

Planning Commission Regular Meeting

Wednesday, March 11, 2026
3:00 PM
City Council Chambers and Zoom



APPOINTED OFFICIALS

APPOINTED OFFICIALS

Chair Jim Dillavou

Vice Chair Rachel Hackett

Commissioner Kristin Sistos

Commissioner Joseph Ungoco

Commissioner Robert Tokashiki

CITY STAFF

MISSION STATEMENT:

Our mission is to provide excellent municipal services,
preserve our small beach town character, and enhance the quality of life for our
residents, businesses and visitors.

MANHATTAN BEACH'S PLANNING COMMISSION WELCOMES YOU!

Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier), live streaming via the City's website, and via Zoom.

Direct URL: <https://www.zoomgov.com/j/1605795991>, Meeting ID: 160 579 5991,

The City continues to offer an opportunity to participate in Planning Commission meetings via Zoom and in-person. The Planning Commission encourages the public to participate by submitting comments in advance of the meeting, no later than 2:00 PM, the day of the meeting, via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment> or
- 2) Email to planning@manhattanbeach.gov or
- 3) Telephone Message Recorded at (310) 802-5520

All of your comments provided by the deadlines above will be available to the City Council and the public prior to the meeting.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City's website at www.manhattanbeach.gov, the Police Department located at 420 15th Street, and are also on file in the Community Development Department for public inspection. Any person who has any question concerning any agenda item may call the Community Development Department at (310) 802-5520.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (310) 802-5520 (voice) or (310) 546-3501 (TDD). Notification 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City also provides closed captioning of all its Regular Planning Commission Meetings for the hearing impaired.

CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

I, Masa Alkire, Community Development Director of the City of Manhattan Beach, California, state under penalty of perjury that this notice/agenda was posted on March 6, 2026, on the City's Website and on the bulletin boards of City Hall, Joslyn Community Center and Manhattan Heights.

BELOW ARE THE AGENDA ITEMS TO BE CONSIDERED. THE RECOMMENDED COMMISSION ACTION IS LISTED IMMEDIATELY AFTER THE TITLE OF EACH ITEM IN BOLD CAPITAL LETTERS.

PLEASE NOTE THAT THE PLANNING COMMISSION MAY ACT ON ANY ITEM LISTED ON THE AGENDA.

- A. CALL MEETING TO ORDER**
- B. PLEDGE TO THE FLAG**
- C. ROLL CALL**

D. APPROVAL OF AGENDA

This is the time for the Planning Commission to:

- (a) notify the public of any changes to the agenda; or*
- (b) rearrange the order of the agenda.*

MOTION TO APPROVE AGENDA

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Speakers may provide public comments on any business/items not on the agenda. While all comments are welcome, the Brown Act does not allow the Planning Commission to take action on any item not on the agenda.

IN PERSON PUBLIC PARTICIPATION

Please complete the "Request to Address the Planning Commission" card by filling out your name, city of residence, the item(s) you would like to offer public comment, and returning it to the Clerk.

ZOOM PUBLIC PARTICIPATION

If you plan to speak during the meeting, join via Zoom at 2:45 p.m. in order to request to be on the speakers list.

- a. Join Zoom Meeting via the internet (download app if needed):*

Direct URL: <https://www.zoomgov.com/j/1605795991>

Meeting ID: 160 579 5991

Please name yourself to include the item(s) you wish to speak on, whether you are the applicant, and your First & Last name. Examples: G.2 – Stephanie Sanders.

- b. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669 254 5252 and Enter*

Meeting ID: 160 579 5991

Find your local number: <https://comb.zoom.us/j/aByWMMRmYK>

Upon calling in, you will be "muted" until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it's your turn to provide Public Comment.

All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comments for which you will receive a prompt to unmute your device.

Please note, the City is not responsible for the public's use of Zoom as it relates to the software, configuration, and setting on a personal device.

F. APPROVAL OF MINUTES

Planning Commission Minutes:

[PC 26-0006](#)

This Item Contains Minutes of the Following Meeting(s):

a) Planning Commission Regular Meeting Minutes of February 25, 2026

APPROVE

Attachments: [Planning Commission Regular Meeting Minutes of February 25,2026](#)

G. PUBLIC HEARINGS

No present items.

H. GENERAL BUSINESS

Each speaker may speak for up to 3 minutes on each general business item.

Project Pulse Study Session on the Redevelopment of City-Owned Properties Located at 400 Manhattan Beach Boulevard (Former U.S. Bank Building) and 1155 Morningside Drive (Parking Lot 3)

[PC 26-0007](#)

Attachments: [1. Location Map \(Project Pulse Sites\)](#)
[2. December 9, 2024 City Council Staff Report \(Web-Link Provided\)](#)
[3. May 21, 2025 Project Pulse Kick-Off Meeting Presentation](#)
[4. August 26, 2025 - City Council Staff Report \(Web-Link Provided\)](#)
[5. January 20, 2026 - City Council Staff Report \(Web-Link Provided\)](#)
[6. Public Comments Received](#)

I. INFORMATIONAL ITEM

Consideration of the Sixth Cycle Housing Element’s 2025 Annual Progress Report

[PC 26-0008](#)

Attachments: [2025 Housing Element APR](#)
[Tables 1 \(City’s Sixth Cycle RHNA Progress\) and 2 \(Status of Multi-family Residential Developments with Affordable Units\) Sixth Cycle Housing Element \(Web-Link Provided\)](#)

J. DIRECTOR AND STAFF UPDATES

K. COMMISSION ITEMS

L. TENTATIVE AGENDA

M. ADJOURNMENT

Adjourning to Wednesday, March 25, 2026, Planning Commission Regular Meeting at 3:00 PM.

N. FUTURE MEETINGS

April 8, 2026 - Wednesday - 3:00 PM

April 22, 2026 - Wednesday - 3:00 PM

May 13, 2026 - Wednesday - 3:00 PM

May 27, 2026 - Wednesday - 3:00 PM



CITY OF MANHATTAN BEACH

1400 Highland Avenue Manhattan Beach, CA 90266
www.manhattanbeach.gov • (310) 802-5000

STAFF REPORT

Agenda Date: 3/11/2026

TO:

Honorable Chair and Commissioners of the
Planning Commission

THROUGH:

Masa Alkire, Community Development Director

FROM:

Adam Finestone, Planning Manager
Lauryn Bradley, Planning Administrative Assistant

SUBJECT:

Planning Commission Minutes:

This Item Contains Minutes of the Following Meeting(s):

- a) Planning Commission Regular Meeting Minutes of February 25, 2026

APPROVE

RECOMMENDATION:

The attached minutes are for the Commission's approval:

Attachment(s):

- 1. Planning Commission Regular Meeting Minutes of February 25, 2026

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Final

Wednesday, February 25, 2026

3:00 PM

City Council Chambers and Zoom

Planning Commission Regular Meeting

APPOINTED OFFICIALS

Chair Rachel Hackett

Vice Chair Joseph Ungoco

Commissioner Kristin Sistos

Commissioner Robert Tokashiki

Commissioner Vacant

PLEASE NOTE THAT THE CITY ARCHIVES THE VIDEO RECORDINGS OF ALL REGULAR PLANNING COMMISSION MEETINGS AND THE VIDEO FOR THIS MEETING IS HEREBY INCORPORATED BY THIS REFERENCE. ALSO IN SUPPORT OF MORE TRANSPARENCY AND THE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE, THE CITY OFFERS CLOSED CAPTIONING FOR REGULAR PLANNING COMMISSION MEETINGS. FOR A COMPLETE RECORD OF THIS PLANNING COMMISSION MEETING, GO TO:

<https://www.manhattanbeach.gov/departments/boards-and-commissions/planning-commission>

A. CALL MEETING TO ORDER

Vice Chair Hackett called the meeting to order.

B. PLEDGE TO THE FLAG

Commissioner Sistos led the Pledge of Allegiance.

C. ROLL CALL

Present 3 - Vice Chair Rachel Hackett, Commissioner Robert Tokashiki, and Commissioner Kristin Sistos

Absent 1 - Commissioner Joseph Ungoco

D. APPROVAL OF AGENDA

A motion was made by Commissioner Tokashiki, seconded by Commissioner Sistos, to approve the agenda. The motion carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Vice Chair Hackett opened the floor to public comments. The following individual(s) spoke:

Ray Joseph

Seeing no further requests to speak, Vice Chair Hackett closed the floor to public comments.

F. APPROVAL OF MINUTES

- 1. Planning Commission Minutes: [PC 26-0002](#)
 This Item Contains Minutes of the Following Meeting(s):
 a) Planning Commission Regular Meeting Minutes of December 10, 2025

APPROVE

A motion was made by Commissioner Tokashiki, seconded by Commissioner Sistos, to approve the Planning Commission Regular Meeting Minutes of December 10, 2025. The motion carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

G. GENERAL BUSINESS

- 2. Reorganization of the Planning Commission - Selection of Planning Commission Chair and Vice-Chair [PC 26-0003](#)

Planning Manager Adam Finestone provided background on the Chair and Vice Chair selection process.

