Jurisdiction	Manhattan Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed Restricted	7
Very Low	Non-Deed	
	Restricted	0
	Deed Restricted	0
Low	Non-Deed	
	Restricted	0
	Deed Restricted	0
Moderate	Non-Deed	
	Restricted	0
Above Moderate		202
		202
Total Units		209

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Entitled		Permitted Completed	
Single-family Attached		0	0	0	
Single-family Detached		54	67	56	
2 to 4 units per structure		8	10	5	
5+ units per structure		14	93	0	
Accessory Dwelling Unit		32	39	25	
Mobile/Manufactured Home		0	0	0	
Total		108	209	86	

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	96
Number of Proposed Units in All Applications Received:	141
Total Housing Units Approved:	21
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	82	123
Discretionary	14	18

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	93

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Manhattan Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

		Project Identifier			Unit Ty	/pes	Date Application Submitted		Pi	oposed Un	its - Afforda	bility by Hou	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica		Application Status	Project Type	Notes
		1			2	3	4		1		5				6	7	8	9	10 Did the housing	)	11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5*,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: 1	Start Data Entry E 4167006028	1467 5TH ST		SUBDIV-23-00012	SFD	0	2/7/2024			0		3		130	141			SB 9 (2021) - Residential Lot	No	N/A	Approved	Ministerial	
	4171006006	2009 JOHN ST		BLDR-24-02761	SED	0	6/10/2024								1			Split	No	N/A	Pending	Ministerial	
	4171006006	2009 JOHN ST		BLDR-24-02803	SFD	0	6/10/2024							1	1			NONE		N/A	Pending	Ministerial	
	4168014013	1191 TENNYSON ST		BLDR-24-02498	ADU	0	2/5/2024							1	1	1		NONE		N/A	Approved	Ministerial	
	4171007032 4180024004	2405 PALM AVE 408 MANHATTAN AVE #A		BLDR-24-02509 BLDR-24-02517	SFD	0	1/22/2024							1	1			NONE		N/A N/A	Approved Approved	Ministerial Ministerial	
	4180024004	408 MANHATTAN AVE #A		BLDR-24-02517	ADU	0	1/29/2024							2	2 2	2	2	NONE	No	N/A	Approved	Ministerial	Includes ADU and JADU
	4180005005	517 5TH ST		BLDR-24-02533	SFD	0	1/31/2024							1	1	1		NONE		N/A	Approved	Ministerial Ministerial	
	4176001031 4176001031	587 31ST ST 587 31ST ST		BLDR-24-02536 BLDR-24-02536	ADU SFD	0	3/6/2024 3/6/2024							1	1			NONE		N/A N/A	Pending Pending	Ministerial	
	4164006010	1806 6TH ST		BLDR-24-02567	SFD	0	2/15/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4166013003	1340 18TH ST		BLDR-24-02600	ADU	0	2/29/2024							1	1	1		NONE	No No	N/A N/A	Approved	Ministerial Ministerial	
	4178011008 4169017007	2016 THE STRAND 118 N ARDMORE AVE		BLDR-24-02617 BLDR-24-02620	2 to 4 SFD	0	12/9/2024							1	1			NONE		N/A N/A	Pending Approved	Ministerial	
	4171020013	1701 N POINSETTIA AVE		BLDR-24-02625	SFD	ō	3/25/2024							1	1	1		NONE		N/A	Approved	Ministerial	
	4164031020 4166026024	1525 10TH ST		BLDR-24-02629 BLDR-24-02652	SFD	0	4/3/2024							1	1			NONE		N/A N/A	Approved Approved	Ministerial Ministerial	<u> </u>
	4166026024 4180010010	1509 N MEADOWS AVE 325 3RD ST		BLDR-24-02652 BLDR-24-02653	ADU SFD	0	4/3/2024 4/9/2024							1	1			NONE		N/A N/A	Approved Approved	Ministerial Ministerial	
	4164004014	1823 8TH ST		BLDR-24-02657	SFD	ó	4/9/2024							1	1			NONE	No	N/A	Approved	Ministerial	
	4174007003	708 35TH ST			SFD	0	4/26/2024							1	1			NONE		N/A		Ministerial Ministerial	<u> </u>
	4174009034 4164003024	3109 LAUREL AVE 1827 9TH ST		BLDR-24-02718 BLDR-24-02727	SFD SFD	0	5/15/2024 6/3/2024								1	<b>.</b> .		NONE		N/A N/A	Pending Approved	Ministerial Ministerial	
	4171011006	2316 PINE AVE		BLDR-24-02728	SFD	0	6/17/2024							1	1			NONE	No	N/A	Pending	Ministerial	
-	4171025018	645 18TH ST		BLDR-24-02752	SFD	0	6/25/2024							1	1			NONE		N/A		Ministerial	
	4167020038 4168008011	1221 5TH ST 225 S MEADOWS AVE		BLDR-24-02774 BLDR-24-02785	SFD	0	7/8/2024 7/1/2024							1	1			NONE		N/A N/A	Pending Pending	Ministerial Ministerial	
	4164011009	1716 6TH ST		BLDR-24-02782	SFD	0	6/27/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
-	4164019004	1642 10TH ST		BLDR-24-02811	SFD	0	7/11/2024							1	1					N/A		Ministerial	
	4180007034 4164023001	412 5TH ST 1658 5TH ST		BLDR-24-02822 BLDR-24-02832	SFD	0	7/11/2024 7/17/2024							1	1			NONE		N/A N/A		Ministerial Ministerial	
	4177021006	216 25TH ST		BLDR-24-02836	SFD	0	7/18/2024							1	1			NONE		N/A	Pending	Discretionary	
	4177021006	216 25TH ST		BLDR-24-02836	ADU	0	7/18/2024							2	2 2			NONE		N/A	Pending	Discretionary	Includes ADU and JADU
	4180018015 4169009010	124 2ND ST 819 5TH ST		BLDR-24-02834 BLDR-24-02838	SFD	0	7/11/2024 7/30/2024							1	1			NONE		N/A N/A	Pending Pending	Ministerial Ministerial	
	4169009011	501 JOHN ST		BLDR-24-02837	SFD	0	7/30/2024							1	1			NONE		N/A	Pending	Ministerial	
	4173019009	2904 PALM AVE		BLDR-24-02845	SFD	0	7/17/2024							1	1	1		NONE		N/A N/A		Ministerial	
	4165017015 4164009025	2201 HARKNESS ST 1741 2ND ST		BLDR-24-02849 BLDR-24-02876	ADU ADU	0	7/24/2024 8/9/2024							1	1					N/A N/A	Pending Pending	Ministerial Ministerial	
	4176028017	2912 THE STRAND		BLDR-24-02888	2 to 4	0	8/19/2024							2	2 2	2		NONE	No	N/A	Pending	Ministerial	
	4180020016	216 MANHATTAN AVE 1601 CHESTNUT AVE		BLDR-24-02894	SFD	0	8/20/2024							1	1			NONE		N/A		Discretionary Ministerial	
	4166025026 4180022004	1601 CHESTNUT AVE 304 THE STRAND		BLDR-24-02897 BLDR-24-02907	ADU SFD	0	9/12/2024 9/23/2024							1	1			NONE	No No	N/A N/A		Ministerial Ministerial	
	4180022004	304 THE STRAND		BLDR-24-02907	ADU	0	9/23/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4167014018	1301 11TH ST		BLDR-24-02916	SFD	0	9/12/2024							1	1			NONE		N/A	Pending	Ministerial Ministerial	
	4174016022 4163006020	657 27TH ST 1712 RUHLAND AVE		BLDR-24-02921 BLDR-24-02928	SFD	0	9/4/2024 9/17/2024							1	1					N/A N/A	Pending Pending	Ministerial	
	4170036018	927 9TH ST		BLDR-24-02929	SFD	ō	9/23/2024							1	1			NONE		N/A	Pending	Ministerial	
	4137008028	4120 THE STRAND		BLDR-24-02942	2 to 4	0	9/27/2024							2	2 2			NONE		N/A N/A		Ministerial Ministerial	
	4137008028 4175003026	4120 THE STRAND 575 33RD ST		BLDR-24-02942 BLDR-24-02955	ADU ADU	0	9/27/2024 10/2/2024							1	1			NONE		N/A N/A		Ministerial	
	4173018011	2800 MAPLE AVE		BLDR-24-02964	SFD	0	10/3/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4164010011 4163003005	1710 5TH ST 207 S AVIATION BLVD		BLDR-24-02974 BLDR-24-02977	SFD ADU	0	10/9/2024						L		1			NONE	No No	N/A N/A	Pending	Ministerial Ministerial	
	4163003005 4180021001	320 MANHATTAN AVE		BLDR-24-02977 BLDR-24-02992	SFD	0	10/28/2024 10/8/2024							1	1			NONE		N/A N/A	Pending	Discretionary	
	4180021001	320 MANHATTAN AVE		BLDR-24-02992	ADU	0	10/8/2024							1	1			NONE	No	N/A	Pending	Discretionary	
	4176007014 4174009004	477 30TH ST 716 33RD ST		BLDR-24-02995 BLDR-24-03004	SFD SFD	0	10/9/2024							1	1			NONE		N/A N/A		Ministerial Ministerial	
	4174009004	716 33RD ST 716 33RD ST		BLDR-24-03004 BLDR-24-03004	ADU	ō	10/15/2024							1	1			NONE	No	N/A	Pending	Ministerial	<u> </u>
	4164004005	1832 9TH ST		BLDR-24-03005	SFD	0	10/16/2024							1	1			NONE		N/A	Pending	Ministerial	
	4177014007 4177014007	2609 CREST DR 2609 CREST DR		BLDR-24-03014 BLDR-24-03014	SFD ADU	0	10/17/2024 10/17/2024								1			NONE		N/A N/A	Pending Pending	Discretionary	
	4177014007 4176003022	2609 CREST DR 583 29TH ST		BLDR-24-03014 BLDR-24-03012	SFD	õ	10/17/2024								1			NONE	No	N/A N/A	Pending	Discretionary Ministerial	
	4166004003	1456 21ST ST		BLDR-24-03018	SFD	0	10/24/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4164016031 4167010007	1731 11TH ST 1305 6TH ST		BLDR-24-03042 BLDR-24-03045	SFD	0	11/7/2024							1	1			NONE		N/A N/A	Pending Pending	Ministerial Ministerial	
	4164016031	1731 11TH ST		BLDR-24-03045 BLDR-24-03042	ADU	ŏ	11/7/2024							1	1			NONE		N/A N/A		Ministerial	
	4167010007	1305 6TH ST		BLDR-24-03045	ADU	0	11/12/2024							1	1			NONE		N/A	Pending	Ministerial	
	4166025009 4169011007	1212 MAGNOLIA AVE 856 5TH ST		BLDR-24-03050 BLDR-24-03055	SFD	0	11/7/2024 11/12/2024				<u> </u>		I	1	1			NONE		N/A N/A		Ministerial Ministerial	
	4169011007 4164024010	1608 3RD ST		BLDR-24-03055 BLDR-24-03066	ADU	0	11/12/2024 11/19/2024							2	2 2		1	NONE		N/A N/A	Pending	Ministerial	Includes ADU and JADU
	4164024010	1608 3RD ST		BLDR-24-03066	SFD	0	11/19/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4163005015 4166004010	1736 VOORHEES AVE 1420 21ST ST		BLDR-24-03060 BLDR-24-03068	SFD	0	11/12/2024							1	1		<u> </u>	NONE	No No	N/A N/A	Pending Pending	Ministerial Ministerial	<u> </u>
	4166004010 4171011009	2304 PINE AVE		BLDR-24-03068 BLDR-24-03074	SFD	0	11/14/2024 11/21/2024							1	1			NONE		N/A N/A	Pending	Ministerial	
	4164018011	1612 11TH ST		BLDR-24-03077	SFD	0	11/21/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4171034002	611 14TH ST		BLDR-24-03088	SFD	0	12/4/2024							1	1			NONE		N/A N/A		Ministerial Ministerial	<u> </u>
	4175029010 4164025027	3308 THE STRAND 1561 2ND ST		BLDR-24-03097 BLDR-24-03099	SFD ADU	õ	12/9/2024 12/10/2024							1	1					N/A N/A		Ministerial	
	4175030007	3212 THE STRAND		BLDR-24-03098	SFD	0	12/19/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4174021020	665 25TH ST		BLDR-24-03101	SFD	0	12/11/2024							1	1			NONE	No	N/A	Pending	Ministerial	

