

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

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

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
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
<b>Total</b>	<b>108</b>	<b>209</b>	<b>86</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	0	0
Not Indicated as Infill	0	0

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

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

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

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
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

<b>Ministerial and Discretionary Applications</b>	<b>Applications</b>	<b>Units</b>
Ministerial	82	123
Discretionary	14	18

<b>Density Bonus Applications and Units Permitted</b>	
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

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

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**ANNUAL ELEMENT PROGRESS REPORT**  
Housing Element Implementation

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

**Table A**  
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	Tenure R=Rentor 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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED 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 approved?	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: Start Data Entry Below							0	0	8	0	3	0	130	141	21	0							
	4167006028	1467 5TH ST		SUBDIV-23-00012	SFD	O	2/7/2024							1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
	4171006006	2009 JOHN ST		BLDR-24-02761	SFD	O	6/10/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4171006006	2009 JOHN ST		BLDR-24-02803	SFD	O	6/10/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4168014013	1191 TENNYSON ST		BLDR-24-02498	ADU	O	2/5/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4171007032	2405 PALM AVE		BLDR-24-02509	SFD	O	1/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4180024004	408 MANHATTAN AVE #A		BLDR-24-02517	SFD	O	1/29/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4180024004	408 MANHATTAN AVE #A		BLDR-24-02517	ADU	O	1/29/2024							2	2	2		NONE	No	N/A	Approved	Ministerial	Includes ADU and JADU
	4180025005	517 5TH ST		BLDR-24-02533	SFD	O	1/13/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4176001031	587 31ST ST		BLDR-24-02536	ADU	O	3/6/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4176001031	587 31ST ST		BLDR-24-02536	SFD	O	3/6/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164006010	1806 6TH ST		BLDR-24-02567	SFD	O	2/15/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4166013003	1340 18TH ST		BLDR-24-02600	ADU	O	2/29/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4173011009	2016 THE STRAND		BLDR-24-02617	SFD	O	1/30/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4169017007	118 N ARDMORE AVE		BLDR-24-02620	SFD	O	4/2/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4171020013	1701 N PONSETTIA AVE		BLDR-24-02625	SFD	O	3/25/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4164031020	1525 10TH ST		BLDR-24-02629	SFD	O	4/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4166026024	1509 N MEADOWS AVE		BLDR-24-02652	ADU	O	4/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4180010010	325 3RD ST		BLDR-24-02653	SFD	O	4/9/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164004014	1823 8TH ST		BLDR-24-02657	SFD	O	4/9/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4174007003	708 35TH ST		BLDR-24-02683	SFD	O	4/26/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4174009034	3109 LAUREL AVE		BLDR-24-02718	SFD	O	5/15/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164002024	1827 9TH ST		BLDR-24-02727	SFD	O	6/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4171011006	2316 PINE AVE		BLDR-24-02729	SFD	O	6/17/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4171025018	645 18TH ST		BLDR-24-02752	SFD	O	6/25/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4167020038	1221 5TH ST		BLDR-24-02774	SFD	O	7/8/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4168008011	225 S MEADOWS AVE		BLDR-24-02785	SFD	O	7/1/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164011009	1716 6TH ST		BLDR-24-02782	SFD	O	6/27/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4164012004	1601 10TH ST		BLDR-24-02811	SFD	O	7/11/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4180007034	412 5TH ST		BLDR-24-02822	SFD	O	7/11/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164023001	1658 5TH ST		BLDR-24-02832	SFD	O	7/17/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4177021006	216 25TH ST		BLDR-24-02836	SFD	O	7/19/2024							1	1	1		NONE	No	N/A	Pending	Discretionary	
	4177021006	216 25TH ST		BLDR-24-02836	ADU	O	7/19/2024							2	2	2		NONE	No	N/A	Pending	Discretionary	Includes ADU and JADU
	4180019015	124 2ND ST		BLDR-24-02834	SFD	O	7/11/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4169009010	819 5TH ST		BLDR-24-02838	SFD	O	7/30/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4169009011	501 JOHN ST		BLDR-24-02837	SFD	O	7/30/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4173019009	2904 PALM AVE		BLDR-24-02845	SFD	O	7/17/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4165017015	2201 HARKNESS ST		BLDR-24-02849	ADU	O	7/24/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164009025	1741 2ND ST		BLDR-24-02876	ADU	O	8/9/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4176028017	2912 THE STRAND		BLDR-24-02888	2 to 4	O	8/19/2024							2	2	2		NONE	No	N/A	Pending	Ministerial	
	4180020016	216 MANHATTAN AVE		BLDR-24-02894	SFD	O	8/20/2024							1	1	1		NONE	No	N/A	Pending	Discretionary	
	4166025026	1601 CHESTNUT AVE		BLDR-24-02897	ADU	O	9/12/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4180022004	304 THE STRAND		BLDR-24-02907	SFD	O	9/23/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4180022004	304 THE STRAND		BLDR-24-02907	ADU	O	9/23/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4167014018	1301 11TH ST		BLDR-24-02916	SFD	O	9/12/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4174016022	857 27TH ST		BLDR-24-02921	SFD	O	9/4/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4163006020	1712 RUHLAND AVE		BLDR-24-02928	SFD	O	9/17/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4170036018	927 8TH ST		BLDR-24-02929	SFD	O	9/23/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4137008028	4120 THE STRAND		BLDR-24-02942	2 to 4	O	9/27/2024							2	2	2		NONE	No	N/A	Pending	Ministerial	
	4137008028	4120 THE STRAND		BLDR-24-02942	ADU	O	9/27/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4175003026	575 3RD ST		BLDR-24-02955	ADU	O	10/2/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4173018011	2800 MAPLE AVE		BLDR-24-02964	SFD	O	10/3/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164010011	1710 5TH ST		BLDR-24-02974	SFD	O	10/9/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4163003005	1616 AVA/TON BLVD		BLDR-24-02977	ADU	O	10/29/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4180021001	320 MANHATTAN AVE		BLDR-24-02992	SFD	O	10/8/2024							1	1	1		NONE	No	N/A	Pending	Discretionary	
	4180021001	320 MANHATTAN AVE		BLDR-24-02992	ADU	O	10/8/2024							1	1	1		NONE	No	N/A	Pending	Discretionary	
	4176007014	477 30TH ST		BLDR-24-02995	SFD	O	10/9/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4174009004	716 3RD ST		BLDR-24-03004	SFD	O	10/15/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4174009004	716 3RD ST		BLDR-24-03004	ADU	O	10/15/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4164004005	1832 9TH ST		BLDR-24-03005	SFD	O	10/16/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4177014007	2609 CREST DR		BLDR-24-03014	SFD	O	10/17/2024																

