



Agenda Item #: \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Wilson and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Eric Haaland, Associate Planner

**DATE:** March 1, 2005

**SUBJECT:** Status Report on the City Council's 2004-2005 Work Plan Item Regarding Review of Downtown Parking Requirements

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### **RECOMMENDATION:**

Staff recommends that the City Council **RECEIVE AND FILE** this report resulting in further discussion of a downtown parking study in December 2006, approximately one year after the completion of the Metlox and Civic Center projects.

### **FISCAL IMPLICATION:**

The recommended action would involve a significant amount of staff time and the use of a parking consultant, which is recommended to be initiated in December 2006. The cost of retaining a parking consultant would be approximately \$20,000

### **BACKGROUND:**

Various concerns and questions have arisen in recent years regarding the appropriateness of Downtown parking requirements. In response, the City Council included a review of Downtown commercial parking requirements within its annual work plan in order to have a better understanding of the current requirements. It is recommended that this information be reviewed, and utilized in the generation of a parking study after completion of the Metlox and Civic Center projects; which will provide over 664 public parking spaces to the Downtown parking supply.

### **DISCUSSION:**

The commercial area known as Downtown Manhattan Beach is currently designated CD (Commercial Downtown) by the city's zoning code. A prominent zoning aspect of this area is its reduced parking requirement relative to other commercial development within the city. Currently the typical (small) size Downtown sites have no requirement for parking until developed with more floor area than their own land area. This allowance recognizes the pedestrian oriented character of its early 20<sup>th</sup> Century development pattern prior to the automobile orientation of later decades.

Increasing demand for Downtown parking was reflected by the City's actions in the 1950's and

60's when parking districts were created to develop shared/public parking serving Downtown businesses. This resulted in the public parking lots located around Downtown's perimeter, and preservation of its primarily continuous storefront pattern along Manhattan Beach Boulevard, Manhattan Avenue, and Highland Avenue. Based on the district's provision of parking, downtown commercial development generally required no parking until 1984. That year the city determined that the larger and more intensively developed sites would be required to provide some parking. The requirements established then remain in effect now.

1 to 1 Parking Exemption:

As mentioned above, most Downtown properties are still exempt from parking until their building floor areas exceed the size of their property. Projects where development exceeds this 1 to 1 floor area ratio are considered by the city when new construction or use intensification is proposed. The most common of such projects is a conversion or expansion to a restaurant use. A number of restaurant projects have occurred in the last two decades resulting in 1 or 2 additional parking spaces being required. Merchant parking permits have been allowed to satisfy these parking requirements since approximately 1991 after the City Council established the policy. This policy was later incorporated into the city's Local Coastal Program in 1994.

10,000 Square Foot Site Exemption:

The less frequent Downtown parking requirement threshold occurs when sites larger than 10,000 square feet (approximately 6 parcels) are only allowed to exempt 5,000 square feet of floor area. This has the effect of encouraging smaller sites, and utilizing greater parking opportunities possessed by such sites. A potential example for use of this parking exemption may be the "Good Stuff" site located at 1300 Highland Avenue. This site (building and parking lot) is slightly over 10,000 square feet in area, and if developed as a single project, would only be exempt from parking for the first 5,000 square feet of proposed building area. If it is developed as 2 separate sites, 10,000 square feet of floor area (e.g., 5,000 square feet per site) would be exempt from required parking.

Previous Parking Studies:

The City has conducted formal and informal studies of Downtown parking in the past. The most recent studies occurred in 1990 and 1998. The 1990 study determined that parking supply opportunities were available. Implementation of this study resulted in the creation of the Downtown merchant "oversubscription" program and a provision for use of merchant parking permits toward required parking. The code language allowing businesses to apply up to 2 oversubscription permits toward required parking is attached. A sometimes awkward aspect of this language is the use of the term "business". An incentive exists to create smaller tenant spaces in larger quantities on a given property to take advantage of greater parking permit eligibility. This may or may not be a desirable effect.

The 1998 study was a component of the broader Downtown Strategic Plan. This study included a detailed accounting of parking supply/usage and commercial land use/demand. Some fundamental statistics from that study (updated to reflect recent changes) include the following:

- Existing Downtown public parking supply (excluding Metlox and Civic Center) is 911 spaces. Existing private commercial parking supply is 478 spaces.
- Existing Downtown commercial development (pre-Metlox) totals 352,553 square feet on

430,452 square feet of land area. The conventional commercial parking requirement (without exemptions) would be 2,070 parking spaces, which represents an average ratio of one space per 170 square feet based on existing commercial uses.

- Maximum theoretical Downtown commercial build-out (excluding Metlox) parking exemption would equal 2,532 spaces based on the existing mix of commercial uses (430,452 sf/ 170). This seems to be a significant number of spaces, however, residential uses, large sites such as Vons Market, and other factors probably preclude the possibility of the entire Downtown area being built-out to a 1 to 1 floor area ratio and maximization of permitted parking exemptions.

Parking Demand Spreadsheet:

Since the creation of a parking demand spreadsheet for the Downtown Strategic Plan, staff has updated it to track changes in commercial uses and gross (not adjusted for exemptions) parking demand. The attached spreadsheet indicates that a large parking demand increase has not occurred since 1998. The 1998 gross parking requirement was 1,933 spaces, and the current 2005 total is 2,073 spaces. This represents a 7.2% increase in gross parking demand. This increase is probably less than that of the same time period prior, due to less land use intensification (e.g., restaurant conversions) since 1998 compared to earlier years, and some instances of decreasing land use intensification. These calculations reflect existing occupied properties, and do not reflect the addition of commercial uses within the Metlox project anticipated to be completed in the summer of 2005. The Metlox project has not been included in this analysis in order to enable Staff to compare the effect of Downtown's incremental land use changes over the years.

**CONCLUSION:**

The information discussed above summarizes how Downtown parking has evolved to the current time. Recent activity and applications of current parking requirements in the Downtown do not appear to warrant immediate action without a more comprehensive review of overall Downtown parking. The pending Metlox and Civic Center construction projects represent substantial land use and parking additions, but these projects will not be completed until December 2005. A study of Downtown parking supplies and demand incorporating Metlox/Civic Center effects would be appropriate after they have been operational for approximately one year. Staff expects that a staff and consultant generated study would focus on the impacts of new Metlox commercial uses and parking supplies upon the overall Downtown. Upon completion of such a study, the findings would be presented to the City Council for consideration. Therefore it is recommended that a Downtown parking study be initiated in December 2006.

Attachments:

- 1998 Parking Study excerpts
- Parking Code Section A.64.050/060
- Downtown Parking Demand Spreadsheet

## EXECUTIVE SUMMARY

The Downtown Manhattan Beach Strategic Action Plan resulted in a series of findings and recommendations related to land uses, village character, safety, traffic, parking and other issues in Downtown. The Plan included parking as one of the top priority strategic actions. A Downtown Parking Management Study was subsequently undertaken to investigate current parking conditions, forecast future parking needs and develop recommendations to manage the Downtown parking system. This document summarizes the findings, conclusions and recommendations of the parking management study.

The Downtown Strategic Action Plan resulted in six "Preferred Strategic Actions" relating to parking. One of those recommended strategic actions led to this study, as follows:

**Action**      Change Parking Meter Time Limits/Parking Management Strategies - "BPPC and City Manager's Office to hire a consultant to recommend changes to time limits and changes for all Downtown Parking with goal of maximizing use and availability" (Downtown Strategic Action Plan Project Final Report, November 1996, City of Manhattan Beach, pages 9 and 10).

The tasks specified in the Strategic Action Plan include inventory of all current time limits and rates, parking duration/turnover surveys, interviews, data collection and suggestions regarding potential modifications to time limits and other changes to maximize available parking. *This is the recommended action that led directly to the study which is summarized in this report.*

### Study Methodology

The parking management study included the following components:

- Written survey of all downtown businesses and residents regarding parking conditions and goals
- Personal interviews of downtown stakeholders (businesses and residents)
- Detailed inventory of public and private parking Downtown
- Parking space utilization and duration studies throughout downtown to determine current parking usage patterns (summer and non-summer)
- Review of other beach city parking programs
- Development of recommendations for City consideration

