other elements of the General Plan, such as the land use and circulation elements. To a large extent this element represents a continuation and expansion of previous policies and no conflicts are anticipated.

### **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 net 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 1. 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. Unfortunately, the City has limited capacity to accommodate new dwellings, even though the general plan and zoning permit densities up to 53.3 dwelling units per acre in the City in the highest density residential areas in the Beach Area.

**TABLE 1  
NEW UNIT AFFORDABILITY**

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	<b>Total</b>
RHNA	236 du 26.4%	149 du 16.6%	160 du 17.9%	350 du 39.1%	895 du
Infill				72 du	72 du
Redevelop double lots (refrain from mergers)			10 du	10 du	20 du
Second Family Units	12 du	18 du	6du		36 du
Incentive Units	15 du	10 du	5 du		30 du
Commercial Areas	75 du	75 du	75du	75 du	300 du
<b>NEW UNIT TOTAL</b>	<b>102 du 22.3%</b>	<b>103 du 22.5%</b>	<b>86 du 18.8%</b>	<b>157du 34.3%</b>	<b>458 du</b>
Section 8	3 du	3 du			6 du
HOP/ADDI			4 du		4 du
<b>TOTAL NEWLY AFFORDABLE</b>	<b>3 du</b>	<b>3 du</b>	<b>4 du</b>		<b>10 du</b>
<b>UNITS PRESERVED</b>					
Zoning Code (mansionsization)			40 du	10 du	50 du
Preserve non-conforming dwellings			18 du	6 du	24 du
Home improvement loans (CDBG)	2 du	12 du	2 du		16 du
Regulate condo conversions	2 du	5 du	5 du		12 du
<b>TOTAL UNITS PRESERVED</b>	<b>4 du</b>	<b>17 du</b>	<b>65 du</b>	<b>16 du</b>	<b>102 du</b>

## HOUSING PLAN

This element continues efforts to provide additional housing and increase housing affordability in the City of Manhattan Beach. This element builds on the Manhattan Beach Housing Element adopted in 2003, just as that element built on the element before. Primary goals of this element are to:

- Preserve existing neighborhoods by preserving the scale of development in existing residential neighborhoods and preserving existing dwellings.
- Provide a variety of housing opportunities for all segments of the community, by providing sites for new housing, preserving existing affordable housing stock, encouraging development of additional low and moderate income housing, encouraging measures to increase ability to afford existing housing stock and promoting housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.
- Providing a safe and healthy living environment for City residents, eliminating potentially unsafe or unhealthy conditions in existing development, preventing the establishment of potentially unhealthful conditions in new development.
- Encourage the conservation of energy in housing by encourage use of alternate energy, reducing energy loss due to inferior construction/development techniques, and encouraging reduction in energy consumption for commuting to work and other activities.

Housing programs included in this element are designed to implement these goals.

## RELATIONSHIP TO PREVIOUSLY EXISTING ELEMENT

As noted above, many of the goals, policies and programs included in this element represent a continuation or expansion of programs included in previous elements.

The Manhattan Beach Housing Element adopted February 4, 2003 focused on five primary strategies for the provision of additional housing 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 (Program 3a in this element).
2. Conversion of Downtown Multiple Family Residential- A 1.77 acre area located at the 200 and 300 blocks of 10th Street and 11th Street and developed with residential use was rezoned. The new designation provides for high density residential use (RH), a change 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 (Program 3b in this element).
4. Beach Infill - This is an ongoing program that is recommended to continue (Program 3a in this element).

5. Second Family Units – This program has not yet been implemented, but is recommended for implementation in this element (Program 5e in this element).

The 2003 Element also included the following programs:

- Affordable Housing Incentive Program - This is an ongoing program that is recommended to continue (Program.5a in this element)
- Code Enforcement Program - This is an ongoing program that is recommended to continue (Program 8a in this element).
- Community Development Block Grant (fund exchange) – This program has provided resources for local social service providers, enabling those in need to remain in the community, as described in more detail on Page 44 (Opportunities and Constraints).
- Developer Consultation Program - This is an ongoing program that is recommended to continue (Programs 5b and 5d in this element).
- Energy Conservation Program – Since adoption of the 2003 Element, the City has developed a task force to develop a sustainable development program. This ongoing program is recommended to continue and expand (Programs 10, 11a, 11b, and 12 in this element).
- Environmental Review (CEQA) Program - This is an ongoing program that will continue in accordance with the requirements of the California Environmental Quality Act.
- Fair Housing Program - The City continues to work with fair housing organizations. This is an ongoing program that is recommended to continue (Program 7a in this element).
- Small Rental Unit/Second Unit Program (Multiple-family Zones) – This program was not implemented. A similar program is included in this element for commercial areas (Program 3d in this element)
- Senior Housing Program - This ongoing program led to the development of the Manhattan Senior Villas, which remain available to seniors. This program is recommended to continue (Program 7b in this element).
- Senior Services Manager Program – This is an ongoing program that is recommended to continue (Program 7c in this element).
- Zoning Conformity Program - This is an ongoing program that is recommended to continue (Programs 1a and 1b in this element).

The basic goals of the 2003 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.

## **PUBLIC REVIEW**

This element was made available for public review \_\_\_\_\_. A public workshop regarding the element was held on January 29, 2009. Public hearings were held \_\_\_\_\_.





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## CITY PROFILE

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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 (3.15 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 are 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.

- **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 totaled 15,486 units, and 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 2  
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

