

**City of Manhattan Beach**

Date Prepared: August 13, 2013

**2013 CMP Local Development Report****Reporting Period: JUNE 1, 2012 - MAY 31, 2013**

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**CONGESTION MANAGEMENT PROGRAM  
FOR LOS ANGELES COUNTY****2011 DEFICIENCY PLAN SUMMARY**

\* **IMPORTANT:** All "#value!" cells on this page are automatically calculated.  
Please do not enter data in these cells.

**DEVELOPMENT TOTALS****RESIDENTIAL DEVELOPMENT ACTIVITY**

Single Family Residential  
Multi-Family Residential  
Group Quarters

**Dwelling Units**

5.00
(4.00)
0.00

**COMMERCIAL DEVELOPMENT ACTIVITY**

Commercial (less than 300,000 sq.ft.)  
Commercial (300,000 sq.ft. or more)  
Freestanding Eating & Drinking

**1,000 Net Sq.Ft.<sup>2</sup>**

0.00
0.00
0.00

**NON-RETAIL DEVELOPMENT ACTIVITY**

Lodging  
Industrial  
Office (less than 50,000 sq.ft.)  
Office (50,000-299,999 sq.ft.)  
Office (300,000 sq.ft. or more)  
Medical  
Government  
Institutional/Educational  
University (# of students)

**1,000 Net Sq.Ft.<sup>2</sup>**

0.00
0.00
1.58
0.00
0.00
0.00
0.00
0.00
0.00

**OTHER DEVELOPMENT ACTIVITY**

ENTER IF APPLICABLE  
ENTER IF APPLICABLE

**Daily Trips**

0.00
0.00

**EXEMPTED DEVELOPMENT TOTALS**

Exempted Dwelling Units  
Exempted Non-residential sq. ft. (in 1,000s)

0
0

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Category	Dwelling Units
Single Family Residential	<b>57.00</b>
Multi-Family Residential	<b>9.00</b>
Group Quarters	<b>0.00</b>

**COMMERCIAL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	<b>0.00</b>
Commercial (300,000 sq.ft. or more)	<b>0.00</b>
Freestanding Eating & Drinking	<b>0.00</b>

**NON-RETAIL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Lodging	<b>0.00</b>
Industrial	<b>0.00</b>
Office (less than 50,000 sq.ft.)	<b>1.58</b>
Office (50,000-299,999 sq.ft.)	<b>0.00</b>
Office (300,000 sq.ft. or more)	<b>0.00</b>
Medical	<b>0.00</b>
Government	<b>0.00</b>
Institutional/Educational	<b>0.00</b>
University (# of students)	<b>0.00</b>

**OTHER DEVELOPMENT ACTIVITY**

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	<b>0.00</b>
ENTER IF APPLICABLE	<b>0.00</b>

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IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

**RESIDENTIAL DEVELOPMENT ADJUSTMENTS**

Category	Dwelling Units
Single Family Residential	52.00
Multi-Family Residential	13.00
Group Quarters	0.00

**COMMERCIAL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

**NON-RETAIL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

**OTHER DEVELOPMENT ACTIVITY**

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

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Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

**PART 3: EXEMPTED DEVELOPMENT ACTIVITY****(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)**

Low/Very Low Income Housing	<input type="text" value="0"/>	Dwelling Units
High Density Residential Near Rail Stations	<input type="text" value="0"/>	Dwelling Units
Mixed Use Developments Near Rail Stations	<input type="text" value="0"/> <input type="text" value="0"/>	1,000 Gross Square Feet Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	<input type="text" value="0"/> <input type="text" value="0"/>	1,000 Gross Square Feet Dwelling Units
Reconstruction of Buildings Damaged due to "calamity"	<input type="text" value="0"/> <input type="text" value="0"/>	1,000 Gross Square Feet Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	<input type="text" value="0"/> <input type="text" value="0"/>	1,000 Gross Square Feet Dwelling Units
Total Dwelling Units	<input type="text" value="0"/>	
Total Non-residential sq. ft. (in 1,000s)	<input type="text" value="0"/>	

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**Exempted Development Definitions:**

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
  - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
  - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.