CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Planning Commission

THROUGH: Laurie B. Jester, Acting Director of Community Development
Carol Jacobson, Building Official

FROM: Esteban Danna, Assistant Planner

DATE: July 14, 2010

SUBJECT: Consideration of Environmental Task Force Recommendations to Amend Title 10 Planning and Zoning of the Manhattan Beach Municipal Code and the City's Local Coastal Program for Comprehensive Sustainable Building Measures, as part of the City Council 2009-2010 Work Plan.

RECOMMENDATION

Staff recommends that the Planning Commission discuss and provide comments for upcoming amendments to Title 10 Planning and Zoning of the Manhattan Beach Municipal Code (MBMC) and the City's Local Coastal Program (LCP) to incorporate a comprehensive set of Sustainable Building Measures as recommended by the Sustainable "Green" Building Subcommittee and the Environmental Task Force.

BACKGROUND

Environmental Task Force

In June 2008 City Council formed a resident-based Environmental Task Force (Task Force) to study environmental issues of priority to the community. Staff solicited applications and on September 2, 2008 Council selected 14 residents to serve on the Task Force. Council then appointed two representatives to the Task Force, Mayor Mitch Ward, and Council Member Portia Cohen. The remaining positions were appointed by the Manhattan Beach Unified School District, including Amy Howorth, School Board Member, and two student representatives.

The 19-member Task Force had its first meeting on October 15, 2008, and divided into four subcommittees to tackle priority environmental issues identified by City Council: Climate Action Plan, Water Conservation and Storm Water Management Issues, Waste Reduction and Recycling, and Sustainable ("Green") Building.

Each subcommittee presented status reports and recommendations to the entire Task Force and gained approval on several proposed solutions to the City's environmental challenges. Once the Task Force approved a set of recommendations, they were presented to City Council for review and direction.

The 2009-2010 City Council Work Plan outlines several Planning and Building Department projects that are fully or partially addressed by the Task Force and the

Sustainable Building Subcommittee. These include Landscaping, Storm Water Retention, and Green Building Residential Standards.

Sustainable "Green" Building Subcommittee

The Green Building subcommittee was comprised of three residents: Casey Beyer, Ben Burkhalter, and Chris Conaway. Each member brought unique insight and expertise in the sustainable design, architecture, and energy efficiency areas (Exhibit A). City Staff provided support to the Subcommittee as well, including Acting Community Development Director, Laurie Jester; Carol Jacobson, Building Official; Sona Kalapura, Environmental Programs Manager; and Esteban Danna, Assistant Planner.

To achieve the goals in the group's mission statement (See Exhibit B) the Sustainable Building Subcommittee developed a two-phase approach to sustainable development for the City of Manhattan Beach. The first phase, dealing with public buildings and large non-residential construction, was considered and Ordinance No. 2124 was passed on June 17, 2009. The next phase includes broader recommendations that apply to new residential, non-residential, and commercial construction as well as major remodels.

The subcommittee placed specific emphasis on energy efficiency, water conservation, runoff reduction, solid waste reduction and diversion, and air quality and emissions reductions. City Council approved the Sustainable Building Subcommittee and Environmental Task Force recommendations on March 16, 2010 and directed Staff to prepare code amendments. The recommendations require code amendments to several chapters of the MBMC. The Planning Commission will only review those amendments pertinent to Title 10. The City Council will review all proposed code amendments. Some amendments to Title 10 overlap with amendments in other chapters.

Green Building Subcommittee Recommendations

The Sustainable Building Subcommittee's recommendations for comprehensive sustainable measures as reviewed and supported through the Environmental Task Force comprise the following five different areas (Exhibit B) that are typically used in green building rating systems:

1. **Site Sustainability**
    a. Stormwater Retention Design- Low Impact Development & Best Management Practices (Building and Safety, Zoning, and Public Works)
    b. Green Roofs and Decks (Zoning)
2. **Water Efficiency / Water Use Reduction**
    a. Landscaping and Irrigation (Building and Safety, Zoning, and Public Works)
    b. Plumbing Fixtures (Building and Safety and Zoning)
3. **Energy**
    a. Energy Efficiency (Building and Safety)
    b. Renewable Energy (Building and Safety and Zoning)

4. **Materials and Resources**
    a. Waste Management (Building and Safety)
    b. Material Reuse (Building and Safety)
5. **Air Quality** – Indoor and Outdoor
    a. Indoor (Building and Safety)
    b. Outdoor (Building and Safety)

Many of the recommendations are required now or in the near future by the City's Water Conservation Ordinance, California Model Water Efficient Landscape Ordinance, California Energy Efficiency Regulations, and/or the California Green Building Standards (to be effective January 1, 2011). The subcommittee also reviewed Los Angeles County and Santa Monica Low Impact Development requirements and researched of other jurisdictions with cutting edge sustainable policies, such as Santa Monica, Palo Alto, Los Angeles (County and City), San Francisco (County and City), Santa Barbara, San Jose, Chula Vista, and Berkeley when making recommendations. City Council has indicated that one of the goals of Manhattan Beach is to be a leader in our sustainable policies.

DISCUSSION

Of the subcommittee's five recommendations, three require the amendment of Title 10 Planning and Zoning in the MBMC. The City Council will review these three items, along with Materials and Resources and Air Quality. They will amend the Public Works (Title 7), Building Regulations (Title 9), and the Planning and Zoning (Title 10) chapters of the MBMC. There will be cross-references throughout the MBMC as needed. The Planning and Zoning code and LCP revisions are in the following areas:

1. **Site Sustainability**
    a. Stormwater Retention Design-Low Impact Development and Best Management Practices
    b. Green Roofs and Decks
2. **Water Efficiency/Water Use Reduction**
    a. Landscaping and Irrigation
    b. Plumbing Fixtures
3. **Energy**
    a. Renewable Energy

1. Site Sustainability Recommendations

Stormwater Retention Design – Low Impact Development and Best Management Practices

Los Angeles County and all 84 cities within the county, including Manhattan Beach, hold a National Pollutant Discharge Elimination System (NPEDS) permit through the Los Angeles Regional Water Quality Control Board. Part of the Permit's objectives is to minimize impacts from stormwater and urban runoff as well as maximize the percentage of pervious surfaces to allow percolation of stormwater into the ground.

