

CITY OF MANHATTAN BEACH
HOUSING ELEMENT 2008-2014
UPDATE

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INTRODUCTION

1. INTRODUCTION

HOUSING ELEMENT AUTHORITY AND MANDATE

The housing element is one of seven State mandated elements that must be included in a local general plan. When adopting requirements regarding the content of Housing Elements, it was the stated intent of the California State Legislature as expressed in Section 65581 of the Government Code:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

The State housing goal, as declared in Section 65580 (a) of the California Government Code is that:

...the early attainment of decent housing and a suitable living environment for every California family ... is a priority of the highest order.

Thus, the purpose of a local housing element is to assure that State housing goals are achieved at the local level. At the same time, local conditions are to be considered and local autonomy is to be preserved.

The Manhattan Beach Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Sections 65580 through 65589.5 of the California Government Code. These regulations identify those issues that must be addressed in the Housing Element and recommends programs that may be effective in the rehabilitation of the existing housing and in promoting the development of new housing. To monitor compliance with these requirements, and the State's overall housing policies, all housing elements are reviewed by the HCD prior to and after their adoption. The State's housing element requirements, and the corresponding sections of this Element that address these required issues, are identified in Table 1 below:

Table 1 State Housing Element Requirements		
Analysis of Population Trends in Technical Report	Government Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.A	Housing Need
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.A	Housing Need
Analysis and documentation of City’s housing characteristics, including cost for housing compared to ability to pay; overcrowding; and housing condition.	Section 65583.A	City Profile & Housing Need
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	Section 65583.A	Opportunities & Constraints
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.A	Opportunities & Constraints
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels.	Section 65583.A	Opportunities & Constraints
Analysis concerning the needs of the homeless, including emergency shelters and transitional housing.	Section 65583.A	Housing Need
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.A	Housing Need
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.A	Goals, Programs, & Policies
Publicly-Assisted Housing Developments.	Section 65583.A	Goals, Programs & Policies
Units at Risk of Conversion to Market Rate Housing.	Section 65583.A	Opportunities & Constraints
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.A	Goals, Programs, & Policies

Table 1- continued State Housing Element Requirements		
Analysis of Population Trends in Technical Report	Government Code Section	Reference in Housing Element
Quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.B	Goals, Programs & Policies
Identify adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.C(1)	Opportunities & Constraints
Assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Section 65583.C(2)	Opportunities & Constraints/Goals Programs & Policies
Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Manhattan Beach.	Section 65583.C(3)	Opportunities & Constraints
Conserve and improve the condition of the existing affordable housing stock.	Section 65583.C(4)	Goals, Programs & Policies
Promote equal access to housing for all groups.	Section 65583.C(5)	Goals, Programs & Policies
Preserve the existing low-income housing stock.	Section 65583.C(6)	Goals, Programs & Policies
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.D	Introduction
A description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.E	Housing Need
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.F	Introduction
Source: State of California, Department of Community Development.		

A housing element must also be consistent with other elements of the General Plan, such as the land use and circulation elements. To a large extent this element represents a continuation and expansion of previous policies and no conflicts are anticipated.

SUMMARY OF OBJECTIVES

Section 65583 (b) of the California Government Code requires that a housing element contain quantified objectives for the maintenance, improvement, and development of housing. Under the existing General Plan, the City has capacity on residentially designated sites for 395 dwelling units (as highlighted in Program 3a, p.74)) more than existed in the City at the beginning of the planning period. This does not include potential additional units in mixed use areas.

From the time of the Census to 2006, there was an estimated increase of 391 dwelling units in the City, based on a Department of Finance estimate of 15,485 dwelling units in the City as of January 1, 2006. Since then, development of net new housing has nearly come to a stop, with a net increase of only one dwelling unit from January 1, 2006 to January 1, 2008, according the Department of Finance estimates. Construction also occurred on sites where older homes were removed and replaced with new construction. However, construction of infill housing would not be anticipated to occur at the robust levels which occurred in the years preceding 2006.

Due to market factors, it is anticipated that the bulk of new, market rate units would be affordable only to high income individuals with 157 dwelling units or 32.5 % of all new units allocated to high income as shown in Table 2. The total number of anticipated new units, including infill, redevelopment of unmerged double lots, second units, incentive units, and development of commercial areas including Manhattan Village, would be 483, as indicated in the first portion of Table 2.

In addition there are a total of 10 existing units that could qualify as newly affordable, with six units enrolled in the Section 8 low income rental program and 4 units that could be purchased by low/moderate income families through the HOP and ADDI programs. Lastly, there are a total of 102 dwelling units that could be preserved with the majority to be preserved by moderate/high income families. These would be preserved through the implementation of the Mansionization allowances, the preservation of non-conforming dwellings, CDBG home improvement loans, and regulation of condominium conversions.

Unfortunately, the City has limited capacity to accommodate new dwellings, even though the general plan and zoning permit densities up to 53.3 dwelling units per acre in the City in the highest density residential areas in the Beach Area.

**TABLE 2
QUANTIFIED HOUSING OBJECTIVES**

NEW UNITS					
	Very Low	Low	Moderate	High	Total
RHNA	236 du	149 du	160 du	350 du	895 du
% of RHNA	26.4%	16.6%	17.9%	39.1%	100%
Infill				72 du	72 du
Redevelop double lots (no mergers)			10 du	10 du	20 du
Second Units	12 du	18 du	6du		36 du
Incentive Units	15 du	10 du	5 du		30 du
Commercial Areas	75 du	75 du	75 du	75 du	300 du
Manhattan Village	5du	10 du	10du		25 du
NEW UNIT TOTAL	107 du 22.2%	113 du 23.4%	106 du 21.9%	157du 32.5%	483 du

EXISTING UNITS-NEWLY AFFORDABLE

Section 8	3 du	3 du			6 du
HOP/ADDI			4 du		4 du
TOTAL NEWLY AFFORDABLE	3 du	3 du	4 du		10 du

EXISTING UNITS- PRESERVED

Zoning Code (mansionsization)			40 du	10 du	50 du
Preserve non-conforming units			18 du	6 du	24 du
Home improvement loans (CDBG)	2 du	12 du	2 du		16 du
Regulate condo conversions	2 du	5 du	5 du		12 du
TOTAL UNITS PRESERVED	4 du	17 du	65 du	16 du	102 du
TOTAL POSSIBLE HOUSING UNITS					595 du

HOUSING PLAN

This element continues efforts to provide additional housing and increase housing affordability in the City of Manhattan Beach. This element builds on the Manhattan Beach Housing Element adopted in 2003, just as that element built on the element before. The overall primary goal of the City of Manhattan Beach Housing Element is to promote the development of suitable housing to meet the existing and projected demand, while protecting the vitality of the existing residential neighborhoods in the City. Goals of this Element also include:

- **Preserve existing neighborhoods** by preserving the scale of development in existing residential neighborhoods and preserving existing dwellings.
- **Provide a variety of housing opportunities** for all segments of the community, by providing sites for new housing, preserving existing affordable housing stock, encouraging development of additional low and moderate income housing, encouraging measures to increase ability to afford existing housing stock and promoting housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.
- **Providing a safe and healthy living environment** for City residents, eliminating potentially unsafe or unhealthy conditions in existing development, preventing the establishment of potentially unhealthful conditions in new development.
- **Encourage the conservation of energy** in housing by encourage use of alternate energy, reducing energy loss due to inferior construction/development techniques, and encouraging reduction in energy consumption for commuting to work and other activities.

Housing programs included in this element are designed to implement these goals.

RELATIONSHIP OF THE HOUSING ELEMENT TO THE GENERAL PLAN

The focus of this Housing Element is to demonstrate the City's progress in implementing the housing polices and programs established as part of the previous Citywide General Plan update undertaken in the mid-1980s. This Element also builds upon housing policy included in the previously-adopted (2003) Housing Element. This Element then evaluates the current Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG) for the City. Finally, this Element outlines how the City intends to accommodate the projected RHNA allocation for the City.

The California Government Code requires that the General Plan contain an integrated, internally consistent set of goals, policies, and programs. This Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout the City. With regard to the City's existing adopted General Plan, the following findings of conformity may be made:

1. This Housing Element proposes minimal changes in land uses or in zoning. The revisions, however, are consistent with the adopted Land Use policy.

2. This Housing Element will involve minimal changes to the adopted land use map and the development standards included in the Land Use Element.
3. This Housing Element does not promote or propose any land use changes requiring the installation of any new streets or infrastructure, not already anticipated in the General Plan.
4. The City's ability to accommodate new residential development is limited. As a result, the focus of this Element is to identify strategies that will be effective in conserving existing housing, while at the same time, to investigate opportunities to accommodate new infill residential development, including the development of affordable housing.
5. This Housing Element considers a number of other relevant environmental plans, including the Local Coastal Program prepared pursuant to the Coastal Act requirements.
6. The Housing Element was prepared in consideration of hazards identified in the City's Safety Element. The existing Safety Element includes an extensive discussion of flood hazards and flood control as well as mapping. The element will be reviewed to ensure that it reflects the most current information and mapping.
7. Finally, this Housing Element updates important background information used in the evaluation and/or formulation of housing policy.

Section 65400 (b) (1) of the Government Code requires local governments to review their adopted general plans annually. The Government Code indicates that the City must provide an annual report to the City Council, the Office of Planning Research, and the State Department of Housing and Community Development regarding the status of the General Plan and any progress being made with regard to the Plan's implementation in meeting the City's share of its regional housing needs, and the City's efforts in removing governmental constraints. The statute goes on to state that the housing portion of the annual report shall use the forms and definitions adopted by the HCD.

As part of the City's compliance with the aforementioned requirements, the City will undertake an annual review of the City of Manhattan Beach General Plan, including the Housing Element, prepare the requisite reports, and submit the findings to the City Council. The annual report will document the revisions made to the Housing Element, and any requisite changes that may be required for the other General Plan Elements to provide internal consistency.

RELATIONSHIP TO PREVIOUSLY EXISTING ELEMENT

As noted above, many of the goals, policies and programs included in this element represent a continuation or expansion of programs included in previous elements.

The Manhattan Beach Housing Element adopted February 4, 2003 focused on five primary strategies for the provision of additional housing as described below. Unfortunately, due to nationwide economic conditions, very few additional dwelling units have been provided in the City of Manhattan Beach over the planning period, consistent with regional conditions. Based on California Department of Finance estimates, the total

number of housing units in Manhattan Beach increased by only thirty six (36) units between January 1, 2003 and January 1, 2009.

1. **Development of Vacant and Underutilized Parcels** – Six vacant parcels have been developed with housing. This strategy is recommended to continue in the future (Program 3a in this element). The previous element projected that twenty units would be provided on vacant lots and eighty one (81) units would be provided on underutilized lots.
2. **Conversion of Downtown Multiple Family Residential** – A 1.77 acre area located at the 200 and 300 blocks of 10th Street and 11th Street and developed with residential use was rezoned, though no additional units have yet been provided. The new designation provides for high density residential use (RH), a change from Downtown Commercial (CD), thereby allowing preservation and expansion of residential uses in this area. The previous element projected that seven units would be provided through this strategy. No affordability level for the anticipated units was specified.
3. **Encouragement of Mixed Use** – This is an ongoing program that is recommended to continue (Program 3b in this element). The previous element anticipated that twenty (20) additional units would be provided under the housing incentive program and thirty eight (38) units would be provided under the zoning conformity program, for a total of fifty eight (58) units under this strategy, though no units have yet been provided. No affordability level for the anticipated units was specified.
4. **Beach Infill** – This is an ongoing program that is recommended to continue (Program 3a in this element). The previous element anticipated that thirty four (34) units would be provided under this strategy. Because this strategy entails no discretionary permits, the precise number of infill units provided is not known.
5. **Second Units** – This program has not yet been implemented, but is recommended for implementation in this element (Program 5e in this element). The previous element anticipated that thirty eight (38) units would be provided by this strategy, with no affordability level specified.

The 2003 Element also included the following programs:

- **Affordable Housing Incentive Program** - This is an ongoing program that is recommended to continue (Program.5a in this element). The previous housing element projected that twenty additional units would be provided through this program within the planning period. The element did not specify the affordability level of the anticipated units. No additional units have been provided.
- **Code Enforcement Program** - This is an ongoing program that is recommended to continue (Program 8a in this element). The previous housing element did not specify a quantified objective for this program.
- **Community Development Block Grant (fund exchange)** – This program has provided resources for local social service providers, enabling those in need to remain in the community, as described in more detail on Page 44 (Opportunities and Constraints). The previous housing element did not anticipate that this program would provide any additional housing units.

- **Developer Consultation Program** - This is an ongoing program that is recommended to continue (Programs 5b and 5d in this element). The previous housing element did not specify a quantified objective for this program.
- **Energy Conservation Program** – Since adoption of the 2003 Element, the City has developed a task force to develop a sustainable development program. This ongoing program is recommended to continue and expand (Programs 10, 11a, 11b, and 12 in this element). The previous housing element did not specify a quantified objective for this program.
- **Environmental Review (CEQA) Program** - This is an ongoing program that will continue in accordance with the requirements of the California Environmental Quality Act. The previous housing element did not specify a quantified objective for this program.
- **Fair Housing Program** - The City continues to work with fair housing organizations. This is an ongoing program that is recommended to continue (Program 7a in this element). The previous housing element did not specify a quantified objective for this program.
- **Small Rental Unit/Second Unit Program (Multiple-family Zones)** – This program was not implemented and therefore no additional dwelling units were provided under this program. A similar program is included in this element for commercial areas (Program 3d in this element). The previous element projected that thirty eight (38) units would be provided under the Small Rental Unit Program and thirty eight units (38) would be provided under the Second Unit Program, for a total of seventy six (76) units. Affordability levels for the anticipated units were not specified.
- **Senior Housing Program** - This ongoing program led to the development of the Manhattan Senior Villas, which remain available to seniors. The 104-unit Manhattan Senior Villas were first occupied in 1997. Twenty percent of the units are reserved for very low income households, twenty percent for low-income households, and forty percent for moderate-income households. This program is recommended to continue (Program 7b in this element).
- **Senior Services Manager Program** – This is an ongoing program that is recommended to continue (Program 7c in this element). The previous housing element did not specify a quantified objective for this program.
- **Zoning Conformity Program** - This is an ongoing program that is recommended to continue (Programs 1a and 1b in this element).

The basic goals of the 2003 Housing Element include preservation of existing housing stock and provision of adequate sites for housing. The previously discussed mansionization ordinance and non-conforming ordinance respond to these goals. Overall, the City was able to meet or attempted to meet all of the programs mentioned with the status of each program noted above. The very limited availability of vacant or recyclable land, particularly larger parcels, the existing land use patterns, sand dunes and steep slopes in the highest density areas, narrow streets that limit emergency vehicle access, and the need to preserve the commercial tax base, makes development of a large number of new housing units difficult.

PUBLIC REVIEW

This Housing Element is an update of the City's 2003 Housing Element. Throughout the course of the Element's preparation, the City made a diligent effort to involve the public in the review of the existing Element and the proposed changes. Notices of meetings were published in the local paper, made available on the City's website and mailed to interested individuals and groups. These efforts specifically included the following:

1. Review of the Draft Housing Element by the City of Manhattan Beach Planning Commission at three noticed public hearings and meetings prior to its submittal to the State Department of Housing and Community Development (HCD);
2. In the course of revising the Draft Housing Element, staff provided a public workshop on January 29, 2009 which included the Planning Commission, City Staff, Housing Element Consultant, and general public. A number of community groups and organizations with interest in housing issues were invited to attend and did participate. The Workshop focused specifically on a discussion of issues germane to housing, including the main components of the Element and available housing sites in the City.
3. Staff met to review the Draft Housing Element with the local senior citizens organizations.
4. The Draft Housing Element was considered at a public hearing held before the City of Manhattan Beach Planning Commission and the Commission made a recommendation to the City Council ; and,
5. The Draft Housing Element and the environmental documents were adopted at a noticed public hearing of the City of Manhattan Beach City Council.

Additional scheduled public hearings will be conducted following the receipt of HCD's comments. These hearings will provide the public additional opportunities to review the Housing Element and the programs it contains.

CITY PROFILE



2. CITY PROFILE

The City of Manhattan Beach is located within the southwestern coastal portion of Los Angeles County in what is commonly referred to locally as the "South Bay" area (Figure 1). To the north is the City of El Segundo, to the east is Redondo Beach, to the south is Hermosa Beach, and on the west the Pacific Ocean. The City has a total land area of 2,017 acres (3.15 square miles).

The City is made up of several distinct neighborhoods which are grouped into "planning areas" that reflect the City's unique and varied environment (Figure 2). These planning areas are as follows:

- **Beach Area** - This area contains most of the City's multi-family rental housing. Lots in this area are small with generally less than 3,000 square feet, and parking for residents and visitors is in short supply (Figure 4). The General Plan calls for the maintenance and enhancement of the "Village" atmosphere within the downtown commercial district. The City's goal is to promote the preservation of the small specialty retail and service activities that serve both visitors to the beach and local residents while also encouraging mixed-used residential/commercial development.
- **Hill Section** - This area consists primarily of single-family residential development, with commercial and higher-density residential development limited to Sepulveda Boulevard and Manhattan Beach Boulevard (Figure 5). The City's General Plan promotes the maintenance of single-family neighborhoods. Higher-density, multiple-family residential development is directed to those parcels located on either side of Manhattan Beach Boulevard, which is already developed with a mix of commercial and multi-family residential uses.
- **East-Side/Manhattan Village** - This includes all of the City's land area located east of Sepulveda Boulevard, and a large proportion of the City's commercial and residential uses are within this area. The City's land use policy calls for the preservation of the existing character of the residential neighborhoods located in the areas. Medium-and high-density residential development is located along Manhattan Beach Boulevard, Artesia Boulevard, and in areas adjacent to Manhattan Intermediate and Meadows schools, which are designated exclusively for multiple-family residential development (Figure 6).

Manhattan Village includes a substantial amount of regional commercial and office development as well as a significant number of condominium units.

- **Tree Section** – This is the portion of the City located to the east of Grand Avenue and northwest of Valley Drive. The area will remain almost exclusively single-family residential under the policies contained in the General Plan (Figure 7). A small portion of the area adjacent to Sepulveda Boulevard is designated for commercial uses.
- **El Porto** – This area was formerly the unincorporated community of El Porto and is located north of 38th Street between the ocean and the City of El Segundo. The area is developed with a mix of residential and commercial uses. El Porto has the highest residential development intensities found in the City (Figure 8). The General Plan protects the mix of multi-family and commercial development presently existing in this area.

POPULATION

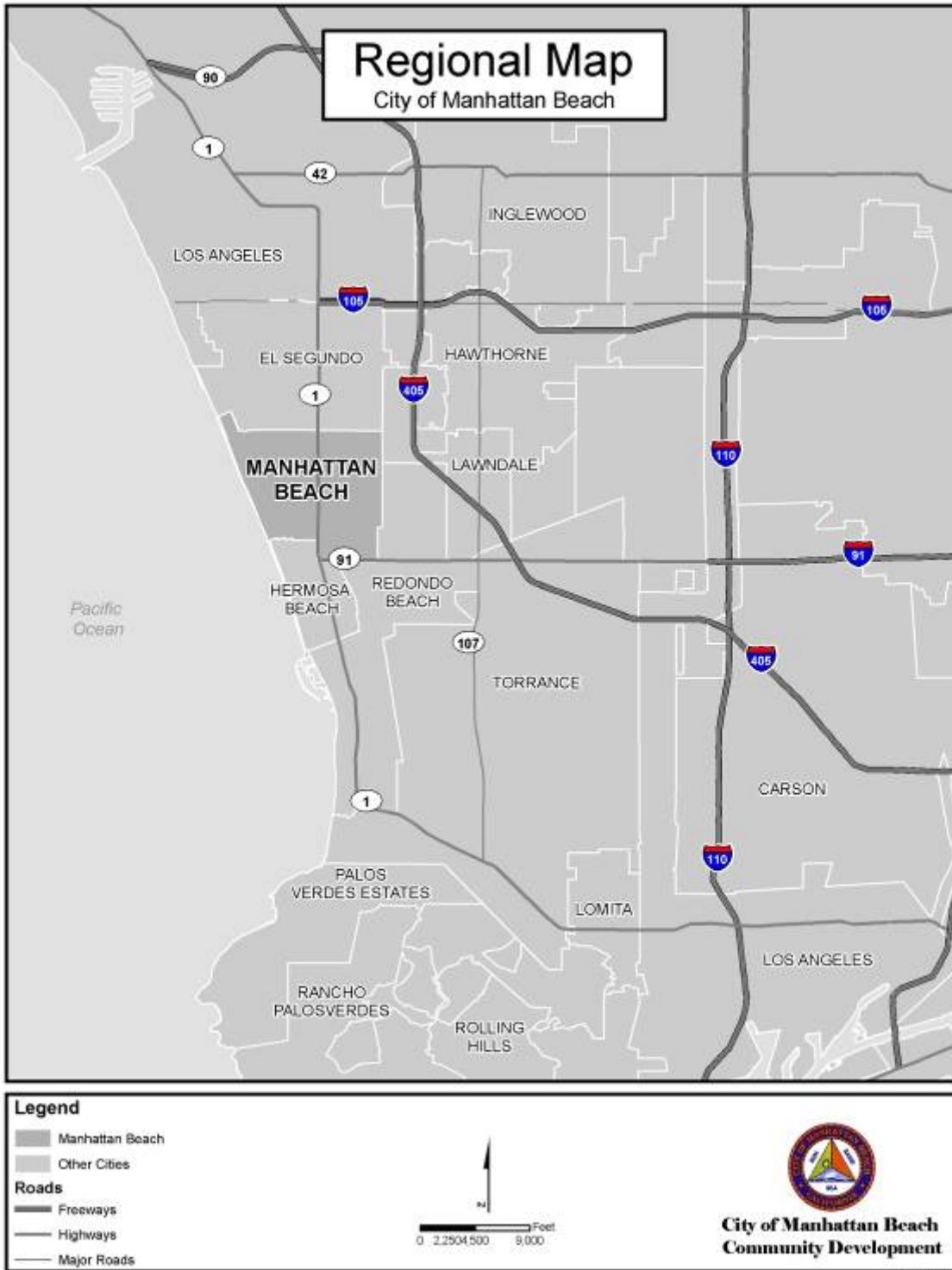
According to the most recent Department of Finance (DOF) estimates, the City's population was 36,505 persons as of January 1, 2008, while the number of housing units in the City totaled 15,485 units, and total households were estimated at 14,911.

The City has been divided into eight census tracts which correspond with City planning areas as follows (Figure 3):

**TABLE 3
PLANNING AREAS**

Planning Area	Census Tract
Beach Area	6203.02 and 6209.02
Hill Section	6209.01
East-side/Manhattan Village	6208 and 6204
Tree Section	6203.01 and 6203.03
El Porto	6202.01

**FIGURE 1
REGIONAL MAP**



**FIGURE 2
PLANNING AREAS**



**FIGURE 3
CENSUS TRACTS**

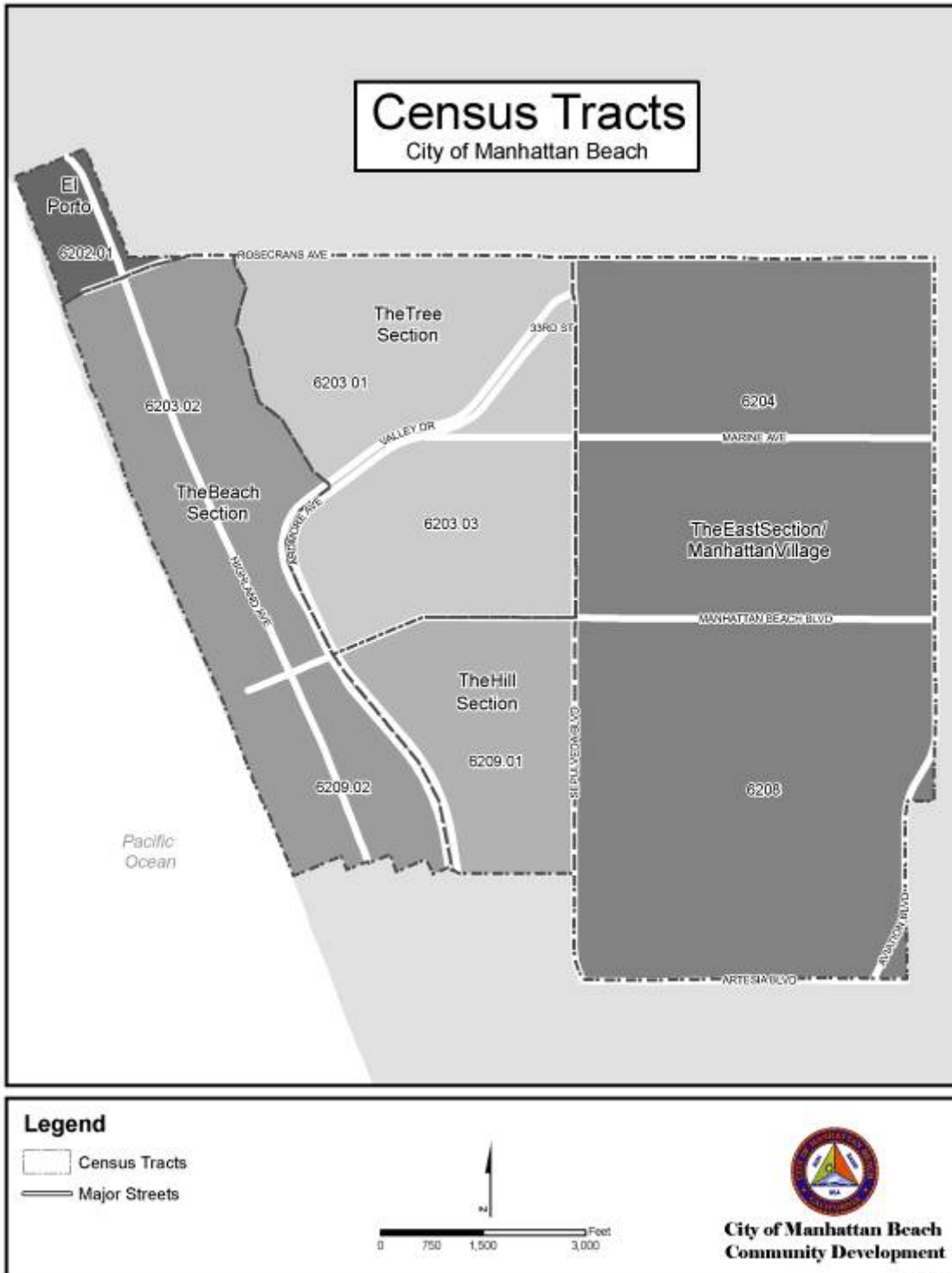




FIGURE 4-BEACH AREA



FIGURE 5-HILL SECTION



FIGURE 6-EAST-SIDE/MANHATTAN VILLAGE

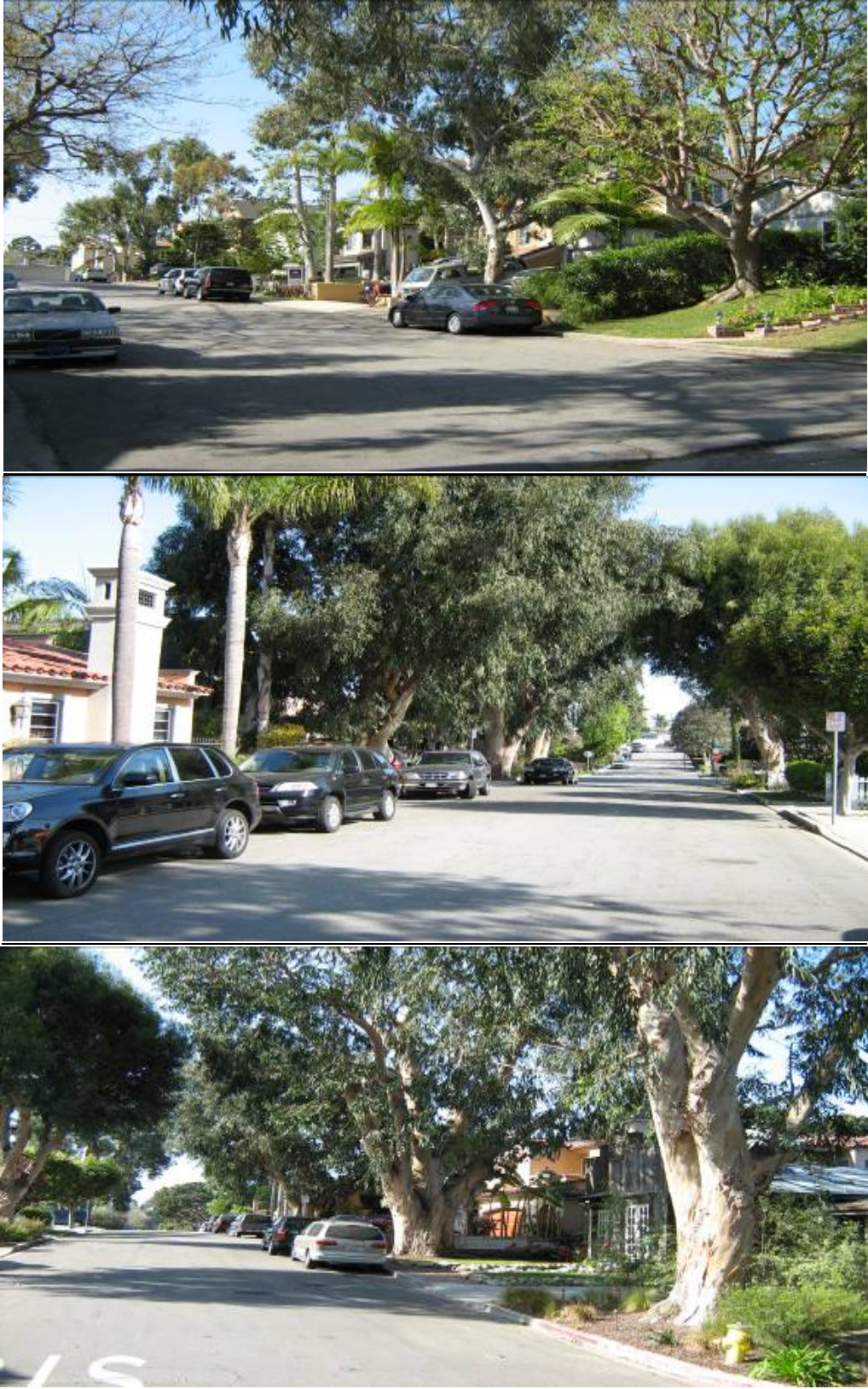


FIGURE 7-TREE SECTION



FIGURE 8-EL PORTO

Population Growth

When Manhattan Beach was incorporated in 1912, the City's population was 600 persons. In the years immediately following incorporation, the City's population increased very slowly, with slightly over 1,000 persons being added over the next two decades. According to the 1930 U.S. Census, the City's population was 1,891 persons. Manhattan Beach, like most Southern California beach cities, experienced a "population boom" during the 1930s, and this growth was largely the result of the development of the region's *Pacific Electric* transit system. Just prior to the Second World War, the City's population had grown to 6,398 persons.

The City's greatest period of population growth followed the war years, continuing on into the 1960s. Between 1950 and 1960, the City's population nearly doubled from 17,300 persons to 33,934 persons. The City's population peaked during the early 1970s, reaching a high of more than 35,000 persons. In the latter part of the 1970s and continuing through the 1980s, the City's population actually began to decline. However, by 1990, a reversal in the trends of a declining population experienced in the 1970s and 1980s was noted in the 1990 Census, with the City's population registering a slight increase in population. The decline in population in the 1970s and 1980s may be attributed to reductions in household size. The families that settled in the City following the Second World War began raising families, continuing on into the 1960s. As the children left home, the average household size for the City experienced a decline. According to the most recent 2000 Census, the City's population was 33,852 persons. Trends in population growth are illustrated in Table 4 below.

**TABLE 4
POPULATION GROWTH AND TRENDS-1912-2000**

	Population	Number	Percent Change
1912	600	*	*
1920	859	259	43.17%
1930	1,891	1,032	120.14%
1940	6,398	4,507	238.34%
1950	17,330	10,932	170.87%
1960	33,934	16,604	95.81%
1970	35,352	1,418	4.18%
1980	31,542	-3,810	-10.78%
1990	32,063	521	1.65%
2000	33,852	1,789	5.58%

Source: Federal Census, 1920-2000; Manhattan Beach General Plan, p. INT-5

Population in some areas of the City continues to decline, although population increased in other areas, as seen below (Table 5). The City’s 2000 Census population at 33,852 represents a 5% increase from 1990, but is still less than the peak population figures for the 1970s. The greatest population decline has been experienced in the old section of the City, in Census Tracts 6203.2 and 6209.01/6209.02 adjacent to the coast.

**TABLE 5
POPULATION GROWTH AND TRENDS BY CENSUS TRACT - 1970 TO 2000**

Tract	1980	1990	Change 1980-1990		2000	Change 1990-2000		Change 1980-2000	
			Number	Percent		Number	Percent	Number	Percent
El-Porto 6202	1,185	1,281	96	8.10%	1,548	267	20.84%	363	30.63%
Tree Section 6203.01	4,044	3,932	-112	-2.77%	4,324	392	9.97%	280	6.92%
Beach Area 6203.02	6,546	6,101	-445	-6.80%	6,022	-79	-1.29%	-524	-8.00%
Tree Section 6203.03	4,250	4,087	-163	-3.84%	4,303	216	5.29%	53	1.25%
East Side 6204	3,835	4,626	791	20.63%	5,022	396	8.56%	1,187	30.95%
East Side 6208	7,074	6,763	-311	-4.40%	7,271	508	7.51%	197	2.78%
Hill Section 6209.01	2,651	2,385	-266	-10.03%	2,483	98	4.11%	-168	-6.34%
Beach Area 6209.02	3,142	2,885	-257	-8.18%	2,879	-6	-0.21%	-263	-8.37%
City Total	32,727	32,060	-667	-2.04%	33,852	1,792	5.59%	1,125	3.44%

Source: Federal Census

TABLE 6
POPULATION TRENDS BY PLANNING AREA – 1980- 2000

Planning Area	Population		Change 1980-2000	
	1980	2000	Number	Percent
Beach Section	9,688	8,901	-787	-8.12%
Hill Section	2,651	2,483	-168	-6.34%
East Side/Manhattan Village	10,909	12,293	1,384	12.69%
Tree Section	8,294	8,627	333	4.01%
El Porto	1,185	1,548	363	30.63%
Total	32,727	33,852	1,125	3.44%

Source: Federal Census

The relatively stable population growth for the City of Manhattan Beach between 1970 and 2000 is consistent with the trends identified in the majority of the nearby communities, especially those located along the coast. Table 6 above compares the population growth that occurred in the City with that of the neighboring coastal communities. Population growth between 1970-1990, and growth between 1990-2000, are summarized in Table 7 below. This growth is then compared to corresponding statistics for Los Angeles County as a whole.

TABLE 7
POPULATION GROWTH AND TRENDS - 1970-2000

Area	1970	1990	Change 1970-1990		2000	Change 1990-2000	
			Number	Percent		Number	Percent
Manhattan Beach	35,352	32,063	-3,289	-9.30%	33,852	1,789	5.58%
El Segundo	15,620	15,223	-397	-2.54%	16,033	810	5.32%
Hermosa Beach	17,412	18,219	807	4.63%	18,566	347	1.90%
Redondo Beach	57,415	60,167	2,752	4.79%	63,261	3,094	5.14%
Beach cities total	125,799	125,672	-127	-0.10%	131,712	6,040	4.81%
L.A. County	7,041,980	8,863,164	1,821,184	25.86%	9,519,338	656,174	7.40%

Source: Federal Decennial Census, dates shown

As indicated in Table 7 above, the trend toward a declining population that occurred within the subregion between 1970 and 1990 appeared to have reversed during the decade following the 1990 Census. Between 1970 and 1990, the coastal region, comprised of the cities of Manhattan Beach, El Segundo, Hermosa Beach, and Redondo Beach, experienced an overall population decline of slightly less than 1.0%. Following 1990, the Beach cities experienced an overall population increase of 4.8%. Of the four cities shown in Table 6 above, Manhattan Beach's rate of population growth rate was 5.58%.