		Project Identifier			Unit Ty	pes 3	Date Application Submitted		Pr	roposed Un	its - Affordal	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic	ations	Application Status	Project Type	Notes
Prior APN*	Current APN	1 Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	4 Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	o Total <u>DISAPPROVED</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	4165025005	1204 MANZANITA LN		BLDR-24-03113	SFD	0	12/13/2024							1	1			NONE	No	N/A		Ministerial	
	4163005017	1726 VOORHEES AVE		BLDR-24-03115	SFD	0	12/12/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4180007013	337 4TH ST		BLDR-24-03119	ADU	0	12/19/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4171013030	2301 N SEPULVEDA BLVD		BLDC-24-00407	5+	0	7/6/2024			8		3		27	38			NONE	No	N/A	Pending	Ministerial	Density Bonus project
		225 36TH ST		BLDR-24-02850	SFD	0	7/25/2024							1	1			NONE	No	N/A	Pending	Discretionary	
	4179026001	1315 MANHATTAN AVE		BLDR-24-03132	2 to 4	0	12/26/2024							0	3			NONE	No	N/A	Pending	Discretionary	
	4179028022	221 14TH ST		PE-24-00174	SFD	0	8/6/2024							1	1			NONE	No	N/A	Pending	Discretionary	
		308 2ND ST		PE-24-00156	SFD	0	8/5/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	
		201 20TH ST		PE-24-00167	SFD	0	5/17/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	
	4164023022	1643 3RD ST		BLDR-24-02776	SFD	0	6/26/2024							1	1			NONE	No	N/A	Approved	Ministerial	
		2800 OAK AVE		BLDR-24-02773	ADU	0	6/24/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4167020038	1221 5TH ST		BLDR-24-02788	ADU	0	7/8/2024							1	1			NONE	No	N/A		Ministerial	
	4137008028	4120 THE STRAND		PE-23-00137	2 to 4	0	9/27/2024							2	2			NONE	No	N/A	Approved	Discretionary	
		4120 THE STRAND		PE-23-00137	ADU	0	9/27/2024							1	1			NONE				Discretionary	
	4178003020	133 16TH ST		BLDR-24-02980	SFD	0	11/6/2024							1	1			NONE	No	N/A	Pending	Ministerial	
1	4178012012	201 20TH ST		BLDR-24-03131	SFD	0	12/20/2024			1	1		1	1	1			NONE	No	N/A	Pending	Ministerial	