The subcommittee vetted the stormwater retention design, low impact development, best management practices, landscaping and irrigation, and water efficiency recommendations

with the Water Subcommittee of the Environmental Task Force. Additionally, Kathleen McGowan (City's consultant for the Municipal Stormwater Permit) reviewed the recommendations for consistency with the current and the proposed revised Los Angeles County Municipalities Stormwater Permit. The goal of the proposed amendment is to design water runoff mitigation measures to achieve zero discharge for ¾" rainfall in a 24 hour period. This can be achieved through the measures detailed in the chart below.

1a.	**Application**	• All new construction • Major renovations (over 50% valuation) • Single and Multi-family Residential • Non-residential • Municipal
	Measures	Parcels 7,500 s.f. or less • Maximum of 20% non-permeable surfaces for required yards/setbacks, parkway (MBMC 7.32), & encroachment areas (MBMC 7.36) • Run-off from non-permeable surfaces (e.g., roofs, parking) to be directed to permeable areas and/or approved retention features (grey water, captured rain storage, and other systems). Administrative flexibility is necessary for location approval of retention systems. • Option to show compliance by submitting design by licensed Civil Engineer or Landscape Architect per California Stormwater Quality Association's Best Management Practices Handbook & US Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) Parcels greater than 7,500 s.f. • Design by licensed Civil Engineer or Landscape Architect per California Stormwater Quality Association's Best Management Practices Handbook & EPA's NPDES • Run-off from non-permeable surfaces (e.g., roofs, parking) to be directed to permeable areas and/or approved retention features (grey water, captured rain storage, and other systems). Administrative flexibility is necessary for location approval of retention systems.
	Purpose/ Benefit	• Reduce runoff and discharge of pollutants • Meet or exceed municipal discharge requirements

Due to the fact that properties in commercial districts are not required to provide setbacks, Staff suggests that the Planning Commission explore other options in order to achieve water runoff mitigation measures. A possible option is to require a portion of uncovered parking lots in commercial developments to be surfaced with permeable pavement, grasscrete, or other similar pervious materials.

Furthermore, Staff believes that there are challenges that the Downtown and North End commercial districts present in terms of stormwater runoff mitigation. Since Downtown properties are not required to provide parking when the square footage of the structure is less than or equal to the lot size (1:1 ratio), new developments offer limited opportunities for onsite stormwater retention. Staff suggests the Planning Commission explore options to encourage stormwater retention such as possibly allowing the development to exceed the 1:1 ratio as long as the building is Leadership in Energy & Environmental Design (LEED) certified and a stormwater retention system is used. Another option may be in allowing more flexibility in green roof standards (see below).

Similarly, commercial properties in the North End have not been developed with newer buildings due to the challenges presented by parking requirements and, therefore diminishing opportunities to mitigate negative environmental impacts of existing structures. Staff suggests that the Planning Commission explore opportunities to facilitate new development in the district by considering a parking reduction similar to the Downtown district for LEED certified developments.

Green Roofs and Decks

A green roof or balcony is a surface that supports the growth of vegetation over a portion of its area generally for the purpose of water or energy conservation. The roof usually consists of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green roofs provide a means to decrease stormwater runoff into the public system as well as provide building insulation and improved aesthetics. While balancing height, views, and safety concerns, the recommendation to amend Title 10 Planning and Zoning would provide administrative flexibility for green roofs, which is consistent with the 2009-2010 City Council Work Plan.

1b.	**Application**	• All new construction • Major renovations (over 50% valuation) • Single and Multi-family Residential • Non-residential • Balcony/deck/ roof remodels
	Measures	• Treated as other decks and balconies for height and setbacks • Director may approve green roofs on top of roof level if it is not usable as a deck, and if safety, maintenance, slope, and access issues are mitigated
	Purpose/ Benefit	• Reduce stormwater runoff in public system • Filter pollution • Increase thermal and acoustical insulation • Decreased need for air conditioning and other energy consumption

2. Water Efficiency/Water Use Reduction Recommendations

Landscaping and Irrigation

The California Model Water Efficient Landscape Ordinance mandates all cities to require plans for water efficient landscape design, installation, and maintenance for larger landscaped developments. The primary goal is to reduce the water needed to irrigate landscapes. This is accomplished through both the type and sizing of the irrigation system used and the types of plants in the landscaped areas.

The intent of the recommendation is to design irrigation to meet reqirements for region 3 (which includes Manhattan Beach) per Water Use Classification of Landscape Species (WUCOLS). WUCOLS is a publication designed to assist in the design of more water efficient landscaping in California. These recommendations were discussed by the Sustainable Building Subcommittee with the Water Subcommittee at a joint meeting. The landscaping and irrigation measures exceed the California Model Water Efficient Landscape Ordinance requirements.

2a.	**Application**	• All new construction • Major renovations (over 50% valuation) • Single & Multi-family Residential • Non-residential • Municipal
	Measures	• Maximum of 20% of the landscaped area (private property, public parkways, & encroachment areas) may be high water use, such as grass • Small lots of 7,500 s.f. or less may use standardized water budget worksheet per WUCOLS or may provide licensed landscape architect design and calculations • Lots over 7,500 s.f. must provide licensed landscape architect design and calculations Exceptions: • Director may allow administrative exemptions for hardship or special circumstances • Sites irrigated with non-potable water are exempt
	Purpose/ Benefit	• Estimated 20% reduction of water usage • Estimated 20% reduction of runoff discharge • Meet or exceed compliance with California Model Water Efficient Landscape Ordinance

Plumbing Fixtures

On January 1, 2011, the California Green Building Standards will require a 20% reduction in potable water use when installing plumbing for water fixtures for all new residential construction. Additionally, weather-based and/or sensor-based irrigation controls will be required. The Subcommittee recommends adopting these measures in advance of this State Building mandate. The recommendation mainly focuses on water efficient toilets and other water efficient fixtures that are addressed in the Title 9 Building Regulation amendment recommendations. However, Title 10 is amended as the recommendation also addresses limiting the size of exterior decorative water fountains.