Age

Between 1970 and 1990 the number and proportion of school age children in the City of Manhattan Beach declined significantly, from 25.30 percent of the population in 1970 to only 11.51 percent of the population in 1990 (Table 8). In recent years the trend has reversed with an increase in the number of pre-school age children to nearly 1980 levels. However, the proportion of young adults continues to decline, while the number of seniors continues to grow.

TABLE 8
AGE PROFILE-1970 to 2000

Age	1970		1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-4	2,405	6.80%	1,424	4.34%	1,825	5.69%	2,197	6.49%
5-18	8,944	25.30%	6,189	18.85%	3,689	11.51%	5,680	16.78%
19-24	3,391	9.59%	2,922	8.90%	2,380	7.42%	1,052	3.11%
25-54	16,600	46.96%	17,450	53.16%	18,528	57.79%	18,135	53.57%
55-59	1,435	4.06%	1,682	5.12%	1,513	4.72%	1,963	5.80%
60-64	903	2.55%	1,219	3.71%	1,369	4.27%	1,299	3.84%
65+	1,674	4.74%	1,941	5.91%	2,759	8.60%	3,526	10.42%

Source: Federal Census, years shown

Ethnicity

The population of Manhattan Beach is predominantly non-minority white (Table 9). This varies only slightly from area to area. Census Tracts 6204 and 6208, easterly of Sepulveda Boulevard have a slightly higher concentration of minorities than the rest of the City, although still predominantly non-minority white. These two tracts have a significantly greater percentage of individuals of Asian extraction than other areas of the City. The two tracts also have a somewhat higher proportion of Hispanics.

**TABLE 9
RACE AND ETHNICITY BY CENSUS TRACT**

Tract	Total	White		Black		Amerind/ Eskimo		Asian or Pacific Islander		Other		Hispanic	
		#	%	#	%	#	%	#	%	#	%	#	%
El Porto 6202.01	1,548	1,410	91.1	6	0.39	4	0.26	71	4.59	36	2.33	91	5.88
Tree Section 6203.01	4,324	3,961	91.6	19	0.44	3	0.07	178	4.12	38	0.88	212	4.9
Beach Area 6203.02	6,022	5,609	93.1	27	0.45	11	0.18	198	3.29	63	1.05	263	4.37
Tree Section 6203.03	4,303	3,900	90.6	15	0.35	3	0.07	211	4.9	66	1.53	210	4.88
East Side 6204	5,022	4,253	84.7	48	0.96	18	0.36	441	8.78	75	1.49	319	6.35
East Side 6208	7,271	6,033	83	59	0.81	23	0.32	761	10.47	191	2.63	424	5.83
Hill Section 6209.01	2,483	2,269	91.4	22	0.89	7	0.28	100	4.03	21	0.85	106	4.27
Beach Area 6209.02	2,879	2,689	93.4	12	0.42	1	0.03	83	2.88	21	0.73	125	4.34
City Total	33,852	30,124	89	208	0.61	70	0.21	2,043	6.04	501	1.48	1,756	5.19

Source: 2000 Federal Census

The racial and ethnic composition of the City of Manhattan Beach is typical of that of nearby beach cities, as indicated in Table 10 below. All of the nearby coastal cities have a relatively high percentage of whites, with minorities accounting for less than 10% of the population. The proportion of Hispanics in the neighboring cities was also comparable to that of the City of Manhattan Beach, according to the 2000 Census.

**TABLE 10
PERCENTAGE RACE AND ETHNICITY BY CITY - 2000**

City	Total Population	White	Black	AmerInd/ Eskimo	Asian or Pacific Islander	Other	Hispanic
Manhattan Beach	33,852	89%	0.6%	0.2%	6%	1.3%	5.2%
El Segundo	16,033	83.6%	1.2%	0.5%	6.4%	3.8%	11%
Hermosa Beach	18,566	89.6%	0.8%	0.4%	4.4%	1.9%	6.7%
Redondo Beach	63,261	78.6%	2.5%	0.5%	9.1%	4.8%	13.5%
Beach cities total	131,712	85.2%	1.3%	0.4%	6.5%	3%	9.1%
L.A. County	9,519,338	48.7%	9.8%	0.8%	11.9%	23.8%	44.6%

Source: 2000 Federal Census

HOUSEHOLD CHARACTERISTICS

A household consists of the full-time occupants of a housing unit. A household may consist of one individual, a family or a number of unrelated individuals. Family households consist of two or more individuals related by blood, marriage, or adoption, and do not include one person households or households comprised of unrelated individuals.

Household Size and Type

Household size declined markedly between 1970 and 1980 and has only increased slightly since that time. This is consistent with the decrease in numbers of school age children and young adults noted above in Table 8.

**TABLE 11
HOUSEHOLD SIZE-1970-2000**

	1970	1980	1990	2000
Population	35,352	31,542	32,063	33,852
Dwelling Units	13,107	14,511	14,695	15,094
Persons per Unit	2.7	2.17	2.18	2.24
Households	12,769	13,901	13,992	14,474
Persons per Household	2.77	2.27	2.29	2.34

Source: U.S. Census, dates shown

Household size is smallest in the areas nearest the ocean, in Census Tracts 6202.01, 6203.2, and 6209.02. In these areas, household size tends to be two or fewer people. Inland tracts tend to have somewhat larger households, averaging about two and a half persons per household. In addition, owner occupied units tend to have a larger household size than renter occupied units.

**TABLE 12
PERSONS PER OCCUPIED HOUSING UNIT BY TENURE BY CENSUS TRACT- 2000**

	6202.01	6203	6203.02	6203.03	6204	6208	6209	6209.02	City Average
Owner Occupied	1.79	2.74	2.18	2.70	2.53	2.92	2.72	2.39	2.60
Renter Occupied	1.54	2.29	1.72	1.99	2.14	2.07	2.05	1.73	1.85

Source: 2000 Census Data

The proportion of households comprised of families continued to drop in the last decade, from 59 percent of all households in 1980 and 67.3 percent in 1970 down to 56.9 percent of all households in 1990, rising slightly to 58 percent of households in 2000 (Table 13). Meanwhile, the proportion of single person households rose slightly from 27.2 percent in 1970 to 29.3 percent in 2000.

The proportion of households comprised of families is lowest in the beach areas, particularly in Census Tract 6202.01 (El Porto). The proportion of single person households and households comprised of unrelated individuals is accordingly higher in these areas (Table 13). The largest proportion of family households is in the southeast sector of the City, in Census Tract 6208.

**TABLE 13
HOUSEHOLD TYPE- 2000**

Census Tract	Percent Families	Percent Single Person	Percent Nonfamily
El Porto 6202.01	20.7%	51.5%	27.8%
Tree Section 6203.01	72.2%	20.5%	7.3%
Beach Area 6203.02	38.4%	40.9%	20.7%
Tree Section 6203.03	69.1%	21.1%	9.9%
East Side 6204	67.1%	26.3%	6.7%
East Side 6208	72.1%	20.4%	7.5%
Hill Section 6209.01	69.5%	20.3%	10.2%
Beach Area 6209.02	49.1%	36.4%	14.5%
TOTAL CITY	58%	29.3%	12.7%

Source: 2000 Federal Census

Housing Tenure

In 2000, 35.06% of all households in the City consisted of renter households. This is a slight decrease from 1980, when 37.48 % of households were renter households, continuing an ongoing trend toward greater home-ownership since 1980, when 40.90 of households were renter households (Table 14). Owner-occupied units accounted for the clear majority of housing units in most areas of the City, except in two coastal area census tracts, C.T. 6202.01 (El Porto) and C.T. 6203.02 (northerly beach area). The coastal areas contain a larger proportion of duplexes and multi-family housing compared to the other areas of the City. In Tract 6909.02, located in the southwest portion of the City, owner-occupied units constitute only a slight majority. This is consistent with the larger proportion of duplexes and multi-family housing in the beach areas.

**TABLE 14
HOUSING TENANCY BY CENSUS TRACT-1980-2000**

Census Tract	Owner occupied		Renter Occupied	
	Units	Percent	Units	Percent
El Porto 6202.01	249	25.83%	715	74.17%
Tree Section 6203.01	1,362	84.02%	259	15.98%
Beach Area 6203.02	1,403	44.85%	1,725	55.15%
Tree Section 6203.03	1,334	79.22%	350	20.78%
East Side 6204	1,523	73.68%	544	26.32%
East Side 6208	2,011	75.09%	667	24.91%
Hill Section 6209.01	771	80.31%	189	19.69%
Beach Area 6209.02	767	55.90%	605	44.10%
TOTAL, 2000*	9,440	64.94%	5,096	35.06%
TOTAL, 1990	8,748	62.52%	5,244	37.48%
TOTAL, 1980	8,193	59.10%	5,669	40.90%

* Total for City as reported by Federal Census does not reflect total of all census tracts combined

Source: Federal Decennial Census, years shown

Manhattan Beach had a significantly higher proportion of owner-occupied units than surrounding cities and than Los Angeles County as a whole (Table 15). In fact, Manhattan Beach was the only city in the area with less than half of all housing to be renter occupied.

TABLE 15
TENANCY BY CITY- 2000

	Owner Occupied		Renter Occupied	
	Units	Percent	Units	Percent
Manhattan Beach	9,440	64.94%	5,096	35.06%
El Segundo	2,945	41.88%	4,087	58.12%
Hermosa Beach	4,033	42.71%	5,409	57.29%
Redondo Beach	14,147	49.52%	14,419	50.48%
TOTAL	30,565	51.30%	29,011	48.70%
L.A. County	1,499,744	47.72%	1,643,030	52.28%

Source: 2000 Federal Census

Income

The 2000 Federal census reported a median income of \$100,750 for the City of Manhattan Beach, well above the Los Angeles County median of \$42,189. At the same time, poverty does exist in the city, though at very low levels (Table 16). At the time of the Census, 93 people reported receiving public financial assistance, and 221 reported receiving Supplemental Security Income (SSI).

TABLE 16
PERSONS IN POVERTY- 2000

Census Tract	All persons	Persons Below Poverty	Percent
El Porto 6202.01	1,611	41	2.55%
Tree Section 6203.01	4,324	120	2.78%
Beach Area 6203.02	6,022	280	4.65%
Tree Section 6203.03	4,296	117	2.72%
East Side 6204	5,012	275	5.49%
East Side 6208	7,263	140	1.93%
Hill Section 6209.01	2,607	81	3.11%
Beach Area 6209.02	2,879	50	1.74%
City Total	34,014	1,104	3.25%

Source: 2000 Federal Census

Poverty level is determined by the Bureau of the Census based on national averages and costs for certain necessities of life. Poverty level was defined as less than \$17,029 for a four person household at the time of the 2000 Census.

Regional variations are not considered when determining poverty level. Therefore, the number of households in the City which were experiencing conditions of poverty at the time of the 1980 Federal Census may actually have been somewhat higher. The U.S. Bureau of the Census has established poverty thresholds as follows:

**TABLE 17
POVERTY LEVEL-2000**

Household Size	Weighted Average Threshold	Number of Children under 18 years of age								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or more
1 person	\$8,501									
Under 65	\$8,667									
65 and over	\$7,990									
2 people	\$10,869									
Under 65	\$11,214	\$11,156	\$11,483							
65 and over	\$10,075	\$10,070	\$11,440							
3 people	\$13,290	\$13,032	\$13,410	\$13,423						
4 people	\$17,029	\$17,184	\$17,465	\$16,895	\$16,954					
5 people	\$20,127	\$20,723	\$21,024	\$20,380	\$19,882	\$19,578				
6 people	\$22,727	\$23,835	\$23,930	\$23,436	\$22,964	\$22,261	\$21,845			
7 people	\$25,912	\$27,425	\$27,596	\$27,006	\$26,595	\$25,828	\$24,934	\$23,953		
8 people	\$28,967	\$30,673	\$30,944	\$30,387	\$29,899	\$29,206	\$28,327	\$27,412	\$27,180	
9+ people	\$34,417	\$36,897	\$37,076	\$36,583	\$36,169	\$35,489	\$34,554	\$33,708	\$33,499	\$32,208

Source: 2000 Federal Census

The State of California has defined various income groups, based on the percent of median income earned per household. Extremely low income households make less than thirty percent of the median income. Very low income households make less than fifty percent of the median income. Low income households make fifty to eighty percent of the median income. Low, very low, and extremely low income groups are known as lower income groups. Moderate income households make up to 120 percent of the median income.

HOUSING CHARACTERISTICS

Housing Type

The vast majority of housing in Manhattan Beach consists of single family detached homes, with smaller amounts of single family attached homes, duplexes, triplexes, fourplexes, and larger apartment complexes (Table 18). This contrasts with Los Angeles County as a whole, where only about half of all housing consists of single family detached units.

**TABLE 18
DWELLING UNITS PER STRUCTURE- 2000**

Census Tract	1 Unit, Detached	1 Unit, Attached	2 Units	3 or 4 Units	5 to 19 Units	20 or more Units	Mobile home ¹	Total
El Porto 6202.01	177	77	536	191	70	0	0	1,051
Tree Section 6203.01	1,602	0	7	0	0	54	0	1,663
Beach Area 6203.02	1,551	475	670	509	109	7	0	3,321
Tree Section 6203.03	1,495	14	38	58	68	41	0	1,714
East Side 6204	1,291	482	46	91	136	54 ²	8	2,118
East Side 6208	2,205	109	44	170	164	43	8	2,743
Hill Section 6209.01	887	24	28	28	50	0	7	1,024
Beach Area 6209.02	983	166	166	50	79	16	0	1,460
City Total	10,191	1,347	1,535	1,097	676	215	23	15,094
LA County	1,593,516	241,571	89,608	197,916	532,441	559,236	53,475	3,270,909

Source: 2000 Federal Census

1. The City of Manhattan Beach does not contain any mobile home parks, though 23 mobile homes were reported by the 2000 Federal Census. It is not known whether the census data may be in error or may reflect the presence of manufactured housing or construction trailers on single family lots.
2. Though 2000 Federal Census data reflect a total of 54 dwelling units in larger complexes of 20 or more units, City records indicate that only 48 such units exist in the area corresponding to Census Tract 6204.

With the exception of the beach areas, single family homes dominate in most areas of the City. The majority of remaining housing is provided in duplexes, triplexes, and fourplexes, with few dwelling units provided in larger complexes of five or more units

The 2000 Federal Census indicates that 1,347 dwelling units, or 8.92 percent of the City housing stock, consisted of single family attached dwellings, or condominiums. This is very close to the 1,342 single family attached dwellings reported for Manhattan Beach by the California Department of Finance in 2008, and is an increase from the 1990 Federal Census which reported 1,123 single family attached units, or 7.64% of total housing stock. The largest proportion of condominiums exist in Census Tract 6204, where condominiums are aggregated in a large tract in the Manhattan Village area and in the beach section attached units are provided in numerous small developments of only a few units.

Housing Size

Homes range from quite small to fairly large, with the majority of homes having four to seven rooms (Table 19). Units in Tract 6202.01 (El Porto) tend to be the smallest, followed by the other beach areas in Census Tracts 6203.02 and 6209.02. The largest number of rooms per unit tends to be provided in the areas east of Sepulveda Boulevard, in Census Tracts 6204 and 6208.

**TABLE 19
DWELLING UNIT SIZE- 2000**

	6202.01 El Porto	6203.01 Tree Section	6203.02 Beach Area	6203.03 Tree Section	6204 East Side	6208 East Side	6209.01 Hill Section	6209.02 Beach Area	City Total
1 room	76	0	99	6	5	14	0	68	268
2 rooms	180	29	256	69	78	98	18	77	805
3 rooms	242	75	476	152	138	194	49	131	1,457
4 rooms	242	151	722	126	164	393	68	247	2,113
5 rooms	165	406	684	336	615	450	97	241	2,994
6 rooms	99	331	440	373	554	441	209	214	2,661
7 rooms	19	192	353	176	339	336	256	261	1,932
8 rooms	8	287	167	190	118	315	126	122	1,333
9 or more rooms	20	192	124	286	107	502	201	99	1,531

Source: 2000 Federal Census

Housing Condition

Housing in the City of Manhattan Beach is generally in quite good condition. Due to the desirability of beach area real estate, units that become dilapidated are usually purchased and rebuilt. Further, the City of Manhattan Beach maintains an active code enforcement program, thus reducing the potential for perpetuation of substandard conditions. The City's most recent survey which was conducted at that time of the previous Housing Element (2003) indicated 55 units in need of repair. However, these units were all capable of rehabilitation.

The following categories were considered in the survey:

Category 1: Substandard; rehabilitation would not be economical, and replacement is recommended. A total of 11 units were identified in this category.

Category 2: Major repair needed, but economically feasible to rehabilitate. A total of 16 units were identified in this category.

Category 3: Moderate repair needed (painting, landscaping, minor repairs). A total of 28 units were identified in this category.

Category 4: Structurally sound with little or no repairs needed. The balance of the housing units in the City were included in this category.

Housing Vacancy

At the time of the 2000 Federal Census, the City of Manhattan Beach had 548 vacant housing units, comprising 3.7 percent of the total dwelling units within the City (Table 20). The California Department of Finance estimated a similar vacancy rate, 3.71 percent, for purposes of its 2008 annual population estimate. Vacant units include units available for sale or rent, units held for weekend and seasonal use, and units which have been built but not yet occupied.

At the time of the 2000 Census, the beach areas (Census Tracts 6202.01, 6203.02, and 6209.02) had the highest vacancy rates. As seen in Table 21 below, this is partially due to the significant number of units held for seasonal or occasional use.

TABLE 20
HOUSING VACANCY BY CENSUS TRACT-2000

Census Tract	For rent	For sale	Rented or sold, not occupied	Seasonal, recreational, occasional use	Other	Total	
	Units	Units	Units	Units	Units	Units	% ¹
El Porto 6202.01	27	0	12	9	11	59	5.61%
Tree Section 6203.01	7	12	15	8	0	42	2.53%
Beach Area 6203.02	57	34	0	90	12	193	5.81%
Tree Section 6203.03	30	0	0	0	0	30	1.75%
East Side 6204	13	0	0	38	0	51	2.41%
East Side 6208	42	7	3	13	0	65	2.37%
Hill Section 6209.01	9	9	0	12	0	30	2.93%
Beach Area 6209.02	18	12	0	58	0	88	6.03%
City Total	203	74	30	228	23	558	3.70%

1. Total vacant dwelling units/total dwelling units

Source: 2000 Federal Census

The overall vacancy rate in Manhattan Beach is similar to that in other beach cities and to Los Angeles County as a whole. However, the beach cities have a larger portion of vacancies due to seasonal or occasional use, whereas Los Angeles County as a whole has greater numbers of vacancies in units available for sale or rent.

TABLE 21
HOUSING VACANCY BY CITY-2000

	For rent	For sale only	Rented or sold, not occupied	Seasonal, recreational, or occasional use	Other vacant	Total ¹	
	Units	Units	Units	Units	Units	Units	%
Manhattan Beach	203	74	30	228	23	558	3.70%
El Segundo	47	20	52	66	11	196	2.71%
Hermosa Beach	223	37	17	80	14	371	3.78%
Redondo Beach	434	203	63	208	69	977	3.31%
Total, beach cities	907	334	162	582	117	2102	3.41%
Los Angeles County	61,369	28,827	12,588	17,499	16,806	137,135	4.19%

1. (total vacant dwelling units/total dwelling units)

Source 2000 Federal Census

HOUSING COST

Home Values

As shown in Table 21, housing values in beach cities are much higher than those in Los Angeles County as a whole. At the time of the 2000 Federal Census, the median value of ownership occupied was \$672,600. This is more than triple the median value for owner occupied housing countywide. Similarly, Dataquick Information Systems reported a median price of \$700,000 for all detached homes sold in Manhattan Beach and a median price of \$205,000 for all homes sold in Los Angeles County in 2000.

**TABLE 22
VALUE OF OWNER OCCUPIED HOUSING BY CITY- 2000**

City	Lower value quartile	Median value	Upper value quartile
Manhattan Beach	\$499,200	\$672,600	\$888,200
El Segundo	\$305,400	\$371,900	\$467,200
Hermosa Beach	\$393,300	\$519,200	\$714,800
Redondo Beach	\$283,200	\$353,300	\$436,000
Los Angeles County	\$155,400	\$209,300	\$328,400

Source: 2000 Federal Census

Within the City of Manhattan Beach, housing values are generally higher in the tree section and the beach areas, with the exception of the El Porto area, which reported among the lowest home values. Generally the inland areas reported lower values, with the southerly portion of the City reporting higher values than the northerly portion.

**TABLE 23
VALUE OF OWNER OCCUPIED HOUSING BY CENSUS TRACT- 2000**

Census Tract	Lower quartile	Median value	Upper quartile
El Porto 6202.01	\$502,100	\$620,700	\$739,300
Tree Section 6203.01	\$481,100	\$631,500	\$802,900
Beach Area 6203.02	\$564,700	\$743,100	\$952,300
Tree Section 6203.03	\$555,700	\$703,400	\$919,300
East Side 6204	\$417,900	\$518,300	\$671,400
East Side 6208	\$457,300	\$635,400	\$842,100
Hill Section 6209.01	\$635,400	\$885,800	>\$1,000,001
Beach Area 6209.02	\$709,700	\$866,800	>\$1,000,001
City Total	\$499,200	\$672,600	\$888,200

Source: 2000 Census

Housing values in the City of Manhattan Beach have risen significantly in the years since the census, rising most steeply between the years 2002 to 2005. This is reflective of regional trends. While home sales prices continued to rise through 2007, price per square foot dropped slightly in 2007, reflecting sales of larger units, both locally and countywide.

TABLE 24
HOUSING SALES PRICE 2000-2007

Year	Manhattan Beach			Los Angeles County		
	Median Home Price	Median Condo Price	Price/ Sq.ft.	Median Home Price	Median Condo Price	Price/ Sq.ft.
2000	\$700,000	\$600,000	\$386	\$205,000	\$154,000	\$153
2001	\$726,000	\$664,000	\$418	\$232,000	\$169,000	\$169
2002	\$850,000	\$750,000	\$451	\$274,000	\$203,000	\$196
2003	\$1,050,000	\$918,000	\$462	\$330,000	\$251,000	\$234
2004	\$1,300,000	\$1,068,000	\$616	\$412,000	\$325,000	\$297
2005	\$1,473,000	\$1,294,000	\$698	\$495,000	\$385,000	\$358
2006	\$1,550,000	\$1,400,000	\$783	\$541,000	\$412,000	\$397
2007	\$1,625,000	\$1,523,000	\$765	\$560,000	\$430,000	\$385

Source: Dataquick Information Systems

There is a wide range in asking prices (as noted in Table 25 below) for homes advertised for sale on internet realty sites including Realtor.com, Roost.com, and Trulia.com. The lowest advertised price for any home was a condominium advertised at \$350,000. The highest advertised price was \$8 million for a home on a nearly ten thousand square foot building site.

**TABLE 25
HOME ASKING PRICE - APRIL 2008**

Asking price	Number of units
<\$350,000	0
\$350,000-\$400,000	1
\$400,000-\$500,000	0
\$500,000-\$600,000	1
\$600,000-\$700,000	2
\$700,000-\$800,000	2
\$800,000-\$900,000	9
\$900,000-\$1 million	8
\$1-1.5 million	52
\$1.5-2 million	43
\$2-2.5 million	45
\$2.5-3 million	22
\$3-4 million	16
\$4-5 million	5
>\$5million	9

Source: Realtor.com, Roost.com, Trulia.com

The median asking price for all homes advertised was about \$1.9 million, nearly twenty percent higher than the median sales experienced in all of 2007. Due to the regionally soft market, it is unlikely that prices will continue to rise in the near future in Manhattan Beach. Advertisements of homes for sale reflect the owner's optimistic opinion of the home value. The asking price may be somewhat higher than what the seller actually expects to obtain. The recorded sales price reflects what someone is actually willing to pay.

Rental Rates

Similar to housing sales prices, rents also are higher in the beach cities, with median rent in Manhattan Beach slightly more than twice the median rent in Los Angeles County as a whole.

**TABLE 26
RENT BY CITY-2000 CENSUS**

Location	Lower quartile	Median	Upper quartile
Manhattan Beach	\$923	\$1,293	\$1,795
El Segundo	\$686	\$848	\$1,019
Hermosa Beach	\$852	\$1,095	\$1,472
Redondo Beach	\$782	\$943	\$1,202
Los Angeles County	\$507	\$643	\$838

Source: 2000 Federal Census

The highest reported rental rates were in the Tree Section followed by the northerly beach area of the City. Lower rental rates were reported in the southerly beach area and in the Hill Section, which had reported the highest values for owner-occupied housing.

**TABLE 27
RENT BY CENSUS TRACT**

Census Tract	Lower quartile	Median	Upper quartile
6202.01 El Porto	\$920	\$1,258	\$1,869
6203.01 Tree Section	\$889	\$1,550	\$1,888
6203.02 Beach Area	\$1,021	\$1,447	\$1,818
6203.03 Tree Section	\$942	\$1,307	\$1,712
6204 East Side	\$918	\$1,119	\$1,780
6208 East Side	\$828	\$993	\$1,472
6209.01 Hill Section	\$928	\$1,182	\$1,681
6209.02 Beach Area	\$916	\$1,375	\$2,001
City Total	\$923	\$1,293	\$1,795

Source: 2000 Federal Census

Since the time of the Federal Census, rental rates, like home prices, have risen significantly, as reflected in the rental survey by Westside rentals.

**TABLE 28
MEDIAN RENTS-2008**

Unit Type	Monthly Rent
Apartment	\$2,524
Condo	\$3,497
House	\$5,671
Duplex	\$3,305
Triplex	\$4,800
Townhouse	\$4,921
Studio	\$1,450
1 bedroom	\$2,345
2 bedrooms	\$3,489
3 bedrooms	\$5,738
4 bedrooms	\$6,542

Source: Westside Rentals

The few units listed for rent in the City of Manhattan Beach vary widely in rent asked. At the low end, a studio apartment in El Porto is listed at \$800 per month, and one bedroom apartments in the same area are listed at \$875 and \$895. The most expensive advertised rental is a detached home with an advertised rent of \$37,000 per month. It should be noted that rentals in small complexes in beach areas are often not formally advertised, but are offered through word of mouth and on-site signage to those in the community.

The trend toward increased rental costs in the region is reflected in the increase in Fair Market Rents for the Los Angeles-Long Beach Standard Metropolitan Statistical Area. The HUD-formulated Fair Market Rent (FMR) schedule is a guideline to maximum rents allowable for units developed with HUD assistance of for tenants receiving Section 8 housing assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the FMR's for each metropolitan area.

**TABLE 29
HUD FAIR MARKET RENTS-2000-2008**

FMR Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2000	\$505	\$605	\$766	\$1,033	\$1,233
FY 2001	\$516	\$618	\$782	\$1,055	\$1,260
FY 2002	\$543	\$650	\$823	\$1,110	\$1,325
FY 2003	\$638	\$764	\$967	\$1,305	\$1,558
FY 2004	\$674	\$807	\$1,021	\$1,378	\$1,646
FY 2005	\$746	\$900	\$1,124	\$1,510	\$1,816
FY 2006	\$789	\$952	\$1,189	\$1,597	\$1,921
FY 2007	\$843	\$1,016	\$1,269	\$1,704	\$2,051
FY 2008	\$863	\$1,041	\$1,300	\$1,746	\$2,101

Source: HUD

Based on information presented above, the lower priced units advertised in the El Porto area would fall below the HUD Fair Market Rent limit and could be eligible for utilization of Section 8 vouchers if the landlords were amenable. There are currently no subsidized housing units in the City and therefore no units at risk of conversion.

HOUSING AFFORDABILITY

Households paying over thirty percent of income for housing are considered to be overpaying for housing. Those paying over fifty percent of income for housing are considered to be severely overpaying. Based on 2000 census data, 26.9 percent of households for which data is available were paying 30 percent or more for housing in 2000, of which over a third (11 percent of all households) were paying more than fifty percent of income for housing. Low income and elderly renter households had the greatest problem with overpaying for housing, with the vast majority of low income households overpaying for housing. Overpayment was less of a problem for lower income owners than for renters, possibly due to fixed costs for ownership housing. Moderate to upper income households experienced fewer problems with overpayment for housing than lower income groups, but a significant proportion of these households were also overpaying.

TABLE 30
HOUSING EXPENDITURES AS PERCENTAGE OF INCOME - 2000

Households by Income, & Affordability	Renters		Owners		Total Households
	Elderly 1&2 member households	Total Renters	Elderly 1&2 member households	Total Owners	
Household Income <=30% Median	32	230	137	267	497
% Cost Burden >30%	75%	64.3%	82.5%	77.9%	71.6%
% Cost Burden >50%	75%	64.3%	72.3%	72.7%	68.8%
Household Income >30% to <=50% Median	44	179	154	173	352
% Cost Burden >30%	77.3%	88.8%	51.3%	56.6%	73%
% Cost Burden >50%	68.2%	86.6%	48.7%	54.3%	70.7%
Household Income >50 to <=80% Median	64	223	222	365	588
% Cost Burden >30%	84.4%	95.5%	32.4%	46.6%	65.1%
% Cost Burden >50%	78.1%	48.9%	19.8%	32.3%	38.6%
Household Income >80% Median	133	4,436	1,825	8,634	13,070
% Cost Burden >30%	21.1%	17.3%	18.4%	24.8%	22.2%
% Cost Burden >50%	7.5%	3.9%	5.8%	7.1%	6%
Total Households	273	5,068	2,338	9,439	14,507
% Cost Burden >30%	51.3%	25.4%	25.6%	27.7%	26.9%
% Cost Burden >50%	41.8%	11.6%	13.8%	10.8%	11%

Source: HUD CHAS data book (based on 2000 Census data)

Overpayment for housing may be reflective of a number of conditions, including limited supply of low or moderately priced housing. Lack of supply is exacerbated by a poor match between affordable units and low income households. As shown in Table 31, only a small portion of rentals affordable to lower income households are actually occupied by households in those income groups.

TABLE 31
AFFORDABILITY MISMATCH- 2000

Housing Units by Affordability	Rental Units	Owned/For Sale Units
Affordable at household income <=30% median income		
# occupied units	104	N/A
% occupants with income <=30% median	28.8	N/A
# vacant for rent	0	N/A
Affordable at household income >30% to <=50% median income		
# occupied units	77	48
% occupants with income <=50% median	28.6	20.8
# vacant for rent	0	0
Affordable at household income >50% to <=80% median income		
# occupied units	360	40
% occupants with income <=80% median	10	50
# vacant for rent	15	0
Affordable at household income >80% median income		
# occupied units	4,529	9,354
# vacant for rent	190	69

Source: HUD CHAS data book (based on 2000 Census data)

Overpayment for housing by very low and low income households is considered to be more serious than overpayment by more affluent income groups, due to the limited funds available to lower income households for all expenses. Overpayment for shelter may result in lack of availability of funds for such basics as medical care, transportation, or food. On the other hand, more affluent households may choose to expend a greater proportion of income on housing due to the greater discretionary income available.

Based on the median income of \$42,189 at the time of the Census and a thirty percent affordability ratio, an affordable rent for a median family household in Los Angeles County would have been a maximum of \$1,054. This is below the median rent in the City of Manhattan Beach, and below the median rent for all census tracts in the City except Census Tract 6208 in the southeast portion of the City. The \$1,054 figure well exceeds the lower quartile rent in all areas of the City, indicating that at least twenty five percent of all rental housing in the City would be affordable to a County median household.

One measure of housing affordability would be housing foreclosures. If homeowners cannot afford mortgage payments, they go into default. As of April 2009, forty homes in Manhattan Beach were at some

point in the foreclosure process, representing 0.26 percent of City housing stock. By contrast, in the same period, 1.39 percent of housing units in Los Angeles County were at some point in the foreclosure process. Within the City of Manhattan Beach, notices of default had been issued for twenty seven homes, which is the beginning of the foreclosure process, and financial institutions were taking possession of thirteen homes, signifying completion of the foreclosure process. Thus, while foreclosures are an issue for Manhattan Beach, the problem is much smaller than in the region as a whole.

As of May 2008, twenty nine homes in Manhattan Beach were at some point in the foreclosure process. Notices of default had been issued for twenty three homes, which is the beginning of the foreclosure process, and financial institutions had taken possession of six homes, signifying completion of the foreclosure process.

An ownership unit would generally be considered affordable if the purchase price were three to four times annual household income. Actual affordability would depend on prevailing mortgage rates, the size of the down payment, and other expenses to be met by the household. Optimistically assuming a four to one ratio, a County median household could afford to pay \$169,000 to purchase a home at the time of the Census, which is well below both the County and City median housing value reported at the time of the Census. A City median household would have been able to afford a home priced at \$403,000, less than even the lowest quartile value in the City. Thus fewer than 25 percent of all owner occupied homes, would have been considered affordable to a household making the City median income at the time of the Census.

This disparity between numbers of affordable units and local household income can be attributed to a number of factors. Many owners bought their homes many years ago for much lower prices. New purchasers may be willing to pay higher prices because the home is viewed as an investment and tax advantages may balance a portion of the costs. A buyer may have considerable equity from a previous home to apply toward the price of the new home. In addition, as noted above, homeowners may have an optimistic view of the value of their property.

Finally, ownership units have a differing market response than rental units. Rental units are more often on the market and constantly competing with other units for available tenants and tend to reflect current market conditions. By contrast, the typical owner has not paid the prevailing housing price due to long term ownership of the unit. Thus, while housing value may increase, actual costs are relatively fixed. At any given time, only a small portion of ownership units will be on the market. Thus, ownership units are not as immediately subject to housing affordability.

HOUSING NEED

3. HOUSING NEEDS

This section of the Housing Element identifies those housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA) for the City and other regional growth projections. The City's RHNA allocation is then identified and followed by the City's ability in meeting its RHNA allocation over the planning period, which ends in 2013. This section then concludes with an identification of Special Needs Groups and how the City plans on addressing each group.

In accordance with Section 65584 of the California Government Code, the distribution of regional housing need is to take into consideration market demand for housing, employment opportunities, the viability of suitable housing sites and public facilities, commuting patterns, and type and tenure of need.

The Southern California Association of Governments (SCAG) 2004 Regional Growth Forecast estimates that in 2000, 13,985 individuals were employed in the City of Manhattan Beach (Table 32). The SCAG population estimate for the City at that time was 34,097 and estimated housing units were 14,516. SCAG forecasts only small, incremental growth in the City, with an average per-decade increase of 463 dwelling units. Even this small incremental projection exceeds historic growth. In the years between 1990 and 2000, the City added only 399 dwelling units. From 1980 to 1990 the City added just 188 dwelling units.

TABLE 32
SCAG ESTIMATES OF
POPULATION, EMPLOYMENT, AND HOUSING-2000-2030

Year	Population	Dwelling Units	Employment	Employees per Unit
2000	34,097	14,516	13,985	0.96
2005	36,384	14,999	14,086	0.94
2010	36,541	15,087	15,114	1.00
2015	37,051	15,285	15,414	1.01
2020	37,553	15,491	15,699	1.01
2025	38,035	15,695	15,952	1.02
2030	38,498	15,905	16,181	1.02

Source: SCAG

Future employment at maximum buildout permitted under the General Plan was calculated using standard employee generation rates (Table 33). This resulted in an estimated 18,088 jobs within the City at buildout, which may not occur until long after the period addressed in SCAG's growth projections above.

**TABLE 33
EMPLOYMENT BY LAND USE**

USE	ACRES	FLOOR AREA FACTOR	SQUARE FEET	EMPLOYEES
Commercial				
General Commercial	87	1.5:1	5,684,580	5,685
Downtown	14	1.5:1	914,760	915
Local Commercial	13	1.5:1	849,420	849
Mixed Use	4	1.0:1	174,240	174
Manhattan Village	102	1.5:1	6,664,680	6,665
North End	8	1.5:1	522,720	588
Industrial	73	1.0:1	N/A	3,212
Total Employment				18,088

1. Square footage, based on acreage and maximum floor area ratios permitted in General Plan
2. Commercial employee generation assumes predominantly retail, generating 1 employee/1,000 square feet. Industrial uses assumed to generate 44 employees/acre.