A motion was made by Commissioner Sistos, seconded by Commissioner Tokashiki, to elect Vice Chair Hackett to serve as Chair of the Planning Commission for the ensuing year. The motion was carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

A motion was made by Commissioner Sistos, seconded by Commissioner Tokashiki, to elect Commissioner Ungoco to serve as Vice Chair of the Planning Commission for the ensuing year. The motion was carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

At 3:18 PM, the Planning Commission recessed and reconvened at 3:23 PM.

H. PUBLIC HEARINGS

- 3. Consideration of A Zone Text Amendment to Expand the Types of Public Art That May Be Funded by the City’s Art in Public Places Program [PC 26-0005](#)

Planning Manager Adam Finestone introduced Senior Planner Ted Fatuross, who provided the staff report and PowerPoint presentation.

Senior Planner Fatuross introduced the Parks and Recreation Director Mark Leyman, who was available to answer questions.

Commissioner Sistos, Commissioner Tokashiki, and Chair Hackett asked questions of staff.

Parks and Recreation Director Leyman and Planning Manager Finestone responded to commissioner questions.

Chair Hackett opened the public hearing.

Seeing no requests to speak, Chair Hackett closed the public hearing.

Chair Hackett and Commissioner Sistos asked questions of staff.

Planning Manager Finestone responded to commissioner questions.

A motion was made by Commissioner Tokashiki, seconded by Commissioner Sistos, to adopt the associated resolution recommending approval of said amendments to the City Council. The motion carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

I. GENERAL BUSINESS

- 4. Study Session to Consider Code Amendments to the Manhattan Beach Municipal Code and Manhattan Beach Local Coastal Program to Implement Programs Outlined in the City’s 6th Cycle Housing Element [PC 26-0004](#)

Chair Hackett announced the item and asked for the staff report.

Planning Manager Adam Finestone introduced Associate Planner Maricela Guillean, who presented the staff report and PowerPoint presentation.

Commissioner Sistos and Chair Hackett asked questions of staff.

Associate Planner Guillean, Planning Manager Finestone, and City Attorney David Snow responded to commissioner questions.

Chair Hackett opened the floor to public comments. The following individual(s) spoke:

Ray Joseph

Seeing no further requests to speak, Chair Hackett closed the floor to public comments.

Chair Hackett asked staff to look into the definition of manufactured homes.

The Planning Commission provided feedback to staff on proposed code amendments to implement programs outlined in the 6th Cycle Housing Element.

J. DIRECTOR AND STAFF UPDATES

Planning Manager Adam Finestone provided updates on the following items:

- *City of Manhattan Beach's fiscal year 2026- 2027 survey*
- *Ocean View Cafe property*

Commissioner Sistos, Commissioner Tokashiki, and Chair Hackett asked Planning Manager Finestone questions.

Planning Manager Finestone and Community Development Director Masa Alkire responded to commissioner questions.

K. COMMISSION ITEMS

Commissioner Sistos asked staff for an update on the Historical Resources Inventory.

Planning Manager Adam Finestone responded to commissioner request for an update.

L. TENTATIVE AGENDA

Planning Manager Adam Finestone indicated that the March 11, 2026, Planning Commission meeting has two tentative agenda items:

- Housing element annual progress report.*
- Project Pulse study session.*

M. ADJOURNMENT

At 4:17 PM, Chair Hackett adjourned the meeting to the March 11, 2026, Planning Commission Regular Meeting at 3:00 PM.

Elia Rosner
Recording Secretary

Rachel Hackett
Chairperson

ATTEST:

Adam Finestone, AICP
Planning Manager

Masa Alkire, AICP
Community Development Director



CITY OF MANHATTAN BEACH

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STAFF REPORT

Agenda Date: 3/11/2026

TO:

Honorable Planning Commission Chair and Commissioners

THROUGH:

Masa Alkire, Community Development Director

FROM:

Adam Finestone, Planning Manager
Tari Kuvhengahwa, Associate Planner

SUBJECT:

Project Pulse Study Session on the Redevelopment of City-Owned Properties Located at 400 Manhattan Beach Boulevard (Former U.S. Bank Building) and 1155 Morningside Drive (Parking Lot 3)

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a study session to discuss and provide input on potential redevelopment options that have been developed through the Project Pulse process for the City-owned properties located at 400 Manhattan Beach Boulevard (Former U.S. Bank Building) and 1155 Morningside Drive (Parking Lot 3).

BACKGROUND:

Parking Lot 3 (1155 Morningside Drive)

During a routine inspection of Parking Lot 3 in the summer of 2024, the Public Works department identified structural issues that resulted in the immediate closure of the top floor of the parking structure, and ultimately the entire structure. In November 2024, the Parking Lot 3 parking structure was demolished and an interim surface parking lot was subsequently constructed at the property at the direction of the City Council.

The City Council also directed staff to identify locations for new temporary parking spaces around downtown to further offset the loss of parking from the demolition of the structure. Those temporary off-site parking spaces were installed in November 2024 and the interim parking lot opened in June 2025. Currently, a total of 125 parking spaces have been established to partially offset the 145 spaces lost as a result of the demolition of Lot 3.

Economic Development Analysis

At its December 9, 2024, meeting, the City Council received a presentation from City staff regarding potential redevelopment options for Parking Lot 3. The potential redevelopment options presented at the meeting and detailed in a report prepared by the Kosmont Companies were as follows:

- New public parking structure (including automated, self-park, above-grade, and subterranean options)
- Public parking structure with limited commercial use
- Hotel
- Public parking on alternative sites (utilize Lot 3 for non-parking uses and identify alternative downtown sites for development of new parking spaces to recapture lost parking and address new demand)

The staff report from the December 9, 2024, City Council meeting, including the Kosmont Companies' report, is included as Attachment 2 to this report.

400 Manhattan Beach Boulevard

On April 15, 2025, the City of Manhattan Beach closed escrow on a property located at 400 Manhattan Beach Boulevard ("400 MBB"). The property is occupied by a vacant commercial building (formerly U.S. Bank) with a surface parking lot and three former drive-thru ATM lanes.

At the May 6, 2025, City Council meeting, the City Council approved temporary uses for 400 Manhattan Beach Boulevard until a permanent use is identified. The approved temporary uses include the use of the existing parking lot as overflow parking for the City's commercial/merchant parking permit program, and the installation of bicycle racks at the site. Twenty-six parking spaces have been striped in the lot for commercial parking permit holders and the bicycle racks were installed along the Manhattan Beach Boulevard frontage in June 2025.

Project Pulse

Due to the close proximity of the two properties, similar site characteristics (such as size and zoning), the City had the opportunity to consider that initial list of options for both Parking Lot 3 and 400 Manhattan Beach Boulevard, and for the purposes of building synergy between the two sites, would benefit from not considering the redevelopment of Parking Lot 3 in isolation. In the spring of 2025, City staff established "Project Pulse" as a coordinated approach for the redevelopment of these two City-owned properties in downtown Manhattan Beach. The redevelopment options initially presented for the Parking Lot 3 site were still available for consideration; but the City now had the opportunity to think more broadly. The name Project Pulse represents a commitment on behalf of the City to keep its collective finger on the pulse of the community with regard to the future of development in downtown Manhattan Beach.

A community kick-off meeting was held on May 21, 2025, to introduce the Project Pulse work effort to the community and offer an opportunity for initial public input on redevelopment options. (A copy of the presentation from that kick-off meeting is included as Attachment 3 to this report).

At an adjourned City Council meeting on August 26, 2025, City Council held a study session on Project Pulse to discuss the redevelopment of both properties and consider an associated public engagement program. The City Council discussed the redevelopment options that had been discussed originally for Parking Lot 3 (prior to the acquisition of 400 Manhattan Beach

Boulevard), options suggested by community members during the May 2025 Project Pulse kick-off meeting, as well as options suggested by the public during the meeting.

At the end of the meeting, the City Council refined the list of potential redevelopment options for City staff to seek additional community input on, as follows:

1. Commercial development
2. Cultural arts/community space
3. Hotel
4. Mixed-use development
5. Multi-family residential
6. Open space/park
7. Parking structure
8. Social club
9. Visitor center

Additionally, City Council approved an associated public engagement program that outlined the community outreach and engagement methods that City staff would use to collect input on the redevelopment of both properties. A copy of the staff report and presentation materials from the August 26, 2025, City Council study session are included as Attachment 4 to this report.

