

Drew Teora

From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 11:17 PM
To: List - Planning Commission
Subject: [EXTERNAL] Letters for PC Meeting June 24th 1st email of 2
Attachments: Planning Commission Goals - proposed by RL (003).pdf; MB Proposed Zoning Changes v.2 (003).pdf

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I would like to present the material outlined in the attachments above during my 3 minute allowance to speak at tomorrow's meeting.

Best,
Rosanna

Rosanna Libertucci
Vista Sotheby's International Realty
DRE# 00939714
310.600.1662

Dear Planning Commissioners,

Thank you for the opportunity to provide input on changes to City zoning laws. I would like to suggest some broad principles that I believe should help guide these changes:

1. Avoid restricting a property owner's development options when their plans meet state law ADU/JADU requirements.
2. Eliminate affordability deed restrictions that are not required by State law. Simplify process to certify.
3. Do not inhibit the property owner's ability to design usable, maximum livable and habitable plans by placing unnecessary code burdens such as open space requirements that result in non-functional balconies/decks and constrain usable indoor livable area.
4. Re-evaluate prior less restrictive zoning standards to determine whether they should be re-instated.
5. Consider policies incentivizing homeowners to maintain and upgrade properties rather than allowing them to disintegrate and blight the community. Increase allowable building size and allow more beneficial outdoor space depending on the unit's size and orientation versus a blanket one size fits all approach.

Sincerely,

Rosanna Libertucci

Date: June 23, 2020
To: Planning Commission
City of Manhattan Beach
From: Rosanna Libertucci
Subject: Proposed Changes to Manhattan Beach Zoning Standards

The 2020 State housing law changes have put many Manhattan Beach property owners in a situation where they cannot develop their property in a way that meets both State and City requirements. The State requires new development to replace all existing dwelling units on a lot. The City's zoning code and design standards prevent many owners from replacing all the existing units where there are three or more units on the lot. Even where replacement of all units might technically be allowed, the setback, open space, and parking requirements make construction of the units a practical impossibility.

The structures on these properties were built well before the modern building and fire codes and are in need of replacement. It is in the public interest to adjust City zoning standards to allow for the recycling of structures that have exceeded their useful life.

Please accept for consideration the following proposed code changes aimed at allowing property owners to redevelop existing non-conforming multifamily residences in a manner that both meets State law requirements and the interests of Manhattan Beach.

1) Amend Section 10.52.110 to allow three units on corner walk street full lots.

- **Current Law:** In the RH zone, lots adjacent to a walk street that have vehicular access from two property lines are permitted to have only two condominiums, regardless of lot size
- **Proposed Law:** Allow up to three condominiums or a triplex on corner walk street full lots.
- **Explanation:** Lots in the RH zone are generally permitted to have condominium dwelling units if the lot area is at least 2,550 s.f. in size. However, Section 10.52.110 prohibits three condominium units on such a lot if it is a corner lot on a walk street. The existing limit of two condominium units is inconsistent and should be removed. Under prior zoning standards three-unit condominiums and triplex were allowed and remain today on corner walk street full lots (see attached photos of examples). The current restriction is an example of an unnecessary impediment to redevelopment.

2) Amend Section 10.68.030 to allow more extensive renovation of legal nonconforming structures.

- **Current Law:** Remodeling of legal nonconforming structures is limited to 50% of the total estimated cost of reconstructing the entire nonconforming structure.
- **Proposed Law:** Raise the limit on remodeling to 80% of the total estimated cost of reconstructing the entire nonconforming structure
- **Explanation:** The current limit on remodels of legal nonconforming structures does not allow sufficient improvement to recoup construction costs. Without an economic incentive to remodel, existing nonconforming structures in need of maintenance and repair will become a blight on their neighborhoods. If the choice is between a dilapidated nonconforming structure and a renovated structure that meets current fire and safety requirements, the City should promote renovation.

3) Amend Section 10.74.050 to allow one or more JADUs in new condominium projects.

- **Current Law:** A JADU must be contained entirely within the walls of the existing or proposed single-family dwelling.
- **Proposed Law:** Allow JADUs to be contained entirely within the walls of a proposed condominium unit.
- **Explanation:** JADUs should be available to meet the requirements for replacement units in conjunction with new condominiums, not just new single-family residences, Without this option, many existing structures that cannot be replaced due to the City’s zoning restrictions will continue to deteriorate and become a blight on their neighborhoods.

4) Amend Section 10.12.020(Q) to eliminate the blanket affordability restriction on JADUs.