It should be noted that this estimate assumes full buildout under maximum permitted floor area ratios. However, this level of development would be unlikely, both due to market demand and the difficulty of providing adequate parking if higher floor area ratios were attempted.

REGIONAL HOUSING NEEDS ASSESSMENT

SCAG has developed an assessment of housing needs for each city in the SCAG region. The needs assessment is an assignment to each community of the share of need assigned to the SCAG region by the California Department of Housing and Community Development (HCD). HCD assigned a need of 699,368 dwelling units to the SCAG region as a whole. SCAG assigned 283,927 units to all of Los Angeles County of which 13,733 were assigned to the South Bay cities.

SCAG's 2007 Regional Housing Needs Assessment (RHNA) indicates that total new housing production of 895 units would be needed in the City of Manhattan Beach for the period from January 1, 2006 through June 30, 2014. The 895 unit need assessed under the RHNA for the 2006 to 2014 planning period is over three times SCAG's projected growth of 286 dwelling units for the longer 2005 to 2015 period. This conflict between SCAG's Regional Growth Forecast and SCAG's assignment of housing need is especially puzzling when one considers that the Regional Growth Forecast was a factor in assigning housing need. As evident from the examination of Table 33 above, the historic growth in the City's population, housing development, and employment is substantially less than that anticipated in the SCAG projections. The

ability of the City to accommodate the growth anticipated by SCAG is further compounded by the constraints to housing indentified in the following section of this report.

The RHNA assesses need by income group as described in Table 34 below. In allocating housing by income group, SCAG is to avoid excess impacts on areas which already contain a relatively high proportion of low income housing. Under the 2007 RHNA, Manhattan Beach was determined to need 296 dwelling units affordable to very low income households, 149 units affordable to low income households, and 160 units affordable to moderate income households. The remaining 350 units would meet the needs of high income households.

**TABLE 34
RHNA BY INCOME GROUP - 2007**

Income Group	Income Level	Units Needed
Very Low Income	< 50% of median	236
Low Income	50% to <80% of median	149
Moderate Income	80% to <120% of median	160
Upper Income	≥120% of median	350
TOTAL		895

Source: SCAG RHNA, 2007

The RHNA considers overpayment for housing in developing its needs assessment. A household is considered to be overpaying for shelter if it expends over 30 percent of its income for housing. SCAG utilized tables prepared by the United States Department of Housing and Urban Development for use in preparation of Consolidated Plans required in connection with Community Development Block Grant. The HUD data indicate that 1,234 renters in the City are overpaying for housing. Of these 299 were very low income and 220 were low income (Table 35).

**TABLE 35
EXISTING OVERPAYMENT**

	Number of Households		
	Renter	Owner	Total
Very Low Income	294	299	593
Low Income	220	175	395
Moderate and Upper Income	765	2130	2895
TOTAL	1279	2604	3883

Source: SCAG reproduction of HUD data

The RHNA does not quantify need for extremely low income units. In accordance with Government Code Section 65583(a)(1), this is assumed to be fifty percent of the very low income need, or 118 units.

SPECIAL NEEDS GROUPS

In addition to low income households, a number of groups with special housing needs have been identified under Section 65583 of the Government Code. These include the handicapped, elderly, large families, farm workers, families with female heads of household, and the homeless. The City of Manhattan Beach is in an urban area with no farms or farm workers. Other special needs groups are discussed in the following sections.

Handicapped

Handicapped households are defined as those with at least one member having a work or housework disability. People with handicaps include people who are blind, deaf, or mute, or people confined to a bed or wheelchair, or require crutches. Many of these disabilities require that modifications be made to the housing units or that assistance animals be accommodated. Some of these housing needs include, but are not limited to, wheelchair ramps, widened doorways, grab bars, and access ramps. Furthermore, some individuals require housing which is close to health care facilities. The City of Manhattan Beach assures compliance with access standards through the building permit review process.

The 2000 U.S. Census reports that there are 5,642 households in the City of Manhattan Beach which include at least one handicapped individual. Table 36 illustrates where handicapped households are concentrated throughout the City.

**TABLE 36
HANDICAPPED HOUSEHOLDS BY CENSUS TRACT - 2000**

Census Tract	Handicapped Households
6202.01 El Porto	279
6203.01 Tree Section	736
6203.02 Beach Area	753
6203.03 Tree Section	485
6204 East Side	1,175
6208 East Side	1,320
6209.01 Hill Section	472
6209.02 Beach Area	422
TOTAL	5,642

Source: 2000 U.S. Census

Persons over 64 years of age comprise 1,881 handicapped individuals, or about a third of the total. Typical housing needs would include wider doorways to accommodate wheelchairs, access ramps, and accommodation for service animals. From the Census information available, it is not possible to determine the number of handicapped persons or households which need housing assistance.

The city does not regulate assisted living facilities with six or fewer clients nor regulate concentration of residential facilities for persons with disabilities, nor does the City regulate the familial status of household groups. Larger residential care facilities of a commercial nature are subject to use permits though group homes are not. The City does not have any unique regulations regarding stepped up entrances, maximum entry width, or fixture height that would impair access for the disabled. In low lying areas, though, floor levels and entryways may be raised slightly above ground level to avoid high water during major storms. In such cases, accommodation may be provided by means of ramps. Housing discrimination against disabled persons is treated as a fair housing issue.

Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 22;

- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;

Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The **Westside Regional Center (WRC)** located in Culver City (<http://www.westsiderc.org/>) provides services for people with developmental disabilities in Manhattan Beach. The WRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost. According to the latest WRC Performance Report¹, the Center served approximately 7,100 individuals during 2010.

In addition to the services provided by the WRC, City housing programs that respond to the needs of this population include 5a (Incentives for Affordable Housing), 6a (Section 8 Rental Assistance) and 7d (Emergency Shelters and Transitional/Supportive Housing).

Elderly

The 2000 Census also indicates that there were 3,526 persons, or 10.4% of the City's total population over 65 years of age at the time of the Census. Comparing these figures to comparable 1980 and 1990 data, the City's elderly population has increased significantly over the last 20 years.

Elderly residents may share many of the special housing needs of disabled persons. In addition, many elderly persons are on fixed incomes. At the time of the Census, 2,472 households received Social Security

¹ <http://www.westsiderc.org/s/WRC%20Performance%20Contract%20Year%20End%20Report%20For%202010.pdf>

income, though these households may have also had additional sources of income, such as pensions or investment income. Supplemental Security Income was received by 221 households.

TABLE 37
SENIORS (OVER 55 YEARS OF AGE) - 1980 to 2000

Age	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
55-59	1,682	5.1%	1,513	4.7%	1,963	5.8%
60 - 64	1,219	3.7%	1,369	4.2%	1,299	3.8%
65 +	1,941	5.9%	2,759	8.6%	3,526	10.4%
Total	4,842	14.7%	5,641	17.5%	6,788	20.6%

Source: 2000 US Census

Of the total 14,474 occupied housing units in the City, 2,618 were headed by elderly persons at the time of the census. Of the housing units headed by elderly persons, 2,177 were owner-occupied housing units and 241 were rental units. A total of 166 elderly households spent more than 30% of their income for housing (rents or mortgages). Elderly renters were especially subject to overpayment for housing, with 51.3 percent of elderly renters paying more than 30 percent of income for housing and 41.8 percent paying more than 50 percent of income for housing. Younger households may respond to rent increases by moving, whereas the elderly may be more reluctant to move or have difficulty undertaking the tasks involved in moving, including finding a new unit and packing for a move.

There are two senior housing projects in the City: Manhattan Terrace and Manhattan Village- Senior Villas. The Manhattan Terrace (located at 3400 Valley Drive) consists of 48 units, and the Manhattan Village-Senior Villas (located at 1300 Park View Avenue) consists of 104 dwelling units. These projects are designed to be affordable to seniors on fixed incomes.

The City has established a Senior Services Program that is run by a City staff Senior Services Manager to plan and implement recreational, educational and social programs designed to meet the needs of older adults living in Manhattan Beach. This includes assistance with household finances and shelter. In addition, the Beach Cities Health District (BCHD) provides health and wellness services to residents of Manhattan Beach, Hermosa Beach and Redondo Beach. The BCHD Care Manager completes needs assessments of older adults and/or disabled, develops individualized care plans, provides the service linkages, and if necessary arranges services to address the agreed upon identified needs.

Large Families

A large family is defined as a household or family with five or more persons. Families are considered groups of persons related by blood, marriage or adoption. Households represent all persons living together as groups, regardless of whether or not they are related. The City does not distinguish between large households of unrelated individuals and large families in its Codes.

The 2000 Census reported that 861 households (4.8%) contained 5 or more persons. Of these large households, 844 households (98%) were classified as families. The remaining 17 households consisted of non-related people sharing housing. Table 38 illustrates the distribution of large households in the City.

**TABLE 38
LARGER FAMILIES AND HOUSEHOLDS BY CENSUS TRACT - 2000**

Number of Persons	El Porto 6202.01	Tree Section 6203.01	Beach Area 6203.02	Tree Section 6203.03	East Side 6204	East Side 6208	Hill Section 6209.01	Beach Area 62902.02	Total
Family households									
5 persons	2	98	57	103	98	183	60	32	633
6+ persons	1	28	15	30	28	81	17	11	211
Non-family households									
5 persons	0	2	4	0	0	0	0	5	11
6+ persons	0	0	1	1	0	3	0	1	6

Source: 2000 US Census

Overcrowding can be more of a problem for large families. A unit is considered overcrowded if there is more than one occupant per room. The 2000 Federal Census recorded few overcrowded dwelling units in the City of Manhattan Beach (generally more than 1 person per room). Less than one percent of all owner-occupied housing in the City was overcrowded and only 3 percent of renter occupied housing was overcrowded.

**TABLE 39
OVERCROWDING-2000**

Occupants per room	Owner occupied					Renter occupied				Total
	1.00 or fewer	1.01 to 1.50	1.51 to 2.00	2.01 or more	Total	1.00 or fewer	1.01 to 1.50	1.51 to 2.00	2.01 or more	
El Porto 6202.01	239	0	0	0	239	737	9	7	0	753
Tree Section 6203.01	1363	0	0	0	1,363	258	0	0	0	258
Beach Area 6203.02	1391	9	0	0	1,400	1681	9	26	12	1,728
Tree Section 6203.03	1330	5	0	0	1,335	345	0	4	0	349
East Side 6204	1501	8	10	0	1,519	542	0	0	6	548
East Side 6208	1987	27	0	0	2,014	622	34	0	8	664
Hill Section 6209.01	804	0	0	0	804	190	0	0	0	190
Beach Area 6209.02	761	5	0	0	766	565	16	25	0	606
City Total	9276	54	10	0	9,440	4940	68	62	26	5,096

Source: 2000 US Census

Female-headed Households

Demographic, social, and economic conditions contribute to special housing demands for female-headed households. According to the 2000 Census, there were 769 (5.3%) female-headed households in the City of Manhattan Beach. Among these female-headed households, 433 had related children under 18 years of age, of which sixty households, or 13.86%, had poverty level incomes. No female headed households without children under eighteen years of age had poverty level incomes. The incomes of those households that are female-headed are lower than those other households, and the key housing issue for this special needs group involves affordability, security, and, possibly, child care facilities. The Los Angeles Homeless Services Authority found that nearly 7,200 of the homeless persons on any given night were victims of domestic violence. From Census information, it is not possible to determine how many female-headed households are in need of housing assistance.

Homeless

Overview. Manhattan Beach is a participating city in the Los Angeles County Housing Authority Programs and in county wide HUD funding administered by the Los Angeles Community Development Commission. The Los Angeles Homeless Services Authority (LAHSA) administers funds for homeless services through the Los Angeles Continuum of Care in Urban Los Angeles County, which includes the City of Manhattan Beach. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$60 million annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles County.

The following is a partial list of the make-up of the homeless population.

- a. Single adult (usually male) transients who pass through a community on the way to some other destination, but who do not stay.
- b. Seasonal or migrant homeless individuals, mainly farmworkers and fishermen.
- c. Chronically homeless, single adults, including non-institutionalized, mentally disturbed individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to "live on the streets."
- d. Minors who have either run away from home or have been "thrown out."
- e. Low-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home or single-parent families, mostly female-headed, are especially prevalent in this group.
- f. Women (with or without children) who are escaping domestic violence. Men may also fall into this category.

- g. Persons displaced as a result of disaster with no short term means of providing shelter.

Extent of Homelessness in Los Angeles County and Manhattan Beach. In January 2007, LAHSA conducted a count of homeless individuals over three nights. The LAHSA counts were conducted at homeless shelters and drop in centers as well as on streets, at parks, and other areas believed to be utilized by the homeless. This analysis indicated that on any given night in the Los Angeles Continuum of Care service area, a total of 68,608 people were homeless, with 57,166 people living on the street and 11,442 people living in either emergency shelters or transitional housing facilities. The survey found that 87 homeless individuals would live in Manhattan Beach on a given night.

LAHSA found that within the Los Angeles Continuum of Care service area, adult men comprise 59 percent of the homeless population, with about 85 percent of the men without shelter nightly. Adult women make up another 24 percent of the homeless population. The remaining 15 percent of the homeless are children under the age of 18. Thus on any given night, 10,100 children are homeless, with nearly 8,000 of them unsheltered. There were 16,643 people in families that were homeless on any particular night, and 8,828 youth in these families. Hence, nearly 1,300 homeless persons younger than 18 are unaccompanied by a parent each night.

Programs to Assist the Homeless. Specialized programs funded through LAHSA address a wide-range of issues related to homelessness, including but not limited to: domestic violence, mental illness, substance abuse, job training, family strengthening, health, mainstream benefits enrollment, and most importantly, supportive short- and long-term housing. The CDC has funding designated for construction of additional homeless shelters.

The following shelter and service providers are located in the Manhattan Beach area:

1. **The Salvation Army** operates a shelter located at 1370 Alamitos Avenue in the City of Long Beach. The operators of this shelter reported that providing temporary shelter to the homeless is the shelter's primary function. This Salvation Army shelter provides services to an average of 73 people per day. Of this number, approximately 10% are homeless.
2. **The Second Step Shelter**, located in Redondo Beach, provides transitional housing for women with dependent children. The focus of the shelter's services is to provide women who are victims of domestic violence with housing while they are making a transition to independent living. The shelter has a 24-bed capacity.
3. **1736 Family Crisis Center** provides shelters at several locations in the area. The shelters include transitional housing for women and their children under 18 years of age and a shelter for homeless youth. The Center also offers legal services.
4. **The Kenny Nicholson Foundation** provides services to homeless in the South Bay and Los Angeles area.

National Guard armories have been utilized for emergency, cold weather shelter programs since 1987. These include armories in Culver City, Glendale, Long Beach, Pomona, Sylmar, and West Los Angeles. The armory in Manhattan Beach has not traditionally been utilized, though inclusion of armories in the program varies from year to year. The armories provide shelter between 6:00 pm and 7:00 am. LAHSA estimates that up to 45 percent of emergency shelter beds in Los Angeles County have been provided through the armory program. Armories currently identified for the shelter program include:

1. Sylmar National Guard Armory
12860 Arroyo Street
Sylmar
2. Glendale National Guard Armory
220 East Colorado Street
Glendale
3. Los Angeles National Guard Armory
1300 Federal Ave.
Los Angeles
4. Culver City National Guard Armory
1808 Culver Blvd.

Recent amendments to state law (Senate Bill 2 of 2007) require that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district. Program 7e in Chapter 5 includes a commitment to process a Municipal Code amendment in compliance with SB 2.

Transitional housing is longer-term housing, typically up to two years. Transitional housing generally requires that residents participate in a structured program to work toward established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals. Under SB 2 transitional and supportive housing is deemed to be a residential use subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. Program 7e also address this issue.

OPPORTUNITIES AND CONSTRAINTS

4. OPPORTUNITIES AND CONSTRAINTS

This section of the Housing Element highlights and discusses the opportunities the City has for potential and additional housing sites and discusses affordable housing opportunities as well. The section concludes and documents environmental constraints, market constraints, and governmental constraints that may further impede the development of new housing in the City which could inhibit the available opportunities for housing development.

OPPORTUNITIES

Land Resources

The City of Manhattan Beach contains 2,492 gross acres, and 2,017 net acres excluding streets. Residential uses occupy 1,422 acres, or 70.5 percent of developable land. The Land Use Element of the Manhattan Beach General Plan estimates that 15,541 residential units could be accommodated on existing residentially designated sites, with another 340 dwellings provided in mixed-use areas, for a total of 15,881 dwelling units at build-out. This is 395 more units than the 15,486 units estimated to exist in the City as of January 1, 2008 by the California Department of Finance.

Vacant Sites. Perhaps the most significant factor limiting the construction of large numbers of new housing units is the availability of land to accommodate significant new growth. The City of Manhattan Beach is nearly built out and contains very few vacant sites. As shown in Table 40, only four vacant parcels have residential development potential, and all of these are relatively small and could accommodate only a few additional units.

**TABLE 40
VACANT LAND INVENTORY AND DEVELOPMENT POTENTIAL**

Location	Zoning	Intensity	Area (sq. ft.)	Potential Units	Vacant
133 El Porto	RH	850 sf/du	1,380	1	Yes
3804 Highland	CNE	850 sf/du	1,800	2	Yes
820 Duncan Place	RS	7,500 sf/du	4,200	1	Yes
1120 6th St.	RS	7,500 sf/du	7,500	1	Yes
Total			22,921	5	

Source: City of Manhattan Beach, 2008

Underutilized Sites. The General Plan provides for high-density residential uses in areas designated Downtown Commercial (CD) totaling 14 acres, Local Commercial (CL) totaling 13 acres, and North End Commercial (CNE) and North End Commercial D-5 totaling 9 acres. The Mixed Use Commercial district, which encompasses approximately 4 acres, is predominantly occupied by commercial uses that are smaller

in scale than those in General Commercial areas, offering a pedestrian friendly, village atmosphere. Scattered residential uses already exist in these areas. Low-density residential development is allowed within this district.

The commercial districts that allow high-density residential development encompass approximately 36 acres. Appendix A contains a detailed analysis of the potential for affordable multi-family residential development on underutilized sites in these areas. Several factors pose constraints to such development, including existing subdivision and ownership patterns, small parcel sizes, and in some cases, difficult site conditions such as topography. The analysis contained in Appendix A also includes a discussion of actions the City can take to enhance the feasibility of new affordable multi-family housing development in these underutilized commercial areas.

Capacity to Accommodate the City’s Share of Regional Housing Needs

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix A. The results of this analysis are summarized in Table 41 below. The analysis shows that the City’s land inventory is more than sufficient to accommodate its share of regional housing needs for this planning period. The actions described in Program 3b will enhance the feasibility of affordable multi-family development commensurate with these needs.

**Table 41
Land Inventory Summary**

	Income Category		
	Lower ¹	Moderate	Above Moderate
Vacant sites (Table 40)	3		2
Underutilized sites			
Downtown Commercial (Table A-4)	443		
Local Commercial (Table A-5)	316		
North End Commercial (Table A-6)	235		
Total Realistic Capacity²	994		
Net Remaining RHNA (Table A-2)	385	160	0
Adequate Capacity?	Yes	Yes³	Yes³

Source: Manhattan Beach Community Development Dept., 8/2012

1. Lower = Very Low + Low

2. Excludes sites smaller than one-quarter acre or unlikely to be redeveloped due to other circumstances

3. Reflects excess lower-income sites

There are currently no known infrastructure limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development. Further discussion of potential constraints associated with infrastructure is contained under the Governmental Constraints section of this chapter.

Financial Resources

The Los Angeles Community Development Commission administers housing assistance funds, including HOME Funds and Rental Assistance funds for the City of Manhattan Beach which is a participating city in Housing Authority and Community Development Block Grant (CDBG) programs as a part of the Los Angeles Urban County program. The City of Manhattan Beach does not have a redevelopment agency and therefore does not have set aside funds available for housing.

CDBG Funds

Beginning in the 1997-1998 Fiscal Year, the City of Manhattan Beach has traditionally sold its allocation of CDBG funds to other participating cities in exchange for general funds. For the 2008-2009 Fiscal Year, the City is exchanging \$145,388 in CDBG funds with the City of Hawaiian Gardens at sixty cents on the dollar for general fund monies in the amount of \$87,232.80. The City is providing funding for the following local social service providers:

- **Care Management for Manhattan Beach Seniors**- promotes optimal functioning of seniors to avoid the need to institutionalize fragile or at risk seniors, targeting the population 85 years of age or older.
- **1736 Family Crisis Center**- provides shelter for victims of domestic violence, including five women's shelters for women and their children and an emergency youth shelter. The Center provides a 24-hour hot line and also offers legal services.
- **South Bay Family Health Care Center**- provides dental care to low and moderate income residents and the indigent.
- **South Bay Center for Counseling**-provides counseling to low and moderate income families, groups, and individuals.
- **South Bay Youth Project**- provides counseling to at-risk youth
- **Salvation Army**-Operation Sunshine- provides groceries to low income seniors.
- **Project Touch**- provides tutoring, counseling, and social services to at-risk youth.
- **Wellness Community**- provides psychological and social support services to cancer patients and their families.
- **South Bay Adult Care Center**- provides adult day care for seniors suffering from Alzheimer's, Parkinson's, stroke, frailty, etc.

Rental Assistance

Landlords and tenants in Manhattan Beach may participate in the Section 8 rental assistance program which assists eligible families to afford safe, decent, high-quality rental housing. The Housing Authority of Los Angeles County provides rental assistance to over 20,000 households in the jurisdiction of Los Angeles County.

The Section 8 Program is funded by the U.S. Department of Housing and Urban Development (HUD), and tenants and rental units must meet limits on income and rental rates, respectively, as discussed previously. HUD has developed income ceilings for low and very low income household based on household size (Table 42). Income limits may also be adjusted for individuals with major medical needs.

**TABLE 42
HUD ADOPTED FISCAL YEAR 2008 INCOME LIMITS
LOS ANGELES—LONG BEACH PMSA**

FY 2008 Income Limit Category	Extremely Low Income	Low	Income
1 Person	\$15,950	\$26,550	\$42,450
2 Person	\$18,200	\$30,300	\$48,500
3 Person	\$20,500	\$34,100	\$54,600
4 Person	\$22,750	\$37,900	\$60,650
5 Person	\$24,550	\$40,950	\$65,500
6 Person	\$26,400	\$43,950	\$70,350
7 Person	\$28,200	\$47,000	\$75,200
8 Person	\$30,050	\$50,050	\$80,050

1. Based on \$58,900 adopted median family income, Fiscal Year 2008
Source: HUD

Maximum rent is limited to the HUD Fair Market Rent (FMR) shown below in most cases.

**TABLE 43
HUD FAIR MARKET RENT - 2008**

Unit Type	Maximum Rent
Efficiency	\$863
One-Bedroom	\$1,041
Two-Bedroom	\$1,300
Three-Bedroom	\$1,746
Four-Bedroom	\$2,101

Source: HUD

Participants rent housing from private landlords and pay no more than thirty percent of income toward rent. Very low and extremely low income tenants pay a smaller portion of income toward rent. The Housing Authority utilized Federal funds to subsidize the difference in monthly payments between ability to pay and Fair Market Rent directly to the owner. Owners, participants and the Housing Authority share in a three-way-partnership.

The Housing Authority’s responsibilities in administering the program include:

- Maintaining the waiting list;
- Determining eligibility , and level of assistance;
- Calculating rent portion;
- Conducting annual re-determinations; Briefing tenants on finding a rental unit;
- Contracting with owners; Ensuring that contracted unit rents are reasonable ; Conducting unit housing quality standard inspections;

- Ensuring tenant and owner compliance with program rules (and terminating contracts and assistance if necessary);
- Making housing assistance payments to owners; and
- Processing assisted families moving into and out of the jurisdiction through portability.

Home Buyer Programs

Prospective home buyers in Manhattan Beach may participate in the Home Ownership Program (HOP) which is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. HOP has been designed to meet the needs of low-income families with the necessary down payment assistance. This program will provide a 2nd Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage. In the participating cities, the borrower will receive \$80,000 or 20% of the purchase price whichever is less.

The maximum purchase price allowed for existing or new homes are:

Single Family Homes - \$493,000
Condominiums/Townhomes - \$394,250

While these prices are quite low, compared to median sales prices in Manhattan Beach, there are a few homes, mostly condominiums, in the City which would meet the state criteria.

The American Dream Down Payment Initiative (ADDI) is a component of the HOME Investment Partnerships Program, authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act. The program assists low-income First-Time homebuyers in purchasing homes. Homebuyers approved for HOP, are also approved for ADDI. ADDI monies are used for closing costs and down payment assistance with a loan amount of up to \$10,000 or 6% of the purchase price whichever is greater. Units under ADDI are subject to the same limits as HOP.

These programs are administered by the Los Angeles Community Development Commission (CDC), Regulatory Resources, and are included in this Draft Element as housing programs. In response to the current economic recession and housing market downturn, CDC is now concentrating funding on the Housing Economic Recovery Ownership (HERO) program which is targeted to foreclosed and abandoned properties located only within certain census tracts. The program is not available within the City of Manhattan Beach. CDC has not eliminated the Home Ownership Program (HOP) and American Dream Down Payment Initiative (ADDI) programs, but the programs are no longer funded for this year.

Regulatory Resources

The City has used its regulatory resources to preserve and enhance housing opportunities and neighborhoods. These are discussed in more detail under housing programs and include:

- **Affordable housing incentive program** for projects which include five or more units in which (1) at least 20 percent of the total units are affordable to lower-income persons or families, including elderly persons and families, or (2) 10 percent of the total units of a housing development are for very-low-income households, or (3) 50 percent of the total dwelling units

of a housing development are for qualifying residents. A public hearing is conducted to determine which incentives will be provided and to approve terms of the written agreement guaranteeing provision of the affordable units.

- **Mixed Use Development ordinance** permitting residential uses in certain commercial areas.
- **Condominium conversion ordinance** requires tenant notification, right to purchase, tenant purchase discounts, relocation assistance, and no increases in rental costs when condominiums are converted. Special provision is made for non-purchasing elderly or medically disabled tenants; low and moderate income tenants; and tenants with children.
- **Mansionization ordinance** limits development of over-sized single family homes while encouraging maintenance and improvement of existing smaller homes. Over 200 smaller homes have been remodeled and expanded since 2005 using these provisions, which encourages smaller homes to be remodeled instead of being torn down and replaced with new larger homes. This encourages the preservation and upgrading of the existing housing stock, allows families to remain in the City instead of possibly moving out of town, and preserves older smaller homes that are generally more affordable than new larger homes.

As noted in Program 8a, the City has an active Code enforcement program which responds to complaints of substandard structures. In addition, a Report of Residential Building Records is required each time a property is sold, which serves to alert all parties to unpermitted and potentially substandard construction that may exist. This encourages repair of property before it reaches a point where repairs become prohibitively expensive and difficult, thereby prolonging the life of existing structures. Through Program 8b, Code enforcement programs will operate in conjunction with a financial assistance program for improvement of low income units, providing a carrot and stick approach.

NONGOVERNMENTAL CONSTRAINTS

Land Supply

The primary constraint on the delivery of additional housing in the City of Manhattan Beach is the lack of raw land. This is typical of the surrounding area, which is largely developed. New construction occurs primarily as redevelopment of previously developed parcels.

Subdivision Patterns

A significant constraint to new housing development in the City of Manhattan Beach involves the prevailing subdivision pattern, which consists of numerous small parcels, with few sites having a land area over a few thousand square feet. As a result, the assembly of a large site to accommodate a major housing project is difficult.

Land Cost

As a result of the limited supply of land, coupled with a strong demand for coastal property, the cost of land in the City is quite high. Land prices in Manhattan Beach vary according to views obtained from the property and proximity to the water, and proximity to undesirable uses, such as industrial uses to the north.

Based on input provided by realtors and a review of sales information obtained from Internet data, the average cost for undeveloped land within the coastal zone ranged from \$191 to over \$1,000 per square foot. In comparison, costs for undeveloped land zoned for residential development in inland areas within

urbanized Los Angeles County ranged from \$68 to \$373 a square foot for a hillside view lot. By contrast, acreage in more remote locations such as the Antelope Valley area is advertised for as low as \$1 a square foot. Thus, land cost would be a major factor for housing, even at the highest residential densities in Manhattan Beach.

Construction Costs

The cost of residential development in the City is considerably greater than that compared to other areas of the County for a number of reasons. First, the City's location next to the beach and the attendant amenities translate into greater land costs. Typically, the cost for land within the City is greatest in the coastal areas where access to the beach or views of the ocean are available. The cost for land decreases further inland.

Other costs can include the type of material used, and the amenities provided. The cost for basic no frills construction is about \$125 per square foot. However, construction prices can easily exceed \$200 or \$300 per square foot for construction providing greater amenities. Factory-built housing is more economical and can be fully installed for under \$100 per square foot.

Developers may use luxury construction and build larger units to balance high land costs. This is because the land price alone will cause a dwelling to have a fairly high price. Buyers paying higher prices have expectations for greater amenities, which in turn leads to a greater increase in per unit cost.

While land costs can be defrayed by providing less land per dwelling unit, i.e. increasing density, this approach is only effective up to a point. Once densities approach about forty units per acre or fewer, depending on project and site specifics, costs increase greatly due to the need to provide parking structures, instead of surface parking and other items such as elevators. Basic wood frame construction is not adequate for housing at higher densities which requires the use of steel framing.

Financing

While the recent downturn has led to a reduction in the prime lending rate, that rate cannot normally be attained by the average homebuilder or buyer. As foreclosures increase, standards for home loans and construction loans have increased, with decreased availability of financing. Individuals who could easily qualify for loans in the recent past may find difficulty in obtaining financing in the future.

Marketability

In order to remain profitable, builders must respond to consumer demand. Thus, builders will produce that product believed to be most marketable. For this reason, amenities are generally provided beyond the mere minimum required for habitability. Buyers may be perceived to require a minimum size unit, or additional parking.

Buyers have sought larger and larger homes with more amenities. In 1970, according to the U.S. Census Bureau, the average home size in the United States was 1,500 square feet, up from an average 983 square feet in 1950. By 2000 this had increased to 2,266 square feet. Home sizes continue to rise, as evidenced by the increase in local home sales prices even as price per square foot has declined. Builders may be leery of scaling back amenities to achieve economy, if they believe consumers may not respond.

Environmental Factors

Flooding

Because of the City's coastal location and its topography, a substantial portion of the City may be subject to flooding in the event of a tsunami. The Beach and El Porto Sections include a significant number of parcels that may be subject to inundation in the event of a tsunami. Throughout the City there are also a number of depressions where localized flooding may occur under severe storm conditions. The County of Los Angeles has mapped the potential risk along the Southern California coastline.

Seismic Risk

The State of California has mapped seismic hazards for the urbanized areas of northern and southern California. This mapping program identifies those areas that may be subject to liquefaction and/or seismically-induced slope failure in the event of a major earthquake. Development within those areas that may be subject to these risks must undertake additional geotechnical investigation to ascertain the level of risk and any requisite mitigation. The mapping program identified several areas within the City of Manhattan Beach where potential seismic risks are present. The coastal areas along the "Strand" may also be subject to liquefaction due to the presence of water-bearing, sandy soils. The City's Natural Hazards Mitigation Plan (2008) provides more detailed information.

GOVERNMENTAL CONSTRAINTS

Governmental actions and policies may act as a constraint to the delivery of housing. These constraints include local ordinances and practices as well as state actions. The primary controls upon land use in the City of Manhattan Beach are the General Plan, Zoning Code, and Building Code. In addition, City fees and processing times may also affect development.

General Plan and Zoning

The General Plan provides for three categories of residential density. The permitted density in each category varies by area as shown on Table 44 below. These land use categories are consistent with those provided in the Zoning Code. To the extent that demand existed for very high density residential uses these density limits could act as a constraint on the delivery of housing.

**TABLE 44
GENERAL PLAN CATEGORIES**

Area	Low Density	Medium Density	High Density
District 1 - Hill Section/ Eastside so. of Manhattan Beach Blvd.	5.8 du/acre	11.6 du/acre	43.6 du/acre
District 2- Tree Section/ Eastside no. of Manhattan Beach Blvd.	9.5 du/acre	18.9 du/acre	43.6 du/acre
District 2- Manhattan Village	Specific Plan	Specific Plan	Specific Plan
District 3- Beach	16.1 du/acre	32.3 du/acre	51.3 du/acre
District 4 - El Porto	na	na	51.0 du/acre

Source: 2003 General Plan Land Use Element (LU-20)

The above densities provide for a range of housing types. The densities provided under the medium and high density designations are within the range deemed adequate to provide lower income housing in accordance with Government Code Section 65583.2 (c)(3)(B)(iv).

The Manhattan Beach Zoning Code broadly provides for residential standards for four areas:

- Area District I – South of Manhattan Beach Boulevard and east of Valley/Ardmore.
- Area District II – North of Manhattan Beach Boulevard and east of Valley/Ardmore and Bell.
- Area District III – Coastal area south of Rosecrans.
- Area District IV – Coastal areas north of Rosecrans (El Porto).

General development standards for each area are as follows, and the City’s detailed standards are set forth in full in the Appendix:

**Table 45
Development Standards**

Area District	I	II	III	IV
Minimum lot size	7,500 sf	4,600 sf	2,700 sf	2,700 sf ²
Maximum lot size ¹	15,000 sf	10,800 sf	7,000 sf	7,000 sf
Minimum width	50 ft.	40 ft.	30 ft.	30 ft.
Minimum front setback	20 ft.	20 ft.	5 ft.	5 ft.
Minimum side setback	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas	10% of width, min. 3 ft.; up to 10 ft. in RM and RH areas
Minimum rear setback	12 ft.	12 ft.	5 ft.; 10 ft. on non-alley RS lots abutting residential	5 ft.

1. No maximum lot size for properties zoned RM, RH and CL in Area Districts I and II that are developed with three (3) or more dwelling units.
 2. Existing 1,350 sq.ft. lots permitted to remain and accommodate up to two dwelling units.
- Source: Manhattan Beach Municipal Code (10.12.030)

Minimum lot standards and setbacks are typical of many areas of southern California, the three-foot minimum side yard setback is the minimum required to maintain public safety and emergency access. A five-foot rear yard setback is relatively conservative, compared to the 20-foot minimum often required in inland areas and in other suburban areas.

The minimum required area per dwelling unit allows for a range of densities, up to 51 dwelling units per acre:

**Table 46
Minimum Lot Area per Dwelling**

	RS	RM	RH
Area I	7,500 sf	3,750 sf	1,000 sf
Area II	4,600 sf	2,300 sf	1,000 sf
Area III	1,700 sf	1,350 sf	850 sf
Area IV	--	--	850 sf

Source: Manhattan Beach Municipal Code (10.12.030)

The City's height limit also constrains development, with a maximum height of 26 feet in single family and medium density areas of Districts I and II and 30 feet in multi-family areas and in all parts of Districts III and IV. This would accommodate three stories, at most. In accordance with Municipal Code Section 10.12.030, any increase in the height limit must be submitted to voters for approval. Thus densities higher

than the maximum 51 units per acre permitted would be extremely difficult to achieve, due to the need for parking and the desire of the residents for adequate living space. This limit is consistent with the repeatedly stated desires of the citizenry to maintain a small scale community and the capacity of area roadways to serve development.

The City does not generally prescribe a minimum floor area per dwelling unit. Units as small as 500 square feet currently exist in the City, primarily in El Porto and the northwest area of the City. In accordance with Zoning Code Section 10.12.050 a minimum floor area of 525 square feet per dwelling is required for units developed as part of a senior housing complex.

The provision of parking is needed to satisfy the requirements of the Zoning Code and resident needs. In addition, the California Coastal Commission has repeatedly expressed the need to preserve public parking for visitor serving uses, which can sometimes be affected by new development. A reduction in parking below two parking spaces per dwelling unit could potentially result in impacts on existing public parking. City parking requirements are as follows:

**Table 47
Parking Requirements**

Use	Required Parking
Single family homes up to 3,600 sq. ft. of floor area	2 enclosed spaces per unit
Single family homes exceeding 3,600 sq. ft. of floor area	3 enclosed spaces per unit
Multi-family residential	2 spaces per unit including 1 enclosed; 2 spaces, both enclosed in Area District IV; 1 space only for dwellings under 550 sq.ft.; with 1 guest parking space per condominium unit and 0.25 guest parking spaces per apartment unit in complexes of four or more units.

