



**CITY OF MANHATTAN BEACH CITY HALL**

1400 Highland Avenue, Manhattan Beach, CA 90266

**WEBSITE:** [www.manhattanbeach.gov](http://www.manhattanbeach.gov) • **PHONE:** (310) 802-5000

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

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

**MEETING:** City Council Regular Meeting, August 16, 2022

**SUBJECT:** Agenda Item No. 15 – Consideration of Five Appeals of the Planning Commission’s Decision Regarding the Project at 401 Rosecrans Avenue and 3770 Highland Avenue

**DATE:** August 12, 2022

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## **SUPPLEMENTAL ATTACHMENTS**

- Applicant’s Revised Study of Residential Rental Unit Size
- Number of Units Calculation

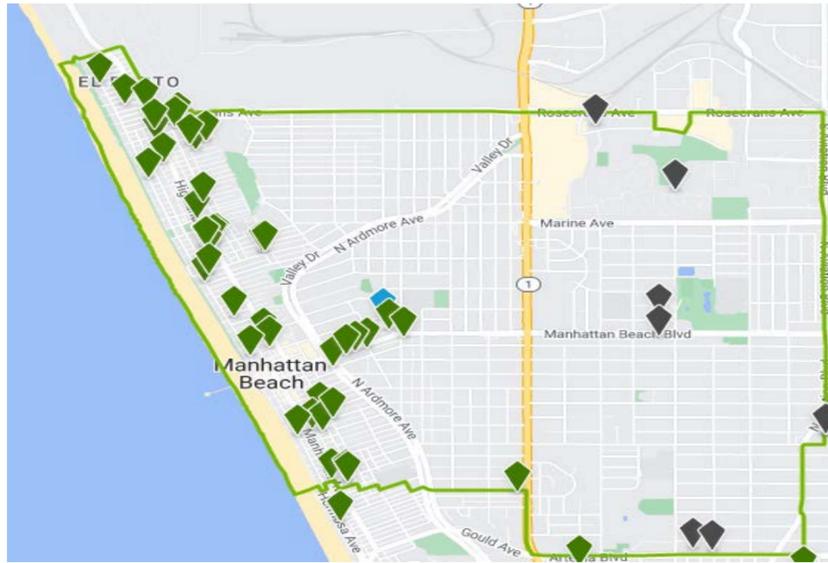
Address	Type	Bedrooms	Bath	SF	SOURCE
1430 Manhattan Beach Blvd	A	0	1	500	A.com
1216 Manhattan Ave	H-Co	0	1	575	A.Com
3920 The Strand	H-Co	1	1	600	A.Com
123 El Porto	H-Co	1	1	500	A.Com
224 16th Pl	H-Co	1	1	825	A.Com
228 7th Pl	T	2	2	700	A.com
3616 Alma	C	2	1	750	A.Com
3607 Alma Ave	H-Co	2	1	750	A.Com
1430 Manhattan Beach Blvd	A	2	1	750	A.Com
640 Manhattan Ave	A	2	2	834	A.Com
445 34th St	A	2	1	845	A.Com
217 35th Pl	T	2	1	968	A.Com
613 Manhattan Ave	T	2	2	1,100	A.Com
116th 10th St	H-Co	2	1	1,288	A.Com
1515 Artesia Blvd	T	2	2.5	1,363	A.Com
15 Coronado Ct	T	2	3	1,583	A.Com
2407 Bayview Dr	T	2	3	2,000	A.Com
323 36th St	H-Co	3	2	1,000	A.Com
612 Highland	A	3	2	1,250	A.Com
1304 The Strand Unit B	C	3	2	1,360	A.Com
1431 12th St	A	3	2	1,500	A.com
3204 The Strand	T	3	2.5	1,550	A.Com
3206 The Strand	T	3	3	1,550	A.Com
221 Aviation Pl	T	3	2.5	1,650	A.Com
3408 Alma Ave	T	3	2	1,700	A.Com
229 Seaview St	T	3	4	1,830	A.Com
225 36th Plz	T	3	3.5	1,850	A.Com
1551 Artesia Blvd	T	3	2.5	1,950	A.Com
232 24th Pl	T	3	4	1,950	A.Com
1208 The Strand Unit C	C	3	3	2,000	A.Com
452 Marine Pl	T	3	3.5	2,000	A.Com
511 Bayview Dr	T	3	3	2,031	A.Com
1310 Manhattan Ave	T	3	4	2,184	A.Com
1408 Manhattan Ave	T	3	4	2,198	A.Com
225 24th St	T	3	2	2,600	A.Com
3305 Bayview	C	4	5	1,892	A.Com
2313 Bayview	T	4	3	2,265	A.Com
3317 Vista Dr	T	4	5	2,450	A.Com
2108 The Strand	T	5	4	3,538	A.Com

