



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUPPLEMENTAL REPORT**

DATE: February 22, 2023

TO: Planning Commission

FROM: Talyn Mirzakhania, Acting Community Development Director

THROUGH: Jaehee Yoon, Senior Planner

SUBJECT: Agenda Item G: 02/22/23-3

This supplemental report proposes to include two additional parcels as part of the proposed Residential Overlay District discussed in the staff report and attachments associated with Agenda Item G (02/22/23-3).

Item G on the 2/22/23 Planning Commission agenda is Staff's recommendation that the Planning Commission recommend to the City Council that the Council create a residential overlay zone ("Overlay" or "ROD") that would supplement the existing zoning for certain property, in accordance with the City's approved 6th Cycle Housing Element Update (HEU). The report includes a map showing that the overlay zone would be applied to certain properties previously identified in the adopted HEU.

After further contemplation, staff recommends that the Overlay contain two additional parcels (APNs: 4170026004 and 4170026003) ("the Site") that were identified in Program 7 (By-Right Development) and in past Housing Elements as locations that would be "rezoned" to allow residential uses "by right." The proposed Overlay implements such "rezoning."

With the addition of the Site, the Overlay is proposed to apply to 34 (formerly 33) sites, comprised of 75 parcels (formerly 73 parcels). Accordingly, the associated Resolution, Ordinance, maps, and General Plan Land Use Element have been revised as attached to incorporate the Site. Below is a summary of additional information to incorporate Program 7.

Clarifications	Original Staff Report	Additional Information
HEU Program Implementation	Program 2 (Adequate Sites)	Incl. Program 7 (By-Right Development)
No. of ROD Sites	33 sites, consisting of 73 parcels	Incl. one additional site, consisting of 2 parcels
Applicable HEU Table in Appendix E (Sites Analysis and Inventory)	Table 15 (Potential Underutilized Sites for Overlay)	Table 7 (Lower-Income Sites Identified)
Existing Base Zoning	General Commercial (CG) and Planned Development (PD) districts	Local Commercial (CL) district

The property owners of the two CL district parcels have been notified that staff is recommending that the two parcels be included in the proposed Overlay.

ATTACHMENTS

- A. Revised Draft Resolution
- B. Revised Ordinance (Previously EXHIBIT "A" to Resolution)
- C. Map of Residential Overlay District Sites
- D. Revised Draft Zoning Map (Previously EXHIBIT "B" to Resolution)
- E. Revised General Plan Land Use Element (*Redline Version*) (Previously EXHIBIT "C" to Resolution)

RESOLUTION NO. PC 23-02

**RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO TITLE
10, PART III OF THE MANHATTAN BEACH MUNICIPAL CODE, THE ZONING MAP,
AND THE LAND USE ELEMENT OF THE GENERAL PLAN**

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Housing Element is one of the State-mandated elements of a General Plan. State law requires that jurisdictions update the Housing Element every eight years and receive certification for each update by the California Department of Housing and Community Development (HCD).

SECTION 2. On March 22, 2022, after a series of public meetings, the City Council adopted the 6th cycle Housing Element Update (HEU) and corresponding Negative Declaration, prepared in accordance with the California Environmental Quality Act (CEQA) guidelines.

SECTION 3. On June 3, 2022, the City received a letter from HCD requiring further revisions to the adopted HEU.

SECTION 4. On September 23, 2022, the City Council adopted amendments to the HEU, which served to address HCD's comments. At this time, the City Council also adopted an Addendum to the Negative Declaration, to address the amendments in the revised HEU.

SECTION 5. On November 22, 2022, HCD issued comments on the adopted HEU, requiring additional revisions and rezoning of sites identified in the HEU to comply with State Housing Element Law.

SECTION 6. The Planning Commission hereby makes the following findings:

- A. To attain compliance with State Housing Element law, the City is proposing (1) a zoning text amendment to Title 10, Part III of the Manhattan Beach Municipal Code, (2) a zoning map amendment, and (3) an amendment to the Land Use Element of the Manhattan Beach General Plan, to create a Residential Overlay District (ROD) for certain commercial properties. The amendments would implement a portion of Program 2 (Adequate Sites) and Program 7 (By-right Development) of the HEU, establishing an overlay zoning district applicable to the sites identified in Table 15 (Potential Underutilized Sites for Overlay) and Table 7 (Lower-income Sites Identified) of Appendix E (Sites Analysis and Inventory) of the HEU adopted on September 23, 2022.
- B. On February 22, 2023, the Planning Commission conducted a duly noticed public hearing to consider establishing the ROD and related development standards, during which the Planning Commission received a presentation by staff and testimony from members of the public. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.
- C. The Planning Commission public hearing notice for February 22, 2023 included a ¼ page display ad published in The Beach Reporter, a newspaper of general circulation in Manhattan Beach, a mailed notice delivered to the property owner of each property included in the proposed overlay district, and at City Hall and various other City facilities.
- D. The proposed text amendments have been prepared in accordance with Government Code Sections 65853, et seq.
- E. The proposed amendments to Title 10, Part III of the Manhattan Beach Municipal Code, zoning map, and the Land Use Element of the Manhattan Beach General Plan are within the scope of the adopted Initial Study/Negative Declaration (IS/ND) and Addendum prepared for the HEU. Specifically, on March 22, 2022, the City Council adopted Resolution No. 22-0014 adopting an IS/ND, including Program 2 (Adequate Sites), and adopted findings pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Furthermore, on September 23, 2022, the City Council adopted Resolution No. 22-0137, adopting an Addendum to the adopted IS/ND in connection with its adoption of the revised HEU. No changes have occurred with respect to the circumstances surrounding HEU and the proposed amendments to Title 10, Part III of the Manhattan Beach Municipal Code, zoning map, and the Land Use Element of the Manhattan Beach General Plan that will result in new or increased significant environmental effects, and there is not new information of substantial importance that require further environmental analysis pursuant to CEQA.
- F. The proposed zoning text amendment will establish objective development standards for the newly

created overlay zoning district to allow for by-right residential development for qualifying sites.

- G. The proposed zoning map amendment reflects the ROD on the sites identified in Table 15 (Potential Underutilized Sites for Overlay) and Table 7 (Lower-income Sites Identified) of Appendix E (Sites Analysis and Inventory) of the adopted HEU (September 23, 2022).
- H. The proposed zoning text amendment will be consistent with the General Plan Goals and Policies as corresponding amendments are also proposed to the General Plan Land Use Element. Specifically, the proposed amendments to the Land Use Element focus on commercial districts and corridors, such as Sepulveda Boulevard and Manhattan Village, where the proposed ROD will be applicable. Additional verbiage has been added, or existing sentences have been revised, to allow for multifamily residential developments in certain commercial districts, consistent with the proposed ROD development standards, and in compliance with the adopted HEU.

SECTION 7. The Planning Commission hereby recommends to the City Council amendments to (1) Title 10 (Planning and Zoning), Part III (Overlay District Regulations) of the Manhattan Beach Municipal Code to introduce Chapter 10.50 (Residential Overlay District), substantially in the form attached; (2) associated zoning map; and (3) the Land Use Element of the Manhattan Beach General Plan, all of which are incorporated herein by reference as “Exhibit A”, “Exhibit B”, and “Exhibit C”, respectively.

SECTION 8. The Planning Commission’s recommendation is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 9. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant. The Secretary shall make this resolution readily available for public inspection.

February 22, 2023

Joseph Ungoco,
Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **February 22, 2023** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Talyn Mirzakhanian,
Secretary to the Planning Commission

Rosemary Lackow, Recording Secretary

- Exhibits**
- Exhibit A: Draft Ordinance
 - Exhibit B: Draft Zoning Map
 - Exhibit C: Amendments to the General Plan Land Use Element (Redlined Version)

REVISED**DRAFT
Ordinance No. __**

Chapter 10.50 - Residential Overlay District

Section 10.50.010 – Specific Purpose and Applicability

Section 10.50.020 – Development Standards

Section 10.50.030 – Procedure

Section 10.50.010 – Specific Purpose and Applicability.

The purpose of this Chapter is to implement the requirements of Government Code Sections 65583.2(h) and (i), by establishing an overlay zoning district, designated as “Residential Overlay District” or “ROD” on the zoning map, inclusive of objective development standards that allow by-right multifamily residential development for qualifying projects, consistent with State law.

Section 10.50.020 - Development Standards

Projects on designated lots shall comply with the following development standards:

- A. **Density:** A minimum of 16 residential units per site is required. Additionally, the density shall range between a minimum of 30 DU/AC and a maximum of 60 DU/AC.
1. **Mixed-use Projects:** Maximum Floor Area Factor of 2.0, applicable to entire project.
- B. **Setbacks:** No setbacks are required, unless a property line of the project site abuts a residential property, in which case, development shall comply with the following:
1. A minimum five (5) foot setback is required at any property line separating existing residential development from a project approved pursuant to this Section.
 2. Structures shall not intercept a 60° daylight plane inclined inward from a height of 20 feet above existing grade at the shared property line.
- C. **Height:**
1. Development on designated sites along Sepulveda Boulevard, Aviation Boulevard, [Manhattan Beach Boulevard](#) and Artesia Boulevard shall not exceed 36 feet in height.
 2. Development on designated sites along Rosecrans Avenue, including APN 4138020056, shall not exceed 60 feet in height.
 3. For all projects, roof mounted mechanical equipment and elevator shafts are allowed to exceed the maximum allowed height limit by up to five (5) feet, so long as they are properly screened and located in an area that would not be visible from or adversely impact the surrounding properties.
- D. **Open Space:** A minimum of 50 square feet of private open space per unit is required. To qualify, open space shall have minimum dimension of five (5) feet in any direction. Common open space shall be provided at equal to or greater than eight percent (8%) of buildable floor area.
- E. **Fence/Wall:** A solid masonry or concrete wall is required for project sites that abut or adjoin a ground-floor residential use or residentially zoned property. The minimum height of a fence or wall shall be six (6) feet as measured from the finished grade of the development approved pursuant to this Section, and up to eight (8) feet, 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.
- F. **Parking:** Required parking spaces for residential units shall be provided in accordance with the State density bonus law (CA Government Code 65915). Commercial parking in mixed-used projects are subject to standard parking requirements in Chapter 10.64 of the MBMC.
- G. **Residential Capacity:** Projects can be developed solely with residential uses. For mixed-use projects, a minimum 50% of the floor area shall be dedicated to residential uses.
- H. **Other:** Project must include a minimum of 20% of the total units for lower-income households. Owner-occupied and rental multifamily uses are allowed.

