



6

PRIVATE REALM DEVELOPMENT STANDARDS & DESIGN GUIDELINES

This chapter contains development standards and design guidelines for private development in the Specific Plan area. The development standards, pertaining to basic aspects of site and building design, are regulations that all development is required to follow in order to obtain project approval. The design guidelines provide additional recommendations for how projects should be designed. While the guidelines represent the City’s aspirations for what quality design should entail, they are also flexible enough to be implemented in a creative manner.

The standards and guidelines in this chapter are intended to address all aspects of how development may occur on individual properties, and to encourage development and quality design that enliven and enrich the experience for the project area’s residents, workers, and visitors. This will ensure that future development complements the project area’s existing small beach town urban form and character, thus perpetuating a cohesive, desirable identity for the project area.

This chapter is organized into the following sections:

- 6.1 Development Standards
- 6.2 Design Guidelines

The Specific Plan establishes the following goals for private realm development:

- **Goal 1:** Maintain and enhance Downtown’s small beach town scale, character, and charm through development regulations and guidelines.
- **Goal 2:** Promote compatibility between uses through design to foster a high quality of life and strong functionality in the Downtown.
- **Goal 3:** Foster a strong sense of community, through functional, safe, and well-designed private and public spaces.
- **Goal 4:** Encourage high-quality materials and architectural elements that help enhance Downtown’s identity and character.
- **Goal 5:** Promote sustainability through design.

6.1 DEVELOPMENT STANDARDS

Table 6.1 provides development standards for each of the land use designations introduced in Chapter 4, Land Use Plan. The standards establish rules for the physical development of property, including building placement, scale and form, and site design. The standards are intended to create development that complements and enhances the project area’s traditional, small beach urban form. All future development is required to meet the standards for the associated land use designation.

Table 6.1 includes values for the development standards that are specific to the CD Downtown Commercial designation, the only land use designation that is unique to the Specific Plan. The










Figures 6.1-6.6 Existing Downtown Development

standards are presented by the three land use development types that may occur in the designation: residential, nonresidential, and mixed-use. The table further distinguishes the nonresidential and mixed-use development standards by two areas, A and B, which include distinct building height requirements. For the other standards included in the Specific Plan, the table refers to their location in Title 10 and A of the Manhattan Beach Municipal Code (MBMC) and Local Coastal Program (LCP), respectively, Planning and Zoning. For any additional standards not addressed in the tables in this chapter, refer to Title 10 of the MBMC and Title A of the LCP. Figure 6.7, Land Use Diagram, shows the locations of the land use designations, including the Downtown Commercial designation's areas A and B, in the project area.



Figure 6.7: Land Use Diagram

-  Specific Plan Boundary
- Land Use**
-  High Density Residential
-  Downtown Commercial, Area A
-  Downtown Commercial, Area B
-  Public/Quasi-Public
-  Open Space
-  Walkstreet


 0 200 400 Feet

Table 6.1 Development Standards

Measurement	CD District					
	Residential Development ¹	Non Residential Development		Mixed-Use Development ²		
		Area A	Area B	Area A	Area B	
Density/Intensity						
Floor Area Factor						
Maximum	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	1.5	1.5	1.5	1.5	
Maximum Density (du/ac)		-	-	51.3	51.3	
Minimum Lot Dimensions						
Area (sf)	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	2,700	2,700	2,700	2,700	
Width (ft)		30	30	30	30	
Setbacks						
Front						
Minimum (ft)	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	-	-	-	-	
Maximum (ft)		10'	10'	10'	10'	
Side³						
Minimum (ft)		-	-	-	-	
Maximum (ft)		15'	15'	15'	15'	
Street Side						
Minimum (ft)		-	-	-	-	
Maximum (ft)		10'	10'	10'	10'	
Rear³						
Minimum (ft)		0' or 10'	0' or 10'	0' or 10'	0' or 10'	
Maximum (ft)	-	-	-	-		

RH District	PS District	OS District
<p>See MBLCP Section A12.020 and MBMC Section 10.12.030, RH property development standards for Area District III</p>	<p>See MBLCP Chapter A.28 and MBMC Section 10.28.040, Development regulations for PS District</p>	<p>See MBLCP Chapter A.24 and MBMC Section 10.24.040, Development regulations for OS District</p>

MANHATTAN BEACH DOWNTOWN SPECIFIC PLAN

Measurement	CD District				
	Residential Development ¹	Non Residential Development		Mixed-Use Development ²	
		Area A	Area B	Area A	Area B
Height Limits					
Maximum Building Height (ft, stories)	See LCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III ¹	22'/30', 2 stories ⁴	26', 2 stories	22'/30', 2 stories ⁴	26', 2 stories
Optional Upper Floor Stepbacks from Ground Story Frontages Adjacent to Sidewalks and/or Pedestrian Spaces⁵					
Minimum for Facades Facing a Street (ft)	5'	6'	6'	5'/6'	5'/6'
Ground Floor Commercial Façade Transparency Along Sidewalks and Pedestrian Spaces					
Minimum % between 2.5' and 8' above finished ground floor	n/a	70%	70%	70%	70%
Individual Building Frontage Along A Street					
Maximum (linear ft)	n/a	50'	50'	50'	50'
Additional Development Regulations					
Fences and Walls	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	<p>A solid masonry or concrete wall is required for all commercial properties where they abut or adjoin a ground-floor residential use or residentially zoned property. The minimum height of a fence or wall is six feet (6') as measured from the finished grade of the commercial property. However, a wall within five feet (5') of a street property line shall be a minimum of three feet (3') in height as measured from the residential property.</p> <p>The maximum height of a fence or wall shall be eight feet (8') as measured from the finished grade of the commercial property unless a greater height is mutually agreed upon for a common property line by the abutting property owners and approved by the Community Development Department.</p>			
Exterior Materials in R Districts	See MBLCP Section A.52.020 and MBMC Section 10.52.020				
Nonconforming Front Yards in R Districts	See MBLCP Section A.52.030 and MBMC Section 10.52.030				
Religious Assembly Yard Requirements	See MBLCP Section A.52.040 and MBMC Section 10.52.040				
Accessory Structures	See MBLCP Section A.52.050 and MBMC Section 10.52.050				

RH District	PS District	OS District
<p>See MBLCP Section A12.020 and MBMC Section 10.12.030, RH property development standards for Area District III</p>	<p>See MBLCP Chapter A.28 and MBMC Section 10.28.040, Development regulations for PS District</p>	<p>See MBLCP Chapter A.24 and MBMC Section 10.24.040, Development regulations for OS District</p>
<p>See MBLCP Section A.52.020 and MBMC Section 10.52.020</p>		
<p>See MBLCP Section A.52.030 and MBMC Section 10.52.030</p>		
<p>See MBLCP Section A.52.040 and MBMC Section 10.52.040</p>		
<p>See MBLCP Section A.52.050 and MBMC Section 10.52.050</p>		

MANHATTAN BEACH DOWNTOWN SPECIFIC PLAN

Measurement	CD District				
	Residential Development ¹	Non Residential Development		Mixed-Use Development ²	
		Area A	Area B	Area A	Area B
Accessory Dwelling Units	See MBLCP Section A.52.060 and MBMC Section 10.52.060				
Home Occupation in R Districts	See MBLCP Section A.52.070 and MBMC Section 10.52.070				
Affordable Housing Incentive Program	See MBLCP Section A.52.080 and MBMC Section 10.52.080				
Manufactured Homes	See MBLCP Section A.52.090 and MBMC Section 10.52.090				
Condominium Standards	See MBLCP Section A.52.100 and MBMC Section 10.52.100				
Eating and Drinking Establishments with Fast-Food or Take-out Service	See MBLCP Section A.56.020 and MBMC Section 10.56.020				
Service Stations and Automobile Washing	See MBLCP Section A.56.030 and MBMC Section 10.56.030				
Hazardous Materials Storage	See MBLCP Section A.56.040 and MBMC Section 10.56.040				
Game Centers	See MBLCP Section A.56.050 and MBMC Section 10.56.050				
Development on Substandard Lots	See MBLCP Section A.60.020 and MBMC Section 10.60.020.				
Development on Lots Divided by District Boundaries	See MBLCP Section A.60.030 and MBMC Section 10.60.030.				
Building Projections into Required Yards or Required Open Space	See MBLCP Section A.60.040 and MBMC Section 10.60.040.				
Measurement of Height	See MBLCP Section A.60.050 and MBMC Section 10.60.050.				
Exceptions to Height Limits	See MBLCP Section A.60.060 and MBMC Section 10.60.060.				
Landscaping, Irrigation, and Hydroseeding	See MBLCP Section A.60.070 and MBMC Section 10.60.070.				
Outdoor Facilities	See MBLCP Section A.60.080 and MBMC Section 10.60.080.				
Screening of Mechanical Equipment	See MBLCP Section A.60.090 and MBMC Section 10.60.090.				
Refuse Storage Areas	See MBLCP Section A.60.100 and MBMC Section 10.60.100.				
Underground Utilities	See MBLCP Section A.60.110 and MBMC Section 10.60.110.				
Performance Standards	See MBLCP Section A.60.120 and MBMC Section 10.60.120.				

CHAPTER 6 PRIVATE REALM DEVELOPMENT STANDARDS & DESIGN GUIDELINES

RH District	PS District	OS District
See MBLCP Section A.52.060 and MBMC Section 10.52.060		
See MBLCP Section A.52.070 and MBMC Section 10.52.070		
See MBLCP Section A.52.080 and MBMC Section 10.52.080		
See MBLCP Section A.52.090 and MBMC Section 10.52.090		
See MBLCP Section A.52.100 and MBMC Section 10.52.100		
See MBLCP Section A.56.020 and MBMC Section 10.56.020		
See MBLCP Section A.56.030 and MBMC Section 10.56.030		
See MBLCP Section A.56.040 and MBMC Section 10.56.040		
See MBLCP Section A.56.050 and MBMC Section 10.56.050		
See MBLCP Section A.60.020 and MBMC Section 10.60.020.	n/a	n/a
See MBLCP Section A.60.030 and MBMC Section 10.60.030.		
See MBLCP Section A.60.040 and MBMC Section 10.60.040.		
See MBLCP Section A.60.050 and MBMC Section 10.60.050.		
See MBLCP Section A.60.060 and MBMC Section 10.60.060.		
See MBLCP Section A.60.070 and MBMC Section 10.60.070.		
See MBLCP Section A.60.080 and MBMC Section 10.60.080.		
See MBLCP Section A.60.090 and MBMC Section 10.60.090.		
See MBLCP Section A.60.100 and MBMC Section 10.60.100.		
See MBLCP Section A.60.110 and MBMC Section 10.60.110.		
See MBLCP Section A.60.120 and MBMC Section 10.60.120.		

MANHATTAN BEACH DOWNTOWN SPECIFIC PLAN

Measurement	CD District				
	Residential Development ¹	Non Residential Development		Mixed-Use Development ²	
		Area A	Area B	Area A	Area B
Antennas and Microwave Equipment	See MBLCP Section 6O.130 and MBMC Section 10.6O.130.				
Solar-Assisted Water Heating	See MBLCP Section 6O.140 and MBMC Section 10.6O.140.				
Traffic Vision Clearance on Corner Lots	See MBLCP Section 6O.150 and MBMC Section 10.6O.150.				
Off-Street Parking and Loading	See MBLCP Chapter A.64 and MBMC Chapter 10.64, Off-Street Parking and Loading Regulations.				
Nonconforming Uses & Structures	See MBLCP Chapter A.68 and MBMC Section 10.68				
Signs	See MBLCP Chapter A.72 and MBMC Chapter 10.72				
Use Permits, Variances, and Minor Exceptions	See MBLCP Chapter A.84 and MBMC Chapter 10.84				
Residential Condominium Conversions	See MBLCP Section A.88 and MBMC Chapter 10.88				
Coastal Development Permit Procedures	See MBLCP Chapter A.96				
Development Agreements	See MBLCP Chapter A.92 and MBMC Chapter 10.92				
Telecommunications Facilities	See MBMC Chapter 13.02.				
Subdivisions	See MBMC Title 11, Subdivisions				

NOTES

1. Dwelling units as the sole use on a site shall be subject to the standards for residential development in the RH district and Area District III, except for building height where dwelling units replace a commercial use.
2. In a mixed use development, the residential standards for the RH district and Area District III shall apply to a building or portion of a building intended for residential use, and commercial standards shall apply to a building or portion of building intended for commercial use, except as follows:
 2. FAR: the commercial standard for maximum FAR shall apply to the entire project.
 - b. Building Height: the commercial standard shall apply to all portion(s) of the project except when an existing residential use that is legally established as of February 22, 1996 and occupies a solely residential building, is altered or replaced with a solely residential building, in which case the RH district standard shall apply.
 - c. Common Portions of a Building: For common portions of a building utilized by residential and nonresidential uses, the Community Development Director has the discretion to identify the appropriate standard, depending upon the design of the project and how the project meets the Specific Plan’s goals.

RH District	PS District	OS District
See MBLCP Section 60.130 and MBMC Section 10.60.130.		
See MBLCP Section 60.140 and MBMC Section 10.60.140.		
See MBLCP Section 60.150 and MBMC Section 10.60.150.		
See MBLCP Chapter A.64 and MBMC Chapter 10.64, Off-Street Parking and Loading Regulations.		
See MBLCP Chapter A.68 and MBMC Section 10.68		
See MBLCP Chapter A.72 and MBMC Chapter 10.72	n/a	n/a
See MBLCP Chapter A.84 and MBMC Chapter 10.84		
See MBLCP Section A.88 and MBMC Chapter 10.88		
See MBLCP Chapter A.96		
See MBLCP Chapter A.92 and MBMC Chapter 10.92		
See MBMC Chapter 13.02.		
See MBMC Title 11, Subdivisions		

3. Along a rear property line abutting an R district, structures shall not intercept a 1:1 or forty-five-degree (45°) daylight plane inclined inward from a height of fifteen feet (15') above existing grade at the property line. Along a side property line abutting an R district, structures shall not intercept a sixty-degree (60°) daylight plane inclined inward from a height twenty feet (20') above existing grade at the property line.
4. A roof pitch of at least four (4) vertical feet for each twelve (12) lineal feet of roof area is required. If the roof pitch is less, the maximum building height is twenty-two feet (22') unless structure parking is provided at or below the ground level.
5. Upper story setbacks from ground story frontages adjacent to sidewalks and/or pedestrian spaces are optional. Wherever setbacks are utilized, they must measure at least 5' deep for residential development and 6' deep for nonresidential development to provide adequate space for outdoor spaces, such as balconies.

6.2 DESIGN GUIDELINES

The following design guidelines are intended to perpetuate quality development that will complement and enhance the project area’s eclectic style and small town beach character. The guidelines apply to all private development that occurs in the project area, addressing the design of both new buildings and renovations to existing structures. The guidelines are organized into several categories that specify how buildings should be located and oriented on a site as well as describe how architectural elements should be incorporated into building designs to perpetuate a pervasive sense of high architectural quality throughout the area. The guidelines also provide direction on how new development should interact with and complement the planning area’s historic resources, and encourage sustainable practices such as stormwater management and water efficiency measures.

Conformance with the guidelines is encouraged, but not necessarily required. Alternative design solutions are permitted provided that they meet the overall objectives of this document.



Figure 6.8 Building are located at the property line



Figure 6.9 Corner entrance emphasized through unique articulation and materials

6.2.A SITE DESIGN

Downtown Manhattan Beach is characterized by buildings and outdoor spaces that directly address the adjoining streets. Buildings are typically located adjacent to or near the sidewalk, creating an intimately scaled, pedestrian-oriented streetscape. Doors and windows face onto the street, providing the streetscape with a sense of activity and vibrancy. To sustain this ambiance, site, building, and outdoor space design should address the following guidelines.

6.2.A.1 SITE LAYOUT AND BUILDING ORIENTATION

- ▶ Along commercial streets, ground-floor retail and restaurant uses should be located at key intersections.
- ▶ Building frontages facing a street or public space should be located on or near the corresponding property line and/or sidewalk edge, unless space between the building and sidewalk is to be used for outdoor pedestrian spaces, such as plazas and forecourts, and landscaping. Where such spaces exist, at least 70 percent of the building’s façade should be located along the property line or sidewalk edge.
- ▶ Buildings should be oriented so that the primary façades and key pedestrian entries face major streets and plazas.

- To emphasize the presence of buildings at corners, the structures should be accentuated by height, articulation, and unique roof silhouettes.
- Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.
- Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, and/or color are encouraged.
- Pedestrian passages that enable through-block pedestrian circulation, such as paseos, are encouraged.
- To support active pedestrian streetscapes, private parking lots, driveways, and loading areas should be located behind buildings and only be accessed from side or rear streets and alleys.
- Loading facilities should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriately located at the rear of the site.
- Where commercial buildings back up to residential properties, loading and delivery should be planned so that they will occur at the side of the building away from residences.
- Site designs should be configured to minimize the appearance of driveways and garages or parking relative to the pedestrian access, landscape, and livable portions of the building (e.g., locate driveways and garages along alleys).
- Limit gaps between buildings solely to those necessary for vehicular and pedestrian access.
- Encourage positive transitions in scale and character at the interface between residential and nonresidential land uses.

6.2.A.2 OUTDOOR SPACES

- Recognize views, climate, and the nature of outdoor activities and users in the design of outdoor spaces.
- Outdoor spaces should be located adjacent to sidewalks, walk streets, pedestrian and multiuse pathways, retail, and outdoor dining areas to maximize visibility.
- To activate the streetscape and provide “eyes on the street,” semiprivate open spaces such as forecourts should be oriented to face major streets.
- To facilitate the inclusion of outdoor spaces along the project area’s narrow sidewalks, building entrances can be recessed.
- Open spaces shall incorporate landscaping that provides shade, softens hard edges, and creates an aesthetically-

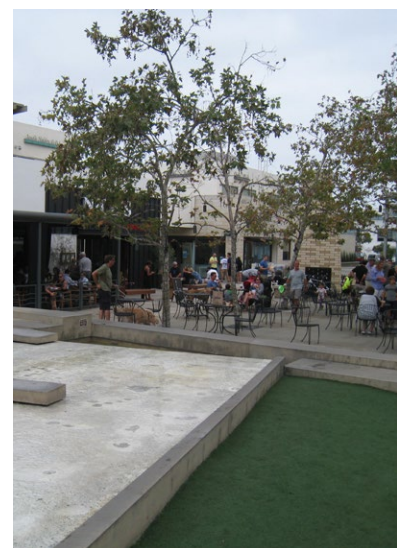


Figure 6.10 Metlox Plaza features a green space and fountain surrounded by retail

appeal environment that compliments the surrounding buildings.

- ▶ Outdoor spaces should be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles. This includes making outdoor spaces visible from the street and providing pedestrian-scale lighting to enhance nighttime security.

6.2.B BUILDING DESIGN

Downtown Manhattan Beach is predominantly composed of compact blocks and narrow, 30 foot wide, parcels that occupy limited street frontage. The massing and scale of Downtown’s existing buildings reflect these dimensions, contributing to the area’s vibrant, pedestrian-oriented streetscape. Building heights range from one to three stories and building setbacks are limited. The Downtown contains a number of finely detailed buildings in a range of eclectic styles that contribute to the area’s unique quality and help define its pedestrian scale. To complement the project area’s massing, scale, and character, new development should consider the following guidelines.



Figure 6.11 Inviting corner entrance with tower feature



Figure 6.12 Building mass has been broken into smaller forms

6.2.B.1 MASSING AND SCALE

- ▶ New development located on highly visible corner parcels should incorporate special features such as rounded or cut corners, corner towers, inviting corner entrances, corner roof features, special show windows, and special base designs.
- ▶ Projects built adjacent to existing lower-scale residential development should respect the scale and privacy of the adjacent properties. This can be accomplished by varying the massing within a project, stepping back upper stories, and varying sizes of elements to transition to smaller-scale buildings.
- ▶ The scale of new infill developments should complement existing structures while providing a sense of human scale and proportion.
- ▶ The mass of large-scale buildings should be broken up. This can be accomplished by integrating one or more of the following approaches into a building’s design:
 - » Use articulation in form including changes in wall planes, upper-story building stepbacks, and/or projecting or recessed elements.
 - » Incorporate architectural elements and details such as adding notches, grouping windows, adding loggias, dormers, and balconies, and varying cornices and rooflines.
 - » Vary materials and colors to enhance key components

of a building's façade (e.g., window trims, entries, projecting elements).

- Larger mixed-use developments should incorporate memorable open space(s) that are accessible to the public. Appropriate spaces include forecourts, paseos, and plazas.
- Large buildings should be designed to appear as an aggregation of smaller “building blocks” rather than a single large block or box.
- Long horizontal rooflines on buildings with flat or low-pitched roofs should be broken up. This can be accomplished through the use of architectural elements such as parapets, varying cornices, and rooflines.
- All rooflines, regardless of pitch, should be broken at intervals of no more than 50 feet. Appropriate approaches to meeting this guideline include varying the roof's height and/or form.
- The design of a rear/side façade should follow the general scale, proportion, and detailing of the front façade.
- Strong building forms such as towers, gables, turrets, and loggias should be used to accent buildings located at important gateways, intersections, and street corners.

6.2.B.2 BUILDING HEIGHTS AND STEPBACKS

- To preserve and reinforce the project area's pedestrian scale, upper-story street-facing façades should be stepped back.
- Decks and roof gardens should be used to activate upper-story stepback areas.
- Building heights should relate to adjacent sites to allow maximum sun and ventilation as well as provide protection from prevailing winds, and to enhance public views.
- Corner towers, turrets, and roof forms above fascia may project up to 6 feet above maximum height.
- Emphasize horizontal elements to make a taller building appear less overwhelming.

6.2.B.3 BUILDING SETBACKS

- Varied, articulated spaces between buildings and along the street should be encouraged.
- Commercial and mixed-use development should occur at the front edge of the property line unless outdoor dining or a recessed entry is proposed.



Figure 6.13 Upper story steps back



Figure 6.14 Balconies and roof gardens activate stepback areas

- To provide adequate space for pedestrian movement and activity, building designs should utilize building setbacks and arcaded or galleried spaces as an extension of the sidewalk. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape.

6.2.B.4 BUILDING FAÇADE ARTICULATION

- Façades should be broken down into a series of appropriately proportioned structural bays or components.
- Large, blank façades should be avoided. The use of opaque and glass is also discouraged, and the use of highly reflective glass is not allowed.
- Commercial façades should include elements that form a complete storefront, including doors, display windows, bulkheads, signage areas, and awnings. Entrances should be recessed from the façade, creating a small alcove area.
- Designs should use architectural elements to enhance building façades. These can include cornices, lintels, sills, balconies, awnings, porches, and stoops.
- Upper stories can include expressive design features such as balconies and bay windows.



Figure 6.15 Detailed architectural treatments enhance the facade



Figure 6.16 Transparent windows along ground-floor retail

- For upper-floor residential uses, balconies should include transparent or semitransparent railings to enhance natural lighting and maximize “eyes on the street.”
- Designs should differentiate between the amount of the façade reserved for windows and doors for street-level storefronts versus upper stories. Typically, storefronts include a much greater area for openings (70 percent) than upper stories (40 percent).
- Along commercial frontages, entries to shops or lobbies should be a maximum of 20 feet apart from one another.
- Designs should maximize transparent windows on all sides of buildings, particularly for ground-floor retail and office uses. Views into these spaces should not be obstructed.
- Operable windows should be used wherever possible to allow passive ventilation, heating, and cooling.
- For infill structures, provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features that complement the surrounding existing structures without exactly duplicating a past architectural style.
- Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material

complementary to the architectural style of the building and other surrounding buildings.

- It is encouraged that roof-mounted mechanical equipment be screened by a parapet wall or similar structural feature that is an integral part of the building’s architectural design.
- Orient main building entrances to directly face streets and/or public spaces. Buildings that front multiple streets should provide a main entrance along each street.
- Design entries to be clearly visible from the street,
 - » accentuate from the overall building façade, and to provide visual interest. This can be accomplished through the use of a differentiated roof, awning or portico, trim details, recessed entries, doors and doorway with design details, decorative lighting, or other techniques.
 - » Clearly define entrances to second-story residential uses in mixed-use buildings, so that they are easily approachable from a public street or sidewalk.
- Vary materials and colors to enhance key components of a building’s façade (e.g., window trims, entries, projecting elements). Material changes should occur preferably at the inside corners of changing wall planes.

6.2.B.5 MATERIALS

- Use materials, colors, and details to unify a building’s appearance.
- All building materials should be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
- Architectural metals, cast-in-place concrete, brick, concrete masonry units, terra cotta or tile, shingles, glass, and glass block systems, and similar materials, are acceptable when properly finished and detailed.
- Material for exterior walls should incorporate two aspects: color and texture. If the building’s exterior design is intricate, with many articulation, columns, and design features, the wall texture should be simple and subdued. If the building design is relatively simple, a finely textured material, such as patterned masonry, should be used to enrich the building’s overall character.
- For ground-floor building façades, especially those associated with a storefront, glass should be clear or lightly tinted. Opaque, and dark-tinted glass is discouraged, and reflective glass is not allowed.



Figure 6.17 Mix of high-quality building materials



Figure 6.18 A variety of materials, colors and textures creates visual, interest



Figure 6.19 Awnings provide cover for pedestrians



Figure 6.20 Awning shape relates to door opening

6.2.B.6 AWNINGS

- Provide overhead cover along the sidewalk for pedestrian comfort, especially where there are few mature street trees. Canopies and awnings are encouraged.
- Size canopies and awnings to the scale of the building and sidewalk.
- Awnings and canopies (functional weather protection) may encroach up to 4 feet into the public right-of-way. These elements should never extend beyond the curb face.
- Awnings should have a single color or two-color stripes.
- Awning shape should relate to the window or door opening. Barrel-shaped awnings should only be used to complement arched windows, while square awnings should be used on rectangular windows.
- Aluminum awnings or brow canopies are only allowed when consistent with the original design character of the building.
- Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion, and rhythm created by these structural bay elements, and nestle into the space created by the structural bay.
- Glossy finish vinyl or similar awning material is discouraged.

6.2.B.7 ARCHITECTURAL CHARACTER

- Design visually attractive buildings that contribute architectural richness and variety to the Downtown's eclectic visual character, including creative contemporary architectural solutions.
- Integrate new development with its surroundings, emphasizing functional and visual continuity. Building forms should complement the rhythms established by buildings in the immediate vicinity by respecting the scale, massing, and materials of adjacent buildings and landscape.
- New buildings and building renovations should



Figure 6.21 The Shade Hotel features a contemporary style

Image Forthcoming

complement the architectural character and history of adjacent development, without imitating historical styles.

- ▶ Development on either side of streets (facing each other) should be designed at a compatible scale and massing to encourage a comfortable pedestrian environment and maintain a sense of visual cohesion along the street.

Figure 6.22 Downtown features an eclectic mix of historical architectural styles

6.2.B.8 HISTORIC PRESERVATION

Downtown Manhattan Beach's buildings incorporate a variety of architectural styles, imbuing the district with an eclectic identity. To perpetuate the project area's architectural variety, development should seek to preserve historic structures. The following guidelines apply to the alteration of and construction of new buildings and additions adjacent to historic resources. For information pertaining to optional historic preservation regulations, refer to the Manhattan Beach Historic Preservation Code.

ALTERATIONS TO HISTORIC RESOURCES

- Where possible, follow the Secretary of the Interior’s Standards for Rehabilitation.
- Avoid the removal of historic materials.
- Avoid covering historic architectural details with modern cladding, awnings, or signage.
- Continue a building’s original use if possible.
- Preserve all of a building’s significant façades, typically at least two.
- Use historical photographs where possible to inform accurate rehabilitation projects.
- Use paint colors that complement, rather than detract from, the historic character of the property; if possible, consult historical photographs or specifications to determine whether a paint scheme is historically appropriate.
- Working within the existing building envelope is recommended before proposing an addition. However, if additions are desired, they should generally be located on a secondary or rear façade—or set back from the primary façade if they are rooftop additions—and should not interfere with the building’s roofline.
- Second-floor additions should be architecturally integrated and visually subordinate to the original building unless the original structure is devoid of any historic or architectural character worth keeping. Primary and secondary volumes should be carefully proportioned, balanced, and spaced for a unified design.
- Consider consulting with a preservation architect for adaptive reuse of historic resources, to ensure renovations are compatible.

NEW CONSTRUCTION AND HISTORIC RESOURCES

- Consider how the style, massing, rhythm, setbacks, and materials of new construction may affect the character of adjacent historical resources.
- Near historic residential properties, set new construction back from the street and preserve the open space and rhythm between residences.
- Near historic commercial buildings, abut adjacent buildings with new construction to create a solid block face, unless otherwise specified.
- If an addition or new construction is under consideration, reference the information for adjacent historical resources to verify that the proposed change is compatible with both the subject property and the adjacent historical resources.
- Consult the building and zoning code and LCP for additional regulations on historic resources.



6.2.C LIGHTING

Well-placed exterior lighting helps to improve visibility, provide safety, and create ambiance. Lighting also has the ability to define an area's character by illuminating architectural details, landscaping, sidewalks, pedestrian paths, and open spaces. To ensure that private development in Downtown Manhattan Beach maximizes opportunities to use exterior lighting, the following guidelines should be addressed. For information pertaining to lighting regulations, refer to Sections 10.60.120 and 10.64.170 of the MBMC and A.xx of the LCP.

- ▶ Lighting should be designed to satisfy both functional and decorative needs.
- ▶ All project exterior lighting, with the exception of lighting for public streets, should be consistent with the architectural style of the building. On each project site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light.
- ▶ Lighting fixtures and poles should be compatible with the building's architectural style.
- ▶ Designs should include pedestrian-scale lighting.
- ▶ Lighting fixtures should be dark sky-compliant.
- ▶ Lighting sources must be shielded, diffused, or indirect to avoid glare to pedestrians and motorists. To minimize the total number of freestanding pedestrian-scale lighting fixtures, decorative wall-mounted lights are encouraged.
- ▶ Building entrances should be well lit with appropriately

Figure 6.23-6.25 Lighting fixtures should be compatible with building architecture

scaled light fixtures that complement the building's architectural style.

- Lighting fixtures may not cast light directly into adjacent residential windows. It is recommended that fixtures employ a translucent or optical lens diffuser globe or shield.
- Lighting solutions should balance the need to provide illumination and security in the following ways:
 - » General lighting levels should use the minimum brightness for the illumination of large areas. Brighter light may be used to punctuate and accent important areas such as building entries and special architectural features.
 - » Building-mounted lighting should be used, particularly in pedestrian-oriented and high-visibility areas, and should be designed and placed to accent the building's architectural details.
- The color and finish of lighting metalwork should harmonize with building metalwork.
- Architectural lighting should be used to enhance a building during twilight and nighttime hours in the following ways:
 - » Lighting should accent the unique characteristics that provide texture and form, such as doors, window openings, detail cornices, columns, and arcades.
 - » A "close-in" lighting approach should be used for stone and brick building façades. This approach grazes the light across the façade surface, bringing to attention the wall's textural quality by creating shadows and drama.
 - » Lighting should emphasize the building's base, middle, and top. This facilitates the building appearing natural from all vantage points.
 - » All fixtures and wiring should be well hidden in the architectural details so that the lighting fixture and appurtenances have minimal impact during the day. Fixture size, shape, color, and mounting details are important considerations in the integration process.
 - » A building façade should not be washed with bright light from a distant location. This approach "flattens" out the building's texture and causes unnecessary glare to the nighttime users.
 - » Light fixtures should be designed so that the light goes exactly where it's intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution.
 - » Light levels should be appropriate for the amount of illumination intended. This will help ensure that the lighting enhances the building's best qualities.
 - » Lighting fixtures should be mounted in strategic locations to facilitate necessary maintenance.
- As a security device, lighting should be adequate but not overly bright.



6.2.D LANDSCAPING

Landscaping provides shade, enhances the appearance and enjoyment of outdoor spaces, and helps soften the visual impact of buildings and paving. The City encourages innovation in planting design and choice of landscape materials with the following guidelines. For information pertaining to landscaping regulations, refer to Sections 10.60.070 and 10.64.180 of the MBMC and A.xx of the LCP.

- Landscaping should incorporate native and drought-tolerant species to the greatest extent possible.
- Landscaping should be properly maintained and trimmed to maximize visibility.
- Development should provide up to 10-30 percent of the total project area for landscaping and open space amenities such as patios, courtyards, or rooftop gardens.
- Open spaces should incorporate landscaping that provides shade, softens hard edges, and creates an aesthetically-appeal environment that compliments the surrounding buildings.

Figure 6.26-6.28 Landscaping should be native and/or drought-tolerant



Figure 6.29 Landscaped character complements adjacent architecture

- Utilize a landscape palette that reflects the history, culture, and climate of the project area.
- Landscape treatment should reflect an urban character with the strategic use of planting areas, street trees, planter boxes and pots, hanging baskets, and appropriate foundation plantings where practicable. Hardscaped areas should be softened with the use of plants, shrubs, and trees.
- Encourage the use of on-site planning, furniture, lighting, and site details that complement the landscape character of the immediate area and support the design intentions of the building architecture.



Figure 6.30 Vegetated bioswale filters stormwater

- Stormwater runoff should be detained and retained by maximizing the use of pervious surfaces, vegetated bioswales, and vegetative groundcover to the greatest extent practicable.
- The use of recycled water for landscaping is encouraged.
- Turf areas should be minimized except where recreation areas are required.
- Provide opportunities for installation of public art in the landscape; designer/artist collaborations are encouraged.
- The landscaping character of the site should be extended to adjacent parking lots.
- Landscaping should be used to provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.
- Landscaping should be provided along fences and walls.



Figure 6.31-6.32 Signage should be high-quality, pedestrian-oriented, and compatible with the building style

6.2.E SIGNAGE

Building signage is integral to conveying information and emphasizing a building’s architecture and Downtown’s character. Because the Downtown area is pedestrian-oriented, signage also helps contribute to the area’s pedestrian scale.

To ensure that a project’s signage is achieving the aforementioned goals, the following guidelines must be addressed. For information pertaining to signage regulations, refer to Chapter 10.72 of the Manhattan Beach Municipal Code and A.72 of the LCP.

- New developments and change of occupancy should require sign review.
- Signs should reflect a crafted, high-quality, detailed design approach.

- Sign shapes, type styles, materials, and color combinations should complement building styles and reflect the business that they represent.
- Signs should be scaled to fit and complement the project area's pedestrian-oriented environment.
- Corporate signage should be modified to fit the scale and character of the project area.
- Signs should be modestly scaled to fit the casual visual character of alleys and rear parking areas.
- Signs should not obstruct or obscure building architecture, lighting, or view corridors.
- Signs should reflect the uses that they represent in creative and fun, as well as functional, ways.
- Signage should be wall-mounted or suspended from awnings above the sidewalk. Appropriate wall-mounted signs include, but are not limited to, blade signs. It is encouraged that all hanging signs be located perpendicular to the site wall.
- It is recommended that façade signs should be lettered.
- Building-mounted signs must be located on wall areas or architectural features that are specifically designed for them. Appropriate architectural features include recessed wall areas, towers, turrets, or parapets.
- Pole-mounted signs and can signs are prohibited.
- Signs should be subtle, rather than dominate a space.

6.2.F OUTDOOR DINING

Outdoor dining areas provide vital outdoor space and activity within and adjacent to the project area's narrow sidewalks, walk streets, and pedestrian spaces, and help promote the project area's small beach town character. To ensure that restaurant and property owners maximize the opportunities associated with the installation of outdoor dining areas, the following guidelines should be addressed.

- Appropriate outdoor dining configurations include ground floor outdoor spaces along and/or within sidewalks, , and pedestrian spaces, upper floor balcony areas, and ground floor indoor spaces located along a building frontage that features a retractable façade.
- Tables and chairs should be constructed and/or fabricated from durable, high-quality materials, such as aluminum, wrought iron, fabricated steel, wood, or similar materials. The use of plastic and resin furniture is discouraged.
- Tables should be arranged in rows, preferably parallel to the adjacent building.
- Umbrellas and sun shades are encouraged to provide shade. Wherever utilized, these devices should incorporate durable, high-quality materials such as cloth, aluminum, wrought iron, fabricated steel, or wood. Vinyl or plastic materials should be avoided. Umbrella stands should be cast aluminum, wrought iron, fabricated steel, wood, or similar materials. Shade devices are to maintain a minimum height clearance of 8 feet.
- Outdoor dining areas should incorporate appropriate lighting for safety and ambiance.

- Outdoor dining areas should include at least one enclosed trash receptacle.
- Fencing may be used to demarcate outdoor dining areas. Fencing should comply with the following guidelines:
 - » Fencing should be decorative.
 - » Fencing should be constructed from durable, high-quality materials, such as wrought iron and other metals, masonry, and wood, excepting picket configurations. Plastic and resin fencing is discouraged.
 - » With the exception of masonry construction, solid and/or opaque walls are discouraged.
 - » Fencing may incorporate planting boxes and pots.
 - » Fencing located at the building frontage should not exceed 42 inches in height. Plants associated with fencing should not exceed 50 inches in height.
- Outdoor dining areas located in side or rear yards may be fenced for security and screened for privacy. Security fencing may be constructed to height of 6 feet, and feature solid or open construction techniques, or a construction thereof.
- The design, materials, and colors of all outdoor dining furnishings should complement the associated restaurant/café.
- The operator and/or owner of an outdoor dining space must maintain the space in a safe, clean condition.
- Outdoor dining furniture, fencing, and appliances may not be stored within the public right-of-way.
- All outdoor dining areas require a barrier that can be detected by visually impaired persons. The following guidelines apply to their design and placement:
 - » For outdoor dining areas that extend less than 3 feet into the public right-of-way, a detectable barrier is required for the leading edge of the space. The leading edge is defined as the section of a dining area that is at or near a perpendicular angle to the adjoining building wall and/or curb line.
 - » Outdoor dining areas that extend more than 3 feet into the public right-of-way require a detectable barrier for the full perimeter of the space, excluding access openings. The perimeter includes both the leading and parallel edges.
 - » All barriers must be detectable to visually impaired pedestrians who employ a cane for guidance. Therefore the bottom of barriers must be no greater than 27 inches above the sidewalk surface.
 - » Any barrier must be freestanding, without any permanent or temporary attachments to buildings, sidewalks, or other infrastructure.
- Furniture and fixtures must not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices.
- Outdoor dining areas must leave at least 4 feet of unobstructed pedestrian circulation space along the sidewalk, or pedestrian space. The circulation space must be clear of obstructions caused by trees, tree wells, posts, hydrants, or any other infrastructure.



Figures 6.33-6.38 Outdoor dining arrangements



- Railings, decks, outdoor lighting, ramps, and safety items must conform to all city and state building, safety, accessibility, and zoning requirements.



6.2.G PRIVATE REALM ART

Art installed on buildings and within private outdoor spaces foster a unique identity for the project area and elevate the district’s aesthetic quality. The following guidelines address the selection of art installed within the private realm.



- Both functional art, aesthetic objects that serve a utilitarian purpose, such as a decorative bench, and fine art is encouraged within the district.
- Sculptures and murals are encouraged. A mural that includes lettering or a theme that is oriented to a business on the site is considered a sign and subject to the requirements of MBMC Section 10.72 and LCP Section A.10.72.
- Artwork should relate to and enhance the quality of the site’s buildings and open space, and public art and street furnishings within close proximity.
- Artwork should be crafted from high quality, durable materials, and well-maintained throughout its installation.
- Artwork should be secured to a building and/or the site.

Figure 6.39-6.41 Photos will illustrate private realm art guidelines

6.2.H GROUND FLOOR USES

Appropriate ground floor uses with the Downtown Commercial designation, such as retailers, restaurants, and personal service businesses, help activate the adjoining sidewalks and pedestrian spaces, contributing to the district’s small beach town character. To ensure that the correct uses are identified for these spaces, the following guidelines should be addressed.



- All ground floor spaces within the Downtown Commercial designation that are adjacent to sidewalks and/or open spaces should be occupied by active ground floor uses, including eating and drinking establishments, retail sales, and/or personal services.

Figure 6.42 Photo will illustrate ground floor uses guidelines

- Each block face along the following “commercial” streets (located adjacent to Downtown Commercial-designated properties) should maintain the listed minimum linear percentage of active ground floor uses.
 - Manhattan Beach Boulevard and Highland Avenue and Manhattan Avenue between 11th and 12th Streets - 70%
 - All other streets - 60%



Figure 6.43 Planting strips and bioswales help reduce and filter stormwater

6.2.1 WATER AND ENERGY USE

The following guidelines support the City’s sustainability goals and objectives to increase water and energy efficiency throughout the city, as described in the City’s General Plan in goals such as *GOAL CR-5: Conserve and protect the remaining natural resources in Manhattan Beach* of the Community Resources Element.

- Site designs should incorporate drought-tolerant and native landscaping that requires little irrigation and low maintenance.
- Landscaping must be irrigated through a drip system, using recycled water when possible.
- Planting strips along the street edges can be designed to act as functional stormwater management systems in the form of “urban bioswales.” Stormwater is directed into planter strips that irrigate landscaping while filtering and reducing stormwater runoff.
- Solar panels can be installed on rooftops and/or façades to supplement the energy source.
- Adjustable external shading devices can help control the climate inside buildings.
- To increase surface areas for windows and opportunities to maximize the use of natural lighting, skylights and façade articulations are encouraged.



Figure 6.44 Green roofs absorb heat and rainwater

Cool and/or green roofs can be used to reduce the heat island effect and thereby reduce the heat transferred into the building below. Cool roofs consist of materials that effectively reflect the sun’s energy. Alternatively, green roofs achieve the same purpose and include vegetation to harvest rainwater for reuse and diminish runoff.