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1				2	3	4	5							6	7	8	9	10		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 PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED 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	O	12/13/2024							1	1		NONE	No	N/A	Pending	Ministerial		
	4163005017	1726 VOORHEES AVE		BLDR-24-03115	SFD	O	12/12/2024							1	1		NONE	No	N/A	Pending	Ministerial		
	4180007013	337 4TH ST		BLDR-24-03119	ADU	O	12/19/2024							1	1		NONE	No	N/A	Pending	Ministerial		
	4171013030	2301 N SEPULVEDA BLVD		BLDC-24-00407	5+	O	7/6/2024		8		3			27	38		NONE	No	N/A	Pending	Ministerial	Density Bonus project	
	4175025020	225 36TH ST		BLDR-24-02850	SFD	O	7/23/2024							1	1		NONE	No	N/A	Pending	Discretionary		
	4179026001	1315 MANHATTAN AVE		BLDR-24-03132	2 to 4	O	12/26/2024							3	3		NONE	No	N/A	Pending	Discretionary		
	4179028022	221 14TH ST		PE-24-00174	SFD	O	8/6/2024							1	1		NONE	No	N/A	Pending	Discretionary		
	4180016002	308 2ND ST		PE-24-00156	SFD	O	8/5/2024							1	1	1	NONE	No	N/A	Approved	Discretionary		
	4178012012	201 20TH ST		PE-24-00167	SFD	O	5/17/2024							1	1	1	NONE	No	N/A	Approved	Discretionary		
	4164023022	1643 3RD ST		BLDR-24-02776	SFD	O	6/26/2024							1	1		NONE	No	N/A	Approved	Ministerial		
	4173027008	2800 OAK AVE		BLDR-24-02773	ADU	O	6/24/2024							1	1		NONE	No	N/A	Pending	Ministerial		
	4167020038	1221 5TH ST		BLDR-24-02788	ADU	O	7/8/2024							1	1		NONE	No	N/A	Pending	Ministerial		
	4137008028	4120 THE STRAND		PE-23-00137	2 to 4	O	9/27/2024							2	2		NONE	No	N/A	Approved	Discretionary		
	4137008028	4120 THE STRAND		PE-23-00137	ADU	O	9/27/2024							1	1		NONE	No	N/A	Approved	Discretionary		
	4178003020	133 16TH ST		BLDR-24-02960	SFD	O	11/6/2024							1	1		NONE	No	N/A	Pending	Ministerial		
	4178012012	201 20TH ST		BLDR-24-03131	SFD	O	12/20/2024							1	1		NONE	No	N/A	Pending	Ministerial		