Section 10.50.030 - Procedure

Pursuant to Government Code Sections 65583.2(h) and (i), any development proposed pursuant to this Section is permitted by-right. Qualifying projects shall be submitted directly to the Building and Safety Division for plan check review.

Attachment B: Residential Overlay District Sites

Site No.	Site Address	Assessor Parcel Number (APN)	Description of Existing Uses	Existing Zoning	Parcel Size (Acres)
1	503 N SEPULVEDA BLVD	4169006006	Two-story office building with a surface parking lot to the rear	CG	0.55
	407 N SEPULVEDA BLVD	4169006005	Small commercial strip with three stand-alone buildings		
	509 N SEPULVEDA BLVD	4169006007	State Farm real estate agent office, Law office, tanning studio		
2	2909 N SEPULVEDA BLVD	4173027026	Smog check shop	CG	1.18
	2809 N SEPULVEDA BLVD	4173027020	Surface parking		
	2905 N SEPULVEDA BLVD	4173027022	Picture frame shop		
	2809 N SEPULVEDA BLVD	4173027019	Medical offices		
	2701 N SEPULVEDA BLVD	4173027024	Standalone building and surface parking lot		
	2705 N SEPULVEDA BLVD	4173027027	Standalone building and surface parking lot		
	2809 N SEPULVEDA BLVD	4173027021	Surface parking		
3	2401 N SEPULVEDA BLVD	4171013041	Coreolgy Pilates studio, Sports bar, and dermatology and laser studio	CG	1.04
	2405 N SEPULVEDA BLVD	4171013036	One-story building		
	2301 N SEPULVEDA BLVD	4171013030	Vacated Enterprise Rent-A-Car		
	2317 N SEPULVEDA BLVD	4171013034	Printing office		
	2301 N SEPULVEDA BLVD	4171013029	Parking Lot for Enterprise Rent-A-Car		
	2309 N SEPULVEDA BLVD	4171013039	Real estate group office and acting studio		
4	1701 N SEPULVEDA BLVD	4171014034	Auto repair and tire shop with surface parking	CG	0.69
	1721 N SEPULVEDA BLVD	4171014020	Two-story building		
	1725 N SEPULVEDA BLVD	4171014021	Surface parking associated with attorney office		
	1717 N SEPULVEDA BLVD	4171014035	Auto service and repair shop with surface parking		
5	1505 N SEPULVEDA BLVD	4170006017	Duplex with 2 exiting residential units	CG	1.15
	1509 N SEPULVEDA BLVD	4170006018	Stand-alone marketing agency		
	1413 N SEPULVEDA BLVD	4170006015	Stand-alone commercial building with surface parking		
	1501 N SEPULVEDA BLVD	4170006022	Two-story commercial building with a large surface parking lot		
	1405 N SEPULVEDA BLVD	4170006028	Ingress and egress to surrounding uses		
	1401 N SEPULVEDA BLVD	4170006013	Veterinarian office		
	1405 N SEPULVEDA BLVD	4170006027	Auto service shop		
	1601 N SEPULVEDA BLVD	4170006019	Stand-alone shipping and mailing store with surface parking		
	1213 N SEPULVEDA BLVD	4170007016	Hair salon and Pet salon with surface parking		

Attachment B: Residential Overlay District Sites

Site No.	Site Address	Assessor Parcel Number (APN)	Description of Existing Uses	Existing Zoning	Parcel Size (Acres)
6	1309 N SEPULVEDA BLVD	4170007022	Self-service car wash with surface parking	CG	0.50
	1301 N SEPULVEDA BLVD	4170007017	Auto repair shop with surface parking		
	1315 N SEPULVEDA BLVD	4170007021	Stand-alone mattress store with surface parking		
7	1130 MANHATTAN BEACH BLVD	4167015034	Church building with large surface parking lot	CG	0.65
8	917 N SEPULVEDA BLVD	4170037001	Stand-alone commercial	CG	0.50
	1048 10TH ST	4170037002	Surface parking		
9	708 N SEPULVEDA BLVD	4167026012	Corner lot with a one-story paint store and large surface parking	CG	0.51
	1116 8TH ST	4167026011	Two-story office building		
10	201 N SEPULVEDA BLVD	4169014016	Garden center store	CG	0.62
	207 N SEPULVEDA BLVD	4169014048	Stand-alone garden center		
11	200 N SEPULVEDA BLVD	4167023013	Stand-alone cleaners with surface parking	CG	0.66
	222 N SEPULVEDA BLVD	4167023032	Auto repair shop		
12	224 S SEPULVEDA BLVD	4168025008	Two-story commercial building	CG	0.68
	204 S SEPULVEDA BLVD	4168025011	Pet supply store		
	208 S SEPULVEDA BLVD	4168025010	Auto repair shop		
	210 SEPULVEDA BLVD	4168025009	Large surface parking associated with auto repair shop		
13	975 N AVIATION BLVD	4164003027	Small commercial strip	CG	0.66
	909 N AVIATION BLVD	4164003022	Small commercial strip		
	1853 9TH ST	4164003030	Single-family residence		
14	1853 10TH ST	4164002032	Cleaners, Smoke shop, and a sports bar	CG	0.68
	1075 N AVIATION BLVD	4164002001	One-story commercial building		
15	1021 N SEPULVEDA BLVD	4170027001	Two-story stand-alone building	CG	0.50
	1048 11TH ST	4170027003	Surface parking lot		
	1015 N SEPULVEDA BLVD	4170027023	Stand-alone restaurant		
16	600 N SEPULVEDA BLVD	4167026014	Surface parking lot	CG	0.51
	1117 6TH ST	4167026016	Auto repair shop with surface parking		
	1111 6TH ST	4167026015	One-story stand-alone commercial building		
17	700 S AVIATION BLVD	4163008046	Stand-alone office building with large surface parking lot	CG	0.86
18	1865 MANHATTAN BEACH BLVD	4165024033	Corner lot gas station	CG	0.51
19	2100 N SEPULVEDA BLVD	4166020030	Office and commercial building with large surface parking lot	CG-D8	0.68

Attachment B: Residential Overlay District Sites

Site No.	Site Address	Assessor Parcel Number (APN)	Description of Existing Uses	Existing Zoning	Parcel Size (Acres)
20	1440 ROSECRANS AVE	4138018022	Five story stand-alone office building with a large surface parking	PD	5.14
21	2414 N SEPULVEDA BLVD	4166019026	Car wash service	CG-D8	0.67
22	3001 N SEPULVEDA BLVD	4173032034	Two stand-alone building. There is a large surface parking lot	CG	0.68
23	1800 N SEPULVEDA BLVD	4166020034	Commercial center with large surface parking lot	CG-D8	2.93
24	2001 N SEPULVEDA BLVD	4171013043	Small commercial strip and surface parking lot	CG	0.71
25	901 N SEPULVEDA BLVD	4170037023	Commercial retail building	CG-D8	0.50
26	1126 10TH ST	4167028036	Small commercial building with a large surface parking lot	CG-D8	0.86
27	500 S SEPULVEDA BLVD	4168013014	Commercial building with a large surface parking lot	CG-D8	1.50
28	1145 ARTESIA BLVD	4168012034	Stand-alone commercial building with a large surface parking lot	CG	0.83
29	700 S SEPULVEDA BLVD	4168012029	Stand-alone bank with surface parking	CG	0.89
30	1133 ARTESIA BLVD	4168012036	Comprised of three stand-alone buildings with multiple tenants and large surface parking lot	CG	2.67
31	1500 ROSECRANS AVE	4138018045	Stand-alone five-story commercial building	PD	4.79
32	3600 N SEPULVEDA BLVD	4138020056	Vacated Fry's electronic store	CG-D8	3.29
33	1700 N SEPULVEDA BLVD	4166023016	Residence Inn	CG-D8	4.46
34	1030 MANHATTAN BEACH BLVD	4170026003	Office building with surface parking in the rear	CL	0.49
	1026 MANHATTAN BEACH BLVD	4170026004	Vacated two-story building with surface parking		
Total					43.24