- **Current Law:** A JADU must be subject to a recorded deed restriction stating that it will be rented only for an “affordable rent.” as defined in State Law.
- **Proposed Law:** Eliminate the affordability requirement, except in cases where State law specifically requires the JADU to be affordable. City should not make this process onerous. Owner to self-certify.
- **Explanation:** State law does not require a JADU to be subject to an affordability restriction unless it is being built to replace a unit previously occupied by a low-income household. Imposing such a requirement all new JADUs – regardless of previous low-income occupancy - further de-incentivizes redevelopment of aging nonconforming structures and is likely preempted by the State Law.

5) Amend Open Space Requirements, Parking Standards, and Other Requirements to the extent they Prevent Flat-Style Condominiums

- **Current Law:** Current development standards impose requirements that preclude development of condominiums as flats.
- **Proposed Amendment:** Enact new standards designed specifically for development of flats on lots that currently have nonconforming multifamily structures.
- **Explanation:** Flats may be an efficient way to replace existing non-conforming multifamily structures, subject to specific standards for open space and parking that are tailored to the Flats design.

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From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 11:22 PM
To: List - Planning Commission
Subject: [EXTERNAL] Planning Commission Meeting June 24th, 2020 - Photos - Ideas/Examples for Future Development - Townhomes and Triplexes 2nd email of 2
Attachments: Townhomes 1416, 1418, 1420 Ocean Drive built in 1988 - Propose to allow again; 2520, 2516, 2512 Ocean Drive - 3 Townhomes Orig Built 1975 ; 217 32nd Street MB - TRIPLEX - attached units, garages on bottom and 2 floor on top - Propose to allow again; 112 18th Street - proposed building for 3 units on corner walk street lot; This is currently a SFR however you can configure to 3 units 112 20th Capability to Design 3 units

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Please see 5 attachments above as ideas and examples of proposals for FUTURE DEVELOPMENT options both as townhomes or as triplexes.

Attachment #1 and #2

1416,1418,1420 Ocean Drive - 3 townhomes built in 1988 Almost 1,300 sqft

2520, 2516, 2512 Ocean Drive - 3 townhomes build in 1975 Almost 1,100sqft

*Suggest the city allow for better utilization and an increase of interior floor space. Middle floor where bedrooms are have small rooms difficult to fit or find a bed wall, smaller bathrooms due to balcony requirement.

No photo available – but also suggest 2 townhomes with one unit (or both) having a JADU unit.

Attachment #3

217 32nd Street -was built as a triplex. Each unit approx. 1200 sqft, 2 bedrooms but only one and half bathroom.

*Suggest the city to allow for better utilization and increase of interior space. Middle floor where bedrooms are have small rooms difficult to fit or find a bed wall, smaller bathrooms due to balcony requirement.

Attachment #4 and #5

112 18th Street - built as a duplex however the owner built it so that it perfectly functions as a 3 unit. Primary unit plus ADU and JADU

112 20th Street - built as a SFR however the owner built it so that this could easily function as 3 unit. Primary unit plus ADU and JADU

Thank you for your consideration,

Rosanna Libertucci

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From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 10:11 PM
To: househuntsobay@outlook.com
Subject: This is currently a SFR however you can configure to 3 units 112 20th Capability to Design 3 units
Attachments: IMG_2225.jpg; IMG_2221.jpg; IMG_2223.jpg

Corner full sand section walkstreet lot:

Unit One - There is a living room and bathroom off the lower walk street - JADU

Unit Two - Main House

Unit Three - Over Garage off alley



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From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 10:13 PM
To: househuntsobay@outlook.com
Subject: 112 18th Street - proposed building for 3 units on corner walk street lot
Attachments: floorplan_112 18th (3).pdf

Floor plan attached above

This home was built as two units but it currently functions as 3 units.
Propose to be able to build this as follows to meet current requirements:

1. Unit One - Main house
2. Unit Two - Off alley lower floor -one bedroom one bath - JADU
3. Unit Three – Off alley above JADU – one bedroom apartment - ADU