2b.	**Application**	• All new construction • Major renovations (over 50% valuation) • Single & Multi-family Residential • Non-residential
	Measures	• Residential and Non-residential fountains, ponds max 25 sq ft footprint with water recirculation system unless using non-potable water; no fountain overspray
	Purpose/ Benefit	• Estimated 20% reduction water usage • Meet or exceed City Water Conservation Ordinance and California Green Building Standards

3. Energy Recommendations

Renewable Energy

The renewable energy recommendations revise Title 10 of the Manhattan Beach Municipal Code to be consistent with the California Solar Rights Act. It allows administrative approval of solar energy systems not exceeding a maximum of 12" over the maximum allowed height limit in order to meet State regulations. Several solar energy system companies have met with staff and participated in Environmental Task Force meetings. Plan check guidelines have been refined to meet their concerns while balancing safety and access issues for the Fire and Building Department regulations. The City continues to waive plan check and permit fees for solar energy permits. These actions have resulted in triple the number of permits compared to other cities in the South Bay.

This recommendation also discusses wind energy systems. Small-scale units have been demonstrated to the Environmental Task Force; however, this type of technology is not yet in production. Because there are many concerns regarding the viability of current technology as well as height, view, location, and noise concerns; the subcommittee recommends that wind turbines be considered through the public noticing process if located outside of the allowed buildable envelope (height and setbacks).

3a.	**Application**	All new applications for renewable energy production
	Measures	Solar energy systems • Continue to waive fees • Allow 12" over height if needed to meet Solar Rights Act • Director may exempt height restrictions where fire-life safety, and access issues are mitigated Wind turbines • Allowed within building footprint • Public hearing for other locations
	Purpose/ Benefit	Encourage or facilitate renewable energy

Next Steps

Staff will prepare the proposed changes to Title 10 Planning and Zoning of the MBMC and the City's LCP, as directed by the Planning Commission. Staff will present the proposed amendments to the Commission for final recommendation, then to the City Council for final approval.

CONCLUSION

Staff recommends that the Planning Commission discuss and provide comments for the recommendations made by the Environmental Task Force's "Green" Building Subcommittee to amend Title 10 Planning and Zoning of the MBMC and the City's LCP. Staff also recommends the Planning Commission to explore alternative development incentives in commercial districts to accomplish stormwater runoff mitigation and environmental sustainability goals.

Exhibits:
A. Green Building Subcommittee Member Background and Subcommittee Mission Statement
B. City Council Staff Report, minutes, and Select Attachments, dated March 16, 2010

Exhibit A. Green Building Subcommittee Member Background and Subcommittee Goals

Member Background

The subcommittee on Sustainable Design (Green Building) is comprised of three residents: Casey Beyer, Ben Burkhalter, and Chris Conaway, each bringing unique insight and expertise in the sustainable design, architecture, and energy efficiency areas. City Staff provide support to the subcommittee including the Acting Community Development Director, Laurie Jester; Carol Jacobson, Building Official; and Esteban Danna, City Planner.

The subcommittee is chaired by Chris Conaway, a LEED AP architect with the international design firm NBBJ in Los Angeles. Chris has been involved with the sustainable design movement since the early 1990s and has just completed his 6th LEED certified building project.

Casey Beyer is an independent consultant in the energy and environmental policy sector. Ben Burkhalter is an architect with offices located in Manhattan Beach, with a specific focus on energy-efficient design. Ben is currently working on a case study project for a LEED Gold rated single-family residence.

Green Building Subcommittee Mission Statement

The Green Building Subcommittee developed a working mission statement:

- To identify environmentally responsible, sustainable and energy efficient policies for constructing, renovating and occupying the built environment;
- To develop and make recommendations to City Council that will lead towards a healthy and sustainable city; and
- To educate and promote programs that increase awareness and incentivize sustainable building practices.

EXHIBIT
A

Agenda Item #:_____

Staff Report
City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Richard Thompson, Interim City Manager

FROM: Laurie Jester, Acting Director of Community Development
Carol Jacobson, Building Official
Sona Kalapura, Environmental Programs Manager

DATE: March 16, 2010

SUBJECT: Consideration of Recommendations by the Environmental Task Force to Amend the Municipal Code for Comprehensive Sustainable Building Measures.

RECOMMENDATION:
Staff recommends that the City Council **DISCUSS AND PROVIDE DIRECTION** for staff to prepare amendments to the Manhattan Beach Municipal Code, Title 5 Sanitation and Health, Title 9 Building Regulations, and Title 10 Planning and Zoning, to incorporate a comprehensive set of Sustainable Building Measures as recommended by the Sustainable "Green" Building Subcommittee and the Environmental Task Force.

FISCAL IMPLICATION:
Based on a review of several industry reports, case studies and governmental studies, the cost of the majority of the recommended measures would be zero or an insignificant cost. The residential energy efficiency measures have the most potential for cost variation. The energy efficiency program is extremely flexible, which allows an abundance of choices for the owner. Depending on the options chosen, initial costs may vary between 0% and 5% of total construction cost. On the other hand, a project could choose to incorporate "high end", innovative, state-of-the-art, or experimental designs and features; and costs could increase significantly. Because the market for sustainable products is changing to accommodate these choices, the construction costs could actually decrease.

Some measures represent considerable energy savings with direct payback potential within 1 to 5 years. Incentives from utilities and programs, such as the New Solar Homes Program can provide significant rebates to homes exceeding California Title 24 energy efficiency, which could offset any incremental costs. Recent and impending State laws, such as the California Green Building Standards effective January 1, 2011, will require incorporating sustainable practices, which could also reduce costs as the supply and demand for such goods increase.

There will be some nominal costs associated with staff training, website updates, and public meetings to educate staff, residents, and the construction community, which are included in the

EXHIBIT
3

proposed 2010-2011 budget. The Building Official has obtained accreditation for the level of Green Associate for knowledge of green building practices to understand the Leadership in Energy and Environmental Design (LEED®) Green Building Rating System™ and the Principal Building Inspector has earned the designation as a Build It Green Certified Green Building Professional. Other department staff, such as Planners and Plan Check Engineers are expected to complete similar training with the goal of obtaining similar designations. The upcoming fee study will also consider and incorporate costs into permits and applications, if approved by the City Council. Preparation of the required reports to the California Energy Commission has been budgeted in the Community Development Department current budget.

BACKGROUND:

Environmental Task Force

In June, 2008 City Council decided to form a resident-based Environmental Task Force (Task Force) to study environmental issues of priority to the community. Staff solicited applications and on September 2, 2008 Council reviewed these applications and selected 14 residents to serve on the Task Force. Council then appointed two representatives to the Task Force, Mayor Mitch Ward, and Council Member Portia Cohen. The remaining positions were appointed by the Manhattan Beach Unified School District, including Amy Howorth School Board Member, and two student representatives.

