

**CITY OF
MANHATTAN BEACH**

**HOUSING ELEMENT
2013-2021**

February 2014

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I. INTRODUCTION

A. Purpose of the Housing Element

The Housing Element describes the City's needs, goals, policies, objectives, and programs regarding the preservation, improvement, and development of housing within Manhattan Beach. The Element analyzes community housing needs in terms of affordability, availability, adequacy, and accessibility, and describes the City's strategy and programs to address those needs.

The Housing Element is the City's response to a growing awareness of the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Manhattan Beach with the opportunity to plan for the existing and future housing needs in the community.

This Housing Element has been prepared in compliance with the 2013-2021 planning cycle for cities within the Southern California Association of Governments (SCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; 4) promoting equal housing opportunities; and 5) promoting energy conservation.

B. Scope and Content of the Housing Element

The California Legislature recognizes the role of local general plans and particularly the Housing Element in implementing statewide housing goals to provide decent and adequate housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups. The California Department of Housing and Community Development (HCD) also sets forth specific requirements regarding the scope and content of housing elements, including the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing needs (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV);
- A Housing Action Plan for addressing the City's identified housing needs, including goals, policies, programs and quantified objectives (Chapter V);
- An evaluation of the appropriateness and effectiveness of previous policies and programs in achieving the City's objectives, and the progress in implementing Housing Element programs (Appendix A);
- A parcel-specific inventory of vacant and underutilized land (Appendix B); and

- A description of the opportunities provided to interested members of the community and other stakeholders to participate in the preparation of the Housing Element (Appendix C).

C. Consistency with Other Elements of the General Plan

According to state law, all elements of the General Plan must be consistent with one other. The Housing Element has been prepared within the context of the other General Plan Elements and is consistent with the policies and proposals set forth therein. The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, and intensity of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element or Mobility Element establishes the location and scale of streets, highways and other transportation routes and multi-modal transportation options that provide access to residential neighborhoods. Because of the requirement for consistency among the various General Plan elements, any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. If necessary to maintain internal consistency, amendments to other elements of the General Plan will be processed concurrently with future Housing Element amendments.

Government Code Section 65302 requires that the Land Use Element be reviewed annually for consistency with Federal Emergency Management Agency (FEMA) and state Department of Water Resources (DWR) flood hazard maps, and that amendments to the Safety and Conservation Elements that are required to address flood hazard issues be adopted upon the first amendment to the Housing Element after January 1, 2009. The City will comply with these requirements prior to or concurrent with Housing Element adoption.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained through field surveys and from the California Department of Finance.

A. Overview

The City of Manhattan Beach is located within the southwestern coastal portion of Los Angeles County in what is commonly referred to locally as the "South Bay" area (Figure 1). To the north is the City of El Segundo, to the east is Redondo Beach and the City of Hawthorne, to the south is Hermosa Beach, and on the west the Pacific Ocean. The City has a total land area of 2,017 acres (3.15 square miles).

The City is made up of several distinct neighborhoods which are grouped into "planning areas" that reflect the City's unique and varied environment (Figure 2). These planning areas are as follows:

- **Beach Area** - This area contains most of the City's multi-family rental housing. Lots in this area are small with generally less than 3,000 square feet, and parking for residents and visitors is in short supply (Figure 4). The General Plan calls for the maintenance and enhancement of the "Village" atmosphere within the downtown commercial district. The City's goal is to promote the preservation of the small specialty retail and service activities that serve both visitors to the beach and local residents while also encouraging mixed-used residential/commercial development.
- **Hill Section** - This area consists primarily of single-family residential development, with commercial and higher-density residential development limited to Sepulveda Boulevard and Manhattan Beach Boulevard (Figure 5). The City's General Plan promotes the maintenance of single-family neighborhoods. Higher-density, multiple-family residential development is directed to those parcels located on either side of Manhattan Beach Boulevard, which is already developed with a mix of commercial and multi-family residential uses.
- **East-Side/Manhattan Village** - This includes all of the City's land area located east of Sepulveda Boulevard, and a large proportion of the City's commercial and residential uses are within this area. The City's land use policy calls for the preservation of the existing character of the residential neighborhoods located in the areas. Medium-and high-density residential development is located along

Manhattan Beach Boulevard, Artesia Boulevard, and in areas adjacent to Manhattan Intermediate and Meadows schools, which are designated exclusively for multiple-family residential development (Figure 6). Manhattan Village includes a substantial amount of regional commercial and office development as well as a significant number of condominium units.

- **Tree Section** – This is the portion of the City located to the east of Grand Avenue and northwest of Valley Drive. The area will remain almost exclusively single-family residential under the policies contained in the General Plan (Figure 7). A small portion of the area adjacent to Sepulveda Boulevard is designated for commercial uses.
- **El Porto** – This area was formerly the unincorporated community of El Porto and is located north of 38th Street between the ocean and the City of El Segundo. The area is developed with a mix of residential and commercial uses. El Porto has the highest residential development intensities found in the City (Figure 8). The General Plan protects the mix of multi-family and commercial development presently existing in this area.

FIGURE 1

REGIONAL MAP



FIGURE 2

PLANNING AREAS

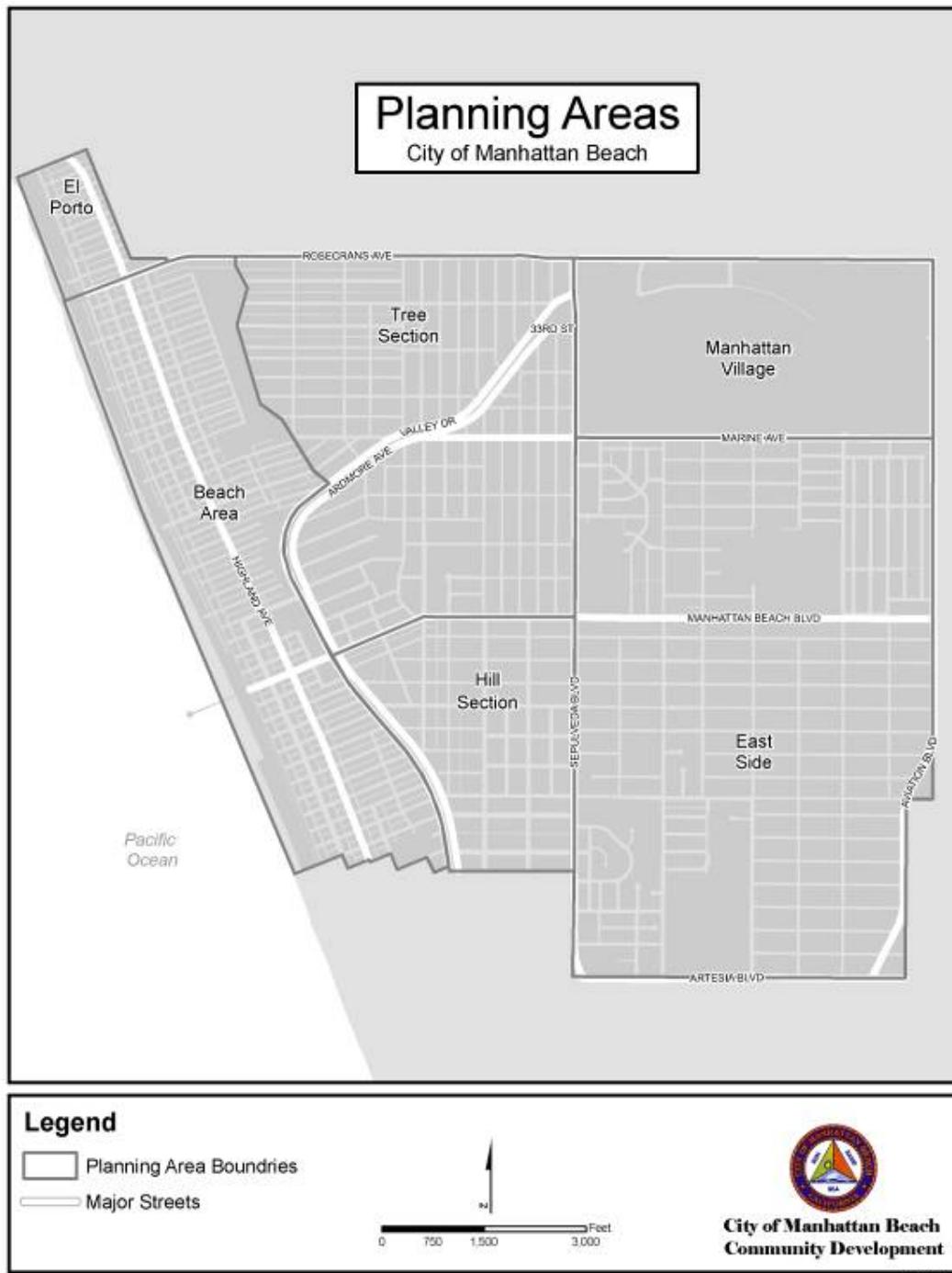


FIGURE 4-BEACH AREA

FIGURE 5-HILL SECTION

FIGURE 6-EAST-SIDE/MANHATTAN VILLAGE

FIGURE 7-TREE SECTION

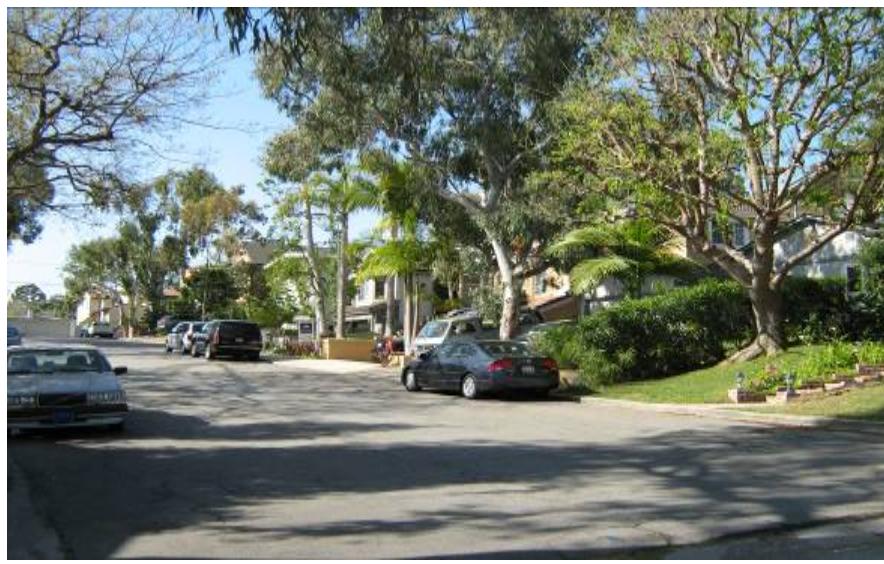




FIGURE 8-EL PORTO



B. Population Characteristics

1. Population Growth Trends

Manhattan Beach grew very slowly during the 1990s, having grown less than 6% from 1990 to 2000. Most of the growth that has recently occurred has consisted of density increases on existing parcels, through demolition and replacement of existing homes. From 2000 to 2012 the city's population increased by about 4%, which was partially attributable to an increase in average household size. This is in contrast with Los Angeles County, which grew by 7.4% between 1990 and 2000, and an additional 3.8% from 2000 to 2012 (see Table II-1 and Figure II-1). As an essentially built-out city, there continue to be few opportunities for growth, except through redevelopment/infill on existing parcels.

Table II-1
Population Trends, 1990-2012 –
Manhattan Beach vs. Los Angeles County

	1990	2000	2012	Growth 1990-2000	Growth 2000-2012
Manhattan Beach	32,063	33,852	35,239	5.6%	4.1%
Los Angeles County	8,863,164	9,519,330	9,884,632	7.4%	3.8%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

Figure II-1
Population Growth 1990-2012 – Manhattan Beach vs. Los Angeles County

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and

housing preference. Table II-2 provides a comparison of the city and county population by age group in 2010. This table shows that the age distribution of the city's population is older than Los Angeles County as a whole, with Manhattan Beach's population having a median age about six years older than Los Angeles County. An aging population has implications regarding the type and size of future housing needs, as well as accessibility.

Table II-2
Age Distribution

Age Group	Manhattan Beach		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	2,031	6%	645,793	7%
5 to 9 years	2,666	8%	633,690	6%
10 to 14 years	2,598	7%	678,845	7%
15 to 19 years	1,929	5%	753,630	8%
20 to 24 years	1,241	4%	752,788	8%
25 to 29 years	1,981	6%	759,602	8%
30 to 34 years	2,050	6%	716,129	7%
35 to 39 years	2,504	7%	715,635	7%
40 to 44 years	2,997	9%	714,691	7%
45 to 49 years	3,307	9%	706,742	7%
50 to 54 years	2,833	8%	662,205	7%
55 to 59 years	2,368	7%	560,920	6%
60 to 64 years	2,173	6%	452,236	5%
65 to 69 years	1,487	4%	323,287	3%
70 to 74 years	1,032	3%	245,183	2%
75 to 79 years	740	2%	192,881	2%
80 to 84 years	646	2%	152,722	2%
85 years and over	552	2%	151,626	2%
Total	35,135	100%	9,818,605	100%
Median age	40.9		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a lower proportion of city residents are Hispanic/Latino or other racial minorities. Approximately 79% of city residents are non-Hispanic white, contrasted with 28% for the county as a whole. The percentage of Hispanics residing in the city, at 7%, is significantly lower than that of the county with 48% Hispanic/Latino. Asians, at 8.5%, represent the largest non-Hispanic minority (Table II-3).

Table II-3
Race/Ethnicity

Racial/Ethnic Group	Manhattan Beach		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	32,695	93.1%	5,130,716	52.3%
-White	27,873	79.3%	2,728,321	27.8%
-Black or African American	282	0.8%	815,086	8.3%
-American Indian/Alaska Native	44	0.1%	18,886	0.2%
-Asian	2,992	8.5%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	44	0.1%	22,464	0.2%
-Other races or 2+ races	1,460	4.2%	220,288	2.2%
Hispanic or Latino (any race)	2,440	6.9%	4,687,889	47.7%
Total	35,135	100%	9,818,605	100%

Source: 2010 Census, Table DP-1

C. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Manhattan Beach had 14,038 households as reported in the 2010 Census. Table II-4 provides a comparison of households by type for the city and Los Angeles County as a whole. Family households in 2010 comprised approximately 63% of all households in the city, 5% less than the county. The city's average household size is also lower than Los Angeles County as a whole (2.50 persons per household City vs. 2.98 persons per household for the county). These statistics suggest that there is less need for large units in Manhattan Beach than in other areas of the county.

Table II-4
Household Composition

Household Type	Manhattan Beach		LA County	
	Households	%	Households	%
Family households:				
Husband-wife family	8,913	63%	2,194,080	68%
With own children under 18 years	7,583	54%	1,480,665	46%
Male householder, no wife present	3,916	28%	721,804	22%
With own children under 18 years	438	3%	216,368	7%
Female householder, no husband present	229	2%	92,161	3%
With own children under 18 years	892	6%	497,047	15%
With own children under 18 years	462	3%	239,012	7%
Non-family households:				
Householder living alone	5,125	37%	1,047,124	32%
Households with individuals under 18 years	3,627	26%	784,928	24%
Households with individuals 65 years and over	4,735	34%	1,220,021	38%
Total households	14,038	100%	3,241,204	100%
Average household size	2.50		2.98	

Source: 2010 Census, Table DP-1

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities strive to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. This table reveals a higher level of home ownership in the city, approximately 18 percentage points higher than the county.

Table II-5
Household Tenure

Housing Type	Manhattan Beach		LA County	
	Units	%	Units	%
Occupied housing units	14,038	94.0%	3,241,204	94.1%
Owner-occupied housing units	9,420	63.1%	1,544,749	44.8%
Average household size of owner-occupied units	2.72		3.16	
Renter-occupied housing units	4,618	30.9%	1,696,455	49.2%
Average household size of renter-occupied units	2.06		2.81	
Vacant housing units	891	6.0%	203,872	5.9%
For rent	258	1.7%	104,960	3.0%
Rented, not occupied	22	0.1%	4,994	0.1%
For sale only	77	0.5%	26,808	0.8%
Sold, not occupied	55	0.4%	6,726	0.2%
For seasonal, recreational, or occasional use	303	2.0%	19,099	0.6%
All other vacants	176	1.2%	41,285	1.2%
Homeowner vacancy rate (%)	0.8		1.7	
Rental vacancy rate (%)	5.3		5.8	
Total housing units	14,929	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D.4 starting on page II-23 below for a detailed definition of "affordable" housing). Table II-6 summarizes recent overcrowding data for the City of Manhattan Beach as reported by the Census Bureau.

Table II-6
Overcrowding

Occupants per Room	Manhattan Beach		LA County	
	Units	%	Units	%
Owner occupied units	9,556	100%	1,552,091	100%
1.01 to 1.50	29	0.3%	71,920	4.6%
1.51 to 2.00	14	0.1%	17,241	1.1%
2.01 or more	0	0%	4,877	0.3%
Renter occupied units	4,176	100%	1,665,798	100%
1.01 to 1.50	37	0.9%	163,166	9.8%
1.51 to 2.00	0	0%	86,760	5.2%
2.01 or more	0	0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

Based on U.S. Census standards, Manhattan Beach residents live in relatively less crowded housing conditions than the rest of Los Angeles County. Recent Census data indicate that there were only 0.4% overcrowded owner-occupied units and 0.9% overcrowded renter-occupied units in Manhattan Beach. In the county, however, 1.4% of the owner-occupied units and about 18% of renter-occupied units are considered overcrowded.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Manhattan Beach was \$132,752, more than double that of Los Angeles County (Table II-7).

Table II-7
Median Household Income
Manhattan Beach and Los Angeles County

Jurisdiction	Median Income	% of County Median Income
Manhattan Beach	\$132,752	239%
Los Angeles County	\$55,476	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent estimates for overpayment by tenure. According to SCAG, approximately 86% of lower-income renter households and 64% of lower-income owner households were overpaying for housing. The highest rates of overpayment were among very-low- and extremely-low-income households.

Although homeowners enjoy interest and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

Table II-8
Overpayment by Tenure

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	140		110	
Households overpaying	140	100%	110	100%
Very low households	470		315	
Households overpaying	325	69.1%	295	93.7%
Low households	740		185	
Households overpaying	405	54.7%	120	64.9%
Subtotal: All lower-income households	1,350		610	
Subtotal: Households overpaying	870	64.4%	525	86.1%
Moderate households	635		740	
Households overpaying	285	44.9%	575	77.7%
Above moderate households	7,800		2,590	
Households overpaying	2,120	27.2%	500	19.3%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

D. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Employment

Employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city had a workforce of 18,173 persons, or approximately 68% of the working-age population, as reported by recent Census data. This table also shows that the city's population has a higher participation in the workforce than the county (68% city vs. 65% county).

Table II-9
Labor Force – Manhattan Beach vs. Los Angeles County

Labor Force Status	Manhattan Beach		LA County	
	Persons	%	Persons	%
Population 16 years and over	26,815	100%	7,602,252	100%
In labor force	18,173	67.8%	4,959,167	65.2%
Civilian labor force	18,131	67.6%	4,953,791	65.2%
Employed	17,295	64.5%	4,522,917	59.5%
Unemployed	836	3.1%	430,874	5.7%
Armed Forces	42	0.2%	5,376	0.1%
Not in labor force	8,642	32.2%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

According to recent Census data, approximately 67% of the city's working residents were employed in management and professional occupations (Table II-10). A low percentage of workers (under 6%) were employed in service related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted less than 5% of the workforce.

Table II-10
Employment by Occupation

Occupation	Manhattan Beach	
	Persons	%
Civilian employed population 16 years and over	17,295	100%
Management, business, science, and arts occupations	11,605	67.1%
Service occupations	946	5.5%
Sales and office occupations	3,990	23.1%
Natural resources, construction, and maintenance occupations	398	2.3%
Production, transportation, and material moving occupations	356	2.1%

Source: U.S. Census 2006-2010 ACS, Table DP3

2. Projected Job Growth

Table II-11 shows projected employment growth by industry for Los Angeles County for the period 2010-2020. The greatest number of new jobs projected to be produced in Los Angeles County over this 10-year period is expected to be in Trade, Transportation and Utilities, Educational Services, Health Care and Social Assistance, and Professional and Business Services.

Table II-11
2010-2020 Industry Employment Projections –
Los Angeles County

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

Notes:

- (A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
- (B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
- (C) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
- (D) Temporary U.S. Census workers are included in the base and projected year employment numbers.

According recent Census data, about 93% of employed Manhattan Beach residents worked in Los Angeles County, but only 24% of all workers were employed within the city limits (Table II-12).

Table II-12
Job Location for Manhattan Beach Residents

Workplace Location	%
Worked in state of residence	98.9%
Worked in county of residence	92.6%
Worked in place of residence	23.5%
Worked outside county of residence	6.3%
Worked outside state of residence	1.1%

Source: Census 2006-2010 ACS, Table S0801

E. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined by the Census Bureau as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

As of 2012, 77% of the city's housing stock was comprised of single-family units, while multi-family units comprised 23% of the total. Mobile homes comprised the remaining 0.1%. Table II-13 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012.

