

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Planning Commission

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

**BY:** Eric Haaland, Associate Planner  
Esteban Danna, Associate Planner

**DATE:** February 27, 2013

**SUBJECT:** Consideration of Amendments to Title 10 Planning and Zoning of the Manhattan Beach Municipal Code (MBMC) and the City’s Local Coastal Program to Revise Residential Regulations Regarding Minor Exceptions, Setbacks, Open Space, Maximum Lot Size, Required Alley Access, and Alternative Fuel Vehicle Charger Locations.

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the public hearing, **DISCUSS** the proposed zoning ordinance amendments, **PROVIDE DIRECTION** to staff, and **CONTINUE** the public hearing to a date certain.

**BACKGROUND**

At its regular meeting of January 23, 2013, the Planning Commission conducted a review of the effectiveness of the recently adopted zoning code amendments addressing “mansionization” and similar issues, as called for by the City Council’s 2011/2012 Strategic Plan. Staff determined the majority of those amendments do not need further changes, and is now recommending zoning amendments to a limited list of items as follows:

- **Minor Exceptions** – Revise percentage of permitted demolition, to address “over demolition” and allow for reduced rear setbacks for shallow lots.
- **Supplemental setback**- Simplify corner-side requirement.
- **Open space**- Change small-unit minimum square footage requirement, third-story limitation; and address open space quality/coverage/enclosure.
- **Maximum lot size**- Insert omitted Beach Area language that limits lot size.
- **Alley Access** – Require in the RS zone of Area District III as currently required in Area Districts I and II.
- **Alternative Fuel Vehicle Charger Locations** – Allow greater flexibility for locating in garages.

## **DISCUSSION**

The discussion below reviews the zoning code amendment items suggested for revision, and proposes language for incorporation into a future resolution for most items. The item addressing usable open space enclosure requires more review and discussion by the Planning Commission prior to drafting proposed code language. All of the draft code language provided is very preliminary and requires Planning Commission review, discussion, further refinement and revisions.

### ***Minor Exceptions***

A continuing concern for Minor Exception remodels is over-demolition. A number of projects have not retained as much of the existing structure as anticipated, and some might be considered “new” buildings as a result. Section 10.84.120(G)(3) of the small home addition Minor Exception criteria indicates that a minimum of 10% of the existing structure, based on building code “valuation” of the project, must be maintained to qualify. This can be a very small visible portion of the building (primarily foundations) and the projects can therefore appear like complete demolitions. Staff typically requires that most of the roof structure and wall/plate height of the existing house remain, as well as the foundation, for Minor Exception approval. At the last meeting, the Planning Commission felt that this interpretation should be considered for inclusion in the Zoning Code.

Previous Mansionization amendments increased rear yard setbacks from 10 feet to 12 feet for inland sites which affects lots less than 107 feet deep. These changes created difficulties for building on extremely shallow (52 feet or less in depth) inland sites unless a Variance is processed since these lots cannot physically fit the required 20-foot front setback, 12-foot rear setback, and a 20-foot deep garage. The Minor Exception provisions should be revised to address the shallow lots, allowing flexibility in the 12 foot rear yard setback.

In addition to revisions to the table in the Minor Exceptions section of the zoning code, revisions to other affected sections cross-referenced will be required, as discussed below.

### **Recommended Amendments:**

Amend Section 10.84.120(G)(3) of the Manhattan Beach Municipal Code and Section A.84.120(G)(3) of the Manhattan Beach Local Coastal Program as follows:

3. A minimum ~~of ten percent (10%)~~ quantity of the existing structure as determined by the Director of Community Development, based on project valuation as defined in Section 10.68.030 including substantial portions of foundation and framing, shall be maintained.

Amend the “Exception Allowed” table of Section 10.84.120 of the Manhattan Beach Municipal Code as follows:

Applicable Section	Exception Allowed
10.12.030	Attachment of existing structures on a site in Area District III or IV which result in the larger existing structure becoming nonconforming to residential development regulations.
10.12.030	Site enlargements (e.g., mergers, lot line adjustments), not exceeding the maximum lot area, which result in existing structures becoming nonconforming to residential development regulations.
10.12.030(M)	Reduction in the 15% open space requirement for dwelling units that are largely 1-story in 2-story zones and for dwelling units that are largely 2-story in 3-story zones.
10.12.030(P)	Construction of retaining walls beyond the permitted height where existing topography includes extreme slopes.
<del>10.12.030(T), 10.12.030(E) and 10.12.030(M)</del>	<del>Reduction in percentage of additional 6% front or corner-side yard setback, 8% front/streetside yard setback on corner lots, required in the RS Zone—Area Districts I and II, 15% open space requirement, side yard setbacks, and/or rear yard setback, and other development standards as determined by the Community Development Director. This may be applied to small, wide, shallow, multiple front yard, and/or other unusually shaped lots or other unique conditions.</del>
10.12.030(T)	Reduction in percentage of additional 6% front yard or corner-side setback required in the RS Zone—Area Districts I and II for remodel/additions to existing dwelling units if the additional setback area is provided elsewhere on the lot.
<del>10.12.030(T)</del>	<del>Reduction in percentage of additional 8% front/streetside yard setback required on corner lots in the RS Zone—Area Districts I and II for remodel/additions to existing dwelling units if the additional setback area is provided elsewhere on the lot.</del>
10.12–10.68	Non-compliant construction due to Community Development staff review or inspection errors.
10.68.030(D) and (E), 10.12.030 and 10.12.030(R)	Construction of a first, second or third story residential addition that would project into required setbacks or required building separation yard, matching the existing legal non-conforming setback(s).
10.68.030(D) and (E)	Alterations, remodeling and additions (enlargements) to existing smaller legal non-conforming structures.
10.68.030(E)	Alterations and remodeling to existing legal non-conforming structures.

***Supplemental Front/Corner-side Setback***

In 2002 the City established a second-story supplemental front setback for single family residences located in Area Districts I and II (inland) equal to 6% of the lot area. In 2008 the setback was modified for corner lots to require supplemental front and corner-side yard area totaling 8% of the lot area.

Staff's experience with the supplemental setback requirement has found it to be beneficial to front visual perspectives and general street aesthetics. Incorporating the corner side requirement has provided some building notching on street sides that might not have otherwise occurred, but has often decreased some of the front mass reduction in exchange for corner side area that would have already existed, or is less beneficial. Staff is recommending that the original 6% front requirement be restored for corner lots, with at least half of that supplemental setback area being contiguous with the corner side of the site to ensure adequate bulk relief to the side-street perspective.

