



Agenda Item #: 07/0508.1

Staff Report

City of Manhattan Beach

TO: City Council and Planning Commission

THROUGH: Geoff Dolan, City Manager *GD*

FROM: Richard Thompson, Director of Community Development *RT*
Laurie B. Jester, Senior Planner *LBJ*

DATE: May 8, 2007 (Special Study Session)

SUBJECT: Recommendations Made by the Mansionization Committee

RECOMMENDATION:

Staff recommends that the City Council discuss the recommendations made by the Mansionization Committee and provide direction.

PURPOSE OF MEETING:

The purpose of this special study session is to present the history of mansionization and the effect previously adopted ordinances have had on mitigating the impacts. Also, all of the recommendations recently made by the Mansionization Committee will be presented and discussed at the meeting. After the City Council has a clear understanding of the current status and the changes that are proposed it is recommended that they provide direction as to the appropriate process moving forward.

BACKGROUND:

On December 6, 2005 the City Council formed a residents committee to comprehensively address Mansionization issues and make recommendations to address residential development. The Committee recommended several measures. The recommendations regarding lot mergers were presented to the Planning Commission and City Council. On April 3, 2007 the City Council conducted a public hearing and decided not to take action on the proposed ordinance. The City Council instead directed staff to prepare an ordinance declaring a moratorium on certain lot mergers. The remaining recommendations are awaiting direction from the City Council.

On April 17, 2007 the City Council adopted a Moratorium on Lot Mergers and agreed to a special study session with the Planning Commission to review all recommendations made by the Committee before proceeding. The meeting was scheduled for May 8, 2007.

DISCUSSION:

The Committee met thirteen times from February 2006 through March 2007. The Committee discussed and adopted the following goals at their first meeting:

- a. Preserve neighborhood character
- b. Encourage "quality" private open space
- c. Space between homes (setbacks) is important
- d. Examine new Minor Exception for small home criteria

Before each meeting the committee members would review the goals and discuss possible measures to achieve them.

In summary the Committee made recommendations to:

- 1. **Encourage the retention of existing smaller homes** and encourage them to be remodeled and enlarged instead of replacing them with larger new homes
- 2. **Increase open space and setbacks** for new residential development which minimizes building mass
- 3. **Limit the number of lots that can be joined together (merged)** and add additional requirements on certain merged lots in order to increase open space and limit the size of homes that can be built on one site
- 4. **Allow accessory structures on adjacent lots under the same ownership** without requiring them to be merged which encourages open space

STAFF PRESENTATION:

Staff will begin by presenting the background and history of mansionization issues and how the City has addressed them. This report (attached) was presented to the Committee on February 9, 2006. Staff will then present slides showing the changes that have been made over time. Several slides will be presented showing homes that were recently constructed. We will then wrap-up with a summary of recommendations made by the Committee (attached), and attempt to explain the impact of the proposed changes.

Since staff will be presenting a great deal of material you are encouraged to review the attachments prior to the meeting. The presentation will take about an hour. We would suggest that you hold your questions until after the presentation.

ALTERNATIVES:

If the City Council is satisfied with the amendments as proposed a public hearing will be scheduled before the Planning Commission for consideration and recommendation to the City Council.

If the City Council would like further changes it can either refer this back to the Mansionization Committee or the Planning Commission.

Attachments:

- 1. City Council Meeting Minutes of December 6, 2005
- 2. Report to the Citizens Group-Mansionization Issues dated February 9, 2006
- 3. List of the Mansionization Committee Recommendations dated March 15, 2007
- 4. Chart of the Recommendations by Zoning District dated March 15, 2007
- 5. Chart of the Options Discussed by the Committee But Not Recommended