FIGURE 1  
REGIONAL MAP

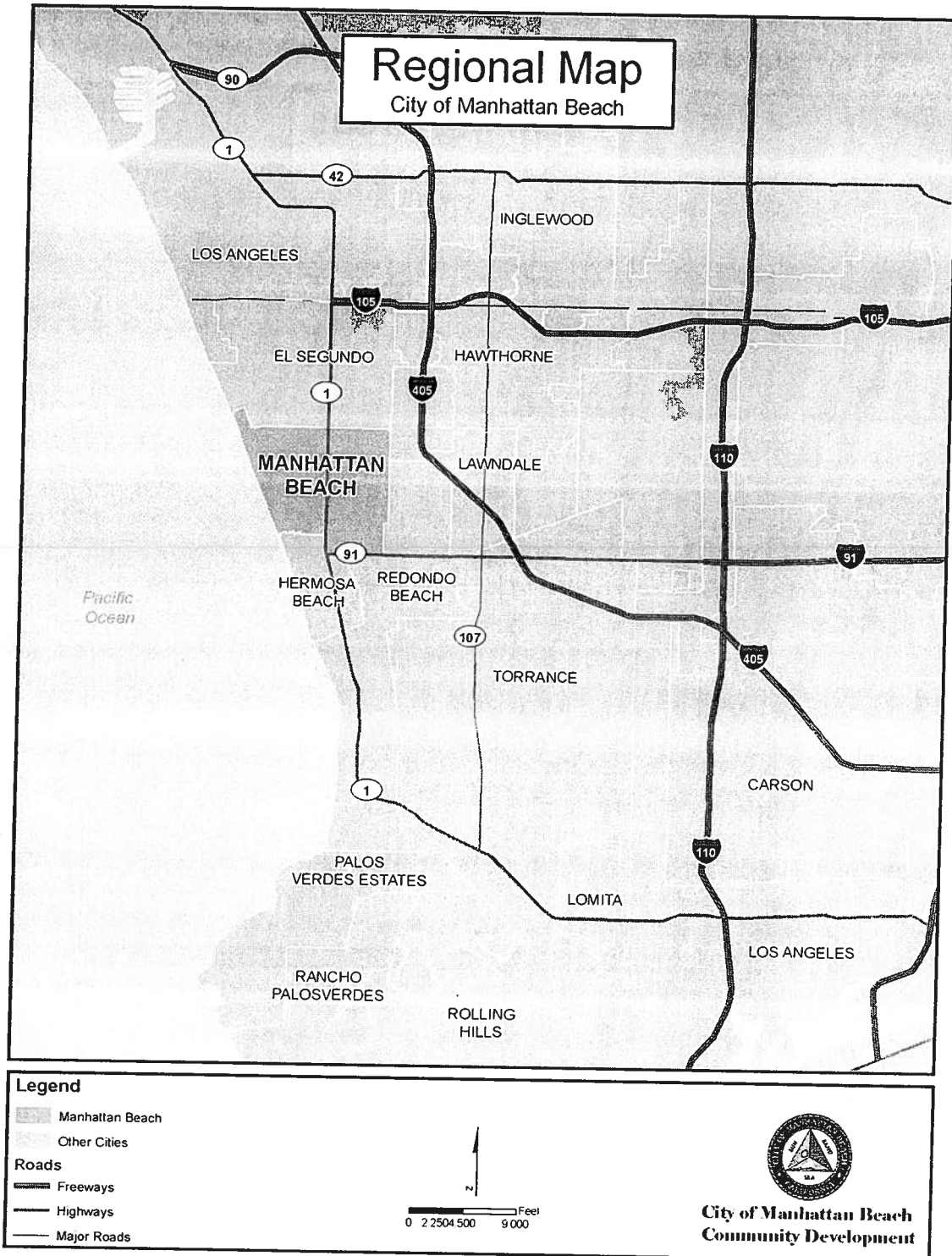


FIGURE 2  
PLANNING AREAS

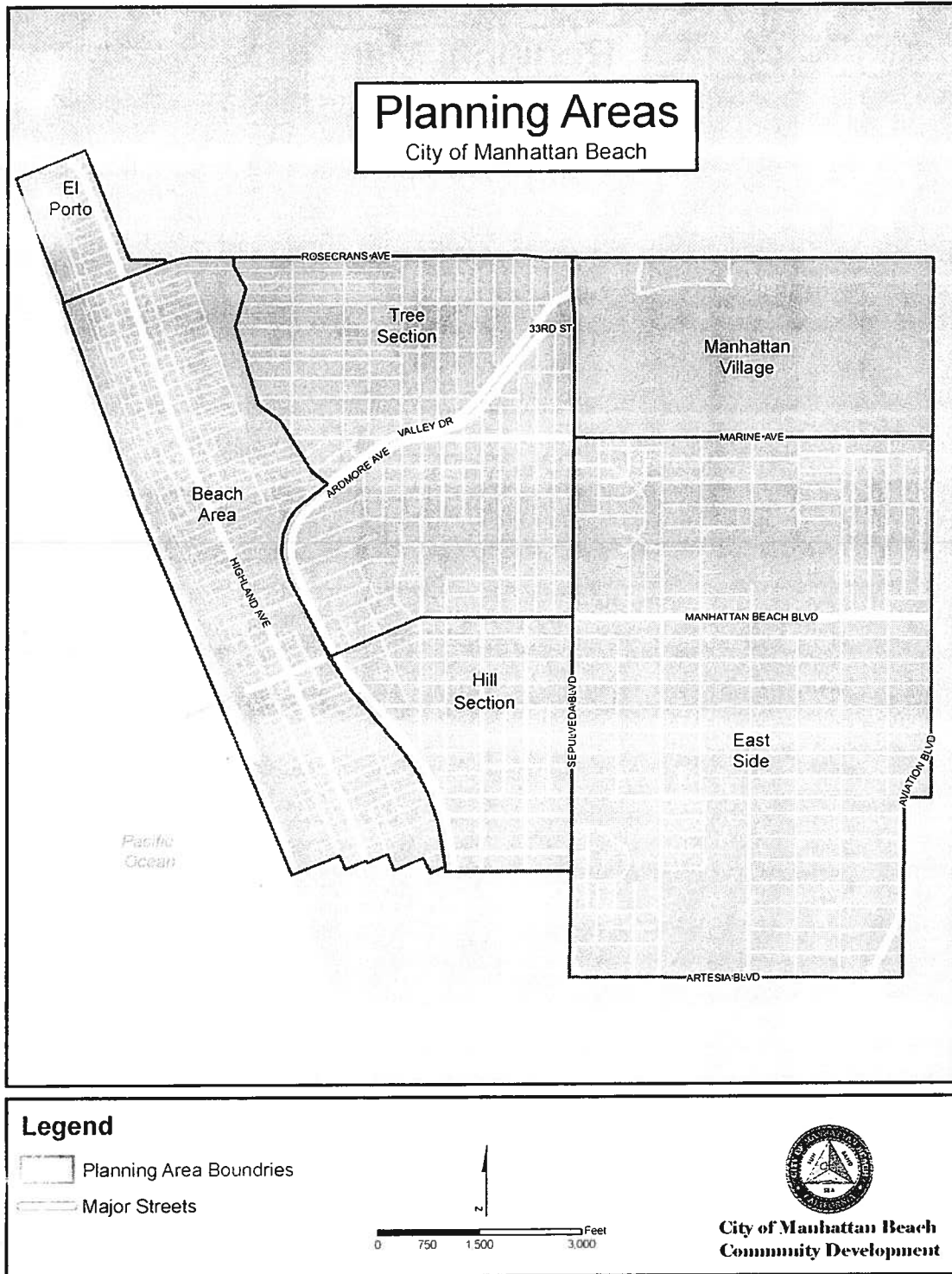
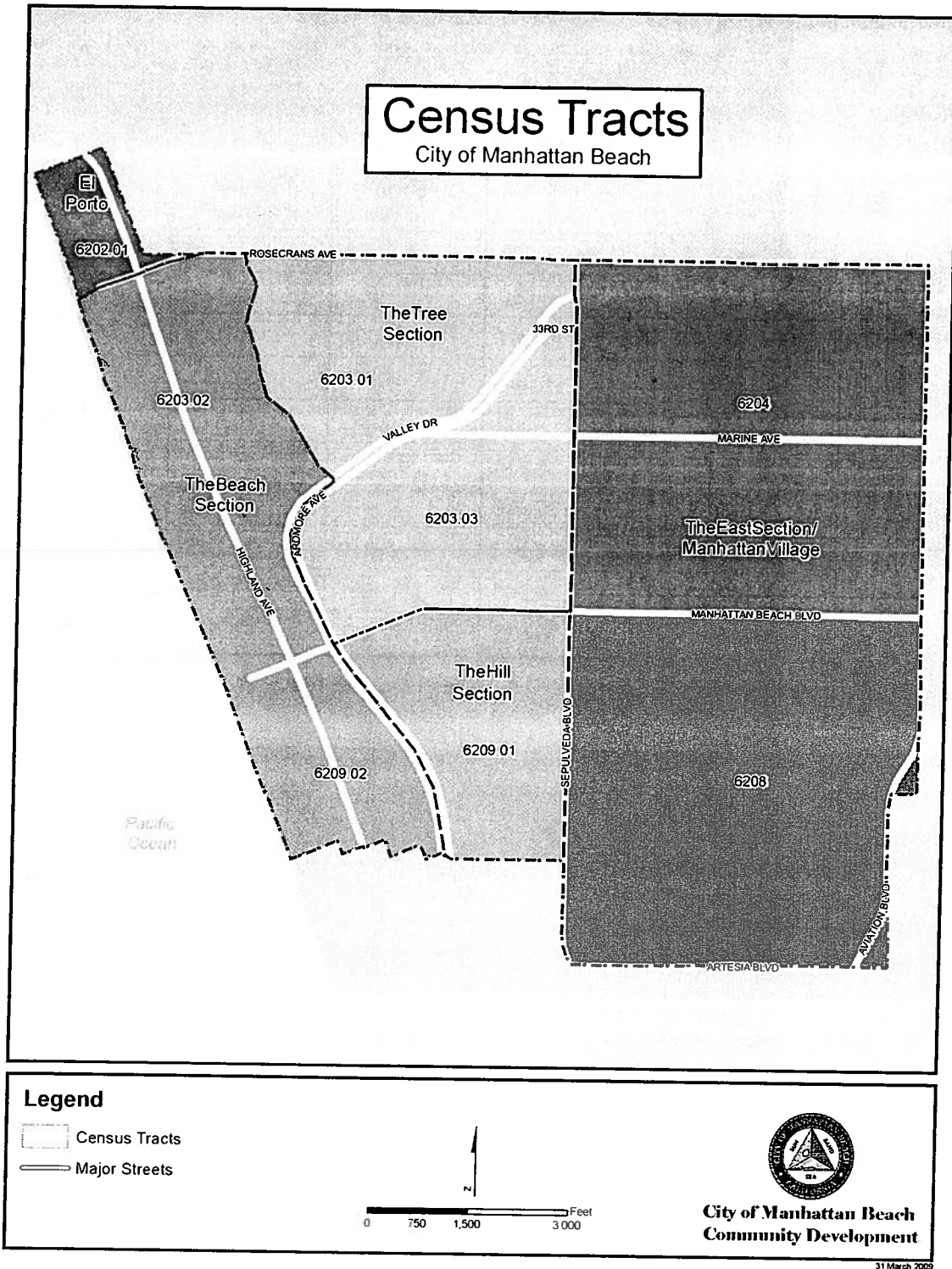


FIGURE 3  
CENSUS TRACTS



**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 3), dropping from 35,352 to 31,542.

**TABLE 3  
POPULATION GROWTH**

	Population	Change	Percent Change
1912	600	*	*
1920	859	259	43.17%
1930	1,891	1,032	120.14%
1940	6,398	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 4). 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 4**  
**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
El-Porto 6202	1,185	1,281	96	8.10%	1,548	267	20.84%	363	30.63%
Tree Section 6203.01	4,044	3,932	-112	-2.77%	4,324	392	9.97%	280	6.92%
Beach Area 6203.02	6,546	6,101	-445	-6.80%	6,022	-79	-1.29%	-524	-8.00%
Tree Section 6203.03	4,250	4,087	-163	-3.84%	4,303	216	5.29%	53	1.25%
East Side 6204	3,835	4,626	791	20.63%	5,022	396	8.56%	1,187	30.95%
East Side 6208	7,074	6,763	-311	-4.40%	7,271	508	7.51%	197	2.78%
Hill Section 6209.01	2,651	2,385	-266	-10.03%	2,483	98	4.11%	-168	-6.34%
Beach Area 6209.02	3,142	2,885	-257	-8.18%	2,879	-6	-0.21%	-263	-8.37%
<b>City Total</b>	<b>32,727</b>	<b>32,060</b>	<b>-667</b>	<b>-2.04%</b>	<b>33,852</b>	<b>1,792</b>	<b>5.59%</b>	<b>1,125</b>	<b>3.44%</b>

Source: Federal Census

**TABLE 5  
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%
<b>Total</b>	<b>32,727</b>	<b>33,852</b>	<b>1,125</b>	<b>3.44%</b>

Source: Federal Census

Overall growth is similar to trends in other nearby communities.

**TABLE 6  
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 7). 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 7  
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 8). 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 8  
RACE BY CENSUS TRACT**

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

Source: 2000 Federal Census

The ethnic makeup of the City of Manhattan Beach is typical of that of nearby beach communities (Table 9).

**TABLE 9**  
**PERCENT RACE BY CITY**

City	Total Population	White	Black	AmerInd/ Eskimo	Asian or Pacific Islander	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 10**  
**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 11**  
**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 12). 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 12). The largest proportion of family households is in the southeast sector of the City, in Census Tract 6208.

**TABLE 12**  
**HOUSEHOLD TYPE**

Census Tract	Percent Families	Percent Single	Percent Nonfamily
El Porto 6202.01	20.7	51.5	27.8
Tree Section 6203.01	72.2	20.5	7.3
Beach Area 6203.02	38.4	40.9	20.7
Tree Section 6203.03	69.1	21.1	9.9
East Side 6204	67.1	26.3	6.7
East Side 6208	72.1	20.4	7.5
Hill Section 6209.01	69.5	20.3	10.2
Beach Area 6209.02	49.1	36.4	14.5
<b>TOTAL CITY</b>	<b>58</b>	<b>29.3</b>	<b>12.7</b>

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 13). 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 13  
HOUSING TENANCY**

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

\* 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 14). In fact, Manhattan Beach was the only city in the area with less than half of all housing to be renter occupied.

**TABLE 14**  
**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%
<b>TOTAL</b>	<b>30,565</b>	<b>51.30%</b>	<b>29,011</b>	<b>48.70%</b>
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 15). At the time of the Census, 93 people reported receiving public financial assistance, and 221 reported receiving Supplemental Security Income (SSI).