Recommended Amendment:

Amend Section 10.12.030(T)(1)(2), of the Manhattan Beach Municipal Code by revising the associated "Additional Front and Corner Side Setback Requirement" graphic, and revise the text as follows:

**T. Additional Front and Corner Side Setback Requirement—RS Properties, Area Districts I and II.** In addition to the minimum front and corner side setback shown on the chart, an additional front and corner side setback area shall be ~~provided~~ required to provide visual relief of building mass adjacent to the street, as follows:

1. On interior lots, the area shall directly abut the front yard setback, shall be equal to six percent (6%) of the lot area, and shall be located entirely within the front one-fifth (twenty percent (20%)) of the lot's buildable depth.
2. On corner lots, a minimum of half of the area required in the preceding subsection (T)(1) shall directly abut the corner side yard. ~~shall be equal to eight percent (8%) of the lot area, and the area shall be divided between directly abutting the front and the streetside yard setbacks. A minimum of forty five percent (45%) and a maximum of fifty five percent (55%) of the total required area shall directly abut both the required front and streetside yard setbacks. Adjacent to the front yard, the portion of the area shall be located entirely within the front one fifth [twenty percent (20%)] of the lot's buildable depth. Adjacent to the corner streetside yard the portion of the area shall be located entirely within the front one third [thirty three percent (33%)] of the lot's buildable width, and not located within the rear yard setback. Adjacent to the corner streetside the area shall provide a minimum of three feet (3') of depth or width and shall be distributed to provide building wall articulation.~~

***Useable Open Space – Minimum Square-footage & Upper Level Maximum Percentage***

The open space requirement cap of 350 square feet for dwellings larger than 2,333 square feet was eliminated since it clearly favored larger units over smaller units. Many multi-family district projects have subsequently proceeded with larger units providing the full 15% requirement without significant difficulty, however, staff has found that the 220 square feet minimum for small dwellings can discourage a developer from building a second unit on a site that allows two units. Staff is recommending the minimum open space be lowered to 100 square feet, which is a reasonably useable area, comparable to a

small bedroom. As a result, a 667 square-foot (or smaller) unit would require a minimum of 100 square feet of open space.

A limit on how much required open space can be placed on the third story of a building is intended to integrate the open space with the living area rather than isolate it above the dwelling. The current requirement allows half of the required open space to be at the third story, which is usually less restrictive than the previous language. This method becomes awkward, however, with multiple units on a lot, when one unit's living area is located all or mostly at the third story. Therefore, allowing more open space on the third level in these situations would be appropriate.

Recommended Amendment:

Amend Section 10.12.030(M)(1)(2) of the Manhattan Beach Municipal Code and Section A.12.030(M)(1)(2) of the Manhattan Beach Local Coastal Program as follows:

- M. Open Space Requirement.** The minimum usable open space (private and shared) in RS, RM and RH Districts shall be provided as follows:
1. For single-family dwellings in Area District III and IV and multifamily dwelling units in all districts, the minimum requirement is fifteen percent (15%) of the buildable floor area per unit, but not less than ~~two~~ one hundred ~~(100)~~ twenty ~~(220)~~-square feet. For calculating required open space, basement areas shall be calculated as one hundred percent (100%) buildable floor area, and fifteen percent (15%) open space shall be required for the basement square footage.
  2. The amount of a dwelling unit's required open space located above the second story (where permitted by height regulations) shall not be more than one-half (½) of the total required open space, or an amount proportional to the unit's buildable floor area that is located at the same level or story, whichever is more.

***Useable Open Space – Enclosure/Coverage***

Subsequent to the Mansionization project, the Planning Commission has suggested that the useable open space requirement should be amended to improve the quality of open space by not allowing it to be as covered or enclosed as currently allowed. The current open space coverage restriction allows a maximum of 75% of the open space to be covered by enclosed living area. This reflects a previous Planning Commission's purpose of preventing open space from being completely hidden under or within a building, without having the effect of reducing floor area. At its January 23<sup>rd</sup> meeting, the Planning Commission discussed greater restrictions on the covering of required open space, and asked for more details, including graphic examples and requirements of other cities.

Staff has provided the attached open space regulations for the cities of Hermosa Beach, Redondo Beach, and Culver City. Each of these nearby cities limits coverage/enclosure of open space to a greater extent than Manhattan Beach. A summary of those limitations is as follows:

**Hermosa Beach:** Maximum coverage of 50% (trellis exempt), and minimum open on two sides (guardrail exempt)

**Redondo Beach:** Minimum 50% open to the sky, and open on one side

**Culver City:** Minimum open on either top, or one side (in addition to “front”)

Staff has also provided the attached simple diagram examples of an open space deck area. Diagram A shows a deck that is uncovered and open on three sides except for guardrails. This appears to be a level of openness that would be sufficient in all cases, and is a more restrictive condition than required by any of the compared cities. Diagrams B, C, and D depict the most enclosed conditions currently allowed in Manhattan Beach. Diagrams E through H depict steps of increased openness from current minimums using open guardrails, open sides, and uncovered areas.

Diagram H of the attachment shows the completely uncovered condition that has been discussed by the Planning Commission (with possible trellis exemption). The graphic following Diagram H depicts a simplified example of applying such a requirement to a typical beach area lot, and its implication on buildable floor area (BFA). It shows that the lot which is permitted a maximum of 4,320 square feet in the RS and RM zones, could only achieve 4,232 square feet of non-basement floor area after required parking, stairs, and open space are provided. Allowing 50% of the open space to be covered similar to the Hermosa and Redondo Beach regulations would allow for the maximum BFA to be achieved. However, in the RH zone, and where complexities such as basements, non-rectangular shapes, equipment and architectural enhancements that otherwise reduce floor area are introduced, maximum BFA could not likely be constructed. Examples and photos of decks and open space will be provided at the Planning Commission meeting.

**Recommendation:**

Direct staff to prepare amendment language incorporating a 50% open space coverage limitation and other limitations on guardrails or sides, as the Planning Commission determines to be appropriate.

***Lot Merger Limits***

The newest concept incorporated in the Mansionization zoning amendments was to create maximum site sizes. This amendment item has proven appropriate, but requires a correction since amendment language for Area Districts III and IV was erroneously omitted from Ordinance No. 2111.

**Recommended Amendment:**

Amend the “Lot Dimensions” portion of the “Property Development Standards for Area Districts III and IV” table in Section 10.12.030 of the Manhattan Beach Municipal Code, and Section A.12.030 of the Manhattan Beach Local Coastal Program as follows:

**PROPERTY DEVELOPMENT STANDARDS FOR AREA DISTRICTS III AND IV**

	Area District III			Area District IV	Additional Regulations
	RS	RM	RH	RH	
Minimum Lot Dimensions					
Area (sq. ft.)	<del>2,700</del>	<del>2,700</del>	<del>2,700</del>	<del>2,700</del>	(A)(B)(C)(J)
<u>Minimum</u>	<u>2,700</u>	<u>2,700</u>	<u>2,700</u>	<u>2,700</u>	
<u>Maximum</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>	<u>7,000</u>	
Width (ft.)	<del>30</del>	<del>30</del>	<del>30</del>	<del>30</del>	
<u>Minimum</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	

***Alley Access***

The goal of this amendment is to encourage driveway access from alleys for street-alley lots located in Single-Family Residential (RS) districts in Area District III (beach area). Currently, RS-zoned street-alley lots in Area Districts I and II (inland) require only alley-access. The purpose of this amendment is to extend the requirement to RS lots in Area District III.

At its January 23, 2013 regular meeting, the Planning Commission reviewed the proposed amendments and requested additional discussion with regards to traffic safety, extending the restriction to multi-family districts, and more restrictive exception criteria.

Staff is not concerned with traffic safety since many alleys already handle most driveways in the beach area. Furthermore, alleys typically only handle local traffic (property owners within the block). The proposed requirement will affect a negligible amount of properties.