The 19-member Task Force had its first meeting on October 15, 2008, and divided into four subcommittees to tackle priority environmental issues identified by City Council: the development of a Climate Action Plan; Water Conservation and Storm Water Management Issues; Waste Reduction and Recycling; and Sustainable ("Green") Building. Since this first meeting of the Task Force the subcommittees have made significant progress on the goals and tasks identified.

Each subcommittee has presented status reports and recommendations to the entire Task Force, and has gained approval on several proposed solutions to the City's environmental challenges. Once the Task Force has approved a set of recommendations, they are presented to City Council for review and direction, and then Staff carries out the recommendations.

Sustainable ("Green") Building Subcommittee

The Green Building subcommittee is comprised of three residents: Casey Beyer, Ben Burkhalter, and Chris Conaway, each bringing unique insight and expertise in the sustainable design, architecture, and energy efficiency areas (see Exhibit A). City Staff provide support to the Subcommittee as well, including Acting Community Development Director, Laurie Jester; Carol Jacobson, Building Official; Sona Kalapura, Environmental Programs Manager; and Esteban Danna, Assistant Planner.

To achieve the goals in the group's mission statement (See Exhibit A) the Sustainable Building Subcommittee developed a four-pronged approach to sustainable development for the City of Manhattan Beach. The first two areas, dealing with public buildings and large non-residential construction, were considered and Ordinance No. 2124 was passed on June 17, 2009. The next two parts include recommendations primarily for new residential construction (energy efficiency standards) as well as sustainable practices and requirements for all construction that are attainable and reasonable for Manhattan Beach. These additional regulations include concerns

regarding stormwater retention and landscaping, which are part of the City Council's 2009-2010 Work Plan.

The Green Building Subcommittee has developed recommendations that are best suited for the environment in Manhattan Beach's largely residential makeup and are intended to augment and supplement the previously adopted ordinances requiring Leadership in Energy and Environmental Design (LEED®) Gold Certification for Public Projects and LEED Silver equivalency for larger Private Sector Projects. LEED is the predominant national non-residential third-party green building rating system, developed by the United States Green Building Council. The rating system provides measurable environmentally sound building design, construction, operations and maintenance solutions. The subcommittee placed specific emphasis on energy efficiency, water conservation, runoff reduction, solid waste reduction and diversion, and air quality and emissions reductions.

If the City Council approves the recommendations, staff would prepare ordinances detailing these recommendations that would amend the Municipal Code Title 5 Sanitation and Health, Title 9 Building Regulations, and Title 10 Planning and Zoning. The draft ordinance would be presented to the Planning Commission, for the Zoning Code amendments, and then to the City Council for their review and consideration.

DISCUSSION:

Green Building Subcommittee Recommendations

The Sustainable Building Subcommittee's recommendations for comprehensive sustainable measures as reviewed and supported through the Environmental Task Force comprise the following five different areas that are typically used in both green regulations and green rating systems (Exhibit B):

1. **Site Sustainability**
    a. Stormwater Retention Design- Low Impact Development & Best Management Practices
    b. Green roofs
2. **Water Efficiency/ Water Use Reduction**
    a. Landscaping and Irrigation
    b. Plumbing Fixtures
3. **Energy**
    a. Energy Efficiency
    b. Renewable Energy
4. **Materials and Resources -** Waste Management and Material Reuse
5. **Air Quality -** Indoor and Outdoor

These recommendations for mandatory measures included reviews of current and impending regulations. The measures would apply generally to residential, non-residential, commercial, and municipal construction. Many of these recommendations are required now or in the near future by the City's Water Conservation Ordinance, California Model Water Efficient Landscape Ordinance, California Energy Efficiency Regulations, and/or the California Green Building Standards (to be effective January 1, 2011). Other reviews included Los Angeles County and Santa Monica Low Impact Development requirements and research of other jurisdictions with

cutting edge sustainable policies, such as Santa Monica, Palo Alto, Los Angeles County and City, San Francisco County and City, Santa Barbara, San Jose, Chula Vista, and Berkeley. City Council has indicated that one of the goals of Manhattan Beach is to be a leader in our sustainable policies. As discussed in the fiscal implications section above, the majority of these measures have insignificant to no net impacts.

1. Site Sustainability Recommendations

STORMWATER RETENTION DESIGN
LOW IMPACT DEVELOPMENT & BEST MANAGEMENT PRACTICES

1a.	**Application**	All New Construction & Major Renovations
	Measures	• Retain 100% of runoff water on site to pre-development standards • Small lots of 7,500 sq ft or less may use prescriptive method that allows no more than 20% of the required yard, setback, parkways, & encroachment area to be non-permeable *or* may use the option of engineered design • Lots over 7,500 sq ft must use engineered design
	Benefit	Reduce runoff and discharge of pollutants Meet or exceed municipal discharge permit

The subcommittee vetted the stormwater retention design, low impact development, Best Management Practices, landscaping and irrigation, and water efficiency recommendations with the Water Subcommittee of the Environmental Task Force. Additionally, Kathleen McGowan (City's consultant for the Municipal Stormwater Permit) reviewed the recommendations for consistency with the current and the impending revised Los Angeles County municipalities Stormwater Permit. Part of the Permit's objectives is to minimize impacts from stormwater and urban runoff as well as maximize the percentage of pervious surfaces to allow percolation of stormwater into the ground. Stormwater retention and encouragement of softscape is part of the 2009-2010 Work Plan.

GREEN ROOFS

1b.	**Application**	All New Construction & Major Renovations & Roof/Deck/Balcony Remodels
	Measures	• Treated as other decks and balconies for height & setbacks • Director may approve green roofs on top of roof level if not useable as a deck, and if fire-life-safety, maintenance, slope, and access are mitigated.
	Benefit	• Reduce stormwater runoff in public system • Filters pollution • Increases thermal & acoustical insulation

A green roof is a roof surface that supports the growth of vegetation over a portion of its area generally for the purpose of water or energy conservation. The roof usually consists of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green roofs provide a means to decrease stormwater runoff into the public system as well as provide building insulation. To encourage this while balancing height, views, and safety concerns; the recommendation to amend Title 10 Planning and Zoning would provide administrative flexibility for green roofs, which is consistent with the 2009-2010 City Council Work Plan.

