



Agenda Item #: 06/0801.11

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Geoff Dolan, City Manager *GD*

FROM: Richard Thompson, Director of Community Development *RT*
Angelica Ochoa, Assistant Planner *AO*

DATE: August 1, 2006

SUBJECT: Consideration of a Determination that the City is in Compliance With the Program Requirements of the 2006 Congestion Management Program (CMP) for Los Angeles County as Prepared by the Metropolitan Transportation Authority (MTA).

RECOMMENDATION:

Staff recommends that the City Council **CONDUCT** the public hearing and **ADOPT** Resolution No. 6052 demonstrating the City's compliance with the program requirements of the 2006 Congestion Management Program (CMP).

FISCAL IMPLICATION:

Local jurisdictions are required to meet the program requirements identified in the CMP to continue receiving Section 2105 gas tax funding. The City annually receives approximately \$220,000 in Section 2105 Local Gas Tax Subvention funds. Failure to conform to the Congestion Management Program requirements could result in a finding of nonconformance by the Metropolitan Transportation Authority (MTA) and a forfeiture of these funds.

BACKGROUND:

Los Angeles is one of thirty-two counties within the state required to develop a Congestion Management Program. The MTA is the agency responsible for preparing the CMP for Los Angeles County. The main goal of the CMP is to mitigate traffic impacts in the county associated with development. In addition, the CMP is Federally mandated under the provisions of the 1992 Intermodal Surface Transportation Efficiency Act (ISTEA) which requires the development of congestion management programs.

A public hearing notice was published in the Beach Reporter on July 13, 2006 as part of the CMP implementation responsibilities. The local compliance process requires certification through the adoption of a Resolution of Compliance, and submittal of a Local Development Report (LDR). A Resolution of Compliance is attached as Exhibit A, and the LDR is attached as Exhibit B.

DISCUSSION:

Local Responsibility

The MTA assigns traffic mitigation measures to individual jurisdictions based upon new development activity. Each jurisdiction is responsible for monitoring new developments on an annual basis. Therefore, land use decisions which impact traffic congestion in an adjacent community are the responsibilities of the permitting jurisdiction. The MTA has established a point system which places a specific debit value (traffic impact) for each type of development and which establishes a mitigation goal for the jurisdiction. This system ensures that jurisdictions responsible for impacts will be assigned mitigation responsibilities commensurate with those impacts.

The CMP includes a “toolbox” of mitigation strategies which are categorized as land use, transportation demand management, transit, transportation system management, and capital improvement strategies. Implementing these strategies would generate credits to offset debits accrued by new development. The intent of the CMP is to establish credit values through the implementation of mitigation measures and, thus maintaining a credit balance. The City currently has a credit balance of 2,008 toward new development activity for future years.

2006 Changes

In August of 2003, the MTA Board adopted a 2003 Short Range Transportation Plan. As one of the elements of this plan, the Board directed MTA staff to conduct a Nexus Study to determine the feasibility of implementing a countywide impact fee to meet CMP requirements. This system will replace the credit/debit system currently in place. MTA staff expects to complete the Nexus Study in the summer of 2007.

To date, the MTA has suspended until further notice the necessity to mitigate development impacts or generate credits. However, the City of Manhattan Beach is still required to track and report new development activity. This represents new net development after subtracting building permit demolitions or revocations. For 2006, the City of Manhattan Beach will not accrue new credits or debits. The attached LDR only submits new development activity and demolitions and does not report any mitigation strategies as in past years. MTA staff has indicated that any new development activity reported this year will not be counted retroactively if the MTA decides to continue the credit/debit program at a future date.

2006 Local Development Report

The reporting period for the current Local Development Report (LDR) covers June 1, 2005 through May 31, 2006. The City of Manhattan Beach LDR is attached as Exhibit B. The following summarizes the contents of this report.

- 1) Deficiency Plan Status Summary: This item (Section I, pg. 1) provides a summary of the City's CMP compliance for the required reporting period. The summary indicates the total number of units and square footage of new commercial development categories after subtracting for demolitions.

- 2) New Development Activity Report: This section (Section I, pg. 2) summarizes the City's development activity for the reporting period. This section is comprised of three reports, these are:
- a) New Development Activity (Section I, pg. 2) - This section quantifies the total number of building permits issued between June 1, 2005 and May 31, 2006 by land use type.
 - b) New Development Adjustments (Section I, pg. 3) - This section quantifies the total number of demolitions between June 1, 2005 and May 31, 2006 by land use type.
 - c) Exempted Development Activity (Section I, pg. 4) – This section quantifies the total number of exemptions between June 1, 2005 and May 31, 2006.