Restricting driveway access on streets in multi-family areas would have a significant impact on the design of buildings and garages. Tandem garages accessed from alleys would have to be designed if two or more units are proposed. Tandem garages tend to be ineffective since they are inconvenient, which encourages home owners to use the back parking space for storage and use the street to park their car. Requiring alley-access in multi-family districts could also discourage the construction of multi-family developments. Staff recommends that the Planning Commission limit the restriction to single-family districts, consistent with current regulations.

The proposed language includes discretion for the Community Development Director’s consideration in the form of an exception, which would also be extended to Area Districts I and II. The Commission expressed some concerns with the proposed criteria and discussed more restrictive exception criteria. The language is proposed to be revised and the number of criteria reduced to: neighborhood conditions and compatibility, impacts on street parking, and physical characteristics of the lot (slope, topography, lot shape/size, and existing utility locations). Staff feels it is important to review each project on an

individual basis, and only apply the exception in limited cases where appropriate.

Recommended Amendment:

Amend Sections 10.12.030(Q) and 10.64.020(F)(4) of the Manhattan Beach Municipal Code and Section A.12.030(Q) and A.64.020(F)(4) of the Manhattan Beach Local Coastal Program as follows:

**Q. Parking/Garage Location, Street-Alley Lots.** When a street-alley lot in Area Districts I and II or a street-alley RS lot in Area District III adjoins an improved alley, all vehicle access to parking shall be provided from the alley.

**Exception:** The Community Development Director may consider, in limited situations, allowing non-alley access. In making a determination, the Director shall consider the following:

1. Compatibility with the surrounding neighborhood.
2. Reduction in street parking inventory.
3. Physical characteristics of the subject property that create practical difficulties include but are not limited to: slope, topography, visibility, lot size and/or shape, and existing utility locations.

Non-Alley Lots: In Area District I and II, the aggregate total of garage door width within the front half of a lot shall be limited to eighteen feet (18') for lots fifty-five feet (55') or less in width. Lots wider than fifty-five feet (55') may have a maximum aggregate garage door width of twenty-seven feet (27') within the front half of a lot if at least one (1) garage door is recessed a minimum of five feet (5') beyond another garage door.

**F. Location and Ownership.**

4. **Alley Access. Parking/Garage Location, Street-Alley Lots.** When a street-alley lot in Area Districts I and II, or a street-alley RS lot in Area District III adjoins an improved alley, all vehicle access to parking shall be provided from the alley.

**Exception:** The Community Development Director may consider, in limited situations, allowing non-alley access. In making a determination, the Director shall consider the following:

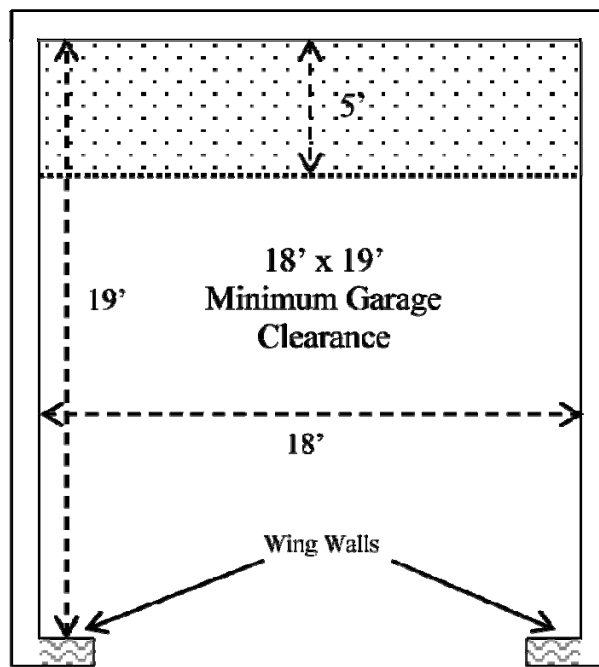
- a. Compatibility with the surrounding neighborhood.
- b. Reduction in street parking inventory.
- c. Physical characteristics of the subject property that create practical difficulties include but are not limited to: slope, topography, visibility, lot size and/or shape, and existing utility locations.



***Alternative Fuel Vehicle Charger Locations***

As part of the 2011 Green Code Amendments approved by the Planning Commission and City Council, alternative-fuel vehicle charging systems were discussed and subsequently partially allowed to encroach into the required garage parking clearance area. The code amendment has proven itself useful and many residents were able to take advantage of the change. Current code requires such systems to have at least seven feet of vertical clearance between the garage floor and the equipment except within the front five feet of the garage (within the area where a car's hood would be located), where recharging units can be as low as four and one half feet above the garage floor. Storage is also allowed within this area of the garage.

Staff proposes allowing the recharging unit and related appurtenances to also be attached to or adjacent to the inside wall of the garage immediately adjacent to the garage door (wing wall) provided a minimum 4.5 feet vertical clearance is maintained above the finished floor of the garage (refer to diagram below). Planning Staff has discussed the proposed changes with the Building and Safety Division to ensure consistency with their regulations.



At its January 23, 2013 regular meeting, the Planning Commission reviewed the proposed amendments and requested additional discussion with regards to how other cities regulate electric vehicle chargers and whether the code should be more flexible.

Currently, the South Bay Cities Council of Governments (SBCCOG) is studying how different cities address electric vehicle chargers. According to the City's staff liaison, Manhattan Beach is the one of the first cities to address the issue for residential properties. City Staff will consider the results of the study when it is complete, and incorporate revisions if appropriate. The proposed code amendment will provide more

flexibility for Staff to approve such systems, thus allowing the City to promote electric vehicle chargers.

Staff has explored allowing electric vehicle charging systems in other areas of the parking clearance and determined that the existing and proposed allowed areas will still allow a car to be parked within the space and not render the parking space useless. The Commission should note that the existing and proposed language in Section 10.64.100(C) addresses electric vehicle chargers when they are installed within the parking clearance. Chargers may be installed anywhere in the garage when no part intrudes into the required parking clearance.

Recommended Amendment:

Amend Section 10.64.100(C) of the Manhattan Beach Municipal Code and Section A. 64.100(C) of the Manhattan Beach Local Coastal Program as follows:

- C. Vertical Clearance.** Vertical clearance for parking spaces shall be an unobstructed headroom clearance of not less than seven feet (7') above the finish floor to any ceiling, beam, pipe, vent, mechanical equipment or similar construction, except that automatic garage door opening equipment and the garage door entrance may be 6.67 feet. ~~For storage (not including mechanical equipment) and vehicle recharging purposes for residential uses, non structural improvements including wall-mounted shelves, storage surface racks, cabinets, or electricity based alternative fuel vehicle charging systems may encroach into the vertical clearance, provided a minimum 4.5 feet vertical clearance is maintained above the finished floor of the garage within the front five feet (5') of a parking space.~~

**Exceptions:**

1. For storage (not including mechanical equipment) for residential uses, non-structural improvements including wall-mounted shelves, storage surface racks or cabinets, may encroach into the vertical clearance within the front five feet (5') of a parking space (opposite to the garage door) provided a minimum of 4.5 feet vertical clearance is maintained above the garage finished floor.
2. For vehicle recharging purposes for residential uses, electricity based alternative-fuel vehicle charging systems may encroach into the vertical clearance, as follows:
  - a. Within the front five feet (5') of a parking space (opposite to the garage door), provided a minimum of 4.5 feet vertical clearance is maintained above the garage finished floor provided, or
  - b. Attached to or immediately adjacent to the wall of the garage adjacent to the garage door (wing wall) provided a minimum 4.5 feet vertical clearance is maintained above the garage finished floor.