**TABLE 15**  
**PERSONS IN POVERTY**

Census Tract	All persons	Persons Below Poverty	Percent
El Porto 6202.01	1,611	41	2.55%
Tree Section 6203.01	4,324	120	2.78%
Beach Area 6203.02	6,022	280	4.65%
Tree Section 6203.03	4,296	117	2.72%
East Side 6204	5,012	275	5.49%
East Side 6208	7,263	140	1.93%
Hill Section 6209.01	2,607	81	3.11%
Beach Area 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 16**  
**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 17). This contrasts with Los Angeles County as a whole, where only about half of all housing consists of single family detached units.

TABLE 17  
UNITS PER STRUCTURE

Census Tract	1, Detached	1, Attached	2	3 or 4	5 to 19	20 or more	Mobile home <sup>1</sup>	Total
El Porto 6202.01	177	77	536	191	70	0	0	1,051
Tree Section 6203.01	1,602	0	7	0	0	54	0	1,663
Beach Area 6203.02	1,551	475	670	509	109	7	0	3,321
Tree Section 6203.03	1,495	14	38	58	68	41	0	1,714
East Side 6204	1,291	482	46	91	136	54 <sup>2</sup>	8	2,118
East Side 6208	2,205	109	44	170	164	43	8	2,743
Hill Section 6209.01	887	24	28	28	50	0	7	1,024
Beach Area 6209.02	983	166	166	50	79	16	0	1,460
<b>City Total</b>	<b>10,191</b>	<b>1,347</b>	<b>1,535</b>	<b>1,097</b>	<b>676</b>	<b>215</b>	<b>23</b>	<b>15,094</b>
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 18  
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 which was conducted at that time of the previous Housing Element (2003) 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 19). 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 19, this is partially due to the significant number of units held for seasonal or occasional use.

**TABLE 19**  
**HOUSING VACANCY BY CENSUS TRACT**

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

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 20  
HOUSING VACANCY BY CITY**

	For rent	For sale only	Rented or sold, not occupied	Seasonal, recreational, or occasional use	Other vacant	Total <sup>1</sup>	
	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%
<b>Total, beach cities</b>	<b>907</b>	<b>334</b>	<b>162</b>	<b>582</b>	<b>117</b>	<b>2102</b>	<b>3.41%</b>
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 21, 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 21  
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 22**  
**VALUE OF OWNER OCCUPIED HOUSING BY CENSUS TRACT**

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

Source: 2000 Census

Housing values in the City of Manhattan Beach have risen significantly in the years since the census, rising most steeply between the years 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 23**  
**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: Dataquik 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 24**  
**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 25  
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 26  
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
<b>City Total</b>	<b>\$923</b>	<b>\$1,293</b>	<b>\$1,795</b>

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 27**  
**MEDIAN RENTS-2008**

<b>Unit Type</b>	<b>Monthly Rent</b>
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 28**  
**HUD FAIR MARKET RENTS**

<b>FMR Year</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
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 29**  
**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	
<b>Household Income &lt;=30% Median</b>	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
<b>Household Income &gt;30% to &lt;=50% Median</b>	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
<b>Household Income &gt;50 to &lt;=80% Median</b>	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
<b>Household Income &gt;80% Median</b>	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
<b>Total Households</b>	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 30, only a small portion of rentals affordable to lower income households are actually occupied by households in those income groups.

**TABLE 30**  
**AFFORDABILITY MISMATCH**

Housing Units by Affordability	Rental Units	Owned/For Sale Units
<b>Affordable at household income &lt;=30% median income</b>		
# occupied units	104	N/A
% occupants with income <=30% median	28.8	N/A
# vacant for rent	0	N/A
<b>Affordable at household income &gt;30% to &lt;=50% median income</b>		
# occupied units	77	48
% occupants with income <=50% median	28.6	20.8
# vacant for rent	0	0
<b>Affordable at household income &gt;50% to &lt;=80% median income</b>		
# occupied units	360	40
% occupants with income <=80% median	10	50
# vacant for rent	15	0
<b>Affordable at household income &gt;80% median income</b>		
# 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.

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## HOUSING NEED

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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 (Table 31). 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 31**  
**SCAG ESTIMATES OF**  
**POPULATION, EMPLOYMENT, AND HOUSING**

Year	Population	Dwelling Units	Employment	Employees per Unit
2000	34,097	14,516	13,985	0.96
2005	36,384	14,999	14,086	0.94
2010	36,541	15,087	15,114	1.00
2015	37,051	15,285	15,414	1.01
2020	37,553	15,491	15,699	1.01
2025	38,035	15,695	15,952	1.02
2030	38,498	15,905	16,181	1.02

Source: SCAG

Future employment at maximum buildout permitted under the General Plan was calculated using standard employee generation rates (Table 32). 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 32  
EMPLOYMENT BY LAND USE**

<b>USE</b>	<b>ACRES</b>	<b>FLOOR AREA FACTOR</b>	<b>SQUARE FEET</b>	<b>EMPLOYEES</b>
<b>Commercial</b>				
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	N/A	3,212
<b>Total Employment</b>				<b>18,088</b>

1. Square footage, based on acreage and maximum floor area ratios permitted in General Plan
2. 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. The needs assessment is an assignment to each community of the share of need assigned to the SCAG region by the California Department of Housing and Community Development. 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 33  
RHNA BY INCOME GROUP**

<b>Income Group</b>	<b>Income Level</b>	<b>Units Needed</b>
Very Low Income	< 50% of median	236
Low Income	50% to <80% of median	149
Moderate Income	80% to <120% of median	160
Upper Income	≥120% of median	350
<b>TOTAL</b>		<b>895</b>

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 (Table 34).

**TABLE 34  
EXISTING OVERPAYMENT**

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

Source: SCAG reproduction of HUD data

The RHNA does not quantify need for extremely low income units. In accordance with Government Code Section 65583(a)(1), this is assumed to be fifty percent of the very low income need, or 118 units.

## SPECIAL NEEDS GROUPS

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.

### 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 35 illustrates where handicapped households are concentrated throughout the City.

**TABLE 35  
HANDICAPPED HOUSEHOLDS BY CENSUS TRACT**

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

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 36**  
**SENIORS (OVER 55 YEARS OF AGE) - 1980 to 2000**

Age	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
55-59	1,682	5.1%	1,513	4.7%	1,963	5.8%
60 - 64	1,219	3.7%	1,369	4.2%	1,299	3.8%
65 +	1,941	5.9%	2,759	8.6%	3,526	10.4%
<b>Total</b>	<b>4,842</b>	<b>14.7%</b>	<b>5,641</b>	<b>17.5%</b>	<b>6,788</b>	<b>20.6%</b>

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) consists of 48 units, and 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 City 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 37 illustrates the distribution of large households in the City.

**TABLE 37  
LARGER FAMILIES AND HOUSEHOLDS BY CENSUS TRACT - 2000**

Number of Persons	El Porto 6202.01	Tree Section 6203.01	Beach Area 6203.02	Tree Section 6203.03	East Side 6204	East Side 6208	Hill Section 6209.01	Beach Area 62902.02	Total
<b>Family households</b>									
5 persons	2	98	57	103	98	183	60	32	633
6+ persons	1	28	15	30	28	81	17	11	211
<b>Non-family households</b>									
5 persons	0	2	4	0	0	0	0	5	11
6+ persons	0	0	1	1	0	3	0	1	6

Source: 2000 US Census

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 38  
OVERCROWDING**

Occupants per room	Owner occupied					Renter occupied				
	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	Total
El Porto 6202.01	239	0	0	0	239	737	9	7	0	753
Tree Section 6203.01	1363	0	0	0	1,363	258	0	0	0	258
Beach Area 6203.02	1391	9	0	0	1,400	1681	9	26	12	1,728
Tree Section 6203.03	1330	5	0	0	1,335	345	0	4	0	349
East Side 6204	1501	8	10	0	1,519	542	0	0	6	548
East Side 6208	1987	27	0	0	2,014	622	34	0	8	664
Hill Section 6209.01	804	0	0	0	804	190	0	0	0	190
Beach Area 6209.02	761	5	0	0	766	565	16	25	0	606
<b>City Total</b>	<b>9276</b>	<b>54</b>	<b>10</b>	<b>0</b>	<b>9,440</b>	<b>4940</b>	<b>68</b>	<b>62</b>	<b>26</b>	<b>5,096</b>

Source: 2000 US Census

### **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 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 or 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 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) zoning districts with a 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 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.

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:

1. Sylmar National Guard Armory  
12860 Arroyo Street  
Sylmar
2. Glendale National Guard Armory  
220 East Colorado Street  
Glendale
3. Los Angeles National Guard Armory  
1300 Federal Ave.  
Los Angeles
4. Culver City National Guard Armory  
1808 Culver Blvd.  
Culver City

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## OPPORTUNITIES AND CONSTRAINTS

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### 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 15,541 residential units could be accommodated on existing residentially designated sites, with another 340 dwellings provided in mixed use areas, for a total of 15,881 dwelling units at build-out. This is 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 to accommodate significant new growth. The City of Manhattan Beach is nearly built out and contains very few vacant sites, all of which are relatively small and could accommodate only a few additional units:

**TABLE 39  
VACANT LAND INVENTORY AND DEVELOPMENT POTENTIAL**

Location	Zoning	Intensity	Area (sq. ft.)	Current Units	Potential Units	Vacant
3911 Crest	CNE	850 sf/du	4,543	2	5	No
133 El Porto	RH	850 sf/du	1,380	0	1	Yes
3804 Highland	CNE	850 sf/du	1,800	Parking Lot	2	Yes
3216 Highland	CNE	850 sf/du	3,498	Retail/ Restaurant	4	No
820 Duncan Place	RS	7,500 sf/du	4,200	0	1	Yes
1120 6th St.	RS	7,500 sf/du	7,500	0	1	Yes
<b>Total</b>			<b>22,921</b>	<b>2</b>	<b>14</b>	

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.

As noted in Table 40 below, commercial areas along the Sepulveda Corridor, totaling eighty to ninety acres, are not being considered for mixed use at this time. The Sepulveda Corridor experiences heavy traffic and lots are not deep enough to buffer potential residences from traffic's negative effects such as noise and air emissions. In addition, this area is important in maintaining the City's economic base.

A number of publicly owned parcels within the City could potentially be redeveloped for other uses (see Table 40 below). These include: Begg School, Ladera School, and the National Guard Armory.