City staff conducted the first phase of this public engagement program during Fall 2025, which included the following methods for collecting stakeholder input:

- 2025 Community Opinion Survey
- Hometown Fair booth (October)
- Farmer's Market booth (October, November, December)
- Meetings with community partners (Downtown Business and Professional Association, Chamber of Commerce, and North Manhattan Beach)
- Focus groups (residents and downtown businesses/commercial property owners)

Across the Fall 2025 public engagement activities where participants had the opportunity to vote for specific uses for each property, the overall results are broken down as follows:

- **Parking Lot 3**
 - Parking structure (160 votes)
 - Open space/park (131 votes)
 - Mixed-use development (104 votes)
 - Cultural arts/community space (76 votes)
 - Multifamily residential (31 votes)
 - Commercial development (25 votes)
 - Hotel (22 votes)
 - Social club (6 votes)
 - Visitor center (6 votes)

- **400 Manhattan Beach Boulevard**

- Open space/park (172 votes)
- Mixed-use Development (140 votes)
- Cultural arts/community space (76 votes)
- Commercial development (60 votes)
- Parking structure (50 votes)
- Multifamily residential (24 votes)
- Hotel (22 votes)
- Visitor center (8 votes)
- Social club (4 votes)

Fall 2025 Public Engagement Program Results

For Parking Lot 3, the most popular option was a parking structure, with open space/park being the second most popular, and mixed-use development being the third. For 400 Manhattan Beach Boulevard, open space/park was the most popular option, with mixed-use development being the second, and cultural arts/community space being the third most popular. The least popular options for both properties were hotel, social club, and visitor center.

At its January 20, 2026, meeting, the City Council received a report outlining the results of the first phase of the public engagement program. Through the ensuing discussion, Council narrowed down the list of potential redevelopment options to continue exploring and directed staff continue implementing the public engagement program and to return with more information. A copy of the staff report and presentation materials from the January 20, 2026, City Council meeting is included as Attachment 5 to this report.

Public Engagement Program: Current Status

City staff are currently implementing the Winter 2026 phase of the public engagement program. The current and remaining phases of that program are outlined below:

- Winter 2026
 - City Council meeting (January)
 - FlashVote survey
 - Older Adults Program presentation and meeting
 - Planning Commission study session
- Spring 2026
 - Design charette (400 Manhattan Beach Boulevard)
 - Design charette (Parking Lot 3)
 - Community workshop for both sites
- Summer 2026
 - City Council meeting(s) to select future uses for both properties

DISCUSSION:

Current Redevelopment Options

At the January 20, 2026, City Council meeting, the Council considered information gathered from the City's Fall 2025 public engagement efforts and the redevelopment options for both

properties were narrowed to the following:

For Parking Lot 3, the City Council directed staff to continue exploring a project with the following components:

- Parking structure - two levels, underground
- Mixed-use development above-ground
 - Commercial (include retail)
 - Open space/park

For 400 Manhattan Beach Boulevard, the City Council directed staff to continue exploring a project with:

- Mixed-use development
 - Commercial (include retail)
 - Open space/park

As part of the Winter 2026 phase of the public engagement program, City staff is seeking input from the Planning Commission and the community on the potential redevelopment options that the City Council refined in January.

General Considerations

During the community outreach and City Council meetings last year, general considerations were identified related to redevelopment of the properties, including site characteristics, alternative parking sites, and potential sources of revenue generation.

Site Characteristics

Parking Lot 3 (located at the corner of Morningside Drive and 12th Street) and 400 Manhattan Beach Boulevard (located at the corner of Manhattan Beach Boulevard and Morningside Drive) are close in proximity to each other and are both across the street from Metlox (451 Manhattan Beach Blvd).

In addition to their close proximity, the properties are similar in size, and have the same zoning designation of Downtown Commercial under the Manhattan Beach Certified Local Coastal Program (MBLCP). This means that they not only share the same list of allowable land uses, but also the same development regulations. Due to these similarities, the potential redevelopment options under consideration for both properties had been the same during the first phase of community outreach.

While the two properties share similarities, they also have their differences with respect to:

- Frontage and access
- Neighboring uses

Parking Lot 3 has its primary frontage along Morningside Drive, with additional frontages on 12th Street and Center Place (an alley). 400 Manhattan Beach Boulevard has its primary frontage along Manhattan Beach Boulevard, with additional frontage on Morningside Drive. Parking Lot 3 is surrounded by commercial uses on all sides, while 400 Manhattan Beach Boulevard is surrounded by residential uses to the south and southwest and commercial uses on all other sides.

Alternative Parking Sites

Due to the demolition of the public parking structure at Parking Lot 3, there is a need to consider how and where those 145 parking spaces will be replaced long-term. The interim surface lot at the Parking Lot 3 site currently provides 69 parking spaces. When combined with the 56 new temporary parking spaces created around downtown in the fall of 2024, there is a deficiency 20 spaces compared to prior to the demolition.

The City Council has directed staff to explore including two levels of underground parking as part of the overall redevelopment project for Parking Lot 3. The previous parking structure was three-levels above-ground and projected over the public right-of-way on three sides (12th Street, Morningside Drive, and Center Place). A modern parking structure of two levels would replace around 116 parking spaces, falling short of the total number of parking spaces that need to be replaced. The City has also been conducting a parking management study for the Downtown (and North Manhattan Beach) area, which quantifies the demand for parking both now and in the future.

If the quantity of public parking provided at the former parking structure at Parking Lot 3 is not replaced at one or a combination of the two Project Pulse properties, the City may need to consider providing that replacement parking at alternative locations in the downtown vicinity.

Mixed Use-Development

The City Council identified that they would like project Pulse to move forward with exploring mixed-use redevelopment options for both properties. Therefore, City staff is seeking additional public and Planning Commission input on the mix of land uses that should be considered for each site.

There were some commercial uses that the City Council removed from the list of potential options and are no longer under consideration for either property. Specifically, the Council directed staff to eliminate the following uses:

- Hotel
- Multifamily residential
- Social club
- Visitor center

The options still under consideration to be part of a mixed-use development are:

- Commercial
 - Retail
 - Restaurant
 - Office
 - Other commercial uses allowed in the Downtown Commercial zone
- Open space/park

City staff is seeking input from the Planning Commission and additional feedback from the

community on a preferred combination of uses, given the updated direction that the City Council provided at the January meeting. A different combination of uses could be considered for each site.

Parking

For Parking Lot 3, the most popular redevelopment option was a parking structure. For 400 Manhattan Beach Boulevard, a parking structure was much lower (fifth) on the list of redevelopment options.

Based on City Council direction, the City is exploring concentrating more public parking at the Parking Lot 3 site, than at the 400 Manhattan Beach Boulevard site; but the concept of providing some amount of parking at 400 Manhattan Beach Boulevard (whether public parking and/or parking for potential commercial tenants) is still under consideration.

City staff is seeking input from the Planning Commission and additional feedback from the community on a public parking component at Parking Lot 3 and some amount of parking (whether it be public parking, parking for the tenants of the development, or both) at 400 Manhattan Beach Boulevard.

CONCLUSION:

Staff is requesting that the Planning Commission discuss, provide input, and receive public comments on the current list of redevelopment options for both properties, including the potential mix of commercial uses, as well as the potential of providing parking at one or both properties.

The Planning Commission and community feedback received at this study session will be provided to the City Council for their consideration at a future meeting.

PUBLIC OUTREACH:

A significant amount of public outreach has been conducted, and continues to be conducted, related to the Project Pulse work effort, as outlined in the public engagement program approved by the City Council in August 2025. The Planning Commission study session that is the focus of this report was identified as one of the many public outreach opportunities.

A courtesy notice for the March 11, 2026, Planning Commission meeting was published in the Beach Reporter on February 26, 2026. A courtesy notice was also emailed to interested parties (including the Chamber of Commerce and the DBPA) on March 2, 2026. On March 3, 2026, postcards were mailed to all property owners and occupants within a 300-foot radius of both sites. Additionally, staff utilized the City's social media platforms during the weeks of March 1, 2026, and March 8, 2026, to inform the public of the upcoming study session. As of the writing of this staff report, staff has received two public comments, which are included as Attachment 6 to this report.

ENVIRONMENTAL REVIEW:

Discussing the matter and receiving direction from the Planning Commission is not a "Project" as defined under Section 15378 of the California Environmental Quality Act (CEQA) Guidelines; therefore, the activity is not subject to CEQA pursuant to Section

15060(c)(3). While the goal of this discussion is to make progress towards developing a concept for both properties, future redevelopment project(s) that the City Council identifies for each property may be subject to CEQA and will be analyzed as appropriate at that time.