2. Water Efficiency/Water Use Reduction Recommendations

LANDSCAPING AND IRRIGATION

2a.	**Application**	All New Construction & Major Renovations
	Measures	• Maximum of 20% of the landscaped area (private property, public parkways, & encroachment areas) may be high water use, such as grass • Small lots of 7,500 sq ft or less may use a basic worksheet *or* may provide an engineered design to allow flexibility • Lots over 7,500 sq. ft. must use a landscape architect for plans & engineered calculations • Director may allow administrative exemptions for hardship or special circumstances
	Benefit	Estimated 20% reduction water usage and runoff discharge.

These recommendations were also discussed with the Water Subcommittee at a joint meeting. The landscaping and irrigation measures exceed the California Model Water Efficient Landscape Ordinance. The California landscape ordinance mandates all cities to require plans for water efficient landscape design, installation, and maintenance for larger landscaped developments. The primary goal is to reduce the water needed to irrigate landscapes. This is accomplished through both the type and sizing of the irrigation system used and the types of plants in the landscaped areas. If a site uses non-potable water use (i.e., graywater, reclaimed water), it is exempt from the water efficiency measures.

PLUMBING FIXTURES

2b.	**Application**	New Construction, Major Renovations, Plumbing Remodels and Additions, Retrofits upon sale and/or transfer of property
	Measures	• Residential Remodel and New Construction applicants may have the alternative of providing a Water Use Budget to reduce water use by 20% *or* install plumbing fixtures that use 20% less water, such as: o toilets, faucets, o showerheads, o weather/sensor based irrigation controls o clothes washers & dishwashers • Residential Water Use Budget or prescriptive plumbing fixture options are same requirements as in 2011 Calif Green Building Standards • Residential to retrofit with WaterSense toilets upon sale of property with exemptions, such as foreclosures or transfers within family • Residential and Non-residential fountains, ponds max 25 sq ft footprint with water recirculation system unless using non-potable water; no fountain overspray
	Benefit	• Estimated 20% reduction water usage • Meet or exceed City Water Conservation Ordinance and Calif Green Building Standards

On January 1, 2011, the California Green Building Standards will require a 20% reduction in potable water use when installing plumbing water fixtures for all new residential construction as well as weather-based and or sensor-based irrigation controls. The subcommittee recommends adopting these measures as leaders of the community in advance of this mandate.

An additional measure would be implemented through the Residential Building Record Reports for sales of property, which require only toilets to be retrofit. Subcommittee members discussed this with a representative of South Bay Association of Realtors as well as other local real estate brokers and agents. These representatives noted that retrofit requirements for property sales or transfer are a common practice. The WaterSense program by the Environmental Protection Agency lists several hundred selections of high efficiency low water-use toilets from major suppliers as well as smaller manufacturers. The local West Basin Municipal Water District often provides toilet rebate incentives for high efficiency toilets and other plumbing fixtures.

3. Energy Recommendations

ENERGY EFFICIENCY

	Application	New Construction & Major Renovations; Additions
3a.	**Measures**	• Exceed Title 24 Calif Residential Energy Efficiency Standards by 20% - residential only • Individual Water Heater efficiency based on size & type – residential and some non-residential • Provide Energy Star light fixtures - non-residential & residential • Major appliances, fixtures, and equipment to be Energy Star efficient - non-residential & residential • New Swim pools and spas to provide 60% of heating from solar energy system - non-residential & residential • Fireplace energy and venting efficiency - non-residential & residential
	Benefit	Estimated 20% to 70% reduction of energy demand

Residential construction is the primary target of the Title 24 energy efficiency recommendation. By improving the energy efficiency of all new construction and major renovations, the City potentially reduces energy demand by 20% to 70%. The subcommittee enlisted the services of a local energy design consultant, who provided energy efficiency "baselines" for five different typical homes built in town (See Exhibit C). These homes meet the current "baseline" requirements for energy efficiency established by the California Title 24 requirements. Next, both 15% and 20% efficiency above the baseline were reviewed. The subcommittee concluded that requirements to meet 20% energy efficiency above the California Title 24 requirements were feasible and reasonable. If the City of Manhattan Beach were to require 20% efficiency above Title 24, this would place Manhattan Beach in a leadership role as many of the jurisdictions have only chosen to require 15% over Title 24.

There is an extremely large toolkit for the designer and owner to choose from in order to reach the 20% above Title 24 energy efficiency goal. There is also a wide variation in potential cost impacts. It is possible to achieve compliance with no net increase to the total construction cost. The probable increase ranges from 0% to 5% of the total construction cost. One example from the toolkit is verification of caulking, insulation, and the heating/air conditioning systems. The verification would be performed by a certified rater from the California Home Energy Rating System (HERS) program. The subcommittee noted that this verification has the potential to substantially increase the energy efficiency and thus reduce the overall operation costs for a minimal expenditure. Some options available include:

- Increasing insulation – added thickness or increased efficiency
- Verifying that caulking around windows, doors, and other opening is not leaking heated or cooled air
- Verifying heating and air conditioning duct leakage is mitigated

- Orientation of glass and shading devices
- Increasing the effectiveness of heaters from 80% to 90% efficiency
- Increasing efficiency of window and glass
- Adding insulation to basement retaining walls and concrete slab edges

Other energy efficiency measures beyond the Title 24 requirements have minimal to no fiscal impacts. These are the "low hanging fruit" that can provide high efficiency for lower costs over the lifetime of the appliances, fixtures, and equipment. In most instances, these measures apply to both residential and non-residential construction. Examples of these requirements include light fixtures, heaters, individual water heaters, and fireplaces, which would need to meet strict energy efficiency requirements. Energy Star is a listing required on some of the fixtures and appliances. Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy that lists products with superior energy efficiency ratings. The heating and insulation of new swimming pools and spas are also addressed to discourage inefficient and fossil-fuel heating that emit greenhouse gas.