### ***Public Outreach and Comments***

Two public notices for the proposed amendments were published in the Beach Reporter newspaper over a period of two weeks. Staff also emailed notice to a Community Development Department mailing list that includes approximately 70 architects, designers, contractors, and other interested parties. The City's website also sends out an email containing the Planning Commission's agenda to those who sign up to receive email notices. Staff has not received any public comments at the writing of this report.

In the interest of encouraging more usable back yards, Staff received a comment from a Commissioner recommending future discussions about the concept of reducing front setbacks from the current 20-foot minimum to 19 feet as well as increasing the rear yard setback by one foot. In Staff's opinion, such a change would have significant impacts on existing homes in that rear yard setbacks would all become non-conforming, which would create issues when a home owner decides to remodel or add to their home. Also, a shorter front yard setback would also have a significant impact on those who park their cars on the driveway and need space to walk around their car to get to their front door, or to access the front of their car. This would result in the potential for some cars to encroach into the side walk or street.

### **CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, accept public testimony, discuss the recommendations pertaining to each Amendment item, and direct staff to prepare a Zoning Code and Local Coastal Program Amendment Resolution as the Planning Commission determines to be appropriate.

Proposed code language will require further review and development. The language provided above serves as a basis for discussion and code language will be finalized and presented to the Planning Commission in the form of a Resolution. The Planning Commission recommendations will then be forwarded to the City Council for final action.

#### **Attachments:**

- A. Mansionization Summary Table
- B. Open Space Regulation Examples (Hermosa Beach, Redondo Beach, Culver City)
- C. Open Space Enclosure Diagrams A-H
- D. Public Notices and Comments

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## Mansionization Review Summary February 27, 2013

Item	Section No.	Comments
Minor Exceptions	10.84.120	- Providing for nonconformity relief emphasized for smaller buildings clearly popular and beneficial with continued concerns for over-demolition. Numerous ME applications processed allowing remodel/additions to small nonconforming homes.
Supplemental Setback	10.12.030 (T)	- Front requirement (6%) clearly beneficial. - Corner side reqt. Not always beneficial. Recommend change.
Useable Open Space	10.12.030(M)	- Requiring for beach area RS lots clearly beneficial with numerous ME's as expected. - Elimination of 350 sf cap clearly beneficial although some cases highlight constraint of 220 sf bottom cap. - Requiring open space for basement area clearly beneficial. - Changing upper story proportion limit to half reduces complexity but creates new constraints for flat/upper units. - Subsequent proposal to require improved quality/openness of useable open space
Lot Merger Limits	10.12.030	- Limiting enlarged sites to roughly 2 times standard sizes clearly beneficial with typo. correction needed for beach area
Basement Area Allowances	10.04.030	- Exempting partially and completely buried basements from BFA while requiring parking and open space is popular and appears beneficial
Rear Yard Setbacks	10.12.030 (E)	- Elimination of inland 25' cap apparently beneficial - 12 min. for inland short lots somewhat beneficial & creates some difficulties. - 10' min. for small group of beach area lots somewhat confusing.
Side Yard Setbacks	10.12.030 (E)	- Elimination of 5' interior cap apparently beneficial with numerous ME's to resolve existing nonconformities.
Tall Wall Setbacks	10.12.030 (F)	- Lowering height limit to 24' apparently beneficial.
Front Yard Alley Setbacks	10.12.030(G)	- Allowing reduced upper level front setbacks for beach area half-lots fronting on alleys is popular and appears acceptable.
Deck Height Allowance	10.12.030(H)	- Allowing decks with enlarged setbacks above maximum story levels clearly popular and apparently beneficial with some confusion on corner-side setbacks.
Temporary Merger Allowances	10.52.050(F)	- Allowing greater use of neighboring lots without formal mergers apparently beneficial
Garage Area Allowance	10.04.030	- Changing garage area exemption from BFA to match parking requirement reduces complexity but ...

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Open Space Regulation Examples  
From Nearby Cities  
February 27, 2013

**HERMOSA BEACH**

**17.12. 080 Open space.**

There shall be a minimum of three hundred (300) square feet of usable open space per dwelling unit.

A. One hundred (100) square feet of the required open space shall be directly accessible to and at the same floor level of the primary living area of each unit.

B. Each qualifying open space area may be covered up to fifty (50) percent but shall not be enclosed on more than two sides by building walls or guardrails greater than forty-two (42) inches in height. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

C. The minimum dimension of open space areas shall be seven feet by seven feet (7' X 7").

D. Open space areas may include pools, spas, gardens, play equipment, decks over non-living areas, and decks over living areas of the same dwelling unit but shall not include driveways, turning areas, parking areas and required front, rear and side yard areas.

E. Roof Decks. A maximum of one hundred (100) square feet of required open space may be provided on a roof deck, with minimum dimension of seven by seven feet (7' X 7'). For the purposes of this section, "roof deck" is defined as the walkable or otherwise usable open space area located above the roof framing of the building, the only access to which is from the floors below.

F. When computing open space in conjunction with yard areas, only an area which exceeds the minimum required yard area may be counted toward open space and only if the overall dimension of the required setback and the exceeding area together has a dimension of at least seven feet in width and length.

G. Circular, triangular, odd and/or unusual shaped open space areas shall have a minimum of forty-nine (49) square feet in area as well as minimum seven-foot dimensions.

H. Decks, balconies or similar areas which extend over more than one dwelling unit shall have a minimum S.T.C. rating of 58.

I. Each development of five or more units shall provide one hundred (100) square feet of common open space area or facility per unit in addition to required open space. The common open space area may include play area, pool, spa, recreation room, gym, garden and similar amenities for the common use of all owners, but shall not include driveways, turning areas, parking areas, and required front, rear and side yard areas. (Ord. 00-1207, §4 (part), 10/24/00; Prior code Appx. A, § 507)

## **REDONDO BEACH**

### Section 10-2.1510

#### Outdoor Living Space Requirements

(a) Purpose. Each residential and mixed-use zone establishes a minimum square footage of required outdoor living space per dwelling unit. Calculation of outdoor living space depends on the location and dimensions of the space. It is the purpose of these standards to encourage a design where all or most of the outdoor living space is private and that public outdoor living space is secondary.

**(b) Minimum area requirements: R-1, R-1A, R-2, R-3, R-3A, and RMD zones.**

Notwithstanding the total outdoor living space required by the zone, each dwelling unit shall be developed with at least one private patio, balcony, deck (not including roof decks), or yard, as described in subsection (c) of this section, with a minimum area of 300 square feet including bonuses, and a minimum dimension of ten (10) feet.

**(c) Qualifying outdoor living space areas: all residential and mixed use zones.** The following types and sizes of space, developed to the following standards, shall qualify as outdoor living space for dwelling units in all residential and mixed-use zones:

**(1) Private patios, balconies, and decks.**

**a. Location, dimensions, and design.** Private patios and decks having a minimum dimension of ten (10) feet by (10) feet and private balconies having a minimum dimension of five (5) feet by ten (10) feet shall qualify if they are located at approximately the same level as the dwelling unit which they serve, and are open to the sky for fifty (50%) percent of their actual area and enclosed by no more than three (3) building walls.