Jurisfallein Machatlan Basch Reparting Tear 2001 (Jan. 1 : Dm. 21) Ranning Period (B): Cprin 10/15/2021 : 10/15/2020		ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Bala ing	Indicates an apticult field wy contain addr-adoulation formation				
Project Identifier	Annual Building Activity Unit Types	y Report Summary - New Construction, Entitled, Permits and Completed Units Affordability by Household Incomes - Completed Entitlement		fordability by Household Incomes - Building Permits	Affordability by Household Incomes - Certificates of Occupancy	Steamining         Institution         Housing with Financial Assistance and/or Dead Basinicitions         Heating without Financial Assistance or Deed Restrictions           13         N         N         Y         N	Term of Addity data         DemolehoedDestroped Units         Censity Bonus         Kudat           H         40         30	
Prior APN <sup>2</sup> Control APR Street Address Project States	* Laud Jurisbite TextBig D (2012 Calegory TextBig D (2012 ADD )) (37,1270 J) (37,1270 J) (	4 Very Lee Name Cone	n belanset protocol and the second se	T S S Construction of the second sec	NUMBER         NUMER         NUMER         NUMER <th>Passe skind by dark strandsreading in altikum bergenering bergeneri</th> <th>No.         Annual Manual Manual</th>	Passe skind by dark strandsreading in altikum bergenering bergeneri	No.         Annual Manual	
Euronary Alex - Start Exits Letter 41903 1902 384 2403 11 41903 2002 284 2403 11 41903 2002 2803 NP-starsfile Annual 41903 2003 2103 NP-starsfile Annual 41903 2003 211 2 Primarila Annual	BURALDET         BTD         D		100 006 7 1127203 1 013000 1 419000 1 718004 1					
41100001 2000 N Putersila Amus 410010003 113 N Putersila Amus 41732000 88 053 Nove 41932000 101 7 Jul Sheet 41932000 101 7 Jul Sheet 41932000 101 7 Jul Sheet 41932000 101 301 Oct Jul 41932000 101 301 Oct Jul	BLOR 20 0013         BFD         O           BLOR 20 0011         BFD         O           BLOR 20 0011         BFD         O		10/02000 1 12/02000 1 8/2/02001 1 8/2/02001 1					
4 (10010003) 317 Cirel Dia 4 (10021003) 1028 Heldens Bland 4 (10011023) 408 200 Meet 4 (100003) 4 (120 Del 300A0) 4 (1270003) 4 (120 Del 300A0) 4 (127003) 4 (120 Del 300A0)	BLCR-23-02911 ADU O BLCR-23-02910 ADU O BLCR-23-02913 3970 O BLCR-34-02942 2 5-4 O BLCR-34-02942 ADU O		8280004 7 8280004 7 2180004 7 1180004 7 1180004 7			ACAB ACAB ACAB		
	8.07.01.02029 870 0 8.07.01.03028 ADU 0 8.07.03.02028 870 0 8.07.03.02028 870 0		0 9202021 3280204 3380204 3380204 3380204 3	1 13270004 5 64/224 5 709/224			1 Decide 0	
C 10020003     312 Machatlan An     C 1002000     Title 175 100+0     C 175 10+0     C 175 10+0     C 175 1000     Title 200 Xinth     C 175 2000     Title 200 Xinth     C 175 200 Xinth     C 175 200 Xinth     C 175 200 Xinth	BLDR-20-03115 2 14-4 O BLDR-20-030217 ADU O BLDR-20-030217 ADU O BLDR-20-03021 ADU O BLDR-20-03021 ADU O		1180004 3 3170004 3 8150004 3 8130004 3 8130004 3	2 8 19/264 3 2 819/264 5 21/264 5 10/264 5 10/264 5 10/264			Image         Image <th< td=""></th<>	
4 1907-1002     4 19 20 2019     4 19 20 2019     4 1907-1002     4 1907-1002     4 1907-1002     4 1907-1002     4 1907-1002     4 1907-100     4 1907-100     4 1907-100     4 1907-100     4 1907-100     4 1907-100	BLARD STOLE         ADU         0           BURD STOLE         BUR		60.000 1 9170004 3 409204 3 509204 3	5 1016004 5 1016004 5 1016004 5 1136004 5 1136004 5 1137604		104	1         Managem         U         Image: Constraint of the second sec	
4 17320024 FR 100-30eed 4 17321003 218-204 20eed 4 218232028 1081 100-85eed 4 264232028 1081 100-85eed 4 264223028 1081 100-85eed	BLOR 20 02028         BPD         O           BLOR 20 02084         ADJ         O           BLOR 20 02085         BPD         O           BLOR 20 02088         BPD         O           BLOR 20 02088         BPD         O		873204 3 873204 3 6733004 3 6733004 3 6733004 3 6730004 3	1 827038 5 719284 1 700784 5 700784 5 750784 5 750784			1         Deniality         0	
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		Project identifier			UnitType	os.		Affordability by	Household inco	omes - Completed	Entitiement				Affordability by	lousehold inc	omes - Buildin	g Permits					Affordability b	by Household Inc	omos - Certificata	s of Occupanc	cy			Streamlining	R.	Housing with Finan and/or Deed R	ncial Assistance Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolisi	hediDestroyed	Units		Density 6	lonus		Notes
					3	3			4							7								10					13	14		16	17		- 10		29		21	22	23		28
Prine APR	Carnel APR	Steel Address.	Project Name* La	nal Johnholton Tracking ID	Dell Calegory (JPA,3PD,2in (3+,ADJ,M4)	Tenura Vi Roffeetiari DoQuetari Ro	ny Low- ma Deed situled Redition	tere Inione Deed Redified	Low Issame Not Deed Redrided	Noderste Intern Deed Restricted Do Rest	ender Alex n Nen Maden od Nead falled	n Entrance Her- Data Assessed	f of Dilk based Endlessesh	Twy Law- Th came Deed Restricted Ro	vy Low- no Nos Deed Realtab elifiched	ne Lov Inian Nin Ded Kedhiled	<ul> <li>Moderate</li> <li>Incame Deed</li> <li>Restricted</li> </ul>	Moderate a Income Ros David Sa Restituted S	leve Building Britis Batter Date 3	Pendia Folibila Antidagi	Neurod annih Radii	Law Yoy Lew n Deed failed Deed Reditated	Les: Iniona Les: I Deed Not I Redrined Redri	Interne Deed Deed Redshied	Moderatio Income Non Deed Restricted	Above Co Moderate No Income II	Certification of Incorporation of other Incorporation of manifesti (see Instance) <u>Color Tennel</u>	Bat Units Insued Certification of Conceptions of madrices	How many of the units wave Estremety Low Income?	Please soled the data disentiting provides the project was APPROVED parameter in. (may unbeil multiple)		Autoinee Programs for Each Development (may when exclusion) for individual		Per until afferdativ without financial autobance or dead readshines, saylain her be beading detentioned the unit were afferdativ (see indiructione)	Term of Allerdability o Deed Reshicitor (gears (fallendabilitor (gears) ander 1020) <sup>7</sup>	Number of		Demailshed De skuyed Units Classer or Rester	Total Density Bennet Applie In the Propert Presentage Instance in Total Minerahl Units or Total Maximum Alternative Relatedial Con Finer Area)	Concensions, Walvest	List Die Incentives, concentions, weben, and motifications (Recluding Panking Walvess or Panking Modifications)	Då be prijel wieke a reduction or salver af parking standarde? (*19)	Band
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Jurisdiction	Manhattan Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Income Level         Minor Allocation of income Level         Obja/2021- 10/1/4/2021         2021         2022         2023         2024         2025         2026         2027         2028         2029         Deta (all years)         RHMA by Lev           Income Level         Deed Restricted         322         -														
					Regional	Housing Nee	ds Allocation	Progress						
					Permi	tted Units Iss	ued by Afford	dability						
		1						2					3	4
Inc	ome Level		06/30/2021-		2022	2023	2024	2025	2026	2027	2028	2029		Total Remaining RHNA by Income Level
		322	-	-	-	-	7	-	-	-	-	-	7	315
Very Low			-	-	-	-	-	-	-	-	-	-		
		165	-	-	-	-	-	-	-	-	-	-		165
Low			-	-	-	-	-	-	-	-	-	-		
		155	-	-	-	-	-	-	-	-	-	-		155
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		132	6	6	93	90	202	-	-	-	-	-	397	-
Total RHNA		774												
Total Units			6	6	93	90	209	-	-	-	-	-	404	635
			I	Progress toward ex	xtremely low-incom	ne housing need, a	s determined purs	uant to Governme	ent Code 65583(a)(	1).				
		5											6	7
				2021	2022	2023	2024	2025	2026	2027	2028	2029		Total Units Remaining
Extremely Low-Inco	me Units*	161		-	-	-	-	-	-	-	-	-	-	161