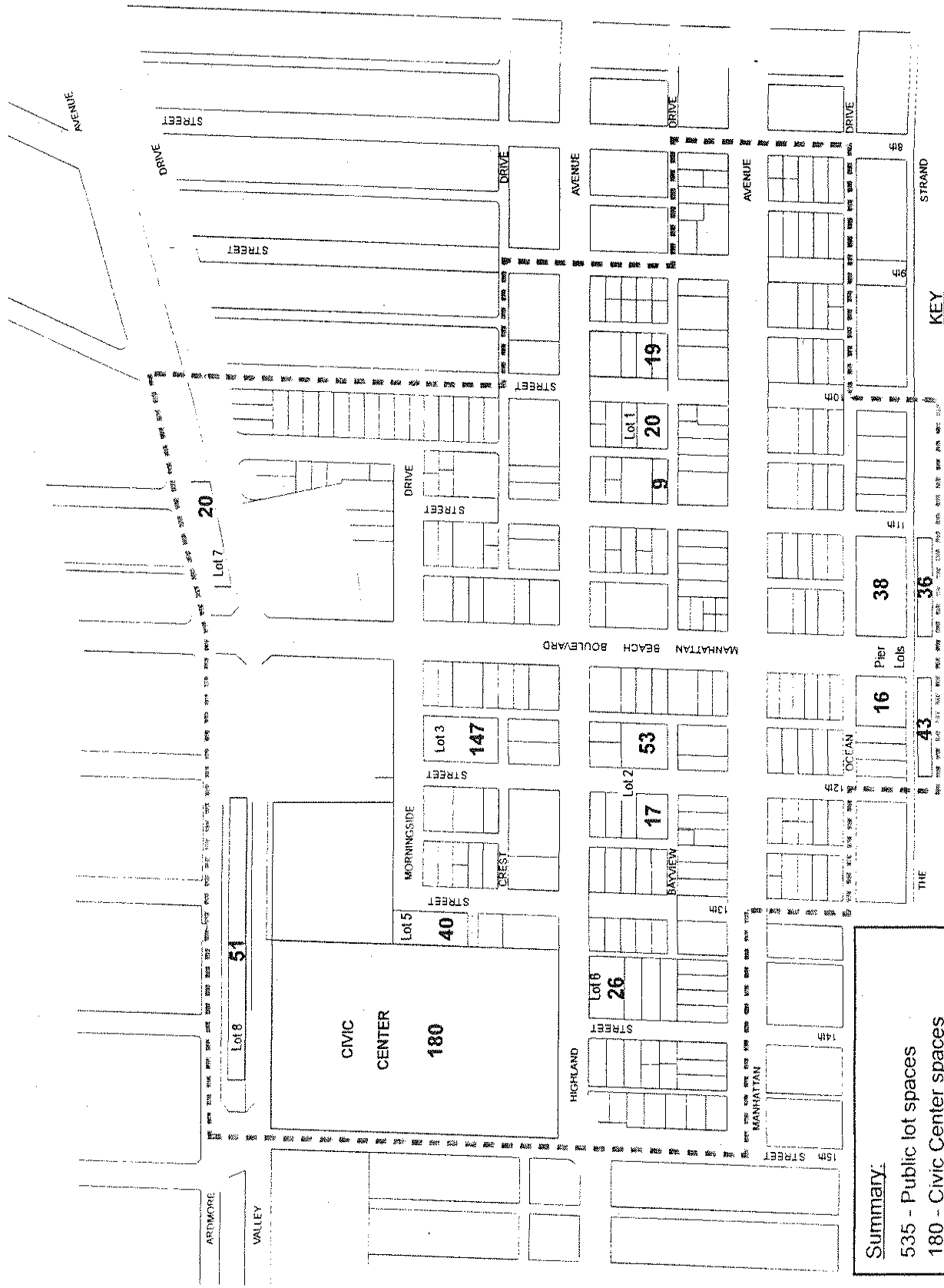
## Key Findings

### Parking Inventory

- There are a total of 1,624 commercial spaces Downtown (does not include private residential parking). Figure ES-1 illustrates Downtown public parking lots, ES-2 illustrates Downtown private parking lots and ES-3 shows on-street parking.
- 26 percent are on-street (416 spaces)
- 44 percent (715 spaces) are in public lots (Lots 1 through 8, the Civic Center and Pier Lots)
- Almost one-third of all spaces are private (493 spaces)
- There are more 5-hour meters (167) than 2-hour meters (106)
- 106 spaces are merchant reserved spaces (Lots 1, 2, 3 and 5)

### Parking Utilization/Duration

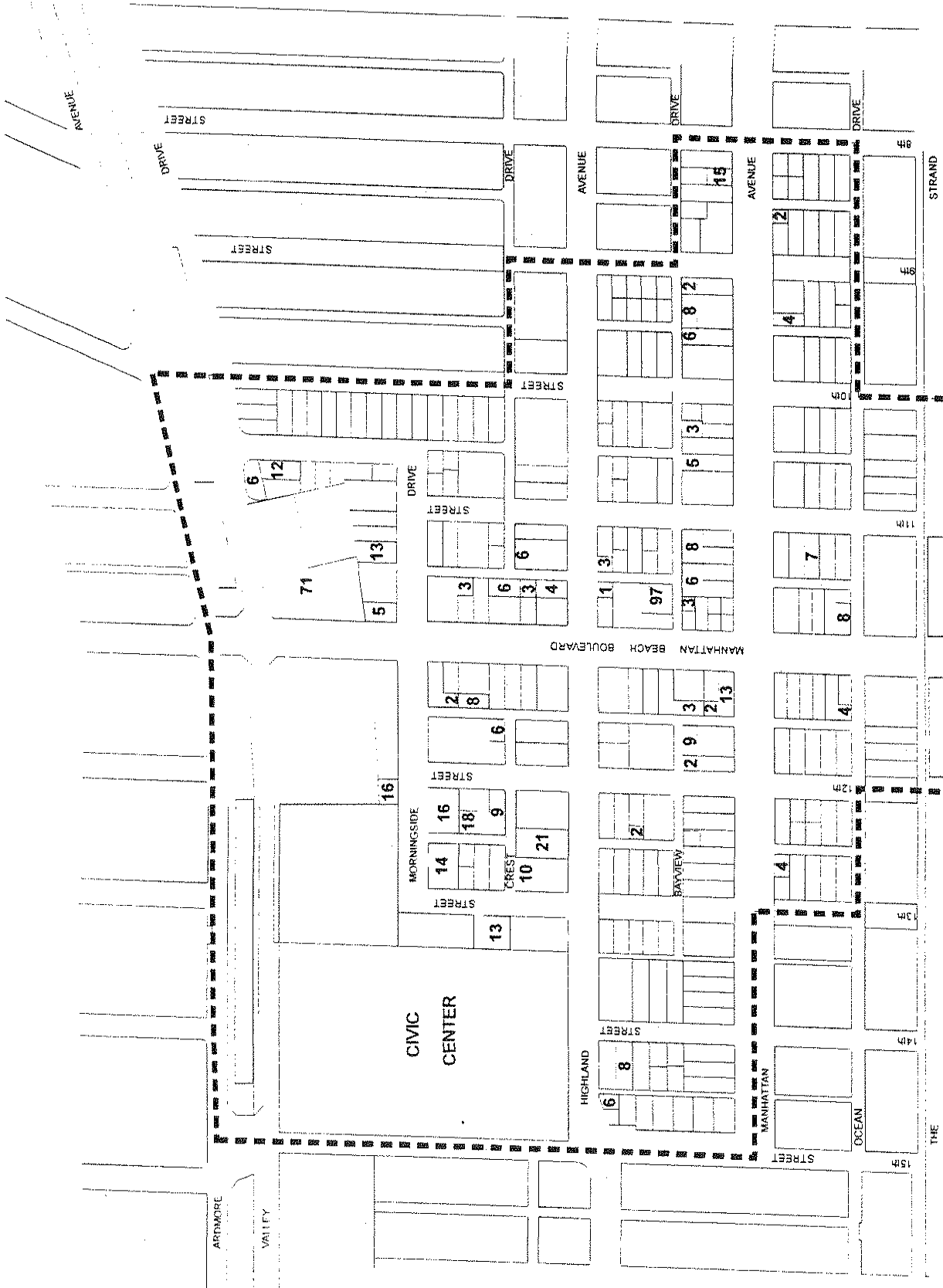
- Parking demand during the summer uses nearly all the available parking supply on peak days. During typical non-summer days, parking is available but scattered throughout Downtown. Non-summer peak parking demand occurs in the evening at 8 PM and after.
- On-street parking is heavily utilized during the evenings on weekdays and all day on weekends throughout the year (both summer and non-summer seasons).
- On non-summer days, peak parking over all of Downtown reaches about 60 to 70 percent utilization during typical peak hours, leaving over 200 public parking spaces available scattered throughout Downtown. Figures ES-4 through ES-7 illustrate where parking was available based on field observations at Noon and 8 pm on a typical non summer weekday and Saturday. Figures ES-8 and ES-9 illustrate observed parking occupancy by type of space over all of downtown for the weekday and weekend.
- Merchant reserved spaces are fully utilized in Lots 1, 2, 3 and 5 for at least two hours per weekday, and merchant spaces in Lots 1 and 2 are fully utilized at least one hour on Saturday
- Portions of Lot 3 are underutilized throughout much of the day, with 50 to 100 free spaces available at various times.