Table II-13
Housing by Type – Manhattan Beach vs. Los Angeles County

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
Manhattan Beach						
Single-family	11,492	76%	11,482	77%	-10	-0.1%
Multi-family	3,509	23%	3,422	23%	-87	-2.5%
Mobile homes	33	0.2%	14	0.1%	-19	-57.6%
Total units	15,034	100%	14,918	100%	-116	-0.8%
Los Angeles County						
Single-family	1,835,024	56%	1,947,820	56%	112,796	6.1%
Multi-family	1,379,277	42%	1,447,958	42%	68,681	5.0%
Mobile homes	56,605	2%	58,314	2%	1,709	3.0%
Total units	3,270,906	100%	3,454,092	100%	183,186	5.6%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Between 2000 and 2012, the city had a net decrease of 116 units due to the demolition and replacement of older units. The decrease in units included single family units (10), multi-family units (87) and mobile homes (19).

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-14 shows the age distribution of the housing stock in Manhattan Beach compared to Los Angeles County as a whole as reported in recent Census data.

Table II-14
Age of Housing Stock by Tenure –
Manhattan Beach vs. Los Angeles County

Year Built	Manhattan Beach		LA County	
	Units	%	Units	%
Built 2005 or later	432	3%	54,241	2%
Built 2000 to 2004	984	7%	109,255	3%
Built 1990 to 1999	1,567	10%	208,791	6%
Built 1980 to 1989	1,552	10%	403,248	12%
Built 1970 to 1979	1,637	11%	496,376	14%
Built 1960 to 1969	1,871	12%	518,500	15%
Built 1950 to 1959	4187	28%	722,473	21%
Built 1940 to 1949	1681	11%	396,035	12%
Built 1939 or earlier	1217	8%	516,817	15%
Total units	15,128	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP-4

This table shows that 59% of the housing units in Manhattan Beach were constructed prior to 1970. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a large percentage of the city's housing stock. However, due to the city's high household incomes, market forces would be expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

Housing in the City of Manhattan Beach is generally in quite good condition. Due to the desirability of beach area real estate, units that become dilapidated are usually

purchased and rebuilt. Further, the City of Manhattan Beach maintains an active code enforcement program, thus reducing the potential for perpetuation of substandard conditions. The City's most recent survey (2003) indicated 55 units in need of repair. However, these units were all capable of rehabilitation. Based on the field observations of Building and Code Enforcement staff, this estimate is believed to still be representative of housing conditions in the City.

The following categories were considered in the survey:

Category 1: Substandard; rehabilitation would not be economical, and replacement is recommended. A total of 11 units were identified in this category.

Category 2: Major repair needed, but economically feasible to rehabilitate. A total of 16 units were identified in this category.

Category 3: Moderate repair needed (painting, landscaping, minor repairs). A total of 28 units were identified in this category.

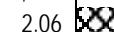
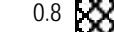
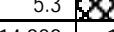
Category 4: Structurally sound with little or no repairs needed. The balance of the housing units in the City were included in this category.

Due to high property values in Manhattan Beach, property maintenance is generally good and the percentage of units in need of substantial rehabilitation or replacement is very low compared to most areas of Los Angeles County.

3. Vacancy

Housing vacancy rates as reported in the 2010 Census are shown in Table II-15. The table shows that vacancy rates in the city were relatively low, with a rental vacancy rate of 5.3% and an owner vacancy rate of only 0.8%. The rental vacancy rate for the county as a whole was higher, at 5.8% for rental units and 1.7% for owner units. A rental vacancy rate in the 5% range is considered a healthy market condition allowing for tenant mobility. Rental vacancy rates in the 2% range indicate nearly full occupancy, and contribute to upward pressures on rents.

Table II-15
Housing Vacancy –
Manhattan Beach vs. Los Angeles County

Housing Type	Manhattan Beach		LA County	
	Units	%	Units	%
Occupied housing units	14,038	94.0%	3,241,204	94.1%
Owner-occupied housing units	9,420	63.1%	1,544,749	44.8%
Average household size of owner-occupied units	2.72		3.16	
Renter-occupied housing units	4,618	30.9%	1,696,455	49.2%
Average household size of renter-occupied units	2.06		2.81	
Vacant housing units	891	6.0%	203,872	5.9%
For rent	258	1.7%	104,960	3.0%
Rented, not occupied	22	0.1%	4,994	0.1%
For sale only	77	0.5%	26,808	0.8%
Sold, not occupied	55	0.4%	6,726	0.2%
For seasonal, recreational, or occasional use	303	2.0%	19,099	0.6%
All other vacants	176	1.2%	41,285	1.2%
Homeowner vacancy rate (%)	0.8		1.7	
Rental vacancy rate (%)	5.3		5.8	
Total housing units	14,929	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"):

- Extremely-Low (30% or less of AMI),
- Very-Low (31-50% of AMI),
- Low (51-80% of AMI),
- Moderate (81-120% of AMI), and
- Above Moderate (over 120% of AMI).

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table II-16 shows 2013 affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-16 have been estimated based on typical conditions.

Table II-16
Income Categories and Affordable Housing Costs –
Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	--
Very Low (31-50%)	\$42,700	\$1,068	\$140,000
Low (51-80%)	\$68,300	\$1,708	\$235,000
Moderate (81-120%)	\$77,750	\$1,944	\$280,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$280,000+

Assumptions:

- Based on a family of 4
- 30% of gross income for rent or PITI
- 10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Housing sales price statistics reported by DataQuick Information Systems for the calendar year 2012¹ showed median sales prices of \$1.42 million for single-family homes and \$1.18 million for condos in Manhattan Beach. Based on the estimated affordable purchase prices shown in Table II-16, it is unlikely that any market rate homes or condos would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers.

c. Rental Housing

Based on a recent rental survey, the lowest advertised rents for 1- and 2-bedroom units in Manhattan Beach were \$1,100 and \$1,950, respectively, while larger homes rented for up to \$12,000 per month. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table II-16), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$1,950 per month, the gap between market rent and affordable rent at the very-low-income level is approximately \$900 per month, while the gap at the extremely-low-income level is about \$1,300 per month.

¹ <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT12.aspx>

F. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

The most recent available Census data found that approximately 1,758 people in Manhattan Beach between the 16 and 64 years of age, or 7.5% of the working age population, reported a work-related disability (Table II-17). Of those aged 65 and over, 17.7% reported some type of physical disability and 14.4% reported a disability that affected their ability to go outside the home. Housing opportunities for persons with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, wheelchair ramps, lowered countertops, single-level units and ground floor units.

Table II-17
Persons with Disabilities by Age

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	4,770	
Sensory disability	18	0.4%
Physical disability	11	0.2%
Mental disability	202	4.2%
Self-care disability	22	0.5%
Age 16 to 64 - total persons	23,570	
Sensory disability	201	0.9%
Physical disability	454	1.9%
Mental disability	360	1.5%
Self-care disability	175	0.7%
Go-outside-the-home disability	560	2.4%
Employment disability	1,758	7.5%
Age 65 and over* - total persons	3,481	
Sensory disability	399	11.5%
Physical disability	617	17.7%
Mental disability	211	6.1%
Self-care disability	163	4.7%
Go-outside-the-home disability	491	14.1%

Source: 2000 Census, SF3 Tables P8 and P41

Note: Totals may exceed 100% due to multiple disabilities per person

Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The **Westside Regional Center (WRC)** located in Culver City (<http://www.westsiderc.org/>) provides services for people with developmental disabilities in Manhattan Beach. The WRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any

regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost. According to the latest WRC Performance Report², the Center served approximately 7,100 individuals during 2010.

In addition to the services provided by the WRC, City housing programs that respond to the needs of this population include 5a (Incentives for Affordable Housing), 6a (Section 8 Rental Assistance) and 7d (Emergency Shelters and Transitional/Supportive Housing).

2. Elderly

According to recent Census data, there were 2,712 households (25% of owners but only 7% of renters) in Manhattan Beach where the householder was 65 or older (Table II-18). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table II-18
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	7,116	74%	3,904	93%
65 to 74 years	1,338	14%	154	4%
75 to 84 years	781	8%	54	1%
85 years and over	321	3%	64	2%
Total Households	9,556	100%	4,176	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. According to recent Census data, approximately 53% of owner households and 77% of renter households in Manhattan Beach had only one or two members. Approximately 3% of renter households had five or more members, while about 8% of owners were large households (Table II-19). This distribution suggests that the

² <http://www.westsiderc.org/s/WRC%20Performance%20Contract%20Year%20End%20Report%20For%202010.pdf>

need for large units with four or more bedrooms is expected to be much less than for smaller units.

Table II-19
Household Size by Tenure –
Manhattan Beach

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	1,909	20%	1,869	45%
2 persons	3,123	33%	1,357	32%
3 persons	1,400	15%	495	12%
4 persons	2,329	24%	316	8%
5 persons	634	7%	101	2%
6 persons	135	1%	38	1%
7 persons or more	26	0%	0	0%
Total Households	9,556	100%	4,176	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Recent Census data reported that approximately 4% of owner households and 5% of renter households in Manhattan Beach were headed by a female (Table II-20). A similar number of owner households were headed by single men, while only 3% of renter households were headed by single men in the city. While female-headed households represent a small portion of households, they may have significant difficulties finding affordable housing, particularly in expensive coastal areas.

Table II-20
Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	6,609	69%	1,058	25%
Male householder, no wife present	387	4%	135	3%
Female householder, no husband present	409	4%	206	5%
Non-family households	2,151	23%	2,777	66%
Total Households	9,556	100%	4,176	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

5. Farm Workers

Farm worker households are considered a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. Although agriculture produces a total annual value of approximately \$278 million per year in Los Angeles County, no major agricultural activities are found in Manhattan Beach or in the surrounding communities.³ As a result, there is not a special need for farmworker housing in Manhattan Beach.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term "homeless" as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁴

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

According to the 2013 Homeless Count Report⁵ by the Los Angeles Homeless Services Authority (LAHSA), it is estimated that 53,798 persons were homeless at the time of the survey. Of this population, 24% were in shelter facilities, 42% were unsheltered and 34% were estimated to be "hidden homeless." Manhattan Beach is located within LAHSA's Service Planning Area (SPA) 8 – South Bay (see Figure II-2). The homeless count for SPA 8 found 5,245 single adults, 551 family members, and 15 unaccompanied youth. The estimated total number of homeless persons in SPA 8 was approximately 14% lower than the previous survey in 2011. There is no current information regarding the homeless population in Manhattan Beach. The most recent homeless estimate for the city was in 2007 when the homeless population was estimated to be 87 persons. Since 2007, the homeless estimate for SPA 8 has increased from 4,457 to 5,245 persons. Assuming that the trend in homelessness in Manhattan Beach is similar to the entire SPA, the current estimate of homeless in the City would be 102 persons.

³ 2005 Crop and Livestock Report, Los Angeles County Agricultural Commissioner

⁴ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

⁵ <http://documents.lahsa.org/planning/homelesscount/2013/HC13-Results-by-SPA-and-SD.pdf> (8/27/2013)

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. Los Angeles County's Continuum of Care approach to homelessness is a coordinated and systematic local approach to meet the needs of homeless individuals and families within these subgroups, including:

- Chronic Homeless Persons;
- Episodic Homeless Persons; and
- Persons at Risk of Becoming Homeless

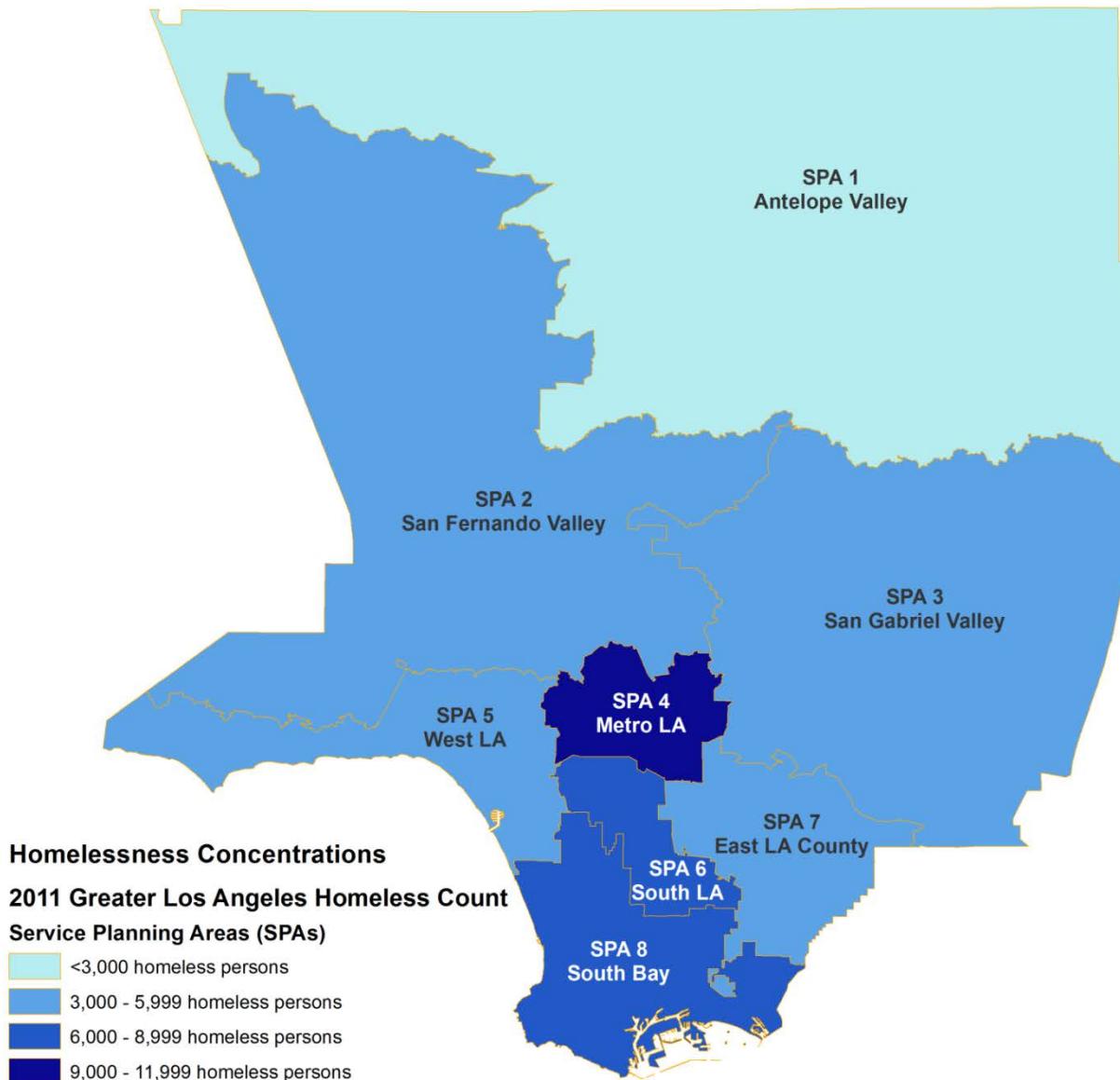
The County's focus is to provide funding for access to mainstream resources such as income supports, health care, mental health care, substance abuse treatment programs, child care, and job training placement.⁶ These resources serve the existing homeless population, and also work toward the prevention of homelessness.

Senate Bill 2 of 2007 strengthened the planning requirements for emergency shelter and transitional/supportive housing. Unless existing shelter facilities are available to meet local needs, jurisdictions must designate at least one zone where new shelters may be established "by-right" (i.e., without a conditional use permit or other discretionary approval). In 2013 the City amended the Municipal Code to address these new requirements.

⁶ Los Angeles County Housing and Community Development Consolidated Plan, page 5-21

Figure II-2

Los Angeles County Homeless Service Planning Areas



G. Assisted Housing at Risk of Conversion

As part of the Housing Element update, state law requires jurisdictions to identify assisted units that are at risk of conversion to market rate housing during the 10-year period 2013-2023. According to the Southern California Association of Governments and the California Housing Partnership Corporation, there are no units at risk in Manhattan Beach. There is one assisted project in the city, Manhattan Village Senior Apartments, which has a loan maturity date of 2037 and is not at risk of conversion.

H. Low- and Moderate-Income Housing in the Coastal Zone

Government Code Section 65590 contains requirements for the replacement of low- and moderate-income housing within the coastal zone when such housing is demolished or converted to other uses, subject to certain limitations. In accordance with Government Code Section 65590(b)(1), replacement housing is not normally required for the conversion or demolition of a residential structure which contains less than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units. The majority of housing in the City's Coastal Zone consists of multi-family housing. Government Code Section 65590(b)(3) states that replacement housing must be provided only where feasible if the local jurisdiction has less than 50 acres, in aggregate, of privately-owned vacant land that is available for residential use. The City is built out and has only a nominal amount of vacant land, well below the 50-acre threshold. Thus, the City has not had occasion to administer the provisions of Section 65590, nor had occasion to maintain records regarding the income level of past housing occupants. No low- or moderate-income housing has been provided or required pursuant to Section 65590 in the City of Manhattan Beach whether as replacement units or inclusionary units. This is primarily due to existing land use patterns consisting of small lots that provide for only a few units on a site. Since the City does not have the ability to construct or otherwise subsidize the construction of new housing through redevelopment, it must rely on its existing incentives to promote the development of affordable housing in the Coastal Zone.

I. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA for the 5th Housing Element cycle quantifies the anticipated need for housing within each jurisdiction for the period January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for

employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 Manhattan Beach Housing Growth Needs

The total housing growth need assigned by SCAG to the City of Manhattan Beach for the 2014-2021 planning period is 38 units, distributed by income category as shown in Table II-21. Pursuant to Government Code Section 65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-low-income need.

Table II-21
Regional Housing Growth Needs 2006-2014

Very Low	Low	Moderate	Above Moderate	Total
10*	6	7	15	38

Source: SCAG 2012

*5 units are assumed to be in the extremely-low-income category pursuant to Government Code Sec. 65583(a)(1)

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III. RESOURCES AND OPPORTUNITIES

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table III-1 below. The table shows that the city's land inventory exceeds the RHNA allocation of 38 units for this planning period.

As discussed in Appendix B, the requirement to demonstrate availability of lower-income sites is met through zoning that allows development or redevelopment of underutilized sites at densities of at least 30 units/acre pursuant to *Government Code* Section 65583.2(c)(3)(B). The land inventory analysis in Appendix B contains an estimate of the realistic capacity of potential sites for residential development at densities of 30 units/acre or greater. The analysis notes that high land values have resulted in extensive "recycling" of small residential parcels to higher-density projects.

Table III-1
Land Inventory Summary

	Income Category		
	Lower ¹	Moderate	Above Moderate
Vacant sites (Table B-2)	3		2
Underutilized sites			
Downtown Commercial (Table B-3)	443		
Local Commercial (Table B-4)	316		
North End Commercial (Table B-5)	235		
Total Realistic Capacity ²	994		2
RHNA	16	7	15
Adequate Capacity?	Yes	Yes ³	Yes ³

Source: Manhattan Beach Community Development Dept., 2013

1. Lower = Very Low + Low

2. Excludes sites smaller than one-quarter acre or unlikely to be redeveloped due to other circumstances

3. Reflects excess lower-income sites

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

The Los Angeles Community Development Commission administers housing assistance funds, including HOME Funds and Rental Assistance funds for the City of Manhattan Beach which is a participating city in Housing Authority and Community Development Block Grant (CDBG) programs as a part of the Los Angeles Urban County program. The City of Manhattan Beach did not have a redevelopment agency and therefore does not have a successor agency or redevelopment funds for housing.

CDBG Funds

Beginning in the 1997-1998 Fiscal Year, the City of Manhattan Beach has traditionally sold its allocation of CDBG funds to other participating cities in exchange for general funds. For the 2012-2013 Fiscal Year, the City is exchanging \$102,865 in CDBG funds with the City of Hawaiian Gardens at sixty cents on the dollar for general fund monies in the amount of \$75,091.45. The City is providing funding for the following local social service providers:

- **Care Management for Manhattan Beach Seniors (BCHD)**- promotes optimal functioning of seniors to avoid the need to institutionalize fragile or at risk seniors, targeting the population 85 years of age or older.
- **1736 Family Crisis Center**- provides shelter for victims of domestic violence, including five women's shelters for women and their children and an emergency youth shelter. The Center provides a 24-hour hot line and also offers legal services.
- **South Bay Family Health Care Center**- provides dental care to low and moderate income residents and the indigent.
- **South Bay Center for Counseling**-provides counseling to low and moderate income families, groups, and individuals.
- **South Bay Children's Health Center**- provides counseling to at-risk youth
- **Salvation Army-Senior Meals-Operation Sunshine**- provides groceries to low income seniors.
- **Project Touch**- provides tutoring, counseling, and social services to at-risk youth.
- **Cancer Support Community**-provides psychological and social support services to cancer patients and their families.
- **South Bay Adult Care Center**- provides adult day care for seniors suffering from Alzheimer's, Parkinson's, stroke, frailty, etc.

Section 8 Rental Assistance

Landlords and tenants in Manhattan Beach may participate in the Section 8 Rental Assistance Program, which assists eligible families to afford safe, decent, high-quality

rental housing. The Housing Authority of Los Angeles County (HACoLA) provides rental assistance to over 20,000 households through this federal program.

The Section 8 Program is funded by the U.S. Department of Housing and Urban Development (HUD), and tenants and rental units must meet limits on income and rental rates, respectively.

Participants rent housing from private landlords and pay no more than 30% of income toward rent. Very-low- and extremely-low-income tenants pay a smaller portion of income toward rent. The Housing Authority utilizes federal funds to subsidize the difference in monthly payments between households' ability to pay and Fair Market Rent. Owners, participants and the Housing Authority share in a three-way-partnership.

