



Legislation Text

File #: 20-0058, **Version:** 1

TO:

Honorable Mayor and Members of the City Council
Members of the Planning Commission
Members of the Parking and Public Improvements Commission

THROUGH:

Bruce Moe, City Manager

FROM:

Carrie Tai, Community Development Director
Eric Haaland, Associate Planner
Erik Zandvliet, Traffic Engineer

SUBJECT:

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

DISCUSS AND PROVIDE DIRECTION

RECOMMENDATION:

Discuss current Work Plan items that will be before the Planning and Parking and Public Improvements Commissions, and review additional issues identified by the Commissions as potential work plan items.

FISCAL IMPLICATIONS:

No fiscal implications associated with the recommended action.

BACKGROUND:

At the City Council Regular Meeting of April 18, 2017, a modernized and updated Boards and Commissions Handbook was presented for City Council review and approval.

Among the motions made by City Council, City Council approved the Work Plan Process and directed staff to make a variety of revisions for final approval of the Boards and Commissions Handbook at the July 5, 2017, City Council meeting.

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 Planning Commission and Parking and Public Improvements Commission (PPIC) is primarily directed by applications submitted by property owners and community petitioners. However, the Commissions also provide direction on Work Plan items regarding policy matters that come before the City Council. Some of these are mandated by State Law, but others are issues of local concern.

DISCUSSION:

The following items are ongoing work plan items that will continue in the coming year:

1. Manhattan Village Mall Expansion Project

- a. **Background:** In December 2014, City Council approved a proposed expansion of the Manhattan Village Mall and associated EIR. Several Amendments to the project have come before the Planning Commission and more are anticipated. The multi-phased project is under construction and requires continued plan check, permitting and updates.
- b. **Status:** In Progress
- c. **Target Due Date:** FY 2021

2. Modernize Parking Standards

- a. **Background:** At their Retreat on May 3, 2017, City Council requested staff evaluate and propose updated parking standards. During the discussion regarding the Sepulveda Corridor Initiatives Project on September 19, 2017, City Council directed staff to incorporate modern parking standards into the working group's discussion of possible incentives and goals for the project. The PPIC discussed this item at its December 5, 2019 meeting and made suggestions. It is scheduled to be presented to the Planning Commission this Spring, and then forwarded to the City Council with a Planning Commission recommendation and ordinance.
- b. **Status:** In Progress
- c. **Target Due Date:** Summer 2020

3. Pedestrian Safety Improvements Evaluation

- a. **Background:** At their retreat on May 3, 2017, City Council discussed a variety of possible pedestrian safety improvements and directed staff to provide additional information on possible enhancements. On March 20, 2018, staff provided the City Council with an update of the evaluation. The City Council directed staff to move forward with prioritizing pedestrian enhancements included in various planning documents such as the Downtown Specific Plan, Mobility Plan, Veterans Parkway Master Plan and other pedestrian plans, as appropriate, and to include this evaluation in a future CIP discussion for funding opportunities and implementation. This item is scheduled for the February 18, 2020 City Council meeting for direction.
- b. **Status:** In Progress

c. **Target Due Date:** Winter 2020

4. **Update Housing Laws/Policies**

- a. **Background:** In order to maintain accordance with updated California State Housing Laws, the City will need to reevaluate its current housing ordinances and make adjustments as necessary. The City has recently responded to State Accessory Dwelling Unit and Dwelling Replacement regulations, and further need for Housing policy adaptation is anticipated.
- b. **Status:** In Progress
- c. **Target Due Date:** 2019-2022

5. **Parking Management (Parking Meters and New Technology)**

- a. **Background:** City Council directed staff to investigate various meter technologies. A pilot project of approximately 50 meters is being conducted in the Downtown area to investigate customer usage, vacancy, turnover rates, etc. Those findings will be gathered through the summer and fall period when Manhattan Beach has the most events in the Downtown area. At City Council direction, meter times have been adjusted to allow a 3-hour time limit after 6:00 PM throughout the City. These findings will be incorporated into an update to the 2008 Downtown Parking Management Study. The update will analyze current parking conditions, estimate actual employee and customer parking demand, and determine if new parking management technologies and measures should be implemented.
- b. **Status:** In Progress
- c. **Target Due Date:** TBD