**Summary:**  
 535 - Public lot spaces  
 180 - Civic Center spaces  
 715 - Total public off-street spaces

KEY  
 38 NUMBER OF PARKING SPACES  
 NOT TO SCALE

# Off-Street Public Parking Inventory



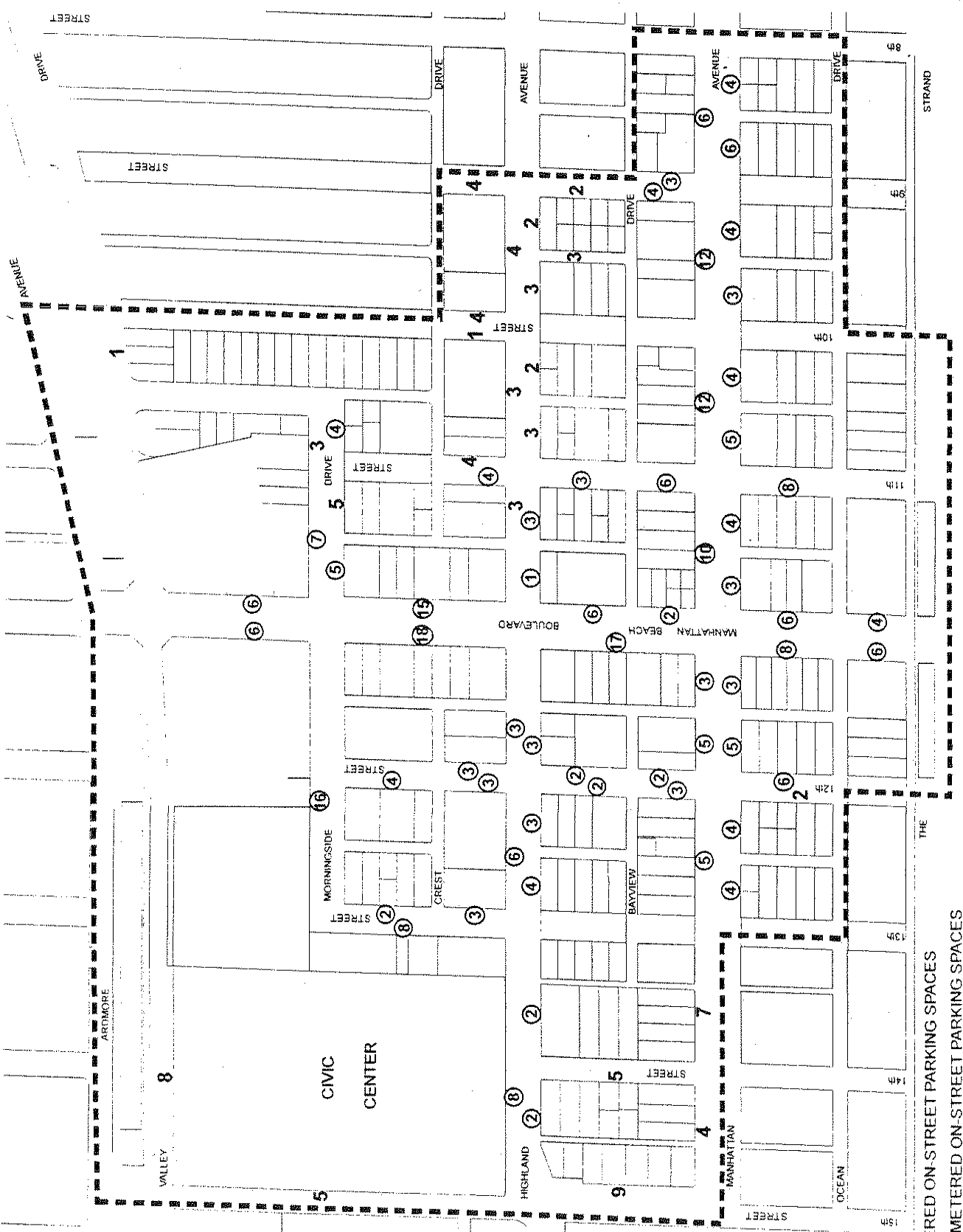
NOT TO SCALE

KEY  
4 NUMBER OF PARKING SPACES

Total off-street private parking spaces = 493

FIGURE  
ES-2

Off-Street Private Parking Inventory



NOT TO SCALE

KEY

- ④ METERED ON-STREET PARKING SPACES
- 4 NON-METERED ON-STREET PARKING SPACES



**Meyer, Mohaddes Associates, Inc.**  
 Traffic Engineering • Transportation Planning

## On-Street Parking Locations

**FIGURE ES-3**



#### **4.0 LAND USE TRENDS/PARKING REQUIREMENTS**

Sections 2 and 3 of this report summarize the results of empirical parking surveys that were conducted in Downtown Manhattan Beach. The data in those sections is based on actual observations of parking in Downtown. They indicate that overall, parking demand utilizes most of the parking supply on peak summer weekends, however, during typical weekdays, the parking supply fully accommodates parking demand. There are approximately 200 or more public lot spaces available on typical non-summer weekdays and weekends, scattered in public lots throughout downtown.

Another dimension to the parking issue is the possible increase in demand for parking in the future based on land uses, and the change in parking demand over time in response to changes in land uses Downtown. During development of the Strategic Plan some participants stated that patronage of Downtown businesses could be even higher except that some potential customers avoid the area due to lack of parking. It has also been argued that the parking supply Downtown has not kept pace with the land use changes. For example, an increase in the number of restaurants requires more parking than the retail or office uses which may have been replaced. This section presents an evaluation of both land use trends and parking regulations.

#### **4.1 DOWNTOWN PARKING REGULATIONS**

Like most cities, Manhattan Beach has enacted an ordinance that requires a certain level of parking for new developments. The number of spaces depends on the type of land use and the building size. Parking is required for new developments, as well as reoccupancy or re-use of existing properties. The exception to this requirement is downtown where certain properties and sizes of development are exempt, as described below.

The City's zoning code allows new businesses and new developments of a certain size in Downtown to provide no parking if they do not exceed a 1-to-1 floor area ratio. This code is intended to preserve the village character by not forcing parking onto small lots. Therefore, while development has occurred over time, parking has not been added for some new developments. The citywide parking regulations by land use type are as follows:

- General Retail - 1 space per 200 square feet for first 5,000 square feet, 1 per 250 square feet thereafter
- Banks/Savings & Loans - 1 space per 300 square feet
- Offices (business and professional) - 1 space per 300 square feet
- Medical Offices - 1 space per 200 square feet
- Food and Beverage Sales (e.g., grocery) - 1 space per 200 square feet
- Eating and Drinking Establishments (sit-down type) - 1 space per 50 square feet of seating area including cocktail lounge (note that this rate has changed from the previous standard of 1 space

per 100 square feet which was in effect as of the 1990 parking study)

- Take-Out Restaurant - 1 space per 75 square feet of total area
- Eating and Drinking Establishments with live entertainment (nightclub, etc.) - 1 space per 35 square feet seating area, plus 1 per 35 square feet dance floor

In addition to the standard parking regulations citywide, there are special provisions in Downtown, as follows:

- If the use is 10,000 square feet or less and if building area is equal to or less than site area (1-to-1 or less floor area ratio), no parking is required
- If the use is 10,000 square feet or less and if building area is greater than site area, only the floor area that is in excess of the site area is used to determine the parking requirement (example: 10,000 square foot building on 5,000 square foot lot, parking is based on excess 5,000 square feet only, not full 10,000 square feet)
- If use is more than 10,000 square feet, parking is based on building area minus a 5,000 square foot allowance (example: for a 15,000 square foot building, parking is based on 10,000 square feet)

#### 4.2 EXISTING DOWNTOWN LAND USES

Based on data provided by City staff, downtown currently has the following land uses:

- 15,327 square feet of take-out type restaurant
- 24,498 square feet of sit-down type restaurant (seating area only considered in parking requirement)
- 22,406 square feet of entertainment-bar/restaurant
- 105,893 square feet of office
- 18,682 square feet of medical office
- 81,235 square feet of general retail
- 23,195 square feet of food and beverage retail
- 13,290 square feet of personal services
- 16,492 square feet of bank/savings and loan
- 2,861 square feet of animal hospital/kennel
- **323,879 Total Square Feet of Building Area**

#### 4.3 PARKING CODE ANALYSIS METHODOLOGY

The purpose of the parking code analysis is to estimate the number of parking spaces that would be required for downtown as a whole, based on the sum total of parking requirements for each individual business. This analysis provides the total theoretical parking requirement based on city code. It is important to note that the actual parking requirement is different than the theoretical requirement since downtown parking code differs from the rest of the City and provides allowances for small lots (less than

10,000 SF) and low density developments (floor area ratio under 1:1) as noted above.

The analysis is conducted by multiplying the parking code requirement per unit (square foot, restaurant seating area, etc.), by the size of the use. For example, a 2,000 square foot office would result in a theoretical requirement of 7 spaces based on code of 1 space per 300 square feet. The code parking rates and resulting required parking are listed below:

• Take out type restaurant -	204 spaces at 1 space per 75 square feet of total area
• Sit-Down type restaurant -	489 spaces at 1 space per 50 square feet of seating area
• Entertainment-bar/restaurant -	299 spaces at 1 space per 75 square feet of total area
• Office -	354 spaces at 1 space per 300 square feet
• Medical Office -	93 spaces at 1 space per 200 square feet
• General Retail -	270 spaces at 1 space per 300 square feet
• Food and Beverage Retail -	116 spaces at 1 space per 200 square feet
• Personal Services -	45 spaces at 1 space per 300 square feet
• Banks/Savings and Loans -	55 spaces at 1 space per 300 square feet
• Animal Hospital/Kennel -	7 spaces at 1 space per 400 square feet
• Industrial	1 spaces at 1 space per 500 square feet
• <b>Total</b>	<b>1,933 spaces</b>

