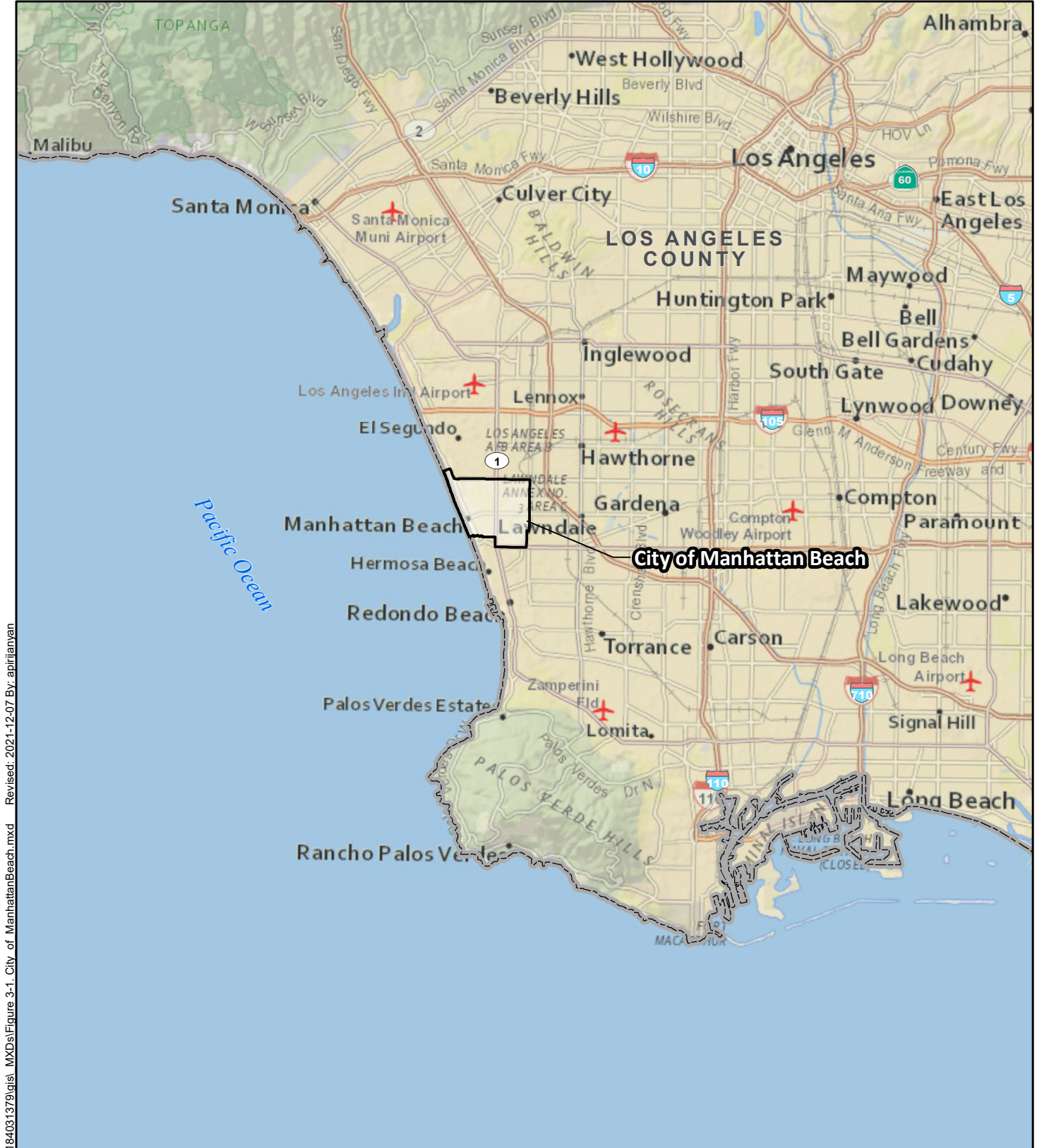


## **3.0 STUDY AREA AND LAND USE**

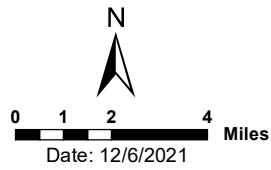
### **3.1 LOCATION**



The City is approximately 3.9 square miles of residential, commercial, and industrial land. It is a coastal community bordered by the City of El Segundo to the north, the Cities of Hawthorne and Redondo Beach to the east, and the Cities of Redondo Beach and Hermosa Beach to the south. Figure 3-1 shows the location of the City.