Source: Manhattan Beach Municipal Code (10.64.030)

As can be seen above, parking requirements are most stringent for larger units and least stringent for smaller, more affordable units.

In addition to zoning requirements for the base districts, the City has established seven Design Overlay Districts which establish development standards specific to the unique needs of each Overlay District. The Overlay Districts are as follows:

D1--Rosecrans Avenue, where higher fences in the front-yard setback area are needed to reduce traffic noise; in this Overlay District, front yard fences up to six feet in height may be constructed as close as three feet from the front or street side property line.

D2—Nine small lots totaling approximately 1.34 acres at 11th Street and Harkness, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences; high density residential uses in this area are limited to a maximum height

of 26 feet and maximum density of one dwelling per 1,800 square feet of lot area.

D3--Gaslamp neighborhood, a single family neighborhood where special design standards and review procedures are needed to preserve existing neighborhood character;

D4--Traffic noise impact areas, where higher fences are needed to reduce traffic noise; fences up to eight feet in height are permitted.

D5--North end commercial, where special design standards are needed for the north end commercial area to accommodate additional residential development;

D6--Oak Avenue, where special design standards, landscaping and buffering requirements for commercial uses are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard;

D7--Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement of 17,000 square feet and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy, and prevent unwanted impacts from increased traffic, bulk and crowding that would result from increased density.

Several of the Design Overlays, such as D1 and D4 are more permissive than the base district, allowing higher walls closer to the property lines in order to provide protection from excessive noise. Others such as Design Overlay D3 and D5 affect minor design issues which would not be anticipated to constrain the delivery of additional housing. In fact, Design Overlay D3 would act to preserve existing structures in areas subject to “mansionization” pressures.

However, Design Overlay D2 would reduce the number of dwellings permitted on each of the affected lots (AP # 4164-001-013 to 15; 4164-001-017&018; 4164-001-21; 4164-001-032 to 036; 4164-001-039 to 044). Lots in this area are each approximately 6,500 square feet. Base District requirements of 1,000 square feet per unit would permit six dwellings on each lot for a total of 54 dwelling units. Under Design Overlay D2, only three dwellings would be permitted on an individual lot for a total of 27 units, a 27-unit reduction in maximum buildout. These regulations are consistent with the Covenants, Conditions and Restrictions recorded at the time this tract was originally subdivided.

Design Overlay 7 increases minimum lot area from 7,500 square feet under the base district to 17,000 square feet. Although this is a significant difference, at more than double the lot size, the terrain in this area is such that higher density would be unlikely, unless very costly landform modification were to be undertaken.. Also these regulations are consistent with the original private CC&Rs that were recorded at the time the tract was originally subdivided.

Residential and Mixed-Use Development in Commercial Zones

Multi-family residential and mixed-use development is permitted in several commercial districts. As seen below in Table 48, commercial districts represent only about 11 percent of the city’s land area.

**TABLE 48
GENERAL PLAN LAND USE CATEGORIES**

Land Use Designation	Acres	% of Total
Residential		
Low Density	1,122	55.6%
Medium Density	149	7.4%
High Density	151	7.5%
Commercial		
General Commercial	87	4.3%
Downtown Commercial	14	0.7%
Local Commercial	13	0.6%
Mixed-Use Commercial	4	0.2%
Manhattan Village Commercial	102	5.0%
North End Commercial	9	0.4%
Industrial	73	3.6%
Parks and Open Space	152	7.5%
Public Facilities	143	7.1%
Total	2,017	100.0%

- The **General Commercial (CG)** land use category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. Limited industrial uses are also permitted consistent with zoning regulations. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard and targeted areas along Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. Residential use is considered to be incompatible with the types of uses allowed in this district, therefore residential or mixed-use development is not permitted.
- The **Downtown Commercial (CD)** land use category applies only to the Downtown, an area of 40+ blocks that radiates from the intersection of Manhattan Beach Boulevard and Highland Avenue. Downtown provides locations for a mix of commercial businesses, residential uses with discretionary review, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers. Multi-family residential development is conditionally permitted according to the development standards for the High Density Residential district. The height limit in this district ranges from 26 feet to 30 feet depending on location.
- The **Local Commercial (CL)** land use category provides areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community. Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. Residential uses are conditionally permitted at densities consistent with the High Density Residential category. The height limit is 30 feet.
- The **Mixed-Use Commercial** land use category accommodates the parking needs of commercial businesses on small lots that front Sepulveda Boulevard and abut residential neighborhoods. In recognition of the need to ensure adequate parking for businesses and to protect residential uses from activities that intrude on their privacy and safety, this category limits commercial activity on commercial lots adjacent to residences and establishes a lower FAF limit of 1.0:1 for commercial

uses. Uses permitted are similar to those allowed in the General Commercial category. Residential uses are conditionally permitted consistent with the Low Density Residential category and the D-6 Oak Avenue Zoning Overlay.

- The **Manhattan Village Commercial** land use category applies to properties that lie within the Manhattan Village Mall area and are subject to discretionary approval requirements. Commercial uses in Manhattan Village are generally regional-serving, including shopping centers, large department and specialty stores, and entertainment and restaurant establishments. The maximum FAF is 1.5:1. Residential uses are not permitted in this district.
- Properties designated **North End Commercial (CNE)** lie at the north end of the City, along Highland Avenue and Rosecrans Avenue between 33rd and 42nd Streets. Commercial uses are limited to small-scale, low-intensity neighborhood-serving service businesses, retail stores, and offices. Restaurant and entertainment establishments are permitted only where zoning regulations can adequately ensure compatibility with residential uses. The maximum permitted FAF is 1.5:1. Residential uses are conditionally allowed at densities consistent with the High Density Residential category with a height limit of 30 feet.

The realistic capacity for new multi-family residential development in these commercial districts is discussed earlier in this chapter under Land Resources/Underutilized Sites and in Appendix A.

Permit Review Process

The permit review and approval process for single- and multi-family residential developments is described below.

Single-Family Development

Single-family development on a previously subdivided lot is a straightforward process. A building permit application is submitted and plans are reviewed by the City to assure compliance with City laws and standards, including planning and zoning standards such as building height and setbacks. Building permits are issued administratively and do not require a public hearing. The City does not have any separate design review process. If a project is located in the Coastal Zone, a Coastal Development Permit (CDP) is also required. Administrative CDP approval by the Director is required for any new single-family residence and multi-family residence (excluding remodels and additions), in the non-appealable area of the Coastal Zone. In the appealable area of the Coastal Zone, administrative CDP approval by the Director is required for any new single-family and multi-family residence as well as an increase of 10 percent or more of the internal floor area of the existing structure or the construction of an additional story or increase in building height of more than 10 percent. Any project located within the Coastal Zone compares similarly to a regular plan check located outside the Coastal Zone, with no extra requirements and findings. The City's Local Coastal Program has been certified by the California Coastal Commission. Therefore the City processes its own Coastal Permits, saving time and money for applicants since they do not need to seek separate approval from the California Coastal Commission. Processing time for a CDP is typically 6-8 weeks.

Single-family subdivisions and condominiums require approval of a subdivision map. Condominium projects with 3 or more units require approval of a Use Permit. The typical time required is 3-4 months for review and approval for projects requiring a Use Permit.

Multi-Family Development

Multi-family projects with 3 units or less are approved with an administrative CDP while projects with 4 or more units require approval of a Use Permit by the City Council. The typical time required for Use Permit review and approval is 3-6 months.

In order to eliminate the potential constraint posed by the current Use Permit process, Program 5b is included in the Housing Plan to process a Code amendment to require only an Administrative Site Development Permit (approved by the Director with no public hearing) for multi-family developments with up to 5 units, and a Site Development Permit approved by the Planning Commission for projects with more than 5 units. Both the Administrative SDP and the Planning Commission SDP review processes will be limited to confirming that the project complies with applicable development standards and will not examine the appropriateness of the use itself.

Development Fees

Fees are charged by the City to cover processing costs and staff time and also to defray the cost of providing public services and facilities to new developments. By State law, fees cannot exceed costs to the City generated by the activity for which the fee is assessed. Permit processing and impact fees are described below. A full schedule of planning fees is included in Appendix C.

Permit Processing Fees

For non-discretionary projects which do not require a hearing, a permit fee of \$560 is assessed. In cases involving land subdivision, such as a condominium project, a tract map must be approved. Map fees range from \$915 if no public hearing is needed up to \$3,325 for a map with four or fewer parcels. For a larger map the fee would be \$1,075 if there is also another discretionary application such as a Use Permit or Variance and \$4,080 if there is only the map. Condominium projects requiring a use permit are assessed a \$5,200 fee.

A comparison of several fees associated with development of housing between the City of Manhattan Beach and neighboring jurisdictions is given in Table 49. For the fees examined, the City of Manhattan Beach charges rates comparable to its surrounding cities. Per-unit fees for single-family (condo) and multi-family apartment developments are summarized in Table 50.

**TABLE 49
COMPARISON OF ADJACENT CITIES PROCESSING FEES,**

City	Manhattan Beach	El Segundo	Redondo Beach	Hermosa Beach	Hawthorne
Parcel Map	\$915 to \$3,325	\$675 ≤ 6 du \$935 > 6du	\$826	\$1,974	\$3,380
Coastal Development Permit	\$920 minor, \$4,615 major	\$385	\$188 minor, \$875 major	n/a ¹	n/a
Conditional Use Permit (condo)	\$5,200	\$675 ≤ 6 du \$935 > 6du	\$1,750+ \$734/unit	\$1,293+ \$144/unit over 2 units	\$3,380

1. Implementation Plan not certified. Coastal Commission approval required with \$500 fee for waiver, \$2,500 for administrative permit. If Commission action required, minimum \$3,000 fee for single family residence; \$7,500 for 2-4 attached units; \$10,000 for over 4 units.

**Table 50
Residential Development Processing Fees**

Type of Permit	Single-Family ¹	Multi-Family ²
Parcel Map	\$831	0
Coastal Development Permit	\$415	\$160
Conditional Use Permit	\$1,300	\$520

1. Per-unit fee assuming a 4-unit condo project
 2. Per-unit fee assuming a 10-unit apartment project

Impact Fees. In addition to permit processing fees, developments are subject to impact fees to help fund the cost of providing public services and facilities. Water and sewer fees are necessary to ensure that these services will be available to serve new developments. For single-family or condo developments, \$1,817 per dwelling unit is assessed for park purposes in accordance with the Quimby Act. Multi-family rental projects are exempt from park fees. In accordance with Chapter 10.90 of the Municipal Code, the City charges a fee for art in public places. The fee is equal to one percent of the building valuation and is not assessed on residential projects of fewer than four units. The City does not charge a traffic impact fee. While these fees are not insubstantial, they constitute only about 2% of the value of a typical owner-occupied residence and about 1.5% of the total value of a multi-family apartment. In accordance with Municipal Code Section 10.52, Affordable Housing Incentive Program, fees may be waived if the applicant agrees to meet certain affordability standards.

Per-unit impact fees for typical single-family and multi-family developments are as follows:

Table 51
Residential Development Impact Fees

Impact Fee	Single-Family¹	Multi-Family²
Water connection	\$19.50	\$19.50
Sewer connection	\$1,041 (new only, does not apply if existing connection is being used)	\$1,041 (same as SFR, only one connection typically needed for each multi-family project)
Traffic impact	n.a.	n.a.
Public art	\$4,000	\$2,000
Quimby Act park fee	\$1,817	n.a.
School fees ³	\$3,945	\$2,630
Total impact fees	\$10,823	\$5,691
Est. % of total development cost	2%	1.5%

1. Per-unit fee assuming a 4-unit condo project with building valuation of \$400,000/unit

2. Per-unit fee assuming a 10-unit apartment project with building valuation of \$200,000/unit

3. \$2.63/sq.ft. (Manhattan Beach Unified School District) – assumes 1,500 sq.ft. condos and 1,000 sq.ft. apartments

Building Codes

In December 2007, the Manhattan Beach City Council approved Ordinance 2109, adopting the 2007 California Building Code which is based on the 2006 the International Building Code. The ordinance details the revisions and amendments to the Building Code which differ from CBC standards. These amendments are minor, and primarily relate to administration, sustainable development, soils investigations and seismic safety, and would thus not result in a constraint to housing production in the City of Manhattan Beach.

Coastal Zone Requirements

Section 65590 of the California State Government Code requires the inclusion of low- or moderate-income housing in new residential development in the coastal zone where feasible. Due to land costs, it would not be feasible to provide low- or moderate-income housing on single-family or small multi-family lots within the city's Coastal Zone without very large subsidies. There are no large vacant lots available for housing complexes which would accommodate large numbers of dwelling units within the Coastal Zone. However, significant development opportunities exist within the Coastal Zone on underutilized commercial properties in the CD, CNE and CL zones (see earlier discussion in the Opportunities section of this chapter).

Section 65590 also contains requirements for the replacement of low- and moderate-income housing within the coastal zone when such housing is demolished or converted to other uses, subject to certain limitations. In accordance with Government Code Section 65590(b)(1), replacement housing is not normally required for the conversion or demolition of a residential structure which contains less than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units. The majority of housing in the City's Coastal Zone consists of multi-family housing. Government Code Section 65590(b)(3) states that replacement housing must be provided only where feasible if the local jurisdiction has less than 50 acres, in aggregate, of privately-owned vacant land that is available for residential use. As noted previously, the City is built out and has only a nominal amount of vacant land, well below the 50-acre threshold. Thus, the city has not had occasion to administer the provisions of Section 65590, and nor had occasion to maintain records regarding the income level of past housing occupants. No low- or moderate-income housing has been provided or required pursuant to Section 65590 in the City of Manhattan Beach

whether as replacement units or inclusionary units. This is primarily due to existing land use patterns consisting of small lots which provide for only a few units on a site. Since the City does not have the ability to construct or otherwise subsidize the construction of new housing through redevelopment, it must rely on its existing incentives to promote the development of affordable housing in the Coastal Zone.

The City of Manhattan Beach has a certified Local Coastal Program (LCP). The LCP was certified by the California Coastal Commission in 1994 and therefore the City is able to issue its own coastal permits. The LCP addresses three primary issue areas: public access, locating and planning for new development, and the preservation of marine-related resources. The LCP includes a number of policies that will affect the ability to develop new housing development within the coastal areas of the City. These include policies related to the preservation of beach access, the provision of adequate parking (including requiring adequate off-street parking to be provided in new residential development) and controlling the types and densities of residential development within the coastal zone. Those coastal policies related to residential development within the coastal zone include the following:

1. Policy II.B.1: Maintain building scale in coastal zone residential neighborhoods consistent with Chapter 2 of the Implementation Plan.
2. Policy II.B.2: Maintain residential building bulk control established by development standards in Chapter 2 of the Implementation Plan.
3. Policy II.B.3: Maintain Coastal Zone residential height limit not to exceed 30 feet as required by Sections A.04.030 and A.60.050 of Chapter 2 of the Implementation Plan.
4. Policy II.B.4: The beach shall be preserved for public beach recreation. No permanent structures, with the exception of bikeways, walkways, and restrooms, shall be permitted on the beach.

At the same time, the City seeks to process permits in the Coastal Zone as efficiently as possible. As noted above, certification of the City's Local Coastal program allows the City to process coastal permits locally, saving the time and expense of a separate Coastal Commission approval.

Condominium Conversions

The existing LCP also includes provisions related to condominium conversion, senior citizen housing, and loss of affordable housing in the coastal zone. Regarding condominium conversion, the existing LCP provides that:

“The City shall continue to maintain, at a minimum, the present restrictive conditions for condominium conversion, within the coastal zone. This will allow only buildings which meet current standards to be converted to condominiums, thus preserving many units for privately owned, affordable rental units.”

Section 10.88.070 of the Municipal Code and Section A.88.070 of the LCP also contain requirements regarding tenant notification, right to purchase, tenant purchase discounts, relocation expenses, and tenant discounts when condominiums are converted. Provision is made for lifetime leases for non-purchasing elderly or medically disabled tenants. In addition, low- and moderate-income tenants and those with

children are provided with an extended relocation period. In evaluating requests for condominium conversion, the Planning Commission must consider the impact of tenant displacement, with emphasis on existing low- and moderate-income tenants under Section 10.88.080 of the MBMC and Section A.88.080 of the LCP.

Second Units

Section 65852.2 of the California Government Code requires local governments to permit second units subject to certain limitations in single-family and multi-family residential zones. The City does not currently have a second unit ordinance; therefore the provisions of state law apply. Program 5e (Chapter 5) includes a commitment to process an amendment to the Municipal Code to establish regulations and procedures for second units in conformance with state law.

Density Bonus

Under state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households.

Section 10.52.090 (Affordable Housing Incentive Program) is intended to implement the requirements of state Density Bonus Law. The Zoning Code has not yet been updated to reflect SB 1818, therefore Program 5a is included in Chapter 5 to address this issue.

Housing for Persons with Disabilities

State requirements. Health and Safety Code §§1267.8, 1566.3, 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Residential Care, Limited is defined in Section 10.08.030.E of the Municipal Code as: *“Twenty-four (24) hour non-medical care for six (6) or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.”* These facilities are a permitted use in all residential districts in conformance with state law.

Residential Care, General is defined in Section 10.08.040.N of the Municipal Code as: *“Twenty-four (24) hour non-medical care for seven (7) or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.”* These facilities are conditionally permitted uses in the RH (High Density Residential), RPD (Residential Planned Development), RSC (Residential

Senior Citizen), CG (General Commercial) and PS (Public and Semi-Public) districts subject to approval of a Use Permit by the Planning Commission. These regulations do not pose an unreasonable constraint on persons with disabilities.

Reasonable Accommodation for Persons with Disabilities. The Municipal Code does not contain procedures for reviewing and approving requests for reasonable accommodation from persons with disabilities. Program 7d in Chapter 5 includes a commitment to process an amendment to the Municipal Code pursuant to SB 520 of 2001.

Definition of “Family”. Section 10.04.030 of the Municipal Code defines "Family" as “A single individual or two (2) or more persons living together as a single housekeeping unit in a dwelling unit, provided that this shall not exclude the renting of rooms in a dwelling unit as permitted by district regulations.” This definition is consistent with state law and does not pose a constraint.

Group Residential is defined in Section 10.08.030.C of the Municipal Code as: *“Shared living quarters with not more than five (5) guest rooms and without separate kitchen or bathroom facilities for each guest room, and where either of the following apply:*

- 1. Lodging and meals for compensation are provided by pre-arrangement for definite periods for not more than nine (9) persons, or*
- 2. Rooms, beds or spaces within the living quarters are rented to 10 or more individuals by pre-arrangement for definite periods.*

Shared living quarters with six (6) or more guest rooms or where lodging and meals for compensation are provided for 10 or more persons shall be considered a Visitor Accommodation.”

These regulations apply to group residential facilities that are not intended for persons with disabilities and are a conditional use in the RH (High Density Residential) and RSC (Residential Senior Citizen) districts. Use permits are reviewed and approved by the Planning Commission at a public hearing. These requirements do not pose an unreasonable constraint to this type of housing.

Maximum concentration requirements. There are no concentration or separation requirements for residential care facilities or group homes in the Zoning Code.

Site planning requirements. There are no special site planning requirements (other than parking, height, and setbacks) for residential care facilities in the Zoning Code.

Parking requirements. Code requirements for off-street parking are as follows:

- | | |
|----------------------------|---|
| Group residential: | 1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes |
| Residential Care, Limited: | 1 per 3 beds |

Residential Care, General:	1 per 3 beds; plus additional spaces, as specified by use permit
Senior housing:	0.5 per unit, plus: 1 accessible and designated guest space/5 units, one space per non-resident employee and 1 (11' w × 30' l × 10' h) loading area
Residential hotels:	1.1 per room

These requirements do not pose an unreasonable constraint to facilities for persons with disabilities.

Single-Room Occupancy

Section 10.08.050.CC.2 of the Municipal Code defines Residential Hotels as “*Buildings with six (6) or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are intended for occupancy on a weekly or monthly basis.*” Residential hotels are similar to SRO facilities and are conditionally permitted in CG (General Commercial) district.

Emergency Shelters and Transitional/Supportive Housing

Emergency shelters and transitional housing developments are currently permitted in the High Density Residential (RH) and General Commercial (CG) zoning districts with a use permit (MBMC 10.12.020 and 10.16.020). In accordance with Municipal Code Section 10.16.020, residential hotels, sometimes referred to as single-room-occupancy (SRO) housing, may be permitted in CG areas upon the approval of a use permit. Transitional housing providing a home for six or fewer individuals is permitted by-right at any location where housing is permitted.

Recent amendments to state law (Senate Bill 2 of 2007) require that emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, subject to certain development standards. Program 7e in Chapter 5 includes a commitment to process a Municipal Code amendment in compliance with SB 2. The PS (Public and Semi-Public) and IP (Industrial Park) zones will be considered for this purpose. These districts include vacant and underutilized parcels that could support emergency shelters, and also have good access to transit and other services.

Transitional housing is longer-term housing, typically up to two years. Transitional housing generally requires that residents participate in a structured program to work toward established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals. Under SB 2 transitional and supportive housing is deemed to be a residential use subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. Program 7e has been included in Chapter 5 to address this issue.

Availability of Infrastructure

Roadways in Manhattan Beach are subject to high levels of traffic which would be exacerbated by increased development. Much of this traffic is cut through traffic over which the City has no control, a particular

problem on such north/south arterials as Sepulveda Boulevard. This traffic affects both the ability of the City to intensify development and the desirability of residential use of parcels along major streets.

Other infrastructure issues relate primarily to the age of the infrastructure, rather than capacity. In the coastal area of the City, terra cotta sewer lines are deteriorating. Domestic water discoloration occurs from time to time in the beach area due to the use of iron pipes. At the southerly end of the City, along Sepulveda Boulevard, elevation differences between the area and the reservoir result in water pressure problems on occasion. Therefore intensification of water consuming development at the southerly end of the City could be a problem. However, this area has no vacant sites and additional housing in this area would consist primarily of scattered second family units which would not be anticipated to result in any significant increase in demand for water or sewer services. Water and sewer capacity is adequate to provide service for the larger numbers of units anticipated in the downtown area and Manhattan Village.

GOALS, POLICIES AND PROGRAMS

5. GOALS, POLICIES AND PROGRAMS

The previous chapters of this Housing Element describe existing conditions in the City relative to housing, the projected need, opportunities and the constraints that affect the City's ability to accommodate the number of housing units identified in the Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG).⁴⁻¹⁾ This chapter of the Housing Element articulates City policy relative to housing and describes those programs that will be effective in addressing identified needs.

GOAL I. Preserve existing neighborhoods.

The City is made up of several distinct neighborhoods, some of which were originally established in the early 1900s. The neighborhoods each contribute to the small-town feel of the community and reflect the City's unique and varied environment. They include the following which are described in more detail in the City Profile chapter:

- 1) **The Beach Area**, containing most of the City's multi-family rental housing which is developed on small lots and offers a village atmosphere;
- 2) **The Hill Section** consisting primarily of single-family residential development on slightly larger lots, with commercial and higher-density residential development limited to Sepulveda Boulevard and Manhattan Beach Boulevard;
- 3) **East-Side** including single family residential uses and a large proportion of the City's commercial and residential uses within this area;
- 4) **Manhattan Village** which includes a substantial amount of regional commercial and office development as well as a significant number of single family homes and senior housing.
- 5) **The Tree Section** which is the single family area east of Bell Avenue and northwest of Valley Drive as well as senior housing; and
- 6) **El Porto**, a formerly unincorporated community providing a mix of high density residential and commercial uses.

The City has long been committed to the maintenance and preservation of its residential neighborhoods. This was a goal of both the 1993 and the 2003 Manhattan Beach Housing Elements

Policy 1. Preserve the scale of development in existing residential neighborhoods.

This policy is similar to, but somewhat more specific than, Policy 1.1 in the 2003 Housing Element, which called for the character of existing neighborhoods to be maintained and preserved. In furtherance of that policy, the City has adopted a "mansions ordinance" and revised lot merger provisions so as to preserve existing residential lots.

⁴⁻¹⁾ According to the RHNA, the City's allocation for new housing is 895 new units.

Program 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.

Section 10.12.030 of the MBMC establishes standards to avoid “mansionization”, including increased setback and open space requirements for new single-family residences. The additional open space must be provided in areas adjacent to streets or in areas that create useable open space. Open space may be provided above the second story, encouraging structures to be built to less than maximum height thereby reducing the mass of homes.

The mansionization ordinance also establishes maximum lot sizes in residential districts as follows:

**TABLE 52
MAXIMUM LOT SIZES**

District	Maximum Lot
I - Hill Section; Ardmore east, Manhattan Beach Blvd. south	15,000 sq. ft.
II - Tree Section; Ardmore/Blanche east, Manhattan Beach Blvd. south	10,800 sq. ft.
III - Beach area	7,000 sq. ft.
IV - El Porto	7,000 sq. ft.

Generally, properties in the Medium and High Density Residential zones that are developed with three or more units are exempt from the stricter requirements, in order to encourage development of multi-family development.

Section 10.64.030 of the MBMC requires additional enclosed parking for larger residences. Three enclosed parking spaces are required for residences that exceed 3,600 square feet in floor area, whereas residences smaller than 3,600 square feet only need to provide two spaces. Only one space is required for multi-family units with less than 550 square feet.

These provisions act to discourage construction of overly large dwellings that are out of scale with the surrounding neighborhood. In addition to issues of scale, the large dwellings are also more costly, and lead to increased pressure to demolish modest dwellings in favor of lavish structures affordable only to the most affluent.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve 50 smaller units

Program 1b. Continue to apply the Design Overlay as provided under Section 10.44 of the Municipal Code, as appropriate.

This section provides a mechanism for establishing specific development standards and review procedures for certain areas of the City with unique needs, consistent with General Plan policies, taking into consideration the unique nature of a given neighborhood. Seven sub-districts have been established:

- D1) Rosecrans Avenue, where higher fences in the front-yard setback area are needed to reduce traffic noise;
- D2) 11th Street, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences;
- D3) Gaslamp neighborhood, where special design standards and review procedures are needed to preserve existing neighborhood character;
- D4) Traffic noise impact areas, where higher fences are needed to reduce traffic noise;
- D5) North end commercial, where special design standards are needed to accommodate additional residential development;
- D6) Oak Avenue, where special design standards, landscaping and buffering requirements are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard;
- D7) Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: Preserve neighborhood character citywide.

Program 1c. Refrain from approval of lot mergers that would result in a reduction in the number of residences allowed.

Many homes have been constructed on double lots. The City has permitted the underlying subdivision to remain, in order that separate homes may potentially be built on each of the underlying lots. In accordance with Zoning Code Section 10.52.050, accessory structures ancillary to a primary residence may be constructed on an adjacent lot in common ownership without processing a lot merger. Similarly, the City will not require that lots be merged when schools, churches or other similar public assembly uses are constructed on multiple lots. In addition, the maximum lot standards noted above would prevent consolidation of very large lots. This will preserve opportunities for future housing units that would otherwise be lost if lots were consolidated.

Responsibility: Community Development Department
 Funding: City General Fund
 Schedule: On-going
 Objective: Preserve 20 subdivided lots

Policy 2. Preserve existing dwellings.

This policy is similar to Policies 1.2 and 1.3 in the 2003 Housing Element which called for existing housing units and affordable housing to be maintained.

Program 2a. Allow non-conforming dwellings to remain and improve.

Under Zoning Code Section 10.68, as recently revised in conjunction with the City's mansionization ordinance, the development process for improvements to smaller non-conforming residential structures has been streamlined. Exceptions may be approved administratively to allow additions to non-conforming structures that will not result in total structures in excess of 66 percent of the maximum floor area in Districts III and IV or 75 percent of the maximum floor area in Districts I and II, or 3,000 square feet, whichever is less.

Non-conforming dwellings may also be improved while maintaining non-conforming, existing parking. For dwellings with less than 2,000 square feet of floor area, only one enclosed parking space is required.

The non-conforming dwellings to be preserved tend to be smaller and less costly than newer housing in the community. The preservation and improvement of these units will maintain the pool of smaller units which might otherwise be demolished to make way for larger, more costly housing.

Responsibility: Community Development Department
 Funding: City General Fund
 Schedule: On-going
 Objective: Preserve 24 smaller units

Program 2b. Consider utilizing Community Development Block Grant funds or exchange funds for home improvement loans for low-income residents, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.

As discussed previously, CDBG funds are exchanged for unencumbered General Funds which are granted to local public service agencies who provide services for low and moderate income residents as well as elderly, disabled, and abused residents. Services include counseling, shelter referral, dental care, case management and groceries for seniors. This allows the City to exceed the fifteen percent limit on a locality's CDBG funds which may be passed on to such social service providers.

As shown previously in the City Profile, approximately three quarters of extremely-low-income homeowners, and half of very-low income homeowners pay over half their income on housing, leaving little for home maintenance or improvement. One-third of low-income homeowners pay over half their income on housing.

Many homeowners in the City could not afford to purchase their homes at currently prevailing prices, and are "house rich and cash poor," which is not unusual for the region. Long-time residents would be expected to have decades-old mortgages with relatively low payments. Some may have completed their mortgage payments. Thus, as they approach their retirement years on a fixed income, they could continue to afford to live in their current residences. However, major home repairs and rehabilitation could exceed limited budgets.

Under this new program, a portion of CDBG funds could be utilized to provide a larger number of small loans or grants for rehabilitation of existing housing or utility undergrounding. Years ago, residents showed little interest in such a program. However, the population has aged, leading to a greater number of residents on fixed incomes. Before initiating any such program, the City will attempt to establish whether interest exists through public solicitation of interest. It would be important to assure residents of full confidentiality, in order not to deter participation.

First-time homeowners would be facing new mortgages with large payments. Units available to first time buyers would be expected to be the lowest priced homes, oftentimes "fixer uppers". Mortgage payments could require a large proportion of the buyers' income, leaving little remaining income for home repairs. However, even the lowest advertised prices for residential units would be out of reach for low income individuals, and a CDBG funded loan program would therefore be expected to be most heavily utilized by long term homeowners on fixed incomes.

Responsibility: Community Development Department

Funding: CDBG

Schedule: Initiate assessment of interest 2009; If interest exists, initiate program 2010.

Objective: Preserve/improve 16 low and moderate income units

GOAL II. Provide a variety of housing opportunities for all segments of the community commensurate with the City's needs, including various economic segments and special needs groups.

There is considerable diversity in the types and densities of housing that comprise the City's neighborhoods, with high-density multiple-family development found within the coastal zone, and less dense single-family neighborhoods located further inland. As noted previously, housing is offered to a variety of economic sectors, with for-sale units advertised at prices ranging from \$350,000 to \$8 million. Approximately one-fifth of the City's population is currently over the age of 55, and housing policy must consider the special needs of the aging population.

This goal reflects two goals in the 2003 Housing Element, to assist in the development of new housing for all income groups, and to strive to provide sites to achieve a variety and density of housing.

Policy 3. Provide adequate sites for new housing consistent with the Regional Housing Needs Assessment and the capacity of roadways, sewer lines, and other infrastructure to handle increased growth.

Program 3a. Continue to facilitate infill development in residential areas.

Development of existing vacant residential infill sites would result in the production of dwelling units on small sites scattered throughout the City. The Manhattan Beach General Plan can accommodate an additional 395 dwelling units on sites designated for residential use citywide. Infill on developed sites built at less than the density permitted under existing zoning with a high potential for redevelopment could result in approximately 88 additional units. This is a long-time (since 1993) City housing policy.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: 88 to 395 infill dwelling units

Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts.

Provision of housing in commercial and mixed-use areas is a long-time (since 1993) City housing policy. Under Section 10.16.020 of the Municipal Code, exclusive multi-family residential uses are permitted upon the approval of a use permit in the Local Commercial (CL), Downtown Commercial (CD), and North End Commercial (CNE) Districts. Single-family residential development is permitted by-right in the North End Commercial District if located on a site which (1) fronts on Crest Drive; or (2) on the rear half of a site which fronts on Highland Avenue; or (3) on a site which fronts on the east side of Highland Avenue between 38th Place to the south and Moonstone Street to the north; or (4) on a site which does not abut Rosecrans Avenue or Highland Avenue; otherwise a use permit is required.

Development of residential and mixed uses in commercial districts can facilitate the delivery of housing. Not only does mixed-use development make additional areas available for residential use, in a mixed-use project the provision of an accompanying commercial use can help absorb some of the fixed costs of development, thereby facilitating the production of lower-cost units. In addition, traffic congestion along with energy consumption and air emissions can be reduced as residents are able to walk to nearby commercial services. This can also enhance the viability of less thriving commercial areas.

To enhance opportunities for residential development commensurate with the City’s share of lower-income regional need of 385 units, the following incentives will be established for affordable multi-family development within the Downtown Commercial, Local Commercial, and North End Commercial districts:

1. Owner-occupied and rental multi-family housing developments that qualify for a density bonus under *Government Code* Sec. 65915 will be permitted within these districts subject only to a non-discretionary Precise Development Plan controlling project design. Projects with 5 units or less will be reviewed by the Director and projects with 6 units or more will be reviewed by the Planning Commission. Other non-affordable residential developments with 6 or more units within these zones will continue to require approval of a Site Development Permit (see also Program 5b).

2. The City will facilitate consolidation and development of small parcels through the following actions:

- Assist affordable housing developers in identifying opportunities for lot consolidation using the City’s GIS system and property database;
- Amend the Zoning Code to provide a graduated density bonus for lower-income housing developments that consolidate small parcels into a larger building site according to the following formula:

Combined Parcel Size	Base Density Increase*
Less than 0.50 acre	No increase
0.50 acre to 0.99 acre	5% increase
1.00 acre or more	10% increase

*Excluding density bonus

- Expedite processing and waive fees for lot consolidations processed concurrently with other planning entitlements for affordable housing developments;
- Publicize the program on the City’s website, at the Planning counter, and by notice to affordable housing providers.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Code amendment in 2012.

Objective: Provide adequate sites to accommodate the City’s lower-income RHNA allocation

Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.

The Manhattan Village area contains a mix of hotel, office, research and development, retail, recreation and residential uses, including senior housing. The existing parking lot at Parkview Avenue and Village Drive could accommodate up to 25 additional residential units similar to the existing senior project. This site was identified as a

potential housing site in the 2003 Housing Element, consistent with the more general 1993 Housing Element program calling for a mixture of uses in the Manhattan Village area.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: On-going

Objective: 25 senior units

Program 3d. Revise development standards for residential uses in the CD and CNE Districts.

In order to encourage affordable multi-family residential uses, development standards in the CD and CNE districts will be revised to allow reduced off-street parking for residential developments that meet the minimum affordability requirements for density bonus under *Government Code* Sec. 65915. Off-street parking requirements for qualifying projects will be as follows:

Studio and 1-bedroom units:	One space
2- and 3-bedroom units:	Two spaces
4 or more bedroom units:	Two and one-half spaces

In addition, the City will review current development standards and evaluate the feasibility of a Code amendment to eliminate the maximum number of units per lot, so long as the otherwise maximum physical dimensions of the allowable building envelope are not exceeded in mixed-use commercial/residential developments. Greater numbers of smaller units could result, with likely occupants being young people and seniors wanting easy access to commercial uses, particularly seniors who no longer feel comfortable driving.

The review of development standards will also examine parking requirements for residential and mixed-use developments in commercial districts. Under existing codes, parking spaces located within the Downtown Commercial (CD) district may serve as required parking for a nonresidential use located within the same district at a maximum distance of 1,000 feet. No parking for commercial uses is required at all if the floor area ratio does not exceed 1:1. The same is not permitted for residential uses. In order to facilitate development of residential uses, residential and commercial uses could be treated equally for parking purposes, if the residential units are a small size and the City concludes that it does not burden the District.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Review development standards and process a Code amendment by March 2013

Objective: Facilitate development of affordable multi-family and mixed use developments.

