



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM**

**DATE:** March 23, 2022

**TO:** Planning Commission

**FROM:** Carrie Tai, AICP, Community Development Director

**BY:** Talyn Mirzakhanian, Planning Manager

**SUBJECT:** 2021 Housing Element Annual Progress Report

Pursuant to Government Code Section 65400, by April 1 of each year, every municipality shall prepare and submit a Housing Element Annual Progress Report to California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR). Prior to filing the report with HCD and OPR, the report 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 staff report and Housing Element Progress report were presented to City Council at the March 15, 2022 City Council meeting, where the City Council voted unanimously to receive and file the report. Staff will submit the Progress Report, as received by City Council, to HCD prior to the April 1, 2022 deadline.

This item is being presented to the Planning Commission as an informational item. The Annual Progress Report is the method by which HCD tracks each municipality's progress on the implementation of their respective Housing Element policies and programs.

**Attachments:**

1. March 15, 2022 City Council Staff Report (with 2021 Housing Element Progress Report).

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# City of Manhattan Beach

1400 Highland Avenue  
Manhattan Beach, CA 90266

## Legislation Details (With Text)

**File #:** 22-0138      **Version:** 1

**Type:** Consent - Staff Report      **Status:** Agenda Ready

**In control:** City Council Regular Meeting

**On agenda:** 3/15/2022      **Final action:**

**Title:** Receive and File the 2013-2021 (5th Cycle) Housing Element Annual Progress Report as Required by the California Department of Housing and Community Development (Community Development Director Tai).  
RECEIVE AND FILE

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2021 Housing Element Annual Progress Report

Date	Ver.	Action By	Action	Result
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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Carrie Tai, AICP, Community Development Director  
Talyn Mirzakhanian, Planning Manager  
Elaine Yang, Associate Planner

**SUBJECT:**

Receive and File the 2013-2021 (5th Cycle) Housing Element Annual Progress Report as Required by the California Department of Housing and Community Development (Community Development Director Tai).

**RECEIVE AND FILE**

**RECOMMENDATION:**

Staff recommends that the City Council receive and file the 2013-2021 (5<sup>th</sup> Cycle) Housing Element Annual Progress Report for calendar year 2021.

**FISCAL IMPLICATIONS:**

There are no fiscal implications associated with the recommended action. By filing the report with the California Department of Housing and Community Development (HCD) and the State of California Office of Planning and Research (OPR), the City will be in compliance with Government Code Section 65400 and may be eligible to apply for housing related grants through HCD.

**BACKGROUND:**

The Housing Element is one of the State-mandated Elements of a General Plan. The current planning period for the Housing Elements of cities in the Southern California Association of Governments (SCAG) region extends through 2021. The City's 2013-2021 Housing Element was adopted by the City Council on February 4, 2014, and subsequently certified by HCD.

Pursuant to Government Code Section 65400, by April 1 of each year of the planning period, every municipality shall prepare and submit a Housing Element Annual Progress Report to HCD and OPR. Prior to filing the report with HCD and OPR, the report must be considered by the City Council at a public meeting, where members of the public can provide oral testimony and written comments. 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.

### **DISCUSSION:**

The Housing Element Annual Progress Report is prepared on standard forms provided by HCD; and includes information related to the number of building permits issued for construction of new housing units and the associated affordability level, the number of residential demolition permits issued, the submittal and approval of planning entitlements proposing residential development, and the City's progress toward the Regional Housing Needs Assessment (RHNA) allocation. The 2021 Housing Element Annual Progress Report is attached.

The Southern California Association of Governments (SCAG) prescribes each jurisdiction's RHNA allocation prior to the planning period. The RHNA allocation 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 2013-2021 RHNA obligations, as allocated by SCAG, set forth the planning period goal of 38 units for Manhattan Beach, divided into the following four household income categories:

- Very-Low Income - 10 units
- Low Income - 6 units
- Moderate Income - 7 units
- Above-Moderate Income - 15 units

Between 2014 and 2021, the City issued 436 building permits for new residential construction, all at the above-moderate income level. In 2021, pursuant to our building permit records, there was a net gain of 17 residential units to report. While the City has not issued any permits for new residential construction at extremely-low, very-low, and moderate income levels during this time period, the City continues to facilitate and promote the development of affordable housing in order to meet the goals of the City, SCAG, and HCD through implementation of the following policies and programs and as detailed in the certified Housing Element:

- Implementation of the mansionization ordinance and minor exception process which promotes the preservation of smaller legal non-conforming homes.
- Refraining from the approval of lot mergers that would result in a reduction in the number of residences allowed.
- Continuing to facilitate infill development in residential areas.

