



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

DATE: April 24, 2024

TO: Planning Commission

FROM: Talyn Mirzakhanian, Community Development Director

THROUGH: Adam Finestone AICP, Planning Manager

BY: Jaehee Yoon AICP, Senior Planner

SUBJECT: 2023 Housing Element Annual Progress Report

Pursuant to Government Code Section 65400 every municipality shall prepare and submit a Housing Element Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) by April 1 of each year. Prior to filing the APR with HCD and OPR, 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 2023 Sixth Cycle Housing Element APR was presented to City Council at their March 19, 2024, meeting, where the City Council voted unanimously to receive and file the APR. Staff submitted the APR, as received by City Council, to HCD and OPR on March 22, 2024.

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. This item is being presented to the Planning Commission as an informational item.

Attachments:

1. March 19, 2024, City Council Staff Report (with 2023 Housing Element APR)

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City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266

Legislation Text

File #: 24-0119, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Talyn Mirzakhonian, Community Development Director
Adam Finestone AICP, Planning Manager
Jaehee Yoon AICP, Senior Planner

SUBJECT:

Receive and File the 2023 Sixth Cycle Housing Element Annual Progress Report as Required by the California Department of Housing and Community Development (Community Development Director Mirzakhonian).

RECEIVE AND FILE

RECOMMENDATION:

Staff recommends that the City Council receive and file the Sixth Cycle Housing Element Annual Progress Report for calendar year 2023.

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.

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 HCD certification on July 27, 2023.

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. The information contained in the Annual Progress Report includes, but is not limited 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 as it related to new construction, the submittal and approval of planning entitlements proposing residential development, and the City's progress toward the Regional Housing Needs Assessment (RHNA) allocation.

Each jurisdiction's RHNA allocation is prescribed by SCAG, which 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 6th Cycle (2021-2029) RHNA obligations, as allocated by SCAG, set forth the goal of 774 units for Manhattan Beach during the planning period, divided into the following four household income categories:

- Very-Low Income - 322 units
- Low Income - 165 units
- Moderate Income - 155 units
- Above-Moderate Income - 132 units

Between January 2023 and December 2023, the City issued 90 building permits for new residential construction, all at above-moderate income level. However, 57 corresponding demolition permits were issued, which resulted in 33 net new units. 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 encourage and promote the development of affordable housing in order to meet the goals of the City, SCAG, and HCD, as detailed in the adopted Sixth Cycle Housing Element, which include, but are not limited to:

- Implementation of the mansionization ordinance and prevention of lot mergers 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.
- Preserving existing affordable senior housing.
- Encouraging the development of affordable accessory dwelling units (ADU).

In total, the Sixth Cycle Housing Element includes 31 programs that cover various areas to continue to encourage and promote the development of affordable housing. Progress on these programs is documented in the attached report.

PUBLIC OUTREACH:

After analysis, staff determined that public outreach and notification was not required for this item.

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. 2023 Housing Element Annual Progress Report

Jurisdiction	Manhattan Beach	
Reporting Year	2023	(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
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		90
Total Units		90

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	14	47	57
2 to 4 units per structure	18	16	4
5+ units per structure	79	0	0
Accessory Dwelling Unit	11	27	15
Mobile/Manufactured Home	0	0	0
Total	122	90	76

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:	83
Number of Proposed Units in All Applications Received:	100
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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
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 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	66	66
Discretionary	17	34

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	1
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	75