The Housing Authority's responsibilities in administering the program include:

- Maintaining the waiting list;
- Determining eligibility , and level of assistance;
- Calculating rent portion;
- Conducting annual re-determinations; Briefing tenants on finding a rental unit;
- Contracting with owners; Ensuring that contracted unit rents are reasonable ; Conducting unit housing quality standard inspections;
- Ensuring tenant and owner compliance with program rules (and terminating contracts and assistance if necessary);
- Making housing assistance payments to owners; and
- Processing assisted families moving into and out of the jurisdiction through portability.

2. Local Resources

As a small city, Manhattan Beach has very limited local resources for housing. Chapter V describes the City's programs to facilitate the development and rehabilitation of housing.

C. Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is fully developed, new infill development and rehabilitation activities could occur, allowing the City to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California

Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013⁷.

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

In addition to state-mandated Title 24 requirements, Manhattan Beach is participating in a coalition to collaboratively tackle the issue of energy conservation.⁸ The South Bay Environmental Services Center (SBESC⁹) is educating residents, business owners and public agencies and hosting or making available information about the energy conservation programs, retrofits and incentives available in the community and how to incorporate more energy-saving practices into everyday life. Established through funding from the California Public Utilities Commission, the SBESC includes the 15 cities that comprise the South Bay Cities Council of Governments (SBCCOG), and is associated with Southern California Edison and Southern California Gas Company. Member cities include Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Hermosa Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance, and the Harbor City and San Pedro communities of Los Angeles.

The City of Manhattan Beach has adopted solar energy and wind energy ordinances to facilitate their use, and has reduced building permit fees for solar energy systems. These waivers are reviewed annually.

The City has adopted a water conservation ordinance and a water efficient landscape ordinance that is consistent with state law. Drought-tolerant landscaping is required for all new landscaping in connection with all projects regardless of size or tenancy.

The City adopted increased energy efficiency requirements (Tier 1) as part of the 2010 CalGreen Code. The City is participating in the Los Angeles County Energy Upgrade Program so that residents and businesses can take full advantage of energy retrofit programs per AB 811.

⁷ California Energy Commission (<http://www.energy.ca.gov/title24>)

⁸ http://www.imakenews.com/priorityfocus/e_article001104271.cfm?x=bCHNgMg,b7M8B89t

⁹ www.sbesc.com

The City, in conjunction with the South Bay Environmental Service Center (SBESC) and others, will continue to participate and host workshops on green building.

On May 31, 2012 the California Energy Commission (CEC) adopted new energy efficiency standards for both residential and commercial buildings. The new standards take effect on Jan. 1, 2014. The CEC's 2013 Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction.

Some of the changes to residential standards include:

- Solar-ready roofs to allow homeowners to add solar photovoltaic panels at a future date;
- More efficient windows to allow increased sunlight, while decreasing heat gain;
- Insulated hot water pipes to save water and energy and reduce the time it takes to deliver hot water;
- Whole house fans to cool homes and attics with evening air, reducing the need for air conditioning load; and
- Air conditioner installation verification to insure efficient operation.

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IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Manhattan Beach General Plan Land Use Element includes three residential land use designations, as shown in Table IV-1.

Table IV-1
Residential Land Use Categories –
Manhattan Beach General Plan

Area	Low Density	Medium Density	High Density
District 1 - Hill Section/ Eastside so. of Manhattan Beach Blvd.	5.8 du/acre	11.6 du/acre	43.6 du/acre
District 2 - Tree Section/ Eastside no. of Manhattan Beach Blvd.	9.5 du/acre	18.9 du/acre	43.6 du/acre
District 2 - Manhattan Village	Specific Plan	Specific Plan	Specific Plan
District 3 - Beach	16.1 du/acre	32.3 du/acre	51.3 du/acre
District 4 - El Porto	na	na	51.0 du/acre

In addition to the residential land use designations, residential or mixed-use development is permitted in several commercial land use designations, as described below.

- The **Downtown Commercial** (CD) land use category applies only to the Downtown, an area of 40+ blocks that radiates from the intersection of Manhattan Beach Boulevard and Highland Avenue. Downtown provides locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers. Multi-family residential development is conditionally permitted according to the development standards for the High Density Residential district. The height limit in this district ranges from 26 feet to 30 feet depending on location.

- The **Local Commercial** (CL) land use category provides areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community. Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. Residential uses are conditionally permitted at densities consistent with the High Density Residential category. The height limit is 30 feet.
- The **Mixed-Use Commercial** land use category accommodates the parking needs of commercial businesses on small lots that front Sepulveda Boulevard and abut residential neighborhoods. In recognition of the need to ensure adequate parking for businesses and to protect residential uses from activities that intrude on their privacy and safety, this category limits commercial activity on commercial lots adjacent to residences and establishes a lower floor area factor (FAF) limit of 1.0:1 for commercial uses. Uses permitted are similar to those allowed in the General Commercial category. Residential uses are conditionally permitted consistent with the Low Density Residential category and the D-6 Oak Avenue Zoning Overlay.
- Properties designated **North End Commercial** (CNE) lie at the north end of the City, along Highland Avenue and Rosecrans Avenue between 33rd and 42nd Streets. Commercial uses are limited to small-scale, low-intensity neighborhood-serving service businesses, retail stores, and offices. Restaurant and entertainment establishments are permitted only where zoning regulations can adequately ensure compatibility with residential uses. The maximum permitted FAF is 1.5:1. Residential uses are conditionally allowed at densities consistent with the High Density Residential category with a height limit of 30 feet.

The realistic capacity for new multi-family residential development in these commercial districts is discussed in Appendix B.

The General Plan is not considered a constraint to the goals and policies of the Housing Element as the City's zoning is consistent with the General Plan and adequate sites with appropriate densities have been identified to accommodate the City's RHNA allocation.

b. Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods, and provides for residential standards for four areas:

Area District I – South of Manhattan Beach Boulevard and east of Valley/Ardmore.

Area District II – North of Manhattan Beach Boulevard and east of Valley/Ardmore and Bell.

Area District III – Coastal area south of Rosecrans.

Area District IV – Coastal areas north of Rosecrans (El Porto).

General development standards for each area are summarized in Table IV-2.

Table IV-2
Residential Development Standards by Zone

Area District	I	II	III	IV
Minimum lot size	7,500 sf	4,600 sf	2,700 sf	2,700 sf ²
Maximum lot size ¹	15,000 sf	10,800 sf	7,000 sf	7,000 sf
Minimum width	50 ft.	40 ft.	30 ft.	30 ft.
Minimum front setback	20 ft.	20 ft.	5 ft.	5 ft.
Minimum side setback	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas
Minimum rear setback	12 ft.	12 ft.	5 ft.; 10 ft. on non-alley RS lots abutting residential	5 ft.

Notes:

1. No maximum lot size for properties zoned RM, RH and CL in Area Districts I and II that are developed with 3 or more units.
2. Existing 1,350 sq.ft. lots permitted to remain and accommodate up to 2 units.

Source: Manhattan Beach Municipal Code (10.12.030)

Minimum lot standards and setbacks are typical of many areas of southern California, and the three-foot minimum side yard setback is the minimum required to maintain public safety and emergency access. A five-foot rear yard setback is relatively conservative, compared to the 20-foot minimum often required in inland areas and in other suburban areas.

The minimum required area per dwelling unit allows for a range of densities, up to 51 dwelling units per acre, as shown in Table IV-3.

Table IV-3
Minimum Lot Area per Dwelling

Area	RS	RM	RH
Area I	7,500 sf	3,750 sf	1,000 sf
Area II	4,600 sf	2,300 sf	1,000 sf
Area III	1,700 sf	1,350 sf	850 sf
Area IV	--	--	850 sf

Source: Manhattan Beach Municipal Code (10.12.030)

The City's height limits allow a maximum height of 26 feet in single-family and medium-density areas of Districts I and II and 30 feet in multi-family areas and in all parts of Districts III and IV, which can accommodate three-story structures. In accordance with Municipal Code Section 10.12.030, any increase in the height limit must be submitted to voters for approval. Thus densities higher than the maximum 51 units per acre permitted would be extremely difficult to achieve, due to the need for parking and the desire of the residents for adequate living space. This limit is consistent with the repeatedly stated desires of the

citizenry to maintain a small-scale community and the capacity of area roadways to serve development.

The City does not generally prescribe a minimum floor area per dwelling unit. Units as small as 500 square feet currently exist in the City, primarily in El Porto and the northwest area of the City. In accordance with Zoning Code Section 10.12.050 a minimum floor area of 525 square feet per dwelling is required for units developed as part of a senior housing complex.

Design Overlay Districts

In addition to zoning requirements for the base districts, the City has established seven Design Overlay Districts which establish development standards specific to the unique needs of each Overlay District. These Overlay Districts are as follows:

D1 - Rosecrans Avenue, where higher fences in the front-yard setback area are needed to reduce traffic noise; in this Overlay District, front yard fences up to six feet in height may be constructed as close as three feet from the front or street side property line.

D2 - Nine small lots totaling approximately 1.34 acres at 11th Street and Harkness, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences; high density residential uses in this area are limited to a maximum height of 26 feet and maximum density of one dwelling per 1,800 square feet of lot area.

D3 - Gaslamp neighborhood, a single-family neighborhood where special design standards and review procedures are needed to preserve existing neighborhood character;

D4 - Traffic noise impact areas, where higher fences are needed to reduce traffic noise; fences up to eight feet in height are permitted.

D5 - North End Commercial, where special design standards are needed for the north end commercial area to accommodate additional residential development;

D6 - Oak Avenue, where special design standards, landscaping and buffering requirements for commercial uses are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard;

D7 - Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement of 17,000 square feet and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy, and prevent unwanted impacts from increased traffic, bulk and crowding that would result from increased density.

Several of the Design Overlays, such as D1 and D4 are more permissive than the base district, allowing higher walls closer to the property lines in order to provide protection from excessive noise. Others such as Design Overlay D3 and D5 affect minor design issues

that would not be anticipated to constrain the delivery of additional housing. In fact, Design Overlay D3 would act to preserve existing structures in areas subject to "mansionization" pressures.

However, Design Overlay D2 would reduce the number of dwellings permitted on each of the affected lots (AP # 4164-001-013 to 15; 4164-001-017&018; 4164-001-21; 4164-001-032 to 036; 4164-001-039 to 044). Lots in this area are each approximately 6,500 square feet. Base District requirements of 1,000 square feet per unit would permit six dwellings on each lot for a total of 54 dwelling units. Under Design Overlay D2, only three dwellings would be permitted on an individual lot for a total of 27 units, a 27-unit reduction in maximum buildout. These regulations are consistent with the Covenants, Conditions and Restrictions recorded at the time this tract was originally subdivided.

Design Overlay 7 increases minimum lot area from 7,500 square feet under the base district to 17,000 square feet. Although this is a significant difference, at more than double the lot size, the terrain in this area is such that higher density would be unlikely, unless very costly landform modification were to be undertaken. Also these regulations are consistent with the original private CC&Rs that were recorded at the time the tract was originally subdivided.

Zoning for Affordable Multi-Family Housing

Lower-income housing can be accommodated in all zones permitting residential use in Manhattan Beach. These may include second residential units in single-family zones and multi-family apartments and condos in the RH zone, and commercial/residential mixed-use developments in the CD, CL and CNE Zones. Under state law, the "default density" presumed to be adequate to facilitate lower-income housing is 30 units/acre in Manhattan Beach.

Exclusive residential development is allowed subject to the RH development standards in the CD, CL and CNE commercial zones. The RH standards allow more building floor area on a given parcel than the commercial development standards, therefore a strong incentive is created for high density residential development in these commercial zones. As noted in Table IV-3 above, the RH zone allows multi-family development at densities of 43.5 to 51 units/acre and therefore is considered suitable for lower-income housing under state law¹⁰. The CD, CL and CNE commercial zones also allow densities greater than 40 units/acre. In order to encourage and facilitate the production of higher-density affordable housing, the City also offers a graduated density incentive to encourage consolidation of small lots.

Special Needs Housing

Under state law, persons with special needs include those in residential care facilities, persons with disabilities, persons needing emergency shelter, transitional or supportive housing, and low-cost single-room-occupancy units. The City's regulations regarding these housing types are discussed below.

¹⁰ Assembly Bill 2348 of 2004

- **Housing for Persons with Disabilities**

State requirements. Health and Safety Code §§1267.8, 1566.3, 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Residential Care, Limited is defined in Section 10.08.030.E of the Municipal Code as: "Twenty-four (24) hour non-medical care for six (6) or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California." These facilities are a permitted use in all residential districts in conformance with state law.

Residential Care, General is defined in Section 10.08.040.N of the Municipal Code as: "Twenty-four (24) hour non-medical care for seven (7) or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California." These facilities are conditionally permitted uses in the RH (High Density Residential), RPD (Residential Planned Development), RSC (Residential Senior Citizen), CG (General Commercial) and PS (Public and Semi-Public) districts subject to approval of a Use Permit by the Planning Commission. These regulations do not pose an unreasonable constraint on persons with disabilities.

Reasonable Accommodation for Persons with Disabilities. The Municipal Code contains procedures for reviewing and approving requests for reasonable accommodation from persons with disabilities in conformance with state law.

Definition of "Family". Section 10.04.030 of the Municipal Code defines "Family" as "A single individual or two (2) or more persons living together as a single housekeeping unit in a dwelling unit, provided that this shall not exclude the renting of rooms in a dwelling unit as permitted by district regulations." This definition is consistent with state law and does not pose a constraint.

Group Residential is defined in Section 10.08.030.C of the Municipal Code as: "Shared living quarters with not more than five (5) guest rooms and without separate kitchen or bathroom facilities for each guest room, and where either of the following apply:

1. Lodging and meals for compensation are provided by pre-arrangement for definite periods for not more than nine persons, or

2. Rooms, beds or spaces within the living quarters are rented to 10 or more individuals by pre-arrangement for definite periods.

Shared living quarters with six or more guest rooms or where lodging and meals for compensation are provided for 10 or more persons shall be considered a Visitor Accommodation."

These regulations apply to group residential facilities that are not intended for persons with disabilities and are a conditional use in the RH (High Density Residential) and RSC (Residential Senior Citizen) districts. Use permits are reviewed and approved by the Planning Commission at a public hearing. These requirements do not pose an unreasonable constraint to this type of housing.

Maximum concentration requirements. There are no concentration or separation requirements for residential care facilities or group homes in the Zoning Code.

Site planning requirements. There are no special site planning requirements (other than parking, height, and setbacks) for residential care facilities in the Zoning Code.

Parking requirements. Code requirements for off-street parking are as follows:

Group residential: 1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes

Residential Care, Limited: 1 per 3 beds

Residential Care, General: 1 per 3 beds; plus additional spaces, as specified by use permit

Senior housing: 0.5 per unit, plus: 1 accessible and designated guest space/5 units, one space per non-resident employee and 1 (11' w x 30' l x 10' h) loading area

Residential hotels: 1.1 per room

These requirements do not pose an unreasonable constraint to facilities for persons with disabilities.

- **Emergency Shelters and Transitional/Supportive Housing**

Senate Bill 2 of 2007 requires that emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, subject to certain development standards. The Municipal Code allows emergency shelters by-right in the PS (Public and Semi-Public) and IP (Industrial Park) zones. These districts include vacant and underutilized parcels

that could support emergency shelters, and also have good access to transit and other services.

Transitional housing is longer-term housing, typically up to two years. Transitional housing generally requires that residents participate in a structured program to work toward established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals. Under SB 2 transitional and supportive housing is deemed to be a residential use subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. The Municipal Code allows transitional and supportive housing consistent with state law.

- **Single Room Occupancy**

Section 10.08.050.CC.2 of the Municipal Code defines Residential Hotels as "Buildings with six (6) or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are intended for occupancy on a weekly or monthly basis." Residential hotels are similar to SRO facilities and are conditionally permitted in CG (General Commercial) district.

c. Off-Street Parking Requirements

The provision of parking is needed to satisfy the requirements of the Zoning Code and resident needs. In addition, the California Coastal Commission has repeatedly expressed the need to preserve public parking for visitor serving uses, which can sometimes be affected by new development. A reduction in parking below two parking spaces per dwelling unit could potentially result in impacts on existing public parking. City parking requirements are shown in Table IV-4. As can be seen from this table, parking requirements are most stringent for larger units and least stringent for smaller, more affordable units.

Table IV-4
Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single family homes up to 3,600 sq. ft. of floor area	2 enclosed spaces per unit
Single family homes exceeding 3,600 sq. ft. of floor area	3 enclosed spaces per unit
Multi-family residential	2 spaces per unit including 1 enclosed; 2 spaces, both enclosed in Area District IV; 1 space only for dwellings under 550 sq.ft.; with 1 guest parking space per condominium unit and 0.25 guest parking spaces per apartment unit in complexes of four or more units.

Source: Manhattan Beach Municipal Code (10.64.030)

d. Accessory and Second Units

Section 65852.2 of the California Government Code requires local governments to permit second units subject to certain limitations in single-family and multi-family residential zones. The City does not currently have a second unit ordinance; therefore the provisions of state law apply. Program 5e (Chapter 5) includes a commitment to process an amendment to the Municipal Code to establish regulations and procedures for second units in conformance with state law.

e. Density Bonus

Under state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The Zoning Code was updated in 2013 to include density bonus regulations in conformance with current state law.

f. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

Mobile or manufactured homes are considered to be single-family or multi-family units depending on the structure configuration and are permitted in all residential zones, subject to applicable development standards.

g. Condominium Conversions

The LCP includes provisions related to condominium conversion, senior citizen housing, and loss of affordable housing in the coastal zone. Regarding condominium conversion, the LCP provides that:

"The City shall continue to maintain, at a minimum, the present restrictive conditions for condominium conversion, within the coastal zone. This will allow only buildings which meet current standards to be converted to condominiums, thus preserving many units for privately-owned, affordable rental units."

Section 10.88.070 of the Municipal Code and Section A.88.070 of the LCP also contain requirements regarding tenant notification, right to purchase, tenant purchase discounts, relocation expenses, and tenant discounts when condominiums are converted. Provision is made for lifetime leases for non-purchasing elderly or medically disabled tenants. In addition, low- and moderate-income tenants and those with children are provided with an extended relocation period. In evaluating requests for condominium conversion, the

Planning Commission must consider the impact of tenant displacement, with emphasis on existing low- and moderate-income tenants under Section 10.88.080 of the MBMC and Section A.88.080 of the LCP.

h. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed. The City has adopted the 2010 California Building Code, with appropriate amendments to address local geological and topographic considerations.

i. Coastal Zone

Section 65590 of the California State Government Code requires the inclusion of low- or moderate- income housing in new residential development in the Coastal Zone where feasible. Due to land costs, it would not be feasible to provide low- or moderate-income housing on single-family or small multi-family lots within the city's Coastal Zone without very large subsidies. There are no large vacant lots available for housing complexes which would accommodate large numbers of dwelling units within the Coastal Zone. However, significant development opportunities exist within the Coastal Zone on underutilized commercial properties in the CD, CNE and CL zones.

The City of Manhattan Beach has a certified Local Coastal Program (LCP). The LCP was certified by the California Coastal Commission in 1994 and therefore the City is able to issue its own coastal permits. The LCP addresses three primary issue areas: public access, locating and planning for new development, and the preservation of marine-related resources. The LCP includes a number of policies that will affect the ability to develop new housing within the coastal areas of the City. These include policies related to the preservation of beach access, the provision of adequate parking (including requiring adequate off-street parking to be provided in new residential development) and controlling the types and densities of residential development within the Coastal Zone. Those coastal policies related to residential development within the Coastal Zone include the following:

1. Policy II.B.1: Maintain building scale in Coastal Zone residential neighborhoods consistent with Chapter 2 of the Implementation Plan.
2. Policy II.B.2: Maintain residential building bulk control established by development standards in Chapter 2 of the Implementation Plan.
3. Policy II.B.3: Maintain Coastal Zone residential height limit not to exceed 30 feet as required by Sections A.04.030 and A.60.050 of Chapter 2 of the Implementation Plan.
4. Policy II.B.4: The beach shall be preserved for public beach recreation. No permanent structures, with the exception of bikeways, walkways, and restrooms, shall be permitted on the beach.

At the same time, the City seeks to process permits in the Coastal Zone as efficiently as possible. As noted above, certification of the City's Local Coastal program allows the City to process coastal permits locally, saving the time and expense of a separate Coastal Commission approval.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

The permit review and approval process for single- and multi-family residential developments is described below.

Single-Family Development

Single-family development on a previously subdivided lot is a straightforward process. A building permit application is submitted and plans are reviewed by the City to assure compliance with City laws and standards, including planning and zoning standards such as building height and setbacks. Building permits are issued administratively and do not require a public hearing. The City does not have any separate design review process. If a project is located in the Coastal Zone, a Coastal Development Permit (CDP) is also required. Administrative CDP approval by the Director is required for any new single-family residence and multi-family residence (excluding remodels and additions), in the non-appealable area of the Coastal Zone. In the appealable area of the Coastal Zone, administrative CDP approval by the Director is required for any new single-family and multi-family residence as well as an increase of 10 percent or more of the internal floor area of the existing structure or the construction of an additional story or increase in building height of more than 10 percent. Any project located within the Coastal Zone compares similarly to a regular plan check located outside the Coastal Zone, with no extra requirements and findings. The City's Local Coastal Program has been certified by the California Coastal Commission. Therefore, the City processes its own Coastal Permits, saving time and money for applicants since they do not need to seek separate approval from the California Coastal Commission. Processing time for a CDP is typically 6-8 weeks.