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th

cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

				· · ·		Sites Identified	d or Rezoned to	Accommodate	Shortfall Housin	g Need and No	Net-Loss Law						
	Project Iden	tifier		Date of Rezone	RHN	A Shortfall by Hou	sehold Income Cat	tegory	Rezone Type				Si	tes Description			
	1	r	<b>T</b>	2			3		4	5	6	7	-	8	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existin Uses
mary Row: Start 4170-026-003	Data Entry Below 1030 MANHATTAN		T	4/20/2023		7			Unaccommodate	0.36	CL	ROD	20	60	7	Non-Vacant	Office building w
4170-020-003	BEACH BLVD			4/20/2023		,			d Need	0.30	CL.	ROD	20	00	,	Non-vacant	surface parking in t
4170-026-004	1026 MANHATTAN BEACH BLVD			4/20/2023		2			Unaccommodate d Need	0.13	CL	ROD	20	60	2	Non-Vacant	Vacated two-st building with surfa park
6/6/1969	503 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.15	CG	ROD	20	60	3	Non-Vacant	Two-story office build with a surface parking
6/5/1969	407 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.23	CG	ROD	20	60	4	Non-Vacant	with three stand-alo
6/7/1969	509 N SEPULVEDA			4/20/2023		3			Shortfall of Sites	0.15	CG	ROD	20	60	3	Non-Vacant	buildin State Farm real est
	BLVD											-					agent office, Law offic tanning stud
4173-027-026				4/20/2023		4			Shortfall of Sites	0.19	CG	ROD	20	60	4	Non-Vacant	Smog check sh
4173-027-020	BLVD 2809 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Surface parki
4173-027-022	2905 N SEPULVEDA			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Picture frame sh
4173-027-019				4/20/2023		4			Shortfall of Sites	0.19	CG	ROD	20	60	4	Non-Vacant	Medical offic
4173-027-024				4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	
4173-027-027	2705 N SEPULVEDA			4/20/2023		7			Shortfall of Sites	0.39	CG	ROD	20	60	7	Non-Vacant	surface parking Standalone building a
4173-027-021	BLVD 2809 N SEPULVEDA			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	surface parking Surface parki
4171-013-041	BLVD 2401 N SEPULVEDA			4/20/2023		4			Shortfall of Sites	0.19	MU	ROD	20	60	4	Non-Vacant	
	BLVD																Sports bar, a dermatology and las
4171-013-036	2405 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2	Non-Vacant	Stud One-story buildi
4171-013-030	2301 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.19	CG	ROD	20	60	4	Non-Vacant	Vacated Enterprise Re
4171-013-034	2317 N SEPULVEDA			4/20/2023		1			Shortfall of Sites	0.05	CG	ROD	20	60	1	Non-Vacant	A-C Printing off
4171-013-029				4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	
4171-013-039				4/20/2023		4			Shortfall of Sites	0.2	CG	ROD	20	60	4	Non-Vacant	
4171-014-034				4/20/2023		4			Shortfall of Sites	0.24	CG	ROD	20	60	4	Non-Vacant	
4171-014-020				4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	with surface parki Two-story build
4171-014-021				4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	
	BLVD																associated with attorn off
4171-014-035	1717 N SEPULVEDA BLVD			4/20/2023		5			Shortfall of Sites	0.24	CG	ROD	20	60	5	Non-Vacant	Auto service and rep shop with surfa parki
6/17/1970				4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Duplex with 2 exiti
6/18/1970	BLVD 1509 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	
6/15/1970	1413 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.28	CG	ROD	20	60	6	Non-Vacant	building with surfa
6/22/1970	1501 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	MU	ROD	20	60	2	Non-Vacant	building with a la
6/28/1970	1405 N Sepulveda Blvd		+	4/20/2023		1			Shortfall of Sites	0.09	CG	ROD	20	60	1	Non-Vacant	surface parking Ingress and egress
6/13/1970				4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2	Non-Vacant	surrounding us Veterinarian off
6/27/1970	BLVD 1405 N Sepulveda Blvd			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Auto service sh
6/19/1970				4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20		2		
7/40/4070				4/00/0000					01							NeeX	surface park
7/16/1970	BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20		2		Hair salon and Pet sal with surface park
7/22/1970	1309 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.19	CG	ROD	20	60	3	Non-Vacant	Self-service car wa with surface park

 Jurisdiction
 Manhattan Beach

 Reporting Year
 2024
 (Jan. 1 - Dec. 31)