Jurisdiction	Manhattan Beach	
Reporting Year	2023	(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**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
								1	0	0	0	0	0	0	99	100	0	0					
	4164024003	1642 3rd Street			ADU	O	2/27/2023							1	0			NONE	No	No	Approved	Ministerial	
	4169016010	923 1st Street			ADU	O	3/2/2023							1	1			NONE	No	No	Approved	Ministerial	
	4175003030	585 33rd Street			SFD	O	2/9/2023							1	1			NONE	No	No	Approved	Ministerial	
	4169008011	512 John Street			SFD	O	3/8/2023							1	1			NONE	No	No	Approved	Ministerial	
	4174011033	656 30th Street			SFD	O	4/5/2023							1	1			NONE	No	No	Approved	Ministerial	
	4173029017	2712 N Ardmore Avenue			SFD	O	5/8/2023							1	1			NONE	No	No	Pending	Ministerial	
	4173029017	2712 N Ardmore Avenue			ADU	O	5/8/2023							1	1			NONE	No	No	Pending	Ministerial	
	4163006024	1713 Nelson Street			ADU	O	6/21/2023							1	1			NONE	No	No	Pending	Ministerial	
	4169005021	606 N Dainthus Street			ADU	O	7/7/2023							1	1			NONE	No	No	Approved	Ministerial	
	4170017023	640 12th Street			SFD	O	6/1/2023							1	1			NONE	No	No	Pending	Ministerial	
	4167009021	525 N Rowell Avenue			SFD	O	6/27/2023							1	1			NONE	No	No	Approved	Ministerial	
	4169008002	525 N Poinsettia Avenue			ADU	O	8/9/2023							1	1			NONE	No	No	Pending	Ministerial	
	4179006008	317 11th Street			SFD	O	7/21/2023							1	1			NONE	No	No	Approved	Discretionary	
	4179006008	317 11th Street			ADU	O	7/21/2023							1	1			NONE	No	No	Approved	Discretionary	
	4167006018	1427 5th Street			SFD	O	7/24/2023							1	1			NONE	No	No	Pending	Ministerial	
	4165023015	1408 Harkness Street			ADU	O	8/2/2023							1	1			NONE	No	No	Pending	Ministerial	
	4165023015	1408 Harkness Street			SFD	O	8/2/2023							1	1			NONE	No	No	Pending	Ministerial	
	4175005001	500 Rosecrans Avenue			ADU	O	8/10/2023							2	2			NONE	No	No	Approved	Discretionary	
	4137008058	4103 Highland Avenue			ADU	O	8/18/2023							2	2			NONE	No	No	Approved	Discretionary	
	4137008057	229 41st Street			ADU	O	8/18/2023							2	2			NONE	No	No	Approved	Discretionary	
	4137008032	4104 The Strand			SFD	O	8/24/2023							1	1			NONE	No	No	Approved	Discretionary	
	4180010003	317 Crest Drive			SFD	O	9/1/2023							1	1			NONE	No	No	Approved	Discretionary	
	4180010003	317 Crest Drive			ADU	O	9/1/2023							1	1			NONE	No	No	Approved	Discretionary	
	4165022078	1612 Wendy Way			ADU	O	10/25/2023							1	1			NONE	No	No	Approved	Ministerial	
	4165008019	1617 18th Street			SFD	O	9/16/2023							1	1			NONE	No	No	Pending	Ministerial	
	4165013022	1709 23rd Street			SFD	O	10/3/2023							1	1			NONE	No	No	Pending	Ministerial	
	4167009037	1310 5th Street			SFD	O	10/17/2023							1	1			NONE	No	No	Pending	Ministerial	
	4166025040	1155 Chestnut Avenue			SFD	O	10/27/2023							1	1			NONE	No	No	Pending	Ministerial	
	4175006032	480 Rosecrans Avenue			ADU	R	11/21/2023							1	1			NONE	No	No	Approved	Discretionary	
	4180008019	539 4th Street			SFD	O	11/17/2023							1	1			NONE	No	No	Pending	Ministerial	
	4180008019	539 4th Street			ADU	O	11/17/2023							1	1			NONE	No	No	Pending	Ministerial	
	4166003019	1421 21st Street			SFD	O	11/30/2023							1	1			NONE	No	No	Pending	Ministerial	