ATTACHMENTS:

1. Location Map
2. December 9, 2024, City Council Staff Report (Web-Link Provided)
3. May 21, 2025 Project Pulse Kick-Off Meeting Presentation
4. August 26, 2025 - City Council Staff Report (Web-Link Provided)
5. January 20, 2026 - City Council Staff Report (Web-Link Provided)
6. Public Comments Received

ATTACHMENT 1

LOCATION MAP
PROJECT PULSE SITES



ATTACHMENTS:

ATTACHMENT NAME: City Council Staff Report – December 9, 2024

LINKS:

<https://manhattanbeach.legistar.com/LegislationDetail.aspx?ID=7041893&GUID=CC782276-441B-49AF-9631-4DBC91272010>



PROJECT PULSE: DOWNTOWN MB COMMUNITY MEETING

MAY 21, 2025

WELCOME!

What is your connection to Manhattan Beach?



CITY OF
MANHATTAN BEACH

PROJECT PULSE: DOWNTON MB - KICK-OFF MEETING
MAY 21, 2025

WELCOME!

Why did you want to attend tonight's meeting?



PROJECT LOCATIONS



OVERVIEW

- Discuss future uses of City-owned properties
 - Parking Lot 3
 - 400 Manhattan Beach Boulevard (MBB)
- Summarize initial Lot 3 redevelopment options
 - Dec. 9, 2024, City Council meeting
- Discuss redevelopment opportunities for both properties



PARKING LOT 3

- Public parking structure built in 1970s
 - Three levels
 - 145 parking spaces
 - Demolished in Nov. 2024
- Interim surface parking lot under construction
 - 70 parking spaces
 - Anticipated opening:
May 2025



400 MANHATTAN BEACH BOULEVARD

- City took ownership on April 15, 2025
 - Purchase price: \$13 million
 - Vacant commercial bank building (formerly U.S. Bank)
 - Surface parking lot
 - Drive-through ATM lanes
- Interim uses:
 - Commercial parking permit overflow lot (26 spaces)
 - New bicycle racks



400 MANHATTAN BEACH BOULEVARD

- City acquisition driven by several factors



Strategic location



Community benefits



Preservation of local character



Revenue generation



Long-term value investment



SITE CHARACTERISTICS

- Zoning
 - Downtown Commercial (CD)
 - Same uses are by-right
 - Same uses require Use Permit
 - Coastal Zone
- Lot Size

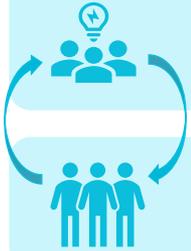
Lot 3	15,500 square feet
400 MBB	16,500 square feet



PROJECT PULSE: CURRENT STATUS



Kick-Off Community Outreach



City Council Discussions



Additional Community Outreach & Engagement



City Council Direction on Permanent Uses



• **Lot 3:** Design > \$ > Permit > Construction



• **400 MBB:** Design > \$ > Permit > Construction

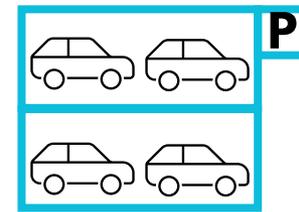


POTENTIAL REDEVELOPMENT IDEAS

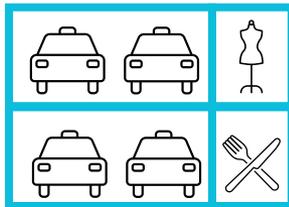
Ideas from community stakeholders



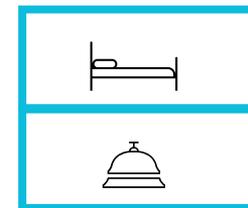
New public parking structure



Public parking structure & limited commercial use



Hotel



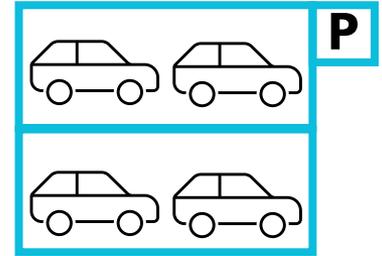
COMMUNITY-SOURCED IDEAS

- Redevelopment ideas proposed by community stakeholders



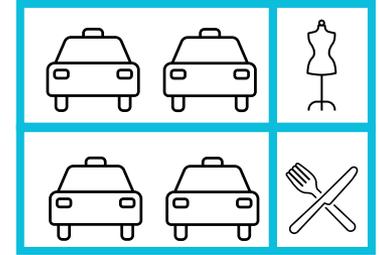
PARKING STRUCTURE ONLY

- **Above-ground only**
 - Approximately 105 spaces
 - Two levels
- **Partially above-ground/partially subterranean**
 - Similar capacity to previous Lot 3 structure
 - Five levels
- **Potential underground connection to Metlox**
- **Self-Park vs. Automated Facility**



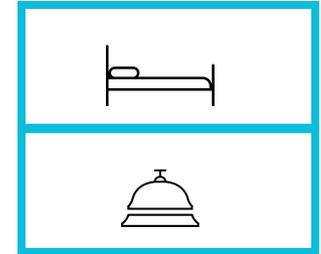
PARKING & COMMERCIAL USE

- Public parking structure with limited commercial use
 - Commercial tenant space(s) along Morningside Drive
 - Above-ground parking structure



HOTEL

- **Kosmont analysis explored a 35-room hotel**
 - 39 parking spaces required
- **Public parking may or may not be accommodated on site**
 - If excluded, replacement parking for former Lot 3 structure (145 spaces) required elsewhere in Downtown



REDEVELOPMENT CONSIDERATIONS

- **Revenue Generation**
 - Parking fees, commercial tenant leases, other?
- **California Coastal Commission**
- **Alternative Parking Sites**



REDEVELOPMENT CONSIDERATIONS

July 2023: Off-Street Demand



July 2023: On-Street Demand



PULSE CHECK: VISIONING

- What are some options that you would like to see considered?



NEXT STEPS

- **City Council Discussions**

Staff to report back with summary of community feedback and additional Lot 3 research

- **Lot 3**

Interim lot to open for public parking

- **400 MBB**

Continue overflow parking for commercial parking permit holders



STAY UPDATED

CITY OF MANHATTAN BEACH Services Government Residents Businesses Visitors Departments

Public Works
Bid Opportunities and Results
Engineering Division
Capital Improvement Program (CIP) Project Updates
Parks, Facilities & Parking Lots
MB Project Pulse
Lot 3 Parking Structure Project
Street Projects
Underground Utility Assessment Districts
Water, Stormwater, Sewer
Completed Projects
Awards
Survey, Standard Plans, and Resources
Public Works Permits and Policies
Americans with Disabilities Act (ADA) Transition Plan
Local Roadway Safety Plan (LRSP)
Sustainability Achievements
Field Operations Division
Parking Meters and Lots
Utilities Division
Refuse Services (Trash, Recycling, etc.)

Departments » Public Works » Engineering Division » Capital Improvement Program (CIP) Project Updates » Parks, Facilities & Parking Lots »

Project Pulse: Downtown MB

Font Size: [A] [A-] [Feedback] [Print]

Community-Driven Downtown Development

**PROJECT PULSE:
DOWNTOWN MB
COMMUNITY MEETING**

**WEDNESDAY, MAY 21, 2025
6:00 PM**

MANHATTAN HEIGHTS PARK COMMUNITY CENTER
1600 Manhattan Beach Boulevard

Community Meeting Scheduled to Discuss Future of Lot 3 and 400 Manhattan Beach Boulevard

The City of Manhattan Beach invites residents to a community meeting on **Wednesday, May 21, 2025 from 6:00 PM to 8:00 PM** at the **Manhattan Heights Park Community Center**, located at 1600 Manhattan Beach Boulevard. The meeting will focus on future plans for **Lot 3** and the recently acquired site at 400 Manhattan Beach Boulevard (southeast corner of Manhattan Beach Boulevard and Morningside Drive) in downtown Manhattan Beach.

Lot 3, a key downtown parking structure, has been closed since last summer, impacting local parking availability. In response, the City has implemented temporary measures, including adding 56 new parking spaces around downtown and 26 spaces at the recently acquired lot at 400 Manhattan Beach Boulevard. Lot 3 is currently under construction to create a single-level parking area with 70 spaces. Combined, these measures will provide a total of 152 parking spaces, which is more than the previous Lot 3 parking structure.

400 Manhattan Beach Boulevard, the former U.S. Bank site, was **purchased by the City on April 15, 2025**, with the intention of creating public spaces with potential community facilities, or amenities that directly serve residents' needs and enhance the quality of life in our vibrant coastal community, while balancing our local character and potentially creating opportunities for carefully planned development that can generate sustainable revenue streams for municipal services.

Website:

www.manhattanbeach.gov/

[MBProjectPulse](#)

Questions?