Single-family subdivisions and condominiums require approval of a subdivision map. Condominium projects with 3 or more units require approval of a Use Permit. The typical time required is 3-4 months for review and approval for projects requiring a Use Permit.

Multi-Family Development

Multi-family projects with 5 units or less are approved with an Administrative Site Development Permit (approved by the Director with no public hearing). Multi-family developments with 6 or more units require Site Development Permit approval by the Planning Commission. The typical time required for review and approval of an Administrative Site Development Permit is 6-8 weeks, while the processing time for a Site Development Permit is typically 2-3 months.

Both the Administrative SDP and the Planning Commission SDP review processes are limited to confirming that the project complies with applicable development standards and does not examine the appropriateness of the use itself.

b. Environmental Review

Environmental review is required for all discretionary development projects under the California Environmental Quality Act (CEQA). Most projects in Manhattan Beach are either Categorically Exempt or require only an Initial Study and Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Most residential projects require a Negative Declaration and take an additional three to four weeks to complete. Categorically Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

Fees are charged by the City to cover processing costs and staff time and also to defray the cost of providing public services and facilities to new developments. By State law, fees cannot exceed costs to the City generated by the activity for which the fee is assessed. Permit processing and impact fees are described below.

Permit Processing Fees

For non-discretionary projects that do not require a hearing, a permit fee of \$560 is assessed. In cases involving land subdivision, such as a condominium project, a tract map must be approved. Map fees range from \$915 if no public hearing is needed up to \$3,325 for a map with four or fewer parcels. For a larger map the fee would be \$1,075 if there is also another discretionary application such as a Use Permit or Variance and \$4,080 if there is only the map. Condominium projects requiring a use permit (2-unit condos are exempt) are assessed a \$5,200 fee.

Impact Fees

In addition to permit processing fees, developments are subject to impact fees to help fund the cost of providing public services and facilities. Water and sewer fees are necessary to ensure that these services will be available to serve new developments. For single-family or condo developments, \$1,817 per dwelling unit is assessed for park purposes in accordance with the Quimby Act. Multi-family rental projects are exempt from park fees. In accordance with Chapter 10.90 of the Municipal Code, the City charges a fee for art in public places. The fee is equal to one percent of the building valuation and is not assessed on residential projects of fewer than four units. The City does not charge a traffic impact fee. While these fees are not insubstantial, they constitute only about 2% of the value of a typical owner-occupied residence and about 1.5% of the total value of a multi-family apartment. In accordance with Municipal Code Section 10.52, Affordable Housing Incentive Program, fees may be waived if the applicant agrees to meet certain affordability standards.

The following table summarizes processing fees and impact fees for typical single-family and multi-family developments.

Table IV-5
City of Manhattan Beach Planning & Building Fees

Planning Fees/Building Fees	Single-Family ¹	Multi-Family ²
Processing Fees		
Parcel Map	\$831	n.a.
Coastal Development Permit	\$1,155	\$1,155
Administrative Site Development Permit	TBD	TBD
Site Development Permit	TBD	TBD
Impact Fees		
Water connection	\$19.50	\$19.50
Sewer connection	\$1,041 (new only, does not apply if existing connection is being used)	\$1,041 (same as SFR, only one connection typically needed for each multi-family project)
Traffic impact	n.a.	n.a.
Public art	\$4,000	\$2,000
Quimby Act park fee	\$1,817	n.a.
School fees ³	\$3,945	\$2,630
Est. Total Fees	\$12,000	\$5,700
Est. % of total development cost	3%	3%

Source: City Of Manhattan Beach, 2013

1. Per-unit fee assuming a 4-unit condo project with building valuation of \$400,000/unit

2. Per-unit fee assuming a 10-unit apartment project with building valuation of \$200,000/unit

3. \$2.63/sq.ft. Manhattan Beach Unified School District) – assumes 1,500 sq.ft. condos and 1,000 sq.ft. apartments

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street improvements and other public works projects, to facilitate the City's continued development according to the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, or sensitive biological habitat. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, Endangered Species Act, Coastal Act, State Fish and Game Code and Alquist-Priolo Act). The City's Coastal Land Use Plan and General Plan have been designed to protect sensitive areas from development, and to protect public safety. Environmentally sensitive areas are generally zoned and protected as parklands. However, a significant portion of the City is within the Coastal Zone wherein impacts to coastal resources are always of concern. In addition, portions of the city are located on moderately steep hillsides and some areas are subject to liquefaction. While policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

Roadways in Manhattan Beach are subject to high levels of traffic which would be exacerbated by increased development. Much of this traffic is cut through traffic over which the City has no control, a particular problem on such north/south arterials as Sepulveda Boulevard. This traffic affects both the ability of the City to intensify development and the desirability of residential use of parcels along major streets.

Other infrastructure issues relate primarily to the age of the infrastructure, rather than capacity. In the coastal area of the City, terra cotta sewer lines are deteriorating. Domestic water discoloration occurs from time to time in the beach area due to the use of iron pipes. At the southerly end of the City, along Sepulveda Boulevard, elevation differences between the area and the reservoir result in water pressure problems on occasion. Therefore intensification of water consuming development at the southerly end of the City could be a problem. However, this area has no vacant sites and additional housing in this area would consist primarily of scattered second units which would not be anticipated to result in any significant increase in demand for water or sewer services. Water and sewer capacity are adequate to provide service for the larger numbers of units anticipated in the downtown area and Manhattan Village.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the downturn in the housing market following the 2008 mortgage crisis had a negative effect on property values. Real estate professionals have reported that sales and property values are now recovering, however.

In Manhattan Beach there is no vacant developable land, therefore all new residential development occurs on underutilized sites where existing structures must be removed. This added site preparation cost significantly increases the effective land cost and overall cost of development. In addition, land cost varies widely depending on proximity to the

beach and whether ocean views are available. Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. Most new residential development in the City consists of one to two units per lot, and recent trends indicate redevelopment projects have been maximizing density.

4. Construction Costs

Residential construction costs are estimated by the Community Development Department at \$200 per square foot and higher, usually due to the type of construction and amenities desired by the developer in this market. Construction cost is affected by the price of materials, labor, development standards, and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Manhattan Beach are not substantially different from other cities in the South Bay area. Since most development consists of private redevelopment where impact fees and major infrastructure or offsite improvements are typically not required, it is likely that costs are lower than in many cities.

5. Cost and Availability of Financing

Manhattan Beach is similar to most other communities with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are unpredictable. For buyers with good credit histories, mortgages can be obtained at very favorable interest rates, which currently are in the range of 4.5% for a 30-year fixed-rate mortgage.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Fair housing issues are addressed in Manhattan Beach through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (handouts, booklets, pamphlets, etc.) are made available to the public at City Hall, the library, and on the City's website through links to the Housing Rights Center (see Program 7a in Chapter V - Housing Plan).

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V. HOUSING PLAN

A. Goals, Policies and Programs

The previous chapters of this Housing Element describe existing conditions in the City relative to housing, and identified needs, resources, opportunities and constraints that affect the City's ability to meet its housing needs. This chapter articulates City goals, policies and programs intended to address identified needs.

GOAL I. Preserve existing neighborhoods.

The City is made up of several distinct neighborhoods, some of which were originally established in the early 1900s. The neighborhoods each contribute to the small-town feel of the community and reflect the City's unique and varied environment. They include the following, which are described in more detail in the Community Profile chapter:

- 1) **The Beach Area**, containing most of the City's multi-family rental housing, which is developed on small lots and offers a village atmosphere;
- 2) **The Hill Section** consisting primarily of single-family residential development on slightly larger lots, with commercial and higher-density residential development limited to Sepulveda Boulevard and Manhattan Beach Boulevard;
- 3) **East-Side** including single-family residential uses and a large proportion of the City's commercial and residential uses within this area;
- 4) **Manhattan Village** which includes a substantial amount of regional commercial and office development as well as a significant number of single-family homes and senior housing.
- 5) **The Tree Section** which is the single-family area east of Bell Avenue and northwest of Valley Drive as well as senior housing; and
- 6) **El Porto**, a formerly unincorporated community providing a mix of high-density residential and commercial uses.

The City has long been committed to the maintenance and preservation of its residential neighborhoods.

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.

Section 10.12.030 of the MBMC establishes standards to avoid "mansionization", including increased setback and open space requirements for new single-family residences. The additional open space must be provided in areas adjacent to streets or in areas that create useable open space. Open space may be provided above the second story, encouraging structures to be built to less than maximum height thereby reducing the

mass of homes. The mansionization ordinance also establishes maximum lot sizes in residential districts as follows:

District	Maximum Lot
I - Hill Section; Ardmore east, Manhattan Beach Blvd. south	15,000 sq. ft.
II - Tree Section; Ardmore/Blanche east, Manhattan Beach Blvd. south	10,800 sq. ft.
III - Beach area	7,000 sq. ft.
IV - El Porto	7,000 sq. ft.

Generally, properties in the Medium and High Density Residential zones that are developed with three or more units are exempt from the stricter requirements in order to encourage multi-family development.

Section 10.64.030 of the MBMC requires additional enclosed parking for larger residences. Three enclosed parking spaces are required for residences that exceed 3,600 square feet in floor area, whereas residences smaller than 3,600 square feet only need to provide two spaces. Only one space is required for multi-family units with less than 550 square feet.

These provisions act to discourage construction of overly large dwellings that are out of scale with the surrounding neighborhood. In addition to issues of scale, the large dwellings are also more costly, and lead to increased pressure to demolish modest dwellings in favor of lavish structures affordable only to the most affluent.

Responsibility: Community Development Department
 Funding: City General Fund
 Schedule: On-going
 Objective: Continue to preserve the character of existing neighborhoods

Program 1b. Continue to apply the Design Overlay as provided under Section 10.44 of the Municipal Code, as appropriate.

This section of the Code provides a mechanism for establishing specific development standards and review procedures for certain areas of the City with unique needs, consistent with General Plan policies, taking into consideration the unique nature of a given neighborhood. Seven sub-districts have been established:

- D1) Rosecrans Avenue, where higher fences in the front-yard setback area are needed to reduce traffic noise;
- D2) 11th Street, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences;
- D3) Gaslamp neighborhood, where special design standards and review procedures are needed to preserve existing neighborhood character;
- D4) Traffic noise impact areas, where higher fences are needed to reduce traffic noise;

- D5) North end commercial, where special design standards are needed to accommodate additional residential development;
- D6) Oak Avenue, where special design standards, landscaping and buffering requirements are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard;
- D7) Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: On-going
Objective: Preserve neighborhood character citywide.

Program 1c. Refrain from approval of lot mergers that would result in a reduction in the number of residences allowed.

Many homes have been constructed on double lots. The City has permitted the underlying subdivision to remain, in order that separate homes may potentially be built on each of the underlying lots. In accordance with Zoning Code Section 10.52.050, accessory structures ancillary to a primary residence may be constructed on an adjacent lot in common ownership without processing a lot merger. Similarly, the City will not require that lots be merged when schools, churches or other similar public assembly uses are constructed on multiple lots. In addition, the maximum lot standards noted above would prevent consolidation of very large lots. This will preserve opportunities for future housing units that would otherwise be lost if lots were consolidated.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: On-going
Objective: Preserve neighborhood character citywide

Policy 2. Preserve existing dwellings.

Program 2a. Allow non-conforming dwellings to remain and improve.

Under Zoning Code Section 10.68, the development process for improvements to smaller non-conforming residential structures has been streamlined. Exceptions may be approved administratively to allow additions to non-conforming structures that will not result in total structures in excess of 66 percent of the maximum floor area in Districts III and IV or 75 percent of the maximum floor area in Districts I and II, or 3,000 square feet, whichever is less.

Non-conforming dwellings may also be improved while maintaining non-conforming, existing parking. For dwellings with less than 2,000 square feet of floor area, only one enclosed parking space is required.

The non-conforming dwellings to be preserved tend to be smaller and less costly than newer housing in the community. The preservation and improvement of these units will maintain the pool of smaller units which might otherwise be demolished to make way for larger, more costly housing.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: On-going
Objective: Preserve smaller, more affordable housing units

Program 2b. Utilize Community Development Block Grant funds or exchange funds for home improvement loans for low-income residents, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.

CDBG funds are exchanged for unencumbered General Funds, which are granted to local public service agencies who provide services for low- and moderate-income residents as well as elderly, disabled, and abused residents. Services include counseling, shelter referral, dental care, case management and groceries for seniors. This allows the City to exceed the 15 percent limit on a locality's CDBG funds that may be passed on to such social service providers.

A large proportion of very-low- and low-income homeowners pay over half their income on housing, leaving little for home maintenance or improvement. Many homeowners in the City could not afford to purchase their homes at currently prices, and are "house rich and cash poor," which is not unusual for the region. Long-time residents would be expected to have decades-old mortgages with relatively low payments. Some may have completed their mortgage payments. Thus, as they approach their retirement years on a fixed income, they could continue to afford to live in their current residences. However, major home repairs and rehabilitation could exceed limited budgets.

Under this program, a portion of CDBG funds could be utilized to provide small loans or grants for rehabilitation of existing housing or utility under-grounding. Years ago, residents showed little interest in such a program. However, the population has aged, leading to a greater number of residents on fixed incomes. Before initiating any such program, the City will attempt to establish whether interest exists through public solicitation of interest. It would be important to assure residents of full confidentiality, in order not to deter participation.

Responsibility: Community Development Department
Funding: CDBG
Schedule: Throughout the planning period.
Objective: Preserve/improve 16 low and moderate income units

GOAL II. Provide a variety of housing opportunities for all segments of the community commensurate with the City's needs, including various economic segments and special needs groups.

There is considerable diversity in the types and densities of housing that comprise the City's neighborhoods, with high-density multiple-family development found within the coastal zone, and less dense single-family neighborhoods located further inland. A substantial portion of the City's population is over the age of 55, and housing policy must consider the special needs of the aging population.

Policy 3. Provide adequate sites for new housing consistent with the Regional Housing Needs Assessment and the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

Program 3a. Continue to facilitate infill development in residential areas.

There are very few vacant residential parcels remaining in the City. Development of scattered vacant and underutilized residential infill sites can help to address the need for additional housing units to accommodate the City's share of regional growth needs.

Responsibility:	Community Development Department
Funding:	City General Fund
Schedule:	On-going
Objective:	Increase the supply of housing through infill development

Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts.

Provision of housing in commercial and mixed-use areas is a long-time (since 1993) City housing policy. Under Section 10.16.020 of the Municipal Code, exclusive multi-family residential uses are permitted upon the approval of a use permit in the Local Commercial (CL), Downtown Commercial (CD), and North End Commercial (CNE) Districts. Single-family residential development is permitted by-right in the North End Commercial District if located on a site which (1) fronts on Crest Drive; or (2) on the rear half of a site which fronts on Highland Avenue; or (3) on a site which fronts on the east side of Highland Avenue between 38th Place to the south and Moonstone Street to the north; or (4) on a site which does not abut Rosecrans Avenue or Highland Avenue; otherwise a use permit is required.

Development of residential and mixed uses in commercial districts can facilitate the delivery of housing. Not only does mixed-use development make additional areas available for residential use, in a mixed-use project the provision of an accompanying commercial use can help absorb some of the fixed costs of development, thereby facilitating the production of lower-cost units. In addition, traffic congestion along with energy consumption and air emissions can be reduced as residents are able to walk to nearby commercial services. This can also enhance the viability of less thriving commercial areas.

To enhance opportunities for residential development commensurate with the City's share of lower-income regional need of 16 units, the following incentives have been established for affordable multi-family development within the Downtown Commercial, Local Commercial, and North End Commercial districts:

1. Owner-occupied and rental multi-family housing developments that qualify for a density bonus under Government Code Sec. 65915 are permitted within these districts subject only to a non-discretionary Precise Development Plan controlling project design. Projects with 5 units or less are reviewed by the Director and projects with 6 units or more are reviewed by the Planning Commission. Other non-affordable residential developments with 6 or more units within these zones will continue to require approval of a Site Development Permit (see also Program 5b).
2. The City will facilitate consolidation and development of small parcels through the following actions:

- Assist affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database;
- Provide a graduated density bonus for lower-income housing developments that consolidate small parcels into a larger building site according to the following formula:

Combined Parcel Size	Base Density Increase*
Less than 0.50 acre	No increase
0.50 acre to 0.99 acre	5% increase
1.00 acre or more	10% increase

*Excluding density bonus

- Expedite processing and waive fees for lot consolidations processed concurrently with other planning entitlements for affordable housing developments;
- Publicize the program on the City's website, at the Planning counter, and by notice to affordable housing providers.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: Throughout the planning period.
Objective: Provide adequate sites to accommodate the City's lower-income RHNA allocation

Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.

The Manhattan Village area contains a mix of hotel, office, research and development, retail, recreation and residential uses, including senior housing. The existing parking lot at Parkview Avenue and Village Drive could accommodate up to 25 additional residential units similar to the existing senior project. This site was identified as a potential housing

site in the 2003 Housing Element, consistent with the more general 1993 Housing Element program calling for a mixture of uses in the Manhattan Village area.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: On-going
Objective: 25 senior units

Program 3d. Ensure that development standards for residential uses in the CD and CNE Districts do not pose unreasonable constraints to housing.

The City will review current development standards and evaluate the feasibility of a Code amendment to eliminate the maximum number of units per lot, so long as the otherwise maximum physical dimensions of the allowable building envelope are not exceeded in mixed-use commercial/residential developments. Greater numbers of smaller units could result, with likely occupants being young people and seniors wanting easy access to commercial uses, particularly seniors who no longer feel comfortable driving.

The review of development standards will also examine parking requirements for residential and mixed-use developments in commercial districts. Under existing codes, parking spaces located within the Downtown Commercial (CD) district may serve as required parking for a nonresidential use located within the same district at a maximum distance of 1,000 feet. No parking for commercial uses is required at all if the floor area ratio does not exceed 1:1. The same is not permitted for residential uses. In order to facilitate development of residential uses, residential and commercial uses could be treated equally for parking purposes, if the residential units are a small size and the City concludes that it does not burden the District.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: Review development standards and process a Code amendment by December 2014
Objective: Facilitate development of affordable multi-family and mixed use developments.

Program 3e. No Net Loss

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will continue to implement project-by-project evaluation pursuant to

Government Code Section 65863. Should a development proposal result in a reduction of yield below the residential capacity identified in the sites inventory, the City will identify and zone sufficient sites to ensure no net loss in residential capacity.

Responsibility: Community Development Department
Funding: General Fund
Schedule: Continue to implement Government Code Section 65863
Objective: Ensure no net loss of housing capacity throughout the planning period.

Policy 4. Preserve the existing affordable housing stock

Program 4. Regulate the conversion of rental housing to condominiums.

Section 10.88.080 of the Municipal Code requires that potential displacement of existing tenants be taken into consideration when evaluating requests for conversion of existing rental units to condominium status. In addition, under Section 10.88.070, tenants must be given first right of refusal to purchase at discounted prices. Those tenants who do not wish to purchase must be provided relocation assistance. Elderly and handicapped tenants must be provided life leases, with no rent increases for at least two years, and low- and moderate-income tenants and families must be given at least one year to relocate. These programs help to reduce the impact of condominium conversion on low- and moderate-income households.

Responsibility: Community Development Department
Funding: City General Fund, condominium application fees
Schedule: On-going
Objective: Preserve 12 affordable units

Policy 5. Encourage the development of additional low- and moderate-income housing.

Program 5a. Provide incentives for housing affordable to low-income households and senior housing.

Section 10.52.090 of the Municipal Code provides for density bonus or other incentives when low-income housing is provided, in accordance with Section 65915 of the California Government Code. The housing must remain affordable for at least 30 years. The City will continue to implement the Density Bonus ordinance in conformance with state law.

Responsibility: Community Development Department
Funding: City General Fund
Schedule: Ongoing implementation of the Density Bonus ordinance.
Objective: Additional affordable housing units commensurate with the City's RHNA allocation

Program 5b. Streamline the development process to the extent feasible.

The City currently allows and encourages concurrent processing of all discretionary applications for a project, thereby streamlining the development process. Many routine applications may be processed as minor exceptions instead of the longer and more difficult variance process. As discussed in Chapter 4 regarding governmental constraints, processing time for building permits in the City compares favorably with other nearby jurisdictions. To minimize constraints to multi-family development, projects with up to 5 units are approved by the Director through an Administrative Site Development Permit with no public hearing, and a Site Development Permit approved by the Planning Commission is required for projects with more than 5 units. Both the Administrative SDP and the Planning Commission SDP review processes are limited to confirming that the project complies with applicable development standards and does not examine the appropriateness of the use itself.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Throughout the planning period.

Objective: Streamline the development review process for multi-family development.

Program 5c. Allow the establishment of manufactured housing on single-family residential lots.

Manufactured housing can be constructed for much less than the cost of traditional building. Building various standardized modules in one location results in savings due to economies of scale and greatly reduced waste of building materials. Factory-built housing designed for placement on fixed foundations can be highly attractive and virtually indistinguishable from standard construction. In addition, current factory-built housing is typically built to higher standards for energy conservation.