	4178015011				5+	R	6/12/2023	1						12	13			NONE	Yes	N/A	Pending	Discretionary	
	4178015010	2118 Highland Avenue																					
	4168007008	1321 1st Street			ADU	O	7/17/2023							1	1			NONE	No	No	Pending	Ministerial	
	4173018008	2908 Maple Avenue			ADU	O	7/24/2023							1	1			NONE	No	No	Pending	Ministerial	
	4170036006	932 10th Street			SFD	O	7/21/2023							1	1			NONE	No	No	Pending	Ministerial	
	4171015023	1721 Oak Avenue			SFD	O	8/9/2023							1	1			NONE	No	No	Pending	Ministerial	
	4163024010	1504 Mathews Avenue			ADU	O	10/10/2023							1	1			NONE	No	No	Pending	Ministerial	
	4174016011	640 29th Street			SFD	O	9/13/2023							1	1			NONE	No	No	Pending	Ministerial	
	4164006021	1837 5th Street			ADU	O	9/6/2023							1	1			NONE	No	No	Pending	Ministerial	
	4177020025	2300 Manhattan Avenue			SFD	O	8/5/2023							1	1			NONE	No	No	Pending	Discretionary	
	4177020026	2301 Bayview Drive			SFD	O	8/5/2023							1	1			NONE	No	No	Pending	Discretionary	
	4176025005	220 32nd Street			SFD	O	11/8/2023							1	1			NONE	No	No	Pending	Discretionary	
	4176025005	220 32nd Street			ADU	O	11/8/2023							2	2			NONE	No	No	Pending	Discretionary	Includes ADU and JADU
	4171006024	2000 Laurel Avenue			ADU	O	8/23/2023							1	1			NONE	No	No	Pending	Ministerial	
	4173031005	3108 Elm Avenue			SFD	O	10/23/2023							1	1			NONE	No	No	Pending	Ministerial	
	4169016010	931 1st Street			SFD	O	10/25/2023							1	1			NONE	No	No	Pending	Ministerial	
	4167007019	1411 3rd Street			ADU	O	11/28/2023							1	1			NONE	No	No	Pending	Ministerial	
	4164031025	1551 10th Street			SFD	O	11/15/2023							1	1			NONE	No	No	Pending	Ministerial	
	4164031025	1551 10th Street			ADU	O	11/15/2023							1	1			NONE	No	No	Pending	Ministerial	
	4177017013	319 23rd Street			ADU	O	12/29/2023							1	1			NONE	No	No	Pending	Ministerial	
	4171020024	818 18th Street			SFD	O	11/22/2023							1	1			NONE	No	No	Pending	Ministerial	
	4171035010	605 13th Street			SFD	O	12/19/2023							1	1			NONE	No	No	Pending	Ministerial	
	4175028007	3416 The Strand			ADU	O	1/4/2023							2	2			NONE	No	No	Approved	Discretionary	
	4171009034	2313 Walnut Avenue			SFD	O	5/1/2023							1	1			NONE	No	No	Approved	Ministerial	
	4180007029	432 5th Street			SFD	O	1/3/2023							1	1			NONE	No	No	Pending	Ministerial	
	4177015013	315 25th Street			SFD	O	2/16/2023							1	1			NONE	No	No	Approved	Ministerial	
	4164011015	1717 5th Street			ADU	O	1/27/2023							1	1			NONE	No	No	Pending	Ministerial	
	4164028022	1535 6th Street			SFD	O	2/22/2023							1	1			NONE	No	No	Pending	Ministerial	
	4171011037	2405 Elm Avenue			SFD	O	3/4/2023							1	1			NONE	No	No	Pending	Ministerial	
	4163006023	1707 Nelson Avenue			SFD	O	3/23/2023							1	1			NONE	No	No	Pending	Ministerial	
	4175003024	569 33rd Street			ADU	O	3/30/2023							1	1			NONE	No	No	Pending	Ministerial	
	4164019017	1623 9th Street			SFD	O	5/1/2023							1	1			NONE	No	No	Withdrawn	Ministerial	
	4173012020	3109 Pine Avenue			ADU	O	7/5/2023							1	1			NONE	No	No	Pending	Ministerial	
	4175019007	3316 Crest Drive			ADU	O	7/17/2023							1	1			NONE	No	No	Pending	Discretionary	
	4170026014	1023 11th Street			ADU	O	9/18/2023							1	1			NONE	No	No	Pending	Ministerial	