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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

<b>Table B</b>														
<b>Regional Housing Needs Allocation Progress</b>														
<b>Permitted Units Issued by Affordability</b>														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	322	-	-	-	-	7	-	-	-	-	-	7	315
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	165	-	-	-	-	-	-	-	-	-	-	-	165
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	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
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely low-Income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income 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](mailto:apr@hcd.ca.gov).

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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table C**  
**Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

Project Identifier		Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description									
1		2	3				4	5	6	7	8		9	10	11		
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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
<b>Summary Row: Start Data Entry Below</b>																	
4170-026-003	1030 MANHATTAN BEACH BLVD			4/20/2023			7		Unaccommodated Need	0.36	CL	ROD	20	60	7	Non-Vacant	Office building with surface parking in the rear
4170-026-004	1026 MANHATTAN BEACH BLVD			4/20/2023			2		Unaccommodated Need	0.13	CL	ROD	20	60	2	Non-Vacant	Vacated two-story building with surface parking
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 building with a surface parking lot to the rear
6/5/1969	407 N SEPULVEDA BLVD			4/20/2023			4		Shortfall of Sites	0.23	CG	ROD	20	60	4	Non-Vacant	Small commercial strip with three stand-alone buildings
6/7/1969	509 N SEPULVEDA BLVD			4/20/2023			3		Shortfall of Sites	0.15	CG	ROD	20	60	3	Non-Vacant	State Farm real estate agent office, Law office, learning studio
4173-027-026	2909 N SEPULVEDA BLVD			4/20/2023			4		Shortfall of Sites	0.19	CG	ROD	20	60	4	Non-Vacant	Smog check shop
4173-027-020	2809 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Surface parking
4173-027-022	2905 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Picture frame shop
4173-027-019	2809 N SEPULVEDA BLVD			4/20/2023			4		Shortfall of Sites	0.19	CG	ROD	20	60	4	Non-Vacant	Medical offices
4173-027-024	2701 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Standalone building and surface parking lot
4173-027-027	2705 N SEPULVEDA BLVD			4/20/2023			7		Shortfall of Sites	0.39	CG	ROD	20	60	7	Non-Vacant	Standalone building and surface parking lot
4173-027-021	2809 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Surface parking
4171-013-041	2401 N SEPULVEDA BLVD			4/20/2023			4		Shortfall of Sites	0.19	MU	ROD	20	60	4	Non-Vacant	Coreolgy Plates studio, Sports bar, and dermatology and laser studio
4171-013-036	2405 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.1	CG	ROD	20	60	2	Non-Vacant	One-story building
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 Rent-A-Car
4171-013-034	2317 N SEPULVEDA BLVD			4/20/2023			1		Shortfall of Sites	0.05	CG	ROD	20	60	1	Non-Vacant	Printing office
4171-013-029	2301 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Parking Lot for Enterprise Rent-A-Car
4171-013-039	2309 N SEPULVEDA BLVD			4/20/2023			4		Shortfall of Sites	0.2	CG	ROD	20	60	4	Non-Vacant	Real estate group office and art studio
4171-014-034	1701 N SEPULVEDA BLVD			4/20/2023			4		Shortfall of Sites	0.24	CG	ROD	20	60	4	Non-Vacant	Auto repair and tire shop with surface parking
4171-014-020	1721 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Two-story building
4171-014-021	1725 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Surface parking associated with attorney office
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 repair shop with surface parking
6/17/1970	1505 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Duplex with 2 exiting residential units
6/18/1970	1509 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Stand-alone marketing agency
6/15/1970	1413 N SEPULVEDA BLVD			4/20/2023			6		Shortfall of Sites	0.28	CG	ROD	20	60	6	Non-Vacant	Stand-alone commercial building with surface parking
6/22/1970	1501 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.1	MU	ROD	20	60	2	Non-Vacant	Two-story commercial building with a large surface parking lot
6/28/1970	1405 N Sepulveda Blvd			4/20/2023			1		Shortfall of Sites	0.09	CG	ROD	20	60	1	Non-Vacant	Ingress and egress to surrounding uses
6/13/1970	1401 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.1	CG	ROD	20	60	2	Non-Vacant	Veterinarian office
6/27/1970	1405 N Sepulveda Blvd			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Auto service shop
6/19/1970	1601 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Stand-alone shipping and mailing store with surface parking
7/16/1970	1213 N SEPULVEDA BLVD			4/20/2023			2		Shortfall of Sites	0.1	CG	ROD	20	60	2	Non-Vacant	Hair salon and Pet salon with surface parking
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 wash with surface parking

