

City Council Adjourned Regular Meeting Joint City Council and Planning Commission and Parking and Public Improvements Commission Meeting

Wednesday, January 18, 2023

6:00 PM

City Council Chambers and Zoom



ELECTED OFFICIALS

Mayor Steve Napolitano

Mayor Pro Tem Richard Montgomery

Councilmember Joe Franklin

Councilmember Amy Howorth

Councilmember David Lesser

City Treasurer Tim Lilligren

EXECUTIVE TEAM

City Manager Bruce Moe

City Attorney Quinn Barrow

City Clerk Liza Tamura

Finance Director Steve Charelian

Fire Chief Michael Lang

Human Resources Director Lisa Jenkins

Information Technology Director Terry Hackelman

Parks and Recreation Director Mark Leyman

Police Chief Rachel Johnson

Public Works Director Erick Lee

Acting Community Development Director Talyn Mirzakhonian

MISSION STATEMENT:

Our mission is to provide excellent municipal services,
preserve our small beach town character, and enhance the quality of life for our
residents, businesses and visitors.

MANHATTAN BEACH'S CITY COUNCIL WELCOMES YOU!

By participating in City Council meetings, you are participating in the process of representative government. To encourage that participation, the City Council provides an early opportunity for public comments under "Public Comments," at which time speakers may comment on any matter within the subject matter jurisdiction of the City Council, including items on the agenda.

*The City continues to offer an opportunity to participate in Council meetings via Zoom. The City Council encourages the public to participate by submitting comments in advance of the meeting, no later than **12:00 PM, January 18, 2023** (the day of the meeting), via:*

- 1) eComment at <http://www.manhattanbeach.gov/ecomment>
- 2) email to cityclerk@manhattanbeach.gov or
- 3) telephone message recorded at **(310) 802-5030**.

All of your comments provided by the deadlines above will be available to the City Council and the public prior to the meeting.

In addition, you may participate by joining Zoom during the meeting. Instructions are provided on item D (Public Comments).

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City's website at www.manhattanbeach.gov, the Police Department located at 420 15th Street, and are also on file in the Office of the City Clerk for public inspection. Any person who has any question concerning any agenda item may call the City Clerk's office at (310) 802-5056.

Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier), and live streaming via the City's website.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (310) 802-5056 (voice) or (310) 546-3501 (TDD). Notification 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City also provides closed captioning of all its Regular City Council Meetings for the hearing impaired.

CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

I, Liza Tamura, City Clerk of the City of Manhattan Beach, California, state under penalty of perjury that this notice/agenda was posted on Thursday, January 12, 2023, on the City's Website and on the bulletin boards of City Hall, Joslyn Community Center and Manhattan Heights.

BELOW ARE THE AGENDA ITEMS TO BE CONSIDERED.

A. CALL MEETING TO ORDER

B. PLEDGE TO THE FLAG

C. ROLL CALL

D. APPROVAL OF AGENDA AND WAIVER OF FULL READING OF ORDINANCES

This is the time for the City Council to:

- (a) notify the public of any changes to the agenda;*
- (b) remove items from the consent calendar for individual consideration; or*
- (c) rearrange the order of the agenda.*

MOTION TO APPROVE AGENDA AND WAIVE FULL READING

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Speakers may provide public comments on any matter that is within the subject matter jurisdiction of the City Council, including items on the agenda. The Mayor may determine whether an item is within the subject matter jurisdiction of the City Council. While all comments are welcome, the Brown Act does not allow City Council to take action on any item not on the agenda.

The City Council encourages the public to participate by submitting comments in advance of the meeting, no later than **12:00 PM, January 18, 2023** (the day of the meeting), via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment>
- 2) email to cityclerk@manhattanbeach.gov or
- 3) telephone message recorded at **(310) 802-5030**.

All of your comments provided by the deadlines above will be available to the City Council and the public prior to the meeting.

IN PERSON PUBLIC PARTICIPATION

Please complete the "Request to Address the City Council" card by filling out your name, city of residence, the item(s) you would like to offer public comment, and returning it to the City Clerk.

NOOM PUBLIC PARTICIPATION

If you wish to speak on any item on the agenda, please register in advance by clicking the following link: <https://citymb.seamlessdocs.com/f/publiccomment>, even when submitting this request you will need to use the "raise hand" feature via Zoom during the presentation of that Agenda Item in order to confirm with the City Clerk's Office that you wish to provide comments.