4173003009	3524 Palm Avenue		SFD	O	1/11/2023												NONE	No	No	Approved	Ministerial	
4180027014	615 Manhattan Avenue		SFD	O	1/17/2023													NONE	No	No	Approved	Discretionary
4169011004	868 5th Street		ADU	O	1/20/2023													NONE	No	No	Pending	Ministerial
4169011004	868 5th Street		SFD	O	1/20/2023													NONE	No	No	Pending	Ministerial
4173025011	1017 Marine Avenue		ADU	O	4/24/2023													NONE	No	No	Approved	Ministerial
416902002	818 8th Street		SFD	O	5/8/2023													NONE	No	No	Pending	Ministerial
4167024008	1126 5th Street		ADU	O	3/21/2023													NONE	No	No	Pending	Ministerial
4174004030	745 35th Street		SFD	O	5/30/2023													NONE	No	No	Pending	Ministerial
4174004030	745 35th Street		ADU	O	5/30/2023													NONE	No	No	Pending	Ministerial
4167013005	1300 11th Street		ADU	O	5/2/2023													NONE	No	No	Pending	Ministerial
4169019003	211 S Poinsettia Avenue		SFD	O	6/6/2023													NONE	No	No	Pending	Ministerial
4180020003	3000 N Poinsettia Avenue		SFD	O	6/21/2023													NONE	No	No	Pending	Ministerial
4171006026	1900 Laurel Ave		SFD	O	5/12/2023													NONE	No	No	Approved	Ministerial
4171008032	2100 Palm Ave		SFD	O	9/7/2023													NONE	No	No	Pending	Ministerial
4168014007	1200 Shelley Street		ADU	O	10/20/2023													NONE	No	No	Pending	Ministerial
4166025027	1509 Chestnut Avenue		SFD	O	6/1/2023													NONE	No	No	Pending	Ministerial
4174010008	640 33rd Street		SFD	O	2/27/2023													NONE	No	No	Approved	Ministerial