Begg School is located on a 5.3-acre site at Peck and 18<sup>th</sup> Street. Portions of the property are currently utilized for recreational purposes. The 6.2-acre Ladera School site consists of three terraces separated by steep slopes. Bell Avenue, a narrow street which terminates in a cul-de-sac a few hundred feet to the north of the school, runs along the easterly edge of the site. Access may be taken from 24<sup>th</sup> Street via the Grandview School parking lot. Landform and access issues render this site unsuitable for housing above very low densities. The National Guard Armory is located on a 6.32-acre site along the northerly portion of Bell Avenue, south of Rosecrans Avenue. The site consists largely of steep slopes. The steep terrain and poor access also render this site unsuitable for housing above very low densities.

None of these three publicly owned sites are anticipated to be declared surplus within this housing planning period. However, these sites may be considered for housing in the more distant future, should conditions change. Should any of these sites become available, planning for future use must balance various community needs, including housing and recreation facilities for currently underserved residents.

There is also an opportunity for additional housing through the redevelopment of existing developed sites such as the Manhattan Village Mall overflow parking lot as noted in Table 40 below. This site includes a parking lot at Parkview Avenue and Village Drive in the Manhattan Village area which could accommodate up to twenty five (25) units, however the City owns this site and it is currently under lease with Manhattan Village Mall for overflow parking and is not available at this time.

As noted in the previous section a survey was conducted at the time the previous Housing Element (2003) was completed to identify underutilized parcels. The survey indicated that there are five (5) under utilized lots in the Downtown Commercial area that are currently occupied by industrial uses that could accommodate thirteen (13) additional dwelling units. Multi-family areas along Manhattan Beach Boulevard and near Meadow School could accommodate twenty-two (22) additional dwelling units and underdeveloped parcels in the beach area between 23<sup>rd</sup> and 35<sup>th</sup> street could accommodate thirty-four (34) additional dwelling units on the 122 currently developed lots within the area.

Double sized, single family lots could also redevelop. Up to twenty one (21) additional units could be provided in the Tree Section with double lots currently occupied by a single dwelling being developed with two single family dwellings. 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.



**TABLE 40  
POTENTIAL HOUSING SITES**

<b>Potential Sites</b>	<b>Pros</b>	<b>Cons</b>	<b>Justification/Reasoning</b>
<p><b>Sepulveda Commercial Corridor (various private owners)</b></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><b>School Sites (if available - school district owns)</b></p> <p>-Begg School (Peck/18<sup>th</sup>)</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 (Community Resource Element) to provide enough adequate schooling. School sites also represent approximately 28% of the City's park and open space.</p>
<p><b>Armory Site (if available- Federal government owned)</b></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 surrounds this site on two sides by triangular site and on a third side by existing low density residential neighborhoods.</p>
<p><b>Manhattan Village Mall overflow parking lot (City owned)</b></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>

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 CDBG 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 to 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, as discussed previously. HUD has developed income ceilings for low and very low income household based on household size (Table 41). Income limits may also be adjusted for individuals with major medical needs.

**TABLE 41  
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

1. Based 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 42  
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

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.

## **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, this approach 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, elevation 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 43. 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 43  
GENERAL PLAN CATEGORIES**

<b>Area</b>	<b>Low Density</b>	<b>Medium Density</b>	<b>High Density</b>
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 44. 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 44  
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 > 6 du	\$826	\$1,974	\$3,380
Coastal Development Permit	\$560 minor, \$4,295 major	\$385	\$188 minor, \$875 major	n/a <sup>1</sup>	n/a
Conditional Use Permit(condo)	\$5,200	\$675 ≤ 6 du \$935 > 6 du	\$1,750+ \$734/unit	\$1,293+ \$144/unit over 2 units	\$3,380
Variance	\$4,925	\$675 ≤ 6 du \$935 > 6 du	\$1,750	\$1,869	\$3,380

1. Implementation Plan not certified. Coastal Commission approval required with \$500 fee for 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 City of Manhattan Beach has a certified Local Coastal Program (LCP). The LCP was certified by the California Coastal Commission in 1994 and therefore the City is able to issue its own coastal permits.

The 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.



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## GOALS, POLICIES AND PROGRAMS

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### 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 has long been committed to the maintenance and preservation of its residential neighborhoods. This was a goal of both the 1993 and the 2003 Manhattan Beach Housing Elements

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

This policy is similar to, but somewhat more specific than, Policy 1.1 in the 2003 Housing Element, which called for the character of existing neighborhoods to be maintained and preserved. In furtherance of that policy, the City has adopted a "mansions ordinance" and revised lot merger provisions so as to preserve existing residential lots.

**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 of the MBMC 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 45  
MAXIMUM LOT SIZES**

District	Maximum Lot
I - Hill Section; Ardmore east, Manhattan Beach Blvd. south	15,000 sq. ft.
II -Tree Section; Ardmore/Blanche east, Manhattan Beach Blvd. south	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 of the MBMC 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.

These provisions act to discourage construction of overly large dwellings that are out of scale with the surrounding neighborhood. In addition to issues of scale, the large dwellings are also more costly, and lead to increased pressure to demolish modest dwellings in favor of lavish structures affordable only to the most affluent.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve 50 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. This will

preserve opportunities for future housing units that would otherwise be lost if lots were consolidated.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve 20 subdivided lots

**Policy 2. Preserve existing dwellings.**

This policy is similar to Policies 1.2 and 1.3 in the 2003 Housing Element which called for existing housing units and affordable housing to be maintained.

**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.

The non-conforming dwellings to be preserved tend to be smaller and less costly than newer housing in the community. The preservation and improvement of these units will maintain the pool of smaller units which might otherwise be demolished to make way for larger, more costly housing.

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 life 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.

Under this new program, 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.

This goal reflects two goals in the 2003 Housing Element, to assist in the development of new housing for all income groups, and to strive to provide sites to achieve a variety and density of housing.

**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 an 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. This is a long-time (since 1993) City housing policy.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: 88 to 395 dwelling units

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

Provision of housing in mixed use areas is a long-time (since 1993) City housing policy. 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 3c. Continue to provide for a mixture of uses in the Manhattan Village area.**

The Manhattan Village area contains a mix of hotel, office, research and development, retail, recreation and residential uses, including senior housing. The existing parking lot at Parkview Avenue and Village Drive could accommodate up to twenty five (25) additional residential housing similar to the existing senior project. This site was identified as a potential housing site in the 2003 Housing Element, consistent with the more general 1993 Housing Element program calling for a mixture of uses in the Manhattan Village area.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: 25 senior 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 in mixed use commercial/residential developments. 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 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 4. 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. This is an ongoing program included in the two preceding housing elements.

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.**

This is a continuation of the Developer Consultation Program included in the 2003 Housing Element. 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 units in single family areas.**

This was included in the 2003 Housing Element as the Second Unit Program. 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 floor space 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 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. This is a continuation of the Fair Housing Program included in previous housing elements.

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, and included in the 1993 and 2003 Housing Elements. 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, which is an ongoing program also included in the 2003 Housing Element, 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, consistent with the stated goal of the California Legislature to provide decent safe and sanitary housing.

**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. This ongoing program was included in the 2003 Housing Element.

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.**

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. The policies and programs below are an expansion of the energy conservation program included in the 2003 Housing Element.

**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 is in the process of reviewing standards through the Environmental Task Force and should also 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 sections should be reviewed and revised to address water use as well as aesthetic factors. The City is in the process of reviewing standards through the Environmental Task Force.

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

**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.

**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.

**ATTACHMENT B  
PC MTG 4/8/09:  
01/29/09 PC Workshop**

## **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 SPECIAL MEETING  
JANUARY 29, 2009**

The Special Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 29<sup>th</sup> day of January, 2009, at the hour of 6:40 p.m., in the Police/Fire Conference Room, at 400/420 15<sup>th</sup> Street, in said City.

**A. ROLL CALL**

Present: Fasola, Paralusz, Powell, Seville-Jones and Chair Lesser  
Absent: None  
Staff Present: Richard Thompson, Laurie Jester, Michael Rocque  
Recording Secretary: Patricia Schilling

**B. AUDIENCE PARTICIPATION**

None.

**C. PUBLIC HEARINGS**

**1. Planning Commission Workshop to Discuss and Review a Comprehensive Update to the City's General Plan Housing Element.**

Director Thompson explained that the Special Meeting was called, per the Planning Commission's direction at the November 12, 2008 meeting after Staff presented their initial considerations to the Commission. The Workshop is designed to educate the Commission and public on the purpose of the Housing Element and the process that goes into creating the Element.

Director Thompson introduced Sandra Genis, of Sandra Genis Planning Resources, the consultant on the project, to present an overview of the State requirements. The Housing Element is part of the General Plan and State law requires that local governments review and update their Housing Element every five (5) years. The last one conducted by the City of Manhattan Beach was in 2003.

Ms. Genis explained that the Housing Element has been in effect since the 1980's. She explained over the years the Housing Element has developed in content and accountability. The State has specific requirements for each City and the number of affordable housing units required. It is the City's responsibility to adopt policy regarding the Housing Element and the 2008 laws require that the City also designate potential sites for these projects. She further explained that if a City chooses not to develop a policy regarding the second units in single family zones that the City would default to the State Ordinance.

**Discussion**

A lengthy discussion ensued among the Commissioners, consultant Sandra Genis, Director Thompson and the public;

Items addressed during the discussion were as follows:

- Clarification of the R1 zoning and the State requirements for the addition of a second family unit.
- Second units requirements, regarding parking, occupancy, etc.
- Second units can not be sold as separate properties.

- Without a City driven policy the item automatically defaults to the State policy.

Consultant Genis reiterated the fact that it is a Statewide policy passed 3-4 years ago permitting R1 zoned properties to construct a second family unit. Ms. Genis also acknowledged that there were many limitations regarding density and number of units per acre.

The discussion continued with the Commissioners, Consultant Genis, Director Thompson and the public;

- Difficulty of providing the number of units required by the State based on affordability and the sq ft cost of property in Manhattan Beach
- Feasibility of constructing the number of units assigned to the City of Manhattan Beach based on density and arguments presented at SCAG sponsored meetings
- Consideration of the factors that impact the number of units; over crowding, over paying and employment
- Impact of lot merger ordinance on the number of units feasible
- Consideration for formulating a plan to encompass a regional approach to the problem of low income housing, working with other cities that have the space to construct the numbers needed to meet the State requirements
  - Director Thompson addressed this issue at the SCAG meetings and explained that each city has its own unique set of restrictions to consider and politically this is not a feasible option.
- Impact the LCP has on the reaching the number of low income housing units required
  - Land Use Element use to dictate housing but now it is deferred to the Housing Element.

