



Sepulveda Blvd. Working Group Strategic Initiatives
(as expressed at Jan. 8, 2018 Sepulveda Working Group Meeting)
- revised after Jan. 30 meeting

- Feedback from group affirmed vision for Sepulveda Blvd as stated in the General Plan*
- Balance existing, community-serving businesses and uses with new high-demand (office, medical) or high-desire (restaurants, services) projects
- Openness to mixed use on Sepulveda (hotel/retail, housing/commercial) but NOT standalone residential
- Desire for beautification of the entire length of the boulevard – aesthetics, pedestrian experience, public amenities
- Consider including distinct Daytime/Nighttime uses
- Only moderate changes to urban form (i.e., height, scale)
- Greater opportunities for potential land use improvement south of Manhattan Beach Blvd. Some opportunities on the west side north of MBB.

* “Sepulveda Boulevard is the only State Highway in Manhattan Beach. As a major transportation corridor for the South Bay region, Sepulveda also functions as a commercial corridor. With the heavy traffic volumes and associated noise impacts, adequate buffering of the residential uses behind Sepulveda from such impacts is important. The scale and character of commercial development along Sepulveda is also an important community concern. In response to these issues, the City adopted the Sepulveda Boulevard Design Guidelines to provide a framework for future development along this corridor.”

– Manhattan Beach General Plan, Adopted 2003, [Land Use Element](#), Part I, page 12