Program 3e. No Net Loss

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Schedule: Development of evaluation procedure to implement *Government Code* Section 65863 by 2012

Responsibility: Community Development Department

Funding Source: General Fund

Policy 4. Preserve the existing affordable housing stock**Program 4. Regulate the conversion of rental housing to condominiums.**

Section 10.88.080 of the Municipal Code requires that potential displacement of existing tenants be taken into consideration when evaluating requests for conversion of existing rental units to condominium status. In addition, under Section 10.88.070, tenants must be given first right of refusal to purchase at discounted prices. Those tenants who do not wish to purchase must be provided relocation assistance. Elderly and handicapped tenants must be provided life leases, with no rent increases for at least two years, and low- and moderate-income tenants and families must be given at least one year to relocate. These programs help to reduce the impact of condominium conversion on low- and moderate-income households.

Responsibility: Community Development Department

Funding: City General Fund, condominium application fees

Schedule: On-going

Objective: Preserve 12 affordable units

Policy 5. Encourage the development of additional low- and moderate-income housing.

Program 5a. Provide incentives for housing affordable to low-income households and senior housing.

Section 10.52.090 of the Municipal Code provides for density bonus or other incentives when low-income housing is provided, in accordance with Section 65915 of the California Government Code. The housing must remain affordable for at least 30 years. After the adoption of the previous Housing Element, state law was amended to revise density bonus standards (SB 1818 of 2004). The City will process an amendment to update the Municipal Code in conformance with current state law.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Process a Code amendment to update Municipal Code Section 10.12.050 in conformance with state law in 2012; Annual review of development agreements; ongoing approval of projects as proposed.

Objective: 30 incentive units

Program 5b. Streamline the development process to the extent feasible.

The City currently allows and encourages concurrent processing of all discretionary applications for a project, thereby streamlining the development process. Many routine applications may be processed as minor exceptions instead of the longer and more difficult variance process. As discussed in Chapter 4 regarding governmental constraints, processing time for building permits in the City compares favorably with other nearby jurisdictions. However, in order to minimize constraints to multi-family development, a Code amendment will be processed to replace the Use Permit requirement with a Site Development Permit. Projects with up to 5 units will be approved administratively by the Director with no public hearing, and a Site Development Permit approved by the Planning Commission will be required for projects with more than 5 units. Both the Administrative SDP and the Planning Commission SDP review processes will be limited to confirming that the project complies with applicable development standards and will not examine the appropriateness of the use itself.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: 2012.

Objective: Code amendment to establish a Site Development Permit process for multi-family development.

Program 5c. Allow the establishment of manufactured housing on single-family residential lots.

Manufactured housing can be constructed for much less than the cost of traditional building. Building various standardized modules in one location results in savings due to economies of scale and greatly reduced waste of building materials. Factory-built

housing designed for placement on fixed foundations can be highly attractive and virtually indistinguishable from standard construction. In addition, current factory-built housing is typically built to higher standards for energy conservation.

In accordance with Section 10.52.100 of the Municipal Code, manufactured housing is permitted on single-family lots not occupied by another dwelling. The housing must be secured, must meet certain design criteria, and must be on a relatively flat slope. These criteria are not unduly burdensome and would not prevent the establishment of manufactured housing on residential lots.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Ongoing.

Objective: Increase affordability of 5 units

Program 5d. Work with the private sector to facilitate the provision of low-and moderate-priced housing.

This is a continuation and expansion of the Developer Consultation Program included in the 2003 Housing Element. In the past, the City worked with the private sector to produce two residential projects available to low- and moderate-income households. The Manhattan Terrace development received a certificate of occupancy in July 1991. The City approved a use permit to allow this senior citizen project at 3400 Valley Road. This 48-unit project contains 540-square-foot units with rents at affordable levels.

A 104-unit senior project was completed at Manhattan Village on Parkview Avenue in 1997. This project provides housing affordable to very-low- and moderate-income households along with market-rate housing. The City approved a zoning amendment to allow higher density and reoriented a City recreation facility in order to facilitate development of the project.

To increase the likelihood of additional affordable housing development during the planning period, the City will take the following actions:

- Assist developers in identifying suitable sites for affordable housing
- Provide fast-track processing
- Provide density bonus, modified development standards and other concessions
- Prioritize funding for projects that include extremely-low-income units
- Reduce development fees if feasible
- Provide administrative assistance with grant funding applications

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Meet with interested affordable housing developers annually.

Objective: Facilitate the production of new affordable units commensurate with the City's RHNA allocation

Program 5e. Allow second units in residential areas.

Section 65852.2 of the California Government Code provides for the establishment of second units subject to certain limitations as a means of increasing housing stock.

Absent a local ordinance specifying development standards, the provisions of State law apply. The City does not currently have a local ordinance regarding second units, therefore a Code amendment will be processed in conformance with state law.

Responsibility: Community Development Department

Funding: City General Fund

Schedule: Adopt a Second Unit ordinance in 2012

Objective: 36 second family units

Policy 6. Encourage means of increasing ability to afford existing housing stock.

Program 6a. Continue to participate in Los Angeles County Housing Authority programs, and publicize availability of Section 8 rental assistance for households in the City.

Section 8 rental assistance is provided by the United States Department of Housing and Urban Development (HUD) and is administered locally by the Los Angeles Community Development Commission (CDC) operating as the Housing Authority of the County of Los Angeles. Under this program, low-income households are provided the differential between the rental rate of a unit and what they can afford. The rental rate cannot exceed fair market rent for the area as established by HUD. Based on Census data and advertised rents, there are units within the City which fall within the permissible rental range.

Responsibility: Los Angeles Community Development Commission;

Publicized by City Community Development Department

Funding: Federal Section 8 funds

Schedule: Ongoing. Publicize to landlords and tenants via City newsletter, link on City website or other means, 2010 and ongoing.

Objective: 6 existing units made available through Section 8 program.

Program 6b. Participate in the Home Ownership Program (HOP) and American Dream Down Payment Initiative (ADDI) programs.

These first-time homebuyers programs are administered by the Los Angeles Community Development Commission and are available to prospective residents of

Manhattan Beach. Although the programs place a ceiling on housing price, a few units in Manhattan Beach could qualify, based on existing home listings.

The Home Ownership Program (HOP) is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. HOP has been designed to meet the needs of low-income families with the necessary down payment assistance. This program will provide a 2nd Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage.

The American Dream Down Payment Initiative (ADDI) is a component under the HOME Investment Partnerships Program, authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act. ADDI monies are used for closing costs and down payment assistance with a loan amount of up to \$10,000 or 6% of the purchase price, whichever is greater.

Responsibility: Los Angeles Community Development Commission;

Publicized by City Community Development Department

Funding: HUD HOME funds

Schedule: Ongoing. Publicize to via city newsletter, link on city website or other means commencing 2010.

Objective: 4 units purchased through HOP or ADDI

Program 6c. Encourage shared housing programs for seniors and existing one-person households.

Sharing of one housing unit by two or more roommates can render housing affordable to persons who could not otherwise afford housing individually due to the ability to share housing costs among roommates. This is also of help to seniors who may need minor assistance or even just occasional monitoring. The programs could be coordinated by the City's Senior Services Care Manager.

Responsibility: Fire Department/Senior Services Care Manager

Funding: City General Fund/Beach Cities Health District/CDBG Funds

Schedule: Begin program 2010

Objective: 48 housing matches

Policy 7. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color and for special needs groups.

Program 7a. Continue to participate in area-wide programs to ensure fair housing.

The City will continue to contract with Fair Housing organizations to process complaints regarding housing discrimination within the City, and to provide counseling

in landlord/tenant disputes. This is a continuation of the Fair Housing Program included in previous housing elements.

Responsibility: Community Development Department

Funding: General fund/CDBG

Schedule: Ongoing, annual review

Objective: Address 100 percent of fair housing complaints

Program 7b. Provide for the housing needs of seniors.

The Manhattan Village Senior Villas, located at 1300 Park View Avenue, was first occupied in 1997, and included in the 1993 and 2003 Housing Elements. This project consists of 104 senior housing apartments. As a condition of the project's approval, 20% of the units must be reserved for very-low income households, 20% must be reserved for low-income households, and 40% of the units must be reserved for moderate-income households. The remainder (20%) of the units may be rented at a market-rate. The occupants of the senior housing project must consist of a householder 62 years of age or older, or 55 years of age or older if handicapped, according to criteria established by the Americans With Disabilities Act (ADA) of 1990 or the Federal Rehabilitation Act of 1973. This program is concerned with ensuring that the current affordability of the project is being maintained.

Implementation: No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The City will work to inform the public of the program.

Responsible Agency: California Housing Finance Agency

Funding: State of California

Schedule: On-going

Objective: Preserve 81 affordable senior units

Program 7c. Provide for the special needs of seniors so that they may remain in the community.

The Senior Care Management program, which is an ongoing program also included in the 2003 Housing Element, provides services to predominantly low-income seniors. This program is operated by a part-time Senior Services Care Manager who is contracted through the Beach Cities Health District and the City of Manhattan Beach Fire Department. At any given time, the Senior Services Program may assist up to 110 senior citizens, of whom 70% are low-income. As liaison and service coordinator, the Senior Services Care Manager performs the following functions:

1. Locates suitable (often more affordable) housing. This may include referrals to "board and care" residential facilities in Manhattan Beach, or multi-family apartments;

2. Identifies financial assistance resources, including HUD Section 8 rental vouchers through Los Angeles County, and other federal assistance programs, as well as disbursing information and referring to lenders for special mortgage programs;
3. Coordinates "Rotary Cares," a volunteer program, which rehabilitates two senior homes per year, consisting of minor repairs, plumbing, carpentry, painting, etc.,
4. Arranges and makes referrals for health and personal services for the Senior Health Program, which is funded by the Beach Cities Health District; and,
5. Informs eligible low-income seniors of state and utility company programs (Southern California Edison and Southern California Gas Company) regarding discounts, weatherization services, and payment assistance.

As discussed above, it is suggested that a shared housing program also be established, expanding responsibilities under No. 1 above. The City also provides funds for social service groups serving seniors, including the Salvation Army brown bag food program, Care Management for Manhattan Beach Seniors, and South Bay Adult Care Center.

Responsible Agency: Fire Department/Senior Services Care Manager

Funding: General Fund/Beach Cities Health District/CDBG Funds

Schedule: On-going; add shared housing program 2010

Objective: Maintain part-time Senior Services Care Manager

Program 7d. Reasonable accommodation for persons with disabilities.

Pursuant to SB 520, the City will process an amendment to the Municipal Code to establish procedures for reviewing and approving requests for reasonable accommodation in housing from persons with disabilities.

Responsibility: Community Development Department

Funding: General Fund

Schedule: Process a Code amendment in 2012

Objective: Establish procedures for ensuring reasonable accommodation

Program 7e. Emergency shelters and transitional/supportive housing.

Emergency Shelters. Amend the Zoning Code to designate a zone where emergency shelters are permitted "by-right" subject to appropriate development standards consistent with SB 2. The Public & Semi-Public (PS) and Industrial Park (IP) zones will be considered for this purpose. These zones include vacant and underutilized parcels that could support emergency shelters. Sites in this zone also have good access to transit and other services.

Transitional housing is defined in *Health and Safety Code* Section 50675.2 as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. Transitional housing

that is group housing for six or fewer persons will be permitted by right as a regular residential use where residential use is permitted. Transitional housing that is group housing for seven or more persons will be conditionally permitted as residential care facilities in RM and RH zones. Transitional housing not configured as group housing as described above will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones.

Supportive housing is permanent housing with an on- or off-site service component.. Supportive housing that is group housing for six or fewer persons will be permitted by right as a regular residential use where residential use is permitted. Supportive housing that is group housing for seven or more persons will be conditionally permitted as residential care facilities in RM and RH zones. Supportive housing not configured as group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: Within one year of Housing Element adoption

Objective: Code amendments in compliance with SB 2.

GOAL III. Provide a safe and healthy living environment for City residents.

The City's housing stock is generally in good condition, and the City has few heavy industrial type uses. In the past, industrial uses to the north, in El Segundo adversely affected local residents, but the two cities have worked together to address this problem. It is the goal of the City to continue to provide a healthy environment for all residents, consistent with the stated goal of the California Legislature to provide decent safe and sanitary housing.

Policy 8. Eliminate potentially unsafe or unhealthy conditions in existing development.

Program 8a. Continue the active code enforcement program for illegal and substandard units.

The City has an active Code enforcement program which responds to complaints of substandard structures. In addition, a Report of Residential Building Records is required each time a property is sold, which serves to alert all parties to unpermitted and potentially substandard construction that may exist. This ongoing program was included in the 2003 Housing Element.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Respond to 100 percent of reports of substandard units

Program 8b. Utilize Community Development Block Grant funds for home improvement loans for low-income housing, consistent with income limits provided for such funding,

and pursue additional sources of funding for City programs. (This is identical to Program 2, above.)

Policy 9. Prevent the establishment of potentially unhealthful conditions in new development.

Program 9. Require that residential uses adjacent to industrial or commercial uses be adequately buffered from such uses.

Sections 10.16.030 and 10.20.030 of the Municipal Code requires that walls and setbacks be provided between industrial and residential uses and between commercial and residential uses. As industrial uses have left the area, this is less of a problem than in the past, although such uses continue to exist in the area.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: Maintain block walls and adequate landscaping at all industrial/residential interfaces.

GOAL IV. Encourage the conservation of energy in housing.

The conservation of energy and sustainable development have become of increasing importance. Worldwide energy supplies are subject to greater demand from emerging economies throughout the world. Scientists and society at large have gained a greater understanding of the impacts of energy consumption and global warming, specifically greenhouse gases. California has become the first state to address greenhouse gases. It is important that new housing be developed in light of a changing energy environment. The policies and programs below are an expansion of the energy conservation program included in the 2003 Housing Element.

Policy 10. Encourage the use of alternate energy.

Program 10. Waive fees for installation of solar panels.

Solar panels may be used on roofs of residential and commercial structures to generate electricity that is either transmitted to the grid or stored in batteries on-site. The existing height limits in Manhattan Beach ensure rooftop units would not eventually be subject to shade and shadow, which would render them ineffective. In March 2008, in order to encourage use of alternate energy, the City Council voted to waive any building fees for photovoltaic panels.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going

Objective: 84 solar panels

Policy 11. Reduce energy loss due to inferior construction/development techniques.

Program 11a. Enforce green building techniques.

The City has adopted the California Energy Code. In addition the City requires the following:

- Insulating hot water pipes to minimize energy loss
- Using caulk and insulation that are formaldehyde-free or contain low VOC (volatile organic compounds)
- Pre-plumb water piping and sensor wiring to the roof for future solar water heating
- Use duct mastic on all duct joints and seams to minimize energy loss
- Install "Energy Star" bath fans vented to the outside
- Energy efficient water fixtures

The City continues to review its codes to encourage greener building techniques. The United States Green Building Council is currently reviewing more intensive measures to be included in buildings for LEED certification. The City is in the process of reviewing standards through the Environmental Task Force and should also review its codes upon completion of the USGBC review.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going. Revise codes by 2012.

Objective: 100 percent compliance for new units

Program 11b. Encourage water conservation.

Massive amounts of energy are utilized in pumping water to southern California. Any measures to conserve water will therefore help conserve energy. This can be achieved through use of low-flow fixtures and use of drought-tolerant landscaping. Sections 7.32 and 10.52.120 of the Municipal Code currently address landscaping, tree preservation, and tree planting, but do not address drought-tolerant landscaping. These sections will be reviewed and revised to address water use as well as aesthetic factors. The City is in the process of reviewing standards through the Environmental Task Force.

City codes provide for waterless urinals. Similar to the situation with solar panels, inspection and permit fees for installation of such urinals should be waived, when they are used to replace older, water-wasting urinals.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going. Revise codes by 2012.

Objective: Reduced water consumption

Policy 12. Encourage reduction in energy consumption for commuting to work and other activities.

Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.

Where individuals have an opportunity to live in close proximity to their work, vehicle miles traveled to and from work can be reduced, thus reducing energy consumption. The City has permitted the development of mixed uses in Manhattan Village and permits the development of residential uses in commercial districts downtown and along Manhattan Beach Boulevard. In addition, the commercial areas of the City are in close proximity to residential districts, thus providing the potential that residents may walk to work or to shopping, dining out or other activities, or only drive a short distance.

Responsible Agency: Community Development Department

Funding: General Fund

Schedule: On-going.

Objective: 200 mixed use units

Preservation of Assisted Housing

Section 65583(a)(8) of the California Government Code requires an analysis of previously assisted housing projects which may change to non-low-income housing during the next 10 years as well as strategies to preserve or replace the units. There are currently no such projects in the City of Manhattan Beach and, therefore, no preservation program for such units is necessary.

Appendix A Residential Land Inventory

1. Methodology and Assumptions

State law requires each city to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development or redevelopment. The purpose of this inventory is to identify sufficient development capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the City’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA). This analysis represents an estimate of the City’s realistic development potential. Actual development will depend on the intentions of each property owner, market conditions and other factors. The detailed methodology and assumptions for the residential land inventory are provided below.

The City has been allocated a growth need of 895 units during the 2006-2014 planning period. From 2006 through 2011 a total of 608 new units were built, which included both single-family and multi-family developments (Table A-1). Since none of these projects had affordability requirements, all are assumed to be in the above-moderate income category. Therefore, the City’s remaining RHNA for the 2012-2014 period is 545 units distributed among income categories as shown in Table A-2.

**Table A-1
Residential Development by Income Category 2006 - 2011**

Year Built & Unit Type	Income Category					Total
	EL	VL	Low	Mod	Above	
2006						
SF					145	145
MF					24	24
Subtotals					169	169
2007						
SF					131	131
MF					51	51
Subtotals					182	182
2008						
SF					86	86
MF					26	26
Subtotals					112	112
2009						
SF					42	42
MF					4	4
Subtotals					46	46
2010						
SF					40	40
MF					4	4
Subtotals					44	44
2011						
SF					47	47
MF					8	8
Subtotals					55	55
2006-2011 Totals	0	0	0	0	608	608

Source: Manhattan Beach Community Development Department , 2012

The RHNA methodology, which resulted in the allocation of 895 new housing units to Manhattan Beach (including 385 lower-income units), was based on the pattern of development comprised entirely of small parcel redevelopment. There are no significant vacant parcels in the city that could accommodate new housing developments of any appreciable size, including affordable projects. As a result, the City has no option other than to try and facilitate the consolidation and redevelopment of small commercial parcels with multi-family residential or mixed-use projects.

Table A-2
Net Remaining RHNA 2012-2014

	Income Category				Total
	VL	Low	Mod	Above	
RHNA (total)	236	149	160	350	895
Units completed 2006-2011 (Table A-1)	0	0	0	608	608
RHNA (net remaining 2012-2014)	236	149	160	0	545

Source: Manhattan Beach Community Development Department, 2012

Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly-built units are based on actual prices or rents. As discussed in the City Profile (Chapter 1) most of the newer market-rate housing in Manhattan Beach is priced in the above-moderate income category.
3. Density. For potential new units in a city's land inventory, state law establishes affordability assumptions based on density. The "default" density for metropolitan jurisdictions, including Manhattan Beach, is 30 units per acre¹. This means that if the General Plan and zoning allow development at 30 units per acre or greater, these sites are deemed appropriate to accommodate housing for lower-income households.

The General Plan and Zoning Ordinance allow residential densities greater than 30 units/acre in portions of the Medium Density Residential category (Beach District – 32.3 units/acre) and in all portions of the High Density Residential category (43.6 to 51.3 units/acre). In addition, the Downtown Commercial, Local Commercial, and North End Commercial districts allow residential or mixed-use development at densities permitted in the High Density Residential category, which is significantly higher than the default density of 30 units/acre.

¹ Assembly Bill 2348 of 2004 (Government Code Sec. 65583.2(c)(3)(B))

2. Vacant and Underutilized Land Inventory

Manhattan Beach is a mature developed city and only a few small vacant parcels remain. As a result, nearly all future development must be accommodated through “recycling” of previously developed properties. Redevelopment is partially constrained by existing subdivision and ownership patterns. Parcels are primarily less than 5,000 square feet, with only 37 parcels over 6,000 square feet. Of these, only a dozen parcels are over 10,000 square feet, including the Lutheran Church and the Vons grocery site, both of which are needed to serve the community and would not be expected to redevelop during the current planning period. With the exception of one 15,756-square-foot parcel at 1030 Manhattan Beach Boulevard, all of the larger parcels are developed with newer structures unlikely to redevelop for other uses in the near future. However, significant redevelopment opportunities exist on commercial parcels where both exclusive high-density residential and mixed uses are allowed. Approximately half of all potential commercial/mixed used parcels are occupied by structures at least 50 years old, and would be considered candidates for redevelopment. Many commercial sites currently contain smaller, one-story leased buildings at densities significantly below what is allowed, and parcels experiencing regular business turnover could be more conducive to redevelopment.

Due to the small size of available parcels, there is little opportunity to achieve economies of scale without consolidation of two or more parcels into larger development sites. As described in Program 3b of the Housing Plan (Chapter 5), the City will facilitate lot consolidation through a variety of regulatory and administrative incentives that will enhance the feasibility of affordable multi-family development. Property owners and developers have expressed interest in lot consolidation to assemble larger sites for residential development. It should be noted that the inventory summarized in Table A-3 below includes twice as many sites as are needed to address the regional housing need for lower income households, and therefore even if the City were to assume only 50% of the estimated realistic capacity for the sites, the inventory would still be adequate to meet the need within the planning period. Also, Program 3e includes a no net loss provision ensuring that, should sites in the inventory develop with non-residential uses, additional sites will be identified to meet the remaining need throughout the planning period.

The commercial districts where the majority of the City’s lower-income housing need can be accommodated are described below. Development standards in these districts encourage and facilitate high-density multi-family residential development by allowing 3-story structures up to 30 feet in height, plus other applicable incentives that may be granted under Density Bonus law. Multi-family projects are also encouraged by allowing more residential floor area on a given parcel than is permitted for commercial developments. Figure A-4 (Zoning Districts) shows the general location of these three districts.

- **Downtown Commercial (CD) District**

The Downtown Commercial land use category applies only to the Downtown, an area of 40+ blocks that radiates from the intersection of Manhattan Beach Boulevard and Highland Avenue (see Figures A-2 and A-5). Downtown provides locations for a mix of commercial businesses, residential and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers. Exclusive multi-family residential development is permitted according to the development standards for the High Density Residential district, which allows one unit per 850 square feet of land area (51 units/acre). As shown in Table A-3, sites in this district with good potential for lot consolidation and redevelopment can accommodate at least 443 multi-family units, excluding density bonus.

- **Local Commercial (CL) District**

The Local Commercial land use category provides areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community.

Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. Residential uses are also permitted at densities consistent with the High Density Residential district, which allows one unit per 1,000 square feet of land area (43.5 units/acre). As shown in Table A-4, sites in this district with good potential for lot consolidation and redevelopment can accommodate at least 316 multi-family units, excluding density bonus (see Figures A-3 and A-6).

- **North End Commercial (CNE) District**

Properties designated North End Commercial lie at the north end of the City, along Highland Avenue and Rosecrans Avenue between 33rd and 42nd Streets (see Figures A-4 and A-7). Commercial uses are limited to small-scale, low-intensity neighborhood-serving service businesses, retail stores, and offices. Restaurant and entertainment establishments are permitted only where zoning regulations can adequately ensure compatibility with residential uses. Residential uses are also allowed at densities consistent with the High Density Residential category, which allows one unit per 850 square feet of land area (51 units/acre). As shown in Table A-5, sites in this district with good potential for lot consolidation and redevelopment can accommodate at least 235 multi-family units, excluding density bonus.

3. Capacity to Accommodate Regional Housing Needs

Table A-3 summarizes the City’s land inventory compared to the remaining RHNA for each income category in the current planning period. As discussed in Chapter 4 (Table 40), the City is mostly built-out and only a few vacant parcels could accommodate new residential development. Most of the residential capacity is provided on underutilized sites in commercial districts. Note that small sites with less than one-quarter acre have been excluded from the totals for all zones. Table A-3 shows that the development capacity of underutilized sites exceeds the City’s RHNA allocation for the planning period.

In order to enhance the potential for affordable housing development, Program 3b describes actions the City will take to reduce constraints and facilitate multi-family housing in the Downtown Commercial, Local Commercial, and North End Commercial districts, including incentive density increases for lot consolidation, elimination of the CUP requirement for residential projects, and expedited processing.

**Table A-3
Land Inventory Summary**

	Income Category		
	Lower ¹	Moderate	Above Moderate
Vacant sites (Table 40, Ch. 4)	3		2
Underutilized sites			
Downtown Commercial (Table A-4)	443		
Local Commercial (Table A-5)	316		
North End Commercial (Table A-6)	235		
Total Realistic Capacity²	994		
Net Remaining RHNA (Table A-2)	385	160	0
Adequate Capacity?	Yes	Yes³	Yes³

Source: Manhattan Beach Community Development Dept., 8/2012

1. Lower = Very Low + Low

2. Excludes sites smaller than one-quarter acre or unlikely to be redeveloped due to other circumstances

3. Reflects excess lower-income sites

Table A-4
Downtown Commercial Affordable Housing Development Opportunity Sites
(Note: shaded parcels are not included as potential sites and are excluded from totals)

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
Site 1							
401 Manhattan Beach B	4179-003-009	CD	8340	Commercial	1986 / 1986		This site has several newer buildings and is not considered likely to be redeveloped during the planning period.
1221 N Valley Dr	4179-003-900	CD	65964	Commercial	2005 / 2005		
	4179-003-901	CD	55760	New commercial			
	4179-003-903	CD	2080				
	4179-003-904	CD	1960	Commercial	1986 / 1986		
Subtotal			134,104			158	Site excluded from totals
Site 2							
1216 Highland Ave	4179-004-001	CD	6,666	Commercial	1941 / 1955		This site contains many older buildings in need of substantial repair, suffering from functional obsolescence, and with large surface parking areas in poor repair. Parcels with newer buildings (shaded) are not included in the site totals.
315 12Th St	4179-004-005	CD	2,700	Commercial	1965 / 1965		
320 13Th St	4179-004-013	CD	2,700	2 du	1930 / 1935		
1300 Highland Ave	4179-004-015	CD	6,666	under construction			
	4179-004-016	CD	1,333				
1212 Highland Ave	4179-004-022	CD	13,332	Commercial	1951 / 1955		
326 13Th St	4179-004-023	CD	1,350	2 du	1958 / 1959		
325 12Th Pl	4179-004-024	CD	1,350	2 du	1928 / 1940		
321 12Th St	4179-004-026	CD	5,400	Commercial	1984 / 1984		
1201 Morningside Drive	4179-004-027	CD	5,400	Commercial	1986 / 1986		
316 13Th St	4179-004-029	CD	2,700	condo	1999 / 1999		
317 12Th Pl	4179-004-030	CD	2,700	condo	1999 / 1999		
1219 Morningside Dr	4179-004-031	CD	5,400	Commercial	1985 / 1985		
317 13Th St	4179-004-032	CD	2,000	construction			
Subtotal			45,631			54	
Site 3							
1138 Highland Ave	4179-005-001	CD	5,400	Commercial	1972 / 1972		Nearly all of the buildings in this site are more than 50 yrs. old, are functionally obsolete, and have significant potential increase in building floor area.
309 Manhattan Beach B	4179-005-002	CD	2,700	Commercial	1931 / 1960		
313 Manhattan Beach B	4179-005-003	CD	2,700	Commercial	1957 / 1966		
317 Manhattan Beach B	4179-005-004	CD	2,700	Commercial	1938 / 1965		
321 Manhattan Beach B	4179-005-005	CD	5,400	Commercial	1941 / 1945		
329 Manhattan Beach B	4179-005-006	CD	2,700	Commercial	1946 / 1948		
333 Manhattan Beach B	4179-005-007	CD	2,700	Commercial	1937 / 1950		
1148 Highland Ave	4179-005-015	CD	4,500	Commercial	1948 / 1965		
1140 Highland Ave	4179-005-016	CD	4,500	Commercial	1971 / 1971		
12Th & Morningside	4179-005-903	CD	13,500	parking			
Subtotal			46,800			55	
Site 4							

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
300 Manhattan Beach B	4179-006-001	CD	5,400	Commercial+ 1 du	1986 / 1986		Most of the buildings in this site are more than 50 yrs. old, are functionally obsolete, and have significant potential increase in building floor area.
308 Manhattan Beach B	4179-006-002	CD	2,700	Commercial	1923 / 1950		
312 Manhattan Beach B	4179-006-003	CD	5,400	Commercial + 6 du	1940 / 1955		
320 Manhattan Beach B	4179-006-004	CD	2,700	Commercial	1939 / 1947		
324 Manhattan Beach B	4179-006-005	CD	2,700	Commercial	1974 / 1974		
332 Manhattan Beach B	4179-006-006	CD	5,400	Commercial	1940 / 1940		
1104 Highland Ave No N	4179-006-018	CD	6,000	Commercial	1967 / 1967		
1100 Highland Ave	4179-006-010	CD	3,000	Commercial	2000 / 2000		New-excluded from site area
Subtotal			30,300			36	
Site 5							
1032 Morningside Dr	4179-007-004	CD	2,620	Commercial	1973 / 1973		This site contains many buildings more than 50 yrs. old that are functionally obsolete and surface parking with significant potential increase in building floor area.
1028 Morningside Dr	4179-007-005	CD	2,735	Commercial	1973 / 1973		
1024 Morningside Dr	4179-007-006	CD	5,865	6 du	0000 / 1962		
1016 Morningside Dr	4179-007-007	CD	1,448	2 du	1941 / 1941		
	4179-007-010	CD	1,555	parking			
	4179-007-011	CD	1,773	parking			
	4179-007-012	CD	3,550	1 du	1941 / 1942		
	4179-007-013	CD	4,670	parking			
413 10Th Pl	4179-007-014	CD	2,970	2 du	1950 / 1958		
410 Manhattan Beach B	4179-007-015	CD	50,050	Vons	1967 / 1967		
400 Manhattan Beach B	4179-007-016	CD	11,340	Commercial	1973 / 1973		Excluded from site totals
Subtotal			27,186			32	
Site 6							
817 Bayview Dr	4179-013-002	CD	2,400	3 du	1957 / 1958		Most of the buildings in this site are more than 30 yrs. old, are functionally obsolete, and have significant potential increase in building floor area.
813 Bayview Dr	4179-013-004	CD	1,667	2 du	1930 / 1955		
808 Manhattan Ave	4179-013-005	CD	3,333	Commercial	1923 / 1950		
820 Manhattan Ave	4179-013-019	CD	5,933	Commercial	1977 / 1977		
Subtotal			13,333			16	
Site 7							
803 Manhattan Ave	4179-014-011	CD	1,350	1 du	0000 / 1940		Site excluded-less than 1/4 acre
805 Manhattan Ave	4179-014-012	CD	1,350	Commercial	1947 / 1950		
815 Manhattan Ave	4179-014-013	CD	2,700	Commercial	1972 / 1972		
Subtotal			5,400			6	
Site 8							
919 Manhattan Ave	4179-015-013	CD	5,400	Commercial	1977 / 1977		Site excluded-less than 1/4 acre
903 Manhattan Ave	4179-015-017	CD	5,400	Commercial	1968 / 1975		
Subtotal			10,800			13	
Site 9							
912 Manhattan Ave	4179-016-003	CD	3,333	Commercial	1959 / 1959		Most of the buildings in this site are more than 50 yrs. old, are functionally obsolete, or
900 Manhattan Ave	4179-016-006	CD	3,333	Commercial	1918 / 1973		

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
904 Manhattan Ave	4179-016-019	CD	6,667	Commercial	1965 / 1965		have vacant space.
920 Manhattan Ave	4179-016-022	CD	6,667	Commercial	1959 / 1959		
Subtotal			20,000			24	
Site 10							
1014 Manhattan Ave	4179-017-001	CD	6,667	Commercial	1934 / 1934		Most of the buildings on this site are more than 50 yrs. old and are functionally obsolete. The site contains a large amount of surface parking, some of which shows signs of deterioration. Low site utilization represents significant potential increase in building floor area.
1012 Manhattan Ave	4179-017-002	CD	3,333	Commercial	1958 / 1958		
1008 Manhattan Ave	4179-017-003	CD	3,333	Commercial	1940 / 1940		
1006 Manhattan Ave	4179-017-004	CD	2,998	Commercial	1933 / 1941		
1000 Manhattan Ave	4179-017-005	CD	2,435	Commercial	1936 / 1962		
213 10Th St	4179-017-006	CD	1,233	2 du	1937 / 1945		
	4179-017-900	CD	5,400	parking			
	4179-017-901	CD	2,700	parking			
Subtotal			28,099			33	
Site 11							
1001 Manhattan Ave	4179-018-010	CD	5,400	Commercial	na		Site excluded-less than 1/4 acre
132 11Th St	4179-018-011	CD	5,400	Commercial	1935 / 1950		
Subtotal			10,800			13	
Site 12							
125 11Th St	4179-019-012	CD	2,700	Commercial	1991 / 1991		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures.
1111 Manhattan Ave	4179-019-013	CD	5,400	Commercial	1918 / 1925		
1117 Manhattan Ave	4179-019-014	CD	4,500	Commercial	1926 / 1950		
128 Manhattan Beach B	4179-019-015	CD	2,250	Commercial	1947 / 1958		
124 Manhattan Beach B	4179-019-016	CD	2,250	Commercial	1946 / 1955		
120 Manhattan Beach B	4179-019-020	CD	2,250	Commercial	2000 / 2000		
116 Manhattan Beach B	4179-019-021	CD	2,250	Commercial	1922 / 1947		
1112 Ocean Dr	4179-019-022	CD	5,400	Commercial	1976 / 1976		
Subtotal			27,000			32	
Site 13							
1120 Manhattan Ave	4179-020-001	CD	1,667	Commercial	1940 / 1949		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings are vacant.
1116 Manhattan Ave	4179-020-002	CD	1,667	Commercial	1947 / 1955		
1103 Highland Ave	4179-020-009	CD	2,700	Commercial	1948 / 1948		
232 Manhattan Beach B	4179-020-010	CD	2,700	Commercial	1986 / 1986		
228 Manhattan Beach B	4179-020-011	CD	10,800	Commercial	1982 / 1982		
212 Manhattan Beach B	4179-020-012	CD	1,667	Commercial	1947 / 1948		
208 Manhattan Beach B	4179-020-013	CD	1,667	Commercial	1923 / 1930		
1110 Manhattan Ave	4179-020-014	CD	6,667	Commercial	1996 / 1996		
1104 Manhattan Ave	4179-020-015	CD	3,333	Commercial	1936 / 1945		
1100 Manhattan Ave	4179-020-016	CD	3,333	Commercial	na		
Subtotal			36,201			43	
Site 14							

Address	AP #	GP/Zoning	Parcel Size (sq.ft.)	Existing Use	Year Built	Potential DU @ 1/850 sf	Comments
1148 Manhattan Ave	4179-021-001	CD	3,000	Commercial	1917 / 1970		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings show signs of deterioration, are functionally obsolete, and/or are vacant.
1146 Manhattan Ave	4179-021-002	CD	6,000	Commercial	1949/1949		
213 Manhattan Beach B	4179-021-005	CD	5,400	Commercial	1937 / 1954		
217 Manhattan Beach B	4179-021-006	CD	2,700	Commercial	1960 / 1962		
221 Manhattan Beach B	4179-021-007	CD	2,700	Commercial	1946 / 1948		
225 Manhattan Beach B	4179-021-008	CD	2,700	Commercial	1949 / 1956		
1141 Highland Ave	4179-021-012	CD	2,400	Commercial	1941 / 1953		
1145 Highland Ave	4179-021-013	CD	3,000	Commercial	1937 / 1940		
229 Manhattan Beach B	4179-021-017	CD	5,400	Commercial	1909 / 1958		
201 Manhattan Beach B	4179-021-018	CD	5,400	Commercial	1966 / 1966		
	4179-021-900	CD	2,700	parking			
220 12Th St	4179-021-901	CD	5,400	parking			
Subtotal			46,800			55	
Site 15							
1132 Ocean Dr	4179-022-004	CD	4,500	Commercial	1947 / 1962		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings show signs of deterioration, are functionally obsolete, and/or are vacant.
125 Manhattan Beach B	4179-022-005	CD	2,250	Commercial	1972 / 1972		
1125 Manhattan Ave	4179-022-006	CD	6,750	Commercial	1946 / 1950		
1141 Manhattan Ave	4179-022-007	CD	5,400	Commercial	1949 / 1955		
1201 Manhattan Ave	4179-022-028	CD	2,700	Commercial	1923 / 1949		
1213 Manhattan Ave	4179-022-029	CD	1,350	Commercial	1924 / 1940		
132 13Th St	4179-022-030	CD	1,350	1 du	1934 / 1940		
Subtotal			24,300			29	
Site 16							
229 12Th St	4179-024-011	CD	2,700	3du	1950/1962		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped with single-story structures. Some buildings show signs of deterioration or are functionally obsolete.
1201 Highland Ave	4179-024-012	CD	2,700	Commercial	1945 / 1950		
1215 Highland Ave	4179-024-013	CD	2,700	Commercial	1932 / 1958		
225 12Th St	4179-024-021	CD	2,697	1 du	1948/1948		
	4179-024-900	CD	2,700	parking			
217 12Th St	4179-024-901	CD	2,700	parking			
Subtotal			16,197			19	
Site 17							
229 13Th St	4179-025-015	CD	2,000	Commercial	1939 / 959		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped.
1301 Highland Ave	4179-025-016	CD	2,000	Commercial	1918 / 1946		
1321 N Highland Ave	4179-025-900	CD	8,386	parking			
Subtotal			12,386			15	
Site 18							
1419 Highland Ave	4179-028-001	CD	3,437	Commercial	1956 / 1957		Site excluded-less than 1/4 acre
1409 Highland Ave	4179-028-025	CD	3,415	Commercial	1989 / 1990		
Subtotal			6,852			8	
TOTALS-CD sites			9.1	acres		443	

Figure A-1
Downtown Commercial Site Photos



**Figure A-1 (continued)
Downtown Commercial Site Photos**



Older underutilized multi-family building showing signs of disrepair and vacancies.