Director Thompson suggested that the Commission make a recommendation to the Council regarding compliance with the State directed numbers and emphasized again the fact that if we don't have a second family unit requirement in place we have to default to the State policy requirements.

Consultant Genis explained that under State law the City can't build low income housing with General Funds without the voter's approval.

In response to a question raised by Commissioner Powell regarding how the City can reconcile the Housing Element item if it contradicts the General Plan, Director Thompson stated that all decisions made to date by the Planning Commission are consistent with the Housing Element and General Plan.

In an effort to return to determining policy and goals, Consultant Genis provided more information regarding information in the Housing Element and State requirements relative to the City of Manhattan Beach;

- 87 homeless individuals need to be accounted for
- Accessibility for seniors and disabled needs to be addressed
- Possible infrastructure restraints - none
- Developer fees – not a problem
- A need to provide a variety of housing opportunities
- Revision of development standards (parking, open space) could be considered
- Inclusionary housing where feasible within coastal zone or 3 miles from coastal zone
- Regulating the conversion of condos

- Streamlining the development process
- Possibility of pre-fabricated housing
- Section 8 rental assistance and relation to the LA CDC
- Encourage Shared Housing for Seniors
- Initiate Fair Housing Program
- Buffering residential/commercial use properties
- Green buildings

Commission Chair Lesser suggested that the group focus on the list of possible sites the City has presented for additional housing and determine which ones were feasible and which sites they were opposed to.

Director Thompson concurred with this direction and suggested that policy issues be addressed once the site locations were discussed.

Discussion ensued among Commissioners regarding each proposed site on the handout provided by staff. The votes were as follows:

1. Sepulveda Commercial Corridor –  
The Commissioners discussed the following concerns;
  - May have a negative impact on tax revenue for the city – mostly retail on Sepulveda
  - Current use of the Sepulveda corridor is consistent with the City’s General Plan
  - Could increase traffic on Sepulveda
  - The noise factor on Sepulveda and congestion would not be conducive to favorable living conditions, and other land use incompatibilities
2. School Sites Not Currently in Use- (if available) –  
The Commissioners discussed the following concerns;
  - Could conflict with the City’s General Plan to provide enough adequate schooling
    - Appears that more younger families are moving into the area
  - Represent approximately 28% of the City’s park and open space
  - Conflicts with the City’s recreation needs
  - Site conditions – steep terrains and poor access
3. Armory Site (if available from Federal Government)  
The Commissioners discussed the following concerns;
  - The area is not ideal for high density units
4. Manhattan Village Mall overflow parking lot – all Commissioners supported considering this site  
The Commissioners cited the following main reasons for considering supporting this site;
  - Location to mall
  - Provide more Senior Housing adjacent to the existing senior housing in the area
  - Has little use throughout most of the year
  - Set back from Rosecrans corridor

The Commission directed Staff to explore additional site options:

- Aviation near Rosecrans
- Back of lots behind the commercial buildings along the Rosecrans corridor/ Parkview
- Further explore the use of the overflow parking lot currently leased to the Village Mall and Manhattan Beach Country Club

In summary the Commission made a number of recommendations to Staff and Consultant Genis on what specific items they would like to have returned to them for further discussion and consideration.

Chair Lesser asked for more information on the 2003 Housing Element plan along with the plan submitted in 1993. It was noted that the City received a waiver in 1998 because there were budget constraints with the State and Housing Elements were not required during that update period explaining the ten year gap between Housing Element updates. Chair Lesser also requested that Ms. Genis return with an Executive Summary of a possible Housing Element document.

Commissioner Powell supports a number of items laid out in the Housing Element presented for discussion tonight including;

- Preservation of existing neighborhoods
- Green Sustainable buildings
- Handicap Accessible
- Historical preservation
- Mixed Use where parking is available
- Permit Streamlining
- Additional Senior housing
- Preservation of the Quality of Life residents currently experience in Manhattan Beach

Commissioner Fasola asked that the Consultant provide a revised report reflecting the issues addressed in tonight's workshop.

Commissioner Seville-Jones stated that the Commission would need another meeting to determine policy and have a working document to present to Council for consideration and public discussion.

Commissioner Paralusz concurred with Chair Lesser's request for more information and an Executive Summary.

There were several residents in attendance that requested the statistics in the report be better summarized. They asked if the issue had been addressed with Assembly member Ted Lieu and other congressional representatives because they see it as a political issue.


Chair Lesser reiterated the fact that it was the Planning Commission's responsibility to present recommendations for Council's consideration. He explained his concerns over developing something that was only aspirational when City Council will need to make decisions based on the information they provide.

## I. ADJOURNMENT

The meeting was adjourned at 9:42 p.m. to Wednesday, February 11, 2009 in the City Council Chambers, City Hall, 1400 Highland Avenue

PATRICIA SCHILLING  
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 *RT*

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

**DATE:** November 12, 2008

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

**RECOMMENDATION**

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

**BACKGROUND**

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

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

- (a) To assure that local governments recognize their responsibility in contributing to the attainment of the State's housing goals.
- (b) To assure that local governments prepare and implement housing elements that, along with corresponding federal and state programs, will move towards the attainment of the State's 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.

**ATTACHMENT C  
PC MTG 4/8/09:  
11/12/08 PC Staff Report**

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             |   |



II. Environmental Impacts

	Potentially Significant Impact	Less Than Significant As Mitigated	Less Than Significant Impact	No Impact
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? \_\_\_ \_\_\_ X \_\_\_
- 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? \_\_\_ \_\_\_ \_\_\_ X

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)? \_\_\_ \_\_\_ X \_\_\_
- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? \_\_\_ \_\_\_ \_\_\_ X
- 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? \_\_\_ \_\_\_ \_\_\_ X
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? \_\_\_ \_\_\_ \_\_\_ X
- e. Result in inadequate emergency access? \_\_\_ \_\_\_ \_\_\_ X

- |    |   |     |     |          |          |
|----|---|-----|-----|----------|----------|
| 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> |



**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 12<sup>th</sup> 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 18<sup>th</sup> 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 31<sup>st</sup> 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 23<sup>rd</sup> Street and 35<sup>th</sup> 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:

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RICHARD THOMPSON  
Community Development Director







**Michael Rocque**

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**From:** Richard Thompson  
**Sent:** Monday, March 30, 2009 4:52 PM  
**To:** Michael Rocque  
**Cc:** Laurie B. Jester  
**Subject:** FW: SAC housing memo  
**Attachments:** SAC housing memo.doc

Be sure to include this in the report along with the other written comments. You should prepare a response to each comment as well. Maybe we should contact this group before proceeding.

Richard Thompson  
Director of Community Development

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**From:** Eve Kelso  
**Sent:** Monday, March 30, 2009 10:53 AM  
**To:** Richard Thompson  
**Cc:** Richard Gill; Jan Buike  
**Subject:** SAC housing memo

Hello Rich-

Richard Gill suggested that I forward the attached memo to you developed by the Senior Advisory Committee with their thoughts on the Housing Elements report. Please let me know if you have any questions. Thanks.

Eve Kelso

**ATTACHMENT D**  
**PC MTG 4/8/09:**  
**Public Comments**

TO: MB Director Parks & Recreation  
FROM: Senior Advisory Committee(SCA)  
DATE: March 2009  
SUBJECT: HOUSING ELEMENTS REPORT

The SAC wishes to address the question of affordable housing and senior housing in Manhattan Beach. It is our understanding that a "Housing Elements Report" is required by the State from each city. We are concerned about the mandate for higher density in local communities and the impact this will have here in Manhattan Beach where density is already high. In a time of increasing concern for the environment and the need to reduce water usage it seems inappropriate and contradictory for a state government agency to mandate higher density in local communities.

If the City of Manhattan Beach is going to submit a Housing Element Plan that includes proposed additional housing development it is essential that this include more affordable housing and housing stock for seniors, since both are very limited in Manhattan Beach.

The SAC recommends consideration of the following should be expressly included in the development of any housing plan and report:

1. The overall community's needs must include specifically the needs of the growing older population.
2. There is very limited affordable housing currently available in Manhattan Beach
3. Manhattan Beach residents want to remain in this community as they age (age in place)
4. When their current housing no longer meets their needs, senior who want to remain in Manhattan Beach have limited options

The SAC requests:

1. The planning commission provide the opportunity for seniors, either through a community meeting or meeting with the SAC, to have input in any plan prior to submission.
2. Richard Thompson, head of community development, or his representative, attend the next SAC meeting to hear our concerns and provide information about the status of the City's "Housing Element Report"
3. Our concerns and recommendations enumerated above be shared with each with members of the City Council and the Planning Commission.

## Michael Rocque

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**From:** Richard Thompson  
**Sent:** Wednesday, February 11, 2009 5:30 PM  
**To:** Michael Rocque  
**Cc:** Laurie B. Jester  
**Subject:** FW: "Second Family Units"

One for the consultant....Michael you should read and may decide not to forward to her, rather explain what needs to be changed if necessary.

Richard Thompson  
Director of Community Development

-----Original Message-----

From: gosterhout@roadrunner.com [mailto:gosterhout@roadrunner.com]  
Sent: Wednesday, February 11, 2009 3:47 PM  
To: Sandra Seville-Jones; Wayne Powell; jim@fasolaarchitects.com; paralusz@hotmail.com; David Lesser; Richard Thompson  
Subject: "Second Family Units"

Dear Planning Commissioners:

At your recent Housing Element workshop I requested that Sarah Genis, the city's planning consultant, refrain from using the term "Second Family Units," as that term was not referenced either in state law or our Housing Element document.

However, I see this term sprinkled throughout the workshop minutes, even when no attributed directly to the consultant's remarks.

The term of art is "second unit," or "accessory dwelling unit." It has no connotation to "family" or "granny flat," both which convey false mental ideas of the simple facts of these units. The simple use of "second unit" or "accessory dwelling unit" (or even "second dwelling unit") provides a sufficient objective description without influencing concepts one way or another.