- Preserving existing affordable senior housing.
- Providing incentives for low-income and senior housing development.
- Encouraging the development of second units (Accessory Dwelling Units) in residential areas.
- Processing and approving requests for Reasonable Accommodations for persons with disabilities.
- Enforcing green building techniques and encouraging water conservation.

In total, the 5th cycle Housing Element includes 12 programs that cover various areas to continue to facilitate and promote the development of affordable housing. Progress on these programs is documented in the attached report.

This report constitutes the final progress report for the 5th cycle planning period. Public hearings related to the adoption of the 6th cycle Housing Element have not yet culminated. While the February 12, 2022 deadline for the adoption of the 6th cycle Housing Element has lapsed, staff and the City Council are continuing discussions related to this matter, with a study session scheduled for March 22, 2022. The 6th cycle covers the planning period from 2021 to 2029.

**PUBLIC OUTREACH:**

Public outreach and notification was not required for this issue.

**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.

**LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

**ATTACHMENT:**

1. 2021 Housing Element Annual Progress Report

Jurisdiction	Manhattan Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

(CCR Title 25 §6202)

**Table A  
Housing Development Applications Submitted**

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

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below																			
	4175027016	121 35TH ST MANHATTAN BEACH, CA 124 23RD PL #B MANHATTAN BEACH, CA			SFD	O	3/19/2021							1	1			No	No
	4177027015	1420 THE STRAND MANHATTAN BEACH, CA			2 to 4	O	5/26/2021							2	2	2	0	No	No
	4179026060	1701 ARTESIA BLVD MANHATTAN BEACH, CA 90266			5+	O	6/4/2021	1						13	14			No	Yes
	4163008023	1705 HIGHLAND AVE MANHATTAN BEACH, CA 90266			SFD	O	9/27/2021							1	1			No	No
	4178006019	208 MANHATTAN AVE #A MANHATTAN BEACH, CA 90266			2 to 4	O	12/4/2021							2	2			No	No
	4180020004	2108 MANZANITA LN MANHATTAN BEACH, CA 90266			SFD	O	9/13/2021							1	1			No	No
	4165017009	217 BAYVIEW DR MANHATTAN BEACH, CA			SFD	O	12/8/2021							1	1	1	0	No	No
	4180020017	225 15TH ST MANHATTAN BEACH, CA 90266			SFD	O	2/16/2021							1	1			No	No
	4179030036	225 25TH ST MANHATTAN BEACH, CA			2 to 4	O	8/23/2021							2	2	2	0	No	No
	4177025031	227 32ND ST MANHATTAN BEACH, CA			2 to 4	O	1/28/2021							3	3	3	0	No	No
	4175021019	228 29TH ST MANHATTAN BEACH, CA			SFD	O	5/21/2021							1	1	1	0	No	No
	4176022002	229 25TH ST MANHATTAN BEACH, CA 90266			SFD	O	6/10/2021							1	1			No	No
	4177025033	229 30TH ST MANHATTAN BEACH, CA 90266			SFD	O	10/21/2021							1	1	1	0	No	No
	4176024020	2304 THE STRAND MANHATTAN BEACH, CA			2 to 4	O	9/13/2021							2	2	2	0	No	No
	4177027009	2602 MAPLE AVE MANHATTAN BEACH, CA			SFD	O	3/5/2021							1	1			No	No
	4173021027	2701 HIGHLAND AVE MANHATTAN BEACH, CA			2 to 4	O	2/25/2021							2	2	2	0	No	No
	4176021006	2722 THE STRAND MANHATTAN BEACH, CA			2 to 4	R	3/15/2021							2	2	2	0	No	No
	4176030016	3004 ALMA AVE #A MANHATTAN BEACH, CA 90266			2 to 4	O	2/10/2021							2	2			No	No
	4176014013	3004 MANHATTAN AVE MANHATTAN			2 to 4	O	8/22/2021							2	2			No	No
	4176024014	310 36TH ST MANHATTAN BEACH, CA			SFD	O	9/2/2021							1	1	1	0	No	No
	4175017008	320 1ST ST MANHATTAN BEACH, CA 90266			2 to 4	O	3/2/2021							2	2			No	No
	4181013017						7/27/2021												