**b. Calculating outdoor living space.** Qualifying outdoor living space shall be counted based on the actual area of the space except as follows:

1. Private balconies not located immediately adjacent to either a kitchen, dining room, living room or similar communal area shall be counted at fifty (50%) percent of the actual area.
2. A bonus of 150 percent of actual area shall be granted for private balconies which have minimum dimensions of seven (7) feet by ten (10) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.
3. A bonus of 200 percent of actual area shall be granted for private patios, balconies, and decks which have minimum dimensions of ten (10) feet by fifteen (15) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.

**(2) Private and public roof decks.**

**a. Location, dimensions and design.** Private and public roof decks shall qualify if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

**b. Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.



**(3) Public exterior courts, pools, and activity areas.**

a. **Location, dimensions and design.** Public exterior courts, pools and activity areas shall qualify if they have a minimum dimension of twenty (20) feet by twenty (20) feet, and have not less than twenty (20%) percent of their total area devoted to decorative landscaping. Any portion of a public exterior court or activity area which is not devoted to decorative landscaping shall be either surfaced with decorative architectural materials or developed as sports, game, and/or play equipment areas, putting greens, gardens, reflection pools, fountains, or other similar uses.

b. **Calculating outdoor living space.** Public exterior courts, pools and activity areas shall be counted at 100 percent of their actual area, but shall not comprise more than fifty (50%) percent of the total outdoor living space requirement for the development.

**(4) Public interior recreation rooms.**

a. **Location, dimension, and design.** Recreation rooms shall qualify if they are located immediately adjacent to a public space that qualifies as outdoor living space under the provisions of this section, such as an exterior court or pool, and have a minimum dimension of twenty (20) feet by twenty (20) feet. Interior recreation rooms shall be furnished and maintained with indoor recreational facilities and/or equipment, such as gymnastic equipment, sauna baths, and game tables, which are accessible to all tenants within the development.

b. **Calculating outdoor living space.** A recreation room shall be counted at 100 percent of its actual area, but shall not comprise more than twenty-five (25%) percent of the total outdoor living space requirement for the development.

**(5) Required and non-required setbacks.**

a. **Location, dimensions, and design.** Required side setbacks, required rear setbacks, required building separations, and non-required setback areas on the ground level shall qualify as outdoor living space if they are ten (10) feet or more in width. Required and non-required setbacks counted as outdoor living space shall be developed in accordance with the standards of one or more of the above specified types of outdoor living space.

b. **Calculating outdoor living space.** The creditable area of required and non-required setbacks, where they are for the sole use of one dwelling, shall be calculated in the same manner used for private patios and decks.

**(6) Other types of outdoor living space.** Space which does not fall within the above categories of outdoor living space may qualify as outdoor living space if:

a. It conforms to the purpose and intent of this section; and

b. It is not specifically prohibited in this section.

**(7) Nonqualified outdoor living space.** The following types of space shall not, under any circumstances, qualify as outdoor living space:

a. Required front setbacks;

b. Areas that do not have the minimum dimensions to qualify as outdoor living space under the provisions of this section.

- c. Pedestrian accessways, walkways, corridors, ramps, and catwalks if not an integral part of a space that qualifies as outdoor living space under the provisions of this section;
- d. Areas beneath pedestrian accessways, walkways, corridors, ramps, and catwalks if not an integral part of a space that qualifies as outdoor living space under the provisions of this section;
- e. Areas devoted to automobiles and other vehicles, including, but not limited to, driveways, parking spaces, turning radii, aisles, and required planters within open parking areas;
- f. Areas devoted to trash enclosures or containers;
- g. Areas devoted to public utility vaults, meters, pumps, and similar apparatus unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;
- h. Areas devoted to ventilation and air shafts unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;
- i. Areas with a slope greater than five (5%) percent with the exception of decoratively landscaped mounds within an area that otherwise qualifies as outdoor living space under the provisions of this section.

**CULVER CITY**

**Open Space, Private.** An area of a developed site that is contiguous to, and directly accessible from, an individual dwelling unit, which is available for active and/or passive recreational uses by the inhabitants of the dwelling unit, and which is open on top or on at least one side.

## **REDONDO BEACH**

(21) **“Balcony”** shall mean a platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

a. **“Balcony, unenclosed”** shall mean a balcony open to the sky and not fully enclosed on more than two (2) sides.

(28) **“Building”** shall mean any structure with a roof supported by columns and/or walls securely affixed to the ground which building is designed and/or used for the shelter and enclosure of persons, animals, or property.

(70) **“Floor area, gross”**. In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures.

(117) **“Outdoor living space”** shall mean either an open passive landscaped area specifically designed, improved, and maintained to enhance the architectural design, privacy, and general environmental quality of a residential development or an easily accessible public or private activity area specifically designed, improved, and maintained for outdoor living and/or recreation by occupants of the residential development.

### Section 10-2.1510

#### Outdoor Living Space Requirements

(a) Purpose. Each residential and mixed-use zone establishes a minimum square footage of required outdoor living space per dwelling unit. Calculation of outdoor living space depends on the location and dimensions of the space. It is the purpose of these standards to encourage a design where all or most of the outdoor living space is private and that public outdoor living space is secondary.

(b) **Minimum area requirements: R-1, R-1A, R-2, R-3, R-3A, and RMD zones.** Notwithstanding the total outdoor living space required by the zone, each dwelling unit shall be developed with at least one private patio, balcony, deck (not including roof decks), or yard, as described in subsection (c) of this section, with a minimum area of 300 square feet including bonuses, and a minimum dimension of ten (10) feet.

(c) **Qualifying outdoor living space areas: all residential and mixed use zones.** The following types and sizes of space, developed to the following standards, shall qualify as outdoor living space for dwelling units in all residential and mixed-use zones:

#### (1) **Private patios, balconies, and decks.**

a. **Location, dimensions, and design.** Private patios and decks having a minimum dimension of ten (10) feet by (10) feet and private balconies having a minimum dimension of five (5) feet by ten (10) feet shall qualify if they are located at approximately the same level as the dwelling unit which they serve, and are open to the

sky for fifty (50%) percent of their actual area and enclosed by no more than three (3) building walls.

**b. Calculating outdoor living space.** Qualifying outdoor living space shall be counted based on the actual area of the space except as follows:

1. Private balconies not located immediately adjacent to either a kitchen, dining room, living room or similar communal area shall be counted at fifty (50%) percent of the actual area.
2. A bonus of 150 percent of actual area shall be granted for private balconies which have minimum dimensions of seven (7) feet by ten (10) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.
3. A bonus of 200 percent of actual area shall be granted for private patios, balconies, and decks which have minimum dimensions of ten (10) feet by fifteen (15) feet and are located immediately adjacent to either a kitchen, dining room, living room or similar communal area.

**(2) Private and public roof decks.**

**a. Location, dimensions and design.** Private and public roof decks shall qualify if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

**b. Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.

**(3) Public exterior courts, pools, and activity areas.**

**a. Location, dimensions and design.** Public exterior courts, pools and activity areas shall qualify if they have a minimum dimension of twenty (20) feet by twenty (20) feet, and have not less than twenty (20%) percent of their total area devoted to decorative landscaping. Any portion of a public exterior court or activity area which is not devoted to decorative landscaping shall be either surfaced with decorative architectural materials or developed as sports, game, and/or play equipment areas, putting greens, gardens, reflection pools, fountains, or other similar uses.