In fact, if one was to enter "second family unit" in the "Search" function on the State of California's Housing and Community Development, you get no results, which is not true for searches for "second unit" and "accessory dwelling unit." We are intelligent people; there is no reason we can't communicate in precise terms.

Perhaps my sense of specifics is too elevated, but I as a community member should not be the one that has to correct a consultant. This is to the same effect where she said that at the first hearing at a council meeting was sufficient public outreach when that paucity of input was so directly contrary to Cal HCD guidance. I acknowledge that I have a problem with this consultant's apparent flippant attitude to our Housing Element process in general, but given that this consultant obviously wasn't hired to develop worthwhile public workshops, I call to question why we engaged her in the first place as I have yet seen the value-add. And having to combat a consultant even further exacerbates my concern about the difficulty in getting timely and precise information in respect to the Housing Element in the first place.

If I'm short-sighted in my understanding of the term "second family unit," then I would certainly appreciate correction. However, I believe I've done my due diligence.

I leave this up to you for remedy, individually or as a commission.

Thank you for considering my feedback.

Regards,

Gary Osterhout

February 11, 2009

Richard Thompson  
Director of Community Development  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Dear Mr. Thompson,

I spent some time reviewing the Final Draft Housing Element prepared by Sandra Genis. I was disappointed to find that the presentation quality of the Final Draft was less professional than most consultant reports I see. The six-line Table of Contents was the first clue. I also find the content of the Draft to be dated, incomplete, and inadequate. My primary recommendation would be to toss the recent Final Draft and, instead, update and "tweak" the prior housing element (2003 HE). This would be a less overwhelming task and could increase the likelihood of approval by HCD. My personal experience with getting consultants to revise severely inadequate first attempts, no matter how specific my comments are, is that the revised document is not much improved. Document quality strongly goes to the competence of the preparer – a quality that doesn't change after comments are presented.

Without significant revision, I do not believe the Final Draft will be approved by HCD. Most importantly, it is deficient as to the broad requirements related to the "provision of adequate sites" for potential development of housing for moderate and lower-income households. To adequately address this requirement, the housing element must develop and document the city's housing needs (including a discussion of the RHNA) and provide detailed analyses of the city's land, zoning regulations, and housing programs. Once developed, this information is can be used to support specific programs to meet the city's goals and HCD's requirements. Although the city is not directly required to build new housing units, it is required to show that its laws and behaviors are, or will be, conducive to development of a range of housing opportunities. I do not believe the Draft accomplishes this.

I'll try to explain why I have come to this conclusion. My general and specific comments are listed below. This is the short version: I've tried to focus on items that would make the Housing Element compliant and appear professional.

**I.**

The Intro should set out the bigger picture; it is incomplete. Possible improvements would be statements that

- a) discuss the critical importance of adequate housing for the well-being and vitality of the region,
- b) explain that the state recognizes this and requires local governments to plan for their fair share of future housing by analyzing existing and projected housing needs and preparing goals, policies, and programs to address these needs,
- c) state that the current housing element is a plan for the community to meet broad-based, long-range housing needs,
- d) summarily express the city's approach to facilitating potential development opportunities for affordable housing (the state's primary focus), and
- e) highlight MB's uniqueness with respect to preparing the HE. This would include MB's lack of vacant land, small-lot subdivision structure, intention to maintain the high desirability of its neighborhoods, and the city's significant inventory of good quality housing.

If the city so decides, the HE could also say that MB is committed to successfully facilitating some level of truly affordable housing. If, as I heard in the workshop, the city is not so committed, then the HE should not

say that its programs for providing "sites" will create such opportunities. Producing units affordable at low or very low income levels is not feasible without public assistance.

## II.

It would be helpful if one or two early sections outlined the process and the components of the HE document (with explanations of what certain items mean, etc.). These "foundation" sections should include HE update timelines, prior and current HE effective dates, etc. A discussion of the goals and programs that have been revised from the 2003 HE, as a summary of the city's achievements (or lack thereof) relative to the 2003 HE. The detailed performance summary would be provided in a later section. A broad overview, highlighting what is particularly relevant for MB, would set the reader up for better understanding.

The various state requirements are quite specific and public participation is of high importance. I don't believe much effort was made to involve the public. Maybe I'm just naïve about how difficult it can be to rouse attendees for meetings.

The mention of the General Plan (GP) on page 1 of the Draft is overly terse. The relationship between the GP and its required elements should be noted, i.e., the HIE is the only one that requires review and certification by the state.

This would be a good place to mention changes in housing law since the prior HE was approved, as the changes affect not only the updated HE, but may also involve the GP.

## III.

The City Profile section, for the most part, includes demographic, income, and housing data current as of the 2000 census. This is basically the same data presented in the 2003 HE. The statutes explicitly require that HEs be based on the most current information. I find the general presentation of data shockingly inadequate. Many sources, including both SCAG and the California Department of Finance, have published updated data, at least through 2007. Current information is critical for determining the city's needs and for developing meaningful long-range housing programs. →

## IV.

The following comments relate primarily to the data and conclusions (or lack thereof) within the Final Draft document.

- a) The charts/tables need to be revised and presented in a professional style. Tables appear in at least seven different formats. Certain tables were poorly labeled or mislabeled, making it difficult to discern what was being presented. Several tables included numbers and totals with no percentages or other measures to help the reader see relative magnitudes (Table 16, for example). Some tables with percentages include the percent sign, others don't. Carrying out percentages two decimal places is unnecessary and slows the reader. The data presented by census tract number, without mentioning the planning areas by name, is not meaningful. Some tables just weren't necessary, could be combined, and/or could be presented in a way that clearly reveals the tendency of the data.
- b) The demographic and household income data were not concisely presented and therefore, the Final Draft does not lead to an understanding of MB's housing needs. The needs revealed by the data should be used to persuasively conclude the goals and policies. The pieces are not tied together.
- c) The statutes require that significant amounts of data be presented and *analyzed*. For the most part, no real analysis was presented and the proposed goals were not supported by prior analysis. In places where numbers were presented in a table, the related text, if any, only summarized (regurgitated) the data. The text typically went no further and failed to discuss relevance or implications.
- d) The Final Draft's lack of analysis was exacerbated by frequent "profound" or meaningless statements. Here are just two examples:

“Overcrowding can be more of a problem for large families.”

“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 [sic] homes in Manhattan Beach were at some point in the foreclosure process.....” (p24)

There was no further discussion regarding foreclosures. Is “twenty-nine” a high or low number for foreclosures? How does MB’s (actually low) foreclosure rate speak to affordability or housing needs? Home prices typically become more affordable in areas with high foreclosure rates. But, wait a minute: foreclosure rates are much higher in affordable markets. If this is relevant, the topic should be developed. If it’s not relevant, it should be left out.

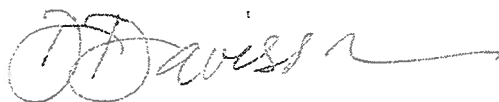
- e) The statutes are very specific as to the inventories of sites, such as vacant residentially-zoned sites, under-improved sites, sites for potential mixed-use, etc. The HE should include detailed identifying information, zoning, number of potential units and how calculated, physical attributes, map showing specific locations. The sites were inadequately documented and were listed in inconsistent formats; some sites were listed in a too-brief table and other sites were just mentioned in the text. If a site is dismissed from consideration, this belongs in the HE with a reasonable analysis. I believe relevant potential sites are missing from the analysis. Under-improved site next to Vons? She did not discuss how sites were identified or selected (so none were missed) and no reference was provided for the land data. The site inventory should tie directly into the city’s ability to “provide sites”. Several persons at the workshop were lost as to this connection and some cities’ HEs were found noncompliant on this basis.
- f) No maps were included in the Draft. Broad, clear location maps are also necessary. Compare the maps in the Draft to those in the 2003 HE, especially the site inventory maps. This item and the prior bullet are very telling: comprehensive charts and good exhibits are basic to a truly professional presentation.
- g) The structure of the Draft was at times difficult to follow. Parts of the “Housing Need” sub-section appear mislabeled: it includes demographic information (with no analysis or conclusions) and lists of programs for persons with “special needs”. It is not clear that part of this section delineates the “special needs” categories required in the statutes. Other topics are misplaced. The sites inventory was strangely found in the “Opportunities” section. The sites inventory is about resources and is typically handled separately. Available land is not an opportunity, at least not for MB. In a following section, a discussion of land appears as a “Constraint”. A discussion of MB’s high housing costs is found in the “Opportunities” section. A sub-section relating to the Coastal Zone is in the “Constraints” section. The Draft mentions an “LCP” with no description or explanation as to what jurisdiction created it or why the itemized LCP policies are “constraints”.
- h) The headings and content of two “Opportunities” sub-sections are confusing. “Financial Resources” gives dated, sometimes irrelevant, incomplete, and incorrect information about various government housing assistance programs. The “Government Resources” section, strangely, discusses city programs and ordinances, some of which are quite restrictive. These may be legitimate components of an HE, but the presentation is so weak a reader may not see the connections.
- i) As noted, a most critical component of a housing element involves showing that the city has provided or will provide sufficient potential available sites for development of the RHNA-determined number and types of housing units. Unlike the 2003 HE, the Draft does not explain or connect the city’s derived housing needs and the RHNA requirements with the range of housing types and the number of units that theoretically could be developed during the planning period. What is worse, the Final Draft does not develop or explain what is really required and what could be achieved. Again, recent law on this broader topic is relevant and should be applied.