 Planning Period
 6th Cycle
 10/15/2021

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	Project Iden	tifier		Date of Rezone	RHN	A Shortfall by Hou	usehold Income Catego	ory	Rezone Type				s	Sites Description			
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income AI	bove Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum d Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
7/17/1970	1301 N SEPULVEDA			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	2	0 60	2	Non-Vacant	
7/21/1970	BLVD 1315 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	2	0 60	2	Non-Vacant	store with surface
4170-037-001	917 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.32	CG	ROD	2	0 60	6	Non-Vacant	parking Church building with large surface parking lot
4170-037-002 4167-026-012	1048 10TH ST 708 N SEPULVEDA			4/20/2023 4/20/2023		3			Shortfall of Sites Shortfall of Sites	0.17	CG CG	ROD ROD			3	Non-Vacant Non-Vacant	Stand-alone commercial
	BLVD					0									0		
4167-026-011	1116 8TH ST			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD	2	0 60	4	Non-Vacant	Corner lot with a one- story paint store and large surface parking
4169-014-016	201 N SEPULVEDA			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	2	0 60	2	Non-Vacant	Two-story office building
4169-014-048	207 N SEPULVEDA BLVD			4/20/2023		10			Shortfall of Sites	0.53	CG	ROD	2	0 60	10	Non-Vacant	Garden center store
4167-023-013	200 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.28	CG					Non-Vacant	center
4167-023-032	222 N SEPULVEDA BLVD			4/20/2023		7			Shortfall of Sites	0.37	CG	ROD	2	0 60	7	Non-Vacant	Stand-alone cleaners with surface parking
4168-025-008	224 S SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD				Non-Vacant	Auto repair shop
4168-025-011	204 S SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD				Non-Vacant	building
4168-025-010 4168-025-009	208 S SEPULVEDA BLVD 210 SEPULVEDA			4/20/2023 4/20/2023		3			Shortfall of Sites Shortfall of Sites	0.17	CG CG					Non-Vacant Non-Vacant	,
	975 N AVIATION BLVD			4/20/2023		6			Shortfall of Sites	0.17	CG	ROD				Non-Vacant Non-Vacant	
																	associated with auto repair shop
3/22/1964 3/30/1964	909 N AVIATION BLVD 1853 9TH ST			4/20/2023 4/20/2023		3			Shortfall of Sites Shortfall of Sites	0.16	CG CG					Non-Vacant Non-Vacant	
4164-002-032	1853 10TH ST			4/20/2023		7			Shortfall of Sites	0.13	CG					Non-Vacant	
2/1/1964	1075 N AVIATION			4/20/2023		6	i		Shortfall of Sites	0.34	CG	ROD		0 60		Non-Vacant	
4170-027-001	BLVD 1021 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.13	CG	ROD	2	0 60	3	Non-Vacant	
4170-027-003	1048 11TH ST			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	2	0 60	3	Non-Vacant	building Two-story stand-alone building
4170-027-023	1015 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.19	CG	ROD				Non-Vacant	Surface parking lot
4167-026-014	600 N SEPULVEDA BLVD 1117 6TH ST			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD				Non-Vacant	
4167-026-016 4167-026-015	1117 6TH ST 1111 6TH ST			4/20/2023 4/20/2023		3			Shortfall of Sites Shortfall of Sites	0.17 0.17	CG CG	ROD ROD	2		3	Non-Vacant Non-Vacant	Auto repair shop with
4138-018-022	1440 ROSECRANS			4/20/2023		102			Shortfall of Sites	5.14	MV	ROD	2	0 60	102	Non-Vacant	
4138-018-045	AVE 1500 ROSECRANS AVE			4/20/2023		95			Shortfall of Sites	4.79	MV	ROD	2	0 60	95	Non-Vacant	commercial building Stand-alone office building with large
4163-008-046	700 S AVIATION BLVD			4/20/2023		17			Shortfall of Sites	0.85	CG	ROD	2	0 60	17	Non-Vacant	surface parking lot Corner lot gas station
4165-024-033	1865 MANHATTAN			4/20/2023		10			Shortfall of Sites	0.5	CG	ROD	2		10	Non-Vacant	
	BEACH BLVD																building with large
4166-020-030	2100 N SEPULVEDA BLVD			4/20/2023		13			Shortfall of Sites	0.67	CG	ROD	2	0 60	13	Non-Vacant	office building with a
4166-019-026	2414 N SEPULVEDA			4/20/2023		13			Shortfall of Sites	0.67	CG	ROD	2	0 60	13	Non-Vacant	large surface parking Car wash service
4173-032-034	3001 N SEPULVEDA BLVD			4/20/2023		13			Shortfall of Sites	0.68	CG	ROD	2	0 60	13	Non-Vacant	building. There is a large
4166-020-034	1800 N SEPULVEDA			4/20/2023		58			Shortfall of Sites	2.93	CG	ROD	2	0 60	58	Non-Vacant	surface parking lot Commercial center with
4171-013-043	BLVD 2001 N SEPULVEDA BLVD			4/20/2023		14			Shortfall of Sites	0.71	CG	ROD	2	0 60	14	Non-Vacant	large surface parking lot Small commercial strip and surface parking lot
4167-028-036	1126 10TH ST			4/20/2023		17			Shortfall of Sites	0.86	CG	ROD	2	0 60	17	Non-Vacant	Commercial retail
4170-037-023	901 N SEPULVEDA BLVD			4/20/2023		10			Shortfall of Sites	0.5	CG	ROD	2	0 60	10	Non-Vacant	building Small commercial building with a large
4168-013-014	500 S SEPULVEDA			4/20/2023		29			Shortfall of Sites	1.5	CG	ROD	2	0 60	29	Non Voren	surface parking lot Commercial building with
4100-013-014	500 S SEPULVEDA BLVD			4/20/2023		29			SHUTUAII UI SILES	1.5	CG	KOD	2	60	29	NOTI-VACAN	a large surface parking lot
4168-012-034	1145 ARTESIA BLVD			4/20/2023		16			Shortfall of Sites	0.83	CG	ROD	2	0 60	16	Non-Vacant	Stand-alone commercial building with a large
12/29/1968	700 S SEPULVEDA			4/20/2023		17			Shortfall of Sites	0.89	CG	ROD	2	0 60	17	Non-Vacant	
	BLVD		I	1		1											surface parking

	Project Ident	lifier		Date of Rezone	RHN	A Shortfall by Hou	isehold Income Cat	egory	Rezone Type				Site	es Description			
	1			2			3		4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income	Above Moderate Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
4168-012-036	1133 ARTESIA BLVD			4/20/2023		53			Shortfall of Sites	2.67	CG	ROD	20	60	53	Non-Vacant	Comprised of three stand alone buildings with multiple tenants and large surface parking lo
4167-015-034	1130 MANHATTAN BEACH BLVD			4/20/2023		13			Shortfall of Sites	0.65	CG	ROD	20	60	13	Non-Vacant	Stand-alone five-stor commercial buildin
4138-020-056	3600 N SEPULVEDA BLVD MANHATTAN BEACH CA 90256			4/20/2023		65			Shortfall of Sites	3.29	CG	ROD	20	60	65	Non-Vacant	
4166-023-016	1700 N SEPULVEDA BLVD			4/20/2023		89			Shortfall of Sites	4.46	CG	ROD	20	60	89	Non-Vacant	Residence In