RENEWABLE ENERGY

3b.	**Application**	Modification to Title 10 Planning and Zoning
	Measures	• Solar energy systems – continue to waive fees; allow 12" over height if needed to meet Solar Rights Act; Director may exempt height restrictions where fire-life safety, and access issues are mitigated. • Wind turbines – allowed within building footprint; public hearing for other locations
	Benefit	Encourage or Facilitate renewable energy

The renewable energy recommendations would revise Title 10 of the Manhattan Beach Municipal Code to document the City's support of the California Solar Rights Act. It would allow administrative approval of a maximum 12" over the height limit for solar energy systems that meet the Solar Rights Act. The Director would have the flexibility to allow exemptions to the height limit where fire-life safety and access issues are mitigated. Several solar energy system companies have met with staff and plan check guidelines have been refined to meet their concerns while balancing safety and access issues for the Fire and Building regulations. The City continues to waive plan check and permit fees. These actions have resulted in triple the number of permits compared to other cities in the South Bay.

This recommendation also discusses wind energy systems. Small-scale units had been demonstrated to the Environmental Task Force; however, this type of technology is not yet in production. Because there are many concerns regarding the viability of current technology as well as height, view, location, and noise concerns; the subcommittee recommends that wind turbines outside the building footprint area be considered through the public hearing process.

4. Material and Resources Recommendations

WASTE MANAGEMENT and MATERIAL REUSE

4.	**Application**	New Construction & Major Renovations
	Measures	• Waste management - Require 65% waste diversion of construction and demolition debris • Fly ash reuse – Require minimum 20% fly ash in concrete pour in-place cement
	Benefit	• Additional 15% reduction in construction-related waste • Fly ash use diverts waste product & reduces use of Portland cement, which is energy intensive to produce

Improved waste diversion from the landfill and material reuse are the main objectives of these recommendations. The current requirement is to recycle 50% of construction and demolition debris. This proposal would increase the requirement by 15% for a total of a 65% diversion rate. The recent Wells Fargo project diverted more than 80% of their debris from landfills.

Fly ash is a by-product of coal, which is typically burned to produce electricity. Fly ash can be used as a mixture additive to cement, which reduces the amount of Portland cement used. Portland cement is energy intensive to produce. The subcommittee researched the feasibility and viability of combining fly ash in poured in-place concrete and determined it to be practical, inexpensive and locally available. The quality of the concrete works well with 20% fly ash. Fly ash, which is potentially detrimental to the atmosphere, is instead captured and reused for cement.

5. Air Quality Recommendations

INDOOR AND OUTDOOR

5.	**Application**	New Construction and Major Renovations

	Measures	• Indoor - Finishes, Caulks, Sealants, Adhesives – low or no Volatile Organic Compounds (VOC).
		• Outdoor - Best Management Practices –
		  ○ Discourage or prohibit material deliveries to construction sites on trash pick up days
		  ○ Educate and enforce limits on idling of gas or diesel fueled construction vehicles

	Benefit	• Improve indoor air quality • Reduce construction-related traffic and fuel waste

This recommendation expands the current requirements of Low Volatile Organic Compounds (VOC) in caulking. VOC's are harmful vapors that are regulated by a variety of air quality

governmental agencies. The measure brings the City's regulations in line with that of the California Green Building Standards, which will be effective January 1, 2011. The market for low and no VOC finishes, caulks, sealants, and adhesives is growing rapidly; so a wide selection of these items is easily attainable for reasonable costs.

The outdoor air quality recommendations are Best Management Practices that the Residential Construction Officer will implement and enforce.

Next Steps

Staff will develop the appropriate ordinance to implement measures as directed by City Council. Also, the California Public Resources Code (PRC) requires that the City make a determination, as part of the ordinance, that proposed energy efficiency portions of the measures are cost effective. The PRC requires that the energy efficiency information be submitted to the California Energy Commission, who will review the application/ordinance to assure that the proposed standards exceed the current Standards, and by how much (20% per the subcommittee's recommendations).

In order to educate the public and construction community, staff would be trained on the new regulations. Subsequently, staff will conduct public outreach through construction community meetings and newsletter, City cable television public service announcements, and the City's website. It is anticipated that code enforcement of the sustainable measures after final inspections would be minimal; similar to the water conservation measures, which had a strong public outreach - without pro-active enforcement - and the City has reduced water usage by 20%.

CONCLUSION:

Staff recommends that City Council approve the recommendations of the Environmental Task Force, and direct staff to prepare amendments to the Manhattan Beach Municipal Code, Title 5 Sanitation and Health, Title 9 Building Regulations, and Title 10 Planning and Zoning. Draft ordinances to incorporate the mandatory measures would then be presented to the Planning Commission, for the Zoning Code amendments, and then to the City Council for their review and consideration.

Exhibits:

A. Green Building Subcommittee Member Background and Subcommittee Goals
B. Detailed Sustainable Measures Recommendations – Tables 1-5
C. Five examples of Title 24 Reports with 20% Improved Energy Efficiency

Exhibit A. Green Building Subcommittee Member Background and Subcommittee Goals

Member Background

The subcommittee on Sustainable Design (Green Building) is comprised of three residents: Casey Beyer, Ben Burkhalter, and Chris Conaway, each bringing unique insight and expertise in the sustainable design, architecture, and energy efficiency areas. City Staff provide support to the subcommittee including the Acting Community Development Director, Laurie Jester; Carol Jacobson, Building Official; and Esteban Danna, City Planner.

The subcommittee is chaired by Chris Conaway, a LEED AP architect with the international design firm NBBJ in Los Angeles. Chris has been involved with the sustainable design movement since the early 1990s and has just completed his 6th LEED certified building project.

Casey Beyer is an independent consultant in the energy and environmental policy sector.
Ben Burkhalter is an architect with offices located in Manhattan Beach, with a specific focus on energy-efficient design. Ben is currently working on a case study project for a LEED Gold rated single-family residence.

Green Building Subcommittee Mission Statement

The Green Building Subcommittee developed a working mission statement:

- To identify environmentally responsible, sustainable and energy efficient policies for constructing, renovating and occupying the built environment;
- To develop and make recommendations to City Council that will lead towards a healthy and sustainable city; and
- To educate and promote programs that increase awareness and incentivize sustainable building practices.

