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LAND USE PLAN

The chapter describes the land use plan, the guide for developing and using land within the Downtown Specific Plan area. The land use plan provides the framework necessary to perpetuate the mixture of uses that will preserve the project area's small town character while ensuring its continued economic vitality. The framework includes the project area's land use designations and allowed uses. The land use plan comprises the text in this chapter and the land use diagram, a map that illustrates the locations of the land use designations in the planning area. The chapter also includes a discussion of the development potential for the project area and goals necessary to achieve the vision for the Specific Plan area. This chapter is organized into the following sections:

- 4.1. Land Use Plan
- 4.2. Land Use Classifications
- 4.3. Allowed Uses
- 4.4. Findings Required For Use Permits
- 4.5. Land Use Goals

The Specific Plan establishes the following goals for land use:

- **Goal 1:** Implement the General Plan and Local Coastal Program policies and the Specific Plan’s vision and goals through the application of land use designations to properties.
- **Goal 2:** Provide for a mix of land uses that will preserve Downtown’s small town character while ensuring its continued economic vitality.
- **Goal 3:** Encourage activities along streetscapes and in public spaces.
- **Goal 4:** Promote sustainable site design.

4.1 LAND USE PLAN

The land use plan implements the Specific Plan’s vision and goals through the application of the project’s four land use designations to properties in the Specific Plan area. The locations of these designations are illustrated in Figure 4.1, Land Use Diagram. The land use designations form the basis of the Specific Plan’s land use framework. The designations are described in Section 4.2, Land Use Classifications. The corresponding allowed use provisions for the designations are listed in Section 4.3, Allowed Uses. Development standards for the designations are included in Chapter 6, Private Realm Development Standards & Design Guidelines. The land use plan respects the project area’s established development pattern and character and requires new development and redevelopment to enhance the district’s traditional mixture of uses.

4.2 LAND USE CLASSIFICATIONS

Table 4.1, Land Use Designations, establishes the four land use designations that apply within the Specific Plan area. The designations implement policies contained in and are consistent with the land use classifications identified in the General Plan and the Local Coastal Program. The designations also replace the application of the City’s conventional zoning districts within the project area. Three of the designations, High Density Residential, Public/Semi-Public, and Open Space, also correspond to established zoning districts, but are regulated by allowed use provisions and development standards that vary from the City of Manhattan Beach Municipal Code and Local Coastal Program. The remaining designation, Downtown Commercial, is unique to the Specific Plan. The designations are listed and described below. See Figure 4.1, Land Use Diagram, for specific parcel designations within the project area.



Table 4.1 Land Use Designations

Land Use Designation		Description
Maximum Density/ Intensity		
CD	Downtown Commercial	The Downtown Commercial designation provides locations for commercial businesses, residential uses, 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.
1.5 FAF	51.3 du/acre	
		
RH	High Density Residential	The High Density Residential designation accommodates all types of housing, including single-family homes, and particularly housing development of a more intensive form, such as apartments, condominiums, and senior housing. Other uses allowed in the designation include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly.
51.3 du/acre		
		

Land Use Designation		Description
Maximum Density/ Intensity		
PS	Public/Semi-Public	The Public/Semi-Public designation refers to uses operated for public benefit, including public schools, government offices, and facilities such as libraries, cultural centers, and neighborhood/community centers. Quasi-public facilities such as hospitals and medical institutions may be established. Development standards are established through the discretionary review process.
		
OS	Open Space	The Open Space designation applies to public parks; Veterans Parkway on the east side of Downtown. While parks and other open space represent the primary permitted uses, limited recreational facilities and commercial uses in support of the principal park use are also permitted. Development intensity standards are established through discretionary review since these areas largely remain unimproved with buildings.
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4.3 ALLOWED USES

Table 4.2, Land Use Matrix for the Manhattan Beach Downtown Specific Plan Area, establishes land use and corresponding permit requirements for the Specific Plan’s four land use designations. Allowed use provisions herein are consistent with and implement corresponding land use designations in the City’s General Plan. Within the Specific Plan area, all land area and structures/facilities therein may only be developed, divided, and/or used for those activities listed in Table 4.2.