Older underutilized multi-family building showing signs of disrepair and functional obsolescence.



Older single-story commercial buildings on Manhattan Ave. where 3-story residential and mixed-use is permitted.



Underutilized commercial property and surface parking lots.

Table A-5
Local Commercial Affordable Housing Development Opportunity Sites
(Note: shaded parcels are not included as potential sites and are excluded from totals)

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/1000 sf	Comments
Site 1							
1001 Manhattan Beach Blvd	4170-008-011		4,600	Commercial	1957 / 1957		Most buildings in this site are more than 50 years old and parcels are significantly underdeveloped. Some buildings show signs of deferred maintenance. Large surface parking lots.
1005 Manhattan Beach Blvd	4170-008-012		4,154	Commercial	1956 / 1957		
1011 Manhattan Beach Blvd	4170-008-027		8,308	Commercial	1963 / 1963		
1019 Manhattan Beach Blvd	4170-008-028		8,770	Commercial	1952 / 1975		
Subtotal			25,832			26	
Site 2							
	4170-009-016		912	Commercial	1970 / 1970		Most buildings in this site are 40-50 years old and parcels are significantly underdeveloped. Some buildings show signs of deferred maintenance. Large surface parking lots with some poorly maintained landscaping.
973 Manhattan Beach Blvd	4170-009-027		7,840	Commercial	1960 / 1960		
953 Manhattan Beach Blvd	4170-009-800		30,175	Verizon facility	0000 / 0000		
Subtotal			31,087			31	
Site 3							
933 Manhattan Beach Blvd	4170-010-013		4,154	3 du	1948 / 1948		Older structures with deferred maintenance, underdeveloped parcels, large surface parking areas.
939 Manhattan Beach Blvd	4170-010-014		4,154	Commercial	1968 / 1968		
943 Manhattan Beach Blvd	4170-010-015		2,858	Commercial	1967 / 1967		
1137 Pine Ave	4170-010-016		2,736	Commercial	1967 / 1967		
947 Manhattan Beach Blvd	4170-010-017		3,160	Commercial	1967 / 1967		
927 Manhattan Beach Blvd	4170-010-028		8,750	Commercial	1994 / 1994		
Subtotal			17,062			17	
Site 4							
901 Manhattan Beach Blvd	4170-011-010		4,100	Commercial	1963 / 1970		Older structures 40-60 yrs old; low site utilization; signs of deferred maintenance; vacant space; physical obsolescence; large surface parking lots.
905 Manhattan Beach Blvd	4170-011-011		4,154	Commercial	1952 / 1955		
909 Manhattan Beach Blvd	4170-011-012		4,154	Commercial	1958 / 1958		
913 Manhattan Beach Blvd	4170-011-013		4,154	3 du	1949 / 1949		
917 Manhattan Beach Blvd	4170-011-014		4,154	Commercial	1964 / 1964		
921 Manhattan Beach Blvd	4170-011-015		4,616	Commercial	1952 / 1965		
Subtotal			25,332			25	
Site 5							
1145 N Poinsettia Ave	4170-014-008		4,900	Commercial	1928 / 1960		Older structures 50-90 yrs old in need of repairs; vacant space.
1141 N Poinsettia Ave	4170-014-009		2,450	1 du	1940 / 1945		
865 Manhattan Beach Blvd	4170-014-010		16,250	Commercial	1981 / 1981		
861 Manhattan Beach Blvd	4170-014-007		7,893	7 du	1989 / 1989		High density use /excluded from totals
879 Manhattan Beach Blvd	4170-014-011		9,700	9 du	1964 / 1964		High density use/excluded from site totals
855 Manhattan Beach Blvd	4170-014-064		40,292	Commercial	1997 / 1997		High density use/excluded from site totals

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/1000 sf	Comments
Subtotal			23,600			24	
Site 6							
828 Manhattan Beach Blvd	4170-023-007		7,700	Commercial	1971 / 1971		Older buildings 40-50 yrs old; deferred maintenance; low site utilization; large surface parking lots.
800 Manhattan Beach Blvd	4170-023-016		5,400	Commercial	1964 / 1964		
806 Manhattan Beach Blvd	4170-023-017		2,700	Commercial	1974 / 1974		
818 Manhattan Beach Blvd	4170-023-008		7,253	Commercial	2010/2010		
Subtotal			15,800			16	
Site 7							
880 Manhattan Beach Blvd	4170-024-001		4,154	Commercial	1966 / 1966		Older buildings 30-60 yrs old; deferred maintenance; vacant space; low site utilization; functional obsolescence; poor access; large surface parking lots.
876 Manhattan Beach Blvd	4170-024-002		4,154	4 du	1955 / 1956		
872 Manhattan Beach Blvd	4170-024-003		4,154	3 du	1952 / 1953		
868 Manhattan Beach Blvd	4170-024-004		4,154	Commercial	1981 / 1981		
864 Manhattan Beach Blvd	4170-024-005		4,554	3 du	1954 / 1956		
860 Manhattan Beach Blvd	4170-024-006		4,154	Commercial	1954 / 1959		
856 Manhattan Beach Blvd	4170-024-007		4,154	Commercial +1	1956 / 1956		
852 Manhattan Beach Blvd	4170-024-008		4,154	Commercial +1	1956 / 1956		
848 Manhattan Beach Blvd	4170-024-009		4,154	Commercial	1959 / 1960		
844 Manhattan Beach Blvd	4170-024-010		4,154	3 du	1947 / 1947		
838 Manhattan Beach Blvd	4170-024-023		7,743	Commercial	2008/2008		
Subtotal			41,940			42	
Site 8							
946 Manhattan Beach Blvd	4170-025-003		5,235	(above)			Older buildings in need of repair.
936 Manhattan Beach Blvd	4170-025-005		5,230	Commercial	0000 / 1954		
930 Manhattan Beach Blvd	4170-025-006		5,225	commercial	x		
926 Manhattan Beach Blvd	4170-025-007		5,225	3 du	1953 / 1953		
920 Manhattan Beach Blvd	4170-025-008		5,225	Commercial +1	1978 / 1978		
916 Manhattan Beach Blvd	4170-025-009		5,224	3 du	0000 / 1957		
910 Manhattan Beach Blvd	4170-025-010		5,224	1 du	1941 / 1941		
952 Manhattan Beach Blvd	4170-025-022		8,380	Commercial	1977 / 1977		
940 Manhattan Beach Blvd	4170-025-030		5,230	Commercial	1990 / 1991		
1100 N Poinsettia Ave	4170-025-025		10,445	church			
Subtotal			50,198			50	
Site 9							
1030 Manhattan Beach Blvd	4170-026-003		15,756	Commercial	1953 / 1953		Older buildings in need of repair; vacant space; low site utilization; surface parking lots in poor condition.
1026 Manhattan Beach Blvd	4170-026-004		5,750	Commercial	1964 / 1964		
1012 Manhattan Beach Blvd	4170-026-007		5,250	Commercial	1970 / 1970		
1020 Manhattan Beach Blvd	4170-026-024		10,495	Commercial	1976 / 1976		
1002 Manhattan Ave	4170-026-025		11,500	Commercial	1964 / 1978		
Subtotal			48,751			49	
Site 10							

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/1000 sf	Comments
2200 Highland Ave	4177-018-011		3,500	Commercial	2002 / 2002		New mixed-use project built in 2002/excluded
Subtotal			3,500			0	Site excluded from totals-less than 1/4 acre
Site 11							
	4177-019-026		3,600	vacant			
225 Marine Ave	4177-019-029		4,491	condo	2006 / 2006		
229 Marine Ave	4177-019-030						
228 Marine Pl	4177-019-031						
224 Marine Pl	4177-019-032						
Subtotal			8,091			0	Site excluded from totals-less than 1/4 acre
Site 12							
2121 Highland Ave	4178-013-029		5,400	Commercial	1977 / 1977		Existing 76 gas station/excluded
Subtotal			5,400			0	
Site 13							
	4178-015-010		2,700	Commercial	1957 / 1957		50+ yr. old
2118 Highland Ave	4178-015-011		3,600	Commercial	1957 / 1957		50+ yr. old
Subtotal			6,300			0	Site excluded from totals-less than 1/4 acre
Site 14							
1700 Manhattan Beach Blvd.	4164-01-6036		14,013	Commercial	1997	0	Unlikely to redevelop. New day care/private school
Site 15							
1716 Manhattan Beach Blvd.	4164-01-6010		5,000	Commercial	1955	5	Older structures 30-60 yrs old; low site utilization.
1726 Manhattan Beach Blvd.	4164-01-6032		11,120	Commercial	1964	11	
1730 Manhattan Beach Blvd.	4164-01-6030		5,569	Commercial	1976	5	
Subtotal			21,689			21	
Site 16							
1736 Manhattan Beach Blvd.	4164-01-6037		16,190	Private school	1995	0	Unlikely to redevelop.
Site 17							
1750 Manhattan Beach Blvd.	4164-01-6003		5,050	Commercial	1952	5	Older structures 60 yrs old; low site utilization.
1756 Manhattan Beach Blvd.	4164-01-6002		5,095	Commercial	1952	5	
1762/1764 Manhattan Beach Blvd.	4164-01-6001		5,074	Commercial& Residential	1952	5	
Subtotal			15,240			15	
TOTALS – CL sites			7.27	acres		316	

**Figure A-2
Local Commercial Site Photos**



Older building, low site utilization.



Older commercial buildings showing low site utilization.



Older, functionally obsolete multi-family building.



Functionally obsolete building with underutilized capacity.

**Figure A-2 (continued)
Local Commercial Site Photos**



Very low site utilization and disrepair.



Older multi-family building showing functional obsolescence and low site utilization.



Older single-story commercial building with deferred maintenance and low site utilization.



Vacant commercial property with significant deterioration.

Table A-6
North End Commercial Affordable Housing Development Opportunity Sites
(Note: shaded parcels are not included as potential sites and are excluded from totals)

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
Site 1							
317 Rosecrans Ave	4137-001-019		1,350	Commercial	1984 / 1984		Older buildings and parking lots; low site utilization.
324 Rosecrans Pl	4137-001-021		1,350	2 du	1940 / 1940		
	4137-001-026		1,350	parking			
401 Rosecrans Ave	4137-001-031		30,300	Commercial	1971 / 1971		
	4137-001-900		1,040	Commercial			
	4137-001-905		2,340	parking			
3770 Highland Ave	4137-001-027		11,560	Commercial	1977 / 1977		Not likely to redevelop/excluded from site area
3714 Highland Ave	4137-001-904		7,100	parking			City Parking Structure/excluded from site area
	4137-001-905		2,340	parking			City Parking Structure/excluded from site area
	4137-001-906		1,350	parking			City Parking Structure/excluded from site area
Subtotal			35,390			42	
Site 2							
3822 Highland Ave	4137-002-010		1,800	5 du	1960 / 1960		Older buildings 30-80 yrs old; functional obsolescence; signs of deferred maintenance; low site utilization.
3821 Crest Dr	4137-002-011		1,800	2 du	1932 / 1938		
3816 Highland Ave	4137-002-012		1,800	2 du	1972 / 1972		
3817 Crest Dr	4137-002-013		1,800	1 du	1933 / 1940		
3814 Highland Ave	4137-002-014		3,600	8 du	1960 / 1960		
3809 Crest Dr	4137-002-015		1,800	2 du	1929 / 1936		
	4137-002-016		1,800	vacant			
3805 Crest Dr	4137-002-017		1,800	1 du	2006 / 2006		
3804 Highland Ave	4137-002-018		1,800	parking	1964 / 1964		
3800 Highland Ave	4137-002-022		1,800	Commercial	1981 / 1981		
3920 Highland Ave	4137-002-023		4,200	Commercial	1939 / 1939		
3916 Highland Ave	4137-002-024		2,100	2 du	1926 / 1950		
3917 Crest Dr	4137-002-025		2,100	3 du	1926 / 1930		
3912 Highland Ave	4137-002-026		2,100	Commercial	1934 / 1936; 1940 / 1940		
307 El Porto St	4137-002-027		2,100	4 du	1956 / 1956		
3911 Crest Dr	4137-002-028		4,546	2 du	0000 / 1950		
3905 Crest Dr	4137-002-029		2,100	2 du	1932 / 1938		
3904 Highland Ave	4137-002-030		2,100	1 du	1930 / 1940		
3901 Crest Dr	4137-002-031		4,200	2 du	1991 / 1991		
Subtotal			45,346			53	
Site 3							
4015 Crest Dr	4137-003-005		1,800	3 du	1956 / 1956		Older buildings 30-90 yrs old; signs of deferred maintenance, low site utilization.
4011 Crest Dr	4137-003-007		1,800	4 du	1963 / 1969		
4008 Highland Ave	4137-003-008		3,300	4 du	1973 / 1973		

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
4005 Crest Dr	4137-003-009		3,300	6 du	1962 / 1962		
305 40Th St	4137-003-010		1,800	5 du	1977 / 1977		
4107 Crest Dr	4137-003-021		1,800	1 du	1930 / 1932		
4100 Highland Ave	4137-003-022		1,800	2 du	1971 / 1971		
4101 Crest Dr	4137-003-023		1,800	2 du	1928 / 1933		
4021 Crest Dr	4137-003-031			2 du	1928 / 1933		
4108 Highland Ave	4137-003-018		1,950	Commercial	1990 / 1990		Newer building/excluded from site area
4109 Crest Dr	4137-003-019		1,650	1 du	2001 / 2001		Newer building/excluded from site area
4104 Highland Ave	4137-003-020		1,800	1 du	1992 / 1992		Newer building/excluded from site area
330 41St St, A	4137-003-032		7,189	Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
330 41St St, B	4137-003-033			Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
330 41St St, C	4137-003-034			Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
330 41St St, D	4137-003-035			Condo	1986 / 1986		Not likely to be redeveloped/excluded from site area
Subtotal			17,400			20	
Site 4							
none	4137-008-057		2,700	Parking			
4103 Highland Ave	4137-008-058		2,700	Commercial	1932 / 1940		
Subtotal			5,400			0	Site excluded - less than 1/4 acre
Site 5							
4017 Highland Ave	4137-009-001		5,400	hotel	1949 / 1955		50+ yr. old
4005 Highland Ave	4137-009-058		5,400	Commercial	1970 / 1980		New fitness center under construction/excluded from site area
Subtotal			10,800			0	Site excluded - less than 1/4 acre
Site 6							
230 40th St	4137-010-005		1,789	Commercial	1935 / 1945		Buildings 50+ yrs. old; low site utilization; large surface parking lots, signs of disrepair.
3917 Highland Ave	4137-010-006		1,789	Commercial	1957 / 1957		
228 40Th St	4137-010-007		1,523	1 du	1933 / 1948		
229 El Porto St	4137-010-008		1,538	2 du	1931/1931		
3901 Highland Ave	4137-010-055		6,626	13 du	1961 / 1963		
Subtotal			13,265			16	
Site 7							
233 38Th Pl	4137-011-059		1,520	2 du	1962 / 1962		Buildings 50+ yrs. old; low site utilization; large surface parking lots, signs of disrepair; functional obsolescence.
232 39Th St	4137-011-060		1,520	2 du	1962 / 1962		
230 39Th St	4137-011-061		2,700	8 du	1956 / 1956		
3809 Highland Ave	4137-011-099		2,710	Commercial	1927 / 1944		
3801 Highland Ave	4137-011-100		890	Commercial	1927 / 1944		
229 38Th St	4137-011-138		1,328	1 du	1989 / 1989		
228 38Th Pl	4137-011-156		1,238	1 du	1981 / 1982		
Subtotal			11,906			14	
Site 8							

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
229 Rosecrans Ave	4137-012-067		3,150	part of adjacent			
3701 Highland Ave	4137-012-068		3,100	Commercial	1978 / 1979		
3713 Highland Ave	4137-012-083		3,150	Commercial	1969 / 1969		
Subtotal			9,400			0	Site excluded - less than 1/4 acre
Site 9							
320 Rosecrans Ave	4175-016-004		2,700	2 du	1920 / 1951; 1962 / 1962		Older buildings in need of repair; low site utilization; functional obsolescence.
316 Rosecrans Ave	4175-016-005		2,700	Commercial	1926 / 1946		
3614 Highland Ave	4175-016-015		1,750	Commercial	1939 / 1945		
3615 Crest Dr	4175-016-016		1,750	2 du	1958 / 1958		
3608 Highland Ave	4175-016-022		1,750	Commercial	1948 / 1948		
3600 Highland Ave	4175-016-024		3,500	Commercial	1956 / 1968		
312 Rosecrans Ave	4175-016-027		7,000	Commercial + 5	1934 / 1945 to 1953 / 1953		
Subtotal			21,150			25	
Site 10							
3520 Highland Ave	4175-017-007		1,750	Commercial	1965 / 1968		Older buildings (50-80 yrs.) in need of repair; low site utilization; functional obsolescence.
3514 Highland Ave	4175-017-009		1,750	Commercial	1936 / 1940		
3517 Crest Dr	4175-017-010		1,750	2 du	1939 / 1939		
3512 Highland Ave	4175-017-011		1,750	Commercial	1939 / 1939		
3513 Crest Dr	4175-017-012		1,750	2 du	1967 / 1967		
3508 Highland Ave	4175-017-013		1,750	Commercial	1969 / 1969		
3509 Crest Dr	4175-017-014		1,750	1 du	1936 / 1948		
3504 Highland Ave	4175-017-015		1,750	Commercial	1940 / 1940		
310 36th St.	4175-010-008		1,750	1 du	1930/1930		
301 35Th St	4175-017-017		1,916	1 du	1992 / 1992		
3505 Crest Dr, Unit A	4175-017-030		3,392	condo	1985 / 1986		Not likely to be redeveloped/excluded from site area
3505 Crest Dr, Unit B	4175-017-031			condo	1985 / 1986		Not likely to be redeveloped/excluded from site area
Subtotal			15,750			19	
Site 11							
3416 Highland Ave	4175-018-011		1,667	Commercial	1931 / 1950		Older commercial and residential buildings (50-80 yrs.); low site utilization; functional obsolescence.
3417 Crest Dr	4175-018-012		1,833	2 du	1964 / 1966		
3414 Highland Ave	4175-018-013		3,500	Commercial	1953 / 1953		
3408 Highland Ave	4175-018-014		3,500	Commercial	1952 / 1952; 1990 / 1990		
3405 Crest Dr	4175-018-016		1,750	2 du	1947 / 1951		
3401 Crest Dr	4175-018-018		1,750	1 du	1938 / 1938		
3400 Highland Ave	4175-018-019		3,500	Commercial	1961 / 1961		
300 35Th St	4175-018-029		3,508	condo	1987 / 1987		Not likely to be redeveloped/removed from site area
302 35Th St	4175-018-030		3,508	condo	1987 / 1987		Not likely to be redeveloped/removed from site area
304 35Th St	4175-018-031		3,508	condo	1987 / 1987		Not likely to be redeveloped/removed from site area
Subtotal			17,500			21	
Site 12							

Address	AP #	GP/ Zoning	Parcel Size (sq.ft.)	Existing Use	Year built	Potential DU @ 1/850 sf	Comments
312 34Th St	4175-019-013		1,750	2 du	1957 / 1957		Older buildings (25-65 yrs.); deferred maintenance; low site utilization.
3309 Crest Dr	4175-019-020		1,750	2 du	1952 / 1955		
3305 Crest Dr	4175-019-021		1,750	2 du	1953 / 1957		
305 33Rd St	4175-019-022		3,750	Commercial	1986 / 1986		
3301 Crest Dr	4175-019-023		1,500	1 du	1947 / 1947		
3308 Highland Ave	4175-019-024		1,750	Commercial	1948 / 1948		
3315 Crest Dr	4175-019-028		8,750	6 du	1962 / 1962		
Subtotal			21,000			25	
Site 13							
3221 Crest Dr	4175-020-014		1,750	Commercial	1940 / 1945		
3216 Highland Ave	4175-020-015		1,750	Commercial	1933 / 1938		
3212 Highland Ave	4175-020-016		1,750	Commercial	1930 / 1935		
Subtotal			5,250			0	Site excluded - less than 1/4 acre
Site 14							
3215 Highland Ave	4175-021-001		2,700	Commercial	1935 / 1945		
3215 Highland Ave	4175-021-001		2,700	Commercial	1935 / 1945		
Subtotal			5,400			0	Site excluded - less than 1/4 acre
Site 15							
3321 Highland Ave	4175-022-001		1,380	Commercial	2000 / 2000		
3315 Highland Ave	4175-022-002		1,320	Commercial	1933 / 1935		
3301 Highland Ave	4175-022-017		5,400	Commercial + 3	1930 / 1940		
Subtotal			8,100			0	Site excluded - less than 1/4 acre
Site 16							
3415 Highland Ave	4175-023-001		2,700	Commercial	1950 / 1950		
3413 Highland Ave	4175-023-026		1,350	Commercial	1924 / 1940		
3401 Highland Ave	4175-023-027		1,350	4 du	1947 / 1952		
Subtotal			5,400			0	Site excluded - less than 1/4 acre
Site 17							
232 35Th Pl	4175-024-017		1,350	Commercial	1948 / 1955		
3501 Highland Ave	4175-024-018		1,350	Commercial	1940 / 1949		
3515 Highland Ave	4175-024-023		4,050	Commercial	1965 / 1965		
3515 Highland (portion)	4175-024-023 (portion)		2,700	Commercial	1965 / 1965		
Subtotal			9,450			0	Site excluded - less than 1/4 acre
Site 18							
3615 Highland Ave	4175-025-027		5,400	Commercial	1934 / 1971		
	4175-025-028		5,400	Commercial	1986 / 1986		
Subtotal			10,800			0	Site excluded - less than 1/4 acre
TOTALS-CNE sites			4.6	acres		235	

Figure A-3
North End Commercial Site Photos

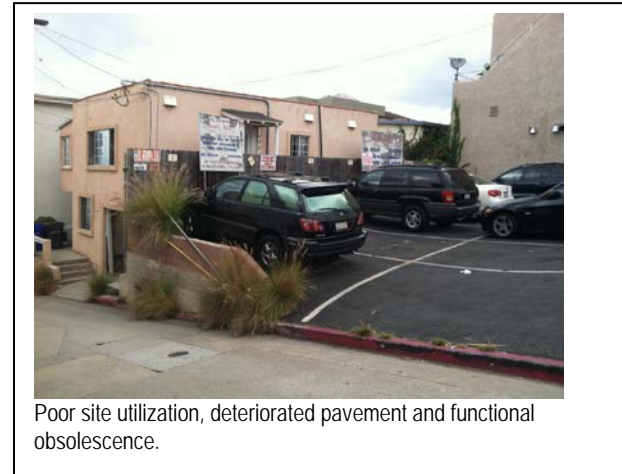


Figure A-3 (continued)
North End Commercial Site Photos



Older underutilized commercial building showing functional obsolescence.



Older multi-family building showing signs of disrepair, low site utilization and functional obsolescence.

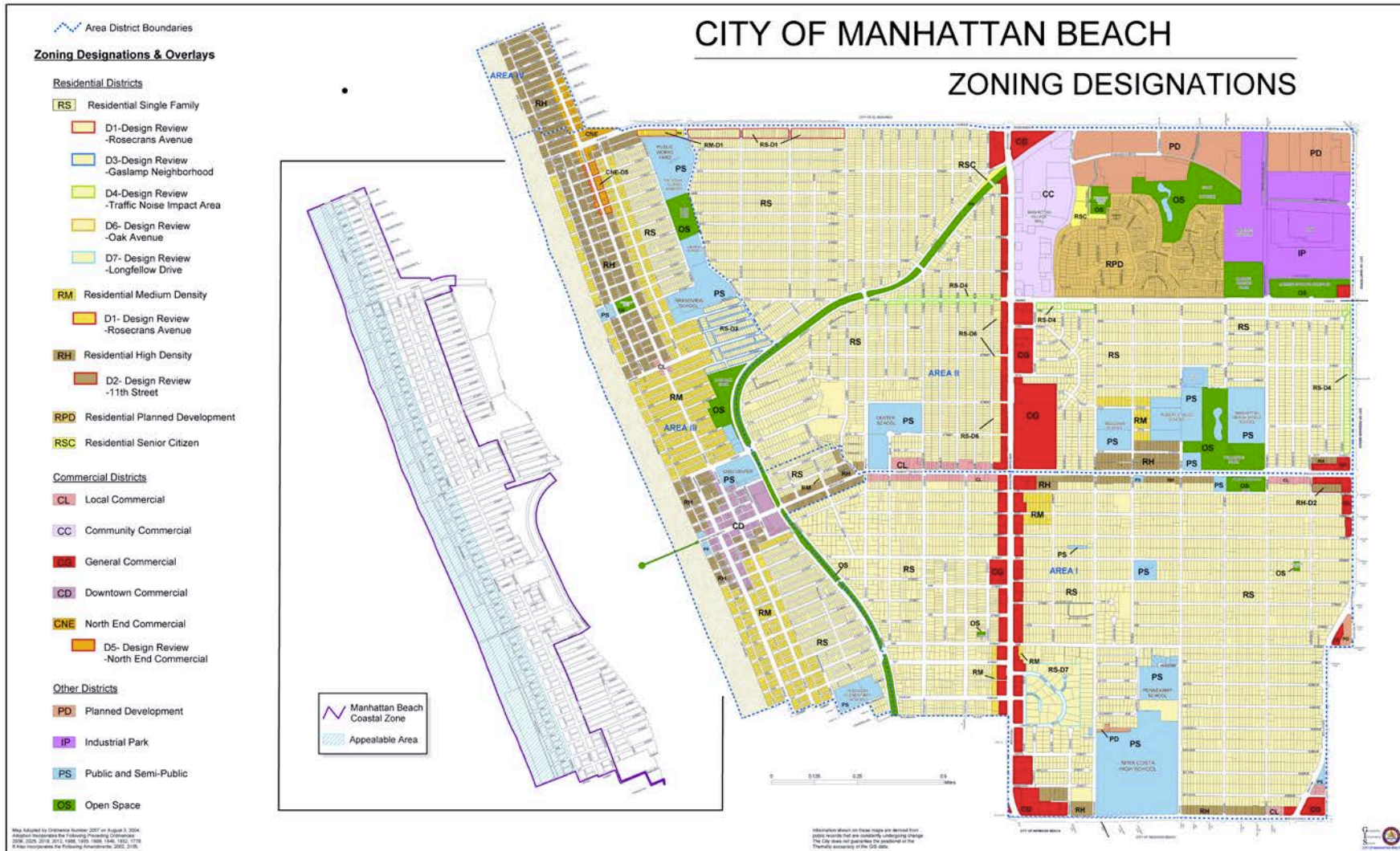


Older residential buildings showing disrepair, low site utilization and functional obsolescence.

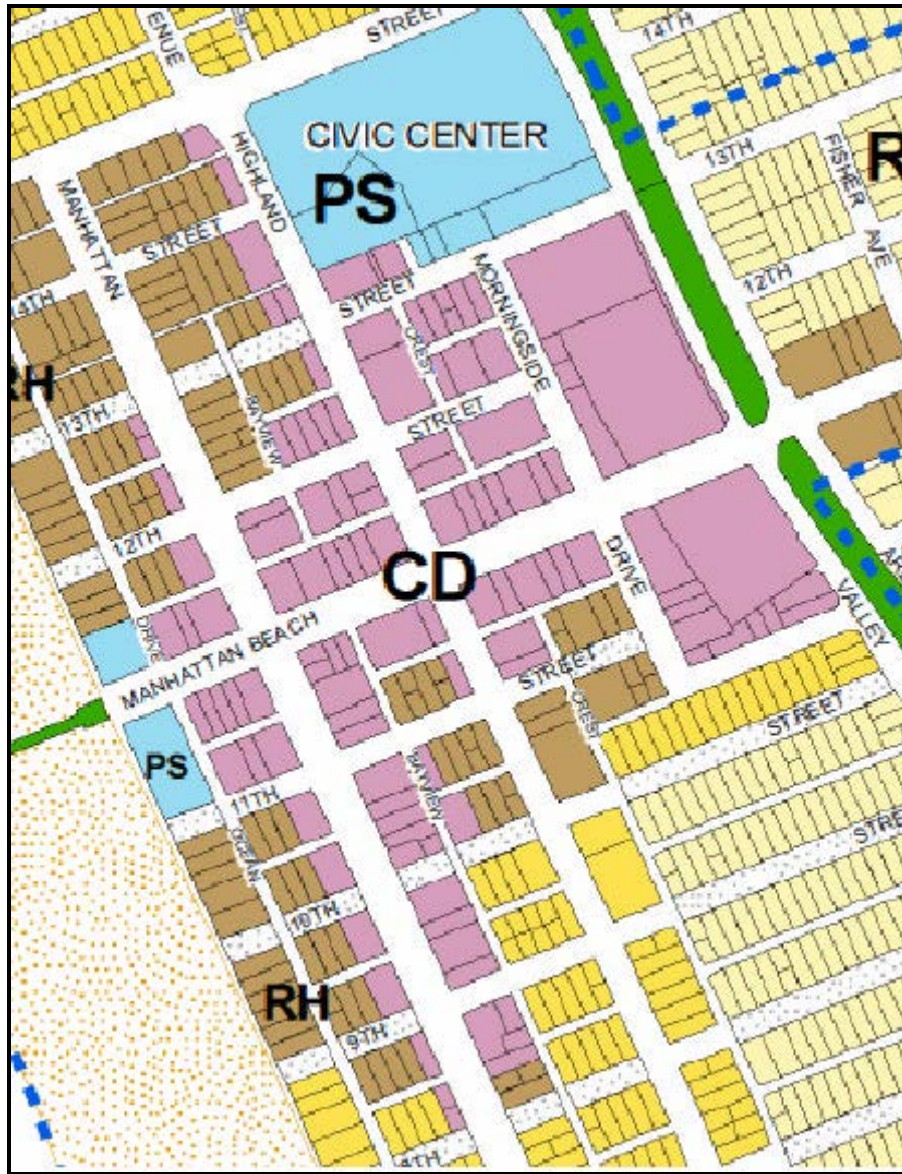


Vacant commercial property with deferred maintenance and low site utilization.

Figure A-4



**Figure A-5
Downtown Commercial Opportunity Sites Map**



**Figure A-6
Local Commercial Opportunity Sites Map**

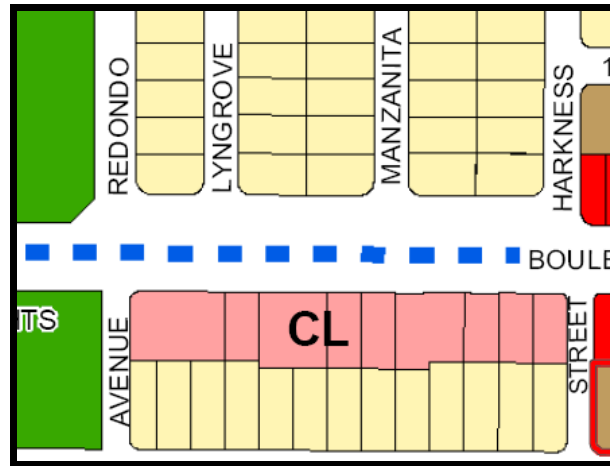
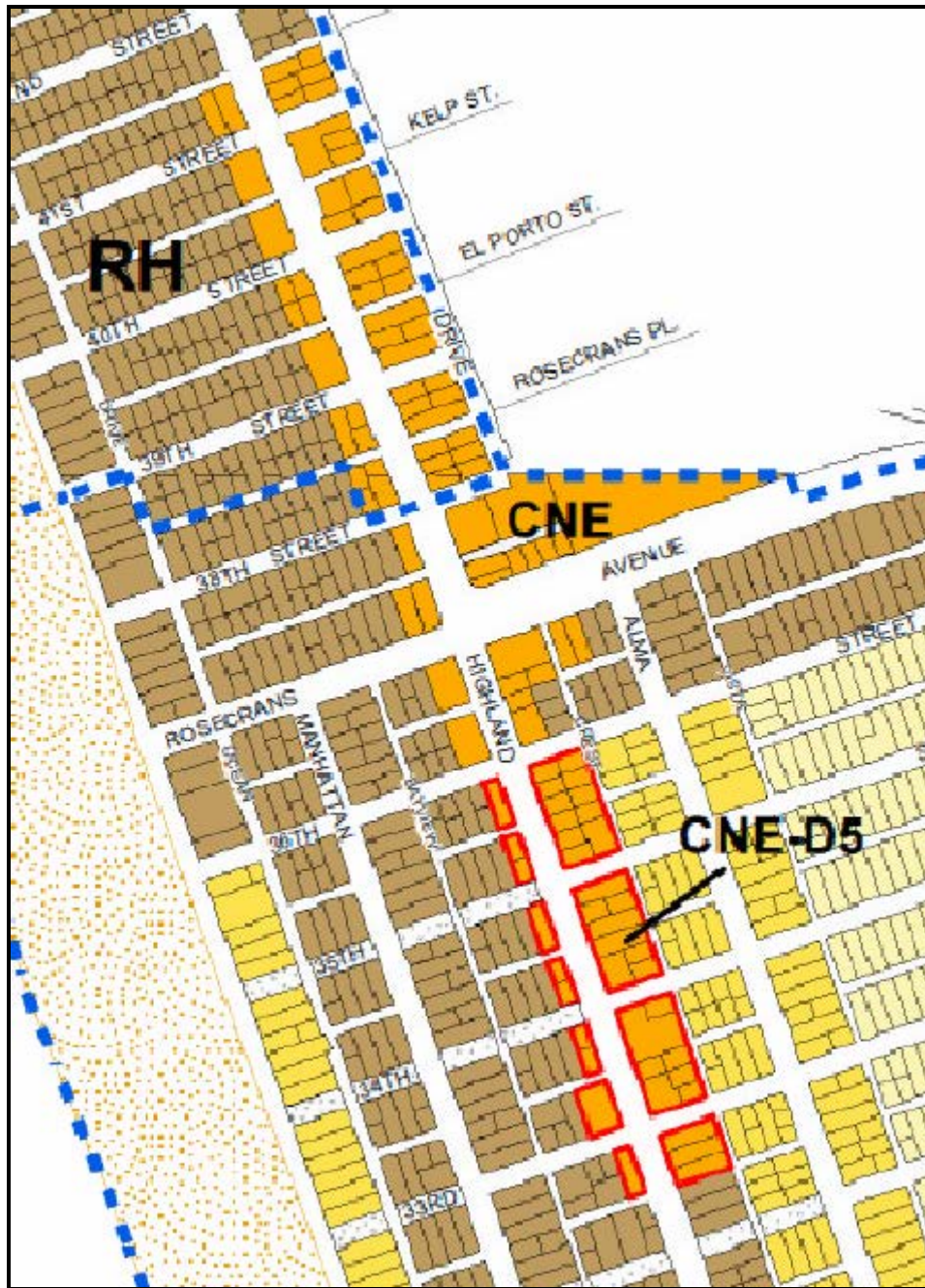


Figure A-7
North End Commercial Opportunity Sites Map



**APPENDIX B-RESIDENTIAL ZONING
STANDARDS**



Chapter 10.12 - RESIDENTIAL DISTRICTS

Sections:

10.12.010 - Specific purposes.