Contact Planning Division:

planning@manhattanbeach.gov



ATTACHMENTS:

ATTACHMENT NAME: City Council Staff Report – August 26, 2025

LINKS:

<https://manhattanbeach.legistar.com/LegislationDetail.aspx?ID=7521581&GUID=E22F5235-BEDD-461A-94F8-0D693F149D86&FullText=1>

ATTACHMENTS:

ATTACHMENT NAME: City Council Staff Report – January 20, 2026

LINKS:

<https://manhattanbeach.legistar.com/LegislationDetail.aspx?ID=7804323&GUID=A782D076-A1F8-4CE8-AFB3-68CAA361D3E1&FullText=1>



[EXTERNAL] Project Pulse

From CAROL CUTTING <carolcutting335@gmail.com>

Date Mon 3/2/2026 6:47 PM

To Tari Kuvhenguhwa <tkuvhenguhwa@manhattanbeach.gov>

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

By joining the South Bay Housing Trust, the City has committed to advancing housing for Extremely Low-, Very Low-, and Low-Income residents, including supportive housing. To honor that commitment, the City should prioritize 1155 Morningside Drive and 400 Manhattan Beach Boulevard for these uses.

Carol Cutting



[EXTERNAL] project pulse

From Phillips Lee <leephillipsmd@yahoo.com>
Date Thu 3/5/2026 7:41 AM
To Tari Kuvhenguhwa <tkuvhenguhwa@manhattanbeach.gov>

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

With the recent acquisition of **400 Manhattan Beach Boulevard** and the Morningside parking complex in conjunction with the city signing the South Bay housing Trust, should not the city consider these two properties for extremely low income and supportive housing.

I would also like to remind the city that affordable housing can not segregation to one side or area of the of the city.

Lee Phillips



CITY OF MANHATTAN BEACH

1400 Highland Avenue Manhattan Beach, CA 90266
www.manhattanbeach.gov • (310) 802-5000

STAFF REPORT

Agenda Date: 3/11/2026

TO:

Honorable Planning Commission Chair and Commissioners

THROUGH:

Masa Alkire, Community Development Director

FROM:

Adam Finestone, Planning Manager
Jaehee Yoon, Senior Planner

SUBJECT:

Consideration of the Sixth Cycle Housing Element's 2025 Annual Progress Report

RECOMMENDATION:

Receive a report on the City's 2025 Housing Element Annual Progress Report (APR).

BACKGROUND:

The Housing Element is one of the State-mandated Elements of a General Plan. The current sixth cycle planning period for the Housing Elements of cities in the Southern California Association of Governments (SCAG) region extends through 2029. The City's 2021-2029 Housing Element was initially adopted by the City Council on March 22, 2022, followed by a subsequent adoption on September 23, 2022, with revisions. Upon establishment of the Residential Overlay District (ROD) via zoning map, General Plan, and municipal code text amendments (adoption of Chapter 10.50 of the Manhattan Beach Municipal Code), and incorporation of technical modifications to the adopted Housing Element, the City obtained California Department of Housing and Community Development (HCD) certification on July 27, 2023.

Pursuant to Government Code Section 65400 every municipality shall prepare and submit a Housing Element APR to HCD and the Office of Land Use and Climate Innovation (LCI) by April 1 of each year. The Housing Element APR is required to be prepared and is the method by which HCD tracks each municipality's progress on the implementation of their respective Housing Element policies and programs. The State uses the information submitted by the City to identify statewide trends in the land use decision making process, and to determine how local planning and development activities relate to statewide planning goals, policies, and housing needs.

Prior to filing the APR with HCD and LCI, the APR must be considered by the City Council at a public meeting, where members of the public can provide oral testimony and written comments. The attached Housing Element APR is scheduled to be presented to City Council at their March 17, 2026, meeting. This item is being presented to the Planning Commission as an informational item.

DISCUSSION:

The Housing Element APR is prepared on standard forms provided by HCD. The information contained in the APR includes, but is not limited to, the number of building permits issued for construction of new housing units and the associated affordability level of those units; the number of residential demolition permits issued as it relates to new construction; the submittal and approval of planning entitlements proposing residential development; and the City's progress toward program implementation and meeting its Regional Housing Needs Allocation (RHNA).

Each jurisdiction's RHNA is prescribed by SCAG and is derived from the statewide allocation. SCAG prescribes the number of additional housing units necessary at different income levels in order for each municipality in the region to accommodate their fair share of anticipated population growth during the planning period. The sixth cycle (2021-2029) RHNA obligations, as allocated by SCAG, set forth the goal of 774 units for Manhattan Beach. The RHNA categories assigned to the City and the progress that has been made since the sixth cycle commenced in October 2021 is provided in Table 1 of Attachment 2.

Between January 2025 and December 2025, the City issued 102 building permits for new residential construction of above-moderate income levels. There were 88 corresponding demolition permits issued, which resulted in 14 net new units. This is primarily due to a gradual increase in the number of permits issued for accessory dwelling units (ADUs). It should be noted that HCD tracks the progress on RHNA based on the number of building permits issued and not the number of net new units created in a calendar year.

To assist the City in reaching its affordable housing goals, the adopted sixth cycle Housing Element identifies a number of programs which include, but are not limited to:

- Implementing the anti-mansionization ordinance and preventing lot mergers in single-family zones that reduce future housing capacity
- Providing lot consolidation incentives for multi-family residential developments and assisting affordable housing developers in identifying opportunities for lot consolidation
- Ensuring the City's Density Bonus ordinance is consistent with State law
- Supporting fair/equal housing programs
- Allowing by-right development and rezoning for qualifying sites identified to accommodate the lower-income RHNA units (This was accomplished through establishment of the Residential Overlay District (ROD))
- Preserving existing affordable senior housing
- Encouraging the development of ADUs

In total, the sixth cycle Housing Element includes 31 programs that cover various areas to continue encouraging and promoting the development of housing for all income levels. Progress on these programs is documented in Table D of the attached report.

Status of Multi-Family Residential Development Projects Utilizing Density Bonus

In April 2025, zone text amendments were adopted to implement five programs in the City's Housing Element related to ADUs, affordable housing streamlining, density bonus, lot consolidation incentives, and multifamily/mixed-use development standards. One specific provision clarified that a Precise Development Plan (PDP) is an administrative process to permit multi-family residential development of six or more units that qualify for a density bonus. Because of the administrative nature of this process, staff established a policy to provide regular informational updates to the Planning Commission on PDP applications. Additionally, because of the similar administrative nature of residential projects in the ROD, staff believes it is appropriate to provide updates on these projects as well. Table 2 in Attachment 2 provides a summary of density bonus projects that have been submitted to the City for review.

PUBLIC OUTREACH:

While public outreach and notification is not required for this item, staff continues to engage with the public on housing-related issues addressed in the sixth cycle Housing Element. For example, dedicated webpages on the [ROD](https://www.manhattanbeach.gov/departments/community-development/planning-and-zoning/zoning-development-regulations/residential-overlay-district) <<https://www.manhattanbeach.gov/departments/community-development/planning-and-zoning/zoning-development-regulations/residential-overlay-district>> and [density bonus](https://www.manhattanbeach.gov/departments/community-development/planning-and-zoning/zoning-development-regulations/state-density-bonus-multifamily-housing-projects) <<https://www.manhattanbeach.gov/departments/community-development/planning-and-zoning/zoning-development-regulations/state-density-bonus-multifamily-housing-projects>> (PDP) projects have been created, and notification mailers are being sent out to property owners and residents within a 1,000-foot radius from a project site when applications are received to inform the public of the potential development.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA and no environmental review is necessary.

ATTACHMENTS:

1. 2025 Housing Element APR
2. Table 1(City's Sixth Cycle RHNA Progress) and 2 (Summary of Multi-Family Residential Development Projects)
3. Sixth Cycle Housing Element (Web-Link Provided)

Jurisdiction	Manhattan Beach	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		102
Total Units		102

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	2	0	0
Single-family Detached	72	67	63
2 to 4 units per structure	19	11	5
5+ units per structure	0	0	0
Accessory Dwelling Unit	32	24	28
Mobile/Manufactured Home	0	0	0
Total	125	102	96

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:	126
Number of Proposed Units in All Applications Received:	536
Total Housing Units Approved:	0
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
Acutely Low	0	0	0
Extremely Low	0	0	0
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	# of	Units
Ministerial	86	442
Discretionary	40	94

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	4
Number of Units in Applications Submitted Requesting a Density Bonus	398
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