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Manhattan Beach		]
Reporting Year	2024	(Jan. 1 - Dec. 31)	
		able D Itus pursuant to GC Section 65583	
Describe progress of	• ·	ams Progress Report	of housing as identified in the housing element.
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Accessory Dwelling Units	Amendments as required. • Incentivize affordable ADUs: Develop public engagement and informational tools to streamline the approval process and market ADU/JADU construction, including ADUs affordable to lower- and moderate-income households, to achieve an annual average goal of 10 building permits issued for ADUs. These tools may include information packets on the entitlement process, a dedicated web page including a step-by-step guide of the entitlement process, preparation of Frequently Asked Questions (FAQs) for distribution at the planning counter or community meetings, and other engagement tools. • Based on the results of the planning cycle mid-point review of ADU trends, including affordability, to be completed as part of	<ul> <li>Submit ADU Ordinance and future amendments to HCD for review within 60 days of final certification of associated ADU amendments to the LCP by the California Coastal Commission.</li> <li>Annual monitoring of ADU programs.</li> <li>Develop public engagement and informational tools for ADU/JADUs incentive program by January 2024.</li> <li>Based on the planning cycle mid-point review to be completed by November 2025 as part of Program 19, No Net Loss, adopt additional incentives to encourage ADU/JADU development by June 2026.</li> <li>Ongoing tracking of ADU permits issued throughout the planning period and reported annually.</li> </ul>	Zone text amendments are in progress. Two study sessions were conducted with the Planning Commission in July and December 2024. In addition, the City continues to monitor ADU/JADU developments and will be preparing an informational toolkit.
Adequate Sites	<ul> <li>Establish overlay district adhering to the standards set forth in Government Code sections 65583.2 (h) and (i) to address shortfall and create opportunity for at least 412 units of multifamily housing for lower-income households with priority for all rezones in areas with access to amenities such as recreation, services, education, and other needs.</li> <li>Identify additional capacity in the overlay district to provide a buffer of at least 73 units of multifamily housing for lower-income households, above and beyond the capacity required for lower-income sites.</li> </ul>	<ul> <li>Pursuant to the requirements as set forth in AB 1398 (2021), the City will rezone by February 2025 to accommodate the lower-income shortfall of 412 units.</li> <li>Rezone by February 2025 to accommodate the lower-income buffer of 73 units.</li> </ul>	Complete. The City establshed the Residential Overlay District to accommodate the development of lower-income households, which went into effect on April 20, 2023.
Affordable Housing Streamlining	<ul> <li>Continue to offer concurrent processing of all discretionary applications for a project.</li> <li>Amend Zoning Code to ensure a non-discretionary approval process for Precise Development Plan applications.</li> <li>Process proposals for SB 35 permit streamlining consistent with State law.</li> <li>Develop internal staff procedures to assist staff in responding to SB 35 proposals and permit streamlining.</li> </ul>	Ongoing concurrent processing of all discretionary applications for a project throughout the Housing Element planning period.     • Amend the Zoning Code to ensure a non- discretionary approval process for Precise Development Plan applications and related LCP Amendments by August 2023.     • Ongoing SB 35 processing throughout the Housing Element planning period and report annually.     • Develop staff assistance materials by January 2023.	Zone text amendments are in progress. Two study sessions were conducted with the Planning Commission in July and December 2024.
Affordable Senior Housing Preservation	<ul> <li>Increase coordination with affordable project owners by contacting and meeting with property owners of project.</li> <li>Monitor affordability throughout the planning period as a proactive measure to preserve 100% of affordable units in the Manhattan Village Senior Villas development and preserve units for older adults and adults with disabilities.</li> <li>Create and maintain list of non-profit organizations as potential purchasers/managers of affordable housing units.</li> </ul>	Contact and meet with property owners of project by January 2023 and again mid-cycle by January 2026.     Monitor affordability throughout the planning period.     Biannually update list of non-profit and affordable housing developers starting January 2023.	All existing affordable senior units have been maintained.
Americans with Disabilities Act (ADA) Improvements Program	Complete ADA-compliant infrastructure improvements as part of the Manhattan Senior Villas ADA Pathway Project (see objective related to Manhattan Village Senior Villas preservation efforts in Program 4).     Construct ADA-compliant concrete access ramps at various locations throughout targeted areas of the City.	<ul> <li>Complete Manhattan Senior Villas ADA Pathway Project infrastructure improvements by January 2023.</li> <li>Annual allocation of CDBG funding to ADA- compliant improvements during the planning period, as part of the Annual ADA Improvements Program</li> </ul>	A temporary Certificate of Occupancy was issued for the ADA Pathway Project at the Manhattan Senior Villas in October 2024, and is anticipated for completion with solar lights along the ramp in spring 2025. CDBG Cycle 3 funding for ADA-compliant improvements were substantially completed at various locations throughout the City by December 2024, providing approximately 20 ADA-compliant curb access ramps.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Annual Progress Reports	Report to HCD annually on progress made toward the Housing Element.     Report to the City Council annually on Housing Element progress.	Annually reporting throughout the planning period	The City submitted its 2023 Annual Progress Report prior to April 1, 2024, and will submit the 2024 Annual Progress Report prior to April 1, 2025.
By-Right Development	Permit development by-right on qualifying sites identified to accommodate the lower-income RHNA that were identified in previous Housing Elements in accordance with State law.	Amend the MBMC by August 2023 to permit by- right development on sites previously identified in past Housing Elements in which at least 20 percent of the units are affordable to lower income households in accordance with the specifications of Government Code Section 65583.2(c)	Complete. The City establshed the Residential Overlay District to accommodate the development of lower-income households that were identified in the past Housing Element (Effective on April 20, 2023)
Code Compliance	Continue requiring a Report of Residential Building Records.     Through the complaint-driven inspections, Code Enforcement will make property owners aware of current resources on the City website to assist with the remediation of violations.     Continue referrals to the County of Los Angeles Environmental Health Division to facilitate approximately 55 inspections throughout the planning period.     Maintain code enforcement and substandard housing resources up to date and ensure they are easily accessible to all residents, including extremely low-, very low-, low- and moderate-income households	Ongoing; annually throughout the planning period.	The City continues to investigate reports of code violations and substandard housing.
Countywide Affordable Home Ownership Program	Advertise HOP on the City's website and for distribution at the planning counter.	<ul> <li>Program information will be posted online and made available at the planning counter by March 2023.</li> <li>Relevant information on the City website and planning counter will be updated annually, starting March 2024, if there are any changes to the County HOP.</li> </ul>	Information on HOP is available on the City's website.
Countywide Affordable Rental Housing Development	<ul> <li>Post program information on the City's website and for distribution at the planning counter.</li> <li>Increase Coordination with the LACDA with regular contact.</li> </ul>	<ul> <li>Program information will be posted online and at the counter by March 2023.</li> <li>Coordination will be ongoing throughout the planning period through biannual contact beginning June 2023.</li> </ul>	Information related to rental housing development is available on the City's website.
Density Bonus	• Update Density Bonus Ordinance, consistent with State law. • Ensure the City's Density Bonus Ordinance is consistent with future amendments to State Density Bonus Law and case law. Process related LCP Amendments as required.	<ul> <li>Amend the Density Bonus Ordinance by March 2023.</li> <li>Ongoing monitoring of future amendments to State Density Bonus Law</li> </ul>	Zone text amendments are in progress. Two study sessions were conducted with the Planning Commission in July and December 2024.
Developer Outreach and Transparency	Maintain relevant development checklist of materials and other information on the City's website as detailed above and in AB 1483 (2019).	<ul> <li>Update relevant information that is applicable for housing development project proposal requirements within 30 days of any changes, consistent with AB 1483 (2019).</li> <li>Ongoing throughout the planning period.</li> </ul>	Ongoing.
Energy Conservation and Energy Efficiency Opportunities	<ul> <li>Adopt Climate Action and Adaptation Plan and related Local Coastal Program–Land Use Plan updates.</li> <li>Review green building techniques in the MBMC to ensure compliance with State requirements.</li> </ul>	<ul> <li>Adopt Climate Action and Adaptation Plan and submit Local Coastal Program–Land Use Plan updates to California Coastal Commission by 2023.</li> <li>Ongoing review of City codes to integrate energy efficient building techniques throughout the planning period.</li> </ul>	The Local Coastal Program was certified for the new Coastal Hazards Chapter in 2023. The Climate Action and Adaptation Plan is underway.