- 1) Join Zoom Meeting via the internet:

Direct URL: <https://citymb-info.zoom.us/j/93376200363>, Meeting ID: 933 7620 0363

During the meeting you will need to use the "raise hand" button through Zoom at the time the Agenda Item is being presented for City Council consideration.

- 2) Join Zoom Meeting via Phone Conference (Voice Only):

Phone Number: (669) 900-6833, Meeting ID: 933 7620 0363

During the meeting you will need to enter *9 on the phone's dial pad to "raise your hand" at the time the Agenda Item is being presented for City Council consideration.

Please note, the City is not responsible for the public's use of Zoom as it relates to the software, configuration, and setting on a personal device. The public is encouraged to visit the Zoom website for information on use of this software. The City's use of Zoom is consistent with the platform features and functions as described on the Zoom.

F. GENERAL BUSINESS

1. Consider Approving the Annual Work Plans for the Parking and Public Improvements Commission (PPIC) and Planning Commission (Acting Community Development Director Mirzakhanian).

[23-0036](#)

(Estimated Time: 1 Hr.)

DISCUSS AND PROVIDE DIRECTION

Attachments: [PowerPoint Presentation](#)

G. ADJOURNMENT



CITY OF MANHATTAN BEACH

1400 Highland Avenue Manhattan Beach, CA 90266
www.manhattanbeach.gov • (310) 802-5000

STAFF REPORT

Agenda Date: 1/18/2023

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Talyn Mirzakhanian, Acting Community Development Director
Erik Zandvliet, T.E., City Traffic Engineer

SUBJECT:

Consider Approving the Annual Work Plans for the Parking and Public Improvements Commission (PPIC) and Planning Commission (Acting Community Development Director Mirzakhanian).

(Estimated Time: 1 Hr.)

DISCUSS AND PROVIDE DIRECTION

RECOMMENDATION:

Staff recommends that the City Council discuss current Work Plan items for the PPIC and Planning Commission.

FISCAL IMPLICATIONS:

No fiscal implications associated with the recommended action.

BACKGROUND:

The Work Plan section of the Boards and Commissions Handbook states:

“Prior to the annually scheduled Joint City Council/Commission meeting, the Staff Liaison will develop a list of ideas to discuss with City Council. At the Joint meeting, the commission will receive direction and prioritize ideas from the City Council. Subsequently, at the next regularly scheduled commission meeting, the commission will further develop a Draft Work Plan based on City Council direction. Ideas will then be filtered to be consistent with City Policies and develop fiscal implications. Following the approved Draft Work Plan, Staff Liaisons shall provide a cover memo indicating whether the Commission’s Draft Work Plan corresponds with the Department’s Work Plan. The process allows staff and commissioners to draft a Commission Work Plan that properly accounts for their priorities and requests funding to meet their goals.”

The work of the PPIC and Planning Commission is regulatory in nature and primarily mandated by State and Local codes. The majority of work items for these Commissions are applications submitted by property owners and community petitioners. However, the Commissions also provide direction on policy matters that come before the City Council. State Law mandates some of these, but others are issues of local concern. Both Commissions also assist in the review and/or approval responsibilities of the Community Development Department Work Plans.

The City Council, Planning Commission and PPIC last discussed the Work Plan jointly on January 19, 2022. On May 17, 2022, the City Council discussed and updated the City Work Plan for the 2022-23 year. In preparation for the 2023 joint meeting, the PPIC discussed existing and potential Work Plan items at its meeting on December 1, 2022. The Planning Commission discussed existing and potential Work Plan items at its meeting on December 14, 2022. Neither Commission identified any additional items for consideration, due to staffing resource limitations.

DISCUSSION:

The following items are ongoing City Council Work Plan items involving the Planning Commission and PPIC that will continue in the coming year:

Downtown and North End Beautification (PPIC)

The role of the PPIC is, in part, to review proposed projects as part of the Capital Improvements Program (CIP) that the Public Works Department oversees and advances. The pending items in this Work Plan item include installation of new landscaping, street benches, and wayfinding signs in the downtown. The PPIC will continue to provide input and review projects in the CIP. One component of this Work Plan item is the discussion of widening sidewalks, which was temporarily suspended due to the COVID-19 pandemic.