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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
7/17/1970	1301 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2	Non-Vacant	Auto repair shop with surface parking
7/21/1970	1315 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2	Non-Vacant	Stand-alone mattress store with surface parking
4170-037-001	917 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.32	CG	ROD	20	60	6	Non-Vacant	Church building with large surface parking lot
4170-037-002	1048 10TH ST			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Stand-alone commercial
4167-026-012	708 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.34	CG	ROD	20	60	6	Non-Vacant	Surface parking
4167-026-011	1116 8TH ST			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD	20	60	4	Non-Vacant	Corner lot with a one-story paint store and large surface parking
4169-014-016	201 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	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	20	60	10	Non-Vacant	Garden center store
4167-023-013	200 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.28	CG	ROD	20	60	6	Non-Vacant	Stand-alone garden center
4167-023-032	222 N SEPULVEDA BLVD			4/20/2023		7			Shortfall of Sites	0.37	CG	ROD	20	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	20	60	4	Non-Vacant	Auto repair shop
4168-025-011	204 S SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Two-story commercial building
4168-025-010	208 S SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Pet supply store
4168-025-009	210 SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Auto repair shop
3/27/1964	975 N AVIATION BLVD			4/20/2023		6			Shortfall of Sites	0.34	CG	ROD	20	60	6	Non-Vacant	Large surface parking associated with auto repair shop
3/22/1964	909 N AVIATION BLVD			4/20/2023		3			Shortfall of Sites	0.16	CG	ROD	20	60	3	Non-Vacant	Small commercial strip
3/30/1964	1853 9TH ST			4/20/2023		3			Shortfall of Sites	0.15	CG	ROD	20	60	3	Non-Vacant	Small commercial strip
4164-002-032	1853 10TH ST			4/20/2023		7			Shortfall of Sites	0.34	CG	ROD	20	60	7	Non-Vacant	Single-family residence
2/1/1964	1075 N AVIATION BLVD			4/20/2023		6			Shortfall of Sites	0.34	CG	ROD	20	60	6	Non-Vacant	Cleaners, Smoke shop, and a sports bar
4170-027-001	1021 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.13	CG	ROD	20	60	3	Non-Vacant	One-story commercial building
4170-027-003	1048 11TH ST			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Two-story stand-alone building
4170-027-023	1015 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.19	CG	ROD	20	60	3	Non-Vacant	Surface parking lot
4167-026-014	600 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD	20	60	4	Non-Vacant	Stand-alone restaurant
4167-026-016	1117 6TH ST			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Surface parking lot
4167-026-015	1111 6TH ST			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant	Auto repair shop with surface parking
4138-018-022	1440 ROSECRANS AVE			4/20/2023		102			Shortfall of Sites	5.14	MV	ROD	20	60	102	Non-Vacant	One-story stand-alone commercial building
4138-018-045	1500 ROSECRANS AVE			4/20/2023		95			Shortfall of Sites	4.79	MV	ROD	20	60	95	Non-Vacant	Stand-alone office building with large surface parking lot
4163-008-046	700 S AVIATION BLVD			4/20/2023		17			Shortfall of Sites	0.85	CG	ROD	20	60	17	Non-Vacant	Corner lot gas station
4165-024-033	1865 MANHATTAN BEACH BLVD			4/20/2023		10			Shortfall of Sites	0.5	CG	ROD	20	60	10	Non-Vacant	Office and commercial building with large surface parking lot
4166-020-030	2100 N SEPULVEDA BLVD			4/20/2023		13			Shortfall of Sites	0.67	CG	ROD	20	60	13	Non-Vacant	Five story stand-alone office building with a large surface parking
4166-019-026	2414 N SEPULVEDA BLVD			4/20/2023		13			Shortfall of Sites	0.67	CG	ROD	20	60	13	Non-Vacant	Car wash service
4173-032-034	3001 N SEPULVEDA BLVD			4/20/2023		13			Shortfall of Sites	0.68	CG	ROD	20	60	13	Non-Vacant	Two stand-alone building. There is a large surface parking lot
4166-020-034	1800 N SEPULVEDA BLVD			4/20/2023		58			Shortfall of Sites	2.93	CG	ROD	20	60	58	Non-Vacant	Commercial center with large surface parking lot
4171-013-043	2001 N SEPULVEDA BLVD			4/20/2023		14			Shortfall of Sites	0.71	CG	ROD	20	60	14	Non-Vacant	Small commercial strip and surface parking lot
4167-028-036	1126 10TH ST			4/20/2023		17			Shortfall of Sites	0.86	CG	ROD	20	60	17	Non-Vacant	Commercial retail building
4170-037-023	901 N SEPULVEDA BLVD			4/20/2023		10			Shortfall of Sites	0.5	CG	ROD	20	60	10	Non-Vacant	Small commercial building with a large surface parking lot
4168-013-014	500 S SEPULVEDA BLVD			4/20/2023		29			Shortfall of Sites	1.5	CG	ROD	20	60	29	Non-Vacant	Commercial building with a large surface parking lot
4168-012-034	1145 ARTESIA BLVD			4/20/2023		16			Shortfall of Sites	0.83	CG	ROD	20	60	16	Non-Vacant	Stand-alone commercial building with a large surface parking lot
12/29/1968	700 S SEPULVEDA BLVD			4/20/2023		17			Shortfall of Sites	0.89	CG	ROD	20	60	17	Non-Vacant	Stand-alone bank with surface parking



Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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 lot. Stand-alone five-story commercial building. Vacated Fry's electronic store. Residence Inn
4167-015-034	1130 MANHATTAN BEACH BLVD			4/20/2023		13			Shortfall of Sites	0.65	CG	ROD	20	60	13	Non-Vacant	
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	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Manhattan Beach	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development 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	<ul style="list-style-type: none"> <li>• Coordinate with the California Coastal Commission for the current ADU Ordinance's associated LCP Amendments. Following final certification of LCP amendments, submit the ADU Ordinance to HCD for review.</li> <li>• Amend the ADU Ordinance if needed to conform to future amendments to State law and submit to HCD. Process LCP Amendments as required.</li> <li>• 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.</li> <li>• Based on the results of the planning cycle mid-point review of ADU trends, including affordability, to be completed as part of Program 19, No Net Loss, review and develop additional incentives to encourage ADU/JADU development if needed. Additional incentives may include outreach to property owners, technical assistance, and financial assistance.</li> <li>• Issue building permits for an average of 10 ADUs annually.</li> </ul>	<ul style="list-style-type: none"> <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>	<p>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.</p>
Adequate Sites	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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>	<p>Complete. The City established the Residential Overlay District to accommodate the development of lower-income households, which went into effect on April 20, 2023.</p>
Affordable Housing Streamlining	<ul style="list-style-type: none"> <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>	<ul style="list-style-type: none"> <li>• Ongoing concurrent processing of all discretionary applications for a project throughout the Housing Element planning period.</li> <li>• Amend the Zoning Code to ensure a non-discretionary approval process for Precise Development Plan applications and related LCP Amendments by August 2023.</li> <li>• Ongoing SB 35 processing throughout the Housing Element planning period and report annually.</li> <li>• Develop staff assistance materials by January 2023.</li> </ul>	<p>Zone text amendments are in progress. Two study sessions were conducted with the Planning Commission in July and December 2024.</p>
Affordable Senior Housing Preservation	<ul style="list-style-type: none"> <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>	<ul style="list-style-type: none"> <li>• Contact and meet with property owners of project by January 2023 and again mid-cycle by January 2026.</li> <li>• Monitor affordability throughout the planning period.</li> <li>• Biannually update list of non-profit and affordable housing developers starting January 2023.</li> </ul>	<p>All existing affordable senior units have been maintained.</p>
Americans with Disabilities Act (ADA) Improvements Program	<ul style="list-style-type: none"> <li>• 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).</li> <li>• Construct ADA-compliant concrete access ramps at various locations throughout targeted areas of the City.</li> </ul>	<ul style="list-style-type: none"> <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>	<p>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.</p>