Land uses in the table have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These allowed use categories are called “use classifications.” Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. For more information on the purpose, applicability, and the City’s definition of use descriptions, refer to MBMC Chapter 10.08, Use Classifications. The following rules apply to use classifications:

- ▶ **Uses Not Classified.** Land uses that are not listed in Table 4.2 are not allowed, unless determined to be similar in nature (see Similar Uses below).
- ▶ **Similar Uses.** When a use is not specifically listed in Table 4.2, it shall be understood that the use may be permitted or conditionally permitted if the City of Manhattan Beach Community Development Director determines that the use is substantially similar to a use listed in Table 4.2. It is further recognized that every conceivable use cannot be identified in this chapter. Anticipating that new uses will evolve over time, the City of Manhattan Beach Community Development Director may make a similar use determination based on the proposed use’s impacts and its compatibility with uses allowed in the given district.
- ▶ **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any land use designation within the planning area.

Use regulations in Table 4.2 are shown using the following symbols:

- ▶ P – land use permitted by right
- ▶ U – land use allowed with the approval of a Use Permit
- ▶ L – land use allowed in a limited manner if additional regulations are met
- ▶ PDP – land use requires the adoption of a Precise Development Plan
- ▶ SDP – land use requires the approval of a Site Development Permit
- ▶ TUP – land use temporarily allowed with a Temporary Use Permit
- ▶ - – land use not allowed

Table 4.2 Land Use Matrix for the Manhattan Beach Downtown Specific Plan Area

USE	CD	RH	PS	OS	Additional Regulations
RESIDENTIAL USES					See MBMC Chapter 10.52 Each single-family residential and multi-family residential dwelling unit may only be occupied by a single housekeeping unit as defined in MBMC Section 10.04.030, except as provided in Section 10.08.030
Day Care, Small Family Home	U	P	-	-	
Day Care, Large Family Home	L	L	-	-	See MBMC Section 10.12.020 (L22).
Group Residential	-	U	-	-	
Live/Work Unit ¹	U	-	-	-	
Multi-Family Residential					
• Multi-Family Transient Use	-	-	-	-	
• 2 or fewer condominiums	U	P	-	-	See MBMC Section 10.52.110
• 3 or more condominiums	U	U	-	-	See MBMC Section 10.52.110
• 5 or fewer rental units	U	P	-	-	
• 6 or more rental units	U	L* (PDP/ SDP)	-	-	*Residential developments that qualify for a density bonus pursuant to Chapter 10.94 of this Code shall apply for a precise development plan. Residential developments of 6 or more units that do not receive a density bonus shall apply for a site development permit.
• Conversion of rental unit to condominium, 2 or fewer	U	P	-	-	See MBMC Section 10.88, Residential Condominium Conversions.
• Conversion of rental unit to condominium, 3 or more	U	U	-	-	See MBMC Section 10.88, Residential Condominium Conversions.
• Senior Citizen Housing	U	U	-	-	Require alternative parking plan. See MBMC Section 10.12.020 (L.) See MBMC Chapter 10.94 for Affordable Housing Density Bonus and Incentive Program
Residential Care, Limited	P	-	-	-	
Single-Family Residential	U	P	-	-	

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USE	CD	RH	PS	OS	Additional Regulations
Single-Family Transient Use	-	-	-	-	
PUBLIC AND SEMI-PUBLIC USES					For CD designation, facilities on sites of 2 acres or more are subject to the regulations of Chapter 10.28, PS District.
Clubs and Lodges	U	U*	-	-	*Only neighborhood-oriented uses occupying less than 2,500 sf.
Cultural Institutions	U	-	U	-	
Day Care, General	U	-	U	-	See MBMC 10.12.030 C.
Emergency Health Care	U	-	-	-	
Emergency Shelters	-	-	P	-	See MBMC Section 10.56.080, Emergency Shelters.
Farmers' Market	P	-	U	-	
Government Offices	P	-	P/U*	-	*City-owned facilities are permitted; all other facilities require a use permit.
Hospitals	-	-	U	-	
Maintenance and Service Facilities	-	-	P/U*	-	*City-owned facilities are permitted; all other facilities require a use permit.
Park & Recreation Facilities	P	P/U*		P	*Public facilities permitted, but a use permit is required for private noncommercial facilities, including swim clubs and tennis clubs. **City-owned facilities are permitted; all other facilities require a use permit.
Public Safety Facilities	U	U	P/U*	U	*City-owned facilities are permitted; all other facilities require a use permit.
Religious Assembly	-	L*	L**	-	*See MBMC Section 10.12.020 L-3. **See MBMC Section 10.28.030 L-20.
Residential Care, General	-	U	U	-	The minimum site area shall be twelve thousand (12,000) square feet. See MBMC 10.12.030 C
Schools, Public or Private	-	U	U	-	The minimum site area shall be twelve thousand (12,000) square feet. See MBMC 10.12.030 C
Utilities, Major	U	U	U	U	
Utilities, Minor	P	P	P	P	