In accordance with Section 10.52.100 of the Municipal Code, manufactured housing is permitted on single-family lots not occupied by another dwelling. The housing must be secured, must meet certain design criteria, and must be on a relatively flat slope. These criteria are not unduly burdensome and would not prevent the establishment of manufactured housing on residential lots.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Ongoing.

Objective: Continue to facilitate development of manufactured housing as a means of reducing housing cost.

Program 5d. Work with the private sector to facilitate the provision of low-and moderate-priced housing.

This is a continuation and expansion of the Developer Consultation Program included in the 2003 Housing Element. In the past, the City worked with the private sector to produce

two residential projects available to low- and moderate-income households. The Manhattan Terrace development received a certificate of occupancy in July 1991. The City approved a use permit to allow this senior citizen project at 3400 Valley Road. This 48-unit project contains 540-square-foot units with rents at affordable levels.

A 104-unit senior project was completed at Manhattan Village on Parkview Avenue in 1997. This project provides housing affordable to very-low- and moderate-income households along with market-rate housing. The City approved a zoning amendment to allow higher density and reoriented a City recreation facility in order to facilitate development of the project.

To increase the likelihood of additional affordable housing development during the planning period, the City will take the following actions:

- Assist developers in identifying suitable sites for affordable housing
- Provide fast-track processing
- Provide density bonus, modified development standards and other concessions
- Prioritize funding for projects that include extremely-low-income units
- Reduce development fees if feasible
- Provide administrative assistance with grant funding applications

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Meet with interested affordable housing developers when opportunities arise.

Objective: Facilitate the production of new affordable units commensurate with the City's RHNA allocation

Program 5e. Allow second units in residential areas.

Section 65852.2 of the California Government Code provides for the establishment of second units subject to certain limitations as a means of increasing housing stock.

Absent a local ordinance specifying development standards, the provisions of State law apply. The City does not currently have a local ordinance regarding second units, therefore a Code amendment will be processed in conformance with state law.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Adopt a Second Unit ordinance by December 2014

Objective: Encourage production of second units

Policy 6. Encourage means of increasing ability to afford existing housing stock.**Program 6a. Continue to participate in Los Angeles County Housing Authority programs, and publicize availability of Section 8 rental assistance for households in the City.**

Section 8 rental assistance is provided by the United States Department of Housing and Urban Development (HUD) and is administered locally by the Los Angeles Community Development Commission (CDC) operating as the Housing Authority of the County of Los Angeles. Under this program, low-income households are provided the differential between the rental rate of a unit and what they can afford. The rental rate cannot exceed fair market rent for the area as established by HUD.

Responsibility: Los Angeles Community Development Commission; Publicized by City Community Development Department

Funding: Federal Section 8 funds

Schedule: Ongoing. Publicize to landlords and tenants via City newsletter, link on City website or other means.

Objective: Facilitate rent subsidies for very-low- and extremely-low-income residents through Section 8 vouchers.

Policy 7. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.**Program 7a. Continue to participate in area-wide programs to ensure fair housing.**

The City will continue to contract with Fair Housing organizations to process complaints regarding housing discrimination within the City, and to provide counseling in landlord/tenant disputes.

Responsibility: Community Development Department

Funding: General fund/CDBG

Schedule: Ongoing, annual review

Objective: Address 100 percent of fair housing complaints

Program 7b. Provide for the housing needs of seniors.

The Manhattan Village Senior Villas, located at 1300 Park View Avenue, was first occupied in 1997. This project consists of 104 senior housing apartments. As a condition of the project's approval, 20% of the units must be reserved for very-low income households, 20% must be reserved for low-income households, and 40% of the units must be reserved for moderate-income households. The remainder (20%) of the units may be rented at a market-rate. The occupants of the senior housing project must consist of a householder 62 years of age or older, or 55 years of age or older if handicapped, according to criteria established by the Americans With Disabilities Act (ADA) of 1990 or the Federal Rehabilitation Act of 1973. This program is concerned with ensuring that the current affordability of the project is being maintained.

Implementation: No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The City will continue to inform the public of this program.

Responsibility: California Housing Finance Agency

Funding: State of California

Schedule: On-going

Objective: Preserve 81 affordable senior units

Program 7c. Provide for the special needs of seniors so that they may remain in the community.

The Senior Care Management program provides services to predominantly low-income seniors. This program is operated by a part-time Senior Services Care Manager who is contracted through the Beach Cities Health District and the City of Manhattan Beach Fire Department. At any given time, the Senior Services Program may assist up to 110 senior citizens, of whom 70% are low-income. As liaison and service coordinator, the Senior Services Care Manager performs the following functions:

1. Locates suitable (often more affordable) housing. This may include referrals to "board and care" residential facilities in Manhattan Beach, or multi-family apartments;
2. Identifies financial assistance resources, including HUD Section 8 rental vouchers through Los Angeles County, and other federal assistance programs, as well as disbursing information and referring to lenders for special mortgage programs;
3. Coordinates "Rotary Cares," a volunteer program, which rehabilitates two senior homes per year, consisting of minor repairs, plumbing, carpentry, painting, etc.,
4. Arranges and makes referrals for health and personal services for the Senior Health Program, which is funded by the Beach Cities Health District "Community Care Services" and other community resources available for older adults; and,
5. Informs eligible low-income seniors of state and utility company programs (Southern California Edison and Southern California Gas Company) regarding discounts, weatherization services, and payment assistance.

As discussed above, it is suggested that a shared housing program also be established, expanding responsibilities under No. 1 above. The City also provides funds for social service groups serving seniors, including the Salvation Army brown bag food program, Care Management for Manhattan Beach Seniors, and South Bay Adult Care Center.

Responsibility: Fire Department/Senior Services Care Manager

Funding: General Fund/Beach Cities Health District/CDBG Funds

Schedule: On-going; add shared housing program in 2014

Objective: Maintain part-time Senior Services Care Manager

Program 7d. Reasonable accommodation for persons with disabilities.

Pursuant to SB 520, the City will continue to implement the Municipal Code procedures for reviewing and approving requests for reasonable accommodation in housing from persons with disabilities and monitor the results of the program as part of the annual General Plan report.

Responsibility: Community Development Department

Funding: General Fund

Schedule: Throughout the planning period

Objective: Continue to implement procedures for ensuring reasonable accommodation

Program 7e. Emergency shelters and transitional/supportive housing.

The Zoning Code allows emergency shelters "by-right" subject to appropriate development standards consistent with SB 2 in the Public & Semi-Public (PS) and Industrial Park (IP) zones. These zones include vacant and underutilized parcels that could support emergency shelters. Sites in this zone also have good access to transit and other services.

Transitional housing is defined in *Health and Safety Code* Section 50675.2 as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. Transitional housing that is group housing for six or fewer persons is permitted by-right as a regular residential use where residential use is permitted. Transitional housing that is group housing for seven or more persons is conditionally permitted as residential care facilities in RM and RH zones. Transitional housing not configured as group housing as described above is permitted as a residential use subject to the same permitting processes and requirements as other similar housing types in the same zones.

Supportive housing is permanent housing with an on- or off-site service component. Supportive housing that is group housing for six or fewer persons is permitted by-right as a regular residential use where residential use is permitted. Supportive housing that is group housing for seven or more persons is conditionally permitted as residential care facilities in RM and RH zones. Supportive housing not configured as group housing is permitted as a residential use subject to the same permitting processes and requirements as other similar housing types in the same zones.

Responsibility: Community Development Department

Funding: General Fund

Schedule: Throughout the planning period

Objective: Continue to facilitate the provision of emergency shelters, transitional and supportive housing in compliance with SB 2. Program results will be monitored as part of the annual General Plan report.

GOAL III. Provide a safe and healthy living environment for City residents.

The City's housing stock is generally in good condition, and the City has few heavy industrial type uses. In the past, industrial uses to the north, in El Segundo adversely affected local residents, but the two cities have worked together to address this problem. It is the goal of the City to continue to provide a healthy environment for all residents, consistent with the stated goal of the California Legislature to provide decent safe and sanitary housing.

Policy 8. Eliminate potentially unsafe or unhealthy conditions in existing residential development.**Program 8a. Continue the active code enforcement program for illegal and substandard units.**

The City has an active Code enforcement program that responds to complaints of substandard structures. In addition, a Report of Residential Building Records is required each time a property is sold, which serves to alert all parties to unpermitted and potentially substandard construction that may exist.

Responsibility: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Respond to 100 percent of reports of substandard units

GOAL IV. Encourage the conservation of energy in housing.

The conservation of energy and sustainable development have become of increasing importance. Worldwide energy supplies are subject to greater demand from emerging economies throughout the world. Scientists and society at large have gained a greater understanding of the impacts of energy consumption and climate change, specifically greenhouse gases. California has become the first state to address greenhouse gases. It is important that new housing be developed in light of a changing energy environment.

Policy 10. Encourage the use of alternate energy.**Program 10. Waive fees for installation of solar panels.**

Solar panels may be used on roofs of residential and commercial structures to generate electricity that is either transmitted to the grid or stored in batteries on-site. The existing height limits in Manhattan Beach ensure rooftop units would not eventually be subject to shade and shadow, which would render them ineffective. Since 2008, in order to encourage use of alternate energy the City has waived any building fees for photovoltaic panels.

Responsibility: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Process permits for new solar panels at no cost.

Policy 11. Reduce energy loss due to inferior construction/development techniques.

Program 11a. Enforce green building techniques.

The City has adopted the California Energy Code. In addition the City requires the following:

- Insulating hot water pipes to minimize energy loss
- Using caulk and insulation that are formaldehyde-free or contain low VOC (volatile organic compounds)
- Pre-plumb water piping and sensor wiring to the roof for future solar water heating
- Use duct mastic on all duct joints and seams to minimize energy loss
- Install "Energy Star" bath fans vented to the outside
- Energy efficient water fixtures

The City continues to review its codes to encourage greener building techniques. The United States Green Building Council continues to review more intensive measures to be included in buildings for LEED certification. The City reviews standards through the Environmental Task Force and will continue to review and update its codes as updates become available.

Responsibility: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: 100 percent compliance for new units

Program 11b. Encourage water conservation.

Massive amounts of energy are utilized in pumping water to southern California. Any measures to conserve water will therefore help conserve energy. This can be achieved through use of low-flow fixtures and use of drought-tolerant landscaping. Sections 7.32 and 10.52.120 of the Municipal Code address landscaping, tree preservation, tree planting, and drought-tolerant landscaping.

City codes provide for waterless urinals. Similar to the situation with solar panels, inspection and permit fees for installation of such urinals should be waived, when they are used to replace older, water-wasting urinals.

Responsibility: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Reduced water consumption

Policy 12. Encourage reduction in energy consumption for commuting to work and other activities.

Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.

Where individuals have an opportunity to live in close proximity to their work, vehicle miles traveled to and from work can be reduced, thus reducing energy consumption. The City has permitted the development of mixed uses in Manhattan Village and permits the development of residential uses in commercial districts downtown and along Manhattan Beach Boulevard. In addition, the commercial areas of the City are in close proximity to residential districts, thus providing the potential that residents may walk to work or to shopping, dining out or other activities, or only drive a short distance.

Responsibility: Community Development Department

Funding: General Fund

Schedule: On-going.

Objective: Continue to encourage mixed use projects

B. Quantified Objectives

Table V-1 summarizes the City's quantified objectives for new construction, rehabilitation and conservation during the 2013-2021 planning period.

**Table V-1
Quantified Objectives 2013-2021**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New construction (1)	5	5	6	7	15	38
Rehabilitation						
Conservation						

1. Quantified objective for new construction is for the period 1/1/2014 – 10/30/2021 per the 5th cycle RHNA

Appendix A

Evaluation of the 2008-2014 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the 2008-2014 Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period. Based on this evaluation, all of the current Goals and Policies continue to be appropriate and have been retained.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
2008-2013 Housing Element Program Evaluation

Program	Program Objectives	Accomplishments and Future Actions
<i>Policy 1. Preserve the scale of development in existing residential neighborhoods.</i>		
Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.	Preserve 50 smaller units	This program is appropriate and should be continued through the implementation of the mansionization ordinance and minor exception process which promotes the preservation of smaller legal non-conforming homes, with over 190 Minor Exceptions approved.
Program 1b. Continue to apply the Design Overlay as provided under Section 10.44 of the Municipal Code, as appropriate.	Preserve neighborhood character citywide.	This program is appropriate and should be continued through enforcing specific development standards for each overlay zone while taking into consideration the unique nature of each given neighborhood.
Program 1c. Refrain from approval of lot mergers that would result in a reduction in the number of residences allowed.	Preserve 20 subdivided lots	This program is appropriate and should be continued through enforcing the existing maximum lot size standards and allowing accessory structures to be built on common ownership lots.
<i>Policy 2. Preserve existing dwellings</i>		
Program 2a. Allow non-conforming dwellings to remain and improve.	Preserve 24 smaller units	This program is appropriate and should be continued through the implementation of the mansionization ordinance and minor exception process which promotes the preservation of smaller legal non-conforming homes, with over 190 Minor Exceptions approved.

Program	Program Objectives	Accomplishments and Future Actions
Program 2b. Consider utilizing Community Development Block Grant funds or exchange funds for home improvement loans for low-income residents, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.	Preserve/improve 16 low- and moderate-income units	Although no units were improved using CDBG funds, this program will be continued. It is estimated that at least 10% or 19 of the total Minor Exceptions are occupied by seniors
<i>Policy 3. Provide adequate sites for new housing consistent with the Regional Housing Needs Assessment and the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.</i>		
Program 3a. Continue to facilitate infill development in residential areas.	88 to 395 infill dwelling units	This program is appropriate and should be continued by encouraging development of scattered vacant and underutilized infill sites, with over 300 new dwelling units developed.
Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts.	Provide adequate sites to accommodate the City's lower-income RHNA allocation	This program was completed through a code amendment in June 2013 to facilitate the consolidation of small parcels through a graduated density bonus and other actions. This program is appropriate and should be continued.
Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.	25 senior units	This program accommodates up to 25 senior units and should be continued.
Program 3d. Revise development standards for residential uses in the CD and CNE Districts.	Facilitate development of affordable multi-family and mixed use developments and process a Code amendment by March 2013	<p>A Code amendment was adopted in June 2013 to reduce required parking for multi-family units when the minimum affordability to qualify for a density bonus is provided, as follows:</p> <p>Studio/1 bdrm = 1 space 2 or 3 bdrm = 2 spaces 4 bdrm = 2.5 spaces</p> <p>This program should be revised to reflect the completion of this objective.</p>
Program 3e. No Net Loss	Development of evaluation procedure to implement Government Code Section 65863	An evaluation procedure was established and no

Program	Program Objectives	Accomplishments and Future Actions
	by 2012.	net loss of housing capacity occurred during the planning period. This program is appropriate and should be continued.
<i>Policy 4. Preserve the existing affordable housing stock</i>		
Program 4. Regulate the conversion of rental housing to condominiums.	Preserve 12 affordable units	No affordable units were converted to condominiums. This program is appropriate and should be continued.
<i>Policy 5. Encourage the development of additional low- and moderate-income housing</i>		
Program 5a. Provide incentives for housing affordable to low-income households and senior housing.	Process a Code amendment to update Municipal Code Section 10.12.050 in conformance with state law in 2012; Annual review of development agreements; ongoing approval of projects as proposed. Objective: 30 incentive units	The Density Bonus ordinance was amended in June 2013. This program should be revised to continue to implement this ordinance.
Program 5b. Streamline the development process to the extent feasible.	Code amendment to establish a Site Development Permit process for multi-family development.	The Municipal Code was amended in June 2013 to establish the Site Development Permit process. This program should be revised to continue to implement this ordinance.
Program 5c. Allow the establishment of manufactured housing on single-family residential lots.	Increase affordability of 5 units.	No manufactured housing permits were requested. This program is appropriate and should be continued.
Program 5d. Work with the private sector to facilitate the provision of low-and moderate-priced housing.	Facilitate the production of new affordable units commensurate with the City's RHNA allocation.	No affordable units produced 2006-2013. The City will continue to encourage and work with private and non-profit developers to produce affordable housing.
Program 5e. Allow second units in residential areas.	Adopt a Second Unit ordinance in 2014 Objective: 36 second family units	A Municipal Code amendment will be processed by December 2014 to establish second unit regulations consistent with state law.

Program	Program Objectives	Accomplishments and Future Actions
<i>Policy 6. Encourage means of increasing ability to afford existing housing stock</i>		
Program 6a. Continue to participate in Los Angeles County Housing Authority programs, and publicize availability of Section 8 rental assistance for households in the City.	Publicize to landlords and tenants via City newsletter, link on City website or other means; 6 existing units made available through Section 8 program.	The City continued to publicize the Section 8 program. This program should be continued.
Program 6b. Participate in the Home Ownership Program (HOP) and American Dream Down Payment Initiative (ADDI) programs.	Publicize via city newsletter, link on city website or other means. Objective: 4 units purchased through HOP or ADDI	Due to the high cost of housing in Manhattan Beach, this program is not likely to be successful and should not be continued.
Program 6c. Encourage shared housing programs for seniors and existing one-person households.	Begin program 2010 Objective: 48 housing matches	This program was active from 2010-2013 but due to lack of demand was eliminated.
<i>Policy 7. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.</i>		
Program 7a. Continue to participate in area-wide programs to ensure fair housing.	Address 100 percent of fair housing complaints	No fair housing complaints were received. This program is appropriate and should be continued.
Program 7b. Provide for the housing needs of seniors.	Preserve 81 affordable senior units.	This program is appropriate and should be continued. It is estimated that the City permitted approximately 900 addition/remodels annually with 10% occupied by seniors.
Program 7c. Provide for the special needs of seniors so that they may remain in the community.	On-going; add shared housing program 2010 Objective: Maintain part-time Senior Services Care Manager	This program will be continued and maintained by the City's Senior Service Care Manager.
Program 7d. Reasonable accommodation for persons with disabilities.	Process a Code amendment in 2012 to establish procedures for ensuring reasonable accommodation	The Municipal Code was amended in June 2013 to establish reasonable accommodation procedures consistent with state law. This program should be revised to continue to implement this ordinance.
Program 7e. Emergency shelters and	Code amendments in compliance with SB 2 within one year of Housing Element	The Municipal Code was amended in June 2013 to

Program	Program Objectives	Accomplishments and Future Actions
transitional/supportive housing.	adoption.	establish regulations for emergency shelters and transitional/supportive housing consistent with state law. This program should be revised to continue to implement this ordinance.
<i>Policy 8. Eliminate potentially unsafe or unhealthy conditions in existing residential development.</i>		
Program 8a. Continue the active code enforcement program for illegal and substandard units.	Respond to 100 percent of reports of substandard units.	This program is appropriate and should be continued and maintained by the City's code enforcement officer. In addition a building records report is required each time a property is sold which will alert the City if substandard conditions exist.
<i>Policy 9. Prevent the establishment of potentially unhealthy conditions in new development.</i>		
Program 9. Require that residential uses adjacent to industrial or commercial uses be adequately buffered from such uses.	Maintain block walls and adequate landscaping at all industrial/residential interfaces.	This is a routine land use planning function and a program is not needed in the Housing Element.
<i>Policy 10. Encourage the use of alternate energy.</i>		
Program 10. Waive fees for installation of solar panels.	On-going program. Objective: 84 solar panels	This program is appropriate and should be continued. The city has successfully maintained this program by working with both property owners and solar companies helping streamline the permitting process and waiving building permit fees to encourage alternative energy. During 2010-2013 a total of 310 solar permits were issued.
<i>Policy 11. Reduce energy loss due to inferior construction/development techniques.</i>		
Program 11a. Enforce green building techniques.	On-going. Revise codes by 2012.	This program was completed as the City adopted the California Green Building Codes in

Program	Program Objectives	Accomplishments and Future Actions
		2011 and the 2014 California codes were adopted in November 2013.
Program 11b. Encourage water conservation.	On-going. Revise codes by 2012. Objective: Reduced water consumption	This program was completed and the City adopted codes addressing drought tolerant landscaping in 2012 as well as waiving fees for the replacement of urinals with waterless urinals. The City will continue to review its codes to encourage water conservation.
<i>Policy 12. Encourage reduction in energy consumption for commuting to work and other activities.</i>		
Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.	On-going. Objective: 200 mixed use units	Two mixed-use projects were completed: 627 Aviation Way, and 930 Manhattan Beach Blvd. This program is appropriate and should be continued.

Table A-2
Progress in Achieving Quantified Objectives

Program Category	Quantified Objective	Progress 2008-2013
New Construction*		
Extremely Low	-	
Very Low	107	
Low	113	
Moderate	106	
Above Moderate	157	
Total	483	
Preservation		
Extremely Low	-	
Very Low	4	
Low	17	
Moderate	65	
Above Moderate	16	
Total	102	

*Quantified objective and progress for new construction reflect the 2006-2013 period, consistent with the previous RHNAs

Appendix B Residential Land Inventory

1. Methodology and Assumptions

State law requires each city to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development or redevelopment. The purpose of this inventory is to identify sufficient development capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the City’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA). This analysis represents an estimate of the City’s realistic development potential. Actual development will depend on the intentions of each property owner, market conditions and other factors. The detailed methodology and assumptions for the residential land inventory are provided below.

The City has been allocated a growth need of 38 units for the 2013-2021 planning period. Since there are no significant vacant parcels remaining in the city that could accommodate new housing developments of any appreciable size, future housing growth needs will be met primarily through the consolidation and redevelopment of small commercial parcels with multi-family residential or mixed-use projects.

Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly-built units are based on actual prices or rents. As discussed in Chapter II, virtually all new housing in Manhattan Beach is priced in the above-moderate income category.
3. Density. For potential new units in a city’s land inventory, state law establishes affordability assumptions based on density. The “default” density for metropolitan jurisdictions, including Manhattan Beach, is 30 units per acre¹¹. This means that if the General Plan and zoning allow development at 30 units per acre or greater, these sites are deemed appropriate to accommodate housing for lower-income households.

¹¹ Assembly Bill 2348 of 2004 (Government Code Sec. 65583.2(c)(3)(B))

The General Plan and Zoning Ordinance allow residential densities greater than 30 units/acre in portions of the Medium Density Residential category (Beach District – 32.3 units/acre) and in all portions of the High Density Residential category (43.6 to 51.3 units/acre). In addition, the Downtown Commercial, Local Commercial, and North End Commercial districts allow residential or mixed-use development at densities permitted in the High Density Residential category, which is significantly higher than the default density of 30 units/acre.

2. Vacant and Underutilized Land Inventory

Manhattan Beach is a mature developed city and only a few small vacant parcels remain. As a result, nearly all future development must be accommodated through “recycling” of previously developed properties. Redevelopment is partially constrained by existing subdivision and ownership patterns. Parcels are primarily less than 5,000 square feet, with only about 35 parcels over 6,000 square feet. Of these, only a dozen parcels are over 10,000 square feet, including the Lutheran Church and the Vons grocery site, both of which are needed to serve the community and would not be expected to redevelop during the current planning period. With the exception of one 15,756-square-foot parcel at 1030 Manhattan Beach Boulevard, all of the larger parcels are developed with newer structures unlikely to redevelop for other uses in the near future. However, significant redevelopment opportunities exist on commercial parcels where both exclusive high-density residential and mixed uses are allowed. Approximately half of all potential commercial/mixed used parcels are occupied by structures at least 50 years old, and would be considered candidates for redevelopment. Many commercial sites currently contain smaller, one-story leased buildings at densities significantly below what is allowed, and parcels experiencing regular business turnover could be more conducive to redevelopment.

Due to the small size of available parcels, there is little opportunity to achieve economies of scale without consolidation of two or more parcels into larger development sites. As described in Program 3b of the Housing Plan (Chapter V), the City will facilitate lot consolidation through a variety of regulatory and administrative incentives that will enhance the feasibility of affordable multi-family development. Property owners and developers have expressed interest in lot consolidation to assemble larger sites for residential development. It should be noted that the inventory summarized in Table B-1 below includes far more sites than are needed to address the regional housing need of 38 units for the planning period.

The commercial districts where the majority of the City’s lower-income housing need can be accommodated are described below. Development standards in these districts encourage and facilitate high-density multi-family residential development by allowing 3-story structures up to 30 feet in height, plus other applicable incentives that may be granted under Density Bonus law. Multi-family projects are also encouraged by allowing more residential floor area on a given parcel than is permitted for commercial developments. Figure B-4 -Zoning Districts shows the general location of these three districts.

- **Downtown Commercial (CD) District**

The Downtown Commercial land use category applies only to the Downtown, an area of 40+ blocks that radiates from the intersection of Manhattan Beach Boulevard and Highland Avenue (see Figures B-1 and B-5). Downtown provides locations for a mix of commercial businesses, residential and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers. Exclusive multi-family residential development is permitted according to the development standards for the High Density Residential (RH) district, which supersede the commercial development standards and allows one unit per 850 square feet of land area (51 units/acre). As shown in Table B-3, sites in this district with good potential for lot consolidation and redevelopment can accommodate at least 443 multi-family units, excluding density bonus.

- **Local Commercial (CL) District**

The Local Commercial land use category provides areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community. Permitted uses are generally characterized by those that generate low traffic volumes, have limited parking needs, and generally do not operate late hours. Residential uses are also permitted at densities consistent with the High Density Residential (RH) district, which supersede the commercial development standards and allows one unit per 1,000 square feet of land area (43.5 units/acre). As shown in Table B-4, sites in this district with good potential for lot consolidation and redevelopment can accommodate at least 316 multi-family units, excluding density bonus (see Figures B-2 and B-6).

- **North End Commercial (CNE) District**

Properties designated North End Commercial lie at the north end of the City, along Highland Avenue and Rosecrans Avenue between 33rd and 42nd Streets (see Figures B-3 and B-7). Commercial uses are limited to small-scale, low-intensity neighborhood-serving service businesses, retail stores, and offices. Restaurant and entertainment establishments are permitted only where zoning regulations can adequately ensure compatibility with residential uses. Residential uses are also allowed at densities consistent with the High Density Residential category, which supersede the commercial development standards and allows one unit per 850 square feet of land area (51 units/acre). As shown in Table B-5, sites in this district with good potential for lot consolidation and redevelopment can accommodate at least 235 multi-family units, excluding density bonus.

3. Capacity to Accommodate Regional Housing Needs

Table B-1 summarizes the City's land inventory compared to the RHNA for each income category in the current planning period. The City is mostly built-out and only a few

vacant parcels are available for residential development. Most of the residential capacity is provided on underutilized sites in commercial districts. Small sites with less than one-quarter acre have been excluded from the totals for all zones. Table B-1 shows that the development capacity of underutilized sites exceeds the City's RHNA allocation for the planning period.

The potential capacity in commercial zones is based on the allowable number of units that could be built, excluding density bonus. As seen in Tables B-3, B-4 and B-5, sites that are not considered to have realistic potential for redevelopment during the 2013-2021 planning period have not been counted toward the total capacity. The capacity of each site is based on maximum allowable density, which is reasonable considering high land values and the potential for density bonus that allows up to 35% higher yield when affordable units are provided. While market trends and financial considerations of property owners will ultimately determine the level of development, the City's total RHNA allocation represents only about 4% of the potential residential capacity.

In order to enhance the potential for affordable housing development, Program 3b describes actions the City has taken to reduce constraints and facilitate multi-family housing in the Downtown Commercial, Local Commercial, and North End Commercial districts, including incentive density increases for lot consolidation, elimination of the CUP requirement for residential projects, and expedited processing.

Table B-1
Land Inventory Summary

	Income Category		
	Lower ¹	Moderate	Above Moderate
Vacant sites (Table B-2)	2		2
Underutilized sites			
Downtown Commercial (Table B-3)	440		
Local Commercial (Table B-4)	316		
North End Commercial (Table B-5)	235		
Total Realistic Capacity ²	990		2
RHNA	16	7	15
Adequate Capacity?	Yes	Yes ³	Yes ³

Source: Manhattan Beach Community Development Dept., 2013

1. Lower = Very Low + Low

2. Excludes sites smaller than one-quarter acre or unlikely to be redeveloped due to other circumstances

3. Reflects excess lower-income sites

Table B-2
Vacant Sites Inventory

Location	Zoning	Allowable Intensity	Lot Area (sq. ft.)	Potential Units
133 El Porto	RH	850 sf/du	1,380	1
3804 Highland	CNE	850 sf/du	1,800	2
1120 6th St.	RS	7,500 sf/du	7,500	1
Total			18,721	4

Table B-3
Downtown Commercial Affordable Housing Development Opportunity Sites
(Note: shaded parcels are not included as potential sites and are excluded from totals)

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
Site 1							
401 Manhattan Beach B	4179-003-009	CD	8340	Commercial	1986 / 1986		This site has several newer buildings and is not considered likely to be redeveloped during the planning period.
1221 N Valley Dr	4179-003-900	CD	65964	Commercial	2005 / 2005		
	4179-003-901	CD	55760	New commercial			
	4179-003-903	CD	2080				
	4179-003-904	CD	1960	Commercial	1986 / 1986		
Subtotal			134,104			158	Site excluded from totals
Site 2							
1216 Highland Ave	4179-004-001	CD	6,666	Commercial	1941 / 1955	8	This site contains many older buildings in need of substantial repair, suffering from functional obsolescence, and with large surface parking areas in poor repair. Parcels with newer buildings (shaded) are not included in the site totals.
315 12Th St	4179-004-005	CD	2,700	Commercial	1965 / 1965	3	
320 13Th St	4179-004-013	CD	2,700	2 du	1930 / 1935	3	
1300 Highland Ave	4179-004-015	CD	6,666	under construction			
	4179-004-016	CD	1,333			2	
1212 Highland Ave	4179-004-022	CD	13,332	Commercial	1951 / 1955	16	
326 13Th St	4179-004-023	CD	1,350	2 du	1958 / 1959	2	
325 12Th Pl	4179-004-024	CD	1,350	2 du	1928 / 1940	2	
321 12Th St	4179-004-026	CD	5,400	Commercial	1984 / 1984	6	
1201 Morningside Drive	4179-004-027	CD	5,400	Commercial	1986 / 1986	6	
316 13Th St	4179-004-029	CD	2,700	condo	1999 / 1999		
317 12Th Pl	4179-004-030	CD	2,700	condo	1999 / 1999		
1219 Morningside Dr	4179-004-031	CD	5,400	Commercial	1985 / 1985	6	
317 13Th St	4179-004-032	CD	2,000	construction			
Subtotal			45,631			54	
Site 3							
1138 Highland Ave	4179-005-001	CD	5,400	Commercial	1972 / 1972	6	Nearly all of the buildings in this site are more than 50 yrs. old, are functionally obsolete, and have significant potential increase in building floor area.
309 Manhattan Beach B	4179-005-002	CD	2,700	Commercial	1931 / 1960	3	
313 Manhattan Beach B	4179-005-003	CD	2,700	Commercial	1957 / 1966	3	
317 Manhattan Beach B	4179-005-004	CD	2,700	Commercial	1938 / 1965	3	
321 Manhattan Beach B	4179-005-005	CD	5,400	Commercial	1941 / 1945	6	
329 Manhattan Beach B	4179-005-006	CD	2,700	Commercial	1946 / 1948	3	
1148 Highland Ave	4179-005-015	CD	4,500	Commercial	1948 / 1965	5	
1140 Highland Ave	4179-005-016	CD	4,500	Commercial	1971 / 1971	5	
12Th & Morningside	4179-005-903	CD	13,500	parking		16	
Subtotal			44,100			52	

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
Site 4							
300 Manhattan Beach B	4179-006-001	CD	5,400	Commercial+ 1 du	1986 / 1986	6	Most of the buildings in this site are more than 50 yrs. old, are functionally obsolete, and have significant potential increase in building floor area.
308 Manhattan Beach B	4179-006-002	CD	2,700	Commercial	1923 / 1950	3	
312 Manhattan Beach B	4179-006-003	CD	5,400	Commercial + 6 du	1940 / 1955	6	
320 Manhattan Beach B	4179-006-004	CD	2,700	Commercial	1939 / 1947	3	
324 Manhattan Beach B	4179-006-005	CD	2,700	Commercial	1974 / 1974	3	
332 Manhattan Beach B	4179-006-006	CD	5,400	Commercial	1940 / 1940	6	
1104 Highland Ave No N	4179-006-018	CD	6,000	Commercial	1967 / 1967	7	
1100 Highland Ave	4179-006-010	CD	3,000	Commercial	2000 / 2000		New-excluded from site area
Subtotal			30,300			36	
Site 5							
1032 Morningside Dr	4179-007-004	CD	2,620	Commercial	1973 / 1973	3	This site contains many buildings more than 50 yrs. old that are functionally obsolete and surface parking with significant potential increase in building floor area.
1028 Morningside Dr	4179-007-005	CD	2,735	Commercial	1973 / 1973	3	
1024 Morningside Dr	4179-007-006	CD	5,865	6 du	0000 / 1962	7	
1016 Morningside Dr	4179-007-007	CD	1,448	2 du	1941 / 1941	2	
	4179-007-010	CD	1,555	parking		2	
	4179-007-011	CD	1,773	parking		2	
	4179-007-012	CD	3,550	1 du	1941 / 1942	4	
	4179-007-013	CD	4,670	parking		5	
413 10Th Pl	4179-007-014	CD	2,970	2 du	1950 / 1958	3	
410 Manhattan Beach B	4179-007-015	CD	50,050	Vons	1967 / 1967		Excluded from site totals
400 Manhattan Beach B	4179-007-016	CD	11,340	Commercial	1973 / 1973		Excluded from site totals
Subtotal			27,186			32	
Site 6							
817 Bayview Dr	4179-013-002	CD	2,400	3 du	1957 / 1958	3	Most of the buildings in this site are more than 30 yrs. old, are functionally obsolete, and have significant potential increase in building floor area.
813 Bayview Dr	4179-013-004	CD	1,667	2 du	1930 / 1955	2	
808 Manhattan Ave	4179-013-005	CD	3,333	Commercial	1923 / 1950	4	
820 Manhattan Ave	4179-013-019	CD	5,933	Commercial	1977 / 1977	3	
Subtotal			13,333			16	
Site 7							
803 Manhattan Ave	4179-014-011	CD	1,350	1 du	0000 / 1940		Site excluded-less than 1/4 acre
805 Manhattan Ave	4179-014-012	CD	1,350	Commercial	1947 / 1950		
815 Manhattan Ave	4179-014-013	CD	2,700	Commercial	1972 / 1972		
Subtotal			5,400			6	
Site 8							
919 Manhattan Ave	4179-015-013	CD	5,400	Commercial	1977 / 1977		Site excluded-less than 1/4 acre
903 Manhattan Ave	4179-015-017	CD	5,400	Commercial	1968 / 1975		
Subtotal			10,800			13	

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
Site 9							
912 Manhattan Ave	4179-016-003	CD	3,333	Commercial	1959 / 1959	4	Most of the buildings in this site are more than 50 yrs. old, are functionally obsolete, or have vacant space.
900 Manhattan Ave	4179-016-006	CD	3,333	Commercial	1918 / 1973	4	
904 Manhattan Ave	4179-016-019	CD	6,667	Commercial	1965 / 1965	8	
920 Manhattan Ave	4179-016-022	CD	6,667	Commercial	1959 / 1959	8	
Subtotal			20,000			24	
Site 10							
1014 Manhattan Ave	4179-017-001	CD	6,667	Commercial	1934 / 1934	8	Most of the buildings on this site are more than 50 yrs. old and are functionally obsolete. The site contains a large amount of surface parking, some of which shows signs of deterioration. Low site utilization represents significant potential increase in building floor area.
1012 Manhattan Ave	4179-017-002	CD	3,333	Commercial	1958 / 1958	4	
1008 Manhattan Ave	4179-017-003	CD	3,333	Commercial	1940 / 1940	4	
1006 Manhattan Ave	4179-017-004	CD	2,998	Commercial	1933 / 1941	4	
1000 Manhattan Ave	4179-017-005	CD	2,435	Commercial	1936 / 1962	3	
213 10Th St	4179-017-006	CD	1,233	2 du	1937 / 1945	1	
	4179-017-900	CD	5,400	parking		6	
	4179-017-901	CD	2,700	parking		3	
Subtotal			28,099			33	
Site 11							
1001 Manhattan Ave	4179-018-010	CD	5,400	Commercial	na		Site excluded-less than 1/4 acre
132 11Th St	4179-018-011	CD	5,400	Commercial	1935 / 1950		
Subtotal			10,800			13	
Site 12							
125 11Th St	4179-019-012	CD	2,700	Commercial	1991 / 1991	3	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures.
1111 Manhattan Ave	4179-019-013	CD	5,400	Commercial	1918 / 1925	6	
1117 Manhattan Ave	4179-019-014	CD	4,500	Commercial	1926 / 1950	5	
128 Manhattan Beach B	4179-019-015	CD	2,250	Commercial	1947 / 1958	3	
124 Manhattan Beach B	4179-019-016	CD	2,250	Commercial	1946 / 1955	3	
120 Manhattan Beach B	4179-019-020	CD	2,250	Commercial	2000 / 2000	3	
116 Manhattan Beach B	4179-019-021	CD	2,250	Commercial	1922 / 1947	3	
1112 Ocean Dr	4179-019-022	CD	5,400	Commercial	1976 / 1976	6	
Subtotal			27,000			32	
Site 13							
1120 Manhattan Ave	4179-020-001	CD	1,667	Commercial	1940 / 1949	2	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings are vacant.
1116 Manhattan Ave	4179-020-002	CD	1,667	Commercial	1947 / 1955	2	
1103 Highland Ave	4179-020-009	CD	2,700	Commercial	1948 / 1948	3	
232 Manhattan Beach B	4179-020-010	CD	2,700	Commercial	1986 / 1986	3	
228 Manhattan Beach B	4179-020-011	CD	10,800	Commercial	1982 / 1982	13	
212 Manhattan Beach B	4179-020-012	CD	1,667	Commercial	1947 / 1948	2	
208 Manhattan Beach B	4179-020-013	CD	1,667	Commercial	1923 / 1930	2	
1110 Manhattan Ave	4179-020-014	CD	6,667	Commercial	1996 / 1996	8	
1104 Manhattan Ave	4179-020-015	CD	3,333	Commercial	1936 / 1945	4	

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
1100 Manhattan Ave	4179-020-016	CD	3,333	Commercial	na	4	
Subtotal			36,201			43	
Site 14							
1148 Manhattan Ave	4179-021-001	CD	3,000	Commercial	1917 / 1970	4	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings show signs of deterioration, are functionally obsolete, and/or are vacant.
1146 Manhattan Ave	4179-021-002	CD	6,000	Commercial	1949/1949	7	
213 Manhattan Beach B	4179-021-005	CD	5,400	Commercial	1937 / 1954	6	
217 Manhattan Beach B	4179-021-006	CD	2,700	Commercial	1960 / 1962	3	
221 Manhattan Beach B	4179-021-007	CD	2,700	Commercial	1946 / 1948	3	
225 Manhattan Beach B	4179-021-008	CD	2,700	Commercial	1949 / 1956	3	
1141 Highland Ave	4179-021-012	CD	2,400	Commercial	1941 / 1953	3	
1145 Highland Ave	4179-021-013	CD	3,000	Commercial	1937 / 1940	4	
229 Manhattan Beach B	4179-021-017	CD	5,400	Commercial	1909 / 1958	6	
201 Manhattan Beach B	4179-021-018	CD	5,400	Commercial	1966 / 1966	6	
	4179-021-900	CD	2,700	parking		3	
220 12Th St	4179-021-901	CD	5,400	parking		6	
Subtotal			46,800			55	
Site 15							
1132 Ocean Dr	4179-022-004	CD	4,500	Commercial	1947 / 1962	5	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings show signs of deterioration, are functionally obsolete, and/or are vacant.
125 Manhattan Beach B	4179-022-005	CD	2,250	Commercial	1972 / 1972	3	
1125 Manhattan Ave	4179-022-006	CD	6,750	Commercial	1946 / 1950	8	
1141 Manhattan Ave	4179-022-007	CD	5,400	Commercial	1949 / 1955	6	
1201 Manhattan Ave	4179-022-028	CD	2,700	Commercial	1923 / 1949	3	
1213 Manhattan Ave	4179-022-029	CD	1,350	Commercial	1924 / 1940	2	
132 13Th St	4179-022-030	CD	1,350	1 du	1934 / 1940	2	
Subtotal			24,300			29	
Site 16							
229 12Th St	4179-024-011	CD	2,700	3du	1950/1962	3	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings show signs of deterioration or are functionally obsolete.
1201 Highland Ave	4179-024-012	CD	2,700	Commercial	1945 / 1950	3	
1215 Highland Ave	4179-024-013	CD	2,700	Commercial	1932 / 1958	3	
225 12Th St	4179-024-021	CD	2,697	1 du	1948/1948	3	
	4179-024-900	CD	2,700	parking		3	
217 12Th St	4179-024-901	CD	2,700	parking		3	
Subtotal			16,197			19	
Site 17							
229 13Th St	4179-025-015	CD	2,000	Commercial	1939 / 1959	2	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped.
1301 Highland Ave	4179-025-016	CD	2,000	Commercial	1918 / 1946	2	
1321 N Highland Ave	4179-025-900	CD	8,386	parking		10	
Subtotal			12,386			15	
Site 18							
1419 Highland Ave	4179-028-001	CD	3,437	Commercial	1956 / 1957		Site excluded-less than 1/4 acre

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
1409 Highland Ave	4179-028-025	CD	3,415	Commercial	1989 / 1990		
Subtotal			6,852			8	
TOTALS-CD sites			9.0 acres			440	

Note: parcels within each site are contiguous

Figure B-1
Downtown Commercial Site Photos



Older multi-family building showing signs of disrepair.



Older commercial buildings showing significant potential increase in building floor area.



Older, functionally obsolete multi-family buildings showing signs of disrepair.



Older multi-family showing deferred maintenance and underutilized capacity.

Figure B-1 (continued)
Downtown Commercial Site Photos



Older underutilized multi-family building showing signs of disrepair and vacancies.



Older underutilized multi-family building showing signs of disrepair and functional obsolescence.



Older single-story commercial buildings on Manhattan Ave. where 3-story residential and mixed-use is permitted.



Underutilized commercial property and surface parking lots.