Top of Form

112 18th Street, Manhattan Beach, CA 90266
MLS Number: **SB17128509**

[Thumbnails](#) · Album















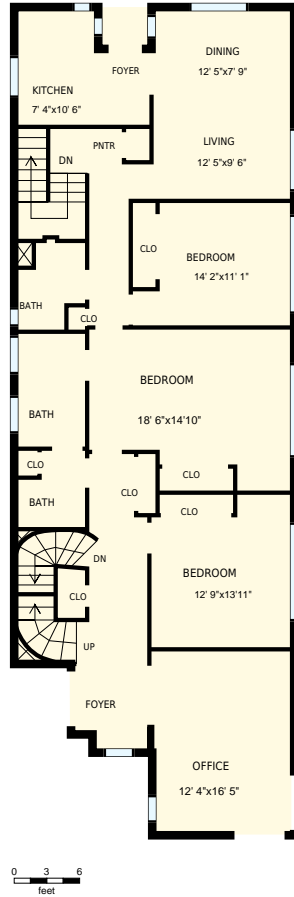


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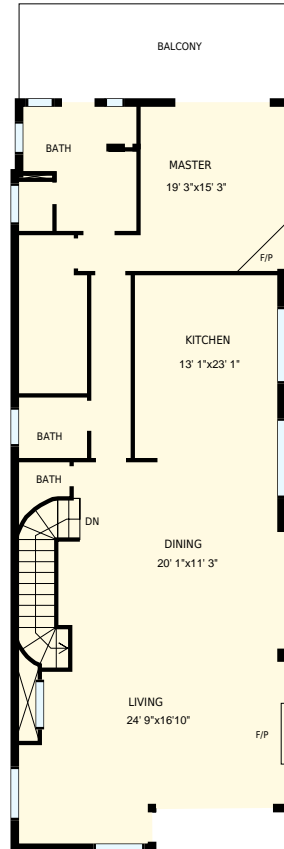


112 18th St, Manhattan Beach, CA

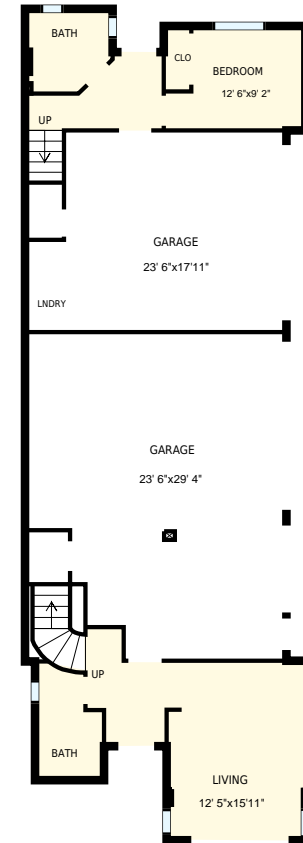
Total Exterior Area Above Grade 4217 sq. ft.



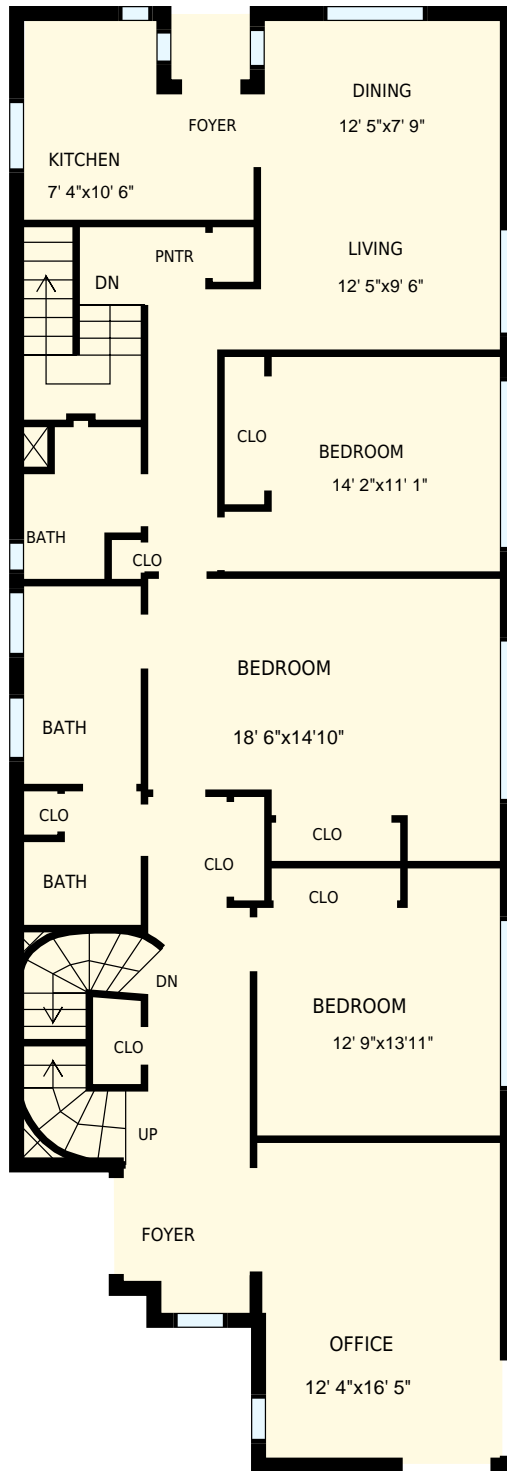
2nd floor
Exterior Area 1839 sq. ft.