- j) Many of the goals and policies appear to be a jumbled remix of those in the 2003 HE, possibly revised to fit the consultant's boilerplate. If these goals stand, the HE should include a clear mapping from the prior HE to the update. There was no reason to change the basic format of the goals and policies from the 2003 HE, although revisions would be necessary. The 2003 HE included several enlightening tables showing how the goals, policies, and programs were tied together. The Final Draft's revised goals and policies don't follow from the presentation of data. In this section, most goals were not explained. Rather, factual information was often repeated in the text following a goal, policy, or program. For example, Goal 1 - "Preserve existing neighborhoods" was followed by a repeat listing of MB's neighborhoods. A brief discussion of why MB would want to preserve its existing neighborhoods would be more persuasive. If, in the city description the consultant had provided a discussion of the city's unparalleled amenities, this policy would not only follow from earlier text, it would also speak for itself. Repeating the city's various geographic areas serves no purpose. Under Policy 1 - "Preserve the scale of development", the text follows with a recitation of MB's "mansionsization" standards. Size limitations are one way that MB has performed on Policy 1, but that's not what the text points out. Again, *why* should this be a policy? Policy 1 includes a Program 1a to "continue to enforce" certain zoning provisions. So, I ask...which provisions should we not continue to enforce? How is this a program? How about a program to "maintain" a range of home size parameters that will preserve the current scale of development? In my mind, neither expression is really a "program". This and other similar "programs" appear to be nothing more than the city's labeling of completed tasks and basic jurisdictional responsibilities as "programs" that don't relate to the requirements of an HE.
- k) The statutes address how and why HEs should discuss housing production costs and ownership expenses. New law makes this less important; however, the Draft's disorganized topics don't highlight (or even show) how much higher MB's production and ownership costs are. The Final Draft does not state how these high costs cause significant "constraints" for producing lower- and moderate-income housing, but not for producing "above median income" housing.
- l) The statutes require the updated HE to include an analysis of the city's performance in regard to the goals, policies, and programs during the planning period of the prior housing element (2001 - 2005). A portion of the goals and policies were achieved; others were not. It does not state what the city's performance was on the specific programs. Did 20 units get built under the "Affordable Housing Program"? If not, why not. Was Downtown rezoned? How many affordable units were built under the Second Unit Program? The 2003 Element covered this in a concise format.

In conclusion, I believe the Final Draft did not present and apply recent, relevant data to develop conclusions and motivate the specific goals, policies, and programs. For example, a housing element could show why, say, increasing sub-populations of certain age groups need to be met with appropriate housing programs. For increasing average household size, it might mean permitting larger homes in certain neighborhoods. For seniors, the data might suggest we should provide more assistance with home repairs or accessibility upgrades. More depth of analysis, however, could reveal that "low-income" seniors are really wealthy seniors who own their homes outright and live fine on their Social Security and tax-exempt interest payments. Programs should follow from clearly determined needs.

I will eventually communicate to City Council and the Planning Commission some of my concerns and preferences for certain goals and programs. Because you are working directly with the consultant, I have directed detailed comments regarding the document to you. Thank you for your consideration.

Diane Davisson  
Manhattan Beach Resident  
310-897-4955



## Michael Rocque

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**From:** Richard Thompson  
**Sent:** Friday, January 23, 2009 8:41 AM  
**To:** Michael Rocque  
**Cc:** Laurie B. Jester  
**Subject:** FW: Housing Element Notes

**Attachments:** Housing Element Notes Jan 2009.doc



Housing Element  
Notes Jan 2009...

More comments to share with our consultant. Also be sure to include in PC and my packet.

Richard Thompson  
Director of Community Development

-----Original Message-----

**From:** gosterhout@roadrunner.com [mailto:gosterhout@roadrunner.com]  
**Sent:** Thursday, January 22, 2009 6:26 PM  
**To:** Sandra Seville-Jones; Wayne Powell; jim@fasolaarchitects.com; paralusz@hotmail.com; David Lesser; Richard Thompson  
**Subject:** Housing Element Notes

Planning Commission and Director Thompson:

I have attached those topics I would be interested in covering at the upcoming Housing Element public meeting, which also includes a few thoughts and observations, and notations of few items which appear to be discrepancies.

Many of these I mentioned at the first hearing, so some might appear or sound duplicative. As this material is merely intended to facilitate via advance notice, I would prefer if these do not get placed in the public record, absent a legally compelling reason to do so, of course.

I certainly am not trying to co-opt whatever format is planned for the meeting and hope for a productive session.

Regards,

Gary Osterhout



## Overall Remarks

1. For the public meeting, I suggest we start with page 62/63, and work through the numbers, instead of starting with the boilerplate and working to the results. I would suggest for report formatting that these are brought forward to the beginning of the report.
2. I notice that, with the exception of Palos Verdes Estates, no other South Bay community has submitted their Housing Element, and all are Due. I would be interested to the extent we collaborate with other cities in developing our approach.
3. The City of Los Altos has seven goals in their 23 page Housing Element document (see list below). This translates to three pages of policies. Can we reduce or conform our goals similarly?

### Los Altos goals:

- a. Preserve natural beauty and rural/suburban atmosphere and the high quality of residential neighborhoods.
  - b. Attract families with children
  - c. Maintain and enhance the existing variety of housing opportunities.
  - d. Maintain and enhance the existing pleasant, attractive, moderate density multifamily zoning districts.
  - e. Make housing available without regard to race, ethnicity, religion, gender or disability.
  - f. Increase senior housing opportunities.
  - g. Maximize energy efficiency.
4. To what extent is our goal of preserving a family-friendly, small-town atmosphere relevant to goals? To what extent do we have a preservation interest in keeping our voting mix stable--arguably, building more senior housing would put more voter stress on family/school facility or program funding.
  5. It must be stressed that fair housing laws generally prevent cities from restricting housing to only those folks working or already living in the city. Thus, a lot of what we build will likely enlarge our population, not necessarily help those already resident.
  6. A large part of the problems with the Housing Element is that the elements and the RHNA appears developed for larger population communities, communities with a greater welfare need, and for communities that are not adjacent and within a larger metropolitan area. Even the SCAG's RHNA is short on discussion of communities such as M.B., and are directed more to Torrance-size communities. I would like to have some idea of the "push-back" our representatives give to the SCAG. It would be nice to have a representative of Representative Ted Lieu's office at the public meeting to provide perspective.
  7. I find the document itself to be a bit ponderous, overwritten, and with little attention to assisting the reader with understanding the document, including addition of seemingly nonessential information and excessive verbiage. It would have helped to have a redline version of the prior document. I would suggest placing a lot of the raw

statistical references in the back as an Appendix instead of incorporating into the narrative.

8. California HCD provides a Housing Element Review Worksheet. It would be helpful to have a completed worksheet available and cross-referenced to our Element.
9. I believe our community would benefit from a discussion of other strategies employed by other cities such as in-lieu fees, zero loss/no-net-loss policies, and housing assistance for city employees, cottage configurations, if only to exclude them as being unlikely to produce material benefit.
10. There needs to be more elaboration on the second unit requirement. Of particular interest is that El Segundo's Mayor, Kelly McDowell, as spokesperson for the Independent Cities Association (of which M.B. is a member), publicly applauded Gov. Schwarzenegger's recent veto of a more strict second unit housing law. This brings up two questions: (1) what would have been the affect of this law on Manhattan Beach given a good possibility the next governor will not veto similar legislation, and (2) how is El Segundo phrasing their second unit responsibilities.
11. Page 49. It is inappropriate to suggest that downtown residences should not provide their own parking, but could use street parking instead.
12. Where in our Element is the "review of the actual results of the previous element's goals, objectives, policies and programs." Where is the "description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element."? Is this on page 63? If so, seems rather brief.

### **Remarks on the Staff Report**

1. Inaccurately summarized Govt. Code Sec. 65581(c). The staff report currently reads the objective intent of the legislation is "to assist each locality in determining what is required to enable the community to meet existing housing need and future housing demand."

The related intent actually reads: "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 determination is compatible with the state housing goal." This section is correctly reflected in the actual draft element.

2. The staff report itemizes four components of the Housing Element (by including a housing needs assessment in with assessment of housing characteristics), where the Department of Housing and Community Developments Housing Element Law summary lists five (be separately listing the housing needs assessment). There is no reason the wording of each component cannot or should not be consistent. In addition, it would assist in the evaluation to have the draft report neatly organized and indexed around these four(five) components.

### **Remarks on the Draft Housing Element Document**

1. For readability, it would be nice to have the Element section summaries that are currently in the Staff Report to be on the Element's Index page.
2. Page 1. Misquote of Govt. Code Sec. 65580(a) in the introduction. Needs to include the words "including farm workers." A quote is a quote. You could use the "...." to omit these words, if preferred.
3. Page 1. Paragraph starting "a housing element must contain" for readability and consistency should conform to the similar section in the Staff Report.
4. Page 2 and 5. The description of the Tree Section needs changed from east of Bell/Blanche and northwest of Valley Drive to East of Grandview Avenue. This area is more Trees than Beach, and should be recognized as compatible with single family (Trees), not multi-family (Beach).
5. Page 4 et seq. Do not reference census tract numbers as these are meaningless to a layman. Consider including corresponding physical location names and aggregating the tracts into the proper groups in displays (see, e.g., Tables 1 and 3, with Table 3 requiring the reader to do the addition to get an idea of the growth by Planning Area.
6. City population figures on page 7 (Table 2) need rationalized to page 26 (Table 30). Each Table would be better labeled in the heading what the source is (instead of below the table) since the source drives the figures. Also, on page 26, it states "SCAG's forecasting for small, incremental growth is consistent with growth that has occurred in the City in recent decades." This is not true, for in Table 2 it shows a decline from 1970 to 1980. If "recent decades" means the 1980s and 1990s, then that should be stated.
7. Notwithstanding 5, above, the population projections of Table 26 (sans new housing projects) needs reconciled to the fact that Manhattan Beach has had higher populations than now, but never as high as projected.
8. P. 26 et seq. The sections stop being headed with the section title after "City Profile." These headings are helpful to understand what section one is in.
9. P. 27. The report would benefit with more elaboration of the RNHA, as this is a driver. Could be placed in an Appendix, with reference.
10. P. 35. Need to specifically identify the number of specific additional infill units that could be accommodated on existing residentially designated sites instead of relying on the difference between an estimate (Dept. of Finance) applied against an estimate (the Land Use Element Estimate at Table LU-4).