[1430 Manhattan Beach Blvd, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[1216 Manhattan Ave, Manhattan Beach, CA 90266 - House for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3920 The Strand, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[123 El Porto St, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[224 16th Pl, Manhattan Beach, CA 90266 - Apartment for Rent in Manhattan Beach, CA | Apartments.com](#)  
[228 7th Pl, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3616 Alma Ave Unit 1, Manhattan Beach, CA 90266 - Condo for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3607 Alma Ave, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[1430 Manhattan Beach Blvd, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[640 Manhattan Beach Blvd Unit 6, Manhattan Beach, CA 90266 - Condo for Rent in Manhattan Beach, CA | Apartments.com](#)  
[445 34th St, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[217 35th Pl, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[613 Manhattan Ave, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[116 10th St, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[1515 Artesia Blvd, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[15 Coronado Ct, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[2407 Bayview Dr, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[323 36th St, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[612 Highland Ave Unit 612HighlandAvenueManh, Manhattan Beach, CA 90266 - Condo for Rent in Manhattan Beach, CA | Apartments.com](#)  
[1304 The Strand Unit B, Manhattan Beach, CA 90266 - Condo for Rent in Manhattan Beach, CA | Apartments.com](#)  
[1431 12th St, Manhattan Beach, CA 90266 Apartments - Manhattan Beach, CA | Apartments.com](#)  
[3204 The Strand, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3206 The Strand, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[221 Aviation Pl, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3408 Alma Ave, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[229 Seaview St, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[225 36th Plz, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[1551 Artesia Blvd, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[232 24th Pl, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[1208 The Strand Unit C, Manhattan Beach, CA 90266 - Condo for Rent in Manhattan Beach, CA | Apartments.com](#)  
[452 Marine Pl, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[511 Bayview Dr, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[1310 Manhattan Ave, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[1408 Manhattan Ave, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[225 24th St, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3305 Bayview Dr, Manhattan Beach, CA 90266 - Condo for Rent in Manhattan Beach, CA | Apartments.com](#)  
[2313 Bayview Dr, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[3317 Vista Dr, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)  
[2108 The Strand, Manhattan Beach, CA 90266 - Townhouse for Rent in Manhattan Beach, CA | Apartments.com](#)

Averages		1,493				
Averages by Unit Type		No.	%	SF Comps	SF Subject	<diff>
Studio		2	5%	538	512	(26)
1 Bed		3	8%	642	783	142
2 Bed		12	31%	1,078	1,095	17
3 Bed		18	46%	1,815	1,395	(420)
4 Bed		3	8%	2,002	N/A	
5 Bed		1	3%	3,538	N/A	
		<b>39</b>	<b>100%</b>			

LEGEND	
A	Apartment
C	Condo
H-Co	Unit within a SFR
T	Townhouse
D	Duplex
A.Com	Apartments.com

Rental Market	Avg. Size	Avg. Size	Avg. Size	Avg. Size
	Studio	1 Bd	2 Bd	3 Bd
<b>MB</b>	538	642	1,078	1815
<b>Playa Vista</b>	711	930	1,280	
<b>Marina Del Rey</b>	748	1,177	1,420	2,014
<b>Total Average Size</b>	<b>666</b>	<b>916</b>	<b>1,259</b>	<b>1,915</b>