**ANNUAL ELEMENT PROGRESS REPORT**

**Housing Element Implementation**  
(CCR Title 25 §6202)

Jurisdiction	Manhattan Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Period	5th Cycle	10/15/2013 - 10/15/2021

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	4163021018	1521 RUHLAND AVE MANHATTAN BEACH, CA			ADU	R									0
	4164001052	1823 11TH ST Manhattan Beach, CA			2 to 4	O									0
	4164001048	1827 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O									0
	4164001021	1843 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O									0
	4166018017	2101 N MEADOWS AVE MANHATTAN BEACH, CA			ADU	R									0
	4174010028	637 31ST ST MANHATTAN BEACH, CA 90266			ADU	R									0
	4174004017	704 36TH ST MANHATTAN BEACH, CA 90266			ADU	R									0
	4170025018	943 11TH ST MANHATTAN BEACH, CA 90266			ADU	R									0
	4170037010	1002 10TH ST MANHATTAN BEACH, CA			2 to 4	O									0
	4167028019	1141 9TH ST MANHATTAN BEACH, CA			2 to 4	O									0
	4165023032	1409 WENDY WAY MANHATTAN BEACH, CA			ADU	R									0
	4164023024	1653 3RD ST MANHATTAN BEACH, CA			ADU	R									0
	4171015009	1732 ELM AVE MANHATTAN BEACH, CA			ADU	R									0
	4169013010	222 N POINSETTIA AVE MANHATTAN BEACH, CA			ADU	R									0
	4171005033	2410 LAUREL AVE MANHATTAN BEACH, CA			ADU	R									0
	4174018015	2600 FLOURNOY RD MANHATTAN BEACH, CA			2 to 4	O									0
	4177013009	2604 ALMA AVE MANHATTAN BEACH, CA 90266			2 to 4	O									0
	4175001033	577 36TH ST MANHATTAN BEACH, CA			ADU	R									0
	4163007003	617 AVIATION WAY MANHATTAN BEACH, CA			2 to 4	O									0
	4174001018	622 ROSECRANS AVE MANHATTAN BEACH, CA			ADU	R									0
	4170033004	724 10TH ST MANHATTAN BEACH, CA			ADU	R									0
	4174002044	769 36TH ST MANHATTAN BEACH, CA			ADU	R									0
	4169017019	827 1ST ST MANHATTAN BEACH, CA			ADU	R									0

Jurisdiction	Manhattan Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas  
 (CCR Title 25 §6202)