11. P. 35, P. 62 and Table LU-4. It appears that either element is double-counting the number of additional units that can be provided through commercial area conversion. This number seems to be reflected in the table on page 65 as both a component of the infill estimates and the amount specifically identified to commercial areas. If it is not double-counted, then there needs to be a better explanation to separate the assumptions of each, and then to rationalize whether it is practical to consider 640 additional units in our commercial areas. In addition, Table LU-4 of the Land Use Element should be incorporated by more than just reference; there is no reason it should not be reproduced in the Housing Element in its entirety.
12. Page 36, reference "underdeveloped parcels in the beach area between 23rd Street and 35th street can accommodate 34 dwelling units." Need to be specific as to locations (maps and parcels), and why these boundaries were selected. Also need to identify the "multifamily areas along MBB and near Meadow School" that could accommodate 22 dwelling units.
13. P. 36. Why are the country club and adjacent buildings (including the Marriott) not included in the parcels available to accommodate additional units, while the Parkview/Village Drive parking lot is? At the least the reason this land is unavailable for housing should be distinguished.
14. P. 36. Need to tighten-up the sentences in the first paragraph referencing the parcels in the downtown commercial area.
15. P. 42. Height limit restrictions. Is providing a height restriction allowance an opportunity addressed somewhere in the report?
16. P. 46. Need a discussion about preservation of subdivided lots/lot mergers. I once asserted that our Housing Element could be used as justification to prevent lot mergers, but was told by Community Services that lot mergers served other community goals. To what extent should the housing need have primacy over other goals?
17. P. 48, Program 3a. I would like to see some map of the existing vacant residential infill sites. I believe our GIS mapping system would be well suited to this.
18. P. 48, Program 3b. The report should state here and probably elsewhere the trade-offs of having residential property built in commercial areas. It has to be acknowledged that housing prices (and parking requirements) are such that it is more economically advantageous to develop a residence than a commercial building even on Highland or Rosecrans. Also, residents or landlords of housing nearby businesses begin to assert restrictions over businesses (such as preventing outdoor dining patios). Thus, community-serving businesses are prevented from development, and existing business stock is deteriorating. So in our attempt to

make more housing close to businesses for benefits of transportation, in the long term we are pushing out businesses.

19. P. 54. Other Housing Elements seem to get away with verbiage involving encouraging second units by putting in language like they "post information at City Hall." Is this type of wording/effort sufficient?

20. Page 57 under special needs of seniors (7c). I don't think that the Fire Department is the responsible agency in this regard, nor is the appropriate objective "to maintain a full-time senior service provider."

## Michael Rocque

---

**From:** Richard Thompson  
**Sent:** Tuesday, January 20, 2009 8:22 AM  
**To:** Michael Rocque  
**Cc:** Laurie B. Jester  
**Subject:** FW: Housing Element

Be sure to forward these comments to our consultant.

Richard Thompson  
Director of Community Development

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**From:** David Lesser [mailto:david.lesser@verizon.net]  
**Sent:** Friday, January 16, 2009 5:17 PM  
**To:** Richard Thompson  
**Subject:** RE: Housing Element

Richard,

I very much appreciate your soliciting commissioners' comments in advance of our scheduled 1/29/2009 Housing Element workshop.

At the outset, I would welcome at the beginning of the workshop a clear statement on the commission's role in revising the Housing Element. Are we to devise new policies for Council, new implementations of existing policies, or both? Such a statement will help define the purpose of the workshop and narrow lines of inquiry commissioners may wish to pursue.

What follows are comments regarding the draft Housing Element presented at the 11/12/2008 commission meeting.

### 1. Organizational Issues.

- a. Introduction: The introductory section in the draft document could be strengthened and perhaps supplemented with an "Executive Summary" at the beginning of the document. The introductory section presently is limited to a summary of California law and provides no information specific to Manhattan Beach. Whether placed in the introduction or in a separate Executive Summary, there should be a summary of the goals, policies, and programs of the City's Housing Element program. This may also be the place to summarize how the proposed 2009 Housing Element compares with its 2004 predecessor. It is hard to know from the summary that a 2004 version of the document was ever produced. This may also be the place where there could be a more succinct statement of what the City must do to satisfy its responsibilities pursuant to section 65580, et seq. of the Government Code.
- b. Table of Contents: Page numbers should be added to the table for the main headings in the "Housing Need[s]" (sic?), "Opportunities and Constraints" and "Goals, Objectives, and Programs" sections. The additional references would help to summarize the document's content and allow a reader to find pertinent information. It is odd to have 44 separate tables listed by page number without providing references to the document's more significant content.

### 2. Substantive Issues.

- a. Discussion of 2004 Housing Element: Discussion in the draft document of the 2004 Housing Element could be improved. It is presently condensed to less than half a page and buried on the last page of the document. It would be helpful to move the discussion forward in the document, more fully describe the "five primary strategies" set forth in 2004, and explain how they differ (if at all) from

strategies set forth in the proposed 2009 document. It would also be helpful to more fully discuss how the 2004 strategies have been implemented. How effective have the strategies been and how could they be modified if they should be continued at all? Separately, I would welcome more discussion of challenges the City faces in implementing its Housing strategies and goals.

- b. Reasoning in Arriving at Goals, Policies and Programs: Little insight is provided to explain how the particular goals, policies and programs were arrived. What decision-making went into selecting these particular ones and excluding others? It may be too ambitious to provide extensive detail on decisions made years ago but some additional background would be helpful. Other cities include extensive discussions of how they arrived at their goals.
- c. Viable Areas for Increased Housing: If appropriate, it would be helpful to have a further discussion of specific geographic areas within the City where increased housing could be provided. For example, the document would be strengthened by adding a discussion of housing that could be built adjacent to the Manhattan Villas senior community located due east of the Manhattan Beach Mall. The discussion could be focused on increasing housing in general or on increasing housing for a specific demographic group such as seniors.
- d. Parking Requirements: Commissioner Fasola observed during the 11/12/2008 hearing that parking requirements have a direct bearing on meeting our Housing goals and should be more fully discussed in the document.
- e. Additional Tools: Should the City be considering any additional tools to effectuate its goals?

Unfortunately, I am out of time. But I thank you for soliciting our comments and look forward to the workshop.

David J. Lesser  
david.lesser@verizon.net

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**From:** Richard Thompson [mailto:rthompson@citymb.info]  
**Sent:** Thursday, January 15, 2009 8:40 AM  
**To:** David Lesser; Jim Fasola; paralusz@hotmail.com; Seville-Jones, Sandra; Wayne Powell  
**Cc:** Michael Rocque; Laurie B. Jester  
**Subject:** Housing Element

As you know we have scheduled a Housing Element workshop for January 29<sup>th</sup> at 6:30 in the Police Fire conference room. Staff is preparing a staff report for that meeting and would like to make sure we address all of your concerns and questions. Please provide any comments regarding the Housing Element by Friday. Thank you

Richard Thompson  
Director of Community Development

## Michael Rocque

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**From:** Richard Thompson  
**Sent:** Thursday, January 15, 2009 9:40 AM  
**To:** Michael Rocque  
**Cc:** Laurie B. Jester  
**Subject:** FW: Housing Element

Richard Thompson  
Director of Community Development

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**From:** Jim Fasola [mailto:jim@fasolaarchitects.com]  
**Sent:** Thursday, January 15, 2009 8:59 AM  
**To:** Richard Thompson  
**Subject:** Re: Housing Element

Hi Richard-

That was quick- here's one of your 50 emails...

The main thing I want to explore is creating opportunities to construct smaller houses or condominiums, especially in the sand section. Currently, the zoning code promotes 4,000 to 5,000 sf homes and 2,000 to 2,200 sf condos. I think it would be great to encourage more, smaller units, perhaps as small as 600 to 900 sf. We would need to look at how open space and parking requirements currently work against these smaller units.

Thanks-

Jim Fasola

-----Original Message-----

**From:** Richard Thompson [mailto:rthompson@citymb.info]  
**Sent:** Thursday, January 15, 2009 11:39 AM  
**To:** 'David Lesser', 'Jim Fasola', paralusz@hotmail.com, 'Seville-Jones, Sandra', 'Wayne Powell'  
**Cc:** 'Michael Rocque', 'Laurie B. Jester'  
**Subject:** Housing Element

As you know we have scheduled a Housing Element workshop for January 29<sup>th</sup> at 6:30 in the Police Fire conference room. Staff is preparing a staff report for that meeting and would like to make sure we address all of your concerns and questions. Please provide any comments regarding the Housing Element by Friday. Thank you

Richard Thompson  
Director of Community Development





**Michael Rocque**

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**From:** Richard Thompson  
**Sent:** Thursday, November 20, 2008 4:17 PM  
**To:** Michael Rocque  
**Cc:** Laurie B. Jester  
**Subject:** FW: Housing Element WS  
**Attachments:** Housing Element 11-08.doc

Mike-  
Keep this in the file in case we want to use it..

Richard Thompson  
Director of Community Development

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**From:** Paul Gross [mailto:pjgross@msn.com]  
**Sent:** Thursday, November 13, 2008 1:40 PM  
**To:** Richard Thompson  
**Subject:** Housing Element WS

Richard,

I watched most of the housing element discussion at the Planning meeting last night and continue to admire your patience. I only started to understand what was going on when the public comments stopped talking in politically correct code and informed me of the real world. Then you started elaborating about the state wide process etc so I started to understanding what a waste of scarce resources this is. thank you for that!

I do like the idea of some public body (maybe MB) starting to push back to the state on this, especially when all government resources are going to be stretched very thin in the next few years. For that to happen the Council would have to run with the ball. For that to happen the public would have to become aroused on this wasted effort. An opportunity to do this will be the public workshop that you all agreed is going to happen.

Attached is a very rough draft of a simple public notice that would probably get an aroused turnout for the workshop. I don't pretend that the details of what I've written are all accurate but it maybe conveys the kind of information and a format for presenting it in a public announcement. I'll certainly try to attend the meeting.

Paul

Public Notice Ideas For Housing Element Workshop  
Paul Gross 11/13/08

In order to obtain adequate public participation in the above workshop it is necessary to let the public know what is at stake and how it will affect them. Below are some topics that will probably get their attention and participation.

Suggested statements and topics for Housing Element Workshop

**STATE LAW** requires a 5 year plan for enough low and ultra low income housing in Manhattan Beach. We are preparing this mandatory plan now.

**865 NEW** housing units for low and ultra low income people over and above our existing housing stock have been requested by the state.

**POPULATION** of MB will increase significantly for the first time in decades.

**ALTERNATIVES** to be considered to implement this request include:

- Use existing parking sites for low cost housing – downtown, mall area, North MB, other
- Use existing business sites for low cost housing – downtown area, mall area, North MB, Sepulveda and Rosecrans corridors, other
- Use existing park areas for low cost housing
- Use surplus public property for low cost housing including school sites
- Relax setback, height, zoning and parking requirements in existing residential areas to allow higher density for low cost condo or rental units
- Other ideas from public