**b. Calculating outdoor living space.** Public exterior courts, pools and activity areas shall be counted at 100 percent of their actual area, but shall not comprise more than fifty (50%) percent of the total outdoor living space requirement for the development.

**(4) Public interior recreation rooms.**

**a. Location, dimension, and design.** Recreation rooms shall qualify if they are located immediately adjacent to a public space that qualifies as outdoor living space under the provisions of this section, such as an exterior court or pool, and have a minimum dimension of twenty (20) feet by twenty (20) feet. Interior recreation rooms shall be furnished and maintained with indoor recreational facilities and/or equipment, such as gymnastic equipment, sauna baths, and game tables, which are accessible to all tenants within the development.

**b. Calculating outdoor living space.** A recreation room shall be counted at 100 percent of its actual area, but shall not comprise more than twenty-five (25%) percent of the total outdoor living space requirement for the development.

**(5) Required and non-required setbacks.**

**a. Location, dimensions, and design.** Required side setbacks, required rear setbacks, required building separations, and non-required setback areas on the ground level shall qualify as outdoor living space if they are ten (10) feet or more in width. Required and non-required setbacks counted as outdoor living space shall be developed in accordance with the standards of one or more of the above specified types of outdoor living space.

**b. Calculating outdoor living space.** The creditable area of required and non-required setbacks, where they are for the sole use of one dwelling, shall be calculated in the same manner used for private patios and decks.

**(6) Other types of outdoor living space.** Space which does not fall within the above categories of outdoor living space may qualify as outdoor living space if:

a. It conforms to the purpose and intent of this section; and

b. It is not specifically prohibited in this section.

**(7) Nonqualified outdoor living space.** The following types of space shall not, under any circumstances, qualify as outdoor living space:

a. Required front setbacks;

b. Areas that do not have the minimum dimensions to qualify as outdoor living space under the provisions of this section.

c. Pedestrian accessways, walkways, corridors, ramps, and catwalks if not an integral part of a space that qualifies as outdoor living space under the provisions of this section;

d. Areas beneath pedestrian accessways, walkways, corridors, ramps, and catwalks if not an integral part of a space that qualifies as outdoor living space under the provisions of this section;

e. Areas devoted to automobiles and other vehicles, including, but not limited to, driveways, parking spaces, turning radii, aisles, and required planters within open parking areas;

f. Areas devoted to trash enclosures or containers;

g. Areas devoted to public utility vaults, meters, pumps, and similar apparatus unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;

h. Areas devoted to ventilation and air shafts unless their existence is visually unapparent and functionally unobtrusive to an area that otherwise qualifies as outdoor living space under the provisions of this section;

i. Areas with a slope greater than five (5%) percent with the exception of decoratively landscaped mounds within an area that otherwise qualifies as outdoor living space under the provisions of this section.

## **HERMOSA BEACH**

**"Building"** means a permanently located structure having a roof but excluding all forms of vehicles even though immobilized. Where this title requires, or where special authority granted pursuant to this title requires, that a use shall be entirely enclosed within a building, this definition shall be qualified by adding "and enclosed on all sides."

**" Dwelling unit" or "apartment"** means one or more rooms in a dwelling or apartment house or apartment hotel designed for occupancy by one family for living or sleeping purposes, and having only one kitchen.

All rooms comprising a dwelling unit shall have interior access through an interior doorway not containing a deadbolt lock to other parts of the dwelling unit with the exception of accessory living quarters, provided that where a dwelling unit occupies two stories, interior access shall be provided between stories by an open unenclosed stairway.

For the purpose of this section, **"open stairway"** means a stairway which has a minimum of one wall which is not more than forty-two (42) inches high opening into at least one room from which the stairway connects each floor.

If in the opinion of the director of building and safety the design of a dwelling has the potential to be converted to additional dwelling units, the director may require a deed restriction to be recorded prior to issuance of a building permit.

**"Open space"** means areas which are from ground to sky free and clear of any obstructions or obstacles unless otherwise specified within each zone classification. Minor obstacles such as telephone and power lines or similar obstacles, and obstructions such as eaves or entryway overhangs, a maximum of thirty (30) inches wide, may encroach into open space areas in the R-1 zone.

### **17.12. 080 Open space.**

There shall be a minimum of three hundred (300) square feet of usable open space per dwelling unit.

A. One hundred (100) square feet of the required open space shall be directly accessible to and at the same floor level of the primary living area of each unit.

B. Each qualifying open space area may be covered up to fifty (50) percent but shall not be enclosed on more than two sides by building walls or guardrails greater than forty-two (42) inches in height. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

C. The minimum dimension of open space areas shall be seven feet by seven feet (7' X 7").

D. Open space areas may include pools, spas, gardens, play equipment, decks over non-living areas, and decks over living areas of the same dwelling unit but shall not include driveways, turning areas, parking areas and required front, rear and side yard areas.

E. Roof Decks. A maximum of one hundred (100) square feet of required open space may be provided on a roof deck, with minimum dimension of seven by seven feet (7' X 7'). For the purposes of this section, "roof deck" is defined as the walkable or otherwise usable open space area located above the roof framing of the building, the only access to

which is from the floors below.

F. When computing open space in conjunction with yard areas, only an area which exceeds the minimum required yard area may be counted toward open space and only if the overall dimension of the required setback and the exceeding area together has a dimension of at least seven feet in width and length.

G. Circular, triangular, odd and/or unusual shaped open space areas shall have a minimum of forty-nine (49) square feet in area as well as minimum seven-foot dimensions.

H. Decks, balconies or similar areas which extend over more than one dwelling unit shall have a minimum S.T.C. rating of 58.

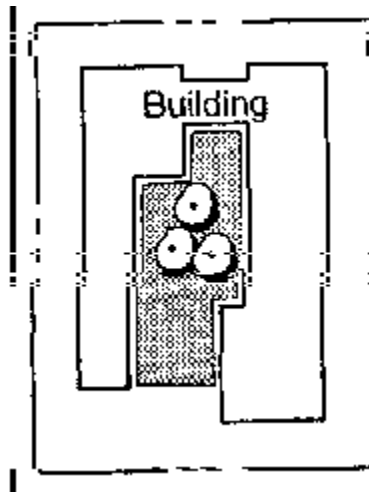
I. Each development of five or more units shall provide one hundred (100) square feet of common open space area or facility per unit in addition to required open space. The common open space area may include play area, pool, spa, recreation room, gym, garden and similar amenities for the common use of all owners, but shall not include driveways, turning areas, parking areas, and required front, rear and side yard areas. (Ord. 00-1207, §4 (part), 10/24/00; Prior code Appx. A, § 507)

### **CULVER CITY**

**Open Space, Private.** An area of a developed site that is contiguous to, and directly accessible from, an individual dwelling unit, which is available for active and/or passive recreational uses by the inhabitants of the dwelling unit, and which is open on top or on at least one side.

### **EL SEGUNDO**

**COURT:** A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by walls of a building.



**COURTYARD:** A court that is open to the sky and is adjacent to or within a building mostly or entirely surrounded by walls and/or buildings on all four (4) sides.