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	7						8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	0	0	22		22
	4163021018	1521 RUHLAND AVE MANHATTAN BEACH, CA			ADU	R									0
	4164001052	1823 11TH ST Manhattan Beach, CA			2 to 4	O									0
	4164001048	1827 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O									0
	4164001021	1843 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O									0
	4166018017	2101 N MEADOWS AVE MANHATTAN BEACH, CA			ADU	R									0
	4174010028	637 31ST ST MANHATTAN BEACH, CA 90266			ADU	R									0
	4174004017	704 36TH ST MANHATTAN BEACH, CA 90266			ADU	R									0
	4170025018	943 11TH ST MANHATTAN BEACH, CA 90266			ADU	R									0
	4170037010	1002 10TH ST MANHATTAN BEACH, CA			2 to 4	O							2	10/27/2021	2
	4167028019	1141 9TH ST MANHATTAN BEACH, CA			2 to 4	O							2	10/8/2021	2
	4165023032	1409 WENDY WAY MANHATTAN BEACH, CA			ADU	R							1	11/29/2021	1
	4164023024	1653 3RD ST MANHATTAN BEACH, CA			ADU	R							1	7/22/2021	1
	4171015009	1732 ELM AVE MANHATTAN BEACH, CA			ADU	R							1	5/28/2021	1
	4169013010	222 N POINSETTIA AVE MANHATTAN BEACH, CA			ADU	R							1	11/3/2021	1
	4171005033	2410 LAUREL AVE MANHATTAN BEACH, CA			ADU	R							1	12/13/2021	1
	4174018015	2600 FLOURNOY RD MANHATTAN BEACH, CA			2 to 4	O							2	8/13/2021	2
	4177013009	2604 ALMA AVE MANHATTAN BEACH, CA 90266			2 to 4	O							2	1/26/2021	2
	4175001033	577 36TH ST MANHATTAN BEACH, CA			ADU	R							1	3/25/2021	1
	4163007003	617 AVIATION WAY MANHATTAN BEACH, CA			2 to 4	O							4	3/23/2021	4
	4174001018	622 ROSECRANS AVE MANHATTAN BEACH, CA			ADU	R							1	10/22/2021	1
	4170033004	724 10TH ST MANHATTAN BEACH, CA			ADU	R							1	7/19/2021	1
	4174002044	769 36TH ST MANHATTAN BEACH, CA			ADU	R							1	6/14/2021	1
	4169017019	827 1ST ST MANHATTAN BEACH, CA			ADU	R							1	5/13/2021	1



Jurisdiction	Manhattan Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types			Affordability by Household Incomes - Certificates of Occupancy							11	12
1				2	3	10							11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <b>Date Issued</b>	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below							0	0	0	0	0	0	14		14
	4163021018	1521 RUHLAND AVE MANHATTAN BEACH, CA			ADU	R							1	4/16/2021	1
	4164001052	1823 11TH ST Manhattan Beach, CA			2 to 4	O							3	1/12/2021	3
	4164001048	1827 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O							3	2/24/2021	3
	4164001021	1843 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O							3	4/17/2021	3
	4166018017	2101 N MEADOWS AVE MANHATTAN BEACH, CA			ADU	R							1	8/17/2021	1
	4174010028	637 31ST ST MANHATTAN BEACH, CA 90266			ADU	R							1	3/16/2021	1
	4174004017	704 36TH ST MANHATTAN BEACH, CA 90266			ADU	R							1	2/13/2021	1
	4170025018	943 11TH ST MANHATTAN BEACH, CA 90266			ADU	R							1	10/20/2021	1
	4170037010	1002 10TH ST MANHATTAN BEACH, CA			2 to 4	O									0
	4167028019	1141 9TH ST MANHATTAN BEACH, CA			2 to 4	O									0
	4165023032	1409 WENDY WAY MANHATTAN BEACH, CA			ADU	R									0
	4164023024	1653 3RD ST MANHATTAN BEACH, CA			ADU	R									0
	4171015009	1732 ELM AVE MANHATTAN BEACH, CA			ADU	R									0
	4169013010	222 N POINSETTIA AVE MANHATTAN BEACH, CA			ADU	R									0
	4171005033	2410 LAUREL AVE MANHATTAN BEACH, CA			ADU	R									0
	4174018015	2600 FLOURNOY RD MANHATTAN BEACH, CA			2 to 4	O									0
	4177013009	2604 ALMA AVE MANHATTAN BEACH, CA 90266			2 to 4	O									0
	4175001033	577 36TH ST MANHATTAN BEACH, CA			ADU	R									0
	4163007003	617 AVIATION WAY MANHATTAN BEACH, CA			2 to 4	O									0
	4174001018	622 ROSECRANS AVE MANHATTAN BEACH, CA			ADU	R									0
	4170033004	724 10TH ST MANHATTAN BEACH, CA			ADU	R									0
	4174002044	769 36TH ST MANHATTAN BEACH, CA			ADU	R									0
	4169017019	827 1ST ST MANHATTAN BEACH, CA			ADU	R									0