Main floor
Exterior Area 1743 sq. ft.



Lower floor
Exterior Area 635 sq. ft.




112 18th St, Manhattan Beach, CA

PREPARED FOR:

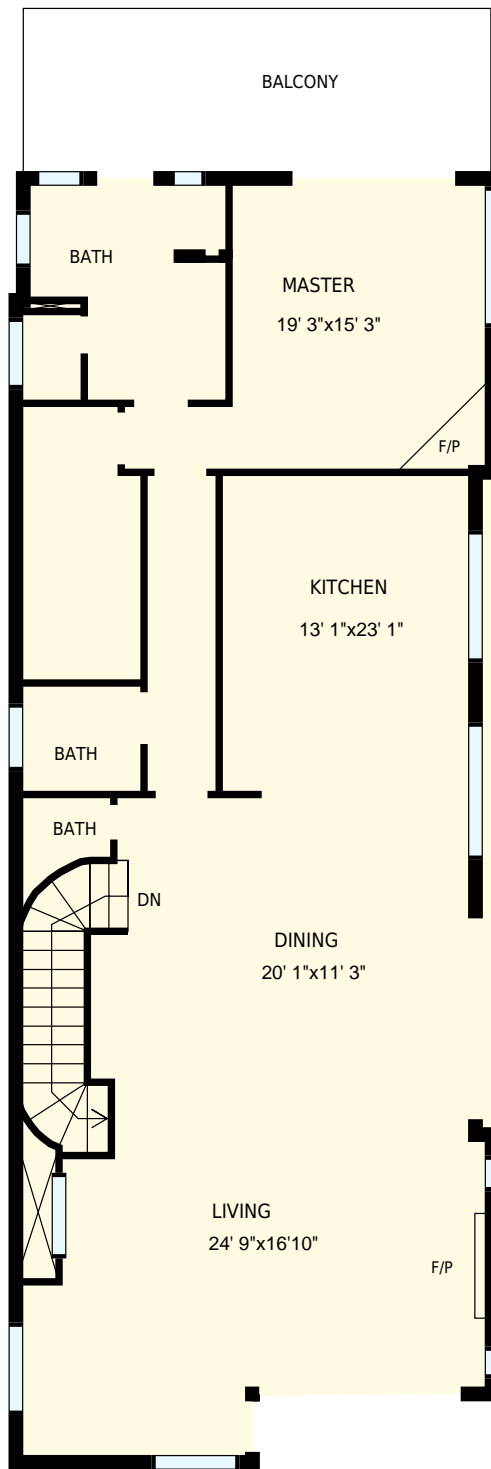
2nd floor

Interior Area 1741 sq. ft.
Exterior Area 1839 sq. ft.

 Included Area

PREPARED ON:
May, 2017

All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.




112 18th St, Manhattan Beach, CA

PREPARED FOR:

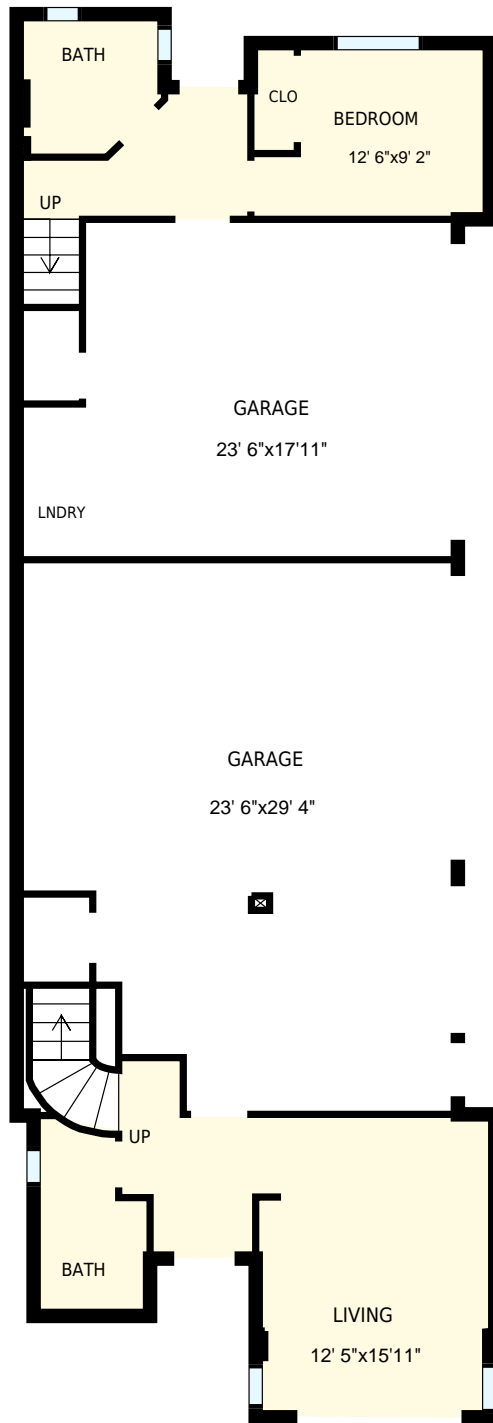
Main floor

Interior Area 1651 sq. ft.
Exterior Area 1743 sq. ft.

 Included Area

PREPARED ON:
May, 2017

All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.




112 18th St, Manhattan Beach, CA

PREPARED FOR:

Lower floor

Interior Area 550 sq. ft.
Exterior Area 635 sq. ft.

 Included Area

PREPARED ON:
May, 2017

All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

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From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 10:25 PM
To: househuntsobay@outlook.com
Subject: 2520, 2516, 2512 Ocean Drive - 3 Townhomes Orig Built 1975

These townhomes were built in 1975 and feature 2 bedrooms 2.5 baths and almost 1,200 sqft with 3 car garages. Corner, full sand section lot.

Top of Form

2512 Ocean Drive, Manhattan Beach, CA 90266

MLS Number: **S10006594**

[Thumbnails](#) · Album











VIEW NORTH TO MALIBU



WHITE



VIEW SOUTH TO P.V. AND CATALINA





Bottom of Form

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From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 10:12 PM
To: househuntsobay@outlook.com
Subject: 217 32nd Street MB - TRIPLEX - attached units, garages on bottom and 2 floor on top
- Propose to allow again

Each unit is attached, townhome style. 2 car garages at base and 2 floor above. First floor is bedrooms and upper floor is living, kitchen and dining
Units need a 2nd full bathroom. Allow bedroom balcony to be deleted or just pop out balcony for looks. Otherwise the bedroom floor plan is awful and need room for 2nd full bathroom
Originally built in 1992

Top of Form

217 32nd Street, Manhattan Beach, CA 90266

MLS Number: **S09074517**

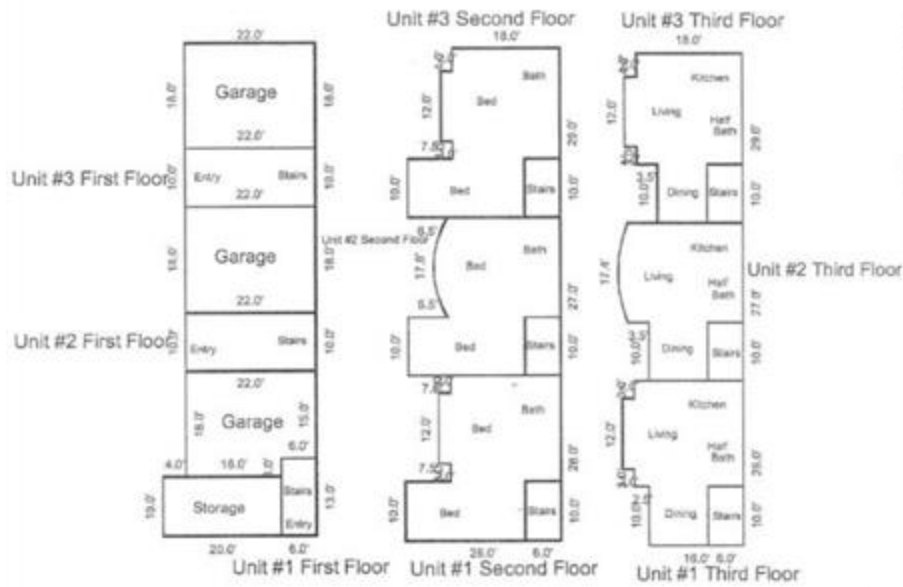
[Thumbnails](#) · Album











CRMLS

Bottom of Form

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From: Rosanna Libertucci - outlook email <househuntsobay@outlook.com>
Sent: Tuesday, June 23, 2020 10:11 PM
To: househuntsobay@outlook.com
Subject: Townhomes 1416, 1418, 1420 Ocean Drive built in 1988 - Propose to allow again

3 townhomes built in 1988. 2 car garage at base, middle level bedrooms, upper floor kitchen, living and dining
1300 sqft

Need modification for 2nd floor mandatory middle level balcony in order to correct floor plan issues and room for liveable bed/baths.



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