6. **Shared Mobility Devices Regulations**

- a. **Background:** At the City Council meeting on August 21, 2018, City Council adopted an urgency ordinance prohibiting the use of Shared Mobility Devices (aka: bikeshare, motorized bikeshare, and motorized scooters) in the public right-of-way. City Council directed staff to work with neighboring cities and the SBCCOG to develop a comprehensive set of regulations for the operation of such devices. The moratorium on shared mobility devices is set to expire on March 4, 2019. Draft regulations and program guidelines will be presented to the PPIC and City Council for consideration.
- b. **Status:** In progress
- c. **Target Due Date:** Spring 2020

7. **Automated Permitting Software Solution**

- a. **Background:** Staff identified a need for electronic permitting services and presented a status update to City Council on November 1, 2016, and a request for proposals (RFP) was approved. The City contracted with Energov to implement a development tracking solution to include multi-department/division processing, online customer interfacing, and electronic plan review. System development has occurred throughout 2019, and implementation is scheduled to begin in January 2020.
- b. **Status:** In Progress
- c. **Target Due Date:** Spring 2020

The Parking and Public Improvements Commission (PPIC) identified the following additional items for consideration at their June 2019 meeting:

- 1) **Electric Vehicle Charging Stations Study:** The PPIC suggested that the City establish a policy and develop an implementation plan for the deployment of public electric vehicle charging stations throughout the City.
- 2) **Power Emergency Preparedness Policy:** The PPIC is recommending the City Council approve a policy to enable the City to continue conducting business and serving the community during planned and unplanned power outages. The policy would recommend alternative power systems for critical public facilities, and action plans to maintain services during such events.
- 3) **Downtown Hardscape and Landscape Replacement Plan-** The PPIC is recommending the City Council authorize the redesign and replacement of the Downtown streetscape features, including sidewalk surfaces, intersection treatments, water-wise landscaping, public gathering areas, and other complete streets elements. The Public Realm and Infrastructure chapters of the Downtown Specific Plan would serve as references in the development of the design. This item has been incorporated into a City Council Work Plan item for Downtown and North End Beautification.
- 4) **Neighborhood Public Transportation Study** - The PPIC suggested the City conduct an evaluation of various private shared transportation options to help serve the community in lieu of a fixed route transit system. Some options may include a car-sharing network, electric vehicle shuttles, Uber/Lyft partnerships, private shuttle franchise, subscription-based transportation services, multi-city cooperative agreements, etc. This item has been incorporated into the City Council Work Plan item for Transportation Options Review.

In addition to established work plan items, in the past year, Planning Commissioners have identified the following items that warrant discussion:

- 1) **Sustainability Work Plan:** Especially because of proximity to the ocean, and given technical advancements, the Commission suggested that the Council consider adopting permeable surface standards (e.g. net zero discharge).
- 2) **Mixed-Use Development Standards:** Suggested topics to be incorporated into this item include: defining mixed-use as a distinct land use; use proportionality (including viability) of commercial to residential; consideration of whether to be encouraged in specific areas; parking standards and appropriate mix of uses; design standards to address functionality; how senior units are regulated; and research of lessons learned from other cities.
- 3) **Establish/research options for off-setting economic impacts of certain types of development projects:** Research options or tools for recapturing lost commercial revenues due to residential or office developments (e.g. through Development Agreements or similar mechanisms).
- 4) **Public notification of development projects:** Identify options for improving/changing

notification: options include - increasing current 500-foot radius for larger projects (code change); or at staff level, make procedural changes (e.g. include photos in notices or to on-site signs, outreach via web-blast, newspaper, cable tv, etc).

- 5) **Peck Reservoir enhancements:** During the public hearing for the Peck Reservoir use permit, the Planning Commission discussed additional opportunities for this location. Among the suggestions were the addition of a mural, artwork, educational features, etc. around the theme of municipal water services.
- 6) **Commission meeting procedures:** Bring more consistency between Commission and Council meeting procedures.
- 7) **Code Enforcement:** Enhance/clarify code enforcement procedures.

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.