	Program Implementation Sta	atus pursuant to GC Section 65583	
Describe progress o		ams Progress Report	of housing as identified in the housing element.
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Fair/Equal Housing Program	<ul> <li>Support and engage in the Regional Analysis of Impediments to Fair Housing.</li> <li>Post fair housing information on the City's website.</li> <li>Develop a handout for developers to be made aware of fair housing advertisement material compliance and make publicly available.</li> <li>Implement a procedure that prompts fair housing administration for housing and community development decisions.</li> <li>Commit one Planning Commissioner to volunteer as a City representative on the Housing Education Advisory Committee to ensure that content in the educational series includes perspectives relevant to the development patterns and land uses in Manhattan Beach from a fair housing Education Forums that support of other City leaders.</li> <li>Support SBCCOG in hosting 10 Housing Education Forums that support a range of sustainable and affordable housing options and help decision makers, stakeholders and community members understand optimal ways to meet regional housing needs and affirmatively further fair housing.</li> <li>Promote Housing Education resources after the forums, including series recordings, on the City website.</li> </ul>	<ul> <li>Ongoing engagement throughout the planning period with updated Regional Analysis of Impediments to Fair Housing every 5 years.</li> <li>Website information and developer handout to be posted and made available by January 2023.</li> <li>Develop fair housing administration procedure by March 2023.</li> <li>Commit one Planning Commissioner as a City representative on the Housing Education Advisory Committee by October 2022.</li> <li>Support completion of 10 Housing Education Forums by April 2023 and post Housing Education resources on the City website within a month of the series end date.</li> </ul>	Information related to fair/equal housing is available on the City's website. Former Planning Commissioner Tokashiki was appointed to servce on the Housing Education Advisory Committee and attended Housing Education Forums in 2023. There were no Housing Education Forums in 2024.
Housing Choice Voucher Program	<ul> <li>Support the provision of five vouchers annually to facilitate rent subsidies for very low- and extremely low-income residents.</li> <li>Enhance City website with information related to the Housing Choice Voucher Program.</li> </ul>	<ul> <li>Annually throughout the planning period.</li> <li>Update City website by January 2023.</li> </ul>	Information related to housing choice voucher is available on the City's website.
Lot Consolidation Incentive	<ul> <li>Continue to provide a consolidation bonus incentive in the form of a 5 to 10 percent base density increase for sites based on the combined parcel size as provided in Section 10.12.030 of the MBMC.</li> <li>Publicize the program on the City's website, and to all housing developers at the Planning counter or who contact the City with any interest in development throughout the community.</li> <li>The City will continue to provide technical assistance to housing developers by assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database. If needed, the City will develop a additional outreach strategies as detailed in the mid- cycle objective below.</li> <li>Expedite processing and waive fees for lot consolidations processed concurrently with other planning entitlements for affordable housing developments.</li> <li>Amend Section 10.12.030 of the MBMC to provide a lot consolidation bonus incentive in the form of a 5 percent base density increase for sites between 0.30 acres to 0.49 acres identified in Exhibit A, Electronic Housing Element Site Inventory Form, of Appendix E.</li> <li>Process and approve 6 lot consolidations throughout the community.</li> <li>Complete a mid-cycle effectiveness review to ensure that 3 lot consolidations have been approved by the planning cycle midpoint. If the City has not reached the mid-cycle goal, the City will develop and implement a proactive outreach strategy that includes creating and maintaining a list of affordable housing providers that they will proactively contact to inform them of</li> </ul>	<ul> <li>Ongoing lot consolidation bonus incentive throughout planning period.</li> <li>Develop promotional material to publicize program and update City's GIS system and property database by February 2024.</li> <li>Dedication of staff time and technical assistance, including assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database, ongoing throughout the planning period.</li> <li>Ongoing expedited processing and fee waivers for lot consolidations processed concurrently with other planning entitlements throughout the planning period.</li> <li>Amend Section 10.12.030 of the Zoning Code by August 2023. Process LCP Amendments as required.</li> <li>Process and approve 6 lot consolidations throughout the community within the planning period.</li> <li>Complete a mid-cycle effectiveness review to ensure that 3 lot consolidations have been approved by November 2025. If the City has not reached the mid-cycle outreach strategy within six months of the review. Outreach will be conducted on an annual basis throughout the planning period.</li> </ul>	Zone text amendments are in progress. Two study sessions were conducted with the Planning Commission in July and December 2024.
Manufactured Housing	<ul> <li>Amend the MBMC to ensure consistency with State law regarding manufactured homes.</li> <li>Amend the MBMC to ensure consistency with State law regarding mobile home parks.</li> </ul>	Amend the MBMC and submit related LCP Amendment applications by March 2023.	In research phase.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Multifamily Residential Development Standards and Streamlining in the Mixed-Use (CL, CD, and CNE) Commercial Districts	• Amend the Zoning Code to remove discretionary requirements and provide streamlined processing through a Precise Development Plan permit for multifamily housing in the CL, CD, and CNE zones for projects that qualify for a density bonus. • Amend the Zoning Code to permit multifamily developments with six or more units that are not eligible to receive a density bonus in the CL, CD, and CNE zones subject to a Site Development Permit.	<ul> <li>Amend the Zoning Code and related LCP Amendments by August 2023.</li> <li>Streamlining availability to be ongoing throughout the planning period.</li> </ul>	Zone text amendments are in progress. Two study sessions were conducted with the Planning Commission in July and December 2024.
No Net Loss	<ul> <li>Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory (Appendix E).</li> <li>Develop a methodology for tracking remaining capacity and monitor all development activity, proposed rezones, and identified capacity as it compares to the remaining RHNA target throughout the cycle. Any site identified to be upzoned to meet "no net loss" requirements will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.</li> <li>Monitor the development of ADUs per the ADU projection assumptions in the Sites Inventory (Appendix E) and collect and report data for the Housing Element Annual Progress Report.</li> <li>Check annual ADU trends to date at the planning cycle mid-point (mid-point is October 15, 2025) and two years after the midpoint and identify additional lower- and moderateincome sites if the ADU production does not keep pace with the ADU production and affordability assumptions toward the RHNA. (the City will also develop additional incentives as part of the objectives listed in Program 1, Accessory Dwelling Units).</li> <li>Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element.</li> </ul>	<ul> <li>Amend staff procedures and develop a methodology for tracking capacity by March 2022.</li> <li>Ongoing monitoring the development of ADU's using the City's development permit database and report ADU trends annually through the Housing Element Annual Progress Report.</li> <li>Check annual ADU trends to-date by November 2025 and two years after (by November 2027). Identify additional sites by June 2026 and June 2028, respectively, if ADU production and affordability does not keep pace with the ADU assumptions toward the RHNA and there is not an appropriate buffer remaining.</li> <li>Ongoing tracking of sites throughout the planning period and make additional sites available within 180 days in the event that a capacity shortfall occurs.</li> </ul>	The City continues to track developments through the permit tracking system Energov to ensure no net loss as well as track ADU development trends.
Objective Design Standards	Monitor Zoning Code amendments to ensure any new design standards are objective.	Ongoing throughout the planning period, as new design standards are being drafted.	The City has not adopted any subjective design standards and continue to monitor amendments.