Table B-4
Local Commercial Affordable Housing Development Opportunity Sites
(Note: shaded parcels are not included as potential sites and are excluded from totals)

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/1000 sf	Comments
Site 1							
1001 Manhattan Beach Blvd	4170-008-011		4,600	Commercial	1957 / 1957	5	Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped. Some buildings show signs of deferred maintenance. Large surface parking lots.
1005 Manhattan Beach Blvd	4170-008-012		4,154	Commercial	1956 / 1957	4	
1011 Manhattan Beach Blvd	4170-008-027		8,308	Commercial	1963 / 1963	8	
1019 Manhattan Beach Blvd	4170-008-028		8,770	Commercial	1952 / 1975	9	
Subtotal			25,832			26	
Site 2							
	4170-009-016		912	Commercial	1970 / 1970	1	Most buildings in this site are 40-50 years old and parcels are significantly underdeveloped. Some buildings show signs of deferred maintenance. Large surface parking lots with some poorly maintained landscaping.
973 Manhattan Beach Blvd	4170-009-027		7,840	Commercial	1960 / 1960		
953 Manhattan Beach Blvd	4170-009-800		30,175	Verizon facility	0000 / 0000	30	
Subtotal			31,087			31	
Site 3							
933 Manhattan Beach Blvd	4170-010-013		4,154	3 du	1948 / 1948	4	Older structures with deferred maintenance, underdeveloped parcels, large surface parking areas.
939 Manhattan Beach Blvd	4170-010-014		4,154	Commercial	1968 / 1968	4	
943 Manhattan Beach Blvd	4170-010-015		2,858	Commercial	1967 / 1967	3	
1137 Pine Ave	4170-010-016		2,736	Commercial	1967 / 1967	3	
947 Manhattan Beach Blvd	4170-010-017		3,160	Commercial	1967 / 1967	3	
927 Manhattan Beach Blvd	4170-010-028		8,750	Commercial	1994 / 1994	4	High density use built in 1994/excluded
Subtotal			17,062			17	
Site 4							
901 Manhattan Beach Blvd	4170-011-010		4,100	Commercial	1963 / 1970	4	Older structures 40-60 yrs old; low site utilization; signs of deferred maintenance; vacant space; physical obsolescence; large surface parking lots.
905 Manhattan Beach Blvd	4170-011-011		4,154	Commercial	1952 / 1955	4	
909 Manhattan Beach Blvd	4170-011-012		4,154	Commercial	1958 / 1958	4	
913 Manhattan Beach Blvd	4170-011-013		4,154	3 du	1949 / 1949	4	
917 Manhattan Beach Blvd	4170-011-014		4,154	Commercial	1964 / 1964	4	
921 Manhattan Beach Blvd	4170-011-015		4,616	Commercial	1952 / 1965	5	
Subtotal			25,332			25	
Site 5							
1145 N Poinsettia Ave	4170-014-008		4,900	Commercial	1928 / 1960	5	Older structures 50-90 yrs old in need of repairs; vacant space.
1141 N Poinsettia Ave	4170-014-009		2,450	1 du	1940 / 1945	2	
865 Manhattan Beach Blvd	4170-014-010		16,250	Commercial	1981 / 1981	16	
861 Manhattan Beach Blvd	4170-014-007		7,893	7 du	1989 / 1989		High density use /excluded from totals
879 Manhattan Beach Blvd	4170-014-011		9,700	9 du	1964 / 1964		High density use/excluded from site totals
855 Manhattan Beach Blvd	4170-014-064		40,292	Commercial	1997 / 1997		High density use/excluded from site totals
Subtotal			23,600			24	

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/1000 sf	Comments
Site 6							
828 Manhattan Beach Blvd	4170-023-007		7,700	Commercial	1971 / 1971	8	Older buildings 40-50 yrs old; deferred maintenance; low site utilization; large surface parking lots.
800 Manhattan Beach Blvd	4170-023-016		5,400	Commercial	1964 / 1964	5	
806 Manhattan Beach Blvd	4170-023-017		2,700	Commercial	1974 / 1974	3	
818 Manhattan Beach Blvd	4170-023-008		7,253	Commercial	2010/2010		Newer office building/excluded from totals
Subtotal			15,800			16	
Site 7							
880 Manhattan Beach Blvd	4170-024-001		4,154	Commercial	1966 / 1966	4	Older buildings 30-60 yrs old; deferred maintenance; vacant space; low site utilization; functional obsolescence; poor access; large surface parking lots.
876 Manhattan Beach Blvd	4170-024-002		4,154	4 du	1955 / 1956	4	
872 Manhattan Beach Blvd	4170-024-003		4,154	3 du	1952 / 1953	4	
868 Manhattan Beach Blvd	4170-024-004		4,154	Commercial	1981 / 1981	4	
864 Manhattan Beach Blvd	4170-024-005		4,554	3 du	1954 / 1956	5	
860 Manhattan Beach Blvd	4170-024-006		4,154	Commercial	1954 / 1959	4	
856 Manhattan Beach Blvd	4170-024-007		4,154	Commercial +1	1956 / 1956	4	
852 Manhattan Beach Blvd	4170-024-008		4,154	Commercial +1	1956 / 1956	4	
848 Manhattan Beach Blvd	4170-024-009		4,154	Commercial	1959 / 1960	4	
844 Manhattan Beach Blvd	4170-024-010		4,154	3 du	1947 / 1947	4	
838 Manhattan Beach Blvd	4170-024-023		7,743	Commercial	2008/2008		New office building/excluded from site totals
Subtotal			41,940			42	
Site 8							
946 Manhattan Beach Blvd	4170-025-003		5,235	(above)		5	Older buildings in need of repair.
936 Manhattan Beach Blvd	4170-025-005		5,230	Commercial	0000 / 1954	5	
930 Manhattan Beach Blvd	4170-025-006		5,225	commercial	x	5	
926 Manhattan Beach Blvd	4170-025-007		5,225	3 du	1953 / 1953	5	
920 Manhattan Beach Blvd	4170-025-008		5,225	Commercial +1	1978 / 1978	5	
916 Manhattan Beach Blvd	4170-025-009		5,224	3 du	0000 / 1957	5	
910 Manhattan Beach Blvd	4170-025-010		5,224	1 du	1941 / 1941	5	
952 Manhattan Beach Blvd	4170-025-022		8,380	Commercial	1977 / 1977	8	
940 Manhattan Beach Blvd	4170-025-030		5,230	Commercial	1990 / 1991	5	
1100 N Poinsettia Ave	4170-025-025		10,445	church			Unlikely to redevelop/excluded from site totals
Subtotal			50,198			50	
Site 9							
1030 Manhattan Beach Blvd	4170-026-003		15,756	Commercial	1953 / 1953	16	Older buildings in need of repair; vacant space; low site utilization; surface parking lots in poor condition.
1026 Manhattan Beach Blvd	4170-026-004		5,750	Commercial	1964 / 1964	6	
1012 Manhattan Beach Blvd	4170-026-007		5,250	Commercial	1970 / 1970	5	
1020 Manhattan Beach Blvd	4170-026-024		10,495	Commercial	1976 / 1976	10	
1002 Manhattan Ave	4170-026-025		11,500	Commercial	1964 / 1978	12	
Subtotal			48,751			49	
Site 10							
2200 Highland Ave	4177-018-011		3,500	Commercial	2002 / 2002		New mixed-use project built in 2002/excluded

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/1000 sf	Comments
	Subtotal		3,500			0	Site excluded from totals-less than 1/4 acre
Site 11							
	4177-019-026		3,600	vacant			
225 Marine Ave	4177-019-029		4,491	condo	2006 / 2006		
229 Marine Ave	4177-019-030						
228 Marine Pl	4177-019-031						
224 Marine Pl	4177-019-032						
	Subtotal		8,091			0	Site excluded from totals-less than 1/4 acre
Site 12							
2121 Highland Ave	4178-013-029		5,400	Commercial	1977 / 1977		Existing 76 gas station/excluded
	Subtotal		5,400			0	
Site 13							
	4178-015-010		2,700	Commercial	1957 / 1957		50+ yr. old
2118 Highland Ave	4178-015-011		3,600	Commercial	1957 / 1957		50+ yr. old
	Subtotal		6,300			0	Site excluded from totals-less than 1/4 acre
Site 14							
1700 Manhattan Beach Blvd.	4164-01-6036		14,013	Commercial	1997	0	Unlikely to redevelop. New day care/private school
Site 15							
1716 Manhattan Beach Blvd.	4164-01-6010		5,000	Commercial	1955	5	Older structures 30-60 yrs old; low site utilization.
1726 Manhattan Beach Blvd.	4164-01-6032		11,120	Commercial	1964	11	
1730 Manhattan Beach Blvd.	4164-01-6030		5,569	Commercial	1976	5	
	Subtotal		21,689			21	
Site 16							
1736 Manhattan Beach Blvd.	4164-01-6037		16,190	Private school	1995	0	Unlikely to redevelop.
Site 17							
1750 Manhattan Beach Blvd.	4164-01-6003		5,050	Commercial	1952	5	Older structures 60 yrs old; low site utilization.
1756 Manhattan Beach Blvd.	4164-01-6002		5,095	Commercial	1952	5	
1762/1764 Manhattan Beach Bl.	4164-01-6001		5,074	Commercial& Residential	1952	5	
	Subtotal		15,240			15	
TOTALS – CL sites			7.27 acres			316	

Note: parcels within each site are contiguous

Figure B-2
Local Commercial Site Photos



Older building, low site utilization.



Older commercial buildings showing low site utilization.



Older, functionally obsolete multi-family building.



Functionally obsolete building with underutilized capacity.

Figure B-2 (continued)
Local Commercial Site Photos



Very low site utilization and disrepair.



Older multi-family building showing functional obsolescence and low site utilization.



Older single-story commercial building with deferred maintenance and low site utilization.



Vacant commercial property with significant deterioration.

Table B-5
North End Commercial Affordable Housing Development Opportunity Sites
(Note: shaded parcels are not included as potential sites and are excluded from totals)

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
Site 1							
317 Rosecrans Ave	4137-001-019		1,350	Commercial	1984 / 1984	2	Older buildings and parking lots; low site utilization.
324 Rosecrans Pl	4137-001-021		1,350	2 du	1940 / 1940	2	
	4137-001-026		1,350	parking		2	
401 Rosecrans Ave	4137-001-031		30,300	Commercial	1971 / 1971	36	
	4137-001-900		1,040	Commercial		1	
3770 Highland Ave	4137-001-027		11,560	Commercial	1977 / 1977		Not likely to redevelop/excluded from site area
3714 Highland Ave	4137-001-904		7,100	parking			City Parking Structure/excluded from site area
	4137-001-905		2,340	parking			City Parking Structure/excluded from site area
	4137-001-906		1,350	parking			City Parking Structure/excluded from site area
Subtotal			35,390			42	
Site 2							
3822 Highland Ave	4137-002-010		1,800	5 du	1960 / 1960	2	Older buildings 30-80 yrs old; functional obsolescence; signs of deferred maintenance; low site utilization.
3821 Crest Dr	4137-002-011		1,800	2 du	1932 / 1938	2	
3816 Highland Ave	4137-002-012		1,800	2 du	1972 / 1972	2	
3817 Crest Dr	4137-002-013		1,800	1 du	1933 / 1940	2	
3814 Highland Ave	4137-002-014		3,600	8 du	1960 / 1960	4	
3809 Crest Dr	4137-002-015		1,800	2 du	1929 / 1936	2	
	4137-002-016		1,800	vacant		2	
3805 Crest Dr	4137-002-017		1,800	1 du	2006 / 2006	2	
3804 Highland Ave	4137-002-018		1,800	parking	1964 / 1964	2	
3800 Highland Ave	4137-002-022		1,800	Commercial	1981 / 1981	2	
3920 Highland Ave	4137-002-023		4,200	Commercial	1939 / 1939	5	
3916 Highland Ave	4137-002-024		2,100	2 du	1926 / 1950	2	
3917 Crest Dr	4137-002-025		2,100	3 du	1926 / 1930	2	
3912 Highland Ave	4137-002-026		2,100	Commercial	1934 / 1936	2	
307 El Porto St	4137-002-027		2,100	4 du	1956 / 1956	2	
3911 Crest Dr	4137-002-028		4,546	2 du	0000 / 1950	5	
3905 Crest Dr	4137-002-029		2,100	2 du	1932 / 1938	2	
3904 Highland Ave	4137-002-030		2,100	1 du	1930 / 1940	2	
3901 Crest Dr	4137-002-031		4,200	2 du	1991 / 1991	5	
Subtotal			45,346			53	
Site 3							
4015 Crest Dr	4137-003-005		1,800	3 du	1956 / 1956	2	Older buildings 30-90 yrs old; signs of deferred maintenance, low site utilization.
4011 Crest Dr	4137-003-007		1,800	4 du	1963 / 1969	2	
4008 Highland Ave	4137-003-008		3,300	4 du	1973 / 1973	4	

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
4005 Crest Dr	4137-003-009		3,300	6 du	1962 / 1962	4	
305 40Th St	4137-003-010		1,800	5 du	1977 / 1977	2	
4107 Crest Dr	4137-003-021		1,800	1 du	1930 / 1932	2	
4100 Highland Ave	4137-003-022		1,800	2 du	1971 / 1971	2	
4101 Crest Dr	4137-003-023		1,800	2 du	1928 / 1933	2	
4021 Crest Dr	4137-003-031			2 du	1928 / 1933	2	
4108 Highland Ave	4137-003-018		1,950	Commercial	1990 / 1990		Newer building/excluded from site area
4109 Crest Dr	4137-003-019		1,650	1 du	2001 / 2001		Newer building/excluded from site area
4104 Highland Ave	4137-003-020		1,800	1 du	1992 / 1992		Newer building/excluded from site area
330 41St St, A	4137-003-032		7,189	Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
330 41St St, B	4137-003-033			Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
330 41St St, C	4137-003-034			Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
330 41St St, D	4137-003-035			Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
Subtotal			17,400			20	
Site 4							
none	4137-008-057		2,700	Parking			
4103 Highland Ave	4137-008-058		2,700	Commercial	1932 / 1940		
Subtotal			5,400			0	Site excluded - less than 1/4 acre
Site 5							
4017 Highland Ave	4137-009-001		5,400	hotel	1949 / 1955		50+ yr. old
4005 Highland Ave	4137-009-058		5,400	Commercial	1970 / 1980		New fitness center under construction/excluded from site area
Subtotal			10,800			0	Site excluded - less than 1/4 acre
Site 6							
230 40th St	4137-010-005		1,789	Commercial	1935 / 1945	2	Buildings 50+ yrs. old; low site utilization; large surface parking lots, signs of disrepair.
3917 Highland Ave	4137-010-006		1,789	Commercial	1957 / 1957	2	
228 40Th St	4137-010-007		1,523	1 du	1933 / 1948	2	
229 El Porto St	4137-010-008		1,538	2 du	1931/1931	2	
3901 Highland Ave	4137-010-055		6,626	13 du	1961 / 1963	8	
Subtotal			13,265			16	
Site 7							
233 38Th Pl	4137-011-059		1,520	2 du	1962 / 1962	2	Buildings 50+ yrs. old; low site utilization; large surface parking lots, signs of disrepair; functional obsolescence.
232 39Th St	4137-011-060		1,520	2 du	1962 / 1962	2	
230 39Th St	4137-011-061		2,700	8 du	1956 / 1956	3	
3809 Highland Ave	4137-011-099		2,710	Commercial	1927 / 1944	3	
3801 Highland Ave	4137-011-100		890	Commercial	1927 / 1944	1	
229 38Th St	4137-011-138		1,328	1 du	1989 / 1989	2	
228 38Th Pl	4137-011-156		1,238	1 du	1981 / 1982	1	
Subtotal			11,906			14	
Site 8							
229 Rosecrans Ave	4137-012-067		3,150	part of adjacent			

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
3701 Highland Ave	4137-012-068		3,100	Commercial	1978 / 1979		
3713 Highland Ave	4137-012-083		3,150	Commercial	1969 / 1969		
Subtotal			9,400			0	Site excluded - less than 1/4 acre
Site 9							
320 Rosecrans Ave	4175-016-004		2,700	2 du	1920 / 1951	3	Older buildings in need of repair; low site utilization; functional obsolescence.
316 Rosecrans Ave	4175-016-005		2,700	Commercial	1926 / 1946	3	
3614 Highland Ave	4175-016-015		1,750	Commercial	1939 / 1945	2	
3615 Crest Dr	4175-016-016		1,750	2 du	1958 / 1958	2	
3608 Highland Ave	4175-016-022		1,750	Commercial	1948 / 1948	2	
3600 Highland Ave	4175-016-024		3,500	Commercial	1956 / 1968	4	
312 Rosecrans Ave	4175-016-027		7,000	Commercial + 5	1934 / 1945	8	
Subtotal			21,150			25	
Site 10							
3520 Highland Ave	4175-017-007		1,750	Commercial	1965 / 1968	2	Older buildings (50-80 yrs.) in need of repair; low site utilization; functional obsolescence.
3514 Highland Ave	4175-017-009		1,750	Commercial	1936 / 1940	2	
3517 Crest Dr	4175-017-010		1,750	2 du	1939 / 1939	2	
3512 Highland Ave	4175-017-011		1,750	Commercial	1939 / 1939	2	
3513 Crest Dr	4175-017-012		1,750	2 du	1967 / 1967	2	
3508 Highland Ave	4175-017-013		1,750	Commercial	1969 / 1969	2	
3509 Crest Dr	4175-017-014		1,750	1 du	1936 / 1948	2	
3504 Highland Ave	4175-017-015		1,750	Commercial	1940 / 1940	2	
310 36th St.	4175-010-008		1,750	1 du	1930/1930	2	
301 35Th St	4175-017-017		1,916	1 du	1992 / 1992		Not likely to be redeveloped/excluded from site area
3505 Crest Dr, Unit A	4175-017-030		3,392	condo	1985 / 1986		Not likely to be redeveloped/excluded from site area
3505 Crest Dr, Unit B	4175-017-031			condo	1985 / 1986		Not likely to be redeveloped/excluded from site area
Subtotal			15,750			19	
Site 11							
3416 Highland Ave	4175-018-011		1,667	Commercial	1931 / 1950	2	Older commercial and residential buildings (50-80 yrs.); low site utilization; functional obsolescence.
3417 Crest Dr	4175-018-012		1,833	2 du	1964 / 1966	2	
3414 Highland Ave	4175-018-013		3,500	Commercial	1953 / 1953	4	
3408 Highland Ave	4175-018-014		3,500	Commercial	1952 / 1952	4	
3405 Crest Dr	4175-018-016		1,750	2 du	1947 / 1951	2	
3401 Crest Dr	4175-018-018		1,750	1 du	1938 / 1938	2	
3400 Highland Ave	4175-018-019		3,500	Commercial	1961 / 1961	4	
300 35Th St	4175-018-029		3,508	condo	1987 / 1987		Not likley to be redeveloped/removed from site area
302 35Th St	4175-018-030		3,508	condo	1987 / 1987		Not likley to be redeveloped/removed from site area
304 35Th St	4175-018-031		3,508	condo	1987 / 1987		Not likley to be redeveloped/removed from site area
Subtotal			17,500			21	
Site 12							
312 34Th St	4175-019-013		1,750	2 du	1957 / 1957	2	Older buildings (25-65 yrs.); deferred maintenance; low site

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
3309 Crest Dr	4175-019-020		1,750	2 du	1952 / 1955	2	utilization.
3305 Crest Dr	4175-019-021		1,750	2 du	1953 / 1957	2	
305 33Rd St	4175-019-022		3,750	Commercial	1986 / 1986	4	
3301 Crest Dr	4175-019-023		1,500	1 du	1947 / 1947	2	
3308 Highland Ave	4175-019-024		1,750	Commercial	1948 / 1948	2	
3315 Crest Dr	4175-019-028		8,750	6 du	1962 / 1962	10	
Subtotal			21,000			25	
Site 13							
3221 Crest Dr	4175-020-014		1,750	Commercial	1940 / 1945		
3216 Highland Ave	4175-020-015		1,750	Commercial	1933 / 1938		
3212 Highland Ave	4175-020-016		1,750	Commercial	1930 / 1935		
Subtotal			5,250			0	Site excluded - less than 1/4 acre
Site 14							
3215 Highland Ave	4175-021-001		2,700	Commercial	1935 / 1945		
3215 Highland Ave	4175-021-001		2,700	Commercial	1935 / 1945		
Subtotal			5,400			0	Site excluded - less than 1/4 acre
Site 15							
3321 Highland Ave	4175-022-001		1,380	Commercial	2000 / 2000		
3315 Highland Ave	4175-022-002		1,320	Commercial	1933 / 1935		
3301 Highland Ave	4175-022-017		5,400	Commercial + 3	1930 / 1940		
Subtotal			8,100			0	Site excluded - less than 1/4 acre
Site 16							
3415 Highland Ave	4175-023-001		2,700	Commercial	1950 / 1950		
3413 Highland Ave	4175-023-026		1,350	Commercial	1924 / 1940		
3401 Highland Ave	4175-023-027		1,350	4 du	1947 / 1952		
Subtotal			5,400			0	Site excluded - less than 1/4 acre
Site 17							
232 35Th Pl	4175-024-017		1,350	Commercial	1948 / 1955		
3501 Highland Ave	4175-024-018		1,350	Commercial	1940 / 1949		
3515 Highland Ave	4175-024-023		4,050	Commercial	1965 / 1965		
3515 Highland (portion)	4175-024-023 (portion)		2,700	Commercial	1965 / 1965		
Subtotal			9,450			0	Site excluded - less than 1/4 acre
Site 18							
3615 Highland Ave	4175-025-027		5,400	Commercial	1934 / 1971		
	4175-025-028		5,400	Commercial	1986 / 1986		
Subtotal			10,800			0	Site excluded - less than 1/4 acre
TOTALS-CNE sites			4.6 acres			235	

Note: parcels within each site are contiguous

Figure B-3
North End Commercial Site Photos



Older multi-family building showing signs of disrepair.