USE	CD	RH	PS	OS	Additional Regulations
COMMERCIAL USES					Use permit required for single use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area. Master use permit required for a multiple use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area. For valid discretionary permits approved prior to January 17, 1991, see MBMC Section 10.16.020 (K).
Alcohol Consumption and/or Sales, New or Modification to Existing Alcohol License	U	-	U	U	
Animal Boarding	-	-	-	-	
Animal Grooming	P	-	-	-	
Animal Hospital	-	-	-	-	
Animals: Retail Sales	P	-	-	-	
Artists' Studios	P	-	-	-	
Banks, Credit Unions, and Savings & Loans	P/U	-	-	-	Permitted in locations not adjacent to a sidewalk, pedestrian area, or on a ground level.
• With Drive-Up Service	U	-	-	-	
Catering Services	P/U	-	-	-	Permitted in locations not adjacent to a sidewalk, pedestrian area, or on a ground level.
Commercial Filming	U	-	-	-	
Commercial Recreation and Entertainment	U*	-	-	U**	*Only "limited" or "small-scale" facilities are allowed with a use permit, as defined in MBMC 10.08.050. **Allowed with a use permit only as an ancillary use operated by a non-profit organization approved by the City Council that is compatible with and part of a park or recreational facility, except on the Strand, where no such use is permitted.
Communication Facilities	L	-	-	-	Permitted in locations not adjacent to a sidewalk, pedestrian area, or on a ground level.

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USE	CD	RH	PS	OS	Additional Regulations
Eating and Drinking Establishments	U	-	P*	U**	*Permitted as an accessory use in a cultural, educational, hospital, or medical institution occupying no more than five thousand (5,000) square feet, only if there is no separate entrance or sign. **Allowed with a use permit only as an ancillary use operated by a non-profit organization approved by the City Council that is compatible with and part of a park or recreational facility, except on the Strand, where no such use is permitted. ***Only "limited" or "small-scale" facilities are allowed with a use permit as defined in MBMC 10.08.050.
• With Fast-Food or Take-Out Service	L***	-	L	L	
Food and Beverage Sales	P/U	-	-	-	Use permit required if operating between 10:30 p.m. and 6 a.m.
Formula Uses ²	U	-	-	-	
Maintenance and Repair Services	P	-	-	-	
Offices, Business and Professional	P/U*	-	U**	-	*Use Permit is required for a project with more than 2,500 square feet of Buildable Floor Area and/or a project on the ground level adjacent to a sidewalk or pedestrian area. ** See MBMC 10.28.030 L-18.
Personal Improvement Services	P	-	-	-	
Personal Services	P	-	-	-	
Retail Sales	P	-	-	-	
Secondhand Appliances/ Clothing	U	-	-	-	
Swap Meets, Recurring Travel Services	P	-	-	-	
Vehicle Equipment/ Sales & Services					
• Commercial Parking	U	-	P/U*	P/U*	*Public parking permitted, but commercial parking facilities on City-owned land require a use permit.
• Service Stations	-	-	-	-	See MBMC Section 10.56.030, Service stations and Automobile Washing.
• Vehicle Equipment Repair	-	-	-	-	

