

# PAPYRUS

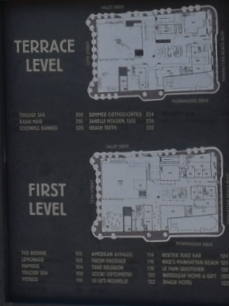


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# 4

# LAND USE PLAN

This 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 that the area maintains a sound economy. 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 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

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:** Support a vital Downtown business district that is primarily composed of small, pedestrian-oriented commercial businesses that serve Manhattan Beach residents, but includes low-intensity businesses that provide goods and services primarily to visitors.
- **Goal 4:** Encourage activities along streetscapes and in public spaces.
- **Goal 5:** 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 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 supplement the application of the City’s conventional zoning districts and Local Coastal Program zoning districts in the project area. The designations—Downtown Commercial, High Density Residential, Public/Semi-Public, and Open Space—correspond to the established zoning districts, but are regulated by allowed use provisions and development standards that may vary from the City’s Municipal Code (MBMC) and Local Coastal Program (LCP). 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, with discretionary review.
	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.
		

## 4.3 ALLOWED USES

Table 4.2, Land Use Matrix for the Manhattan Beach Downtown Specific Plan Area, establishes land use and corresponding entitlement 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. Additionally, the MBMC Title 10 code sections are provided with the table; however, the LCP Title A sections are also applicable.

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 and LCP A.08. 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
<b>RESIDENTIAL USES</b>					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	-	-	See MBMC Section 10.12.020 P.
Day Care, Large Family Home	L	L	-	-	See MBMC Section 10.12.020 (L22), P.
Group Residential	-	U	-	-	
Multi-Family Residential					See MBMC Section 10.12.020 I,J.
• Multi-Family Transient Use	-	-	-	-	
• 2 condominiums	U	P	-	-	See MBMC Section 10.12.020 C and P. See MBMC Chapter 10.84.
• 3 to 5 condominiums	U	U	-	-	See MBMC Section 10.12.020 B, C and P. See MBMC Chapter 10.84.
• 5 or fewer rental units	U	P	-	-	See MBMC Section 10.12.020 C and P.
• 6 or more units (rental or condominium)	U	L* (PDP/SDP)	-	-	See MBMC Section 10.12.020 B, C, O and P. See MBMC Chapter 10.84.
• Conversion of 2 rental units to condominiums	U	P	-	-	See MBMC Chapters 10.84 and 10.88. See MBMC Section 10.12.020 B, C and P.
• Conversion of rental unit to condominium, 3 or more	U	U	-	-	See MBMC Chapters 10.84 and 10.88. See MBMC Section 10.12.020 B, C and P.
• 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	-	-	See MBMC Section 10.12.020 I, J.
Single-Family Transient Use	-	-	-	-	

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USE	CD	RH	PS	OS	Additional Regulations
<b>PUBLIC AND SEMI-PUBLIC USES</b>					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 Section 10.12.030 C.
Emergency Health Care	U	-	-	-	
Emergency Shelters	-	-	P	-	See MBMC Section 10.56.080.
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/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 Section 10.12.030 C.
Schools, Public or Private	-	U	U	-	The minimum site area shall be twelve thousand (12,000) square feet. See MBMC Section 10.12.030 C.
Utilities, Major	U	U	U	U	
Utilities, Minor	P	P	P	P	

USE	CD	RH	PS	OS	Additional Regulations
<b>COMMERCIAL USES</b>					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 Grooming	P	-	-	-	
Animals: Retail Sales	P	-	-	-	
Animals: Veterinary Services	P	-	-	-	(A)
Artists' Studios	P	-	-	-	
Banks, Credit Unions, and Savings & Loans	P/U	-	-	-	Permitted above ground floor. Use is also permitted if the use exclusively fronts an alley subject to Community Development Director's approval. Other locations require a Use Permit such as ground floor space adjacent to pedestrian areas.
• With Drive-Up Service	U	-	-	-	
Catering Services	P/U	-	-	-	Permitted above ground floor. Use is also permitted if the use exclusively fronts an alley subject to Community Development Director's approval. Other locations require a Use Permit such as ground floor space adjacent to pedestrian areas.
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 Section 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 above ground floor.



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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. Also, see MBMC Section 10.12.020 E.
• With Fast-Food or Take-Out Service	L***	-	L	L	***Only "limited" or "small-scale" facilities are allowed with a use permit as defined in MBMC Section 10.08.050. Also, see MBMC Section 10.12.020 E.  Second-floor outdoor dining on private property is a prohibited use. Outdoor dining on balconies projecting over the public right-of-way is also prohibited and cannot be approved by the City Council, superseding MBMC 07.36.170. Sidewalk dining is allowed with a sidewalk dining encroachment permit per MBMC 07.36.160.
Food and Beverage Sales	P/U	-	-	-	Use permit required if operating between 10:30 p.m. and 6 a.m.
Live/Work	U	-	-	-	(B)
Maintenance and Repair Services	P	-	-	-	
Offices, Business and Professional	P/U*	-	U**	-	*Permitted above ground floor. Use is also permitted if the use exclusively fronts an alley subject to Community Development Director's approval. Other locations require a Use Permit such as ground floor space adjacent to pedestrian areas. A use permit is required for any office with more than 2,500 square feet of Buildable Floor Area, regardless of the office's location. ** See MBMC Section 10.28.030 L-18.
Optometrist	P	-	-	-	(C)
Personal Improvement Services	P	-	-	-	
Personal Services	P	-	-	-	

USE	CD	RH	PS	OS	Additional Regulations
Retail Sales	P/U	-	-	-	Use permit is required for a single retail use or retail tenant with more than 1,600 square feet of sales floor area <sup>1</sup> .
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.
Visitor Accommodations (Hotels, Motels, and Time Shares)	U	-	-	-	
<b>INDUSTRIAL USES</b>					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 Section 10.08.050.
<b>ACCESSORY USES</b>					
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.
<b>TEMPORARY USES</b>					
Animal Shows	-	-	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.
Christmas Tree Sales/ Pumpkin Sales	P	-	P	-	See MBMC Section 10.84.110, Temporary Use Permits.
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.

MANHATTAN BEACH DOWNTOWN SPECIFIC PLAN

USE	CD	RH	PS	OS	Additional Regulations
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.
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.
<b>OTHER USES</b>					
Mixed-Use	U	-	-	-	
<b>NONCONFORMING USES</b>					See MBMC Chapter 10.68, Nonconforming Uses and Structures.

ADDITIONAL REGULATIONS

- (A) Animals: Veterinary Services is defined as an establishment where small animals receive medical treatment, and overnight boarding only if associated with the on-site veterinary services. This classification includes only facilities that are entirely enclosed, soundproofed and air-conditioned.
- (B) Defined:  
A "live/work unit" is defined as a space comprised of both living space and work area, and such that the resident of the living space is the business owner and operator of the work area.

Permitted Uses:

The nonresidential component of a live/work unit shall only be a nonresidential use allowed within the CD Downtown Commercial zone, except Offices (Business and Professional), Banks, Credit Unions, Savings & Loans, Eating and Drinking Establishments, Food and Beverage Sales, Communication Facilities, Swap Meets, Recurring Travel Services, Commercial Parking, Visitor Accommodations, all Temporary Uses, all Public and Semi-Public Uses, and similar uses as determined by the Community Development Director are not permitted.

The residential component of each live/work unit shall only be a single dwelling unit, as defined in MBMC Section 10.04.030.

Performance Standards:

- Live/work is defined as a commercial land use. CD Downtown Commercial development standards apply to live/work buildings. Open space is required for the residential component, where the minimum open space requirement is ten percent (10%) of the residential buildable floor area, but not less than 48 square feet.
- Live/work units are designed to ensure that they will function predominantly as commercial spaces with



incidental residential accommodations.

- The residential and commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
  - The commercial component may not be converted to residential use, except as follows. The Director of Community Development may administratively approve the conversion of a minor portion of a building from commercial to residential square footage, provided all other live/work requirements are met and the integrity of the overall commercial nature of the use is maintained.
  - The residential component may not be converted to commercial use, except as follows. The Director of Community Development may administratively approve the conversion of a minor portion of a building from residential to commercial square footage, provided all other live/work requirements are met and the integrity of the overall commercial nature of the use is maintained..
  - All activities related to the commercial component of a live/work unit shall be conducted within an enclosed building.
  - The commercial portion of the live/work use shall be open to the public as a commercial use with minimum operating hours identified through the use permit process.
  - The commercial component must be located along the ground floor street front, and all buildings with approved live/work uses must meet the Private Realm Development Design Guidelines.
  - The residential space within the live/work unit shall be contiguous with the working space, with direct access between the two areas.
  - The residential component of a live/work space must either be above or behind the commercial component. The residential component shall not be on the ground floor street front.
- (C) Optometrist is defined as a primarily retail use, where the sale of eye glasses, contact lenses, and other eye care and vision-related products are provided as the primary use. The use also includes as an incidental use, not located on the ground floor streetfront, a medical facility where patients are provided healthcare by one person or a group of eye care professionals practicing optometry.

#### NOTES

1. "Sales floor area" is defined as the total area of a tenant space, measured from the inside walls, excluding rooms or areas that are permanently inaccessible to the public, including but not limited to storage rooms, offices associated with the retail tenant, mechanical rooms, bathrooms, and common areas shared with other tenants in the building.

## 4.4 FINDINGS REQUIRED FOR USE PERMITS

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 comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.
- 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 goals, purpose, vision, and guidelines of the Specific Plan, Local Coastal Program, and the City's General Plan.
- The proposed use will maintain a balanced mix of uses.
- The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly, small town atmosphere and a sound economy.
- The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.