10.12.020 - Land use regulations: RS, RM, RH, RPD, and RSC districts.

10.12.030 - Property development regulations: RS, RM, and RH districts.

10.12.040 - RPD district development regulations.

10.12.050 - RSC district development regulations.

10.12.010 - Specific purposes.

In addition to the general purposes listed in Chapter 10.01, the specific purposes of residential districts are to:

- A. Provide appropriately located areas for residential development that are consistent with the General Plan and with standards of public health and safety established by the City Code.
- B. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.
- C. Protect adjoining single-family residential districts from excessive loss of sun, light, quiet, and privacy resulting from proximity to multifamily development.
- D. Protect residential areas from fires, explosions, toxic fumes and substances, and other public safety hazards.
- E. Achieve design compatibility with each district between new or enlarged dwellings and surrounding neighborhoods.
- F. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment.
- G. Ensure the provision of public services and facilities needed to accommodate planned population densities.
- H. Provide for a reduction in building bulk and volume for single-family residential properties located in Area Districts I and II.

The additional purposes of each R Residential District are:

RS Single-Family Residential District. To provide opportunities for single-family residential land use in neighborhoods, subject to appropriate standards.

RM Medium-Density Residential District. To provide opportunities for multiple residential uses, including duplexes, town houses, apartments, multi-dwelling structures, or cluster housing with landscaped open space for residents' use.

RH High-Density Residential District. To provide opportunities for an intensive form of residential development, including apartments and town houses with relatively high land coverage, at appropriate locations.

RPD Residential Planned Development District. To encourage a diverse living environment and to facilitate adequate, economical and efficient provision of community facilities, streets, utilities, and parks in a landscaped setting.

RSC Residential Senior Citizen District. To facilitate the development of quality senior housing by providing a mechanism to review and approve housing specifically designed for senior-citizen households. Sound and sensitive site planning is promoted by special design standards that recognize the specific requirements of senior-citizen housing.

(Ord. No. 1832, Amended, 01/17/91; Ord. No. 1838, Renumbered, 07/05/91, 10-3.500; § 2, Ord. 2032, eff. May 16, 2002)

10.12.020 - Land use regulations: RS, RM, RH, RPD, and RSC districts.

In the following schedule, the letter "P" designates use classifications permitted in residential districts. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Chapter 10.68. The letters "P/U" for accessory uses mean that the use is allowed on the site of a permitted use, but requires a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

RS, RM, RH, RPD, and RSC DISTRICTS LAND USE REGULATIONS

P — Permitted
 U — Use Permit
 L — Limited, (See Additional Use Regulations)
 - — Not Permitted

	RS	RM	RH	RPD	RSC	Additional Regulations
Residential Uses						(A)
Day Care, Small Family Home	P	P	P	P	P	
Day Care, Large Family Home	L-22	L-22	L-22	L-22	L-22	
Group Residential	-	-	U	-	U	
Multi-family Residential						
3 or fewer units	-	P	P	P	U	(B)(C)(L)
4 or more units	-	U	U	U	U	(B)(C)(L)
Residential Care, Limited	P	P	P	P	P	
Single-Family Residential	P	P	P	P	P	(C)
Public and Semipublic						(A)(D)
Clubs & Lodges	-	-	L-1	U	-	
Day Care, General	-	-	-	-	-	
Park & Recreation Facilities	L-2	L-2	L-2	L-2	-	
Public Safety Facilities	U	U	U	U	-	
Religious Assembly	L-3	L-3	L-3	U	-	
Residential Care, General	-	-	U	U	U	
Schools, Public or Private	U	U	U	U	-	
Utilities, Major	U	U	U	U	U	
Utilities, Minor	P	P	P	P	P	

Accessory Uses	P/U	P/U	P/U	P/U	P/U	(A)(E)(F)(G)(H)(I) (J)(M)(N)
Temporary Uses						(H)
Commercial Filming, Limited	U	U	U	U	-	
Marketing/Sales Office	-	U	U	P	P	
Personal Property Sales	P	P	P	P	-	(K)
Street Fairs	U	U	U	U	-	
Nonconforming Uses						(I)(J)

RS, RM, RH, RPD, and RSC Districts: Additional Use Regulations

Use permit required and only neighborhood-oriented uses occupying L-1 less than two thousand five hundred (2,500) square feet are permitted.

Public facilities permitted, but a use permit is required for L-2 private noncommercial facilities, including swim clubs and tennis clubs.

A use permit is required, except for legally existing church L-3 facilities, including private schools and day-care contained therein, which do not exceed an overall floor area factor greater than half of the maximum floor area factor permitted by the development standards of the base district.

Application for an administrative large family day care permit to L-22 the Director of Community Development is required and shall be made on forms provided by the City and shall include such information as may be reasonably required by the Director for a complete understanding of the request. The application shall be accompanied by a filing fee and a notification packet including all properties within a one hundred foot (100') radius of the subject property. Said notification shall be completed not less than ten (10) days prior to the date on which the decision will be made on the application.

No hearing on the application for a permit shall be held before the decision is made by the Director unless a hearing is requested by the applicant or other affected person. The Director's decision shall be based on whether or not the proposed use would be compatible with the surrounding neighborhood. The applicant or other affected person may appeal the decision and the appellant shall pay the cost of the appeal. Said appeal shall be made to the Planning Commission by filing a written appeal, on forms provided by the Department of Community Development accompanied by the necessary notification packet (described above). Any such appeal shall suspend the permit until resolution of the appeal by the Planning Commission. Use of a single family dwelling for these purposes shall not constitute a change of occupancy per the State Housing Law or local building ordinances.

Large family day care homes shall be considered as single family residences per State and local building and fire codes.

Each home used in this manner shall meet the fire and life safety standards adopted by the Community Development Department and Fire Department.

The property to be used in this manner shall conform to all applicable development standards as stated in the Manhattan Beach Municipal Code.

See Section 10.52.020, Exterior materials in R districts. (A)

A use permit is required for condominium development or conversion (B) of three (3) or more units; see Chapters 10.84 and 10.88. Condominium development, or conversion, of two (2) units are exempt from the use permit requirement. Any addition or modification to a condominium unit or development subsequent to the original construction of that unit or development that would result in an increase in the amount of liveable space, or a significant exterior structural or architectural alteration, shall require an amendment to the use permit previously obtained. In order for a residential apartment building to qualify for a condominium conversion, a certificate of occupancy must have been issued prior to January 1, 1982.

See Section 10.52.100, Manufactured homes. (C)

Facilities on sites of two (2) acres or more are subject to the (D) regulations of Chapter 10.28 (PS district) precluding those of this chapter. See Section 10.28.020, PS district applicability.

See Section 10.52.070, Home occupation in R districts. (E)

See Section 10.52.050, Accessory structures, which permits guest (F) houses or accessory living quarters as defined in Section 10.04.030.

See Section 10.52.080, Swimming pools and hot tubs. (G)

See Section 10.84.110, Temporary use permits. (H)

See Chapter 10.68, Nonconforming uses and structures. (I)

See Chapter 10.72, Signs. (J)

An administrative permit issued by the Community Development Director is required. (K)

(L) Alternative Parking Plan for Senior Citizen Housing. Applications for a use permit for a senior citizen housing project shall include a contingency plan, addressing what will be done to ensure compliance with parking requirements if occupancy can not be limited to senior citizens because of market conditions or other factors.

The keeping of domestic animals is permitted including: dogs and (M) cats not to exceed five (5) for each residential living unit in any combination thereof and the young thereof not exceeding four months in age, and other small domestic household pets such as rabbits, hamsters, guinea pigs, etc. not to exceed five (5) in any combination thereof. Common varieties of farm animals, livestock, exotic animals or wild animals (as defined in Section 10.04.020) are

prohibited, except for Vietnamese pot-bellied pigs, also known as pygmy pigs or mini-pigs, as permitted by the Animal Control Department.

A maximum of three (3) garage or lawn sale permits per calendar (N) year, of miscellaneous household items of personal property accumulated by the occupant of the residence as a normal matter of course may be held on any building site occupied by residents, provided a permit has been acquired from the City's Licensing Authority. Each permit shall be valid for a maximum of three (3) consecutive days and may include standard regulations on the garage sale permit (in accordance with provisions of Section 6.08.020 of this Code).

10.12.030 - Property development regulations: RS, RM, and RH districts.

The following schedule prescribes development regulations for residential zoning districts in each area district, as defined in Section 10.01.060(A)(2) and designated on the zoning map. The columns establish basic requirements for permitted and conditional uses; letters in parentheses in the "Additional Regulations" column refer to "Additional Development Regulations" following the schedule. This section shall not be amended to increase the standards for maximum height of structures or maximum buildable floor area, or to reduce the standards for minimum setbacks, minimum lot dimensions or minimum lot area per dwelling unit, unless the amendment is first submitted to a city-wide election and approved by a majority of the voters.

PROPERTY DEVELOPMENT STANDARDS FOR AREA DISTRICTS I AND II

	Area District I			Area District II			Additional Regulations
	RS	RM	RH	RS	RM	RH	
Lot Dimensions							
Area (sq. ft.)							(A)(B)(C)(K)
Minimum	7,500	7,500	7,500	4,600	4,600	4,600	
Maximum	15,000	15,000	15,000	10,800	10,800	10,800	
Width (ft.)							
Minimum	50	50	50	40	40	40	
Minimum Setbacks							
Front (ft.)	20	20	20	20	20	20	(A)(B)(D)(T)
Side (percentage-ft.)	10%- 3 min.	10%- 3;10	10%- 3;10	10%- 3 min.	10%- 3;10	10%- 3;10	(D)(E)(F)
Corner Side (percentage-ft.)	10%- 3;5	10%- 3;5	10%- 3;5	10%- 3;5	10%- 3;5	10%- 3;5	(D)(E)(T)
Rear (ft.)	12 min	12 min	12 min	12 min	12 min	12 min	(D)(E)(F)(G)
Maximum Height of Structures (ft.)	26	26	30	26	26	30	(H)(P)

Maximum Buildable Floor Area							(I)
Lot Area (Sq. Ft.)							
7,500 or less		1.0	1.2		1.0	1.2	
More than 7,500		2250 +0.7	2250 + 0.9		2250 +0.7	2250 +0.9	
4,800 or less	0.7			0.7			
More than 4,800	240 +0.65			240 +0.65			
Minimum Lot Area per Dwelling Unit (sq. ft.)	7,500	3,750	1,000	4,600	2,300	1,000	(A)

Editor's note—

Note: See Section 10.04.030 Definitions, Floor Area, Buildable for parking, loading and basement areas excluded from buildable floor area.

PROPERTY DEVELOPMENT STANDARDS FOR AREA DISTRICTS III AND IV

	Area District III			Area District IV	Additional Regulations
	RS	RM	RH	RH	
Minimum Lot Dimensions					
Area (sq. ft.)	2,700	2,700	2,700	2,700	(A)(B)(C)(J)
Width (ft.)	30	30	30	30	
Minimum Setbacks					
Front (ft.)	5	5	5	5	(A)(B)(D)(G)
Side (percentage-ft.)	10%- 3 min.	10%- 3;10	10%- 3;10	10%-3;10	(D)(E)(F)
Corner Side (ft.)	1	1	1	1	(D)
Rear (ft.)	5 or 10	5	5	5	(D)(E)(F)(G)
Maximum Height of Structures (ft.)	30	30	30	30	(H)(P)
Maximum Buildable Floor Area					
Lot Area (Sq. Ft.)	1.6	1.6	1.7	1.7	(I)
Minimum Lot Area per Dwelling Unit (sq. ft.)	1,700	1,350	850	850	(J)(A)

Editor's note—

Note: See Section 10.04.030 Definitions, Floor Area, Buildable for parking, loading and basement areas excluded from buildable floor area.

PROPERTY DEVELOPMENT STANDARDS FOR ALL AREA DISTRICTS

	Additional Regulations
Minimum Usable Open Space	(M)
Required Landscaping Adjoining Streets	(O)
Fences, Walls, and Hedges	(P) and 10.60.150
Building Separation	(R)
Off-Street Parking and Loading	See Chapter 10.64 (Q)
House Moving	(S)
Underground Utilities	See Section 10.60.110
Refuse Storage Area	See Section 10.60.100
Outdoor Facilities	See Section 10.60.080
Screening of Mechanical Equipment	See Section 10.60.090
Solar-assisted Water Heating	See Section 10.60.140
Performance Standards	See Section 10.60.120
Nonconforming Structures and Uses	See Chapter 10.68
Signs	See Chapter 10.72
Condominium Standards	See Section 10.52.110
Minor Exceptions	See Section 10.84.120
Telecommunications Facilities	See Chapter 13.02 of MBMC
RS, RM and RH DISTRICTS:	Additional Development Regulations
Substandard Lots	See Section 10.60.020 and 11.32.030 and (J)
Building Projections into Setbacks	See Section 10.60.040
Landscaping	See Section 10.60.070
Accessory Structures	See Section 10.52.050
Exterior Materials	See Section 10.52.020
Home Occupation	See Section 10.52.070
Tree Preservation	See Section 10.52.120

(A) See Section 10.60.020, Development on substandard lots. The dedication, condemnation, or purchase of land for street or alley widening or opening shall not affect the number of dwelling units permitted in residential districts for the site prior to dedication, condemnation, or purchase if the remainder of the site has not less than seventy-five percent (75%) of the land area before dedication, condemnation, or purchase.

(B) See Section 10.60.030, Development on lots divided by district boundaries.

(C) The minimum site area shall be twelve thousand (12,000) square feet for general day care, general residential care, and public or private schools.

(D) **Permitted Projections into Required Yards.** See Section 10.60.040, Building projections into yards.

(E) **Side Setbacks.** Ten percent (10%) of lot width but not less than three feet (3'). In the RM and RH Zones side setbacks need not exceed ten feet (10'), and on corner sides setbacks need not exceed five feet (5').

(1) **Exceptions—Side Setbacks.** Existing lots in the RM and RH Zones currently developed as multifamily and greater than fifty feet (50') in width need not provide side setbacks greater than five feet (5') when developed with three (3) or more dwelling units.

Reverse Corner Side Setback. Reverse corner lots in Area Districts I and II shall have the following side yards:

(a) On the lot side line which adjoins another lot the side yard shall be determined in the same manner as for an interior lot.

(b) On the street side line, the width of the required side setback shall be the same as for the interior side setback on the lot except that the size and shape of such required side setback nearest the lot rear line shall be increased to include all of that portion, if any, of a triangle formed in the following manner:

(i) On the common lot line of the reverse corner lot and the key lot, a point shall be established where the rear line of the required front yard on the key lot intersects such common lot line;

(ii) On the street side line of the reverse corner lot, a point shall be established distant from the common street corner of the key lot and the reverse corner lot equal to the depth of the required front yard on the key lot;

(iii) The third side of the triangle shall be a straight line connecting points (i) and (ii) of this section. If an alley intervenes between the key lot and the reverse corner lot, the width of the alley shall be included in determining the length of the line on the street side line of the reverse corner lot.

(a) In Area Districts I and II, the rear setback (RS) shall be determined as follows: $RS = 0.3 \times (\text{lot depth in feet}) - 20$; provided that the minimum setback is twelve feet (12').

(b) In Area District III, RS District, non-alley lots abutting residential at the rear with two thousand seven hundred (2,700) square feet or more in lot area, the rear setback shall be ten (10') feet.

Rear Setback:

(F) **Building Height and Required Yards.** Except as provided below, the width of a required interior side, corner side or rear yard adjoining a building wall exceeding twenty-four feet (24') in height, excluding any portion of a roof, shall be increased three feet (3') over the basic requirement.

(1) **Exceptions.** If the lot width is less than thirty-five feet (35'), no increase in the side yard is required.

(G) **Alley Setback Exceptions.** Area Districts I and II: The width of a required rear yard adjoining an alley shall be measured from the alley centerline, provided the rear yard width is not less than five feet (5') as measured from the rear property line. See Section 10.64.110; Aisle Dimensions.

Area Districts III and IV: The width of a required rear yard adjoining an alley, or a required front yard where the front yard adjoins an alley, may be reduced to two feet (2') at height elevations not less than eight feet (8') above the street grade at the rear, or front, property line. See Section 10.64.110; Aisle Dimensions.

(H) **Maximum Height of Structures.** See Section 10.60.050, Measurement of height, and Section 10.60.060, Exceptions to height limits. The maximum number of stories permitted shall be three (3) where the height limit is thirty feet (30') and two (2) where the height limit is twenty-six feet (26'). A floor level may be divided between portions qualifying as a story and portions qualifying as a basement. Any portion of a floor level qualifying as a story shall be considered to have a minimum dimension of twenty feet (20') measured perpendicular from the outside face(s) of the exterior building wall(s) which defines that area as a story. (See Graphic Illustration under "Basement" definition—Section 10.04.030).

A deck or balcony may be located directly above a second story where the height limit is twenty-six feet (26') or the third story where the height limit is thirty feet (30'), if the following criteria is met. Such decks shall be located adjacent to an interior living space and shall provide additional setbacks as follows; in all Area Districts the interior side setback shall be three (3) times the minimum side setback; In Area Districts I and II the rear setback shall be two (2) times the minimum rear yard setback and in Area Districts III and IV the rear setback shall be fifteen (15) feet. The surface elevation of any deck or balcony shall be no higher than nine feet (9') below the height limit.

Whenever new construction or alterations and additions to existing structures involves grading or scraping, a survey acceptable to the Director of Community Development is required as a condition of issuance of a demolition or building permit (see Section 10.80.010). The Director shall require that survey markers be set.

The Community Development Director shall determine compliance with this subsection by reviewing two (2) vertical cross-sections through the property (front-to back and side-to-side) that show the relationship of each level in a new structure and new levels added to an existing structure to both existing and finished grade on the property and adjacent land within five feet (5') of the property line.

(I) **Maximum Buildable Floor Area.** The maximum buildable floor area on a lot shall be determined by multiplying the lot area times the Floor Area Factor (FAF) shown in the table. If the lot area is equal to, or greater than, a certain threshold in certain zoning districts (seven thousand five hundred (7,500) square feet in Area Districts I and II for RM and RH Districts, four thousand eight hundred (4,800) square feet for the RS District in Area Districts I and II),

then a base floor area in square feet is noted in the table and the additional floor area is calculated by multiplying the appropriate FAF times the lot area. Certain space is not included in the definition of buildable floor area; see Chapter 10.04.

That area used for vehicle parking and loading, up to four hundred (400) square feet on lots where two (2) enclosed parking spaces are required and provided, and up to six hundred (600) square feet where three (3) enclosed parking spaces are required and provided.

In all residential districts, seventy percent (70%) of floor area in a basement that is not entirely below local grade, and up to two hundred (200) square feet of basement area used for storage and mechanical equipment purposes, is excluded from the determination of buildable floor area. Basement areas located entirely below local grade, and the related egress wells if they are the minimum size required by the UBC and located outside of the front yard setback, are excluded from the determination of buildable floor area.

(J) In Area District IV two (2) units are permitted on preexisting, legal half-lots with a minimum site area of one thousand three hundred fifty (1,350) square feet.

(K) Lot Dimensions—Area. Minimum and maximum lot area numbers represent a range of permitted lot areas applicable to new subdivisions and building sites created by merging, and/or the lot line adjustments for lots or portions of lots. When calculating maximum lot sizes, any lot dimensions with fractions shall be rounded down to the nearest whole number prior to calculating the lot size.

Preexisting unmerged developed lots which exceed the maximum lot area may continue to be used as one (1) lot until such time as new structures, enlargements or alterations are proposed, in accordance with the fifty percent (50%) building valuation criteria in Section 10.68.030(E), Alterations and enlargements of nonconforming uses and structures. At that time when the fifty percent (50%) building valuation criteria is exceeded then the new lot(s), and new development on those lots, shall comply with the current zoning code property development regulations, and any other applicable Manhattan Beach Municipal Code regulations.

Exceptions.

1. Properties zoned RM, RH and CL in Area Districts I and II that are developed with three (3) or more dwelling units, in order to encourage development of multifamily housing in these areas.
2. Properties zoned RM, RH and CL in Area Districts III and IV that are located within five hundred feet (500') of the Local Commercial (CL) or Downtown Commercial (CD) Zones and developed with three (3) or more dwelling units, excluding those located on the Strand, subject to review and approval of a use permit in accordance with Chapter 10.84.
3. Existing Legally Created Merged Lots. Any building site composed of merged lots in excess of the maximum lot area as prescribed in this section, which has been legally created or approved prior to February 19, 2008.
4. Non-alley RH lots in Area District III on Manhattan Beach Boulevard east of Ardmore, since vehicles are not allowed to back out onto the street in this area and lots need to be merged in

order to allow adequate on-site turning movements so vehicles can safely exit onto Manhattan Beach Boulevard traveling in a forward direction.

5. Religious assembly and public or private schools uses, used as a single building site, subject to the Director of Community Developments approval of a certificate of compliance, and in accordance with Section 11.04.050, Certificate of compliance. These lots may continue to be used as one (1) building site without requiring a merger of parcels, and the expansion of existing religious assembly and public or private schools is permitted without the recordation of a merger of the parcels, in accordance with Chapter 11.32, Reversion to Acreage and Mergers.

6. The RS-D7 Design Review Overlay-Longfellow Drive, which has larger lots that are established through a Precise Plan and are required by the Overlay district.

7. The RSC—Residential Senior Citizen Zone, which has a minimum lot size of forty thousand (40,000) square feet per the zoning code requirements.

8. The RPD—Residential Planned Development Zone which has a minimum lot size of forty thousand (40,000) square feet per the zoning code requirements.

(L)(Reserved)

(M)Open Space Requirement. The minimum usable open space (private and shared) in RS, RM and RH Districts shall be provided as follows:

(1) For single-family dwellings in Area District III and IV and multifamily dwelling units in all districts, the minimum requirement is fifteen percent (15%) of the buildable floor area per unit, but not less than two hundred twenty (220) square feet. For calculating required open space, basement areas shall be calculated as one hundred percent (100%) buildable floor area, and fifteen percent (15%) open space shall be required for the basement square footage.

(2) The amount of a dwelling unit's required open space located above the second story (where permitted by height regulations) shall not be more than one-half (½) of the total required open space.

(3) Where new buildable floor area is added to an existing dwelling unit located in Area District III or IV, or within an RM or RH zone in Area District I and II, additional usable open space shall be provided equal to fifteen percent (15%) of the added buildable floor area, until the total open space requirement provided in this section is attained.

(N) Semi-Circular Driveways. Semi-circular driveways are permitted within front yards on lots with widths of eighty (80') feet or more, subject to the following standards:

(a) No more than fifty percent (50%) of the front setback area shall be paved, and visible landscaping equal to ten percent (10%) of the front setback (in addition to any other required landscaping) shall be installed between the driveway and the front property line.

(b) The semi-circular driveway does not have to provide access to the garage.

(O) Required Landscaping Adjoining Streets. At least twenty percent (20%) of all visible portions of a required front or corner side yard adjoining a street shall be a planting area.

(a) **Exceptions for Area Districts III and IV.** The Community Development Director may grant an exception for a portion of the amount of required landscaping, not to exceed seventy-five percent (75%) of the total, in order to accommodate driveways and walkways.

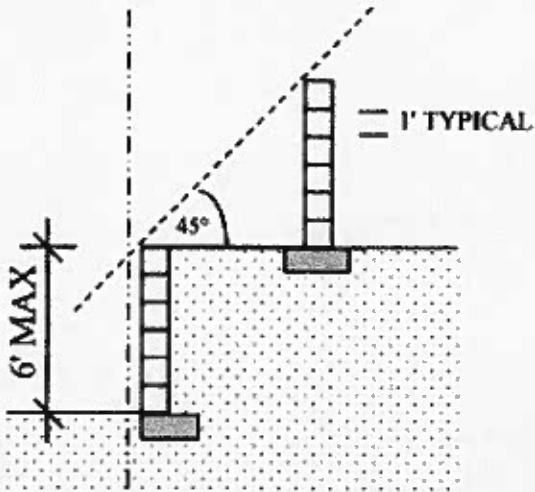
(P) Fences, Walls, and Hedges. The maximum height of a fence, wall, or hedge shall be six feet (6') in required side or rear yards, and forty-two inches (42") in required front yards. In addition, all fences, walls and hedges shall be subject to the driveway visibility requirements of Section 10.64.150, and the traffic vision clearance on corner lots of Section 10.60.150 (Chapter 3.40).

For the purposes of this section, fence/wall/hedge height shall be measured from the lower adjacent finished grade (which may include a neighboring private or public property's grade) to the top of the fence/wall/hedge, including any attachments. If more than one (1) fence/wall/hedge is located within a required yard, any portion of a fence/wall/hedge that projects above a forty-five degree (45°) daylight plane inclined inward from the top of the lowest adjacent fence/wall/hedge, shall be counted toward the height measurement of the lowest fence/wall/hedge.

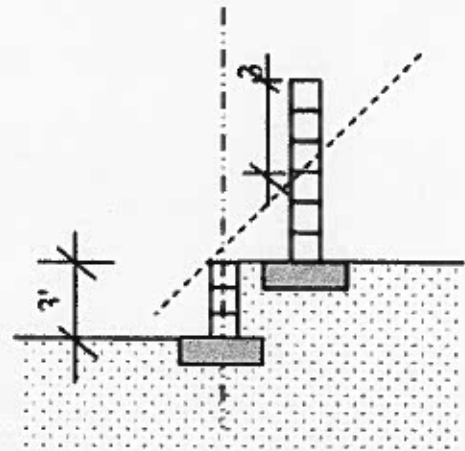
Exceptions:

1. A fence, wall or hedge having additional non-retaining height shall be permitted wherever a six foot (6') fence is allowed, provided such additional height over six feet (6') meets one (1) of the following criteria.
 - a. The additional portion is required, for safety purposes, by the City's Building Official; is constructed of primarily vertical railing that is continuously at least seventy-five percent (75%) open; and, the total combined fence/wall height does not exceed eleven feet (11').
 - b. The additional portion is sloped inward (open or solid) at an angle of not less than thirty degrees (30°) and no more than forty-five degrees (45°) from vertical, and provided, further, that such additional portion shall not make the total height of the fence more than eight feet (8') and shall not extend closer than three feet (3') to any part of any building.
 - c. The additional portion is approved in writing by each owner of property (the City in cases of public right-of-way) abutting the property line along which the fence is located, and provided, further, that such additional portion shall not make the total height of the fence more than eight feet (8'), or the combined height of adjacent neighboring retaining walls and fences more than twelve feet (12'). If a coastal development permit is required for a fence by Sections 10.96.040 and 10.96.050 of this title, the additional height of the fence may be approved only if the additional height does impede public views of the ocean, the beach, or to and along the shoreline.
2. Architectural screen walls not to exceed six feet (6') six inches (6") in height may be erected in the required front yard in Area Districts I and II provided that such walls are placed not less than fourteen feet (14') back from the front lot line and not less than the required setback from the side property line, nor extend for more than one-half (1/2) the lot width.

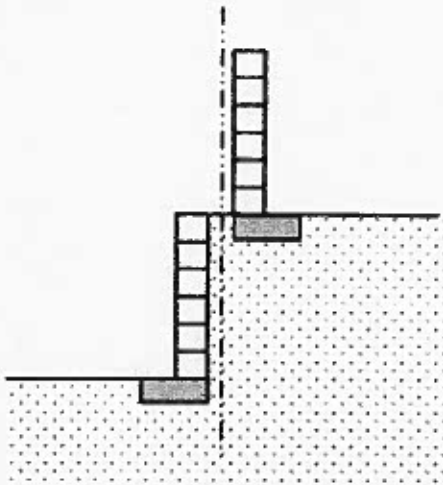
SIDE OR REAR YARD P/L



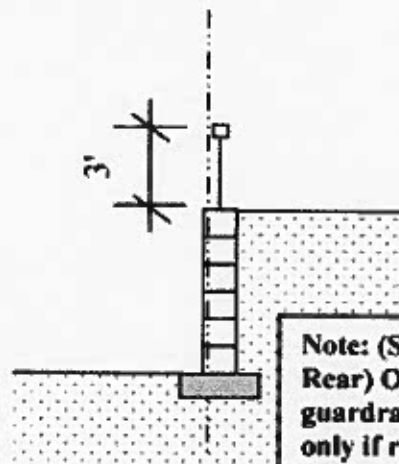
SIDE OR REAR YARD P/L



SIDE OR REAR YARD P/L

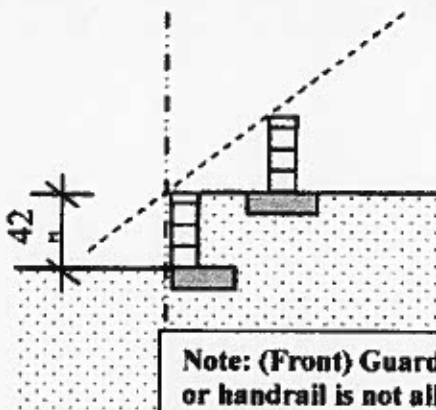


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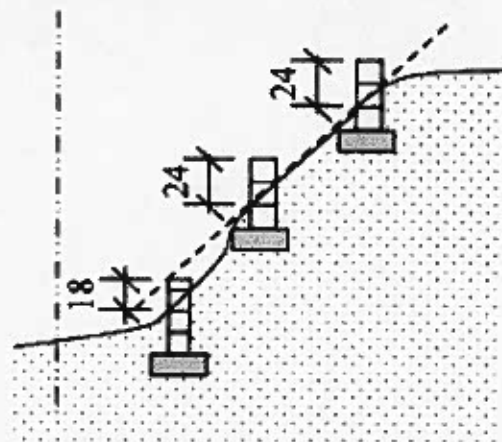
Note: (Side and Rear) Open guardrail permitted only if required for safety purposes.

FRONT YARD P/L



Note: (Front) Guardrail or handrail is not allowed in addition to the 42" height limit.

FRONT YARD P/L



PERMITTED FENCE/WALL/HEDGE HEIGHTS

(Q) Parking/Garage Location, Street-Alley Lots. When a street-alley lot in Area Districts I and II adjoins an improved alley, all vehicle access to parking shall be provided from the alley.

Non-Alley Lots: In Area District I and II, the aggregate total of garage door width within the front half of a lot shall be limited to eighteen feet (18') for lots fifty-five feet (55') or less in width. Lots wider than fifty-five feet (55') may have a maximum aggregate garage door width of twenty-seven feet (27') within the front half of a lot if at least one (1) garage door is recessed a minimum of five feet (5') beyond another garage door.

(R) Building Separation. The minimum distance between buildings (building separation yard) containing one (1) or more dwelling units on a site shall be ten feet (10'). For permitted projections within said building separation yards, see Section 10.60.040, Building projections into yards.

(S) House Moving. For the purpose of this chapter, permits required for moving buildings and structures within City limits must comply with Title 9, Chapter 9.08, Building Moving.

(T) Additional Front and Corner Side Setback Requirement—RS Properties, Area Districts I and II. In addition to the minimum front and corner side setback shown on the chart, an additional front and corner side setback area shall be provided as follows:

1. On interior lots, the area shall directly abut the front yard setback, shall be equal to six percent (6%) of the lot area, and shall be located entirely within the front one-fifth (twenty percent (20%)) of the lot's buildable depth.

2. On corner lots, the area shall be equal to eight percent (8%) of the lot area, and the area shall be divided between directly abutting the front and the streetside yard setbacks. A minimum of forty-five percent (45%) and a maximum of fifty-five percent (55%) of the total required area shall directly abut both the required front and streetside yard setbacks. Adjacent to the front yard, the portion of the area shall be located entirely within the front one-fifth [twenty percent (20%)] of the lot's buildable depth. Adjacent to the corner streetside yard the portion of the area shall be located entirely within the front one-third [thirty-three percent (33%)] of the lot's buildable width, and not located within the rear yard setback. Adjacent to the corner streetside the area shall provide a minimum of three feet (3') of depth or width and shall be distributed to provide building wall articulation.

3. The ground level construction in this area shall be limited to fourteen feet (14') in height for areas with less than 3:12 roof pitch and seventeen feet (17') in height for areas with 3:12 or more roof pitch, as measured from local grade. Areas not having a minimum 3:12 roof pitch located behind minimum 3:12 roof pitch areas shall be set back a minimum of three feet (3') beyond the front building line of the pitched roof area (See Graphic Illustration).

4. A maximum of one-half of said area shall be designed or useable as roof top deck surfaces.

5. Building projections above said area shall be considered as projections within a front yard.

1. Interior non-alley lots fifty-five feet (55') or less in width with all parking spaces located within the rear half of the lot shall not be required to provide the additional front setback area.

2. This requirement may be reduced for a small, wide, shallow, multiple front yard and/or unusually shaped lots or other unique conditions subject to approval of a minor exception.

3. Corner lots, which provide driveway access along the interior side property line from a front property line curb cut with all parking spaces located within the rear half of the lot, shall not be required to provide the additional front setback area.

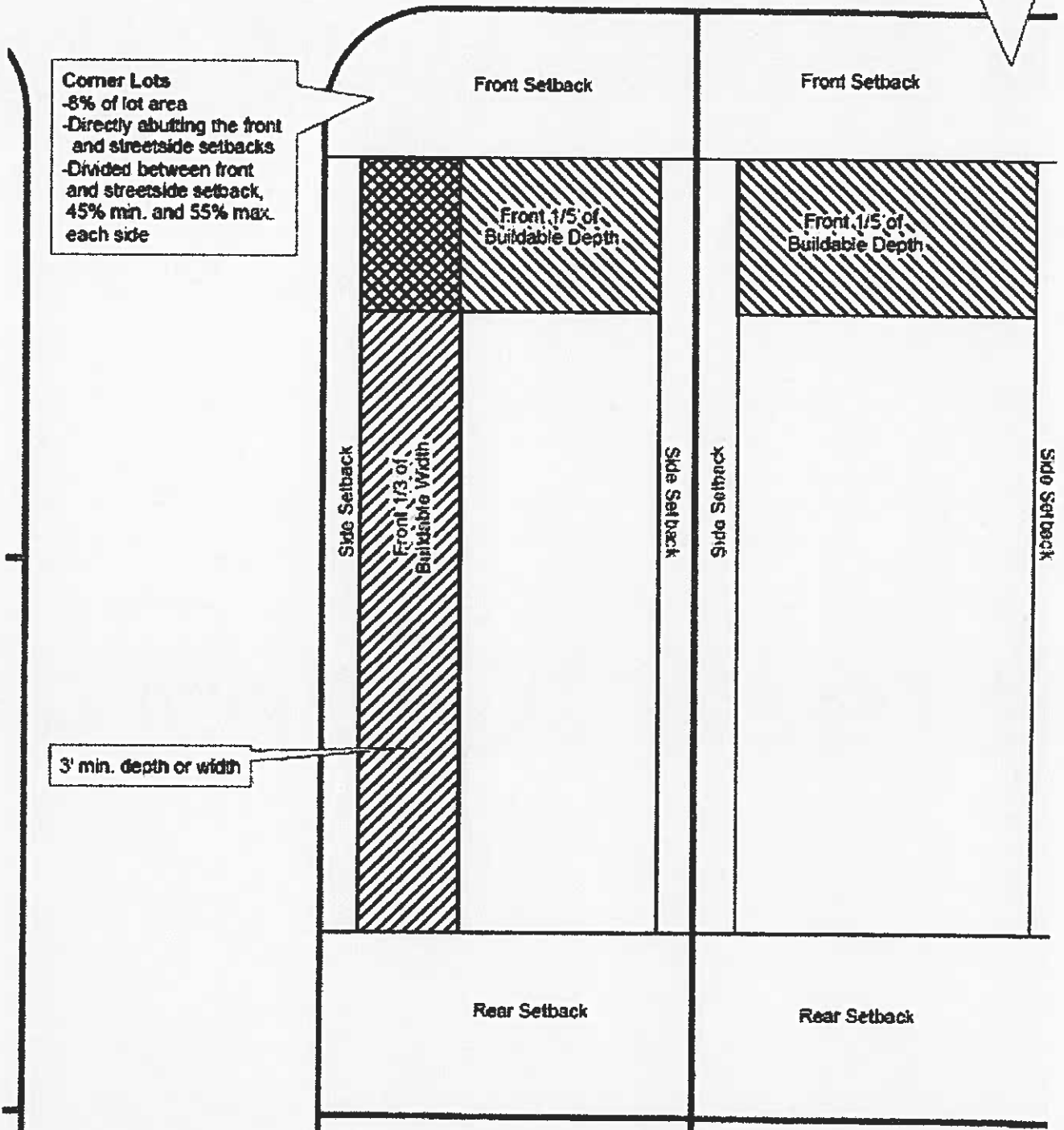
4. This requirement may be modified for the remodel/addition of existing homes if the additional setback area is provided elsewhere on the lot subject to approval of a minor exception.