Address	Type	Bedrooms	Bath	SF	SOURCE	
12760 West Millennium Dr, Playa Vista	A	0	1	693	Website	<a href="#">Runway   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12761 West Millennium Dr, Playa Vista	A	0	1	729	Website	<a href="#">Runway   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12855 Runway Road, Playa Vista	A	1	1	740	Website	<a href="#">Playa Vista Apartment Rentals   Irvine Company (irvinecompanyapartments.com)</a>
12855 Runway Road, Playa Vista	A	1	1	939	Website	<a href="#">Playa Vista Apartment Rentals   Irvine Company (irvinecompanyapartments.com)</a>
7225 Crescent Park West, Playa Vista	A	1	1	912	Website	<a href="#">Flats at The Ventana   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12762 West Millennium Dr, Playa Vista	A	1	1	794	Website	<a href="#">Runway   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12763 West Millennium Dr, Playa Vista	A	1	1	1266	Website	<a href="#">Runway   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12855 Runway Road, Playa Vista	A	2	2	1,084	Website	<a href="#">Playa Vista Apartment Rentals   Irvine Company (irvinecompanyapartments.com)</a>
12856 Runway Road, Playa Vista	A	2	2	1,220	Website	<a href="#">Playa Vista Apartment Rentals   Irvine Company (irvinecompanyapartments.com)</a>
7226 Crescent Park West, Playa Vista	A	2	2	1257	Website	<a href="#">Flats at The Ventana   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
7227 Crescent Park West, Playa Vista	A	2	2	1466	Website	<a href="#">Flats at The Ventana   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12764 West Millennium Dr, Playa Vista	A	2	2	1181	Website	<a href="#">Runway   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>
12765 West Millennium Dr, Playa Vista	A	2	2	1469	Website	<a href="#">Runway   Apartments in Playa Vista, CA   RENTCafe (securecafe.com)</a>

<b>Averages</b>	<b>1,058</b>
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Averages by Unit Type	No.	%	SF Comps	SF Subject	<diff>
<i>Studio</i>	2	15%	711	512	(199)
<i>1 Bed</i>	5	38%	930	783	(147)
<i>2 Bed</i>	6	46%	1,280	1,095	(184)
	<b>13</b>	<b>100%</b>			

LEGEND	
A	Apartment
C	Condo
H-Co	Unit within a SFR
T	Townhouse
D	Duplex
A.Com	Apartments.com

Address	Type	Bedrooms	Bath	SF	SOURCE	
4242 Via Marina, MDR	A	0	1	594	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
4243 Via Marina, MDR	A	0	1	643	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
13900 Marquesas Way, MDR	A	0	1	697	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
13901 Marquesas Way, MDR	A	0	1	1058	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
4244 Via Marina, MDR	A	1	1	836	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
4245 Via Marina, MDR	A	1	1	1028	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
13902 Marquesas Way, MDR	A	1	1.5	995	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
13903 Marquesas Way, MDR	A	1	1.5	1850	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
4246 Via Marina, MDR	A	2	2	1241	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
4247 Via Marina, MDR	A	2	2	1805	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
13904 Marquesas Way, MDR	A	2	2.5	1222	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
13905 Marquesas Way, MDR	A	2	2.5	1410	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
4248 Via Marina, MDR	A	3	2	1778	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
4249 Via Marina, MDR	A	3	2	2,612	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans</a>
13906 Marquesas Way, MDR	A	3	3.5	1815	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>
13907 Marquesas Way, MDR	A	3	3.5	1852	Website	<a href="https://www.amli.com/apartments/southern-california/marina-del-rey-apartments/amli-marina-del-rey/floorplans">Esprit Marina del Rey Floor plans and Availability (espritmdr.com)</a>

<b>Averages</b>				<b>1,340</b>
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Averages by Unit Type	No.	%	SF Comps	SF Subject	<diff>
<i>Studio</i>	4	25%	748	512	(236)
<i>1 Bed</i>	4	25%	1,177	783	(394)
<i>2 Bed</i>	4	25%	1,420	1,095	(324)
<i>3 bed</i>	4	25%	2,014	1,395	(619)
	<b>16</b>	<b>100%</b>			

LEGEND	
A	Apartment
C	Condo
H-Co	Unit within a SFR
T	Townhouse
D	Duplex
A.Com	Apartments.com

## Number of Units Calculation

	Number of Units	Number of Units Rounded Up
Base Density (lot size/850)	51.23	52
Base Density + 10% Lot Consolidation Bonus (LCB)	57.2	58
Base Density + LCB + 35% Density Bonus for Very Low Income Housing	78.3	79
Total Units Allowed per Density Bonus Law		79