



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

DATE: December 14, 2022

TO: Planning Commission

FROM: Carrie Tai, AICP, Community Development Director

SUBJECT: Discussion of Planning Commission Work Plan Items for Joint City Council / Planning Commission Meeting

RECOMMENDATION

Staff recommends that the Planning Commission receive a report on current work plan items and provide input on discussion items for the upcoming joint session with the City Council.

BACKGROUND

The Planning Commission is a quasi-judicial Commission established by both State and Local ordinance to render decisions on discretionary land use matters, such as use permits, variances, appeals of the Director's decisions, and recommendations to the City Council regarding the City's General Plan, Zoning Ordinance, and other long-range planning documents pertaining to land use.

The Work Plan is a guiding document that provides direction and discussion items to the Commission for the upcoming year. The Work Plan for the Planning Commission is generally pre-established because its business is regulatory in nature and primarily mandated by State and Local codes. However, from time to time, amendments to the City's regulations will be required due to changes in law. The Planning Commission may be asked provide recommendations to City Council on Work Plan items that involve review and update of policy documents or legislative matters. In addition, Commissioners may require training and education to remain current with the technical information that governs their work.

On May 17, 2022, the City Council approved the Community Development Department Work Plan for the fiscal year. On January 18, 2023, the Planning Commission will meet with City

Council to discuss work plan items for Fiscal Year 2023-2024, as well as any suggested discussion topics.

DISCUSSION

The current Work Plan for the Planning Division includes items that are either State mandated or established as a priority by the City Council. These items are described below, including this year's accomplishments as well as the status.

- Updated State Housing Laws and Housing Element (State-mandated)
 - The City Council adopted the 6th Cycle Housing Element on March 22, 2022, and re-adopted the Revised 6th Cycle Housing Element on September 23, 2022. The City submitted the Housing Element to the California Department of Housing and Community Development (HCD) for certification. On November 22, 2022, the City received additional comments from HCD and will be working on further revisions. HCD is also requiring implementation of zoning amendments to effectuate the development capacity proposed by the adopted Housing Element, prior to being considered for recertification.
 - Accessory Dwelling Unit (ADU) Ordinance - The City's adopted ADU was submitted to the California Coastal Commission (CCC) for certification. Staff is working on comments received from the CCC.
 - Senate Bill 9 Permanent Ordinance - The City Council adopted interim standards for SB 9 projects in December 2021 for the duration of one year. The interim standards have been extended for another year to December 2023. To date, the City has not received any applications for SB 9 projects.
 - Preparing for New State Housing Laws - The State passed new housing bills, such as Senate Bill 6 and Assembly Bill 2011, which will preempt certain local regulations for development. For example, both bills will enable qualified residential developments to be streamlined in certain non-residential zones. Staff must fully analyze and understand these new regulations to ensure that the City complies with State law.
- Outdoor Dining/Business Use
 - On November 2, 2021, the City Council added a Work Plan item for staff to work towards a long-term program to allow outdoor dining and business use on public and private properties. The Planning Commission would be involved in this on three general areas: 1) community discussions; 2) any needed changes to the City's Local Coastal Program; and/or 3) any zoning code amendments needed to change development standards. This Work Plan item also includes the formation of a Task Force that will provide a broad-based community perspective. The Planning

Commission has selected representatives for the Task Force. Due to resource constraints, this Work Plan item will commence once staffing is available.

- Modernize Commercial Parking Standards – Sepulveda Corridor Action Item
 - Staff developed preliminary work product in early 2020, but further work was deferred due to staff vacancies and COVID-19 pandemic response. Progress resumed in mid-2021. Staff will be scheduling a study session with the Planning Commission in spring of 2023. The final work product will be a draft ordinance with revisions to the City’s parking regulations, to be presented the Planning Commission summer of 2023.
- Manhattan Village Mall – Expansion project (ongoing)
 - The Planning Division continues to assist on construction activity on Phase I and II of the mall renovation project. Thus far, there have been no subsequent discretionary applications necessitating Planning Commission review.
- Wireless Telecommunications Program – Community Information / Staff Training
 - Staff has reformed internal procedures and tracking systems to implement new regulations passed by the Federal Communications Commission. Due to resource constraints, this Work Plan item will commence once staffing is available.
- Historic Preservation Program
 - On January 18, 2022, the City Council adopted an interim ordinance suspending for one year portions of the Historic Preservation Ordinance. Staff will be requesting the interim ordinance be extended to January 17, 2024. The City Council directed staff to add a Work Plan item to update the Ordinance in accordance with the intended applicability to apply only to property-owner designated historical landmarks. Due to resource constraints, this Work Plan item will commence once staffing is available.
 - The City’s existing historical preservation ordinance also requires the City to perform an inventory of structures that could potentially be eligible for historical designation. The purpose of this inventory is to serve as a reference for property owners who may wish to pursue a designation.

Planning Commission Input – Additional Discussion Items

As discussed above, the Planning Commission’s work plan is largely structured by land use applications, legislative matters, and training. In general, the Work Plan during the next year is challenging from a workload and resource standpoint. However, if the Planning Commission is interested in pursuing any other topics during this next year, staff could include these in the agenda report for the Joint Session with the City Council. Staff recommends that the Planning Commission conduct a discussion and provide input on such topics.