VERANDA: A large, open porch, usually roofed and partly enclosed, as by a railing, often extending across the front and sides of a house.

Torrance

### **COURTYARD.**

An open unoccupied space other than a yard, bounded on two (2) or more sides by buildings located on the same parcel.

### **OUTDOOR DINING.**

Any restaurant or other eating establishment where seating is provided and food or beverages are served, on private property, and where there is not a roof and walls on all sides of the seating area.

RHE

### **Court.**

"Court" means a space, open and unobstructed to the sky, located at or above ground level on a lot and bounded on three or more sides by walls of a building.

### **LOS ALAMITOS**

"Completely enclosed structure" means a structure enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrances and exit doors.

"Open space" means the area of a parcel that is not occupied by structures, parking lots, or driveways and that is open to the sky

### **DANA POINT**

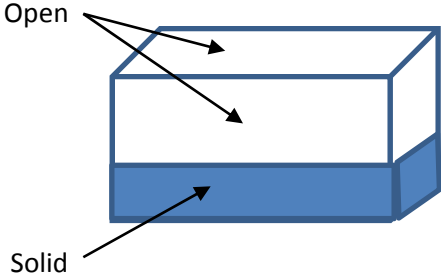

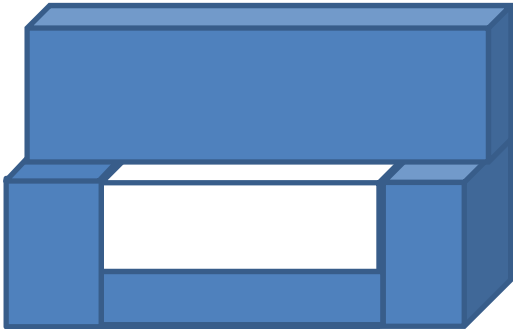
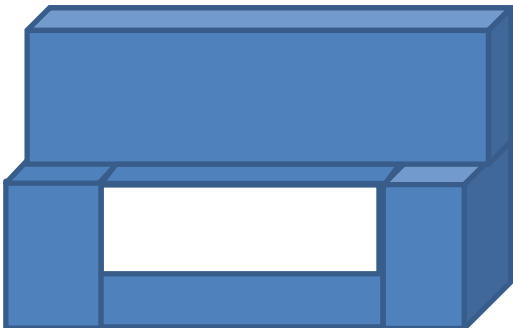
Enclosed Parking Structure — a building or structure used for the parking of motor vehicles, having exterior enclosure walls which have less than twenty-five (25) percent of the total wall area open to the atmosphere at each level that enclose at least two sides of the structure.

Enclosed Portion of any Structure — an edifice or building of any kind, attached to or detached from the dwelling unit, or any piece of work artificially built up or composed of parts joined together, that serves some functional or aesthetic connection to the primary building.

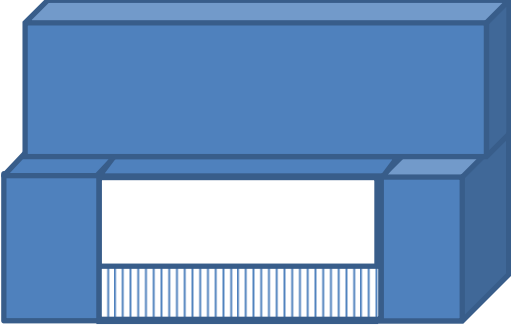

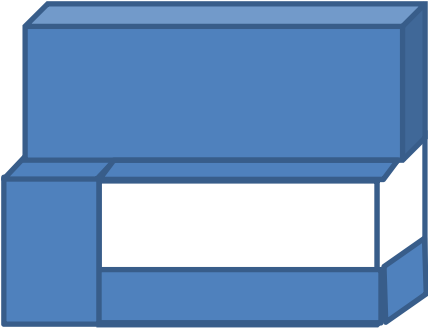



# Open Space Volume Diagrams

## February 27, 2013

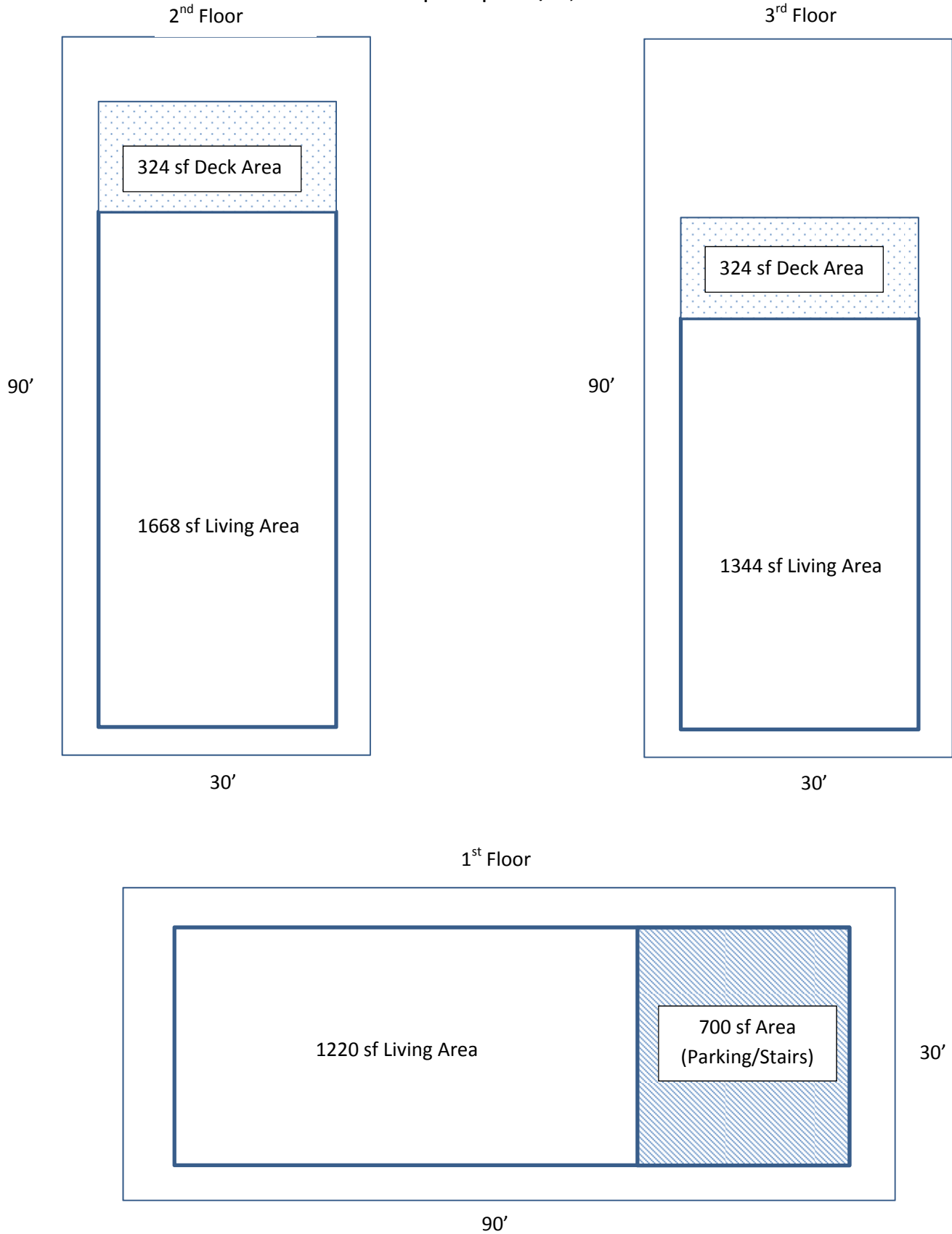
<p>A.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• Open above</li> <li>• Open on three sides with solid rail.</li> </ul> <p>Comment: Assumed most restrictive/open condition possible. Would prevent maximizing BFA since all OS cannot be on top floor.</p>
<p>B.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• Completely covered by roof or deck</li> <li>• Open on one side with solid rail.</li> </ul> <p>Comment: Most enclosed condition currently permitted. Deck above (more open space) as cover design strategy retains ability to maximize BFA.</p>
<p>C.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• 75% covered by BFA, 25% open above</li> <li>• Open on one side with solid rail.</li> </ul> <p>Comment: One of most enclosed conditions currently permitted.</p>
<p>D.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• 75% covered by BFA, 25% by roof or deck</li> <li>• Open on one side with solid rail.</li> </ul> <p>Comment: Most enclosed condition currently permitted including maximum BFA coverage.</p>