Jurisdiction	Manhattan Beach	
Reporting Year	2023	(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														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	322	-	-	-	-	-	-	-	-	-	-	-	322
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	165	-	-	-	-	-	-	-	-	-	-	-	165
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	155	-	-	-	-	-	-	-	-	-	-	-	155
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		132	6	6	93	90	-	-	-	-	-	-	195	-
Total RHNA		774												
Total Units			6	6	93	90	-	-	-	-	-	-	195	642
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		161		-	-	-	-	-	-	-	-	-	-	161

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

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

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

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

Jurisdiction	Manhattan Beach	
Reporting Year	2023	(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	12	13	14	15	16	17	
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						845									845		
4170-026-003	1030 MANHATTAN BEACH BLVD			4/20/2023		7			Unaccommodated Need	0.36	CL	ROD	20	60	7		Non-Vacant
4170-026-004	1026 MANHATTAN BEACH BLVD			4/20/2023		2			Unaccommodated Need	0.13	CL	ROD	20	60	2		Non-Vacant
4169-006-006	503 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.15	CG	ROD	20	60	3		Non-Vacant
4169-006-005	407 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.23	CG	ROD	20	60	4		Non-Vacant
4169-006-007	509 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.15	CG	ROD	20	60	3		Non-Vacant
4173-027-026	2909 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.19	CG	ROD	20	60	4		Non-Vacant
4173-027-020	2809 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4173-027-022	2905 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4173-027-019	2809 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.19	CG	ROD	20	60	4		Non-Vacant
4173-027-024	2701 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4173-027-027	2705 N SEPULVEDA BLVD			4/20/2023		7			Shortfall of Sites	0.39	CG	ROD	20	60	7		Non-Vacant
4173-027-021	2809 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4171-013-041	2401 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.19	MU	ROD	20	60	4		Non-Vacant
4171-013-036	2405 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2		Non-Vacant
4171-013-030	2301 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.19	CG	ROD	20	60	4		Non-Vacant
4171-013-034	2317 N SEPULVEDA BLVD			4/20/2023		1			Shortfall of Sites	0.05	CG	ROD	20	60	1		Non-Vacant
4171-013-029	2301 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4171-013-039	2309 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.2	CG	ROD	20	60	4		Non-Vacant
4171-014-034	1701 N SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.24	CG	ROD	20	60	4		Non-Vacant
4171-014-020	1721 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4171-014-021	1725 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4171-014-035	1717 N SEPULVEDA BLVD			4/20/2023		5			Shortfall of Sites	0.24	CG	ROD	20	60	5		Non-Vacant
4170-006-017	1505 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4170-006-018	1509 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4170-006-015	1413 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.28	CG	ROD	20	60	6		Non-Vacant
4170-006-022	1501 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	MU	ROD	20	60	2		Non-Vacant
4170-006-028	1405 N Sepulveda Blvd			4/20/2023		1			Shortfall of Sites	0.09	CG	ROD	20	60	1		Non-Vacant
4170-006-013	1401 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2		Non-Vacant
4170-006-027	1405 N Sepulveda Blvd			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4170-006-019	1601 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4170-007-016	1213 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2		Non-Vacant
4170-007-022	1309 N SEPULVEDA BLVD			4/20/2023		3			Shortfall of Sites	0.19	CG	ROD	20	60	3		Non-Vacant
4170-007-017	1301 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4170-007-021	1315 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.1	CG	ROD	20	60	2		Non-Vacant
4170-037-001	917 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.32	CG	ROD	20	60	6		Non-Vacant
4170-037-002	1048 10TH ST			4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3		Non-Vacant
4167-026-012	708 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.34	CG	ROD	20	60	6		Non-Vacant
4167-026-011	1116 8TH ST			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD	20	60	4		Non-Vacant
4169-014-016	201 N SEPULVEDA BLVD			4/20/2023		2			Shortfall of Sites	0.09	CG	ROD	20	60	2		Non-Vacant
4169-014-048	207 N SEPULVEDA BLVD			4/20/2023		10			Shortfall of Sites	0.53	CG	ROD	20	60	10		Non-Vacant
4167-023-013	200 N SEPULVEDA BLVD			4/20/2023		6			Shortfall of Sites	0.28	CG	ROD	20	60	6		Non-Vacant
4167-023-032	222 N SEPULVEDA BLVD			4/20/2023		7			Shortfall of Sites	0.37	CG	ROD	20	60	7		Non-Vacant
4168-025-008	224 S SEPULVEDA BLVD			4/20/2023		4			Shortfall of Sites	0.17	CG	ROD	20	60	4		Non-Vacant