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

1 a. SITE SUSTAINABILITY

STORMWATER RETENTION DESIGN
LOW IMPACT DEVELOPMENT & BEST MANAGEMENT PRACTICES

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 9 Building Regulations • All new construction • Major renovations (over 50%) • Single & Multi-Residential • Non-residential • Municipal	Design runoff mitigation measures to achieve zero discharge for ¾" rainfall in 24 hr period & retain 100% pre-development runoff capacity Parcels 7,500 sf or less Two Methods: Prescriptive – • Non-permeable surface max 20% required yard &/or setback, parkway, & encroachment areas • Run-off from non-permeable surfaces (e.g., roofs, parking)direct to non-permeable areas &/or approved *Retention Features. Performance – Licensed Civil Engineer or Landscape Architect design per Calif Stormwater Quality Assn Best Management Practices Handbook & US Environ.Protection Agency NPDES Parcels greater than 7,500 sf may only use Performance method above	Reduce runoff & discharge of pollutants Meet or exceed compliance with Municipal discharge Permit * Retention Features – may include Gray water, captured rain storage, and other systems – Administrative approval to allow some flexibility for placement	Moderate to no net impacts	Santa Barbara; Santa Monica; Palo Alto

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

1 b. SITE SUSTAINABILITY

GREEN ROOFS

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 10 Planning & Zoning • All new construction • Major renovations (over 50%) • Single & Multi-Residential • Non-residential • Roof/Deck/ Balcony remodels	Green Roofs allowed : Where decks & balconies allowed Director exemptions: • Administrative approval where usability at roof level prohibited if fire-life safety, maintenance, slope, & access issues are mitigated	Filters pollution Decreases stormwater runoff into public system Increases thermal & acoustical insulation Lowers need for air conditioning & energy consumption	Very moderate to no net impacts	Los Angeles City; Monterey

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

2 a. WATER EFFICIENCY
WATER USE REDUCTION
LANDSCAPING AND IRRIGATION

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 9 Building Regulations Sites using potable water • All new construction • Major renovations (over 50%) • Single & Multi-Residential • Non-residential • Municipal	Design irrigation to meet requirements for Region 3 per Water Use Classification of Landscape Species (WUCOLS) Plants of high water use – max. 20% total landscaped area on private property, parkways, & encroachment areas per WUCOLS Parcels 7,500 sq ft or less Two Methods: Prescriptive – Standardized Water Budget Worksheet per WUCOLS Performance – Licensed Landscape Architect design & calculations Parcels greater than 7,500 sq ft may only use Performance method above Exemptions: • Sites irrigated w/ non-potable water • Dept Director administrative for hardship or special circumstances	Estimated 20% reduction of water usage Estimated 20% reduction of runoff discharge Meet or exceed compliance with California Model Water Efficient Landscape Ordinance	Very moderate to no net impacts	Santa Barbara; Santa Monica; Palo Alto

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

2 b. WATER EFFICIENCY
WATER USE REDUCTION
PLUMBING FIXTURES

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 9 Building Regulations • All new construction • Additions/ renovations with new plumbing • Single & Multi-Residential • Non-residential • Retrofit toilets upon residential sale/transfer	New Construction, Additions, Renovations with new/replaced plumbing fixtures, such as: • Lavatory faucets, kitchen faucets, toilets, clothes and dishwashers to reduce water use by 20% - residential • Weather &/or sensor-based irrigation controls • Fountains -unless non-potable water, excluding swim pools/spas, max 25 sq ft foot print with water recirculation system; No Overspray. Two Methods: Prescriptive – Specific plumbing fixtures meeting high efficiency standards Performance – Water Use Budget per the Calif Green Building Standards Residential Sale/Transfer Retrofits • Toilets WaterSense rated or equivalent with exemptions (eg: foreclosures; transfer within family)	Estimated 20% reduction of water usage Estimated 20% reduction in effluent discharge Meet or exceed current Manhattan Beach Water Conservation Ordinance & California Green Building Standards effective 1/1/11	Very moderate to no net impacts	Berkeley; Santa Monica; San Francisco

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

3 a. ENERGY

ENERGY EFFICIENCY

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 9 Building Regulations • All new construction • Additions/ renovations • Single & Multi-Residential • Non-residential per MB LEED ordinance • Municipal per MB LEED ordinance	Energy Efficiency: Exceed 2008 Title 24 Calif Energy Efficiency Standards by 20% - Residential Only **RESIDENTIAL & NON-RESIDENTIAL:** Lighting Efficiency – Light fixtures – Energy Star rated Major Appliances, Fixtures, Equipment Efficiency: Energy Star rated - • Exhaust & Ceiling fans • Clothes & Dish Washers • Refrigerators & Freezers • Heating, Ventilating, Air Conditioning • Wine coolers Water heaters – min efficiency req'ts based on size & type Pipe insulation (currently required) Heat traps for non-circulating water heaters & tanks Gas Fireplaces – sealed, direct vent – min 65% efficiency Swim pools & spas - • Solar energy system for 60% minimum heating of new pools/spas • Thermal covers/blankets – minimum R-15 rating • Electric resistance heaters must be powered by renewable energy system	Estimated minimum 20% to 70% reduction of energy demand Meet or exceed LEED requirements, current California Energy Efficiency regulations & California Green Building Standards effective 1/1/11	Moderate to no net impacts Direct operational & Life cycle cost savings	San Jose; Chula Vista; San Francisco

3 b. ENERGY
RENEWABLE ENERGY

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 10 Planning & Zoning	Solar Energy Systems: Administrative approval - Max 12" over height if to meet State Solar Rights Act; • Director exemptions where fire-life safety, access issues are mitigated Wind Turbines: Allowed within building footprint; public hearing for other locations: • Small scale units technology not yet viable • Prevailing wind velocities may make this inefficient • Other concerns re: height, location, noise, view, bird capture need to be mitigated	Encourage and/or facilitate renewable energy & resource conservation	Not applicable; voluntary	Hermosa Beach;

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

4. MATERIALS & RESOURCES

WASTE MANAGEMENT & MATERIAL REUSE

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 5 Sanitation & Health and Title 9 Building Regulations • All new construction • Additions/ renovations • Single & Multi-Residential • Non-residential • Municipal	Waste Diversion: Require waste from Construction & Demolition to be recycled – Modify current requirement from 50% to 65%. Fly ash or Similar Supplementary Cementitious Materials (SCM) Reuse: Require use of minimum 20% fly ash in concrete poured in-place cement.	Additional 15% reduction in construction-related waste Use of fly ash diverts waste product and reduces use of Portland cement, which is energy intensive to produce. Meet or exceed LEED requirements and California Green Building Standards effective 1/1/11	Very Moderate to no net impacts	Santa Monica; Los Angeles County; San Francisco