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Annual Progress Reports	<ul style="list-style-type: none"> <li>Report to HCD annually on progress made toward the Housing Element.</li> <li>Report to the City Council annually on Housing Element progress.</li> </ul>	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 established 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	<ul style="list-style-type: none"> <li>Continue requiring a Report of Residential Building Records.</li> <li>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.</li> <li>Continue referrals to the County of Los Angeles Environmental Health Division to facilitate approximately 55 inspections throughout the planning period.</li> <li>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</li> </ul>	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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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	<ul style="list-style-type: none"> <li>Update Density Bonus Ordinance, consistent with State law.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development 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 style="list-style-type: none"> <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 lens, and that the Housing Education Forums are promoted throughout the community and to other City leaders.</li> <li>• Support SBCCOG in hosting 10 Housing Education Forums that support discussions regarding residential density and design 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 style="list-style-type: none"> <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 serve 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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 available incentives and opportunities for lot consolidation</li> </ul>	<ul style="list-style-type: none"> <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 goal, the City will develop and implement a proactive outreach strategy within six months of the review. Outreach will be conducted on an annual basis throughout the remainder of 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 style="list-style-type: none"> <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.

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
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	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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 moderate income 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 style="list-style-type: none"> <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 style="list-style-type: none"> <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.

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Parking Reductions	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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.

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Specialized Housing Types to Assist Persons with Special Needs	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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 will amend necessary sections of the code.
Support for Those Experiencing Homelessness	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 navigation services and provided the following outcomes to our local homeless population in Manhattan Beach:                         <ul style="list-style-type: none"> <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> </li> </ul>
Surplus Lands	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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 style="list-style-type: none"> <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.