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

Jurisdiction	Manhatten Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029	

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**

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)	Proposed Units - Affordability by Household Incomes										Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVE D Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes
								Acutely Low-Income Deed Restricted	Acutely Low-Income Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24			
Summary Row Start Data Entry Below																										
416901016																										
4169014048	201-207 N SEPULVEDA BLVD			BLDC-25-00576	5+	R	12/29/2025																			
4138020056	3600 N SEPULVEDA BLVD			BLDC-25-00529	5+	R	9/18/2025																			
416800070	1448 12TH ST			PA-25-00187	SFD	O	11/19/2025																			
4137002023	308 40TH ST			PE-25-00209	ADU	D	3/20/2025																			
418002025	212 6TH ST			PE-25-00206	SFD	D	2/25/2025																			
4178010020	201 19TH ST			PE-25-00221	SFD	O	4/25/2025																			
4177016010	2404 HIGHLAND AVE			PE-25-00234	SFD	O	8/11/2025																			
4178010020	201 19TH ST			PE-25-00221	ADU	D	4/28/2025																			
4177016010	2404 HIGHLAND AVE			PE-25-00234	ADU	D	8/11/2025																			
4173027027	2705 N SEPULVEDA BLVD			PE-25-00200	5+	D	8/18/2025																			
4177018002	324 23RD ST			PE-25-00229	2 to 4	D	8/18/2025																			
4177018014	323 MARINE AVE			PE-25-00211	SFD	D	3/11/2025																			
4177018014	323 MARINE AVE			PE-25-00211	ADU	D	3/11/2025																			
4178030046	209 15TH ST			PE-25-00214	SFD	O	3/27/2025																			
4175029014	117 33RD ST			PE-25-00232	SFD	D	7/31/2025																			
4175029014	117 33RD ST			PE-25-00232	ADU	D	7/31/2025																			
4178009011	1908 THE STRAND			PE-25-00238	SFD	D	9/11/2025																			
4178014017	118 9TH ST #A			PE-25-00205	2 to 4	D	11/21/2025																			
4180030024	128 8TH ST			PE-25-00244	SFD	D	10/21/2025																			
4180030024	128 8TH ST			PE-25-00244	ADU	D	10/21/2025																			
4180020007	217 2ND ST #A			PE-25-00202	SFD	D	11/18/2025																			
4180020007	217 2ND ST #A			PE-25-00202	ADU	D	11/18/2025																			
4178006007	204 18TH ST			PE-25-00250	SFD	D	11/12/2025																			
4178021024	219 27TH ST			PE-25-00248	SFD	D	11/13/2025																			
4137009019	129 41ST ST			PE-25-00252	SFD	D	11/21/2025																			
4179014021	128 8TH PL			PE-25-00215	SFD	D	4/17/2025																			
4178021024	219 27TH ST			PE-25-00248	ADU	D	11/13/2025																			
4137009019	129 41ST ST			PE-25-00252	ADU	D	11/21/2025																			
4179014021	128 8TH PL			PE-25-00215	ADU	D	4/17/2025																			
4178013028	437 29TH ST			PE-25-00236	SFA	O	8/29/2025																			
4180018021	132 1ST PL			PE-25-00237	SFD	D	8/27/2025																			
4179026007	1316 THE STRAND			PE-25-00241	SFD	D	9/15/2025																			
4180030010	125 7TH ST			PE-25-00218	SFD	D	5/7/2025																			
4180030010	125 7TH ST			PE-25-00218	ADU	D	5/7/2025																			
4178006006	208 18TH ST			PE-25-00208	SFD	D	2/27/2025																			
4178006006	208 18TH ST			PE-25-00208	ADU	D	2/27/2025																			
4181010003	84 HIGHLAND AVE			PE-25-00243	2 to 4	D	10/9/2025																			
4177017028	323 23RD ST			PE-25-00254	SFD	D	12/18/2025																			
4177017028	323 23RD ST			PE-25-00254	ADU	D	12/18/2025																			
4178009011	1908 THE STRAND			PE-25-00238	SFD	D	9/11/2025																			
4178017020	333 20TH ST			PE-25-00239	SFD	D	8/11/2025																			
4177025011	113 25TH ST			PE-25-00224	SFD	D	5/12/2025																			
4177025011	113 25TH ST			PE-25-00224	ADU	D	5/12/2025																			
4167011015	1300 9TH ST			BLDR-25-03349	SFD	D	4/23/2025																			
4167011015	1300 9TH ST			BLDR-25-03349	ADU	D	4/23/2025																			
4176001036	588 33RD ST			BLDR-25-03522	SFD	D	7/28/2025																			
4176001036	588 33RD ST			BLDR-25-03522	ADU	D	7/28/2025																			
4167006039	1467 5TH ST			BLDR-25-03583	SFD	D	8/7/2025																			
4180007014	341 4TH ST			BLDR-25-03424	SFD	D	6/16/2025																			
4168021009	1166 LONGFELLOW DR			BLDR-25-03289	ADU	D	3/26/2025																			
4168006023	1650 18TH ST			BLDR-25-03603	SFD	D	8/21/2025																			
4173010018	3209 N VALLEY DR			BLDR-25-03375	SFD	D	7/21/2025																			
4170007004	1300 OAK AVE			BLDR-25-03641	SFD	D	9/22/2025																			
4163021009	1524 VOORHEES AVE			BLDR-25-03556	SFD	D	8/8/2025																			
4171006007	2005 JOHN ST			BLDR-25-03658	SFD	D	9/11/2025																			
4173025020	2617 OAK AVE			BLDR-25-03147	SFD	D	1/21/2025																			
4173014014	3109 N POINSETTA AVE			BLDR-25-03371	SFD	D	5/5/2025																			
4170302011	844 11TH ST			BLDR-25-03608	SFD	D	9/24/2025																			
4167011015	1300 9TH ST			BLDR-25-03338	SFD	D	4/23/2025																			
4167011015	1300 9TH ST			BLDR-25-03338	ADU	D	4/23/2025																			
4166013015	1315 17TH ST			BLDR-25-03253	2 to 4	D	4/9/2025																			
4166013015	1315 17TH ST			BLDR-25-03253	ADU	D	4/9/2025																			
4137009016	131 KELP ST			BLDR-25-03452	SFD	D	6/26/2025																			
4177018002	324 23RD ST			BLDR-25-03681																						

Jurisdiction	Manhattan Beach	
Reporting Year	2025	(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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	1	Projection Period - 06/30/2021-10/14/2021	2									3	4
				2021	2022	2023	2024	2025	2026	2027	2028	2029		
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	322	-	-	-	-	7	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	165	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	155	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		132	6	6	93	90	202	102	-	-	-	-	-	-
Total RHNA		774												
Total Units			6	6	93	90	209	102	-	-	-	-	506	635

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

Jurisdiction	Manhattan Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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
Summary Row: Start Data Entry Below																	
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, tanning 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 Pilates 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 acting 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
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 buildings. 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
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
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-story commercial building
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	Vacated Fry's electronic store
4166-023-016	1700 N SEPULVEDA BLVD		4/20/2023		89			Shortfall of Sites	4.46	CG	ROD	20	60	89	Non-Vacant	Residence Inn

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Manhattan Beach	
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementati	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Accessory Dwelling Units	<ul style="list-style-type: none"> 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. Amend the ADU Ordinance if needed to conform to future amendments to State law and submit to HCD. Process LCP 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 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. Issue building permits for an average of 10 ADUs annually. 	<ul style="list-style-type: none"> 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. Annual monitoring of ADU programs. Develop public engagement and informational tools for ADU/JADUs incentive program by January 2024. 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. Ongoing tracking of ADU permits issued throughout the planning period and reported annually. 	6th Cycle	In Progress	Zone text amendments were adopted in April 2025 and an informational handout has been posted online in May 2025. HCD provided a flyover review of the adopted ordinance with comments on further modifications in July 2025. The City is currently in the process of further updating the ADU ordinance accordingly with a study session conducted in February 2026. In addition, the City continues to monitor ADU/JADU developments.	Other		https://manhattanbeach.legistar.com/LegislatoDetail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A https://www.manhattanbeach.gov/home/showpublisheddocument/57759/638973333950830000 https://www.manhattanbeach.gov/home/showpublisheddocument/56678/638822102866570000 https://manhattanbeach.legistar.com/LegislatoDetail.aspx?ID=7925128&GUID=E8A02C8D-9ACD-46F9-8987-2C135BBF373C&FullText=1
Adequate Sites	<ul style="list-style-type: none"> 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. 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. 	<ul style="list-style-type: none"> 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. Rezone by February 2025 to accommodate the lower-income buffer of 73 units. 	6th Cycle	Completed	The City established the Residential Overlay District to accommodate the development of lower-income households, which went into effect on April 20, 2023.	Other		https://manhattanbeach.legistar.com/LegislatoDetail.aspx?ID=6067422&GUID=F5D42B0B-E3DC-4808-87AB-4DEF3C076972
Affordable Housing Streamlining	<ul style="list-style-type: none"> Continue to offer concurrent processing of all discretionary applications for a project. Amend Zoning Code to ensure a non-discretionary approval process for Precise Development Plan applications. Process proposals for SB 35 permit streamlining consistent with State law. Develop internal staff procedures to assist staff in responding to SB 35 proposals and permit streamlining. 	<ul style="list-style-type: none"> 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. 	6th Cycle	Completed	Zone text amendments were adopted in April 2025.	Other		https://manhattanbeach.legistar.com/LegislatoDetail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A
Affordable Senior Housing Preservation	<ul style="list-style-type: none"> Increase coordination with affordable project owners by contacting and meeting with property owners of project. 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. Create and maintain list of non-profit organizations as potential purchasers/managers of affordable housing units. 	<ul style="list-style-type: none"> 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. 	6th Cycle	Continuous	All existing affordable senior units have been maintained.	Units	104	https://www.after55.com/ca/manhattan-beach
Americans with Disabilities Act (ADA) Improvements Program	<ul style="list-style-type: none"> 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 style="list-style-type: none"> Complete Manhattan Senior Villas ADA Pathway Project infrastructure improvements by January 2023. Annual allocation of CDBG funding to ADA-compliant improvements during the planning period, as part of the Annual ADA Improvements Program 	6th Cycle	Completed	The project received permit final in May 2025 upon installation of three solar lights along the ramp. Ramp is now open 24/7.	Other		https://manhattanbeach.legistar.com/LegislatoDetail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A
Annual Progress Reports	<ul style="list-style-type: none"> 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	6th Cycle	Completed	The City submitted its 2024 Annual Progress Report prior to April 1, 2025, and will submit the 2025 Annual Progress Report prior to April 1, 2026.	Other	1	https://www.manhattanbeach.gov/home/showdocument?id=56539&t=638805037294254829

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)	6th Cycle	Completed	The City established the Residential Overlay District to accommodate the development of lower-income households, which went into effect on April 20, 2023.	Other		https://manhattanbeach.legistar.com/Legislation/Detail.aspx?ID=6067422&GUID=F5D42B0B-E3DC-4808-87AB-4DEF3C076972
Code Compliance	<ul style="list-style-type: none"> 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.	6th Cycle	Continuous	The City continues to investigate reports of code violations and substandard housing.	Other		https://www.manhattanbeach.gov/department-s/community-development/building-and-safety https://www.manhattanbeach.gov/department-s/community-development/code-enforcement-and-residential-construction-officer
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"> Program information will be posted online and made available at the planning counter by March 2023. 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. 	6th Cycle	Completed	Information on HOP is available on the City's website.	Other		https://www.manhattanbeach.gov/department-s/community-development/planning-and-zoning/housing-assistance
Countywide Affordable Rental Housing Development	<ul style="list-style-type: none"> Post program information on the City's website and for distribution at the planning counter. Increase Coordination with the LACDA with regular contact. 	<ul style="list-style-type: none"> Program information will be posted online and at the counter by March 2023. Coordination will be ongoing throughout the planning period through biannual contact beginning June 2023. 	6th Cycle	Completed	Information related to rental housing development is available on the City's website.	Other		https://www.manhattanbeach.gov/department-s/community-development/planning-and-zoning/housing-assistance
Density Bonus	<ul style="list-style-type: none"> 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 style="list-style-type: none"> Amend the Density Bonus Ordinance by March 2023. Ongoing monitoring of future amendments to State Density Bonus Law 	6th Cycle	Completed	Zone text amendments were adopted in April 2025.	Other		https://manhattanbeach.legistar.com/Legislation/Detail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A
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"> Update relevant information that is applicable for housing development project proposal requirements within 30 days of any changes, consistent with AB 1483 (2019). Ongoing throughout the planning period. 	6th Cycle	Continuous	Informational handouts and checklists have been updated and posted on the City's website	Other		https://www.manhattanbeach.gov/department-s/community-development/planning-zoning/permits-forms-and-handouts
Energy Conservation and Energy Efficiency Opportunities	<ul style="list-style-type: none"> Adopt Climate Action and Adaptation Plan and related Local Coastal Program–Land Use Plan updates. Review green building techniques in the MBMC to ensure compliance with State requirements. 	<ul style="list-style-type: none"> Adopt Climate Action and Adaptation Plan and submit Local Coastal Program–Land Use Plan updates to California Coastal Commission by 2023. Ongoing review of City codes to integrate energy efficient building techniques throughout the planning period. 	6th Cycle	Completed	The Local Coastal Program was certified for the new Coastal Hazards Chapter in 2023. The Climate Action and Adaptation Plan was adopted in April 2025.	Other		https://www.manhattanbeach.gov/home/showpublisheddocument/57340/638907717464870000
Fair/Equal Housing Program	<ul style="list-style-type: none"> Support and engage in the Regional Analysis of Impediments to Fair Housing. Post fair housing information on the City's website. Develop a handout for developers to be made aware of fair housing advertisement material compliance and make publicly available. Implement a procedure that prompts fair housing administration for housing and community development decisions. 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. 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. Promote Housing Education resources after the forums, including series recordings, on the City website. 	<ul style="list-style-type: none"> Ongoing engagement throughout the planning period with updated Regional Analysis of Impediments to Fair Housing every 5 years. Website information and developer handout to be posted and made available by January 2023. Develop fair housing administration procedure by March 2023. Commit one Planning Commissioner as a City representative on the Housing Education Advisory Committee by October 2022. 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. 	6th Cycle	Continuous	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 2025.	Other		https://www.manhattanbeach.gov/department-s/community-development/planning-and-zoning/housing-assistance
Housing Choice Voucher Program	<ul style="list-style-type: none"> Support the provision of five vouchers annually to facilitate rent subsidies for very low- and extremely low-income residents. Enhance City website with information related to the Housing Choice Voucher Program. 	<ul style="list-style-type: none"> Annually throughout the planning period. Update City website by January 2023. 	6th Cycle	Continuous	Information related to housing choice voucher is available on the City's website.	Other		https://www.manhattanbeach.gov/department-s/community-development/planning-and-zoning/housing-assistance

Lot Consolidation Incentive	<ul style="list-style-type: none"> 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. 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. 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. Expedite processing and waive fees for lot consolidations processed concurrently with other planning entitlements for affordable housing developments. 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. Process and approve 6 lot consolidations throughout the community. 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 opportunities. 	<ul style="list-style-type: none"> Ongoing lot consolidation bonus incentive throughout planning period. Develop promotional material to publicize program and update City's GIS system and property database by February 2024. 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. Ongoing expedited processing and fee waivers for lot consolidations processed concurrently with other planning entitlements throughout the planning period. Amend Section 10.12.030 of the Zoning Code by August 2023. Process LCP Amendments as required. Process and approve 6 lot consolidations throughout the community within the planning period. 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. 	6th Cycle	Completed	Zone text amendments were adopted in April 2025.	Other		https://manhattanbeach.legistar.com/Legislation/Detail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A
Manufactured Housing	<ul style="list-style-type: none"> Amend the MBMC to ensure consistency with State law regarding manufactured homes. Amend the MBMC to ensure consistency with State law regarding mobile home parks. 	Amend the MBMC and submit related LCP Amendment applications by March 2023.	6th Cycle	In Progress	Zone text amendments are in progress with the first study session conducted in February 2026.	Meetings	1	https://manhattanbeach.legistar.com/Legislation/Detail.aspx?ID=7925128&GUID=E8A02C8D-9ACD-46F9-8987-2C135BBF373C&FullText=1
Multifamily Residential Development Standards and Streamlining in the Mixed-Use (CL, CD, and CNE) Commercial Districts	<ul style="list-style-type: none"> 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 style="list-style-type: none"> Amend the Zoning Code and related LCP Amendments by August 2023. Streamlining availability to be ongoing throughout the planning period. 	6th Cycle	Completed	Zone text amendments were adopted in April 2025.	Other		https://manhattanbeach.legistar.com/Legislation/Detail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A
No Net Loss	<ul style="list-style-type: none"> 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). 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. 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. 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). 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. 	<ul style="list-style-type: none"> Amend staff procedures and develop a methodology for tracking capacity by March 2022. 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. 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. Ongoing tracking of sites throughout the planning period and make additional sites available within 180 days in the event that a capacity shortfall occurs. 	6th Cycle	Continuous	The City continues to track developments through the permit tracking system Energov to ensure no net loss as well as track ADU development trends.	Other		https://www.manhattanbeach.gov/home/show/document?id=56539&t=638805037294254829
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.	6th Cycle	Continuous	The City has not adopted any subjective design standards and continue to monitor amendments.	Other		https://manhattanbeach.legistar.com/Legislation/Detail.aspx?ID=7282813&GUID=C32410C7-37EB-4CED-A3D5-45E0B9C2A28A
Older Adults Programs	<ul style="list-style-type: none"> Provide services to 1,000 older adults per year through the Older Adults Program. 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. Coordinate Rotary Cares, a volunteer program that rehabilitates two senior homes per year, consisting of minor repairs, plumbing, carpentry, painting, and other improvements. 	Ongoing, annually throughout planning period.	6th Cycle	Continuous	The City continues to implement the older adults program.	Other		https://www.manhattanbeach.gov/department/s/parks-and-recreation/older-adults-program

Parking Reductions	<ul style="list-style-type: none"> Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development. Complete a parking study for reduced parking requirements for multifamily housing and implement flexibility in parking requirements based on findings. 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. 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. Allow for reduced parking ratios for affordable housing projects in the Coastal Zone in accordance with local and State density bonus law 	<ul style="list-style-type: none"> Amend the Zoning Code to comply with religious institution-affiliated housing development projects by March 2023. Process LCP Amendments as required. Complete parking study by June 2024. Based on findings, amend the Zoning Code by January 2025. Create a menu of creative parking strategies and review existing standards in Coastal Zone by June 2024 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. 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. 	6th Cycle	In Progress	Zone text amendments are in progress.	Other		None
Preserving Housing Capacity	<ul style="list-style-type: none"> Continue to implement Sections 10.12.030 and 11.32.090 of the MBMC to prevent mansions and lot mergers that reduce future housing capacity. 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. 	<ul style="list-style-type: none"> Ongoing implementation of Sections 10.12.030 and 11.32.090 of the MBMC throughout the planning period. Amend the Zoning Code by January 2024. 	6th Cycle	In Progress	Zone text amendments are in progress with the first study session conducted in February 2026.	Meetings	1	https://manhattanbeach.legistar.com/LegislationDetail.aspx?ID=7925128&GUID=E8A02C8D-9ACD-46F9-8987-2C135BBF373C&FullText=1
Priority Services	<ul style="list-style-type: none"> Internally distribute adopted Housing Element to Public Works Department. Increased coordination with the Public Works Department to ensure that adopted policies prioritize water and sewer allocation for affordable housing development. 	<ul style="list-style-type: none"> Internally distribute adopted Housing Element upon local adoption of the 6th Cycle Housing Element by March 2023. Ongoing coordination throughout the planning period. 	6th Cycle	Continuous	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.	Other		https://www.manhattanbeach.gov/department/s/community-development/planning-and-zoning/current-projects-programs/6th-cycle-housing-element-update
Reasonably Accommodate Housing for Persons with Physical and Developmental Disabilities	<ul style="list-style-type: none"> 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. Develop outreach and dissemination programs and materials for the public and City staff. Accept reasonable accommodation applications without required fees in accordance with fair housing laws. Complete fee study and remove reasonable accommodation application fees from fee schedule 	<ul style="list-style-type: none"> Amend the MBMC by March 2023. Develop outreach and dissemination materials by January 2024. Accept reasonable accommodation applications without required fees in accordance with fair housing laws throughout planning period. Complete fee study and corresponding fee schedule updates to remove fees for reasonable accommodation applications by January 2025. 	6th Cycle	Continuous	Zone text amendments are in progress with the first study session scheduled for in Spring 2026. The City received two reasonable accommodation requests in 2026 and updated the fee schedule to remove associated fees.	Other		https://www.manhattanbeach.gov/home/showpublisheddocument/56411/63891825208020000
Replacement Requirements	<ul style="list-style-type: none"> Amend staff procedures related to the review and issuance of demolition and development permits. Enforce replacement requirements in accordance with Government Code Section 66300, and the requirements as set forth in Government Code Section 65915, subdivision (c)(3). 	<ul style="list-style-type: none"> Amend staff procedures by January 2023. Continue ongoing replacement requirements throughout the planning period. 	6th Cycle	Continuous	The City continues to enforce replacement requirements with amended staff procedures in place.	Other		https://www.manhattanbeach.gov/home/showpublisheddocument/57637/638956271577470000
Solar Panel Incentives	<ul style="list-style-type: none"> Promote and incentivize alternate energy through permit subsidies for approximately 90 solar permits per year. Continue to track number of solar permits 	<ul style="list-style-type: none"> Ongoing annually throughout the planning period. Annual monitoring to track permits. 	6th Cycle	Continuous	The City processed 77 permits for solar panel installations.	Other	77	None
Specialized Housing Types to Assist Persons with Special Needs	<ul style="list-style-type: none"> 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. 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. Amend the MBMC to permit supportive housing in accordance with State law. Amend the parking requirements for emergency shelters to ensure consistency with State law. Amend the MBMC to permit Residential Care, General (serving seven or more persons) facilities in the RS and RM zones. 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. Complete fee study and remove emergency shelter application fees from fee schedule. 	<ul style="list-style-type: none"> Annual monitoring of State laws regarding special needs housing, throughout the planning period. Adopt policies and procedures for processing supportive housing and Low-Barrier Navigation Centers by January 2023. 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. Complete fee study and corresponding fee schedule updates to remove fees for emergency shelter applications by January 2025. 	6th Cycle	In Progress	Zone text amendments are in progress with the first study session conducted in February 2026.	Meetings	1	https://manhattanbeach.legistar.com/LegislationDetail.aspx?ID=7925128&GUID=E8A02C8D-9ACD-46F9-8987-2C135BBF373C&FullText=1

Support for Those Experiencing Homelessness	<ul style="list-style-type: none"> • Seek additional funding sources for continued support services for the population experiencing homelessness. • 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. • 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. • Increased regional coordination through active participation in SBCCOG Homeless Services Task Force. 	<ul style="list-style-type: none"> • Ongoing monitoring of funding sources throughout planning period and apply for additional funding opportunities annually during the planning period, where available, beginning January 2023. • Ongoing – quarterly communications with partner agencies and organizations. • Update resource guide on City website annually during the planning period, to reflect any changes to program or resource offered for those experiencing homelessness. • Participate in Homelessness Task Force meetings once every two months with neighboring and regional South Bay cities. 	6th Cycle	Continuous	<ul style="list-style-type: none"> • The City continues to participate in the South Bay Cities Council of Government's Homeless Services Task Force meetings and Functional Zero Program. • The City expended approximately \$79,930 on homeless case management and housing navigation services. In 2025, the City's dedicated case manager assisted between 11 and 31 unique clients per month, with an average caseload of 19 clients. These services resulted in the following outcomes for Manhattan Beach's local homeless population: <ul style="list-style-type: none"> - Conducted 548 total interactions with homeless individuals (including repeat interactions with the same individuals); - Referred 20 clients to interim housing; - Referred 4 clients to treatment programs; and - Secured 16 stable housing placements. 	Other		None
Surplus Lands	<ul style="list-style-type: none"> • Identify and track surplus City-owned sites. Report on these lands annually through the Housing Element Annual Progress Report. • Comply with Surplus Land Act requirements set forth in Government Code Section 54220-54234. 	<ul style="list-style-type: none"> • Annually conduct inventory and report surplus and excess local public lands on or before April 1 of each year. • Ongoing compliance with Surplus Land Act throughout the planning period. 	6th Cycle	Continuous	There are no City-owned surplus sites to report.	Other		None
Water Conservation and Green Building Standards	<ul style="list-style-type: none"> • Review green building techniques in the MBMC to ensure compliance with State requirements. • Amend the MBMC to conform to future amendments or updates to State Green Building Standards Code if necessary. 	<ul style="list-style-type: none"> • Review of green building techniques in City codes by January 2024. • Update the MBMC within 1 year after any future amendments or updates to the California Green Building Standards Code. 	6th Cycle	Continuous	The City continues to implement water conservation and green building regulations in the Municipal Code.	Other		https://library.municode.com/ca/manhattan_beach/codes/code_of_ordinances

Table 1. City's Sixth Cycle RHNA Progress

Income Level		RHNA	Oct. '21~	'22	'23	'24	'25	Total units to date	Total remaining RHNA
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	93	90	209	102	499	-
Total RHNA		774							
Total Units			6	93	90	209	102	506	632

Table 2. Status of Multi-family Residential Developments with Affordable Units

Project Type	Address	Total Units Proposed	Affordable Units	Status
PDP	401 Rosecrans Ave. (Highrose)	79	6 (Very Low)	Under construction
	1701 Artesia Blvd.	14	1 (Very Low)	
	1446 - 1450 12th St.	17	2 (Moderate)	In preliminary planning review
Subtotal		110	9	
ROD	2301 N Sepulveda Blvd.	40	8 (Low) 3 (Moderate)	In building plan review
	3600 N Sepulveda Blvd.	273	9 (Very Low) 46 (Low)	
	201 - 207 N Sepulveda Blvd.	60	12 (Low)	
	2705 N Sepulveda Blvd.	48	12 (Low)	Pending litigation
	1500 Rosecrans Ave.	550	30 (Very Low) 80 (Low)	In preliminary planning review
	1440 Rosecrans Ave.	500	100 (Low)	
Subtotal		1,471	300	
Settlement Agreement	2905 N Sepulveda Blvd.	55	11 (Low)	In preliminary planning review
Total		1,636	320	