## Open Space Volume Diagrams

<p>E.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• 75% covered by BFA, 25% by roof or deck</li> <li>• Open on one side with open rail.</li> </ul> <p>Comment: Smallest incremental increase (open rail) from current minimum openness (D).</p>
<p>F.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• Completely covered by roof or deck</li> <li>• No coverage by BFA</li> <li>• Open on one side with open rail.</li> </ul> <p>Comment: Similar small incremental increase (open rail, no BFA above) from current minimum openness retaining option for deck above allowing maximization of BFA.</p>
<p>G.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• 75% covered by BFA, 25% by roof or deck</li> <li>• Open on two sides with solid rail.</li> </ul> <p>Comment: Significant incremental increase (open on two sides) from current minimum openness retaining option for deck or partial BFA above allowing maximization of BFA.</p>
<p>H.</p> 	<p>Open Space deck area</p> <ul style="list-style-type: none"> <li>• Completely open above</li> <li>• Open on one side with solid rail.</li> </ul> <p>Comment: Substantial increase (open above) from current minimum openness. Would prevent maximizing BFA since all OS cannot be on top floor.</p>

Open Space/Floor Area Example (Diagram H above): 30'x 90' lot

648 sf open space / 4,232 sf BFA



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NOTICE OF A PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION  
OF THE CITY OF MANHATTAN BEACH  
ZONING CODE AMENDMENT (TITLE 10) AND  
LOCAL COASTAL PROGRAM AMENDMENT TO  
REVISE RECENT MANSIONIZATION REGULATIONS

A public hearing will be held before the Planning Commission for the project described below.

- Applicant: City of Manhattan Beach- City Council 2011-12 Work Plan Item—Mansionization Review
- Property Location: Citywide
- Project Description: Consideration of amendment to Title 10 Planning and Zoning of the Manhattan Beach Municipal Code (MBMC) and the City's Local Coastal Program to revise residential regulations regarding Minor Exceptions, setbacks, open space, maximum site areas, required alley access, and electric vehicle charger locations.
- Environmental Determination: Pursuant to California Environmental Quality Act (CEQA) and the Manhattan Beach CEQA Guidelines, portions of the subject amendments are exempt in that they are covered by the general rule that CEQA [Section 15061 (b)(3)] only applies to projects which have the potential for causing a significant effect on the environment, and since it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, the activity is not subject to CEQA.
- Project Planners: Eric Haaland, Associate Planner (310)-802-5511, ehaaland@citymb.info  
Esteban Danna, Associate Planner (310) 802-5514, edanna@citymb.info
- Public Hearing: **Wednesday, February 27, 2013 at 6:30 p.m.**  
**Council Chambers, City Hall, 1400 Highland Avenue**
- Further Information: Proponents and opponents may be heard at that time. For further information contact the project Planner. Project files are available for review at the Community Development Department at City Hall. A Staff Report will be available for review at the Civic Center Library on Saturday, February 23, and at the Community Development Department on Monday, February 25, or on the City website (<http://www.citymb.info>) on Friday February 22 after 5:00 pm.
- Public Comments: Oral and written testimony will be received during the public hearing. Anyone wishing to provide written comments for inclusion in the Staff Report must do so by February 20, 2013. Comments received after this date will be forwarded to the Planning Commission at or prior to the public hearing.

*If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in correspondence delivered to the Planning Commission at, or prior to, the public hearing.*

RICHARD THOMPSON  
Director of Community Development



# PUBLIC HEARING

# MANSIONIZATION

The City is reviewing and revising its Mansionization project that has been intended to reduce building bulk in residential neighborhoods, and we need your Input on what you have seen so far, and would like to see in the future!

Please come and share your thoughts on:

- Building Bulk
- Open Space
- Setbacks
- Alleys and driveways
- Other zoning topics

The Planning Commission is currently considering changes to open space, corner setbacks, alley access, minor exceptions, and electric car charger locations

**WHEN: WEDNESDAY, FEBRUARY 27, 2013 AT 6:30 PM**

**WHERE: CITY HALL COUNCIL CHAMBERS**

**1400 HIGHLAND AVENUE**

**MANHATTAN BEACH, CA 90266**

If you would like to send us comments, please submit to Eric Haaland at [ehaaland@citymb.info](mailto:ehaaland@citymb.info) or Esteban Danna at [edanna@citymb.info](mailto:edanna@citymb.info), or call (310) 802-5503 for more information.



**Laurie B. Jester**

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**From:** Richard Thompson  
**Sent:** Thursday, January 24, 2013 3:51 PM  
**To:** Paul Gross (External)  
**Cc:** Eric Haaland  
**Subject:** RE: Mansionazation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I will forward your comments to Eric.

**Richard Thompson**  
**Director of Community Development**

P: (310) 802-5502  
E: [rthompson@citymb.info](mailto:rthompson@citymb.info)



Please consider the environment before printing this email.

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**From:** Paul Gross [<mailto:pjgross@msn.com>]  
**Sent:** Thursday, January 24, 2013 3:44 PM  
**To:** Richard Thompson  
**Subject:** Mansionazation

Richard,

This is a follow up to my comments last night when I asked if any consideration has been given to less front set backs, especially the very common 20 ft version. I would hope you give this an opportunity to be discussed at future meetings with the objective of having bigger back yards that are used and smaller front yards that are not. You guys are the experts on how and what that discussion can be but here may be a starting point.

Reduce the front setback one foot in such a way that the back yard must be one foot bigger – it can not be for a bigger structure. This would probably be only for districts I & II at the beginning at least. One foot would be unnoticeable in front but may be noticeable in back. So it would not change the neighborhood look. It could even be an option by the owner BUT would be cast in stone so the next owner can not use it to have a bigger structure. After watching how it works for 5-10 years we could consider making it two feet or take it back to where it was – for new structures.

A 19 foot setback still leaves room for a car in the driveway as that is the required depth for a garage. In 5-10 years cars will probably be shorter.

I do think that life styles have changed and we need to consider Planning changes that accommodate those changes – slowly and on a trial basis. How much time do you spend in your front yard? In your back yard?

Paul