USE	CD	RH	PS	OS	Additional Regulations
• Vehicle Equipment Sales and Services Commercial Parking	-	-	P/U	-	Public parking permitted, but commercial parking facilities on City-owned land require a use permit.
Visitor Accommodations (Hotels, Motels, and Time Shares)	U	-	-	-	
INDUSTRIAL USES					Use permit required for single use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area. Master use permit required for a multiple use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area.
Industry, Custom	U	-	-	-	Only “limited” or “small-scale” facilities are allowed with a use permit as defined in MBMC 10.08.050.
ACCESSORY USES					
Accessory Uses and Structures	P/U	P/U	P/U	P/U*	See MBMC Section 10.52.050, Accessory Structures. *Limited to facilities incidental to an open space use.
Home Occupation	-	P	-	-	See MBMC Section 10.52.070, Home Occupation in Residential Districts.
TEMPORARY USES					
Animal Shows	-	-	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.
Christmas Tree Sales/ Pumpkin Sales	P	-	P	-	
Circus and Carnivals	TUP	-	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.
Commercial Filming, Limited	TUP	TUP	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.
Food Truck Sales	-	-	TUP	-	See MBMC Section 10.84.110, Temporary Use Permits.
Marketing/Sales Office	-	TUP	-	-	See MBMC Section 10.84.110, Temporary Use Permits.
New Year’s Eve Extended Hours	TUP	-	-	-	See MBMC Section 10.84.110, Temporary Use Permits. Certain commercial businesses, such as eating and drinking establishments and visitor accommodations, with use permits and other discretionary zoning approvals that limit the hours of operation may operate for extended hours for New Year’s Eve as designated in MBMC Section 6.01.330.

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USE	CD	RH	PS	OS	Additional Regulations
Garage or Lawn Sales	-	L	-	-	Administrative permit required. See MBMC Section 6.08.020.
Real Estate Sales	P	-	-	-	
Retail Sales, Outdoor	P	-	-	-	
Street Fairs	TUP	TUP	-	-	See MBMC Section 10.84.110, Temporary Use Permits.
Trade Fairs	-	-	TUP	-	See MBMC Section 10.84.110, Temporary Use Permits.
OTHER USES					
Mixed-Use	U	-	-	-	
NONCONFORMING USES					
					See MBMC Chapter 10.68, Nonconforming Uses and Structures.

NOTES

1. A “live/work unit” is defined as a single residential unit (e.g., studio, loft, apartment, condominium, house) that includes adequate working space reserved for, and regularly used by, one or more person residing therein. The working space may accommodate one or more accessory commercial, office, and/or industrial uses, and may not exceed more than 50 percent of the floor area.
2. A “formula use” is defined as a type of retail sales, personal services, personal improvement services, food and beverage sales, and/or eating and drinking establishment use that has 11 or more other establishments located in the United States, and which maintains two or more of the following features: (1) a standardized array of merchandise, (2) a standardized facade, (3) a standardized decor and color scheme, (4) standardized employee uniforms/apparel, (5) standardized signage, or (6) a trademark or a service mark. For the purposes of this Specific Plan,
 - A. A standardized array of merchandise is defined as 50% or more of in-stock merchandise from a single distributor bearing uniform markings.
 - B. A “trademark” is defined as a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the goods from one party from those of others.
 - C. A service mark is defined as word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of a service from one party from those of others.
 - D. Decor is defined as the style of interior furnishings, which may include but is not limited to, style of furniture, wall coverings or permanent fixtures.
 - E. A color scheme is defined as selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the facade.
 - F. Facade is defined as the face or front of a building, including awnings, looking onto a street or an open space.
 - G. Standardized employee uniforms/apparel means the use of standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks or dresses, hats, and pins (other than name tags) and/or standardized colors of clothing.

4.4 FINDINGS REQUIRED FOR USE PERMITS

4.4.A GENERAL FINDINGS

In reviewing applications for use permits for the Specific Plan area, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless the following findings can be made:

- ▶ The proposed location of the use is in accordance with the objectives of this title and the purposes of the district in which the site is located.
- ▶ The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
- ▶ The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.
- ▶ The proposed use is consistent with the intent and purpose of the designation in which it is located, and with the goals of the Specific Plan, Local Coastal Program, and the City's General Plan. The proposed use will maintain a balanced mix of uses which serves the needs of both local and nonlocal populations.
- ▶ The granting of the use permit will not produce an incremental effect of similar uses that would be detrimental to the City.

4.4.B SPECIAL ADDITIONAL FINDINGS FOR FORMULA BUSINESSES

The following additional special findings are required for formula businesses.

- ▶ The business offers merchandise and/or services that serve the current unmet needs of the resident and visitor population.
- ▶ Although the business may have other store locations throughout the country, state, or region, the business will enhance the destination quality of the Specific Plan area.
- ▶ Both exterior and interior appearance and presentation of the business is compatible with the existing scale of development, distinctive architecture, and pedestrian orientation of the established small town character and results in an enhancement of the Specific Plan area's character.