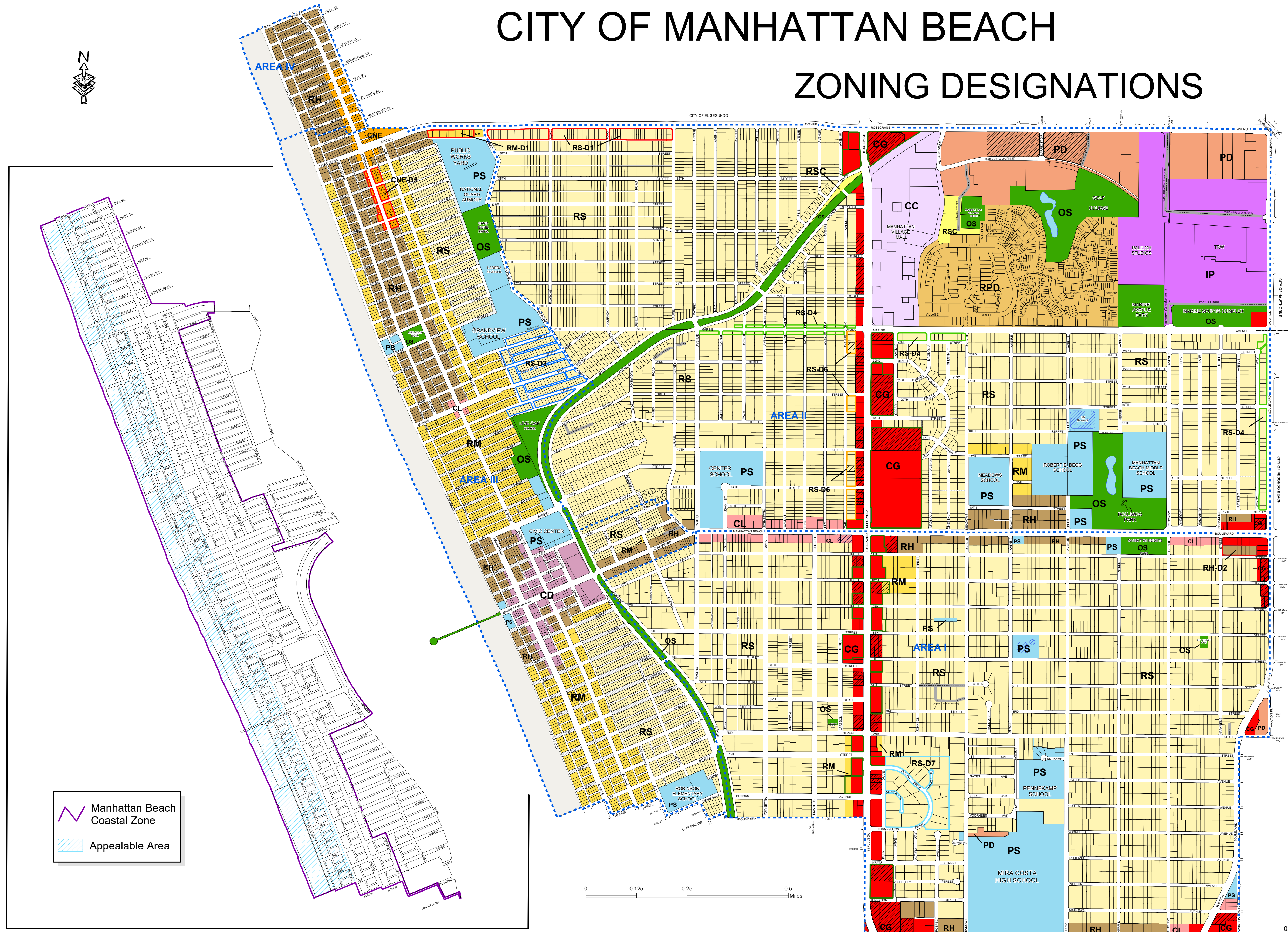
CITY OF MANHATTAN BEACH

ZONING DESIGNATIONS

Zoning Designations & Overlays

Residential Districts

- RS** Residential Single Family
 - D1-Design Review -Rosecrans Avenue
 - D3-Design Review -Gaslamp Neighborhood
 - D4-Design Review -Traffic Noise Impact Area
 - D6- Design Review -Oak Avenue
 - D7- Design Review -Longfellow Drive
 - D8- Design Review -Sepulveda Corridor
 - RM** Residential Medium Density
 - D1- Design Review -Rosecrans Avenue
 - D8- Design Review -Sepulveda Corridor
 - RH** Residential High Density
 - D2- Design Review -11th Street
 - RPD** Residential Planned Development
 - RSC** Residential Senior Citizen
- #### Commercial Districts
- CL** Local Commercial
 - ROD** Residential Overlay District
 - CC** Community Commercial
 - CG** General Commercial
 - D8- Design Review -Sepulveda Corridor
 - ROD** Residential Overlay District
 - CD** Downtown Commercial
 - CNE** North End Commercial
 - D5- Design Review -North End Commercial
- #### Other Districts
- PD** Planned Development
 - ROD** Residential Overlay District
 - IP** Industrial Park
 - PS** Public and Semi-Public
 - OS** Open Space



Map Adopted by Ordinance Number 2057 on August 3, 2004.
 Adoption Incorporates the Following Preceding Ordinances:
 2038, 2025, 2019, 2012, 1988, 1935, 1899, 1648, 1632, 1779.
 It Also Incorporates the Following Amendments: 2062, 2105.

Information shown on these maps are derived from public records that are constantly undergoing change. The City does not guarantee the positional or the Thematic accuracy of the GIS data.

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Land Use Element

Vision

When people ask us why we live in Manhattan Beach, we tell them about the many features that make our community unique and that contribute to the high quality of living the City offers. We talk about the low crime rate and sense of safety, the spectacular beach and ocean vistas, the small-town feel with friendly residents and diverse neighborhoods, the walkstreets that provide easy access to the Strand and the beach, the quality City services, and the aesthetic character of our residential neighborhoods and Downtown. Our residents and our City have committed resources and energy to maintain this vibrant community as a highly desirable place to live, work, and play.

As we look to the future, we envision Manhattan Beach continuing to be a community of high quality, both functionally and visually. We see distinctive residential neighborhoods that accommodate the varied needs of our diverse residents. Our vibrant Downtown enhances the small-town character and caters to both residents and visitors. Commercial districts meet our shopping needs and provide employment. In addition, certain commercial districts provide opportunities for mixed-use development, including multifamily residential. Open space is well landscaped and maintained, and offers a range of recreational opportunities. We envision a place where new uses blend with established development. We envision Manhattan Beach where quality development remains a high priority.

Consistent with this vision, City leaders will continue to take land use actions that maintain and promote Manhattan Beach as a truly distinctive town within the metropolitan Los Angeles area. Responding to the desire of our residents, this Land Use Element contains goals and policies that will help attain a balanced land use pattern, manage growth, and achieve a sustainable and high-quality community.



The residential character of neighborhoods creates a small-town atmosphere.

Manhattan Beach — A Chronology

Manhattan Beach today is a desirable community for many. Its history began back in 1872 when Colonel Blanton Duncan built the first house at First Street and Sepulveda Boulevard and became the first resident of the area.¹

Despite Manhattan Beach's urbanized character today, the City has an agrarian history. Manhattan Beach was part of Rancho Sausal Redondo ("Round Clump of Willows"), a land grant from Mexico consisting of 22,500 acres given to Antonio Ygnacio Avila in 1837. The Rancho was later sold to Sir Robert Burnett from Scotland for sheep and cattle raising. In 1873, Burnett leased the land to Daniel Freeman, who increased the stock and planted citrus trees. However, the 1875 drought weakened the livestock industry, and Freeman turned to dry farming. While Freeman purchased the land from Burnett in the 1880s, financial difficulties forced Freeman to sell off the land, and real estate development followed.

Manhattan Beach got its name by the flip of a coin. In the early 1900s, the larger developers in the area – George Peck and John Merrill – agreed that only one name should be given to the area. George Peck, who owned the northern section of the area, was calling his area Shore Acres, after a Santa Fe junction sign. John Merrill, who was laying out the southern section, was calling his area Manhattan after his hometown in New York. A half-dollar coin was flipped and "Manhattan" became the name of the area. The railroad changed the junction name to Manhattan in 1902 presumably to coincide with the area name change.

¹ This history of Manhattan Beach has been compiled from excerpts from the Manhattan Beach Historical Society; *A Walk Beside the Sea* by Jan Dennis, 1987; *I'll Take Manhattan, A Pictorial History* by Bonnie Beckerson, 2000; and *Manhattan Beach 90266, A Pictorial History* by the Manhattan Beach Historical Society, 1995. The City appreciates the works local residents have pursued to document and memorialize the foundations of our community.

With the introduction of “modern” transportation, development followed and the character of the area changed. In 1888, the Santa Fe Railroad laid tracks from Los Angeles to the Redondo Beach wharf, passing through the area now known as Manhattan Beach. Santa Fe terminated its passenger service in 1918, failing to compete with Red Car (Pacific Electric) passenger rates. In 1903, the Pacific Railway Company (later merged with the Pacific Electric in 1910) installed a track along the oceanfront extending from Los Angeles to Santa Monica and then south to Redondo Beach, passing through Manhattan Beach. The electric trolley had five stops in Manhattan Beach, including one at Marine Avenue.

See the Circulation Plan of the Infrastructure Element for the Transportation History in Manhattan Beach.

In 1908, the Peck’s Pier and Pavilion were built as a real estate promotional attraction at 33rd Street for dances, parties, picnics, and roller-skating. The wooden pier was destroyed in 1913 by a storm, and the pavilion was demolished in the 1920s due to timber rot.

Initially, housing construction was minimal. As each year passed, construction activities increased. Almost all of the early buildings were small wooden beach cottages. Families would come from Pasadena and other parts of Los Angeles on the trolley or the Santa Fe train. Manhattan Beach was promoted as a place to vacation; few stayed year-round. As the community grew, the first church in Manhattan Beach, the Community Church, was established in 1905. At the time of the City’s incorporation on December 7, 1912, the permanent residential population was estimated at 500 to 600 people.