Long Term Outdoor Dining/Business Use (Planning Commission/PPIC)

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. The PPIC would be involved with community discussions and to review potential parking and infrastructure changes. This Work Plan item also includes the formation of a Task Force that will provide a broad-based community perspective. The Planning Commission and PPIC have selected representatives for the Task Force. Due to resource constraints, this Work Plan item was stalled but has now resumed with the hiring of a Senior Planner.

Modernize Parking Standards - Sepulveda Corridor Action Item (Planning Commission/PPIC)

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 hold 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 to Planning Commission in summer of 2023, and City Council thereafter.

Updated State Housing Laws and Housing Element (State-mandated)(Planning Commission)

Housing Element Update - The City Council adopted the 6th Cycle Housing Element on March 22, 2022, and re-adopted a 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 ordinance was submitted to the California Coastal Commission (CCC) for certification. Staff is working on comments received from the CCC.

Senate Bill (SB) 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. Most notably, 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.

Manhattan Village Mall Expansion Project (Planning Commission)

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. However, upon submittal of entitlement applications for Phase III (the Fry's site), Planning Commission's participation will resume.

Wireless Telecommunications Program (Planning Commission)

Following the City's adoption of updated regulations for wireless telecommunications facilities in 2019, this Work Plan item was formulated to educate the community on the limits placed on cities in regulating these types of facilities. Staff continues to reform internal procedures and tracking systems to implement new regulations passed by the Federal Communications Commission. Further amendments to the ordinance are now required pursuant to Assembly Bill 2421. Due to staffing limitations and other priorities, this Work Plan has not progressed.

The PPIC will also be involved in the development of several ongoing major non-Work Plan efforts:

- Neighborhood Traffic Management Plans (Oak Avenue/North Sepulveda NTMP,

Gelson's Area NTMP, Skechers/South Sepulveda NTMP)

- Capital Improvement Program (CIP)
- South Bay Local Travel Network (dependent on City Council direction)

The Planning Commission will also be involved in the development of several ongoing major non-Work Plan efforts:

- Discretionary review of development projects
- Review and recommendations on quasi-judicial matters, including Zoning Code Amendments and General Plan Amendments

PUBLIC OUTREACH:

After analysis, staff determined that public outreach was not required for this issue.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENT:

1. PowerPoint Presentation



ANNUAL WORK PLAN FOR THE PPIC AND PLANNING COMMISSION



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"Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails."

BACKGROUND

- Boards and Commissions Handbook:
 - Parking and Public Improvements Commission (PPIC) and Planning Commission Work Plan
 - Regulatory in nature
 - Mandated by State and Local codes
- Work Items
 - Consider applications submitted by property owners and community petitioners
 - Provide direction on policy matters



DISCUSSION (PPIC)

- Downtown and North End Beautification
 - Review part of the Capital Improvement Program (CIP) overseen by the Public Works Department
 - Provide input on projects in the CIP
 - New landscaping, street benches, wayfinding signs, and sidewalk widening



DISCUSSION (PPIC/PLANNING COMMISSION)

- Long Term Outdoor Dining/Business Use
 - Public right-of-way and private property
 - Community discussions
 - Review potential parking and infrastructure changes
 - City's Local Coastal Program amendment
 - Zoning code amendment
- Modernize Parking Standards
 - Sepulveda Corridor Action Item
 - Revise City's parking regulations to assist businesses



DISCUSSION (PLANNING COMMISSION)

- Updated State Housing Laws & Housing Element
 - Housing Element Update
 - Additional comments received from HCD regarding revised/re-adopted 6th Cycle Housing Element (Nov. '22)
 - Zoning amendments proposed in the 6th Cycle Housing Element required prior to consideration for recertification
 - Accessory Dwelling Unit Ordinance
 - Permanent Senate Bill 9
 - New State Housing Laws



DISCUSSION (PLANNING COMMISSION)

- Manhattan Village Mall Expansion Project
 - Phase III (i.e., Fry's site) entitlement
- Wireless Telecommunications Program
 - Educate community on the limits placed on cities in regulating these facilities
 - Code amendments required per Assembly Bill 2421



DISCUSSION (PLANNING COMMISSION)

- Historic Preservation Program
 - Permanent update to Historic Preservation Ordinance
- Climate Resiliency Program
 - Environmental review of adopted Climate Action and Adaptation Plan





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