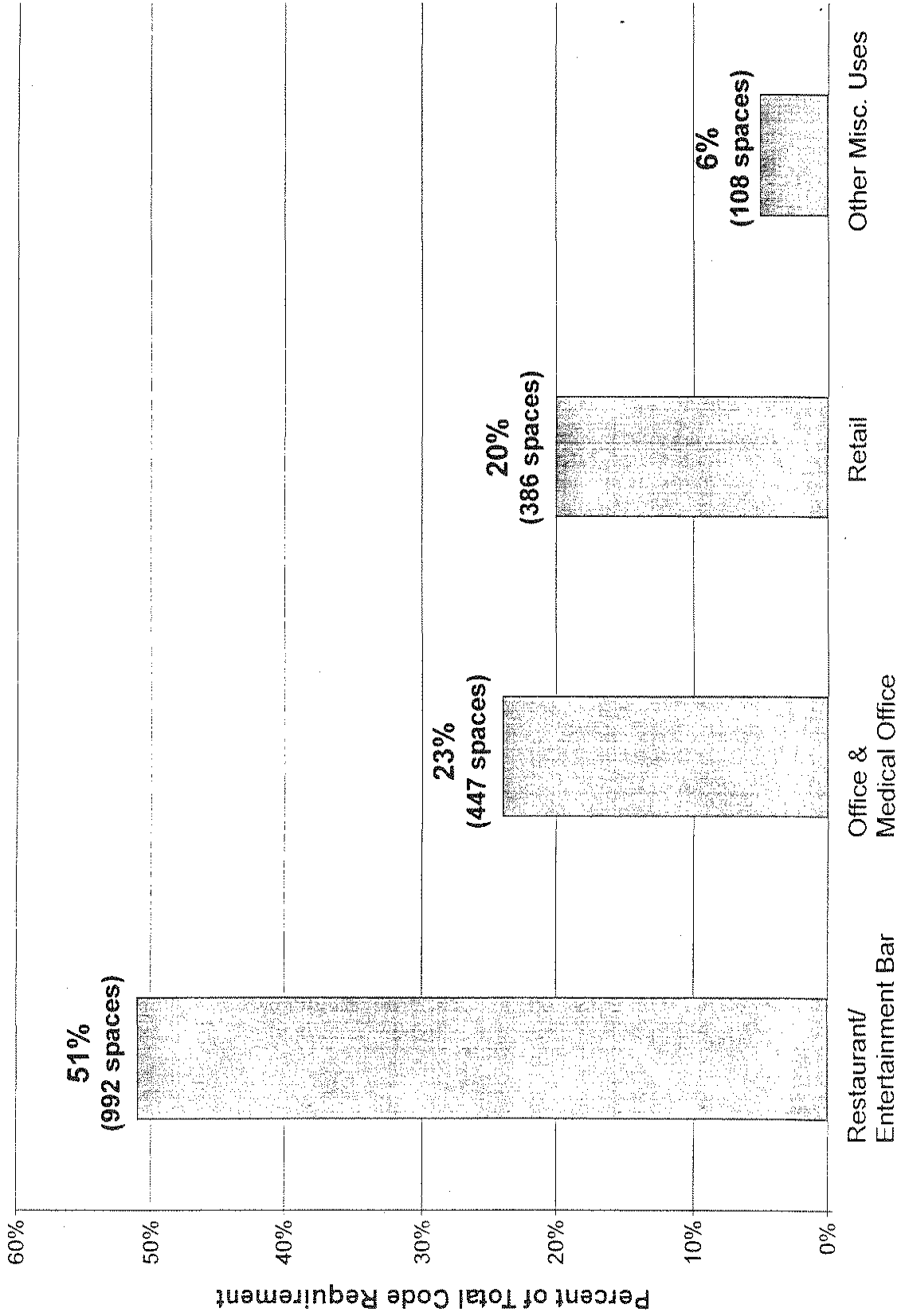
Note that the civic center is excluded since it provides its own parking supply. The analysis has been further detailed in terms of blocks and quadrants within downtown. The parking analysis model is set up to estimate parking requirements by block and subarea of downtown.

The magnitude of parking requirements are illustrated in Figure 22 and described below:

- **51 percent** restaurant/entertainment/bar, as follows:
  - 36 percent - sit-down and take-out restaurant combined
  - 15 percent - entertainment bar/restaurant
- **20 percent** general retail and food and beverage retail
- **18 percent** office
- **5 percent** medical office
- **6 percent** other uses

These findings indicate that parking management solutions oriented at restaurants and bar/entertainment uses, followed by retail uses, would be most effective at solving parking problems. In addition, the heavy restaurant orientation is reflected in the observed parking demand surveys which indicated the highest demand for public parking is during the evening hours on weekends.

**Figure 22**  
**Parking Code Requirement by Land Use Type**



### **Theoretical Code Requirement by Area (no mixed use adjustment applied)**

The theoretical parking requirement based on unadjusted City code is as follows (note that this excludes civic center and residential land uses which are presumed to provide their own parking supply):

- 1,933 spaces for downtown as a whole (excluding civic center and residential)
  - 721 spaces in the Southwest Quadrant
  - 264 spaces in the Southeast Quadrant
  - 473 spaces in the Northwest Quadrant
  - 475 spaces in the Northeast Quadrant (excluding civic center)

The Southwest Quadrant has the highest parking requirement, with approximately 45 percent more parking required than the next highest quadrant. The blocks with the highest theoretical parking requirements are illustrated in Figure 23. Detailed worksheets are presented in the Appendix.

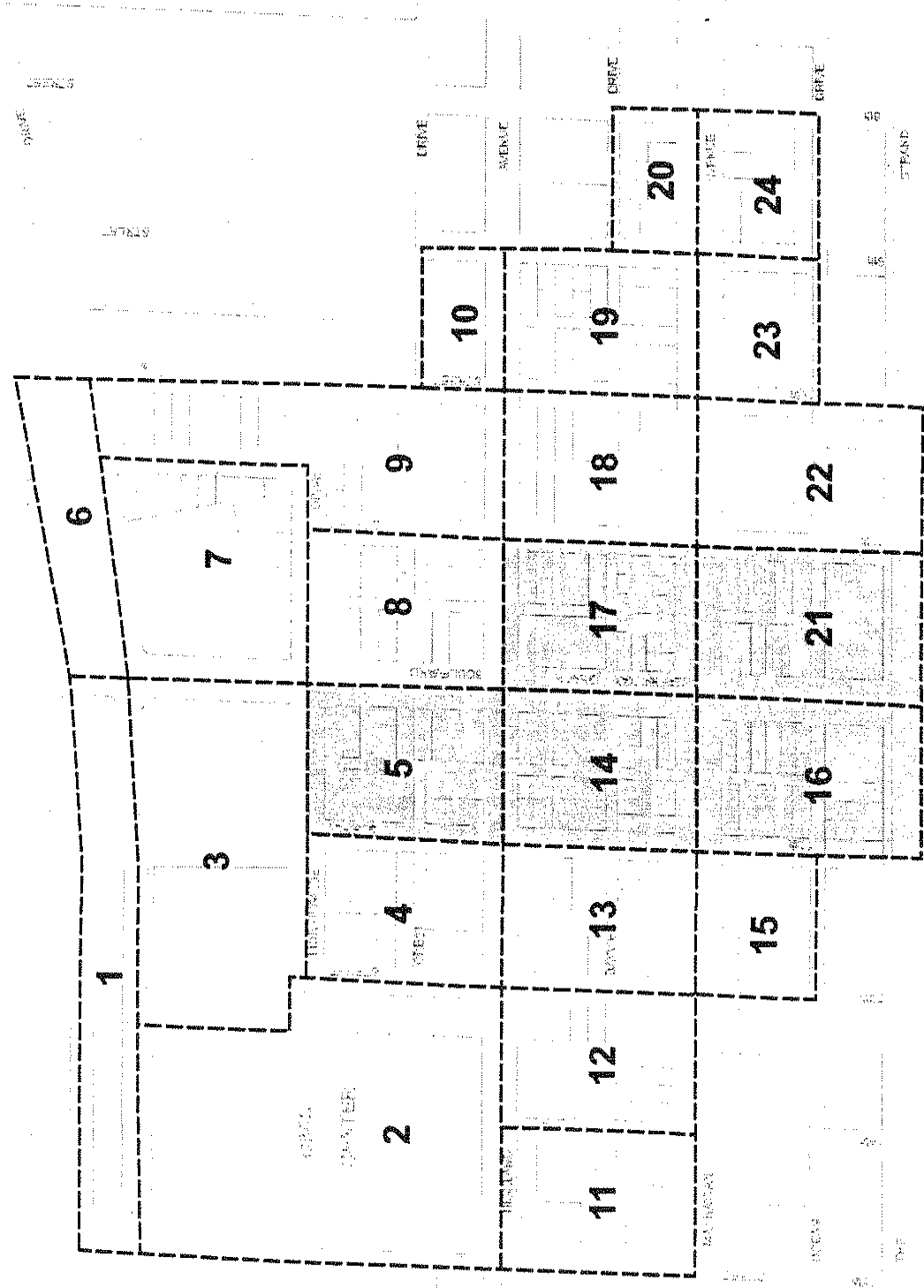
### **Mixed Use Parking Adjustment**

Actual parking demand in the downtown area is driven by a variety of factors, including resident demand, employee demand, patron demand, deliveries, beach goers, tourists and other visitors. Public parking (both on- and off-street) is available on a first come first serve basis (with the exception of merchant reserved spaces). The public spaces therefore serve a number of users throughout the day. A space may turn over numerous times during the day and serve residents as well as businesses that are oriented to morning, mid-day and evening activity.