Exceptions:

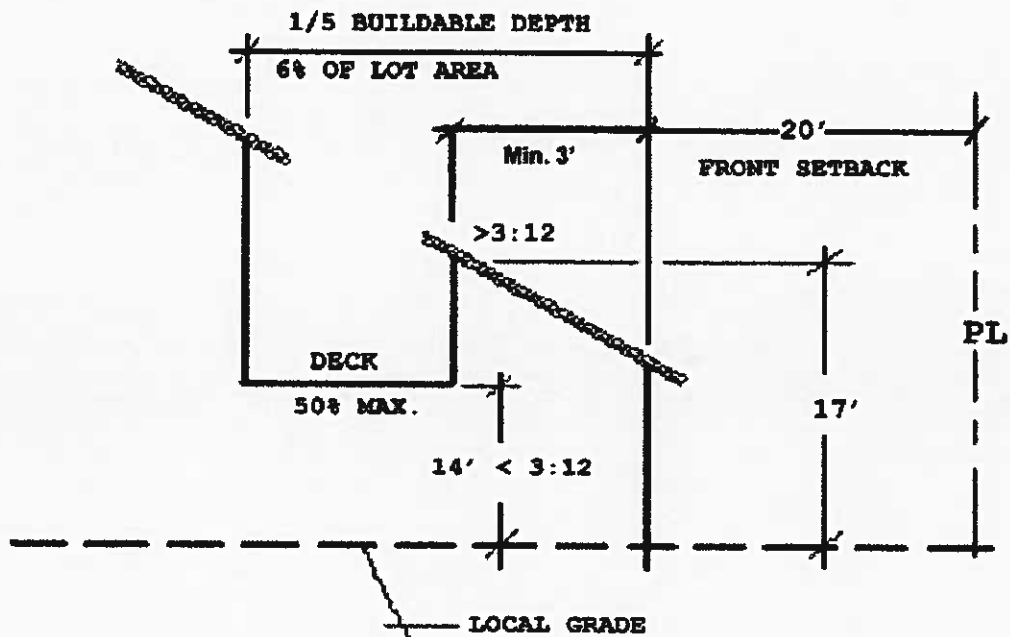
**Additional Front and Corner
Side Setback Requirement
MBMC 10.12.030(T)**

Interior Lots
-6% of lot area
-Front 1/5 of buildable length

Corner Lots
-8% of lot area
-Directly abutting the front
and streetside setbacks
-Divided between front
and streetside setback,
45% min. and 55% max.
each side



3' min. depth or width



**ADDITIONAL FRONT SETBACK REQUIREMENT
MBMC 10.12.030T**

10.12.040 - RPD district development regulations.

A. General Conditions and Limitations. Each comprehensive residential planned development (RPD) shall be subject to use permit approval, and the following conditions and limitations (see also Section 10.12.020 for additional land use regulations).

1. The maximum permitted density shall be consistent with the General Plan.
2. Greenbelts shall be provided offering easy access between dwelling units, parks, and commercial areas.
3. Each building site shall abut and provide access to a public or private street or alley.
4. The RPD shall be designed around an architectural theme or themes providing architectural variations and containing landscaped berms and/or decorative walls and fences. Homeowners associations, to be established at the time of initial development, shall have the authority to determine theme consistency for subsequent ministerial projects.

B. Development Standards. This subsection establishes minimum development standards that are intended to apply to all physical improvements on the site and ensure construction of a high-quality residential environment in a RPD district. Minor modifications to these standards, with the exception of development density, may be approved by the Planning Commission as part of an RPD permit and shall be incorporated into the Planning Commission resolution approving the RPD permit. Minor modifications to standards may be approved by the Community Development Director for subsequent isolated projects (including reconstruction) that are

compatible with the existing RPD development (existing prior to January 1995) if such modifications are requested in writing by the applicant and responsible homeowners' association.

1. Minimum Building Site Area. Forty thousand (40,000) square feet.

2. Minimum Lot Area.

a. Detached Single-Family Dwellings. Five thousand (5,000) net square feet per unit, provided the average lot area shall not be less than five thousand five hundred (5,500) square feet for the total net site area.

b. Attached or Cluster Multiple-Family Dwellings. A minimum lot area of two thousand (2,000) net square feet per unit shall be required, provided the average lot area per dwelling unit shall not be less than two thousand five hundred (2,500) square feet for the total net site area.

c. Determining Net Site Area. Net site area excludes common areas that are required for parkland or right of way dedication requirements and areas that exceed a fifteen percent (15%) slope.

3. Maximum Building Height. Twenty-six feet (26'). A height limitation of thirty feet (30') for multifamily developments may be approved if the additional height is required to construct a tuck-under garage which provides direct access to a dwelling unit. Height shall be measured in accord with Section 10.60.050.

4. Maximum Building Site (Lot) Coverage.

a. Single-Family Dwellings. Fifty percent (50%), exclusive of roof overhangs, trellis areas, covered porches, and allowable structures in the side and rear yard setback areas.

b. Multiple-Family Dwellings. Sixty percent (60%), excluding roof overhangs, trellis areas, and covered porches.

5. Minimum Building Setbacks for Single-Family Dwellings and Accessory Structures.

a. From Street Property Lines.

Street Designation	Minimum Setback (Feet)
Arterial	50
Collector (primary loop)	30
Collector (secondary loops)	25
Neighborhood or local	20
Private driveways or alleys	20

b. From Interior Side-Lot Line. Five (5) feet.

1. Exceptions for Zero-Side Yards. A zero (0) side-yard development may be approved if the opposite yard or the combined side-yard setbacks of the two (2) adjoining structures is a minimum of ten feet (10').

c. From Rear Lot Line: twenty feet (20').

1. Exception. If the area to be developed contains more than thirty (30) acres, a maximum of twenty-five percent (25%) of the total number of lots may have reduced rear-yard setbacks, provided that the average setback shall not be less than fifteen feet (15') on any lot, but in no case shall the dimension between the closest point of the structure and the property line be less than ten feet (10'). In addition, up to three percent (3%) of the total number of lots can maintain a minimum eight-foot (8') setback.

d. Structures Allowed in the Setback Area. Limited structural improvements are permitted to be located in side- and rear-yard setback areas to provide the occupant with usable space for open space and recreational purposes. These uses may include pools and spas, pool and spa equipment, barbecues, garden potting benches and related storage, fountains, bird baths, patio covers, second-story open and unenclosed balconies, gazebos, greenhouses, planter beds, landscaping, irrigation systems, and other similar improvements which, in the determination of the Director of Community Development, meet the intent of this section. The installation of such improvements is subject to the following conditions.

1. No improvement may be constructed in violation of the Uniform Building Codes or other applicable codes and ordinances.
2. The rear-yard setback area must be provided with continuous access, defined as an area open and unobstructed from the ground to the sky, a minimum of three feet (3') wide, from the front to the rear of the property.
3. No improvement other than area-separation walls or fences which cannot exceed the height limits prescribed by this Code, may be constructed in excess of fifteen feet (15') in height.
4. Any improvement(s) that has a roof element shall not exceed a maximum lot coverage of 40 percent of the required rear-yard setback.

e. Setbacks from Public Greenbelts, Lakes, or Parks. 20 feet plus 10 feet for two-level dwellings.

f. Setbacks from District Boundaries. 50 feet. The Planning Commission may reduce this requirement upon finding that an adequate buffer is provided.

g. Building Separation. The distance between primary buildings and accessory buildings on the same lot shall not be less than 10 feet.

6. Minimum Building Setbacks for Attached or Cluster Multifamily Dwellings:

a. From Street Property Lines:

Street Designation	Minimum Setback (Feet)
Arterial	50
Collector (primary loop)	30
Collector (secondary loops)	25
Neighborhood or local	20
Private driveways or alleys	20

b. Setbacks between Structures on the Same Site:

Individual Primary Buildings:	10 feet.
Building Clusters:	40 feet plus 5 feet for each story above one.

1. Exception: Where the open space is more than 10 feet below the elevation of the residential structures, the first-story setback can be no less than 10 feet.

c. Setbacks between Clusters and Public Greenbelts, Lakes, and Parks: 20 feet plus 5 feet for each story above one.

d.Setbacks from District Boundaries: 50 feet. The Planning Commission may reduce this requirement upon finding that an adequate buffer is provided.

e.If the area to be developed contains more than 40 acres, the setback requirements can be modified by an RPD Permit if the Planning Commission finds that the project is in substantial compliance with the intent and purpose of the RPD District.

7.Private Open Space. The minimum usable open space shall be 300 square feet, shall be on the ground, and shall be intended to provide for private recreational outdoor use.

8.Public Open Space.

a.All public common areas, parks, recreation facilities and medians shall be fully developed and landscaped in accord with plans approved by the Public Works Department.

b.The homeowners' association(s) shall be responsible for the maintenance of all private common areas including, but not limited to, parkways and trails, recreation facilities, and landscaped medians.

9.Parking Requirements.

a.**Single-Family Dwellings.** Two (2) enclosed off-street parking spaces directly serving each unit, plus two (2) additional off-street parking spaces, either enclosed or unenclosed.

b.**Multiple-Family Dwellings.** Two (2) enclosed off-street parking spaces directly serving each unit, plus one (1) additional off-street parking space for use by guests. Guest parking may be located adjacent to the dwelling unit served or may be clustered if the Planning Commission finds that such clusters will be located in convenient proximity to a number of dwelling units.

c.**Recreational Vehicles:** A deed restriction shall be imposed on all residential properties prohibiting the parking of recreational vehicles, trailers, or boats on private driveways or streets within the development.

d.**Other Requirements.** See Chapter 10.64.

10.Underground Utilities. See Section 10.60.110.

11.Swimming Pools and Hot Tubs. See Section 10.52.080.

12.Landscaping. See Section 10.60.070.

13.Screening of Mechanical Equipment. See Section 10.60.090.

14.Refuse Storage Areas. See Section 10.60.100.

15.Performance Standards. See Section 10.60.120.

10.12.050 - RSC district development regulations.

This section establishes minimum development standards that are intended to apply to all physical improvements on the site in order to ensure construction of a high-quality residential environment specifically designed for senior citizens in an RSC district. For the purposes of this section, a senior citizen household shall be defined as a household in which one member of the household, or dwelling unit, is sixty-two (62) years of age or older.

A. Minimum Building Site Area. Forty thousand (40,000) square feet.

B.Minimum Lot Area per Dwelling Unit. Nine hundred (900) square feet.

C.Minimum Floor Area per Dwelling Unit. Five hundred twenty-five (525) square feet.

D. Maximum Building Height. Thirty feet (30'). The Planning Commission shall review the compatibility of the height of the proposed development with the surrounding neighborhood in accord with the following criteria:

1. Building height shall be compatible with existing adjacent structures. Tuck-under parking and/or a sloped roof design with a minimum ratio of 4:12 is suggested for structures exceeding twenty-six feet (26') in height.
2. All rooftop or elevated mechanical equipment or vents shall be screened from view.

E. Maximum Floor Area Ratio. 1.5:1.

F. Minimum Yards and Building Setbacks. Minimum yards and setbacks shall not be less than those required in the RH district for the area district in which the development is proposed.

G. Minimum Distance between Buildings. Ten feet (10').

H. Building Design. To encourage greater architectural creativity in facade design, two (2) of the following architectural elements are required as part of each building facade: sloped roofs; bay windows; awnings; roof eaves; cornices; sills; buttresses; balconies; or patios.

I. Open Space.

1. **Overall Requirement.** Total three hundred fifty (350) square feet of usable open space shall be provided for each unit.
2. **Private Open Space.** A minimum of fifty (50) square feet with direct access from each unit shall be provided. The minimum horizontal dimension of balconies shall be five feet (5').
3. **Common Open Space.** The minimum horizontal dimension of patios, decks, courtyard areas, and other common space shall be ten feet (10').

J. Community Facilities. An amount equal to fifteen (15) square feet per unit shall be developed as community space providing handicapped bathrooms and kitchen facilities to be used by project residents and their guests only.

K. Landscaping.

1. All unpaved areas shall be planted with an effective combination of trees, ground cover, and shrubbery.
2. Landscaping may be required in excess of the minimum standards specified for a proposed development, provided that the additional landscaping is necessary to accomplish the following:
 - a. Screen adjacent uses from parking areas, storage, or structures that could cause a negative impact on adjacent uses based on aesthetics, noise, or odors; or
 - b. Provide landscaping that is compatible with neighboring uses.
3. The landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structures on the site.
4. The plant materials selected shall be suitable for the given soil and climate conditions.
5. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.

6. Landscaping shall be maintained in an orderly and healthy condition. This maintenance shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and regular watering.

7. Landscaping shall screen storage areas, trash enclosures, parking areas, public utilities, and other similar land uses or elements that do not contribute to the enhancement of the surrounding areas.

8. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous 6-inch curb. Other materials that accomplish the same purpose may be approved by the Director of Community Development.

L. Parking Requirements:

1. Minimum Spaces:

a. 1.2 per unit, including one enclosed; and

b. One (1) space for every nonresidential employee.

2. Loading Area: A loading area shall be provided on site. The area may not at any time obstruct vehicular or pedestrian circulation, or block access to parking. The loading area shall be:

a. An off-street loading space of not less than ten feet (10') × twenty feet (20'); or

b. A loading zone of not less than twenty-five (25) lineal feet.

3. Aesthetics:

a. No more than forty percent (40%) of the street frontage shall be utilized for vehicular access.

b. To avoid long, continuous blank walls at-grade, parking garages shall include openings such as windows and doors for fifty percent (50%) of the vertical surface.

c. Exterior lighting shall be designed in such a manner as to avoid glare on adjacent properties.

4. Parking Access and Driveways:

a. In pedestrian-intensive areas, such as but not limited to the Downtown, the North End (El Porto), and the local-servicing commercial properties along Highland and Rosecrans avenues, driveway encroachments are discouraged along the primary commercial streets (Manhattan Avenue, Manhattan Beach Boulevard, Highland Avenue, Morningside Drive, and Rosecrans Avenue). Driveways shall be limited, where feasible, to side streets and/or alleys.

b. Each driveway serving the garages or parking spaces shall be at least ten feet (10') wide for one (1) way or twenty-five feet (25') for two (2) way.

M. Unit Design Standards.

1. To assist in reaching, drawers and shelves shall be on gliders or rotating.

2. For easy grip, lever handles shall be used instead of knobs.

3. Tub/showers shall have non-slip surfaces with grab bars.

4. For security/convenience:

a. A peep-hole shall be included in the front door;

b. Dead-bolt exterior doors shall be installed;

c. Whenever possible, unit entrances shall have direct access to parking facilities; and

d. Long interior halls shall be avoided.

5. A minimum of two hundred (200) cubic feet of storage space per unit shall be provided.

6. All projects two (2) stories in height or greater shall have elevators.

7. Unit orientation and window location:

a. The living room or living space with the greatest square footage, other than a bedroom, shall have an operable window facing the front or rear yard.

b. For easy visibility from a sitting position within the unit, at least one (1) window in the living room shall have a sill no greater than thirty inches (30") from the floor.

8. Trash-Storage Areas. See Section 10.60.100.

9. Utilities.

a. All utilities such as gas meters, electrical meters, telephone-, pedestal-mounted terminal boxes, surface-mounted electrical transformers, fire hydrants or any other potential obstructions shall not be located within the required parking or turning area or driveway.

b. All utility meters shall be screened from view from public streets.

c. The utilities undergrounding requirements of Section 10.60.110 shall apply.

N. Modifications for Affordable Housing. The Planning Commission may approve a use permit modifying the minimum property development standards in this section for affordable housing, as defined in Section 10.52.090. The proposed modifications shall be requested in writing by the applicant, accompanied by a detailed pro-forma, rental guidelines, deed restrictions, financial subsidies, and other types of documentation which will serve to demonstrate the need for a reduction of development standards.

Modifications to the standards may include but are not limited to the number of required parking spaces, the parking enclosure requirement, and open space. The specific standard(s) from which the applicant is requesting relief shall be identified and alternative development standard(s) proposed. Approval of any request for a modification shall be incorporated into the Planning Commission resolution.

O. Telecommunications Facilities. See Chapter 13.02 of Manhattan Beach Municipal Code.

**APPENDIX C-PLANNING AND ZONING
FEE SCHEDULE**



Planning and Zoning Fee Schedule

(Effective February 7, 2011 - Resolution No. 6287)

Last updated 2-4-11

Category	Description	FEE or DEPOSIT	Envir. Fees	Amount	Public Notice
AMENDMENTS	General Plan or Specific Plan Amendment + consultant costs	DEPOSIT	**	\$10,000	Y
	Zoning Text or Map Amendment + consultant costs	DEPOSIT	**	\$10,000	Y
	Amendment to Development Permit - includes Amendments to Use Permits, Variances, Development Agreements; and Residential, Commercial and Senior Citizen Residential Planned Development.	FEE	**	\$4,165	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,050	
	Master Use Permit Amendment	FEE	**	\$4,740	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,050	
	Alcohol and/or Live Music	FEE		\$110	
	Telecommunications Permit Amendment + consultant costs	FEE		\$1,245	N
	Telecommunications Permit Amendment in Public R-O-W + consultant costs	FEE		\$1,450	N
APPEALS	Appeal to City Council or Planning Commission of Administrative Decision	FEE		\$500	N
	Appeal to City Council of Planning Commission or Parking and Public Improvements Commission (PPIC) Decision	FEE		\$500	N
	Appeal to Parking and Public Improvements Commission (PPIC)	FEE		\$500	N
COASTAL	Coastal Development Permit Administrative - No Public Hearing	FEE		\$920	Y
	Coastal Development Permit - Public Hearing	FEE		\$4,615	Y
	Coastal Development Permit - Public Hearing w/ another discretionary application	FEE	*	\$1,660	Y
	Coastal Development Permit Transfer	FEE		\$140	N
CONDOMINIUM FEES	Tentative Parcel Map - 4 or less lots/units - No Public Hearing	FEE		\$915	N
	Tentative Parcel Map - 4 or less lots/units - Public Hearing	FEE	*	\$3,325	Y
	Tentative Tract Map - 5 or more lots/units	FEE	**	\$4,080	Y
	Use Permit (2-unit condos exempt)	FEE	**	\$5,200	Y
	NOTE: Above fees are for initial filing; see SUBDIVISION APPLICATION FEES for additional fees applicable at time of final parcel/tract map filing				
DEPOSIT	Applicants will be charged for Staff's comprehensive hourly rates plus any outside costs. (Does not apply to refundable deposits)				
ENCROACHMENT PERMITS	Encroachment Permit - Original/New	FEE		\$1,495	N
	Encroachment Permit - Transfer/Revision/Minor	FEE		\$700	N

Planning and Zoning Fee Schedule

(Effective February 7, 2011 - Resolution No. 6287)

Last updated 2-4-11

Category	Description	FEE or DEPOSIT	Envir. Fees	Amount	Public Notice
ENVIRONMENTAL REVIEW	The type of environmental review required for an application depends on the nature of the project, so the determination shown in this fee schedule is subject to change depending on the project. Those applications shown without an asterisk are "ministerial" projects, per the City's adopted CEQA Guidelines. Questions concerning the level of environmental review necessary should be directed to Community Development Dept. at (310) 802-5503.				
	* Environmental Assessment (No Initial Study-Categorically Exempt from CEQA)	FEE		\$215	N
	** Environmental Assessment (Initial Study-Not categorically exempt from CEQA)	FEE		\$2,260	Y
	Environmental Impact Report + consultant costs	DEPOSIT		\$10,000	Y
	Fish and Game/CEQA Exemption County Clerk Posting Fee***(Make a separate \$50 check payable to LA County Clerk, DO NOT PUT DATE ON CHECK)	FEE		\$50	N
ENTERTAINMENT PERMITS					
	Class I Permit (ongoing) - Initial Fee	FEE		\$590	N
	Class I Permit (ongoing) - Renewal Fee	FEE		\$345	N
	Class II Permit (one occasion)	FEE		\$715	N
MINOR EXCEPTION & VARIANCE					
	Minor Exception - without notice	FEE		\$1,775	N
	Minor Exception - with notice	FEE	**	\$2,020	Y
	Variance	FEE	*	\$5,160	Y
	Additional fees: Parking/Traffic review + consultant costs	FEE		\$1,050	
MISCELLANEOUS PLANNING APPLICATIONS					
	Address Change or New Address (Minor)	FEE		\$260	N
	Address Change or New Address (Major)	FEE		\$810	N
	Alcohol License - Determination of Public Convenience and Necessity (No fee if associated with another application)	FEE		\$1,505	N
	Audio / Video DVD Copies	FEE		\$25	N
	Congestion Mangement Plan (CMP) Mitigation Fee (per debit-fee on hold currently)	FEE		\$35	N
	Continuance of a Scheduled Public Meeting - Applicant Request (includes Public Notice fee)				
	Standard	FEE		\$380	N
	Extra Meeting at Applicant's Request	FEE		\$2,345	N
	Cultural Landmark Designation	N/A		\$0	
	Development Agreement + deposit and consultant costs	DEPOSIT	**	\$6,000	Y
	Document Recording - Los Angeles County pass-through fee - Per Page	FEE		\$9	N
	Family (small) Day Care Permit (8 or less children)	FEE		\$170	N
	Family (large) Day Care Permit (more than 8 children)	FEE		\$2,030	N
	Fence Agreement - adjacent to City property	FEE		\$325	N

Planning and Zoning Fee Schedule

(Effective February 7, 2011 - Resolution No. 6287)

Last updated 2-4-11

Category	Description	FEE or DEPOSIT	Envir. Fees	Amount	Public Notice
	Home Occupation Permit	FEE		\$65	N
	Landscape and Irrigation Plan Check				
	Single Family Residential, 0 - 7,500 sq ft parcel size	FEE		\$695	N
	Multi-Family Residential/Commercial/Single Family Residential, > 7,500 sq ft parcel size	FEE		\$1,330	N
	Massage/Body Work Permit Fee (Owner) - 2 year permit + DOJ/fingerprinting	FEE		\$290	N
	Massage/Body Work Business Location Change or Exemption Determination	FEE		\$250	N
	Neighborhood Overlay District Application + consultant costs	DEPOSIT	**	\$10,000	Y
	Plan Check - Extra Plan Check Corrections Planning Fee - Per Hour	FEE		\$125	N
	Planned Development Permit - Residential or Senior Citizen Residential	FEE	**	\$5,400	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,050	
	Planned Development Permit - Commercial	FEE	**	\$8,415	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,050	
	Pre-application Review - per meeting (multi-departmental)	FEE		\$125	N
	Refund Processing (Due to Actions of Applicant)	FEE		\$30	N
	Specific Plan + consultant costs	DEPOSIT	**	\$6,000	Y
	Street Name Change + signage costs	FEE		\$1,580	N
	Street Name Processing without Subdivision Map + signage costs	FEE		\$1,490	N
	Telecommunications Permit				
	New Telecommunications + consultant costs	FEE		\$2,760	N
	New Telecommunications in Public R-O-W + consulting costs	FEE		\$3,170	N
	Temporary Use Permit - General	FEE		\$595	N
	Temporary Use Permit - New Years Eve Extended Hours	FEE		\$100	
	Time Extension for Administrative Application	FEE		\$140	N
	Time Extension for Discretionary Application	FEE		\$2,195	Y
	Tree Permit				
	Dead/Dying Tree	FEE		\$100	N
	Removal/Replacement + extra consultant costs	FEE		\$470	N
	Protection + extra consultant costs	FEE		\$525	N
	Dangerous or Nuisance Trees	N/A		\$0	
	Zoning Business Review (new business application)	FEE		\$60	N
	Zoning Report - for development potential	FEE		\$470	N
	Zoning Code Interpretation	FEE		\$390	N
	Zoning Map Copy	FEE		\$27	N
PUBLIC NOTICE PROCESSING	Public Notification Processing Fee (envelopes, postage and mailing) - "Y" in Public Notice column			\$85	

Planning and Zoning Fee Schedule

(Effective February 7, 2011 - Resolution No. 6287)

Last updated 2-4-11

Category	Description	FEE or DEPOSIT	Envir. Fees	Amount	Public Notice
SIGNS	Permanent Sign - Single Tenant	FEE		\$210	N
	Permanent Sign - Multiple Tenants	FEE		\$315	N
	Permanent Sign - Face Change	FEE		\$55	N
	Sign Exception	FEE		\$3,820	N
	Temporary Sign + bond	FEE		\$160	N
	Temporary Sign Bond	DEPOSIT (refundable)		\$301	
	Sign Program	FEE		\$605	N
SUBDIVISION APPLICATION (Parcel/ Tract Maps)	Certificate of Compliance	FEE		\$1,560	N
	Final Parcel Map Review (+ Mapping Deposit)	FEE		\$515	N
	Final Tract Map Review (+ Mapping Deposit)	FEE		\$595	
	Mapping Deposit (paid with Final Map Application)	DEPOSIT (refundable)		\$500	
	Merger of Parcels or Lot Line Adjustment	FEE		\$1,155	N
	New Unit Fee - per net new unit	FEE		\$700	
	Quimby (Parks and Recreation) Fee - per unit / lot	FEE		\$1,817	N
	Tentative Parcel Map (4 or less lots / units) No Public Hearing	FEE		\$915	N
	Tentative Parcel Map (4 or less lots / units) Public Hearing	FEE	*	\$3,325	Y
	With another discretionary application	FEE		\$915	
	Tentative Tract Map (5 or more lots / units)	FEE	**	\$4,080	Y
	With another discretionary application	FEE		\$1,075	
USE PERMITS	Use Permit	FEE	**	\$5,200	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,050	
	Alcohol and/or live music	FEE		\$110	
	Master Use Permit	FEE	**	\$8,255	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,050	
	Alcohol and/or live music	FEE		\$110	
	Master Use Permit Conversion	FEE	**	\$4,075	Y

Appendix D

Public Participation Summary

This update to the Manhattan Beach Housing Element has provided residents and other interested parties with numerous opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City’s website. The draft Housing Element was also made available for review at City Hall and posted on the City’s website.

As part of the public review process, a total of 8 public meetings were held, as follows:

November 12, 2008	Planning Commission hearing
January 29, 2009	Planning Commission workshop
April 8, 2009	Planning Commission hearing
April 21, 2009	Senior Advisory Committee meeting
April 22, 2009	Planning Commission hearing
May 19, 2009	City Council hearing
December 12, 2012	Planning Commission hearing
January 15, 2013	City Council hearing (final adoption)

Exhibit C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Exhibit C-2 summarizes comments received and how those comments were addressed.

**Exhibit C-1
Public Notice List**

PETER J. VAN HAFTEN
2503 VISTA
MANHATTAN BEACH CA 90266

SCAG
818 W. Seventh St. 12th Floor
Los Angeles, CA 90017

LACDC
12131 Telegraph Road
Santa Fe Springs, CA 90670

Manhattan Beach Chamber of
Commerce
425 15th St.
Manhattan Beach, CA 90266

Manhattan Heights Senior Club
Attn: Susan Jones, President
1304 Parkview # 114
Manhattan Beach, CA 90266

Building Industry Association
Los Angeles/Ventura Chapter
28640 Avenue Stanford, Suite 110
Valencia, CA 91355

JEAN LEZSCHNER, PRESIDENT
LEAGUE OF WOMEN VOTERS
701 13TH ST
MANHATTAN BEACH CA 90266

PTA PRESIDENT
GRANDVIEW ELEMENTARY
455 24TH ST
MANHATTAN BEACH CA 90266

PRESIDENT
M.BEACH PROPERTY ASSOC.
P.O. BOX 3892
MANHATTAN BEACH CA 90266

PAT PARKER, PRESIDENT
M.B.EDUCATION FOUNDATION
1230 ROSECRANS 4TH FLOOR
MANHATTAN BEACH CA 90266

BONNIE BECKERSON
M.BCH. HISTORICAL SOCIETY
1601 MANHATTAN BEACH BLVD.
MANHATTAN BEACH CA 90266

MANH.BCH.RESIDENTS ASSOC.
P.O. BOX 1149
MANHATTAN BEACH CA 90266

PTA PRESIDENT
MEADOWS ELEMENTARY
1200 MEADOWS AVE
MANHATTAN BEACH CA 90266

PTA PRESIDENT
MIRA COSTA HIGH SCHOOL
701 S. PECK AVE
MANHATTAN BEACH CA 90266

PTA PRESIDENT
PACIFIC ELEMENTARY
1214 PACIFIC AVE
MANHATTAN BEACH CA 90266

PTA PRESIDENT
PENNEKAMP ELEMENTARY
110 S. ROWELL AVE
MANHATTAN BEACH CA 90266

LAUREN BURTON,PTA PRES.
MANH.BCH.INTERMEDIATE
1501 REDONDO AVE
MANHATTAN BEACH CA 90266

PRESIDENT
MANHATTAN VILLAGE HOA
44 FAIRVIEW DRIVE
MANHATTAN BEACH, CA 90266

CARLEEN BESTE
TRW
ONE SPACE PARK - E1/2019
REDONDO BEACH CA 90278

JAN DENNIS
901 HIGHVIEW
MANHATTAN BEACH CA 90266

MARIE GARVEY
319 29TH ST
MANHATTAN BEACH CA 90266

BRUCE KUCH
1440 8TH ST
MANHATTAN BEACH CA 90266

DONALD MC PHERSON
1014 1ST ST
MANHATTAN BEACH CA 90266

LAURA MOORE
228 MANH.BEACH BLVD #107
MANHATTAN BEACH CA 90266

STEVE NAPOLITANO
1305 WALNUT
MANHATTAN BEACH CA 90266

GARY OSTERHOUT
598 31ST ST
MANHATTAN BEACH CA 90266

MARY ROGERS
584 29TH ST
MANHATTAN BEACH CA 90266

JERRY SAUNDERS
116 35TH ST
MANHATTAN BEACH CA 90266

DR. MURIEL SAVIKAS
868 MANH.BEACH BLVD.#3
MANHATTAN BEACH CA 90266

MILES TURPIN
436 35TH ST
MANHATTAN BEACH CA 90266

Exhibit C-2

Summary of Housing Element Comments and Responses

The following discussion summarizes the substantive comments raised during the Housing Element public meetings and how the city has addressed those comments.

1. Additional Programs-Affordable Housing in the Coastal Zone

There were some questions raised as to additional potential programs. Based on the discussion at the Workshop there appeared to be little support for inclusionary housing programs, in lieu housing fees, or housing linkage fees for commercial development.

An additional program which was not discussed at the workshop was an ordinance to implement Government Code Section 65590 (Mello Act). This was discussed at an earlier meeting and the consensus was not to include it. The information below highlights the Mello Act and is provided for informational purposes only. It expands on discussions in the Opportunities and Constraints Section of the Element which can be found on pages 55-56.

Government Code Section 65590 establishes requirements for provision and preservation of affordable housing in the Coastal Zone. Section 65590(d) imposes on local agencies the duty to ensure that:

“new housing developments constructed within the coastal zone shall, where feasible, provide housing units for persons and families of low or moderate income...Where it is not feasible to provide these housing units in a proposed new housing development, the local government shall require the developer to provide such housing, if feasible to do so, at another location within the same city or county, either within the coastal zone or within three miles thereof”.

Under Section 65590, low or moderate income housing must be provided in new residential development in the coastal zone where feasible. As defined under Section 65590(g)(3):

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

The Act is silent as to the proportion of affordable units to be provided.

The local agency is also required to offer incentives for the provision of low and moderate income housing. The City of Manhattan Beach addresses this requirement through its existing Incentive Program, though Section 65590 is not specifically addressed.

The City of Manhattan Beach has not adopted a specific ordinance to implement Section 65590. This is consistent with Government Code Section 65590(h) which states that the Section is not to be construed as a requirement that a local government adopt individual ordinances or programs in order to implement the requirements of the section. Local agencies are required to implement the affordable housing provisions of Section 65590 whether or not they are included within a local agency's adopted housing element or other locally adopted program.

Section 65590 also contains requirements for replacement of low and moderate income housing within the coastal zone when such housing is demolished or converted to other uses. The replacement housing must be provided only where feasible if the local jurisdiction has less than fifty acres, in aggregate, of privately owned, vacant land which is available for residential use in the coastal zone or within three miles inland of the coastal zone boundary. This is the case for the City of Manhattan Beach.

If a city has fifty or more acres of vacant residential land (which is not the case for the City of Manhattan Beach), replacement of dwelling units demolished or converted to other use must be provided only if feasible in some cases; in other cases, the replacement units must be provided regardless of circumstances:

2. Data

Questions were raised as to the use of old, outdated data. For the most part, the Draft Element relies on data from the 2000 Federal United States Census. In some places this varies from data reported in the 2003 Element, possibly due to data corrections that occurred after initial release of the data earlier in the decade. The current draft provides more detailed Census information than the 2003 Element in the following tables:

Table 22. Value of Owner Occupied Housing by City

Table 23. Value of Owner Occupied Housing by Census Tract

Table 26. Rent by City-2000 Census

Table 27. Rent by Census Tract

Table 30. Housing Expenditures as Percentage of Income - 2000

Table 31. Affordability Mismatch

Table 36. Handicapped Households by Census Tract

Table 39. Overcrowding

Other tables, such as Table 35. Existing Overpayment, are similar to tables in the existing element, but present data for State defined income groups, e.g., low income and moderate income. Though the raw data was collected as part of the 2000 Federal Census, processing the data is time consuming. Thus, some of the more detailed information would not yet have been available in 2002, when the 2003 Element was prepared.

Particular mention was made in written comments regarding California Department of Finance (DOF) and Southern California Association of Governments data (SCAG). The Draft Housing Element contains recent Department of Finance data (pp. 4, 11, 32, and 33). The most recent SCAG data is also included (p.45). Data provided by these two agencies are limited in scope and is not available at the level of detail provided by the U.S. Census.

Additional data was obtained from the Los Angeles Homeless Services Authority, the California Emergency Management Agency, the United States Department of Housing and Urban Development (HUD), and private data sources such as DataQuick Information Systems.

It would have been desirable to present the data by the commonly known sections of the City. However, the boundaries are not identical. This would be problematic in the easterly portion of the City where Census Tract 6204 includes everything east of Sepulveda and north of Manhattan Beach Boulevard.

3. Housing Production

Questions were raised as to implementation of the previous Element. The bulk of the programs in the 2003 Element have been implemented (p.8), but little additional housing has been built. Housing estimates provided by the Department of Finance actually indicate a decrease in dwelling units in the City. However, this reflects a mid-decade correction of previous estimates in response to release of the 2000 U. S. Census data. Taking into account the correction, the City of Manhattan Beach added fourteen dwelling units since 2003.