EXHIBIT B. Detailed Sustainable Measures Recommendations – Tables 1-5

5. AIR QUALITY
INDOOR & OUTDOOR

Application	Measures	Purpose/Benefit	Fiscal Impact	Similar Policies
Title 9 Building Regulations & Best Management Practices • All new construction • Additions/ renovations • Single & Multi-Residential • Non-residential • Municipal	Indoor - Finishes, Caulks, Sealants, Adhesives: Low Volatile Organic Compound (VOC) or No -VOC Outdoor - Best Management Practices: • Discourage or prohibit equipment and/or material deliveries to construction sites on Refuse & Recycling Pickup days that block or interfere with traffic flow through Residential Construction Officer & Contractor Meetings • Educate contractors & enforce Calif Air Resources Board limits on idling of gas &/or diesel fueled vehicles to maximum 5 minutes. Exceptions include concrete mixers	Improve indoor air quality Reduce construction-related traffic & fuel waste Meet or exceed LEED requirements and California Green Building Standards effective 1/1/11	Very Moderate to no net impacts	Beverly Hills; San Francisco; Palo Alto

PUBLIC HEARINGS

None.

GENERAL BUSINESS

03/16/10-16. Consideration of Environmental Task Force Recommendations to Reduce Greenhouse Gas Emissions

Interim City Manager Richard Thompson introduced the subject item and Environmental Programs Manager Sona Kalapura, Climate Action Subcommittee Chairperson Bob Scott and Climate Action Subcommittee member Todd Dipaola provided a PowerPoint presentation.

The following individuals spoke on this item:

- **Casey Beyer, Green Building Subcommittee member**
- **Peter De Maria, No Address Provided**
- **David Wachtfogel, No Address Provided**

MOTION: Mayor Pro Tem Montgomery moved to approve the following recommendations from the Climate Action Subcommittee: a plan for phasing in energy efficiency measures for municipal facilities when funds become available; replacement of the City's vehicle fleet with low-emissions vehicles; restructuring of the City's Rideshare Program to encourage use by commuters with larger carbon footprints; adoption of a Green Purchasing Plan; continued work with the South Bay Bicycle Coalition to access County grant funding for a regional bike plan; and the inclusion of traffic circles and roundabouts as potential traffic mitigation tools that can reduce CO2 emissions. The motion was seconded by Councilmember Tell and passed by the following roll call vote.

Ayes:	Tell, Powell, Cohen, Montgomery and Mayor Ward.
Noes:	None.
Absent:	None.
Abstain:	None.

Council also recommended that some of the items be funded in the Capital Improvement Plan.

Hearing no objection, it was so ordered.

RECESS AND RECONVENE

At 8:47 p.m. the Council recessed and reconvened at 9:05 p.m. with all Councilmembers present.

03/16/10-17. Consideration of Recommendations By the Environmental Task Force to Amend the Municipal Code for Comprehensive Sustainable Building Measures

Interim City Manager Richard Thompson introduced the subject item and Building Official Carol Jacobson, Green Building Subcommittee Chairperson Chris Conaway, Green Building Subcommittee Member Ben Burkhalter and Green Building Subcommittee Member Casey Beyer provided a PowerPoint presentation.

The following individual spoke on this item:

- **David Kissinger, South Bay Association of Realtors**

MOTION: Councilmember Cohen moved to approve the recommendations from the Green Building Subcommittee which involve amending the Municipal Code to include several changes regarding Site Sustainability, Water Conservation, Energy Efficiency, Materials, & Air Quality and approve several zoning issues related to Green Roofs, Wind Turbines and Solar Panels as outlined in the staff report. The motion was seconded by Councilmember Powell and passed by the following roll call vote.

Ayes:	Tell, Powell, Cohen, Montgomery and Mayor Ward.
Noes:	None.
Absent:	None.
Abstain:	None.

Council further directed Staff to review the above with the Planning Commission, as needed; to return with the subject changes in an ordinance for Council consideration; and to provide more information regarding the upgrades to water efficient toilets, the cost implications of requiring 60% of pool heating by renewable resources, and the implications of storm water and landscaping improvement requirements for large scale (over 50%) interior remodels.

Hearing no objection it was so ordered.

Because the time was after 10:30 p.m. (the cut off for introduction of new agenda items) and due to Resolution No. 6132 stating that "the City Council shall adjourn each regular meeting thereof by 10:30 p.m., unless four-fifths (4/5) of the Council Members present vote to waive or extend the required adjournment time" the following motion was made.

MOTION: At 10:36 p.m. Mayor Pro Tem Montgomery moved to continue the meeting past the 10:30 p.m. cut off. The motion was seconded by Councilmember Powell and passed by the following unanimous roll call vote.

Ayes:	Tell, Powell, Cohen, Montgomery and Mayor Ward.
Noes:	None.
Abstain:	None.
Absent:	None.

03/16/10-18. Consideration of a City Council Work Plan Item to Consolidate the City's March General Municipal Election with the Los Angeles County's November Odd-Year Election

Interim City Manager Richard Thompson introduced the subject item and City Clerk Liza Tamura provided the staff presentation.

The following individuals spoke on this item:

- **Martha Andreani, Downtown Manhattan Beach**
- **Don McPherson, 1000 Block of 1st Street**
- **Todd Dipaola, 100 Block of 14th Place**
- **David Wachtfogel, No Address Provided**
- **Sandra Seville-Jones, No Address Provided**
- **Charles Foley, 1100 Block of 2nd Street**

Following a brief discussion regarding the possibility of moving the City's General Municipal Election in March of odd-years to the Manhattan Beach Unified School District (MBUSD) November odd-year election, Council directed staff to contact MBUSD to find out whether they would be interested in consolidating their November odd-year election with the City's General Municipal Election in March of odd-years; to obtain information from the Los Angeles County Registrar Recorder's Office regarding the possibility of consolidating the City's General Municipal Election with the County's November even-year election utilizing the same polling locations, and if doable, contact the MBUSD to determine whether they would be interested in consolidating with the City; and to research historical data regarding voter turnout not only for MBUSD, but for other jurisdictions that combine their General Election with their School Districts.