Parking codes typically require that developers provide the full number of code parking spaces for each individual land use/building to ensure that there are enough spaces. However, in a downtown environment, each building may not need a full supply of parking, for the following reasons:

- Captive Market - Land uses within walking distance of one another generate the opportunity for shared trips. For example, offices generate lunch time restaurant customers when employees walk to lunch. That lunch walking trip, however, does not generate the need for additional parking spaces since the employees/patrons are already parked for the day. Separate office and restaurant uses located a mile apart, on the other hand, would require two spaces instead of one. Similarly, there is a significant component of walk-in patronage from nearby residential areas.
- Different Peak Periods - Different land uses experience different peak periods of activity and therefore different peak periods of parking demand. Office uses, for example, peak during the mid-day and fall significantly in the evening, while certain restaurant uses peak in the evening. In this way, land uses can share the same parking supply when they are close together.

8-11-08



- [ ] - 5 HIGHEST BLOCKS FOR PARKING REQUIREMENTS
- [ ] - NEXT 5 HIGHEST BLOCKS FOR PARKING REQUIREMENTS

Downtown Manhattan Beach Parking Management Plan Report

Even with extensive research and economic analysis, it may not be possible to precisely quantify the effects of captive market and peak demand in downtown. Other studies have, however, provided general estimates effects of captive market and different peak periods on parking demand.

The publication "Shared Parking" by the Urban Land Institute (ULI) has estimated ranges of 0 to 83 percent for captive market, with an average of 28 percent for mixed use land use parking reductions. Similarly, a recent study in downtown Hermosa Beach applied a mixed use captive market parking reduction of 30 percent, plus a reduction for different peak periods. Applying the ULI average of 28 percent would yield a theoretical demand of 1,392 spaces (total theoretical code demand of 1,933 spaces minus 28 percent). This compares to the measured peak demand of 1,021 spaces and the actual supply (excluding civic center) of 1,447 spaces. On a quadrant-by-quadrant basis, the theoretical peak demand parking requirements and existing supply are as follows:

Quadrant	Unadjusted Parking Code Requirement	Theoretical Peak Demand <sup>(1)</sup>	Existing Supply <sup>(2)</sup>	Surplus or Deficit
Southwest	721	519	434	-85
Southeast	264	190	222	+32
Northwest	473	341	324	-17
Northeast (excluding Civic Center)	475	342	464	+122
Total		1,392	1,444 (951 public) (493 private)	+152

Note (1): Includes 28% of reduction from code to account for captive market and peak period differentials by land use.  
Note (2): Includes public off-street and on-street spaces (excluding civic center) plus all private commercial spaces.

Therefore, the analysis results indicate that the theoretical peak demand is slightly lower than the existing supply (96 percent of supply), using the assumed captive market/peak time adjustment of 28 percent. This assumes full (100%) occupancy of all businesses. The greatest theoretical deficit is in the Southwest quadrant (85 spaces short). The actual observed non-summer demand is much lower, reflecting the varying time-of-day peaks of different businesses and the fact that on an average day not every building is fully leased and occupied in downtown. The theoretical peak demand seems to most closely match the observed summertime conditions, when parking is essentially fully utilized.

It is important to note that the actual captive market and peak period factors that influence downtown Manhattan Beach cannot be precisely known, and may be higher or lower than 28 percent. The best estimate of actual demand is the measurement of parking space occupancy as presented elsewhere in the report. However, it has been noted that some potential patrons of downtown may not visit downtown due to perceived problems finding convenient parking. If this is the case, actual parking demand exceeds the measured parking demand.

#### 4.4 CHANGES TO PARKING SUPPLY AND DEMAND

Current (1997) Downtown land uses were estimated during the development of the Downtown Strategic Plan. Past parking studies also estimated parking demand based on type and quantity of land use, as follows:

- Land use estimates from previous studies (1984 parking study, 1990 parking study and the Local Coastal Plan-LCP) were reviewed and compared to 1997 estimates. The comparative data indicates the following:
  - office uses have decreased
  - retail uses have decreased
  - restaurant uses have increased

Please note that a detailed comparison of 1997 land uses to 1990 or 1984 data would not be accurate due to lack of specific historical data. For example, it is not known what was included in 1984 or 1990 data with respect to restaurant or office categories (i.e., does "office" include bank and medical office, etc.) A general comparison of overall trends is still possible, as described above.

#### Future Parking Projections

One of the key issues facing Downtown is the potential future need for parking based on land use trends. The analysis presented in this section clearly indicates an increasing requirement for parking based on empirical studies and also due to a shift in the types of land uses which are located Downtown. While it is not possible to predict the actual land use changes that will occur in the future, the impacts of potential growth can be estimated. For purposes of this analysis, the Community Development Department requested that a range of 10 to 20 percent growth be analyzed with respect to future parking demand (not including the Metlox site). Parking requirements for that level of possible growth in retail, restaurant and office space have been estimated. In other areas of the City, that level of growth would be accommodated by a concurrent increase in the parking supply provided by each development. In Downtown, however, the growth could occur without a similar change in parking supply due to the City's code requirements which do not require parking for small developments.

If land uses increases by 10 to 20 percent in the Downtown area, the following number of additional parking spaces would be required (based on city code parking rates):

- **Additional parking for office uses** - 47 additional spaces based on assumed 10 percent growth, 94 spaces based on assumed 20 percent growth
- **Additional parking for retail uses** - 39 additional spaces based on assumed 10 percent growth, 77 spaces based on assumed 20 percent growth
- **Additional parking for restaurant uses** - 99 additional spaces based on assumed 10 percent growth, 199 spaces based on assumed 20 percent growth
- **Total additional parking required** - 185 additional spaces based on assumed 10 percent growth, 370 spaces based on assumed 20 percent growth



Therefore, approximately 185 to 370 additional parking spaces could be required to accommodate a 10 to 20 percent growth in office, retail and restaurant uses Downtown, respectively. With an adjustment to account for captive market and time of day peaking, the number of additional spaces required would range from 133 spaces to 266 spaces. It is important to note that this total number of spaces would likely be lower since growth in one land use type will likely be offset by a decline in other types of land uses. The recent trend has been to add restaurant space while reducing office and retail space. Such a trend, however, would still result in increased overall parking demand since restaurants generate greater parking demand per square foot than either office or retail uses. Since the current available public lot parking supply is about 200 to 250 spaces on a typical non-summer day, a ten percent growth would use all remaining available public lot parking and would result in the need for more parking spaces downtown.

**A.64.050. Reduced parking for certain districts and uses.**

- A. CD District. The following parking requirements shall apply to nonresidential uses:
1. Building Sites equal to or less than 10,000 Sq. Ft. If the FAF is less than 1:1, no parking is required; if the FAF exceeds 1:1, only the excess floor area over the 1:1 ratio shall be considered in determining the required parking prescribed by Section A.64.030.
  2. Building Sites greater than 10,000 Sq. Ft. The amount of required parking shall be determined by first excluding 5,000 square feet from the buildable floor area and then calculating the number of spaces prescribed by Section A.64.030.
- B. A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section A.64.030, provided that the following findings are made:
1. The parking demand will be less than the requirement in Schedule A or B; and
  2. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the Planning Commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

**A.64.060. Parking in-lieu payments.**

Within designated parking districts established by the City Council and shown on the map on the following page, a parking requirement serving nonresidential uses on a site may be met by a cash in-lieu payment to the City prior to issuance of a building permit or a certificate of occupancy if no permit is required. The fee shall be to provide public off-street parking in the vicinity of the use. The City shall not be obligated to accept a fee for more than 20 spaces, and then only with express approval by the City Council, based on a finding that adequate parking supply exists in the district structures to accommodate such additional parking spaces, and that the tendered payment represents the actual cost of construction of new parking spaces.

In establishing parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.

The following limitations apply:

1. Businesses may lease up to two spaces in the oversubscription program to meet City parking requirements.
2. A business may lease up to five total spaces in the oversubscription program, if available, but only two of the spaces may be used to meet required parking.

3. Businesses will be allowed to make in-lieu payments on an installment plan over a five year period at prime rate adjusted quarterly. The in-lieu parking fee shall be the actual construction cost of a space in an above ground parking structure, adjusted annually. The in-lieu fee is presently \$20,363 per space (October 1993).
4. Businesses proposing in-lieu fees to fulfill parking required under §A.64.020 and §A.64.030 of the Zoning Ordinance shall first provide evidence acceptable to the Board of Planning Commissioners that there is adequate additional under-used capacity within the structure or structures to accommodate the number of spaces proposed.
5. When total commercial development on the development site exceeds 10,000 square feet, no in-lieu fee shall be accepted unless additional parking is provided within commercial parking structures in the parking district prior to occupancy of the structure.

In establishing parking districts, the City may set additional limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered so that the parking demand of the approved new development does not exceed the parking supply.

**A.64.070. Parking spaces for the handicapped.**

All parking facilities shall comply with the requirements of the California Code of Regulations (Title 24, Part 2, Chapter 2-71) and with the sign requirements of the California Vehicle Code, Section 22507.8.

**A.64.080. Bicycle parking.**

- A. Where Required. Bicycle parking spaces shall be provided as required by this section; the provisions of Section A.64.020 shall apply.
- B. Number Required.
  1. Public and Semipublic Use Classifications: as specified by use permit.
  2. Commercial Use Classifications: Five percent of the requirement for automobile parking spaces, except for the following classifications, which are exempt:
    - a. Ambulance Services;
    - b. Animal Boarding;
    - c. Animal Grooming;
    - d. Catering Services;
    - e. Commercial Filming;
    - f. Horticulture, Limited;
    - g. Funeral and Interment Services;
    - h. Vehicle/Equipment Sales and Services (all classifications).