Poor site utilization, deteriorated pavement and functional obsolescence.



Older, functionally obsolete multi-family buildings showing signs of disrepair.



Older commercial building showing deferred maintenance and underutilized capacity.

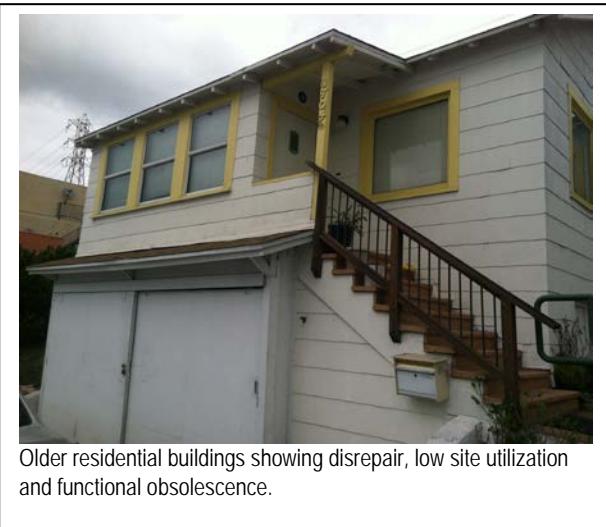
Figure B-3 (continued)
North End Commercial Site Photos



Older underutilized commercial building showing functional obsolescence.



Older multi-family building showing signs of disrepair, low site utilization and functional obsolescence.



Older residential buildings showing disrepair, low site utilization and functional obsolescence.



Vacant commercial property with deferred maintenance and low site utilization.

Figure B-4

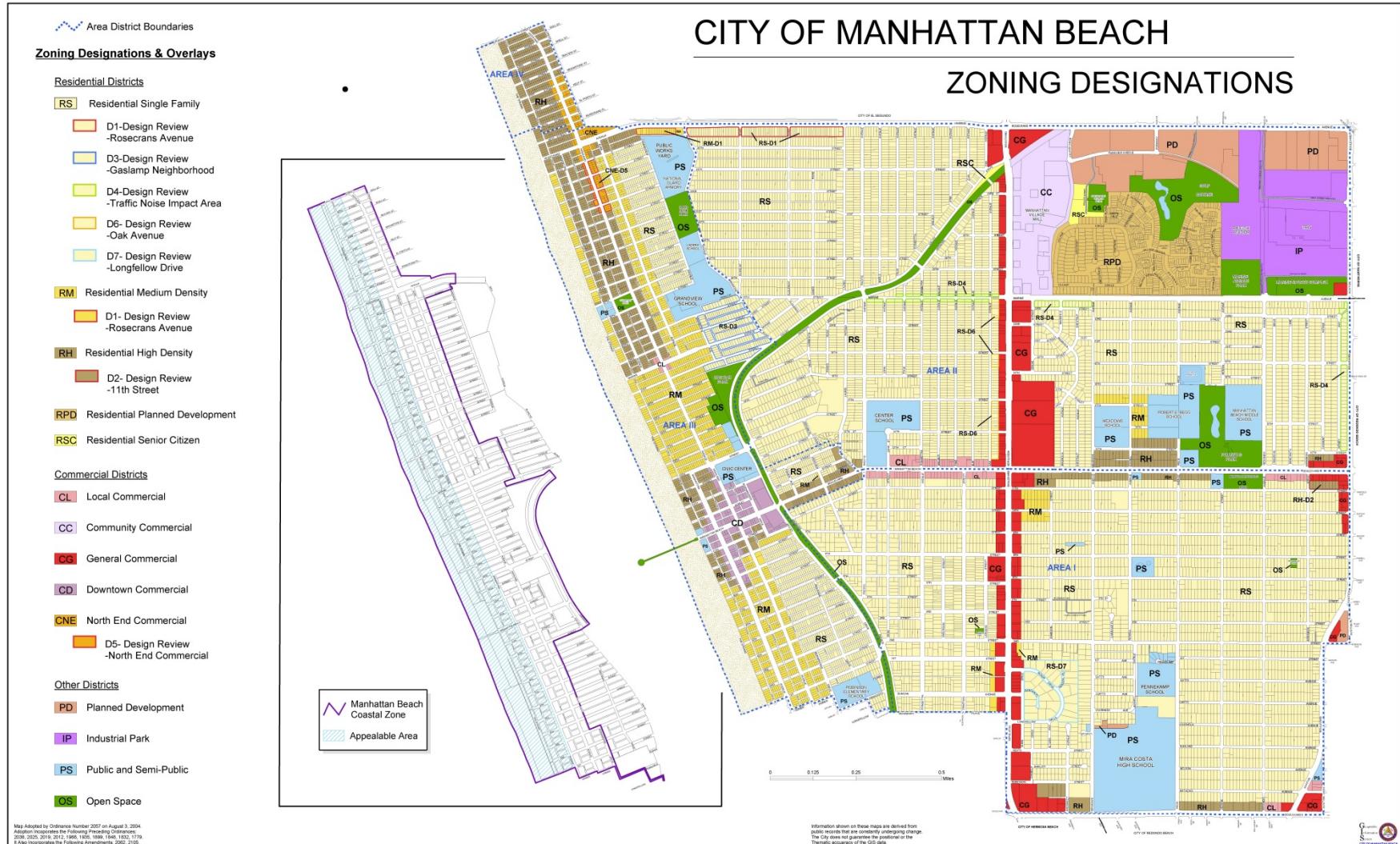


Figure B-5
Downtown Commercial Opportunity Sites Map

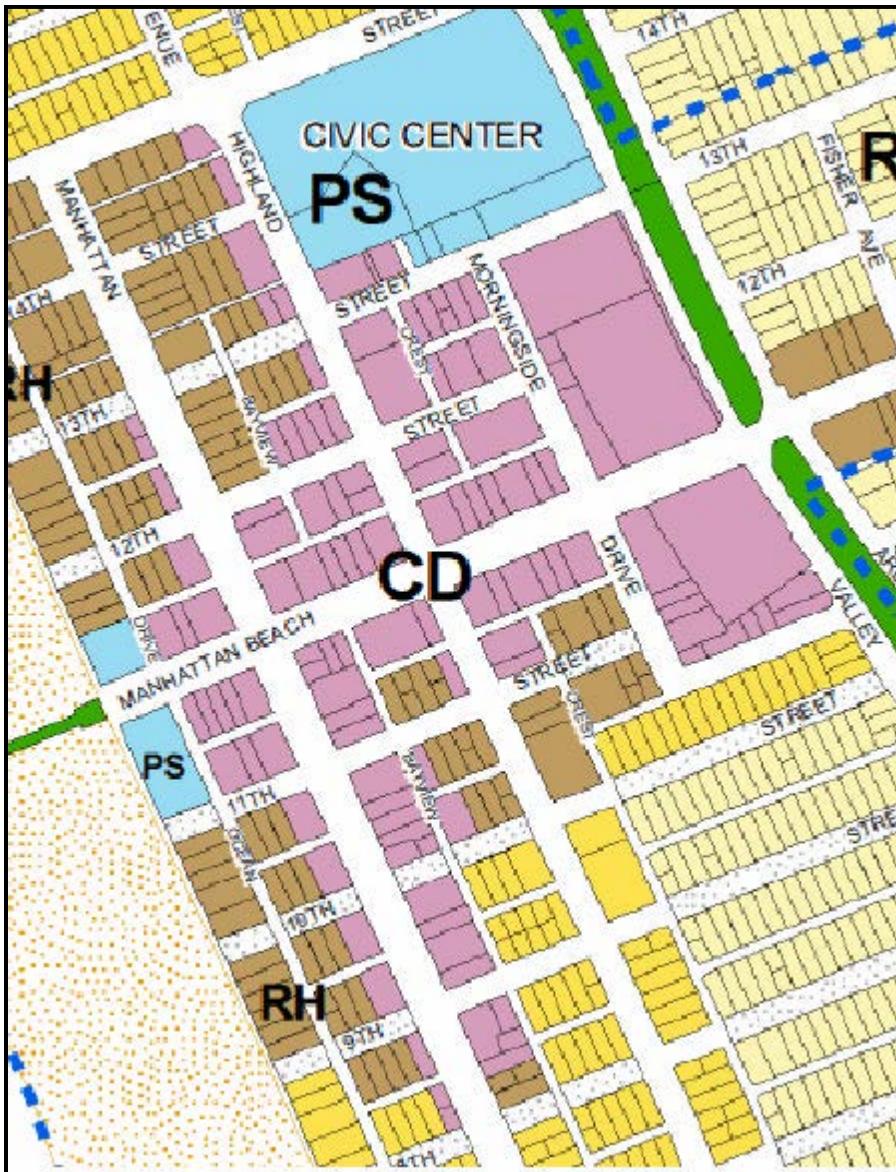


Figure B-6
Local Commercial Opportunity Sites Map

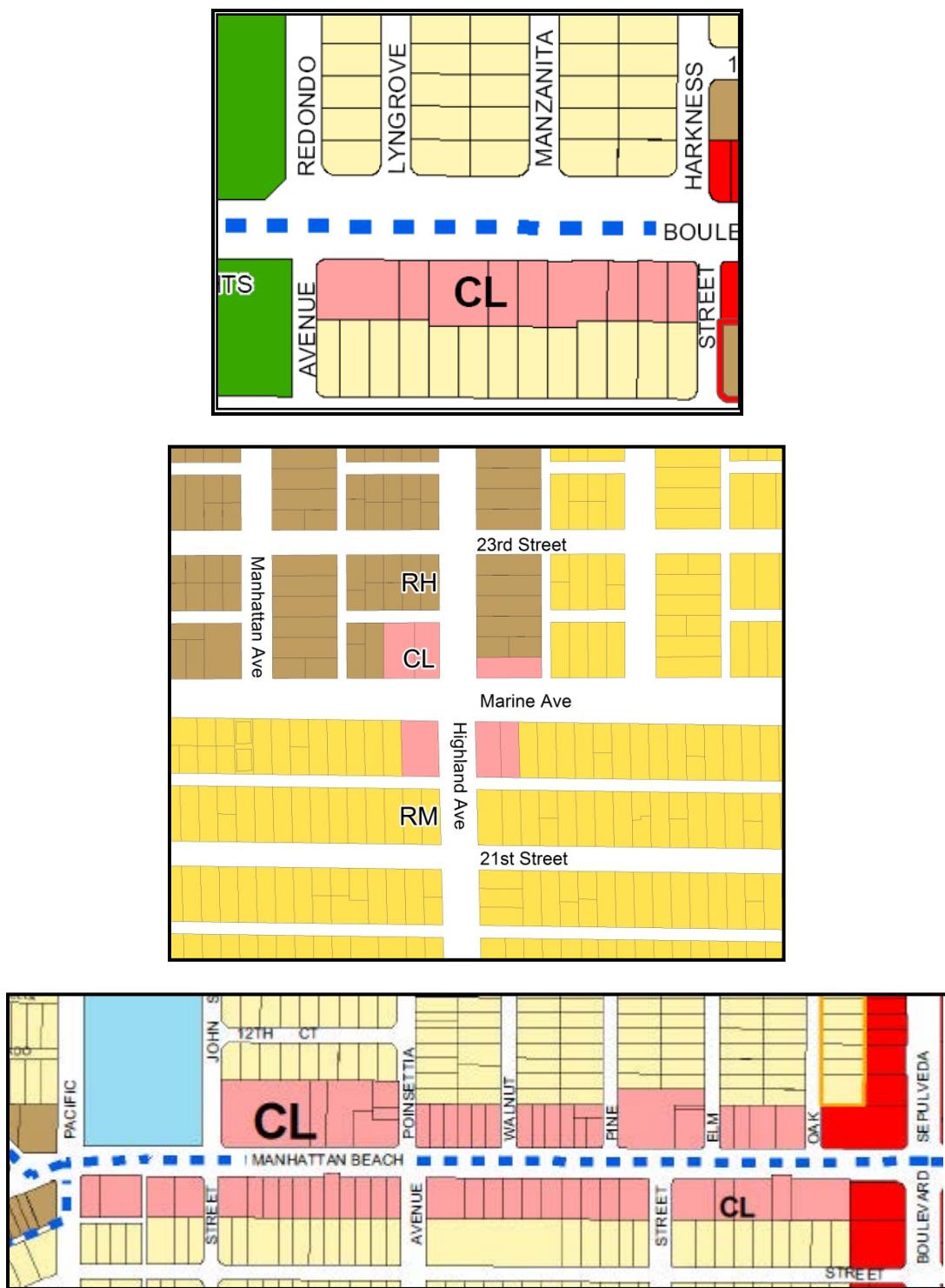
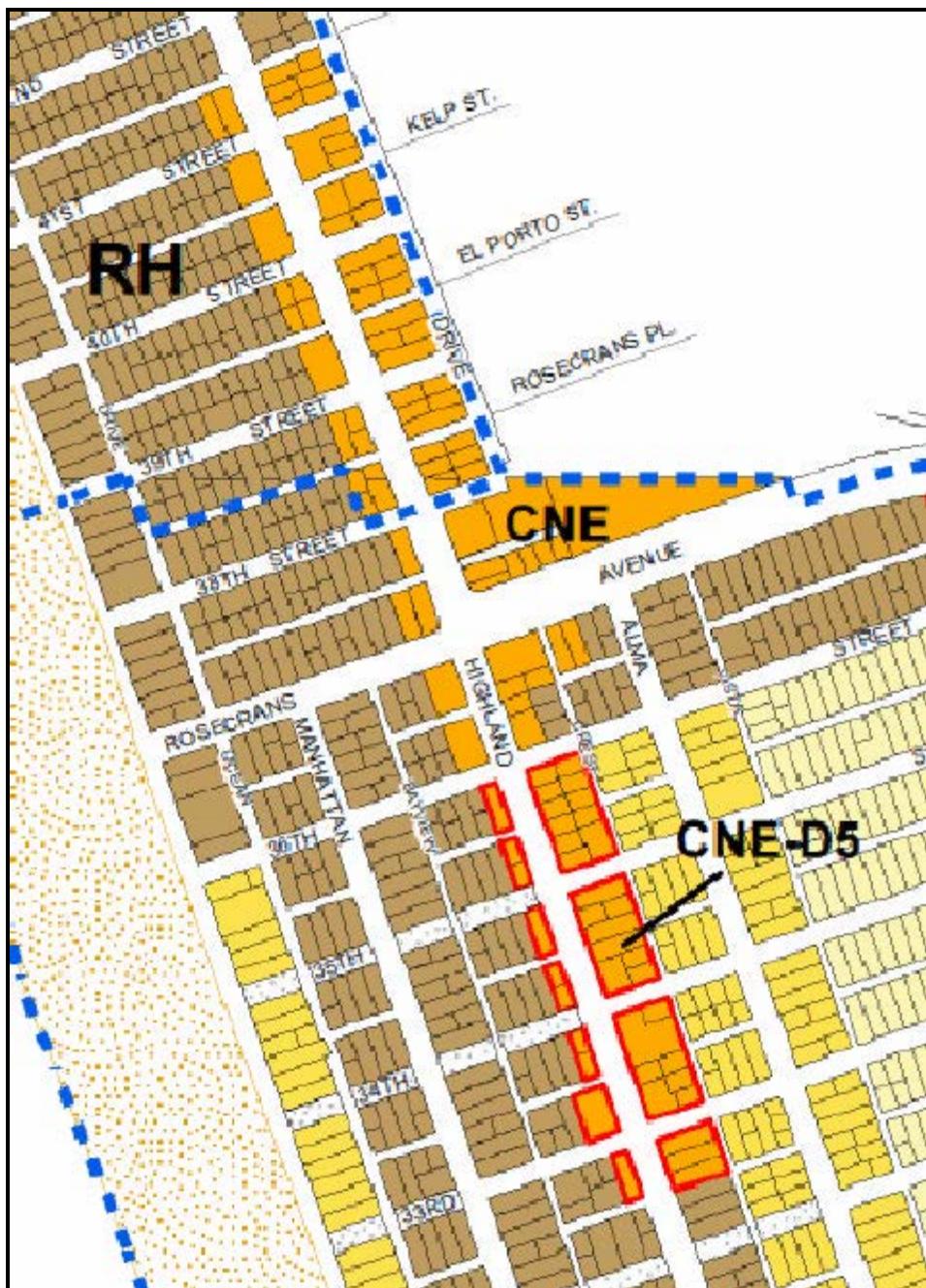


Figure B-7
North End Commercial Opportunity Sites Map



Appendix C

Public Participation Summary

This update to the Manhattan Beach Housing Element has provided residents and other interested parties with numerous opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was also made available for review at City Hall and posted on the City's website.

As part of the public review process, two public meetings were held, as follows:

October 9, 2013	Planning Commission hearing
February 4, 2013	City Council hearing

Summarized below are comments received during the Housing Element review process and how those comments have been addressed. Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element.

Public Comment Summary

Comment	Response
What is meant by "no net loss"?	No net loss refers to the provision of state law that requires cities to maintain adequate sites to accommodate the RHNA allocation throughout the planning period.
What determines the rules for second units if a city does not have a second unit ordinance?	If a city does not have a second unit ordinance, then the provisions of state law apply (Government Code Sec. 65852.2)
How does the City's condo conversion regulations affect the replacement of a single-family house with multiple condo units?	The condo conversion ordinance only applies to the conversion of multi-family apartments into condominiums.

Table C-1
Housing Element Notification List

PETER J. VAN HAFTEN 2503 VISTA MANHATTAN BEACH CA 90266	SCAG 818 W. SEVENTH ST. 12 TH FLOOR LOS ANGELES, CA 90017	LACDC 12131 TELEGRAPH ROAD SANTA FE SPRINGS, CA 90670
MANHATTAN BEACH CHAMBER OF COMMERCE 425 15 TH ST. MANHATTAN BEACH, CA 90266	MANHATTAN HEIGHTS SENIOR CLUB ATTN: SUSAN JONES, PRESIDENT 1304 PARKVIEW # 114 MANHATTAN BEACH, CA 90266	BUILDING INDUSTRY ASSOCIATION LOS ANGELES/VENTURA CHAPTER 28640 AVENUE STANFORD, SUITE 110 VALENCIA, CA 91355
JEAN LEZSCHNER, PRESIDENT LEAGUE OF WOMEN VOTERS 701 13 TH ST MANHATTAN BEACH CA 90266	PTA PRESIDENT GRANDVIEW ELEMENTARY 455 24 TH ST MANHATTAN BEACH CA 90266	PRESIDENT M.BEACH PROPERTY ASSOC. P.O. BOX 3892 MANHATTAN BEACH CA 90266
PAT PARKER, PRESIDENT M.B.EDUCATION FOUNDATION 1230 ROSECRANS 4 TH FLOOR MANHATTAN BEACH CA 90266	BONNIE BECKERSON MANHATTAN.BCH. HISTORICAL SOCIETY 1601 MANHATTAN BEACH BLVD. MANHATTAN BEACH CA 90266	MANHATTAN BCH.RESIDENTS ASSOC. P.O. BOX 1149 MANHATTAN BEACH CA 90266
PTA PRESIDENT MEADOWS ELEMENTARY 1200 MEADOWS AVE MANHATTAN BEACH CA 90266	PTA PRESIDENT MIRA COSTA HIGH SCHOOL 701 S. PECK AVE MANHATTAN BEACH CA 90266	PTA PRESIDENT PACIFIC ELEMENTARY 1214 PACIFIC AVE MANHATTAN BEACH CA 90266
PTA PRESIDENT PENNEKAMP ELEMENTARY 110 S. ROWELL AVE MANHATTAN BEACH CA 90266	LAUREN BURTON,PTA PRES. MANHATTAN BCH.INTERMEDIATE 1501 REDONDO AVE MANHATTAN BEACH CA 90266	PRESIDENT MANHATTAN VILLAGE HOA 44 FAIRVIEW DRIVE MANHATTAN BEACH, CA 90266
CARLEEN BESTE TRW ONE SPACE PARK - E1/2019 REDONDO BEACH CA 90278	JAN DENNIS 901 HIGHVIEW MANHATTAN BEACH CA 90266	MARIE GARVEY 319 29 TH ST MANHATTAN BEACH CA 90266
BRUCE KUCH 1440 8 TH ST MANHATTAN BEACH CA 90266	DONALD MC PHERSON 1014 1 ST ST MANHATTAN BEACH CA 90266	LAURA MOORE 228 MANHATTAN BEACH BLVD #107 MANHATTAN BEACH CA 90266
STEVE NAPOLITANO 1305 WALNUT MANHATTAN BEACH CA 90266	GARY OSTERHOUT 598 31 ST ST MANHATTAN BEACH CA 90266	MARY ROGERS 584 29 TH ST MANHATTAN BEACH CA 90266
JERRY SAUNDERS 116 35 TH ST MANHATTAN BEACH CA 90266	DR. MURIEL SAVIKAS 868 MANHATTAN BEACH BLVD.#3 MANHATTAN BEACH CA 90266	MILES TURPIN 436 35 TH ST MANHATTAN BEACH CA 90266