Older Adults Programs	<ul> <li>Provide services to 1,000 older adults per year through the Older Adults Program.</li> <li>Provide Dial-a-Ride services to 1,000 older adults and/or residents with disabilities (all ages) per year for 55+ years old or who have disabilities (all ages) to assist them with things such as picking up medication, doctor visits, and groceries.</li> <li>Coordinate Rotary Cares, a volunteer program that rehabilitates two senior homes per year, consisting of minor repairs, plumbing, carpentry, painting, and other improvements.</li> </ul>	Ongoing, annually throughout planning period.	The City continues to implement the older adults program.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Parking Reductions	<ul> <li>Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development.</li> <li>Complete a parking study for reduced parking requirements for multifamily housing and implement flexibility in parking requirements based on findings.</li> <li>Create a menu of creative parking strategies, such as mechanical stack parking, such as park lifts, parking elevators, tandem parking, review existing standards, and foster cooperation with businesses, residents, and intergovernmental coordination to address parking needs in the Coastal Zone.</li> <li>Based on the menu of creative parking strategies for the Coastal Zone and review of existing standards, the City will codify the creative parking strategies, including objective implementation processes, that align with the Coastal Commission's policies that aim to protect public access and parking in Coastal Zones and mitigate potential constraints to development. Strategize to obtain Coastal Commission certification for associated updates to the LCP.</li> <li>Allow for reduced parking ratios for affordable housing projects in the Coastal Zone in accordance with local and State density bonus law</li> </ul>	<ul> <li>Amend the Zoning Code to comply with religious institution-affiliated housing development projects by March 2023. Process LCP Amendments as required.</li> <li>Complete parking study by June 2024. Based on findings, amend the Zoning Code by January 2025.</li> <li>Create a menu of creative parking strategies and review existing standards in Coastal Zone by June 2024</li> <li>Based on the menu of creative parking strategies for the Coastal Zone and review of existing standards, the City will codify the creative parking strategies within a year including objective implementation processes, that align with the Coastal Commission's policies that aim to protect public access and parking in Coastal Zones and mitigate potential constraints to development and strategize to obtain Coastal Commission certification for associated updates to the LCP by December 2024.</li> <li>Allow for reduced parking ratios for affordable housing projects in the Coastal Zone in accordance with local and State density bonus law throughout planning period.</li> </ul>	Zone text amendments are in progress. A study session was conducted with the Planning Commission in July 2024.
Preserving Housing Capacity	<ul> <li>Continue to implement Sections 10.12.030 and 11.32.090 of the MBMC to prevent mansionization and lot mergers that reduce future housing capacity.</li> <li>Amend the Zoning Code to eliminate provision 10.52.050.F to mitigate the loss of dwelling units through demolition and to conserve the existing housing stock.</li> </ul>	<ul> <li>Ongoing implementation of Sections 10.12.030 and 11.32.090 of the MBMC throughout the planning period.</li> <li>Amend the Zoning Code by January 2024.</li> </ul>	The City continues to implement relevant provisions.
Priority Services	<ul> <li>Internally distribute adopted Housing Element to Public Works Department.</li> <li>Increased coordination with the Public Works Department to ensure that adopted policies prioritize water and sewer allocation for affordable housing development.</li> </ul>	<ul> <li>Internally distribute adopted Housing Element upon local adoption of the 6th Cycle Housing Element by March 2023.</li> <li>Ongoing coordination throughout the planning period.</li> </ul>	The certified 6th Cycle Housing Element continues to be posted on the City's website and was distributed to staff through internal communication channels in 2023.
Reasonably Accommodate Housing for Persons with Physical and Developmental Disabilities	<ul> <li>Amend the MBMC to remove potential barriers for people with disabilities, including persons with developmental disabilities, related to requests for reasonable accommodations, and in accordance with current fair housing laws.</li> <li>Develop outreach and dissemination programs and materials for the public and City staff.</li> <li>Accept reasonable accommodation applications without required fees in accordance with fair housing laws.</li> <li>Complete fee study and remove reasonable accommodation application fees from fee schedule</li> </ul>	<ul> <li>Amend the MBMC by March 2023.</li> <li>Develop outreach and dissemination materials by January 2024.</li> <li>Accept reasonable accommodation applications without required fees in accordance with fair housing laws throughout planning period.</li> <li>Complete fee study and corresponding fee schedule updates to remove fees for reasonable accommodation applications by January 2025.</li> </ul>	The City processed one reasonable accommodation request in 2024.
Replacement Requirements	<ul> <li>Amend staff procedures related to the review and issuance of demolition and development permits.</li> <li>Enforce replacement requirements in accordance with Government Code Section 66300, and the requirements as set forth in Government Code Section 65915, subdivision (c)(3).</li> </ul>	<ul> <li>Amend staff procedures by January 2023.</li> <li>Continue ongoing replacement requirements throughout the planning period.</li> </ul>	The City continues to enforce replacement requirements with amended staff procedures in place.
Solar Panel Incentives	<ul> <li>Promote and incentivize alternate energy through permit subsidies for approximately 90 solar permits per year.</li> <li>Continue to track number of solar permits</li> </ul>	<ul> <li>Ongoing annually throughout the planning period.</li> <li>Annual monitoring to track permits.</li> </ul>	The City processed 67 permits for solar panel installations.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Specialized Housing Types to Assist Persons with Special Needs	<ul> <li>Ensure the MBMC continues to be consistent with State law and case law relative to special needs housing through ongoing review and amendments, as required under State law.</li> <li>Amend the MBMC to ensure that any application for supportive housing or a Low-Barrier Navigation Center is processed "by right" in accordance with State law.</li> <li>Amend the MBMC to permit supportive housing in accordance with State law.</li> <li>Amend the parking requirements for emergency shelters to ensure consistency with State law.</li> <li>Amend the MBMC to permit Residential Care, General (serving seven or more persons) facilities in the RS and RM zones.</li> <li>Amend the MBMC to include findings specific to Use Permits for Residential Care, General (serving seven or more persons) facilities, regardless of licensing, that are objective and improve certainty in the development approval process.</li> <li>Complete fee study and remove emergency shelter application fees from fee schedule.</li> </ul>	<ul> <li>Annual monitoring of State laws regarding special needs housing, throughout the planning period.</li> <li>Adopt policies and procedures for processing supportive housing and Low-Barrier Navigation Centers by January 2023.</li> <li>All Zoning Code amendments as identified in the objectives (including as they relate to supportive housing, emergency shelters, and residential care facilities) to the MBMC by March 2023.</li> <li>Complete fee study and corresponding fee schedule updates to remove fees for emergency shelter applications by January 2025.</li> </ul>	The City continued to monitor State laws to accommodate special needs population and wi amend necessary sections of the code.
Support for Those Experiencing Homelessness	<ul> <li>Seek additional funding sources for continued support services for the population experiencing homelessness.</li> <li>Continue coordination of regional efforts with partner agencies and organizations, such as Cities of Redondo Beach and Hermosa Beach, and the Beach Cities Health District through quarterly meetings.</li> <li>Educate the community on various resources in the South Bay and ensure the resource guide for those experiencing homelessness is kept up to date and available on the City's website.</li> <li>Increased regional coordination through active participation in SBCCOG Homeless Services Task Force.</li> </ul>	<ul> <li>Ongoing monitoring of funding sources throughout planning period and apply for additional funding opportunities annually during the planning period, where available, beginning January 2023.</li> <li>Ongoing – quarterly communications with partner agencies and organizations.</li> <li>Update resource guide on City website annually during the planning period, to reflect any changes to program or resource offered for those experiencing homelessness.</li> <li>Participate in Homelessness Task Force meetings once every two months with neighboring and regional South Bay cities.</li> </ul>	<ul> <li>The City continues to participate in the SBCCOG Homeless Services Task Force.</li> <li>The City expended approximately \$74,764 in homeless case management/housing navigatio services and provided the following outcomes to our local homeless population in Manhattan Beach:</li> <li>- 643 interactions with homeless individuals (including repeat interactions with the same individuals);</li> <li>- 137 unique clients assisted;</li> <li>- 33 clients assisted with document production or enrolled with benefits;</li> <li>- 23 clients referred into interim housing;</li> <li>- 5 treatment program referrals attained; and</li> <li>- 2 stable housing placements.</li> </ul>
Surplus Lands	<ul> <li>Identify and track surplus City-owned sites. Report on these lands annually through the Housing Element Annual Progress Report.</li> <li>Comply with Surplus Land Act requirements set forth in Government Code Section 54220-54234.</li> </ul>	<ul> <li>Annually conduct inventory and report surplus and excess local public lands on or before April 1 of each year.</li> <li>Ongoing compliance with Surplus Land Act throughout the planning period.</li> </ul>	There are no City-owned surplus sites to report
Water Conservation and Green Building Standards	<ul> <li>Review green building techniques in the MBMC to ensure compliance with State requirements.</li> <li>Amend the MBMC to conform to future amendments or updates to State Green Building Standards Code if necessary.</li> </ul>	<ul> <li>Review of green building techniques in City codes by January 2024.</li> <li>Update the MBMC within 1 year after any future amendments or updates to the California Green Building Standards Code.</li> </ul>	The City continues to implement water conservation and green building regulations in the Municipal Code.