APN STRING	APN	BUSINESS NAME	NUM/BLOCK	STREET	USE	PUSE	DESCRIPTION	SQ FT	SUB SQ FT	RATIO	SPACES
4179020010	4179-020-010	Wrights Clothing -	1100	Highland	re	Multi C		1200		200	6
4179021012	4179-021-012	Whole Trade Corp.-	1100	Highland	O	Multi C		632		300	2.1066666667
4179007014	4179-007-014	Residential	413	10th Pl	h	h	Duplex				
4179018012	4179-018-012	Residential Upstairs	124	11th St	h	Multi C/h		1570			
4179018012	4179-018-012	Interior Design & Furniture	124	11th St	O	Multi C/h		1570			
4179004026	4179-004-026	Comstock, Crosser & Assoc.	300	12th St	O		Developers	2875		300	5.2333333333
4179004026	4179-004-026	Don S. Jensen M.D.	300	12th St	O med		Doctor	2875		300	9.5833333333
4179004026	4179-004-026	James E. Eckhart DDS	300	12th St	O med		Dentist	2875		200	14.375
4179005015	4179-005-015	Trfo	304	12th St	R ent	Multi C/R	Restaurant/bar/entertain.	1906		75	25.4133333333
4179025015	4179-025-015	Ocean View Café	200	13th St	R sit		Restaurant	1318	659	50	13.18
4179005015	4179-005-015	The Loft	1100	Highland	re	Multi C/R		800		200	4
4179005016	4179-005-016	Office Space Upstairs	1100	Highland	O	Multi C		600		300	2
4179005016	4179-005-016	Current Events Suite B	1100	Highland	re	Multi C	Magazine Store	900		200	4.5
4179005016	4179-005-016	Banyon	1100	Highland	re	Multi C		900	450	50	9
4179006001	4179-006-001	Berghell Assoc.	1100	Highland	O	Multi C		1268		300	4.2266666667
4179006001	4179-006-001	Nelly Kline Realtors	1100	Highland	O	Multi C		1268		300	4.2266666667
4179006001	4179-006-001	Parklan	1100	Highland	O	Multi C		1268		300	4.2266666667
4179006001	4179-006-001	Razzeto CPA	1100	Highland	O	Multi C		1268		300	4.2266666667
4179006001	4179-006-001	SCS Info System	1100	Highland	O	Multi C		1268		300	4.2266666667
4179006010	4179-006-010	Ziegler Commercial Building	1100	Highland	O med & gen & retail		Office use/retail potential	3,400		300	11.3333333333
4179006018	4179-006-018	Carla Riley	1100	Highland	O	Multi C/R		948		300	3.16
4179006018	4179-006-018	J. Schwartz	1100	Highland	O	Multi C/R		948		300	3.16
4179006018	4179-006-018	SouthCoast Ingredients	1100	Highland	O	Multi C/R	Electric Transport of Ameri.	948		300	3.16
4179006018	4179-006-018	Superior Forest Productions	1100	Highland	O	Multi C/R		948		300	3.16
4179006018	4179-006-018	Xinicon Corp	1100	Highland	O	Multi C/R		948		300	3.16
4179006018	4179-006-018	David Nakano (Dental Lab)	1100	Highland	O med	Multi C/R	Dental	948		200	4.74
4179006018	4179-006-018	Family Dentistry	1100	Highland	O med	Multi C/R		948		200	4.74
4179006018	4179-006-018	Ocean Side Acupuncture	1100	Highland	O med	Multi C/R		948		200	4.74
4179006018	4179-006-018	Steven Saber (Chiropractor)	1100	Highland	O med	Multi C/R		948		200	4.74
4179006018	4179-006-018	Koffee Cart	1100	Highland	R sit	Multi C/R	Restaurant	948	474	50	9.48
4179021012	4179-021-012	Magpie (Retail Furniture)	1100	Highland	re	Multi C		1896		200	9.48
4179021013	4179-021-013	First Manhattan Realtor	1100	Highland	O	Multi C		1200		300	4
4179021013	4179-021-013	Kirsteins Beauty Salon	1100	Highland	PS	Multi C		1000		300	3.3333333333
4179021017	4179-021-017	So. Bay Brokers	1100	Highland	O	Multi C/R		1202		300	4.0066666667
4179021017	4179-021-017	Cheeks & Face Body Care	1100	Highland	PS	Multi C/R		1202		300	4.0066666667
4179021017	4179-021-017	Octopus	1100	Highland	R sit	Multi C/R		2262	1131	50	22.62
4179020009	4179-020-009	Ronald L. Volmer	1103	Highland	O	Multi C	Restaurant	1430		300	4.7666666667
4179005001	4179-005-001	The Kettle	1138	Highland	R sit			3626	1813	50	36.26
4179021012	4179-021-012	Stanley D. Bowman, Lawyer	1141	Highland	O	Multi C		632		300	2.1066666667
4179021012	4179-021-012	Chris D. Carico, Lawyer	1141	Highland	O	Multi C		632		300	2.1066666667
4179005015	4179-005-015	Baby Wright (Clothing)	1146	Highland	re	Multi C/R		800		200	4
4179005015	4179-005-015	Mark Beal & Associates (Marketing Firm)	1148	Highland	O	Multi C/R		450		300	1.5
4179004022	4179-004-022	Bank of America	1200	Highland	Bank			6039		300	20.13
4179024012	4179-024-012	Francesca	1200	Highland	R	Multi C		1250	625	50	12.5
4179024012	4179-024-012	Cow shop (Clothing)	1200	Highland	re	Multi C		593.5		200	2.9675
4179024012	4179-024-012	Growing Wild	1200	Highland	re	Multi C	Flower Shop	593.5		200	2.9675

APN STRING	APN	BUSINESS NAME	NUM/BLOCK	STREET	USE	PUSE	DESCRIPTION	SQ FT	SUB SQ FT	RATIO	SPACES
4179024013	4179-024-013	Northwest Real Estate	1200	Highland	O	Multi C		940.25		300	3,134,166,667
4179024013	4179-024-013	Aaron P. Gerson D.D.S.	1200	Highland	O med	Multi C	Dentist	940.25		200	4,70125
4179024013	4179-024-013	Felix Star M.D.	1200	Highland	O med	Multi C	Doctor	940.25		200	4,70125
4179024013	4179-024-013	Christie's Card Shop	1200	Highland	re	Multi C		940.25		200	4,70125
4179004015	4179-004-015	Goodstuff	1300	Highland	R sit		Restaurant	4967	2483.5	50	49.67
4179025016	4179-025-016	Uncle Bills Restaurant	1300	Highland	R sit			2207	1103.5	50	22.07
4179028001	4179-028-001	Manhattan Sports (Clothing)	1400	Highland	re			1666		200	8.33
4179028025	4179-028-025	La Cinema	1400	Highland	O	Multi C		801		300	2.67
4179028025	4179-028-025	Sterling Insurance	1400	Highland	O	Multi C		801		300	2.67
4179028025	4179-028-025	Dale Carroll (Chiropractor)	1400	Highland	O med	Multi C		801		200	4,005
4179028025	4179-028-025	A Summer Place	1400	Highland	re	Multi C		801		200	4,005
4179028025	4179-028-025	Penstock	1400	Highland	re	Multi C		801		200	4,005
4179004001	4179-004-001	Garber & Associates		Highland	O		Tax Insurance	4093		300	13,643,333,333
4179021013	4179-021-013	Unknown Use (Residents on Top)		Highland	O	Multi C		540		300	1.8
4179013005	4179-013-005	Joe Noble	800	Man. Ave.	O	Multi C	Noble Enterprises	1044		300	3.48
4179013005	4179-013-005	LA Cellular	800	Man. Ave.	re	Multi C	Telephone Sales	1044		200	5.22
4179013005	4179-013-005	The London Company	800	Man. Ave.	re	Multi C	Beauty Aids	1044		200	5.22
4179013019	4179-013-019	Allen John	800	Man. Ave.	O	Multi C/R	Firm of Associates	1805		300	6,016,666,667
4179013019	4179-013-019	B.L. Burkhalter Architect	800	Man. Ave.	O	Multi C/R	Architect	1805		300	6,016,666,667
4179013019	4179-013-019	Beach Cities Roommates	800	Man. Ave.	O	Multi C/R	Agency	1805		300	6,016,666,667
4179013019	4179-013-019	Braking USA	800	Man. Ave.	O	Multi C/R	Innovation Trade	1805		300	6,016,666,667
4179013019	4179-013-019	Rebecca McKeen	800	Man. Ave.	O	Multi C/R	PHD	1805		300	6,016,666,667
4179013019	4179-013-019	Penny Lane	800	Man. Ave.	R sit	Multi C/R	Restaurant	800	400	50	8
4179014011	4179-014-011	Interior Design & Furniture	800	Man. Ave.	re			1204		200	6.02
4179014012	4179-014-012	The Studio hair salon	800	Man. Ave.	PS	Multi C	Hair Salon	514		300	1,713,333,333
4179014012	4179-014-012	John Post Gallery	800	Man. Ave.	re	Multi C		514		200	2.57
4179014013	4179-014-013	Office Space Upstairs	800	Man. Ave.	O	Multi C/R		1510		300	5,033,333,333
4179014013	4179-014-013	Cotton Cargo	800	Man. Ave.	re	Multi C/R		1510		200	7.55
4179014013	4179-014-013	We Love Pets	800	Man. Ave.	re	Multi C/R		1510		200	7.55
4179015013	4179-015-013	Office Space Upstairs	900	Man. Ave.	O	Multi C/R		1530		300	5.1
4179015013	4179-015-013	Cuisine Sur La Mar - Takeout	900	Man. Ave.	R	Multi C/R		750		75	10
4179015013	4179-015-013	Australiana	900	Man. Ave.	re	Multi C/R	Clothing	750		200	3.75
4179015013	4179-015-013	Krush	900	Man. Ave.	re	Multi C/R		750		200	3.75
4179015013	4179-015-013	Oceana	900	Man. Ave.	re	Multi C/R	Petshop	750		200	3.75
4179015017	4179-015-017	Dry Cleaners	900	Man. Ave.	PS	Multi C/R		800	1760	300	2,666,666,667
4179015017	4179-015-017	MICHI	900	Man. Ave.	R sit	Multi C/R		3520		50	35.2
4179016003	4179-016-003	Architect Office	900	Man. Ave.	O	Multi C		825		300	2.75
4179016003	4179-016-003	Leland Porter	900	Man. Ave.	O	Multi C	Accounting	825		300	2.75
4179016003	4179-016-003	2 Doors Down	900	Man. Ave.	re	Multi C		825		200	4.125
4179016003	4179-016-003	Fino Manhattan	900	Man. Ave.	re	Multi C		825		200	4.125
4179016006	4179-016-006	900 Manhattan	900	Man. Ave.	R ent			2097		75	27.96
4179016019	4179-016-019	Charles Schayer Co. (8)	900	Man. Ave.	O	Multi C		1057		300	3,523,333,333
4179016019	4179-016-019	MMB Professional off (4)	900	Man. Ave.	O	Multi C		1057		300	3,523,333,333
4179016019	4179-016-019	MMB Professional off (7)	900	Man. Ave.	O	Multi C		1057		300	3,523,333,333
4179016019	4179-016-019	Newman & Assoc. (2)	900	Man. Ave.	O	Multi C		1057		300	3,523,333,333
4179016019	4179-016-019	Peck Travel Service (3)	900	Man. Ave.	O	Multi C		1057		300	3,523,333,333