CONCLUSION:

Per the requested Local Development Report, and adopted Action Plan, the City of Manhattan Beach is in compliance with the 2006 Congestion Management Program requirements.

Attachments: Exhibit A Resolution of Compliance No. 6052
Exhibit B Local Development Report 2005-2006
Exhibit C 2005-2006 Non-residential development activity
Exhibit D 2005-2006 Residential development activity

CC: Neil Miller, Director of Public Works
Dana Greenwood, City Engineer
Erik Zandvliet, Traffic Engineer

RESOLUTION NO. 6052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the City Council held a noticed public hearing on August 1, 2006.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City has taken all of the following actions, and that the City is in conformance with all applicable requirements of the 2004 CMP adopted by the LACMTA Board on July 22, 2004.

The City has locally adopted and continues to implement a transportation demand management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management chapter.

The City has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program chapter.

The City has adopted a Local Development Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2004 CMP. This report balances traffic congestion impacts due to growth within the City with transportation improvements, and demonstrates that the City is meeting its responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board adopted 2003 Short Range Transportation Plan.

SECTION 2. That the City Clerk shall certify to the adoption of this Resolution, shall forward a copy of this Resolution to the Los Angeles County Metropolitan Transportation Authority and thereafter the same shall be in full force and effect.

SECTION 3. The City Clerk shall make this resolution available for public inspection within thirty (30) days of the date this Resolution is adopted.



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Res. 6052

PASSED, APPROVED and ADOPTED this 1st day of August, 2006.

Ayes:
Noes:
Absent:
Abstain:

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk

APPROVED AS TO FORM:

By 

City Attorney

CITY OF MANHATTAN BEACH
2006 CMP Local Development Report
Reporting Period: JUNE 1, 2005 - MAY 31, 2006

Date Prepared: July 24, 2006

Contact: Angelica Ochoa, Assistant Planner
 Phone Number: (310) 802-5517

**CONGESTION MANAGEMENT PROGRAM
 FOR LOS ANGELES COUNTY**

2006 DEFICIENCY PLAN SUMMARY¹

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
 Please do not enter data in these cells.**

DEVELOPMENT TOTALS

RESIDENTIAL DEVELOPMENT ACTIVITY

Dwelling Units

Single Family Residential	9.00
Multi-Family Residential	5.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	4.50
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Daily Trips

ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units	0
Exempted Non-residential sq. ft. (in 1,000s)	0

1. Note: Please change dates on this form for later years.

2. Net square feet is the difference between new development and adjustments entered on pages 2 and 3.

EXHIBIT
B

CITY OF MANHATTAN BEACH
2006 CMP Local Development Report
Reporting Period: JUNE 1, 2005 - MAY 31, 2006

Date Prepared: July 24, 2006

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 1: NEW DEVELOPMENT ACTIVITY

RESIDENTIAL DEVELOPMENT ACTIVITY

Category	Dwelling Units
Single Family Residential	151.00
Multi-Family Residential	28.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	4.50
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

CITY OF MANHATTAN BEACH
2006 CMP Local Development Report
Reporting Period: JUNE 1, 2005 - MAY 31, 2006

Date Prepared: July 24, 2006

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	142.00
Multi-Family Residential	23.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

**PART 3: EXEMPTED DEVELOPMENT ACTIVITY
(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)**

Low/Very Low Income Housing	<input type="text" value="0"/>	Dwelling Units
High Density Residential Near Rail Stations	<input type="text" value="0"/>	Dwelling Units
Mixed Use Developments Near Rail Stations	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in April 1992 Civil Unrest	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Total Dwelling Units	<input type="text" value="0"/>	
Total Non-residential sq. ft. (in 1,000s)	<input type="text" value="0"/>	

Exempted Development Definitions:

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.

**2004-2005 Congestion Management Program
Non-residential Development Activity**

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New Construction			
Month	Address	Description	Square Footage
2006			
September	3113 N. Sepulveda	Medical	4,527

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2005-2006 Congestion Management Program

Residential Development Activity

Months	SFR Demo	SFR New	Multi Demo	Multi New
June	9	12	8	6
July	9	3	0	4
August	19	11	0	4
September	14	16	3	0
October	18	21	6	0
November	15	11	2	0
December	8	12	0	0
January	10	12	4	2
February	13	11	0	10
March	13	17	0	0
April	2	9	0	2
May	12	16	0	0
Totals	142	151	23	26

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