4168-025-011	204 S SEPULVEDA BLVD		4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant
4168-025-010	208 S SEPULVEDA BLVD		4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant
4168-025-009	210 SEPULVEDA BLVD		4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant
4164-003-027	975 N AVIATION BLVD		4/20/2023		6			Shortfall of Sites	0.34	CG	ROD	20	60	6	Non-Vacant
4164-003-022	909 N AVIATION BLVD		4/20/2023		3			Shortfall of Sites	0.16	CG	ROD	20	60	3	Non-Vacant
4164-003-030	1853 9TH ST		4/20/2023		3			Shortfall of Sites	0.15	CG	ROD	20	60	3	Non-Vacant
4164-002-032	1853 10TH ST		4/20/2023		7			Shortfall of Sites	0.34	CG	ROD	20	60	7	Non-Vacant
4164-002-001	1075 N AVIATION BLVD		4/20/2023		6			Shortfall of Sites	0.34	CG	ROD	20	60	6	Non-Vacant
4170-027-001	1021 N SEPULVEDA BLVD		4/20/2023		3			Shortfall of Sites	0.13	CG	ROD	20	60	3	Non-Vacant
4170-027-003	1048 11TH ST		4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant
4170-027-023	1015 N SEPULVEDA BLVD		4/20/2023		3			Shortfall of Sites	0.19	CG	ROD	20	60	3	Non-Vacant
4167-026-014	600 N SEPULVEDA BLVD		4/20/2023		4			Shortfall of Sites	0.17	CG	ROD	20	60	4	Non-Vacant
4167-026-016	1117 6TH ST		4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant
4167-026-015	1111 6TH ST		4/20/2023		3			Shortfall of Sites	0.17	CG	ROD	20	60	3	Non-Vacant
4138-018-022	1440 ROSECRANS AVE		4/20/2023		102			Shortfall of Sites	5.14	MV	ROD	20	60	102	Non-Vacant
4138-018-045	1500 ROSECRANS AVE		4/20/2023		95			Shortfall of Sites	4.79	MV	ROD	20	60	95	Non-Vacant
4163-008-046	700 S AVIATION BLVD		4/20/2023		17			Shortfall of Sites	0.85	CG	ROD	20	60	17	Non-Vacant
4165-024-033	1865 MANHATTAN BEACH BLVD		4/20/2023		10			Shortfall of Sites	0.5	CG	ROD	20	60	10	Non-Vacant
4166-020-030	2100 N SEPULVEDA BLVD		4/20/2023		13			Shortfall of Sites	0.67	CG	ROD	20	60	13	Non-Vacant
4166-019-026	2414 N SEPULVEDA BLVD		4/20/2023		13			Shortfall of Sites	0.67	CG	ROD	20	60	13	Non-Vacant
4173-032-034	3001 N SEPULVEDA BLVD		4/20/2023		13			Shortfall of Sites	0.68	CG	ROD	20	60	13	Non-Vacant
4166-020-034	1800 N SEPULVEDA BLVD		4/20/2023		58			Shortfall of Sites	2.93	CG	ROD	20	60	58	Non-Vacant
4171-013-043	2001 N SEPULVEDA BLVD		4/20/2023		14			Shortfall of Sites	0.71	CG	ROD	20	60	14	Non-Vacant
4167-028-036	1126 10TH ST		4/20/2023		17			Shortfall of Sites	0.86	CG	ROD	20	60	17	Non-Vacant
4170-037-023	901 N SEPULVEDA BLVD		4/20/2023		10			Shortfall of Sites	0.5	CG	ROD	20	60	10	Non-Vacant
4168-013-014	500 S SEPULVEDA BLVD		4/20/2023		29			Shortfall of Sites	1.5	CG	ROD	20	60	29	Non-Vacant
4168-012-034	1145 ARTESIA BLVD		4/20/2023		16			Shortfall of Sites	0.83	CG	ROD	20	60	16	Non-Vacant
4168-012-029	700 S SEPULVEDA BLVD		4/20/2023		17			Shortfall of Sites	0.89	CG	ROD	20	60	17	Non-Vacant
4168-012-036	1133 ARTESIA BLVD		4/20/2023		53			Shortfall of Sites	2.67	CG	ROD	20	60	53	Non-Vacant
4167-015-034	1130 MANHATTAN BEACH BLVD		4/20/2023		13			Shortfall of Sites	0.65	CG	ROD	20	60	13	Non-Vacant
4138-020-056	3600 N SEPULVEDA BLVD MANHATTAN BEACH CA 90256		4/20/2023		65			Shortfall of Sites	3.29	CG	ROD	20	60	65	Non-Vacant
4166-023-016	1700 N SEPULVEDA BLVD		4/20/2023		89			Shortfall of Sites	4.46	CG	ROD	20	60	89	Non-Vacant

