



**CITY OF MANHATTAN BEACH  
NOTICE OF INTENT TO ADOPT A  
NEGATIVE DECLARATION**

**November 23, 2021**

**CITY OF MANHATTAN BEACH GENERAL PLAN AMENDMENT:  
6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

**Project Description:** The project being proposed is the 2021-2029 (6<sup>th</sup> Cycle) Housing Element Update (HEU), a Citywide policy document that conceptualizes how the City of Manhattan Beach (City) will provide the capacity to accommodate 774 housing units (487 lower-income, 155 moderate income, and 132 above moderate-income), as assigned by the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) for the upcoming eight-year planning cycle, as well as a buffer of at least 15% of the lower-income allocation (approximately 73 units) as recommended by the State Department of Housing and Community Development (HCD) to ensure sufficient capacity exists to accommodate the RHNA throughout the planning period and comply with the provisions of Senate Bill 166 (2017).

Under existing conditions, the City has the capacity to accommodate 85 lower-income units, 166 moderate-income units, and 133 above-moderate income units. The lower-income RHNA is not met through this current capacity, as there is a shortfall of 402 units that the City will accommodate through the proposed Program 2, Adequate Sites, of the HEU. Through the implementation of Program 2, the City will establish an overlay district that encompasses a minimum of 20.1 acres of sites in the General Commercial (CG) and Planned Development (PD) Districts to accommodate the remaining lower-income RHNA. The overlay district will create the opportunity for at least 402 units of housing appropriate to accommodate lower-income households. Separately from Program 2, the HEU also accounts for the future rezoning of an additional 3.65 acres of sites to accommodate the 73-unit buffer. As such, the project conceptualizes new capacity for 475 (402 + 73) housing units. Additionally, the HEU includes programs that support the existing and future residents of the City, including identification of potential sites for future rezoning efforts. No development is currently proposed under the HEU. The HEU would replace the current 2013-2021 (5<sup>th</sup> Cycle) Housing Element via an amendment to the City's General Plan.

**Environmental Determination:** An Initial Study has been prepared and recommends that the lead agency adopt an Initial Study/Negative Declaration (IS/ND). As detailed within the IS/ND, adoption of the HEU would not result in any potentially significant environmental impacts.

The IS/ND is being circulated for a **34-day public review starting November 24, 2021 and ending December 27, 2021**. During this period, a copy of the document is available for review online at [www.manhattanbeach.gov/6thcycle](http://www.manhattanbeach.gov/6thcycle), and will be posted at the locations listed below:

City of Manhattan Beach—City Hall  
1400 Highland Avenue  
Manhattan Beach, CA, 90266

County of Los Angeles Public Library  
1320 Highland Avenue  
Manhattan Beach, CA, 90266


Joslyn Community Center  
1601 Valley Drive  
Manhattan Beach, CA, 90266

Manhattan Heights  
1600 Manhattan Beach Boulevard  
Manhattan Beach, CA 90266

**Interested parties must submit their comments in writing by December 27, 2021.** Comments must be submitted with the subject line "6th Cycle Housing Element Update" via postal or electronic mail to the following address:

City of Manhattan Beach, Attention: Talyn Mirzakhaniah  
1400 Highland Avenue  
Manhattan Beach CA, 90266  
E: [HEupdate2021@manhattanbeach.gov](mailto:HEupdate2021@manhattanbeach.gov)

The final IS/ND will incorporate responses to written comments received during the public review period. The final document will be considered by the City Council for approval. Questions regarding this notice should be addressed to Talyn Mirzakhaniah, Planning Manager, (310) 802-5510, [HEupdate2021@manhattanbeach.gov](mailto:HEupdate2021@manhattanbeach.gov).

  
Carrie Tai, Community Development Director

**11/24/2021**

Date