Downtown Com Uses

APN STRING	APN	BUSINESS NAME	NUM/BLOCK	STREET	USE	PUSE	DESCRIPTION	SQ FT	SUB SQ FT	RATIO	SPACES
4179016019	4179-016-019	Optical Outlook Glasses	900	Man. Ave.	re	Multi C		1057		200	5,285
4179016019	4179-016-019	Tabletops (9)	900	Man. Ave.	re	Multi C		1057		200	5,285
4179016022	4179-016-022	Hair Stylist	900	Man. Ave.	PS	Multi C		1600		300	5,333,333,333
4179016022	4179-016-022	Girlmania	900	Man. Ave.	re	Multi C		1600		200	8
4179016022	4179-016-022	Paradise	900	Man. Ave.	re	Multi C/R/h	Surfshop	1600		200	8
4179016022	4179-016-022	Residential in Back	920	Man. Ave.	h	Multi C		4798			
4179017005	4179-017-005	Hair Stylist	1000	Man. Ave.	O	Multi C	Wine Store	1360		200	4,533,333,333
4179017005	4179-017-005	Bacchus	1000	Man. Ave.	re	Multi C		1500		200	7.5
4179017005	4179-017-005	RareBird (Clothing)	1000	Man. Ave.	re	Multi C		1500		200	7.5
4179018010	4179-018-010	El Sombrero	1000	Man. Ave.	R sit	Multi C/R		2400	1200	50	24
4179018010	4179-018-010	Old Venice Pizza	1000	Man. Ave.	R sit	Multi C/R		1350	675	50	13.5
4179018010	4179-018-010	Fine Leather/One Hr. Photo	1000	Man. Ave.	re	Multi C/R		825		200	4,125
4179018010	4179-018-010	Travel Gallery	1000	Man. Ave.	re	Multi C/R		825		200	4,125
4179018011	4179-018-011	Beckers Bakery	1000	Man. Ave.	f&b	Multi C/R/h	Bakery	1000		200	5
4179018011	4179-018-011	Residential Upstairs	1000	Man. Ave.	h	Multi C/R/h		432			
4179018011	4179-018-011	Haircutting Salon	1000	Man. Ave.	PS	Multi C/R/h		400			
4179018011	4179-018-011	Fonz's Restaurant	1000	Man. Ave.	R sit	Multi C/R/h	Grocery	2158	1079	50	21.58
4179019013	4179-019-013	Manhattan Grocery	1100	Man. Ave.	f&b	Multi C/R		4170		200	20.85
4179019013	4179-019-013	Ercolie's Bar	1100	Man. Ave.	R sit	Multi C/R		1000	500	50	10
4179019014	4179-019-014	Lucky Jeans	1100	Man. Ave.	re	Multi C		1120		200	5.6
4179019014	4179-019-014	Quatrine	1100	Man. Ave.	re	Multi C	Furniture	1120		200	5.6
4179019014	4179-019-014	Quatrine	1100	Man. Ave.	re	Multi C		1120		200	5.6
4179020001	4179-020-001	Manhattan Creamery	1100	Man. Ave.	re	Multi C		1638		75	21.84
4179020002	4179-020-002	Funbuns Beach Rentals	1100	Man. Ave.	R	Multi C/R	Restaurant	1650		200	8.25
4179020014	4179-020-014	Office Space Upstairs	1100	Man. Ave.	O	Multi C/R	Rentals	2028		300	6.76
4179020014	4179-020-014	Vacant Restaurant Space	1100	Man. Ave.	R sit	Multi C/R		2000	1000	50	20
4179020014	4179-020-014	Maire Claire	1100	Man. Ave.	re	Multi C/R		1200		200	6
4179020014	4179-020-014	Walking Gear	1100	Man. Ave.	re	Multi C/R		1200		200	6
4179020015	4179-020-015	Toy Jungler/USA Levi	1100	Man. Ave.	re	Multi C/R		1518		200	7.59
4179020016	4179-020-016	Athena	1100	Man. Ave.	re	Multi C/R		1562		200	7.81
4179021001	4179-021-001	Martin Enterprises	1100	Man. Ave.	O	Multi C/R		520		300	1,733,333,333
4179021001	4179-021-001	Pacific Software	1100	Man. Ave.	O	Multi C/R		520		300	1,733,333,333
4179021001	4179-021-001	Professional Building	1100	Man. Ave.	O	Multi C/R		520		300	1,733,333,333
4179021001	4179-021-001	R.B.C.	1100	Man. Ave.	O	Multi C/R		520		300	1,733,333,333
4179021001	4179-021-001	Resource Systems	1100	Man. Ave.	O	Multi C/R		520		300	1,733,333,333
4179021001	4179-021-001	Stone Lions Environments	1100	Man. Ave.	O	Multi C/R		520		300	1,733,333,333
4179021001	4179-021-001	Talias	1100	Man. Ave.	R sit	Multi C/R		1400	700	50	14
4179021002	4179-021-002	Subway	1100	Man. Ave.	R	Multi C/R		1600		75	21,333,333,333
4179021002	4179-021-002	Towne	1100	Man. Ave.	R	Multi C/R		3200	1600	50	32
4179022006	4179-022-006	Sun & Moon	1100	Man. Ave.	R sit	Multi C/R		1500	750	50	15
4179022006	4179-022-006	Mama D's	1100	Man. Ave.	R sit	Multi C/R		1000	500	50	10
4179022006	4179-022-006	Wahoo's Tacos	1100	Man. Ave.	R sit	Multi C/R		1500	750	50	15
4179022006	4179-022-006	Diane's	1100	Man. Ave.	re	Multi C/R	Clothing	1650		200	8.25
4179022007	4179-022-007	Cleaners	1100	Man. Ave.	PS	Multi C/R		840		300	2.8
4179022007	4179-022-007	Laundry	1100	Man. Ave.	PS	Multi C/R		840		300	2.8
4179022007	4179-022-007	Waterman's Grill	1100	Man. Ave.	R sit	Multi C/R	Restaurant	1680	840	50	16.8