Jurisdiction	Manhattan Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	
1					2	3		13	14	15	16	17	18	19
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	
Summary Row: Start Data Entry Below							0	0						
	4163021018	1521 RUHLAND AVE MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4164001052	1823 11TH ST Manhattan Beach, CA			2 to 4	O	0	N	Y					
	4164001048	1827 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O	0	N	Y					
	4164001021	1843 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O	0	N	Y					
	4166018017	2101 N MEADOWS AVE MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4174010028	637 31ST ST MANHATTAN BEACH, CA 90266			ADU	R	0	N	Y					
	4174004017	704 36TH ST MANHATTAN BEACH, CA 90266			ADU	R	0	N	Y					
	4170025018	943 11TH ST MANHATTAN BEACH, CA 90266			ADU	R	0	N	Y					
	4170037010	1002 10TH ST MANHATTAN BEACH, CA			2 to 4	O	0	N	Y					
	4167028019	1141 9TH ST MANHATTAN BEACH, CA			2 to 4	O	0	N	Y					
	4165023032	1409 WENDY WAY MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4164023024	1653 3RD ST MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4171015009	1732 ELM AVE MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4169013010	222 N POINSETTIA AVE MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4171005033	2410 LAUREL AVE MANHATTAN BEACH, CA			ADU	R	0	N	Y					
	4174018015	2600 FLOURNOY RD MANHATTAN BEACH, CA			2 to 4	O	0	N	Y					
	4177013009	2604 ALMA AVE MANHATTAN BEACH, CA 90266			2 to 4	O	0	N	Y					
	4175001033	577 36TH ST MANHATTAN BEACH, CA			ADU	R		N	Y					
	4163007003	617 AVIATION WAY MANHATTAN BEACH, CA			2 to 4	O		N	Y					
	4174001018	622 ROSECRANS AVE MANHATTAN BEACH, CA			ADU	R		N	Y					
	4170033004	724 10TH ST MANHATTAN BEACH, CA			ADU	R		N	Y					
	4174002044	769 36TH ST MANHATTAN BEACH, CA			ADU	R		N	Y					
	4169017019	827 1ST ST MANHATTAN BEACH, CA			ADU	R		N	Y					

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Manhattan Beach	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Period	5th Cycle	10/15/2013 - 10/15/2021

**Table A2**

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Demolished/Destroyed Units			Density Bonus			
1					2	3	20			21	22	23	24
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
Summary Row: Start Data Entry Below							8		0				
	4163021018	1521 RUHLAND AVE MANHATTAN BEACH, CA			ADU	R	0						
	4164001052	1823 11TH ST Manhattan Beach, CA			2 to 4	O	1	Demolished	O				
	4164001048	1827 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O	1	Demolished	O				
	4164001021	1843 11TH ST MANHATTAN BEACH, CA 90266			2 to 4	O	1	Demolished	O				
	4166018017	2101 N MEADOWS AVE MANHATTAN BEACH, CA			ADU	R	0						
	4174010028	637 31ST ST MANHATTAN BEACH, CA 90266			ADU	R	0						
	4174004017	704 36TH ST MANHATTAN BEACH, CA 90266			ADU	R	0						
	4170025018	943 11TH ST MANHATTAN BEACH, CA 90266			ADU	R	0						
	4170037010	1002 10TH ST MANHATTAN BEACH, CA			2 to 4	O	1	Demolished	O				
	4167028019	1141 9TH ST MANHATTAN BEACH, CA			2 to 4	O	1	Demolished	O				
	4165023032	1409 WENDY WAY MANHATTAN BEACH, CA			ADU	R	0						
	4164023024	1653 3RD ST MANHATTAN BEACH, CA			ADU	R	0						
	4171015009	1732 ELM AVE MANHATTAN BEACH, CA			ADU	R	0						
	4169013010	222 N POINSETTIA AVE MANHATTAN BEACH, CA			ADU	R	0						
	4171005033	2410 LAUREL AVE MANHATTAN BEACH, CA			ADU	R	0						
	4174018015	2600 FLOURNOY RD MANHATTAN BEACH, CA			2 to 4	O	1	Demolished	O				
	4177013009	2804 ALMA AVE MANHATTAN BEACH, CA 90266			2 to 4	O	1	Demolished	O				
	4175001033	577 36TH ST MANHATTAN BEACH, CA			ADU	R	0						
	4163007003	617 AVIATION WAY MANHATTAN BEACH, CA			2 to 4	O	1	Demolished	O				
	4174001018	622 ROSECRANS AVE MANHATTAN BEACH, CA			ADU	R	0						
	4170033004	724 10TH ST MANHATTAN BEACH, CA			ADU	R	0						
	4174002044	769 36TH ST MANHATTAN BEACH, CA			ADU	R	0						
	4169017019	827 1ST ST MANHATTAN BEACH, CA			ADU	R	0						