The City receives on average 286 days of sunshine throughout the year. Temperatures average in the 70s (in degrees Fahrenheit) and reach into the 90s in summer months between July and October. During colder months, between December and April, temperatures average in the 50s and sometimes reach into the 40s.



\\us0300-ppfss01\workgroup\1840\active\18403\1379\gis\MXDs\Figure 3-1. City of ManhattanBeach.mxd Revised: 2021-12-07 By: apilianyan



TITLE: <b>Figure 3-1 – City of Manhattan Beach</b>	
PROJECT: City of Manhattan Beach Water Master Plan	
COORDINATE SYSTEM: NAD 1983 UTM Zone 11N	
	

### 3.2 LAND USE

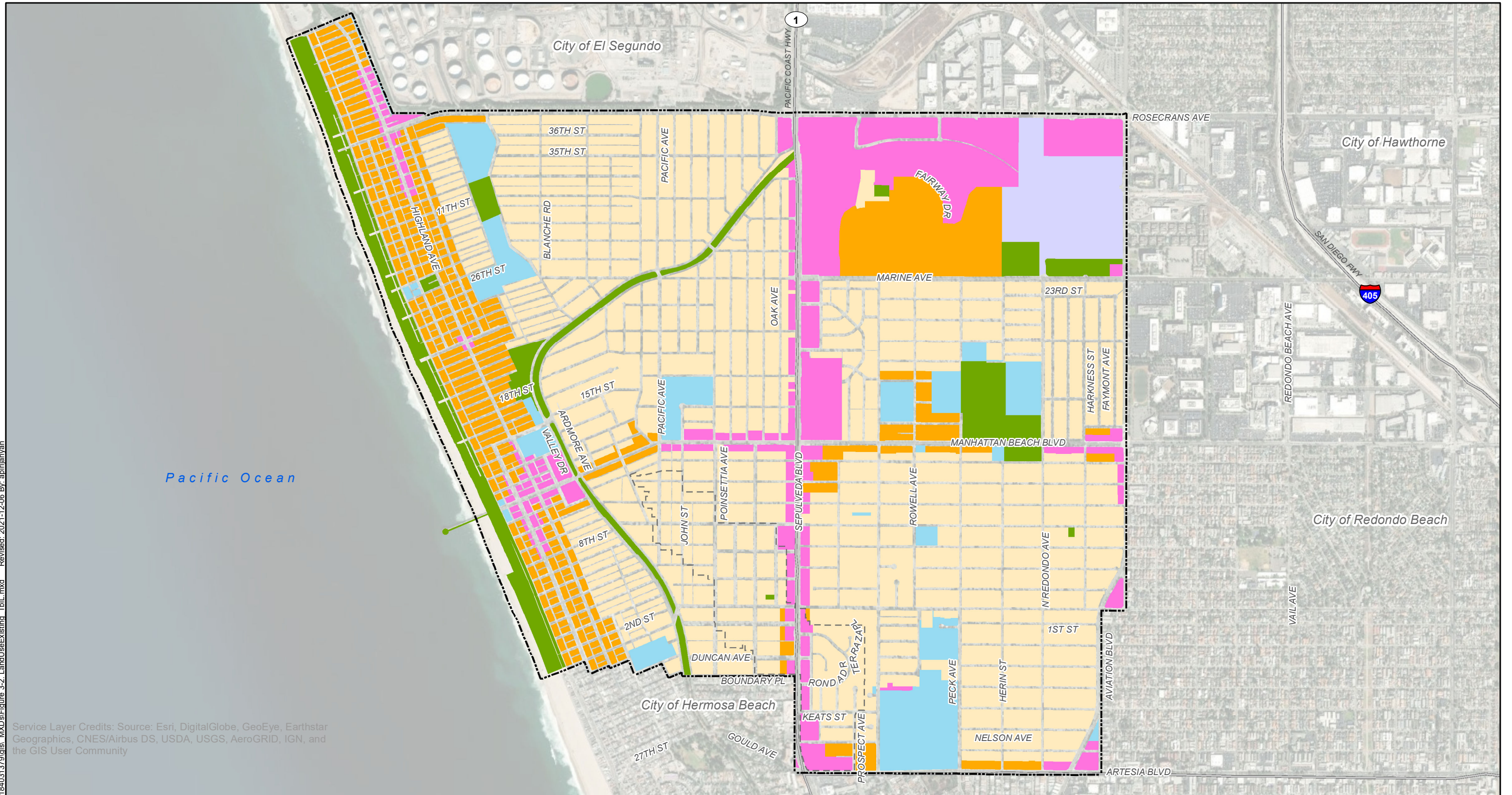
Land use information within the City service area is based on Geographic Information System (GIS) data provided by the City. Because many of these land uses are similar in nature from a water demand perspective, the existing and General Plan land uses have been consolidated into seven Master Plan land use designations as summarized in Table 3-1. This report focuses on these Master Plan land uses for the greatest impact in determining current and future water demands and supplies. Existing land uses are shown on Figure 3-2.