APN STRING	APN	BUSINESS NAME	NUM/BLOCK	STREET	USE	PUSE	DESCRIPTION	SQ FT	SUB SQ FT	RATIO	SPACES
4179022007	4179-022-007	Optical Glasses	1100	Man. Ave.	re	Multi C/R		840		200	4.2
4179022007	4179-022-007	Home & Baby Retail	1100	Man. Ave.	re	Multi C/R		840		200	4.2
4179019014	4179-019-014	Skecher's Store	1121	Man. Ave.	f&b	Multi C		1120		200	5.6
4179022028	4179-022-028	Whale of Wash	1200	Man. Ave.	PS	Multi C		984		300	3.28
4179022028	4179-022-028	Barber Shop	1200	Man. Ave.	PS	Multi C		984		300	3.28
4179022028	4179-022-028	Faith Valentine Nails	1200	Man. Ave.	PS	Multi C		984		300	3.28
4179022029	4179-022-029	Steven Oates DDS	1200	Man. Ave.	PS	Multi C	Dentistry	1160		200	5.8
4179017001	4179-017-001	Residential Upstairs	1200	Man. Ave.	O med	Multi C		3000		300	4.27
4179017001	4179-017-001	Real Estate Office	1281	Man. Ave.	h	Multi C		1281		300	2
4179017001	4179-017-001	Dry Cleaners	600	Man. Ave.	O	Multi C		600		300	6.405
4179017001	4179-017-001	Foti Footwear	1281	Man. Ave.	re	Multi C/h	Footwear	1281		200	11
4179017002	4179-017-002	Paradise Yogurt	825	Man. Ave.	R	Multi C/R		825		200	4.125
4179017002	4179-017-002	Manhattan Wave (Beauty Supply)	825	Man. Ave.	re	Multi C/R		825		300	2
4179017003	4179-017-003	Shoe Repair Shop	600	Man. Ave.	PS	Multi C		600		200	4.84
4179017004	4179-017-004	Mexican Folk Art	968	Man. Ave.	re	Multi C	Arts/Crafts	968		200	8.4
4179022028	4179-022-028	Residential Upstairs	1680	Man. Ave.	re	Multi C	Beauty Supplies	1680		200	8.4
4179019015	4179-019-015	Mangiamos Restaurant	984	Man. Ave.	h	Multi C		984		200	29.7
4179019016	4179-019-016	Manhattan Beach Brewing Co.	100	MBB	R sit	Multi C/R		2970	1485	50	27.5
4179019020	4179-019-020	Rock n Fish	100	MBB	R sit	Multi C/R		2750	1375	50	23
4179019021	4179-019-021	Shellback Tavern	100	MBB	R sit	Multi C/R		2300	1150	50	22.5
4179022005	4179-022-005	Retail Dianne's Bikini	117	MBB	re	Multi C/R		2247	1125	200	11.235
4179022004	4179-022-004	Beaches Rest.	100	MBB	R	Multi C/R	Restaurant/bar/entertain.	6750		75	92.042
4179022006	4179-022-006	Manhattan Beach Pizza	133	MBB	R	Multi C/R		1000		75	13.33333333
4179020011	4179-020-011	Former Daily Bread & Bagel-Skecher	200	MBB	O	Multi C/R	Skecher office area	911		300	3.036666667
4179020011	4179-020-011	Skecher USA	200	MBB	O	Multi C/R	offices	19726		300	65.75333333
4179020011	4179-020-011	Icaan Galleries	200	MBB	re	Multi C/R	Art Sales	4000		200	20
4179020012	4179-020-012	Beach Life	200	MBB	re	Multi C/R		809		200	4.045
4179021005	4179-021-005	Residential Upstairs	200	MBB	h	Multi C/h		1584		200	5
4179021005	4179-021-005	Barbi K's	200	MBB	re	Multi C/h		1000		200	5
4179021005	4179-021-005	Sunglass Outlet	200	MBB	re	Multi C/h		1000		200	5.735
4179021006	4179-021-006	Residential Upstairs	200	MBB	h	Multi C/h		1147		200	5.735
4179021006	4179-021-006	Betty's Tailoring	200	MBB	PS	Multi C/h		1147		200	6.925
4179021006	4179-021-006	Footie Fetish	200	MBB	re	Multi C/h		1147		200	4.655
4179021006	4179-021-006	Lisa's Gallery	200	MBB	re	Multi C/h		1147		200	4
4179021007	4179-021-007	Dr Woosley's Office	200	MBB	O med	Multi C/h		1385		200	4.65
4179021008	4179-021-008	Residential Upstairs	200	MBB	h	Multi C/h		661		300	16.74
4179021008	4179-021-008	Francis'	200	MBB	re	Multi C/h		931		200	6.925
4179021008	4179-021-008	Office Space (two)	200	MBB	O	Multi C/h	Bank	1200		300	16.74
4179021008	4179-021-008	Jeffery Scott	200	MBB	re	Multi C/h		930		200	6.925
4179021018	4179-021-018	American Savings Bank	201	MBB	Bank	Multi C/h		5022		200	16.74
4179021007	4179-021-007	Home Video Shoppe	221	MBB	re	Multi C/h		1385		200	6.925
4179021017	4179-021-017	Ibezo	229	MBB	R	Multi C/R	6014	1202		75	16.02666667
4179020010	4179-020-010	Cleaners/Real Estate Office	232	MBB	O	Multi C		2105		300	7.016666667
4179021017	4179-021-017	Starbucks	233	MBB	R	Multi C/R		1202		75	16.02666667
4179005002	4179-005-002	Sharks Cove	300	MBB	R sit	Multi C/R	Bar	2351	1175.5	50	23.51

APN STRING	APN	BUSINESS NAME	NUM/BLOCK	STREET	USE	PUSE	DESCRIPTION	SQ FT	SUB SQ FT	RATIO	SPACES
4179005003	4179-005-003	Hennessey Bar & Grill	300	MBB	R ent			3390		75	45.2
4179005004	4179-005-004	Cafe Pierre	300	MBB	R sit		Restaurant	2285	1142.5	50	22.85
4179005005	4179-005-005	Coffee Bean	300	MBB	R			1435		75	19.13333333
4179005005	4179-005-005	Elliot's Jewelry	300	MBB	re	Multi C/R		1565		200	7.825
4179005006	4179-005-006	Bob Roy Beauty Salon	300	MBB	PS	Multi C/R		795		300	2.65
4179005006	4179-005-006	Le Chat (Clothing)	300	MBB	re	Multi C/R		795		200	3.975
4179005007	4179-005-007	South-Bay Dog & Cat Hospital	300	MBB	Animal			2861		400	7.1525
4179006001	4179-006-001	Real Time Inc.	300	MBB	O	Multi C		1268		300	4.226666667
4179006001	4179-006-001	Manhattan Sports (Clothing)	300	MBB	re	Multi C		4000		200	20
4179006002	4179-006-002	Rocky Mountain Chocolate Factory	300	MBB	f&b	Multi C		1026		200	5.13
4179006002	4179-006-002	Little Moon	300	MBB	re	Multi C		1026		200	5.13
4179006003	4179-006-003	Air Cruise Travel	300	MBB	O	Multi C		780		300	2.6
4179006003	4179-006-003	Body Suite	300	MBB	O	Multi C		780		200	3.9
4179006003	4179-006-003	Once Upon a Quilt	300	MBB	re	Multi C	Quilt Store	780		200	3.9
4179006004	4179-006-004	Native/Fannie	300	MBB	re			1262		200	6.31
4179006005	4179-006-005	Manhattan Stationers	300	MBB	re	Multi C		2327		200	11.635
4179006006	4179-006-006	Jamba Juice	300	MBB	re		Restaurant	1384		75	18.45333333
4179006006	4179-006-006	Noah's Bagels	300	MBB	R		Restaurant	1384		75	18.45333333
4179006006	4179-006-006	Peets Coffee	300	MBB	R			1384		75	18.45333333
4179020011	4179-020-011	Mahlum & Nordfors	300	MBB	O	Multi C/R	Professional Corp.	2000		300	6.666666667
4179020011	4179-020-011	S.C. Escrow	300	MBB	O	Multi C/R	Escrow Corp.	2000		300	6.666666667
4179020013	4179-020-013	3rd Gallery	300	MBB	re			772		200	3.86
4179006005	4179-006-005	Beezo Inc.	324	MBB	O	Multi C		581		300	1.936666667
4179006005	4179-006-005	Money Minders	324	MBB	O	Multi C		581		300	1.936666667
4179006005	4179-006-005	Unknown	324	MBB	O	Multi C		581		300	1.936666667
4179006005	4179-006-005	William Johnson Tax Prep.	324	MBB	O	Multi C		581		300	1.936666667
4179007015	4179-007-015	Vons	400	MBB	f&b		Supermarket	14241		200	71.205
4179007016	4179-007-016	Union Bank	400	MBB	Bank		Bank	5431		300	18.10333333
4179003003	4179-003-003	Fusion Sushi	401	MBB	R ent		Restaurant/bar/entertain.	3000		75	40
4179003003	4179-003-003	Pasta Pomodoro	401	MBB	R sit		Restaurant	3000	1500	50	30
4179003003	4179-003-003	Office above Beltuga	401	MBB	O		Restaurant/bar/entertain.	2263		300	7.543333333
4179004027	4179-004-027	Attorney's Davis, Garcia, LoveJoy	1201	Morningside	O			1660		300	5.533333333
4179004027	4179-004-027	James A. Shalvoy	1201	Morningside	O			1660		300	5.533333333
4179004027	4179-004-027	Pico & Lull, CPA	1201	Morningside	O			1660		300	5.533333333
4179004027	4179-004-027	Torsy's, Inc.	1201	Morningside	O			1660		300	5.533333333
4179004027	4179-004-027	Anita R. Desaid M.D.	1201	Morningside	O med			1660		300	5.533333333
4179004027	4179-004-027	Sandy McClintock DDS	1201	Morningside	O med			1660		200	8.3
4179019022	4179-019-022	Raffin Executive Center	1112	Morningside	O med			1660		200	8.3
4179007010	4179-007-010	PierSide Realty	1100	Ocean	O		Professional Building	10339		300	34.46333333
4179007011	4179-007-011	Vacant-Advanced Painting	1100	Valley							
4179007011	4179-007-011	Vacant-Advanced Painting	1100	Valley							
4179007012	4179-007-012	Advanced Painting	1100	Valley	Indus.						
4179007013	4179-007-013	Advanced Painting	1100	Valley							

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