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	10	-	-	-	-	-	-	-	-	-	-	10
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	6	-	-	-	-	-	-	-	-	-	-	6
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	7	-	-	-	-	-	-	-	-	-	-	7
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Above Moderate		15	-	73	86	40	81	43	96	-	17	436	-
Total RHNA		38											
Total Units			-	73	86	40	81	43	96	-	17	436	23

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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

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

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
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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																	

# ANNUAL ELEMENT PROGRESS REPORT

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<b>Jurisdiction</b>	Manhattan Beach	
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**Table D**

### Program Implementation Status pursuant to GC Section 65583

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.	Continue to preserve the character of existing neighborhoods. Provisions act to discourage construction of overly large dwellings, which lead to increase pressure to demolish more affordable, modest dwellings.	2013-2021	The City continued to enforce Zoning Code standards through the implementation of the mansionization ordinance and minor exception process, which promotes the preservation of smaller legal non-conforming homes.
Program 1b. Continue to apply the Design Overlay as provided under Section 10.44 of the Municipal Code, as appropriate.	Preserve neighborhood character citywide. Specific development standards address the unique needs and nature of a given neighborhood.	2013-2021	The City continues to apply the Design Overlay regulations, through enforcing specific development standards for each overlay zone while taking into consideration the unique nature of each given neighborhood.
Program 1c. Refrain from approval of lot mergers that would result in a reduction in the number of residences allowed.	Preserve neighborhood character citywide	2013-2021	This program is appropriate and implementation continues through enforcing the existing maximum lot size standards and the City's compliance with the State's no net loss regulations.
Program 2a. Allow non-conforming dwellings to remain and improve.	Preserve smaller, more affordable housing units.	2013-2021	The City continues to allow non-conforming dwellings to remain. This program is appropriate and should be continued through the implementation of the mansionization ordinance and minor exception process, which promotes the preservation of smaller legal more affordable nonconforming homes.
Program 2b. Utilize Community Development Block Grant funds or exchange funds for home improvement loans for low-income residents, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.	Preserve/improve 16 low and moderate income units	2013-2021	CDBG funds ADA improvements and projects citywide including the senior housing units located in the Manhattan Village Senior Villas.
Program 3a. Continue to facilitate infill development in residential areas.	Increase the supply of housing through infill development.	2013-2021	Infill development was encouraged through 2021.
Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts	Provide adequate sites to accommodate the City's lower-income RHNA allocation	2013-2021	Code amendment to be carried over to 6th cycle Housing Element.
Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area	25 senior units	2013-2021	Mixture of uses in Manhattan Village continues to be maintained.
Program 3d. Ensure that development standards in the CD and CNE Districts do not pose unreasonable constraints to housing.	Facilitate development of affordable multifamily and mixed-use developments	2013-2021	Code amendment to be carried over to 6th cycle Housing Element.
Program 3e. No Net Loss	Ensure no net loss of housing capacity throughout the planning period.	Continue to implement Government Code Section 65863.	As part of the annual reporting process the City continued to monitor site capacity and the net remaining RHNA. No net loss of housing capacity occurred during the planning period in accordance with applicable laws at the time.
Program 4. Regulate the conversion of rental housing to condominiums.	Preserve 12 affordable units	2013-2021	No affordable units were converted to condominiums in 2021.