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Manhattan Beach	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Accessory Dwelling Units</p>	<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. 	<p>Updated ordinances are not yet adopted. Amendments are in progress. The City continues to monitor ADU/JADU developments and will be preparing an informational toolkit.</p>

<p>Adequate Sites</p>	<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. 	<p>Complete. The City established the Residential Overlay District to accommodate the development of lower-income households, which went into effect on April 20, 2023.</p>
<p>Affordable Housing Streamlining</p>	<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. 	<p>Relevant code amendments applicable to Precise Development Plan applications are in progress.</p>
<p>Affordable Senior Housing Preservation</p>	<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. 	<p>All existing affordable senior units have been maintained.</p>
<p>Americans with Disabilities Act (ADA) Improvements Program</p>	<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 	<p>The City continued to make progress on the ADA Pathway Project at the Manhattan Senior Villas with completion anticipated by end of February 2024.</p>
<p>Annual Progress Reports</p>	<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. 	<p>Annually reporting throughout the planning period</p>	<p>The City submitted its 2022 Annual Progress Report prior to April 1, 2023, and will submit the 2023 Annual Progress Report prior to April 1, 2024.</p>

By-Right Development	Permit development by-right on qualifying sites identified to accommodate the lower-income RHNA that were identified in previous Housing Elements in accordance with State law.	Amend the MBMC by August 2023 to permit by-right development on sites previously identified in past Housing Elements in which at least 20 percent of the units are affordable to lower income households in accordance with the specifications of Government Code Section 65583.2(c)	Complete. The City established the Residential Overlay District to accommodate the development of lower-income households that were identified in the past Housing Element (Effective on April 20, 2023)
Code Compliance	<ul style="list-style-type: none"> • Continue requiring a Report of Residential Building Records. • Through the complaint-driven inspections, Code Enforcement will make property owners aware of current resources on the City website to assist with the remediation of violations. • Continue referrals to the County of Los Angeles Environmental Health Division to facilitate approximately 55 inspections throughout the planning period. • Maintain code enforcement and substandard housing resources up to date and ensure they are easily accessible to all residents, including extremely low-, very low-, low- and moderate-income households 	Ongoing; annually throughout the planning period.	The City continues to investigate reports of code violations and substandard housing.
Countywide Affordable Home Ownership Program	Advertise HOP on the City's website and for distribution at the planning counter.	<ul 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. 	Information on HOP is available on the City's website.
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. 	Information related to rental housing development is available on the City's website.
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 	In research phase.
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. 	Ongoing.

<p>Energy Conservation and Energy Efficiency Opportunities</p>	<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. 	<p>The Local Coastal Program was certified for the new Coastal Hazards Chapter in 2023. The Climate Action and Adaptation Plan is underway.</p>
<p>Fair/Equal Housing Program</p>	<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. 	<p>Information related to fair/equal housing is available on the City’s website. Planning Commissioner Tokashiki has been appointed to serve on the Housing Education Advisory Committee and attended Housing Education Forums in 2023.</p>
<p>Housing Choice Voucher Program</p>	<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. 	<p>Information related to housing choice voucher is available on the City’s website.</p>

<p>Lot Consolidation Incentive</p>	<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. 	<p>The City continued to implement the lot consolidation incentive and will amend necessary sections of the code and LCP to further support lot consolidations.</p>
<p>Manufactured Housing</p>	<p>Amend the MBMC to ensure consistency with State law regarding manufactured homes.</p> <ul style="list-style-type: none"> • Amend the MBMC to ensure consistency with State law regarding mobile home parks. 	<p>Amend the MBMC and submit related LCP Amendment applications by March 2023.</p>	<p>In research phase.</p>

<p>Multifamily Residential Development Standards and Streamlining in the Mixed-Use (CL, CD, and CNE) Commercial Districts</p>	<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. 	<p>In research phase.</p>
<p>No Net Loss</p>	<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. 	<p>The City continues to track developments through the permit tracking system Energov to ensure no net loss as well as track ADU development trends.</p>
<p>Objective Design Standards</p>	<p>Monitor Zoning Code amendments to ensure any new design standards are objective.</p>	<p>Ongoing throughout the planning period, as new design standards are being drafted.</p>	<p>The City has not adopted any subjective design standards and continue to monitor amendments.</p>

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.	The City continues to implement the 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. 	In research phase.
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 mansionization 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. 	The City continues to implement relevant provisions.

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. 	The certified 6th Cycle Housing Element has been posted on the City's website and notified to staff through internal communication channels.
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. 	The City received one reasonable accommodation request in 2023, anticipated to be processed in 2024, and will amend necessary sections of the code to remove potential barriers.
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. 	Staff procedures were amended. The City continues to enforce replacement requirements.
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. 	The City processed 176 permits for solar panel installations.
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. 	The City continued to monitor State laws to accommodate special needs population and will amend necessary sections of the code.

<p>Support for Those Experiencing Homelessness</p>	<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. 	<ul style="list-style-type: none"> • The City continues to participate in the SBCCOG Homeless Services Task Force. • Administered County Measure H grant funding as the lead city amongst three other adjacent beach cities (i.e., Redondo Beach, Hermosa Beach and El Segundo) from the SBCCOG in the amount of \$97,513.69 to service the regional homeless population. • The City expended \$62,456 in homeless case management/housing navigation services and provided the following outcomes to our local homeless population in Manhattan Beach: <ul style="list-style-type: none"> - 477 interactions with homeless individuals (including repeat interactions with the same individuals); - 97 unique clients assisted; - 20 client cases managed (regular engagement centered around a housing plan); - 34 clients assisted with document production or enrolled with benefits; - 21 clients referred into interim housing; - 6 treatment program referrals attained; and - 10 stable housing placements.
<p>Surplus Lands</p>	<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. 	<p>There are no City-owned surplus sites to report.</p>
<p>Water Conservation and Green Building Standards</p>	<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. 	<p>The City continues to implement water conservation and green building regulations in the Municipal Code.</p>