Table 3-1 – Land Use Designation

Existing Land Use	Master Plan Land Use	Existing Area (acres)	Percent
Community Commercial District (CC) Downtown Commercial District (CD) General Commercial District (CG) General Commercial District 8 (CG-D8) Local Commercial District (CL) North End Commercial District (CNE) North End Commercial District 5 (CNE-D5) Planned Development District (PD)	Commercial	292	14
Industrial Park District (IP)	Industrial	73	4
Public and Semipublic District (PS)	Institutional	135	7
Open Space District (OS)	Open Space	67	3
CG Medium-Density Residential District 8 (CG-D8/RM) CG Single-Family Residential District (CG/RS) CG Single-Family Residential District 6 (CG/RS-D6) CG Single-Family Residential District 8 (CG-D8/RS) CL District Single-Family Residential District (CL/RS) CNE High-Density Residential District 5 (CNE-D5/RH) High-Density Residential District (RH) High-Density Residential District 2 (RH-D2) High-Density Residential District Single-Family Residential District (RH/RS) Medium-Density Residential District (RM) Medium-Density Residential District 1 (RM-D1) Residential Planned Development District (RPD) Residential Senior Citizen District (RSC) Residential Senior Citizen District 1 (RS-D1) Residential Senior Citizen District 2 (RS-D3) Residential Senior Citizen District 3 (RS-D4) Residential Senior Citizen District 4 (RS-D6) Single-Family Residential District (RS)	Residential	1,452	72
	<b>Total</b>	<b>2,019</b>	<b>100</b>

Land use designations are provided to define the density – including amount, type, and nature of existing and future development – that is allowed in each location of the City. Each of the General Plan land use designations is typically implemented by a defined set of zoning designations included in the City’s Zoning Code. The Zoning Code contains the detailed regulations pertaining to permitted and conditional uses, site development standards, and performance criteria that serve to implement many goals and policies of the General Plan. The primary land use in the City is residential (72 percent).

\\us0300-ppl\ss01\workgroup\1840\active\184031379\gis\184031379\fig3-2\_LandUseExisting\_Tbl.mxd Revised: 2021-12-06 By: aprilnayan



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Land Use Designation**
- Commercial
  - Industrial
  - Institutional
  - Multi-Family Residential
  - Open Space
  - Single Family Residential

- City of Manhattan Beach
- Hill Zone



Date: 12/6/2021

TITLE: **Figure 3-2 – Existing Land Use Designations**

PROJECT: City of Manhattan Beach Water Master Plan

COORDINATE SYSTEM: NAD 1983 StatePlane California V FIPS 0405 Feet



### 3.3 POPULATION

Manhattan Beach has grown significantly since its incorporation in 1912; however, over the last few years, the population has decreased in the City and is closer to what it was 10 years ago (Figure 3-3). Although population has varied in the last 10 years, the City's Community Development Department is expecting a steady population growth of about 2 percent over the next 10 years.

Figure 3-3 – Population (2010-2019)