**TABLE D (CONTINUED)**

Program 5a. Provide incentives for housing affordable to low-income households and senior housing	Additional affordable housing units commensurate with the City's RHNA allocation.	2013-2021	Incentives are provided within the Zoning Code. Two Density Bonus projects were submitted in 2021.
Program 5b. Streamline the development process to the extent feasible	Streamline the development review process for multi-family development	2013-2021	The City continued to process multi-family applications in a streamlined manner.
Program 5c. Allow the establishment of manufactured housing on single-family residential lots	Continue to facilitate development of manufactured housing as a means of reducing housing cost	2013-2021	The Zoning and Building Codes allow manufactured homes. No manufactured housing permits were requested in 2021.
Program 5d. Work with the private sector to facilitate the provision of low-and moderate-priced housing	Facilitate the production of new affordable units commensurate with the City's RHNA allocation.	2013-2021	Two project applications including an affordable housing component were submitted in 2021. The City will continue to encourage and work with private and non-profit developers to produce affordable housing.
Program 5e. Allow second units in residential areas	Encourage production of second units	Ordinance adopted December 2019	An updated ADU ordinance was adopted by the City Council in January 2021. The associated LCP amendment for the coastal zone was also adopted but has not yet obtained Coastal Commission certification.
Program 6a. Continue to participate in Los Angeles County Housing Authority programs, and publicize availability of Section 8 rental assistance for households in the City	Facilitate rent subsidies for very-low- and extremely-low-income residents through Section 8 vouchers.	2013-2021	There are various internet resources dedicated to advertising Section 8 housing units in many jurisdictions. Due to limitations in resources, the City periodically monitors the internet to ensure that dwelling units accepting the Section 8 program are visible on the internet.
Program 7a. Continue to participate in area-wide programs to ensure fair housing.	Address 100 percent of fair housing complaints	2013-2021	The City continues addresses all fair housing complaints.
Program 7b. Provide for the housing needs of seniors	Preserve 81 affordable senior units	2013-2021	All of the existing 81 affordable senior units have been maintained.
Program 7c. Provide for the special needs of seniors so that they may remain in the community.	Maintain part-time Senior Services Care Manager	2013-2021	The Parks and Recreation Department has a full-time Older Adults Program Supervisor, as well as support staff, that provides these services to seniors.
Program 7d. Reasonable accommodation for persons with disabilities.	Continue to implement procedures for ensuring reasonable accommodation	2013-2021	The City received no reasonable accommodations requests in 2021.
Program 7e. Emergency shelters and transitional/supportive housing.	Continue to facilitate the provision of emergency shelters, transitional and supportive housing in compliance with SB 2. Program results will be monitored as part of the annual General Plan report	2013-2021	The Zoning Code has provisions for emergency and transitional/supportive housing. No emergency shelter or transitional/supportive housing applications were submitted.
Program 8a. Continue the active code enforcement program for illegal and substandard units.	Respond to 100 percent of reports of substandard units.	2013-2021	The City continued to investigate reports of code violations and substandard housing.
Program 10. Waive fees for installation of solar panels	Process permits for new solar panels at no cost	2013-2021	The City continued to process solar permits at a minimal cost of \$100.
Program 11a. Enforce green building techniques	100 percent compliance for new units	2013-2021	The City continued to implement this program. In 2019, the City adopted the 2019 California Green Building Standards Code and the 2019 California Energy Code, which continued to be in effect through 2021.
Program 11b. Encourage water conservation	Reduced water consumption	2013-2021	The City continued to implement water conservation regulations in the Municipal Code.
Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.	Continue to encourage mixed use projects.	2013-2021	One mixed-use projects submitted applications for entitlements in 2021.

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## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									



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**Table F**  
**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

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

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<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>				<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

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

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<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						

## SUMMARY

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
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		22
<b>Total Units</b>		<b>22</b>

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	0	12	9
5+	0	0	0
ADU	0	10	5
MH	0	0	0
<b>Total</b>	<b>0</b>	<b>22</b>	<b>14</b>

Housing Applications Summary	
Total Housing Applications Submitted:	31
Number of Proposed Units in All Applications Received:	137
Total Housing Units Approved:	22
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas