

# MANHATTAN BEACH DOWNTOWN SPECIFIC PLAN



## ACKNOWLEDGMENTS

## **CITY COUNCIL**

Mark Burton

Tony D'Errico

David J. Lesser

Wayne Powell

Amy Thomas Howorth

## **PROJECT TEAM**

#### CITY OF MANHATTAN BEACH

Marisa Lundstedt, Community Development Director

Laurie Jester, Planning Manager

Nhung Madrid, Project Manager

Ted Faturos, Assistant Planner

Erik Zandvliet, Traffic Engineer

#### MICHAEL BAKER INTERNATIONAL

Loreli Cappel, Project Manager

Martti Eckert, Co-Project Manager/Senior Urban Designer

Alessandra Lundin, Associate Planner/Urban
Designer

Abby Woods, Community Engagement Specialist

Alicia Brundage, Infrastructure Specialist

John Bellas, Senior Associate, Environmental Planner

#### KTU+A

Mike Singleton, Principal John Taylor, Senior Associate Matthew Wilkins, Associate

#### L.L. CONSULTING

Lani Lott, President

#### WATRY DESIGN

Michelle Wendler, Principal
Michael Pendergrass, Associate Principal

# TABLE OF CONTENTS

1	INTRODUCTION	1.7
1.1	SPECIFIC PLAN PURPOSE	1.3
1.2	SPECIFIC PLAN AREA	1.3
1.3	BACKGROUND	1.5
1.4	SPECIFIC PLAN REQUIREMENTS	1.6
1.5	RELATIONSHIP TO OTHER DOCUMENTS	1.7
1.6	GUIDING PROJECT PRINCIPLES	1.13
1.7	PLANNING PROCESS AND OUTREACH	1.14
1.8	SPECIFIC PLAN ORGANIZATION	1.2C
2	EXISTING CONDITIONS	2.7
2.1	LOCAL SETTING	2.2
2.2	HISTORIC CONTEXT	2.2
2.3	EXISTING LAND USE	2.4
2.4	GENERAL PLAN LAND USE	2.6
2.5	LOCAL COASTAL PROGRAM	2.6
2.6	CIRCULATION NETWORKS & PARKING	2.9
2.7	COMMUNITY CHARACTER	2.13
2.8	URBAN FORM	2.14
2.9	EXISTING INFRASTRUCTURE & PUBLIC FACILITIES	2.17
2.10	ECONOMIC CONDITIONS	2.18
3	VISION	3.1
3.1	VISION STATEMENT	3.2
3.2	VISION GOALS	3.2

4	LAND USE PLAN	4.1	
4.1	LAND USE PLAN	4.2	
4.2	LAND USE CLASSIFICATIONS	4.2	
4.3	ALLOWED USES	4.6	
4.4	FINDINGS REQUIRED FOR USE PERMITS	4.14	
5	CIRCULATION AND PARKING PLAN	5.1	
5.1	PUBLIC CORRIDOR PLAN	5.4	
5.2	DOWNTOWN CORRIDOR TYPES	5.4	
5.3	PEDESTRIAN AND BIKE CIRCULATION	5.12	
5.4	TRANSIT	5.14	
5.5	AUTOMOBILE CIRCULATION	5.15	
5.6	PARKING	5.15	
5.7	CIRCULATION PROJECTS	5.20	
6	PRIVATE REALM DEVELOPMENT		
	STANDARDS & DESIGN GUIDELINES	6.1	
6.1	DEVELOPMENT STANDARDS	6.2	
6.2	DESIGN GUIDELINES	6.16	
7	PUBLIC REALM DESIGN GUIDELINES &		
	IMPROVEMENTS	7.1	
7.1	DESIGN OBJECTIVES	7.3	
7.2	CONCEPTUAL FRAMEWORK DESCRIPTIONS	7.4	
7.3	DESIGN GUIDELINES	7.6	
7.4	APPLICATION OF GUIDELINES	7.22	
7.5	SPECIFIC IMPROVEMENTS	7.28	

8	INFRA	ASTRUCTURE & PUBLIC FACILITIES	8.1
8.1	UTILITY I	NFRASTRUCTURE	8.2
8.2	RECREAT	TION AND PARKS	8.5
8.3	PUBLIC S	SAFETY	8.6
8.4	EDUCATI	ONAL, LIBRARY, AND CULTURAL FACILITIES	8.6
9	IMPLI	EMENTATION	9.1
9.1	IMPLEME	ENTATION ACTION PLAN	9.2
9.2	FUNDING	G AND FINANCING STRATEGY	9.10
9.3	PLAN AD	MINISTRATION	9.14
LIS	TOF	APPENDICES	
APPE	NDIX 1:	GENERAL PLAN AND LOCAL COASTAL PROGRAM DIRECTION	
APPENDIX 2:		OUTREACH HIGHLIGHTS	
APPENDIX 3:		SECTION 1 - CIRCULATION AND PARKING	
APPENDIX 3:		SECTION 2 - PUBLIC REALM DESIGN GUIDELINES AND IMPROVEMENTS	)
APPENDIX 4:		DOWNTOWN PARKING MANAGEMENT PLAN EVALUATION	