Although the City incorporated as Manhattan Beach, the full name was not registered with the Washington, D.C. Postal Service until the Postmaster changed the name to Manhattan Beach on March 1, 1927 to avoid confusion with the 14 other Mannhattans in the country at that time.

The first City Hall was located on Center Street (now Manhattan Beach Boulevard) between the Strand and Manhattan Avenue. The City Hall was relocated in 1914 but moved to its current location at 15th Avenue and Highland Avenue in 1916. City Hall was condemned in 1971 after the San Fernando earthquake. The present City Hall building was constructed on the same site in 1975.

Manhattan Beach is built on sand. In the early days, the dunes were a major problem. Some were 50 feet to 70 feet high and difficult to level. In the late 1920s, the Kuhn Brothers Construction Company supplied Waikiki Beach with Manhattan Beach sand. This practice continued for almost ten years. Today, sand dunes are still obvious in the north end of Manhattan Beach where Sand Dune Park is located.

Choosing the Downtown for Manhattan Beach was not without controversy. The street to have the pier was regarded as the street at the center of business. While Center Street had been

Many of the first buildings in Manhattan Beach were built on sand. Today, evidence of sand can be seen on vacant properties and Sand Dune Park.



See Figure Int-2 in the Introduction of this General Plan for population growth history in Manhattan Beach.

considered the center since it had the first buildings, some developers wanted to name Marine Avenue (22nd Street before it was renamed) the Downtown, as it was the geographic center of the City. In 1918, the Marine Pavilion was constructed on the north end of Manhattan Beach as a compromise for those who wanted the City Pier and Downtown to be located at Marine Avenue. The new City Pier was dedicated at Center Street in 1920, and Center Street became the center of Downtown. The Marine Avenue Pavilion was destroyed by fire in 1941.

The 1940s and 1950s were Manhattan Beach's growth period. Population in the City increased dramatically from 6,393 in 1940 to 33,934 in 1960. The 400-home Liberty Village bounded by Redondo Avenue, Aviation Boulevard, Marine Avenue, and Manhattan Beach Boulevard broke City building permit records and became the biggest housing tract in town.

As the City continued to grow, annexation became inevitable. The 30-acre El Porto area was annexed from Los Angeles County to the City in November of 1980, and El Porto transferred from the El Segundo School District to the Manhattan Beach School District.

The Metlox Potteries Company was established in 1927 at 1200 North Morningside Drive. The Metlox Company began its operation with the manufacturing of ceramic and neon tube signs, including the marquee for the Pantages Theatre built in 1928. Later productions included artware, dinnerware, and Disney figurines. The 1950s and 1960s represented the peak of Metlox business activities. Business declined in the 1970s due to foreign imports and closed in 1989. Today, Metlox represents one of the few remaining property with significant development potential in the City. A commercial development and public parking facility currently under construction is transforming the site into a key Downtown location. Adjacent to the site, a new Fire and Police facility within the Civic Center complex will link the Metlox site and the Downtown.

Manhattan Beach - 2002

Located nineteen miles southwest of Los Angeles near the south end of Santa Monica Bay, Manhattan Beach is a densely populated community of less than four square miles. As we entered the new millennium, almost 34,000 people lived in the City, reflecting a stable population that grew by six percent in the last decade of the twentieth century. This limited growth reflects the built-out character of the community.

The City's prestigious coastal location creates a housing market where detached homes maintain high values and results in the highly efficient use of the limited land. Almost 70 percent of the land area is developed with residential uses (Table LU-1). With approximately 15,000 housing units in 2002, the City ranked as the 15th most densely populated city in Los Angeles County, among similar cities such as Hermosa Beach, Redondo Beach, and Santa Monica.

More than 1,600 businesses of various sizes contribute to the local economy, the majority of which are small local businesses that employ fewer than 10 employees.² Overall, commercial and industrial businesses occupy fifteen percent of the land area. The balance of the City is dedicated to parks, open space, and public facilities such as exceptional public schools, the National Guard Armory, and public utility sites.

Table LU-1
Land Use Distribution – 2002

Use	Net Acres	% of Total
Residential	1,406	69.7%
Commercial	207	10.3%
Industrial	73	3.6%
Parks and Open Space (a)	146	7.3%
Public Facilities	142	7.0%
Other Uses (b)	43	2.1%
Total	2,017	100.0%

Notes: (a) Parks and Open Space does not include parking areas, such as the parking lots adjacent to the Manhattan Beach Pier, making this number less than the Parks and Open Space total in Table LU-2.
(b) Other Uses include parking lots, religious institutions, and vacant lots identified during the 2002 land use survey.

² Info USA, 2003.

Distinct Neighborhoods

Manhattan Beach is a city of distinct neighborhoods that people recognize: the Sand Section, Downtown, North End/El Porto, the Tree Section, the Hill Section, Manhattan Village and mall, and the Eastside (Figure LU-1). These neighborhoods often have general boundaries that overlap with each other. Within some of these neighborhoods are smaller, more defined areas with their own unique characteristics, and each of these areas often do not have a district boundary.

Sand Section



Manhattan Beach Pier is a symbol of our community. The Community Resources Element discusses the Pier in more detail.

Manhattan Beach treasures its two miles of beach frontage and forty acres of recreational beach area. The Sand Section, or Beach Area, as it is also known, generally extends inland from the beachfront to Grandview Avenue and Valley-Ardmore, encompassing Downtown Manhattan Beach and North End/El Porto. Aside from some commercial uses in the Downtown and North End, the 400-acre area is developed primarily with apartments and condominiums. Lots in the Sand Section are small, usually less than 3,000 square feet in size. With more than 5,600 housing units, the Sand Section is the most densely populated neighborhood in the City. Parking in the Sand Section is in short supply, as many of the housing developments were built prior to stringent parking requirements, and warm weather brings beachgoers and visitors who compete with residents for on-street parking.

Access to the beach for residents and visitors is easy via the Strand, as well as the walkstreets – pedestrian features unique to Manhattan Beach that add to the neighborhood character. These public rights-of-way create view corridors to the ocean, and the permitted encroachments by adjacent residential and commercial uses provide landscaping that softens the urban edges.

A Local Coastal Plan (LCP) has been prepared by the City for guidance over development in the coastal area. The LCP has been approved by the California Coastal Commission, thereby allowing the City to issue coastal development permits here, as well as for development in the Downtown and North End.

Figure LU-1:
Neighborhood Map

Figure LU-1:
Neighborhood Map
(Back)

Downtown

Downtown Manhattan Beach is generally defined by 15th Street on the north; Valley-Ardmore on the east; 8th, 9th and 10th Street on the south; and on the west by the Strand and Ocean Drive. An area of over forty blocks that radiates from the intersection of Highland Avenue and Manhattan Beach Boulevard, the Downtown is characterized by a variety of restaurants and small specialty shops and services that cater to both residents and visitors to the beach.

The Civic Center and the new Safety Facility represent the municipal heart of Downtown, where City Hall and the adjacent mixed-use commercial center enhance the Downtown's village character, encourage pedestrian activity, and create a gateway to Downtown businesses.

Downtown Manhattan Beach enjoys commercial success but also faces many challenges. Traffic congestion (especially along Highland Avenue, Manhattan Avenue, and Manhattan Beach Boulevard), pedestrian/automobile conflicts, parking shortages, and new buildings and businesses that can be out of scale and character with the existing environment are key concerns residents and the business community have noted as important to address.

In 1996, the City adopted the Downtown Strategic Action Plan (DSAP) to articulate a community vision for the Downtown, identify issues, and establish a framework for future decisions. As a result of the DSAP, in 1998 the City adopted the *Downtown Manhattan Beach Design Guidelines* as a planning tool to shape the function and appearance of Downtown. The *Guidelines* establish three overarching themes for Downtown:

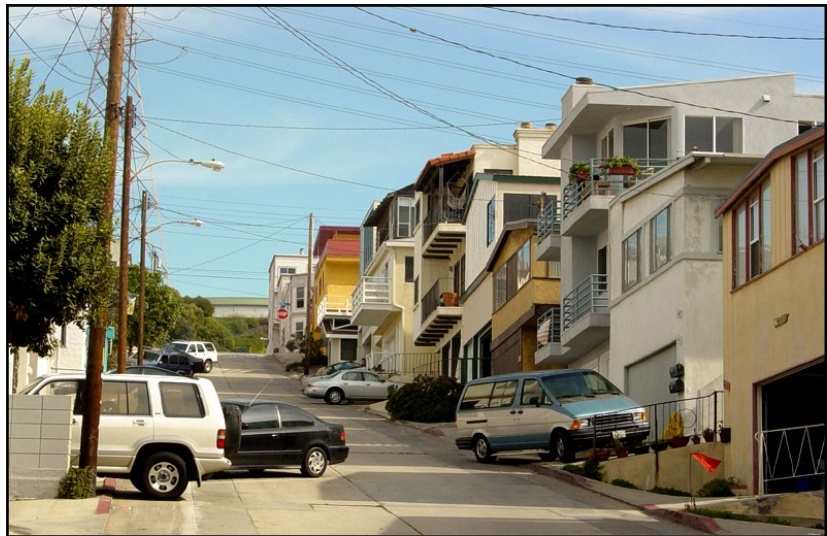
- Preserve the small-town village character of downtown Manhattan Beach
- Preserve and enhance the pedestrian orientation of downtown Manhattan Beach
- Protect and encourage streetscape amenities



North End

The North End neighborhood includes the small community known as El Porto, which was annexed from the County of Los Angeles to the City in November of 1980. The North End neighborhood generally extends from 33rd Avenue north to the City limit in El Segundo at 45th Street, and from the ocean to Grandview Avenue, Rosecrans Avenue, and Crest Avenue. The neighborhood encompasses a mix of residential and commercial uses, and the El Porto Area also has the highest residential density in the City. Despite the density, most buildings are low-profile structures of two or three stories. To ensure that the low-profile image is preserved, the City established the North End Commercial Design Overlay District.

North End is the most densely developed area in the City. Parking shortage is an ongoing challenge faced by residents and City planners.



Commercial uses consist primarily of local- and neighborhood-serving businesses, with a few restaurants and shops oriented toward beachgoers and night-time visitors. The limited parking serves to constrain the expansion of established shops and restaurants and the diversification of businesses. As a popular beach area, particularly for surfing, beachgoers create additional parking demands. Many streets are also hilly and difficult to walk up and down. The local business community recognizes the advantages of working together to enhance business opportunities and create a more cohesive appearance for the area. The North End Business Improvement District continues to explore ways to beautify the streetscape and address parking issues.

Tree Section

The Tree Section is generally bounded by Rosecrans Avenue, Sepulveda Boulevard, Manhattan Beach Boulevard, Valley Drive/Ardmore Avenue, and Grandview Avenue. The streets east of Pacific Avenue are named after trees – Palm, Walnut, Pine, Elm, and Oak – and the entire area has many mature trees, giving the Tree Section its descriptive name. Several distinctive features define the character of this neighborhood, which consists almost exclusively of single-family residences, with commercial uses and high-density housing along Manhattan Beach Boulevard and senior housing at Valley Drive and Sepulveda Boulevard. The strip of residential development along Manhattan Beach Boulevard, between Ardmore Avenue and Pacific Avenue bordering the Hill Section and the Downtown, is permitted for more intensive residential development. The American Martyrs Catholic Church and private school are also located in the Tree Section.



Cars park under the generous shade of stately Eucalyptus trees.

The Grandview area lies within the Tree Section and borders the Sand Section. This area contains the historical remnant of the large sand dunes that once extended down to the beach but were slowly leveled when the Kuhn Brothers Construction Company began supplying Waikiki Beach with Manhattan Beach sand in the 1920s. The Gaslamp District, Sand Dune Park, Ladera Elementary School, Grand View Elementary School, the Public Works Yard, and National Guard Armory are all located in this area.

The neighborhood has maintained an almost rural feel, with most areas having an absence of sidewalks, curbs, and gutters and varying street widths. Some property owners have established private landscaping improvements and parking areas within the undeveloped portion of the public right-of-way. While this practice presents certain public safety and code enforcement challenges, it contributes substantially to the charm of the Tree Section.

Residents have invested significantly in tree planting over the years, resulting in many mature trees thriving in front yards. Some concern has been expressed over a noticeable loss of long-established trees with home remodeling and expansion and the changed streetscape associated with such activity. In 1993, the City adopted the Tree Protection Ordinance to protect front yard trees in the Tree, Section and in 2003 the ordinance was expanded Citywide, except for the Sand Section.

Sepulveda Boulevard

Sepulveda Boulevard is the only State Highway in Manhattan Beach. As a major transportation corridor for the South Bay region, Sepulveda Boulevard also functions as a commercial corridor. With the heavy traffic volumes and associated noise impacts, adequate buffering of the residential uses behind Sepulveda Boulevard from such impacts is important. At the same time, Sepulveda Boulevard is identified in the 6th Cycle Housing Element as an opportunity area with an abundance of resources that support positive economic, educational, and health outcomes for low-income households. Hence, Sepulveda Boulevard also serves as an appropriate location to accommodate a variety of housing types, including mixed-use and high-density, multifamily residential. The scale and character of commercial development along Sepulveda Boulevard 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.

Hill Section



The Hill Section is generally bounded by Manhattan Beach Boulevard, Sepulveda Boulevard, Boundary Place, and Valley Drive/Ardmore Avenue. This section, at the south end of the City, includes some of the largest residential lots in Manhattan Beach, with many homesites afforded ocean and Downtown Los Angeles vistas and beyond. The Hill Section contains mostly single-family residences, with commercial uses along Manhattan Beach Boulevard, and apartments and townhomes along the west end of Manhattan Beach Boulevard. The commercial areas along Manhattan Beach Boulevard in proximity to Sepulveda Boulevard can also benefit from the resources that support positive economic, educational, and health outcomes for low-income households. As such, the Housing Element has identified opportunity areas along Manhattan Beach Boulevard to serve as an appropriate location to accommodate a variety of housing types, including mixed-use and high-density, multifamily residential.

Due to the large lots and spectacular vistas, the Hill Section commands some of the highest real estate prices and contains some of the largest homes in the City. The large lots, as well as the practice of combining lots, provide opportunities to build homes of 5,000 square feet or larger.

Manhattan Village

Manhattan Village occupies an area that was once devoted to extensive industrial uses, including a Chevron oil field. The



Residents and visitors alike enjoy the shops and restaurants at Manhattan Village.

historic pattern of ownership facilitated large-scale master planning of the area when market conditions caused the oil field to close. Manhattan Village, which is bordered by Rosecrans Avenue to the north, Aviation Boulevard to the east, Marine Avenue to the south, and Sepulveda Boulevard to the west, contains a diverse mix of complementary uses, including the City’s only gated residential community. Residential uses include low-density single-family homes, medium-density townhouses, and high-density, multifamily residential due to its proximity to various resources that support a mix of different housing types and densities senior apartments. The subareas within Manhattan Village include The Village (containing residential uses), Manhattan Village Mall, Raleigh Studios, Manhattan Beach Country Club, Northrop Grumman, Rosecrans Corridor commercial, and a senior housing development. The Manhattan Village Mall and Manhattan Market Place commercial and business centers provide larger-scale retail and professional service businesses than Downtown, and serve as an employment center for residents throughout the South Bay. In addition to businesses and homes, Manhattan Village contains several major recreational features: the Marriott Municipal Golf Course, Marine Avenue Park, Manhattan Village Park, and Marine Sports Park (formerly a TRW parking lot that was developed into a park in 2002).



The Marriott Municipal Golf Course – an oasis within our built-out community. See the Recreation and Parks section of the Community Resources Element for more information.

Eastside

The Eastside, bounded by Marine Avenue, Aviation Boulevard, Artesia Boulevard, and Sepulveda Boulevard, contains distinct neighborhoods of single-family homes. Many of the homes were constructed as part of the 1940s and 1950s post-war tract homes (e.g., Liberty Village). Higher-density housing and commercial uses front Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard.



Families enjoying outings at Polliwog Park. See the Recreation and Parks section of the Community Resources Element for more information.

Many young families reside in the Eastside, and Polliwog Park is used extensively for family outings. Five schools are located in the Eastside, including the City's only public high school, Mira Costa High School, and only middle school, Manhattan Beach Middle School. Other distinct areas within the Eastside include the Poets Section, Manhattan Heights, and Liberty Village.

The Land Use Plan

In response to the desire of the community to maintain Manhattan Beach as a city with a small-town feel, the City has developed this Land Use Plan to guide the development, maintenance, and improvement of land and properties for the next twenty years.

Density and Intensity

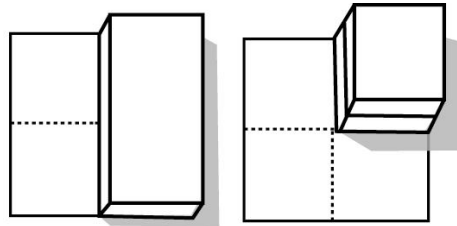
When we describe a community, we often differentiate one area from another by the principal use, whether it is homes (residential), shops and restaurants (commercial), manufacturing businesses (industrial), a park, or a school. To describe the intensity of use – how much development exists on a property (and presumably, what the associated activity level is) – land use planners have developed quantitative measures called *density* and *intensity*.

The term *density* typically applies to residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac).

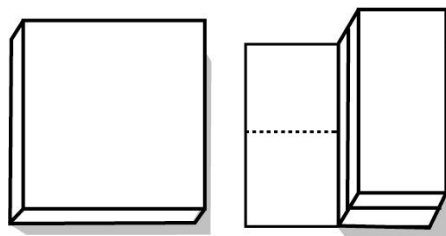
For commercial, industrial, and other nonresidential uses, *intensity* describes the degree to which a property is developed. The measure of intensity Manhattan Beach has adopted is the *floor-area factor*. The floor-area factor, or FAF, describes the relationship between the total square footage of development on a lot and the area of that lot. The FAF is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot.

FAF and factors such as building square footage, building height, and the percent of lot coverage are all inter-related. **For example, a 20,000-square-foot building on a 40,000-square-foot lot yields an FAF of 0.50:1. This 0.50:1 FAF can accommodate a single-story building that covers half the lot, or a two-story building with reduced lot coverage.** Figure LU-2 illustrates different FAF calculations.

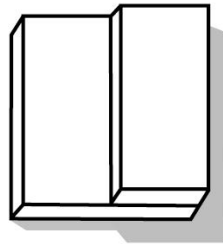
Figure LU-2: Examples of Floor-Area Factors (FAF)



0.5 FAF



1.0 FAF



1.5 FAF

Floor Area Factor (FAF): $\frac{\text{Gross Building Area}}{\text{Lot Area}}$

In a zone district with a maximum FAF of 0.50:1, the maximum allowable floor area of a building on a 40,000 sq. ft. lot would be 20,000 sq. ft. (20,000 sq. ft. divided by 40,000 sq. ft. equals 0.50).

Note: Variations may occur if upper floors are stepped back from ground-level lot coverage.

Land Use Designations

The Land Use Policy Map (Figure LU-3) graphically represents the planned distribution and intensity of land use citywide. The colors shown on the map correspond to twelve land use designations that describe the types of uses existing and planned in Manhattan Beach. Given the built-out character of the community, only minor land use changes from baseline year 2002 conditions will occur over the long term. Table LU-2 indicates planned land use distribution.

**Table LU-2
General Plan Land Use Distribution**

Land Use Designation	Acres	% of Total
Residential		
Low Density	1,122	55.6%
Medium Density	149	7.4%
High Density	151	7.5%
Commercial		
General Commercial	87	4.3%
Downtown Commercial	14	0.7%
Local Commercial	13	0.6%
Mixed-Use Commercial	4	0.2%
Manhattan Village Commercial	102	5.0%
North End Commercial	9	0.4%
Industrial	73	3.6%
Parks and Open Space	152	7.5%
Public Facilities	143	7.1%
Total	2,017	100.0%

Residential Land Use Categories

Three residential land use categories describe the general character of housing development in Manhattan Beach: Low Density Residential, Medium Density Residential, and High Density Residential.

Low Density Residential

The Low Density Residential category provides for the development of single-family residences within a density range of 1.0 to 16.1 units per acre. Development is characterized generally by detached homes on individual lots. Other permitted uses include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly, consistent with zoning code requirements, which may require discretionary review.

Figure LU-3: Land Use Policy Map

Figure LU-3: Land Use Policy Map
(Back)

Medium Density Residential

The Medium Density Residential category allows single-family homes, duplexes, and triplexes, including condominiums. Multi-family housing with four or more units may be permitted subject to discretionary review and provided compatibility with surrounding development can be assured. Development densities may range from 11.6 to 32.3 units per acre. Other permitted uses include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly, consistent with zoning code requirements, which may require discretionary review.

High Density Residential

The High Density Residential category accommodates all types of housing, and specifically housing development of a more intensive form, including apartments, condominiums, and senior housing. Residential projects may be constructed at a density of up to 51.3 units per acre. Other permitted uses include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly, consistent with zoning code requirements, which may require discretionary review.

The maximum density permitted within each residential land use category varies citywide, based on historic development patterns and street configurations. To preserve neighborhood character and recognize past investments made, the City has established four districts, wherein the maximum permitted density for each of the three residential land use designations varies (Figure LU-3).

- **District 1** encompasses the Hill Section and the Eastside south of Manhattan Beach Boulevard.
- **District 2** includes the Tree Section, Manhattan Village, and the Eastside north of Manhattan Beach Boulevard.
- **District 3** covers the Beach Area, including Downtown Manhattan Beach, the Grandview area, a small area in the Tree and Hill Sections, and parts of the North End.
- **District 4** encompasses the El Porto Section of the North End.

Table LU-3 indicates the maximum permitted density for each land use category within each district. The table also identifies the maximum population density, in terms of persons per acre, associated with each category/district. These population densities numbers are required to be included per State Law. These maximum densities provide guidelines for planners, property owners, and decision-makers in the drafting and review of development plans. The maximums do not infer an entitlement, as many considerations weigh in the planning process, including, but not limited to, the ability of local infrastructure to support proposed development, the relationship between proposed and established uses, and provisions for parking, open space, and other development standards.

**Table LU-3
Residential Land Use Category Density Ranges by District**

District		Low Density	Medium Density	High Density
District 1	Maximum Density	5.8 du/ac	11.6 du/ac	43.6 du/ac
	Population Density	11 persons/ac	18 persons/ac	85 persons/ac
District 2	Maximum Density	9.5 du/ac	18.9 du/ac	43.6 du/ac
	Population Density	16 persons/ac	35 persons/ac	75 persons/ac
District 3	Maximum Density	16.1 du/ac	32.3 du/ac	51.3 du/ac
	Population Density	29 persons/ac	46 persons/ac	85 persons/ac
District 4	Maximum Density			51.0 du/ac
	Population Density			120 persons/ac

Commercial and Industrial Land Use Categories

Seven commercial and industrial land use categories are established to acknowledge and preserve the unique characteristics of Manhattan Beach’s varied commercial activity centers.

General Commercial

The General Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. [Multifamily residential uses and](#) limited industrial uses are also permitted consistent with zoning regulations. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard and targeted areas along

Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. The maximum FAF is 1.5:1.

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Downtown Commercial

The Downtown Commercial category applies only to the Downtown, an area of 40+ blocks that radiates from the intersection of Manhattan Beach Boulevard and Highland Avenue. Downtown provides locations for a mix of commercial businesses, residential uses with discretionary review, 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. The maximum FAF for commercial or mixed-used development is 1.5:1, and the maximum residential density is 51.3 units per acre.

Local Commercial

The Local Commercial category provides areas for neighborhood-oriented, small-scale professional offices, retail businesses, and service activities that serve the local community. Permitted uses are generally characterized by those which generate low traffic volumes, have limited parking needs, and generally do not operate late hours. The maximum FAF is 1.5:1. Multifamily residential uses, inclusive of mixed-use residential, are permitted in the ROD overlay zoning district. ~~Residential uses are permitted with discretionary review at densities consistent with the High Density Residential category.~~

Mixed-Use Commercial

The Mixed-Use Commercial category accommodates the parking needs of commercial businesses on small lots that front Sepulveda Boulevard and abut residential neighborhoods. In recognition of the need to ensure adequate parking for businesses and to protect residential uses from activities that intrude on their privacy and safety, this category limits commercial activity on commercial lots adjacent to residences and establishes a lower FAF limit of 1.0:1 for commercial uses. Uses permitted are similar to those allowed in the General Commercial category. Residential uses are permitted consistent with [applicable zoning regulations.](#) ~~the Low Density Residential category.~~

Manhattan Village Commercial

The Manhattan Village Commercial category applies to properties that lie within the Manhattan Village Mall area and [some uses](#) are subject to discretionary approval requirements. Commercial uses in Manhattan Village are generally regional-serving, including shopping centers, large department and specialty stores, and entertainment and restaurant establishments. The maximum FAF is 1.5:1. [Multifamily residential development is permitted subject to applicable zoning regulations.](#)

North End Commercial

Properties designated North End Commercial lie at the north end of the City, along Highland Avenue and Rosecrans Avenue between 33rd and 42nd Streets. Commercial uses are limited to small-scale, low-intensity neighborhood-serving service businesses, retail stores, and offices. Restaurant and entertainment establishments are permitted only where zoning regulations can adequately ensure compatibility with residential uses. The maximum permitted FAF is 1.5:1. Residential uses are allowed with discretionary review and at densities consistent with the High Density Residential category. Additionally permitted uses include parks and recreation improvements and public/quasi-public facilities.

Industrial

The Industrial category applies to properties between Aviation Boulevard, Rosecrans Avenue, and Marine Avenue, and specifically the Raleigh Studios and Northrop uses. The category provides areas for establishment of low-intensity warehousing and distribution, research and development, and other specialized industrial uses. Commercial uses similar to those described for the General Commercial category may also be established. The maximum permitted FAF is 1.0:1.



See the Recreation and Parks section of the Community Resources Element for more information.

Parks and Open Space Category

The Parks and Open Space category applies to all public parks throughout the City, Veterans Parkway, the Beach, and Strand. 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.

Public Facilities Category

The Public Facilities category refers to uses operated for public benefit, including public schools, government offices, and public facilities such as libraries, cultural centers, and neighborhood/community centers. Quasi-public facilities such as hospitals and medical institutions may be established on properties designated Public Facilities. Development standards are established through the discretionary review process.

Goals and Policies

Small-Town Character

Manhattan Beach values its small-town atmosphere and unique neighborhoods. Low-profile, human-scale development not only promotes a sense of neighborhood and community among residents and businesses, this development profile also encourages interaction and maximizes visual and physical access to one of the most important assets of our community – the beachfront. To preserve this character, the City recognizes that reasonable controls on development must be pursued, particularly to avoid overbuilding on small lots. New residential construction and home additions should reflect the scale and character of surrounding homes. Excessively large structures that are tall and bulky, with tight setbacks, and/or that exhibit limited architectural articulation along the façades or rooflines, can produce streetscapes that are aesthetically overbearing.

In the commercial districts of Downtown and the North End, and where commercial businesses interface directly with residential neighborhoods, low-scale development enhances compatibility, encourages walking, and creates a human scale. The following goal and corollary policies encourage well-proportioned structures and functional, attractive streetscapes that promote and maintain the low-profile development and small-town character of Manhattan Beach.

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.

Policy LU-1.1: Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.

Policy LU-1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.

Policy Discussion 

After adoption of the 1988 General Plan, the Zoning Ordinance Revision Program (ZORP), major revisions to the Zoning Ordinance, was adopted to address these issues. In October of 2002, the City Council adopted the Bulk and Volume Ordinance (No. 2032) to ensure new residential construction is compatible with existing neighborhoods. The Bulk and Volume Ordinance applies to new construction of and additions to single-family homes in Districts 1 and 2 outside the Beach area.

Open Space

Manhattan Beach is a densely developed community. To maximize the use of land, commercial buildings and homes have been built with minimum setbacks, leaving little room for landscaped open space and creating large structures that can overwhelm their neighbors.

With regard to public open space, the City is able and will continue to meet its established parkland standard of 5.0 acres per 1,000 residents. However, the majority of public open space is concentrated in the Sand Section (Beach Area) and Manhattan Village Area. Neighborhoods in the Tree Section, Hill Section, and Eastside use school grounds for recreational activity. Thus, the provision and retention of private landscaped open space is an important means to increasing open space in the City.

Tree-lined streets enhance the scenic beauty and small-town atmosphere of Manhattan Beach. The Tree Section is especially known for the abundance of mature trees. Mature trees are particularly valuable assets in the community because they offer shade, accentuate the streetscape, reduce air pollutants, and increase property values and neighborhood charm; they should be protected and replaced when they are removed.

Goal LU-2: Encourage the provision and retention of private landscaped open space.

Policy LU-2.1: Develop landscaping standards for commercial areas that unify and humanize each district.

Specifically, the City has established development guidelines for the Downtown and Sepulveda Boulevard – two of the most important commercial areas in the City (see discussion under Goal LU-3 below).



Policy LU-2.2: Preserve and encourage private open space on residential lots citywide.

As part of the City’s Bulk and Volume Ordinance, large homes with minimum private open space are discouraged (see discussion under Goal LU-1 above).



Policy LU-2.3: Protect existing mature trees throughout the City, and encourage their replacement with specimen trees whenever they are lost or removed.

In May of 2003, the City expanded the Tree Ordinance, which protects front yard trees in the Tree Sections, to include tree protection in front yards in all of District 1 and District 2.



Policy LU-2.4: Support appropriate stormwater pollution mitigation measures.

The Federal Water Pollution Control Act prohibits the discharge of any pollutant to navigable waters from a point source unless the discharge is authorized by a National Pollutant Discharge Elimination System (NPDES) permit. Manhattan Beach participates in the NPDES permit program via a partnership consisting of the County, all cities within the County, and the County Flood Control District.



Community Aesthetics

Manhattan Beach takes pride in the aesthetic quality of our community. The ocean vistas, tree-lined streets, well-kept neighborhoods, and Downtown village all contribute to the scenic quality of our community. Architectural features, design elements, street amenities, and landscaping should all work together to provide uniform themes.

Goal LU-3: Achieve a strong, positive community aesthetic.

Policy LU-3.1: Continue to encourage quality design in all new construction.

Policy LU-3.2: Promote the use of adopted design guidelines for new construction in Downtown, along Sepulveda Boulevard, and other areas to which guidelines apply.

Policy Discussion 

To ensure quality design for development in Downtown and along Sepulveda, the City has adopted design guidelines for Downtown and Sepulveda Boulevard.

A considerable part of the charm of the Downtown is the diversity of buildings and uses. New development should display uniqueness in design yet recognize the common elements that existing structures employ to create a uniform village theme for the Downtown. The Downtown Design Guidelines address such issues as site design, compatibility with neighboring development, architectural elements/features, pedestrian activity, landscaping, and signs.

Sepulveda Boulevard is the major commercial corridor in Manhattan Beach, with primarily regional-serving and large-scale businesses. Ensuring quality design is especially important along this corridor to avoid monotonous and overbearing buildings, safeguard pedestrian safety and access, and promote compatibility with residential neighborhoods. The Sepulveda Boulevard Design Guidelines address such issues as vehicular access, pedestrian access, sidewalk dedication, building orientation, visual aesthetics, residential nuisances, landscaping, signs, and utility undergrounding.

To address neighborhood aesthetic issues, the North End also has a Design Overlay District and Business Improvement District.

Policy LU-3.3: Encourage use of “stealth” design for telecommunications antenna and related facilities.

Policy LU-3.4: Establish and implement consistent standards and aesthetics for public signage, including City street signs.

Policy LU-3.5: Ensure that the sign ordinance provides for commercial signage that is attractive, non-intrusive, safe, and consistent with overall City aesthetic goals.

The Sign Ordinance regulates the location, height, size, and illumination of signs to: 1) maintain the attractiveness and orderliness of the City's appearance; 2) protect business sites from loss of prominence resulting from excessive signs, particularly pole signs, on nearby sites; and 3) protect the public safety and welfare.



Policy LU-3.6: Encourage the beautification of the walkstreets, particularly through the use of landscaping.

The City has established Encroachment Permit Standards to regulate private encroachments in the public right-of-way, with specific standards for the pedestrian walkstreets. Walkstreet encroachment standards regulate fences, retaining walls, landscaping, decks, and patios.



Neighborhood Character

Manhattan Beach is made up of various unique neighborhoods, each with distinct features and character that reflect the history and culture of our community. Future development and improvements must respect the unique qualities of individual neighborhoods and recognize the historic and cultural values of certain homes and buildings. For example, generally the absence of standard public improvements in the right-of-way and the individual landscaping in the right-of-way in the Tree Section add to the rural character of the neighborhood. While public improvements could enhance pedestrian mobility, they may not be in keeping with neighborhood charm.

Walkstreets offer an innovative solution to the often competing interests of needs for private open space for beach homes and public access to the beach. Private use of the public right-of-way along the walkstreets and the Strand gardens responds to needs for open space. The characteristics of the walkstreets and the Strand should be maintained and enhanced while facilitating physical and visual accesses to the beach.



Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.

Policy LU-4.1: Protect public access to and enjoyment of the beach while respecting the privacy of beach residents.

Policy LU-4.2: Develop and implement standards for the use of walkstreet encroachment areas and other public right-of-way areas.

The City has developed encroachment standards for walkstreets, providing regulations for the installation of fences, retaining walls, landings, landscaping, decks, and patios in the encroachment areas. Parking is strictly prohibited.



Policy LU-4.3: Continue to allow use of the public landscaped area of the Strand for limited private landscaping purposes.

Policy LU-4.4: Encourage the preservation and enhancement of unique residential homes and buildings throughout Manhattan Beach to preserve the culture and history of the City.

Policy LU-4.5: Encourage measures that recognize and work to protect buildings, landscaping, and other features important to the City's history.

Policy LU-4.6: When public improvements are made, they should preserve and maintain distinctive neighborhood characteristics.

Protecting Residential Neighborhoods

Manhattan Beach is primarily a residential community. Intrusion of incompatible uses and activities can threaten the quality and integrity of our neighborhoods. Commercial uses typically generate traffic and noise. Businesses such as service stations and restaurants also generate odors. Some businesses have extended hours of operation or require deliveries during late night and/or early morning hours. Schools and public gathering places, including parks, can create traffic and noise impacts during specific periods or special events. Such secondary effects can erode the quality of a residential neighborhood and thus must be avoided if possible, or mitigated to the maximum extent feasible.

Goal LU-5: Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.

Policy LU-5.1: Require the separation or buffering of residential areas from businesses which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, or other techniques.

In 1991, the City adopted Ordinance 1382, authorizing the Neighborhood Conservation (NC) Overlay District. The Neighborhood Conservation Overlay District allows property owners to initiate and implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement. The NC district is implemented through adoption of a plan and a set of regulations that facilitate maintenance and upgrading of the neighborhood, while reducing or eliminating incompatible mixes of uses.



The Oak Avenue Overlay District encompasses the area designated Mixed-Use Commercial on the Land Use Policy Map and applies to commercial lots with access to a predominately single-family residential street but has some history of commercial use or intent. Property located within the Oak Avenue Overlay District may be commercially developed, redeveloped, or intensified in conjunction with abutting Sepulveda-frontage property, subject to strict rules intended to protect the adjacent residential neighborhood.

Similarly, the Design Overlay District provides a mechanism to ensure that the low-profile image of the community is preserved and neighborhoods are protected from adverse effects of noise and traffic. Six subdistricts are established:

- **D1:** Rosecrans Avenue, where higher fences in the front yard setback area are needed to reduce traffic noise
- **D2:** 11th Street, where limitations on building height and density are needed to minimize building bulk and buffer adjoining residences
- **D3:** Gaslamp Neighborhood, where special design standards and review procedures are needed to preserve existing neighborhood character
- **D4:** Traffic Noise Impact Areas, where higher fences are needed to reduce traffic noise

- **D5:** North End Commercial, where special design standards are needed for the North End Commercial Area to accommodate additional residential development
- **D6:** Oak Avenue, where special design standards, landscaping and buffering requirements are needed to allow commercial use of property in a residential area adjacent to Sepulveda Boulevard
- **D7:** Longfellow Drive area, including residential lots in Tract 14274 located on Longfellow Drive, Ronda Drive, Terraza Place, Duncan Drive and Kuhn Drive, where a special minimum lot area requirement and restriction on subdivision is needed to preserve the character of the neighborhood, including views and privacy, and prevent unwanted impacts from increased traffic, bulk and crowding that would result from increased density.
- **D8:** Sepulveda Boulevard Corridor Overlay, where more flexible development standards are needed in order to continue to promote desirable development, uses, and economic vitality within the General Commercial (CG) zone.

Policy LU-5.2: Work with all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods.

Policy LU-5.3: Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent to a residential neighborhood.

Policy LU-5.4: Discourage the outdoor commercial and industrial use of property adjacent to residential use.

Policy LU-5.5: Discourage the commercial use of walkstreet encroachment areas.



In 2003, the City adopted an ordinance to prohibit any new commercial use of walkstreets.

Policy LU-5.6: Regulate the use of and special activities conducted within public parks to minimize any adverse impact on adjacent residential neighborhoods

Policy LU-5.7: Recognize the unique qualities of mixed-use areas, and balance the needs of both the residential and commercial uses.

Mixed-use areas promote lively neighborhoods and serve as a buffer between commercial uses and residential neighborhoods. Mixed-use developments can be accommodated, subject to discretionary reviews, in Downtown, North End/El Porto, and the Mixed-Use Commercial area along Oak Avenue; and Local Commercial areas along Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. Mixed-use developments in General Commercial, Local Commercial, and Manhattan Village Commercial areas are subject to ministerial reviews along Rosecrans Avenue, Aviation Boulevard, Manhattan Beach Boulevard, Artesia Boulevard, and Sepulveda Boulevard.



Vibrant and Diverse Commercial Areas

A local economy that is diversified tends to be more resilient to economic recession, allowing the community to respond quickly to fiscal and structural changes in the regional economy. Manhattan Beach has several core commercial areas: Downtown, North End/El Porto, Manhattan Village, Rosecrans Avenue, and Sepulveda Boulevard. Each area serves specific functions within the community and contributes to the diversity of services our residents and visitors enjoy. Economic development efforts must focus on maintaining and enhancing the diversity and vitality of our commercial areas.

Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

Policy LU-6.1: Support and encourage small businesses throughout the City.

Among the 1,600+ businesses in Manhattan Beach, close to 1,400 are small businesses employing fewer than 10 employees.



Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

While the City has a mix of businesses, the major sales tax generators in Manhattan Beach are a few large stores. The City must work to introduce additional sale tax generators to improve the diversity of our local economy.



Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.

Policy Discussion 

In 2023, the City adopted an ordinance, establishing the Residential Overlay District (ROD) to recognize residential development opportunities identified in high-resource areas along major commercial corridors. The ROD allows property owners to potentially develop multifamily and/or mixed-use projects that can further bolster the local economy, as m Mixed-use areas also promote lively neighborhoods. Several commercial areas in Manhattan Beach accommodate residential uses: Downtown, North End/El Porto, the Mixed-Use Commercial area along Oak Avenue, and Local Commercial areas along Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. For example, the Aviation Triangle (a portion of a block east of Aviation Boulevard and north of Matthews Avenue) has been designated Local Commercial as part of this General Plan, with mixed residential/commercial development being a permitted use via the discretionary review process. Additionally, qualifying mixed-use developments in General Commercial, Local Commercial, and Manhattan Village Commercial areas are subject to ministerial reviews along Rosecrans Avenue, Aviation Boulevard, Manhattan Beach Boulevard, Artesia Boulevard, and Sepulveda Boulevard.

A Vibrant Downtown

Downtown Manhattan Beach is the focal point of our community, offering services and activities for our residents and visitors. Continued development and enhancement of this walkable village requires coordinated planning efforts to address issues relating to economic diversity, parking, traffic congestion and safety, and development character.

Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

Policy LU-7.1: Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors.

The Civic Center/Metlox development will offer additional amenities to the Downtown, including a gateway to the Downtown, a new Public Safety Facility, public open space, public parking, and an appropriate mix of local-serving uses designed and integrated to reflect the existing unique small-scale development patterns, strengthening the vitality of the Downtown environment. As part of this General Plan, a portion of the Civic Center/Metlox site is designated Public Facilities, and a portion is designated Downtown Commercial to reflect the intended uses of these properties and to reflect the 13th Street extension.



Policy LU-7.2: Encourage the use of the Downtown Design Guidelines to improve the Downtown’s visual identification as a unique commercial area.

Policy LU-7.3: Support pedestrian-oriented improvements to increase accessibility in and around Downtown.

Policy LU-7.4: Encourage first-floor street front businesses with retail, restaurants, service/commercial, and similar uses to promote lively pedestrian activity on Downtown streets, and consider providing zoning regulations that support these uses.

A vibrant downtown must promote and encourage interactions among its users. Ground-floor street-front commercial spaces in the Downtown should be occupied by uses that create interesting storefronts, promote foot traffic, and generate customers. Office uses that do not offer storefront activities should be discouraged.



Policy LU-7.5: Support the efforts of business improvement districts (BIDs) to enhance and improve Downtown.

Policy LU-7.6: Recognize the unique qualities of mixed-use development, and balance the needs of both commercial and residential uses.

Policy Discussion

A theme raised during the development of the Downtown Strategic Action Plan and the General Plan is the importance of a "balanced" mix of uses in Downtown Manhattan Beach. The desired mix includes residential and commercial.

As part of this General Plan, a cluster of properties in the vicinity of 11th Street has been designated High Density Residential to reflect development trends and the community desire to provide for residential uses in the Downtown.

Furthermore, the Downtown Commercial designation allows residential development consistent with the High Density Residential category. One method of establishing a residential and commercial balance in Downtown is to encourage mixed-use development. This type of development allows retail commercial uses on the ground floor and residential usage above the commercial tenants. The City's Zoning Code recognizes and provides standards for the construction of such development. These standards may need to be revisited to ensure they address the community needs.

Policy LU-7.7: Encourage a future public use other than parking in the lower Pier Parking Lot.

Policy Discussion

Consistent with the Downtown Strategic Plan, the City envisions a future public use other than parking in the lower parking lot, provided that no negative impact on parking in the Downtown is expected. If parking is eliminated from the lower lot, additional parking may be accommodated as new levels in reconstructed beach parking lots.

Regional-Serving Commercial Districts

Regional-serving commercial uses are concentrated along two major transportation corridors: Sepulveda Boulevard and Rosecrans Avenue east of Sepulveda Boulevard. Zoning and development standards must recognize the importance of these regional-serving commercial districts and support their vitality. Simultaneously, these corridors are identified as opportunity areas ideal for multifamily residential development due to the proximity and convenience of various services provided.

Goal LU-8: Maintain Sepulveda Boulevard, Rosecrans Avenue, and the commercial areas of Manhattan Village as regional-serving commercial districts.

Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses.

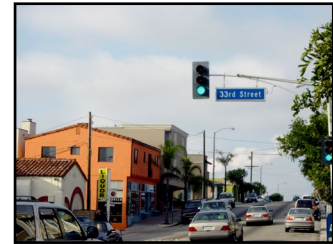
Policy LU-8.2: Support the remodeling and upgrading needs of businesses as appropriate within these regional-serving commercial districts.

Policy LU-8.3: Recognize that shallow-depth commercial lots along Sepulveda Boulevard may be difficult to develop and that in limited circumstances, allowing parking facilities to be established on adjacent residential properties may be appropriate, provided such use does not result in significant adverse impact on abutting residential neighborhoods and further provided that access to residential streets located at the rear of the commercial uses is discouraged.

Policy LU-8.4: Support qualifying mixed-use and multifamily residential development in the General Commercial and Manhattan Village Commercial areas that facilitate housing production and foster local economic development.

North End/El Porto

The North End/El Porto area contains eclectic neighborhood-oriented retail, service, and residential uses. The El Porto area was developed under County development standards prior to its annexation into the City. Efforts to improve the overall aesthetic quality, streetscape, parking conditions, and economic vitality need to be addressed.



Goal LU-9: Preserve the low-intensity, pedestrian-oriented character of commercial areas in the North End and El Porto.

Policy LU-9.1: Provide zoning regulations that encourage neighborhood-oriented businesses within these areas.

Policy LU-9.2: Encourage and support ground floor retail and service uses on properties designated for commercial use.

Some commercially designated properties are developed with residences. Future recycling of these properties to commercial uses or mixed-use developments with ground-floor retail and services should be encouraged.



Policy LU-9.3: Continue to improve the aesthetic quality of businesses within the North End and El Porto.

Policy Discussion 

The North End Business Improvement District (BID) was established to improve the appearance of the North End.

Policy LU-9.4: Provide traffic enhancements that accommodate safe pedestrian movement.

Policy LU-9.5: Work to improve parking conditions within the North End and El Porto.

Policy LU-9.6: Support the development of a comprehensive streetscape improvement plan.

Policy LU-9.7: Recognize the unique qualities of mixed-use development, and balance the needs of both commercial and residential uses.

Policy Discussion 

The neighborhood-oriented character of the North End/El Porto area is ideal for fostering mixed-use development, particularly along Highland Avenue.

Policy LU-9.8: Support the efforts of business improvement districts (BIDs) to enhance and improve the North End and El Porto.

Implications of the Land Use Policy

Table LU-4 identifies the planned distribution of land uses. Over time, as properties are redeveloped, land uses and intensities will gradually shift to align with the intent of this Land Use Element. Table LU-4 summarizes the land use distribution, average development, and the resultant residential and commercial developments that can be expected over the next 20 years. Given the built-out character of Manhattan Beach and the good conditions of most buildings, significant redevelopment activities are not anticipated over the life of this General Plan. Average development densities and potential presented in Table LU-4 reflect primarily the established densities with limited opportunities for recycling to more intensified development.

**Table LU-4
Land Use and Population Estimates at General Plan Buildout**

Land Use	Net Acres	Average Density/ Intensity	Projected Dwelling Units	Estimated Population (d)	Potential Square Footage
Residential					
Low Density	1,122	See (a)	7,353	16,569	
Medium Density	149	See (b)	2,617	5,897	
High Density	151	See (c)	5,571	12,554	
Commercial and Business					
General Commercial	87	0.5 FAF			1,886,000
Downtown Commercial	14	0.5 FAF	96	216	301,000
Local Commercial	13	0.5 FAF	30	68	290,000
Mixed-Use Commercial	4	0.2 FAF	15	34	30,000
Manhattan Village Commercial	102	0.8 FAF			3,568,000
North End Commercial	8	0.8 FAF	199	448	265,000
Industrial	73	0.4 FAF			1,265,000
Parks and Open Space	152	0.1 FAF			663,000
Public Facilities	143	0.5 FAF			3,112,000
Total	2,017		15,881	35,786	11,381,000

Notes:

- (a) Average densities for Low Density Residential are: Area District 1 = 5.0 du/ac; Area District 2 = 7.2 du/ac; Area District 3 = 12.8 du/ac; and Area District 4 = 12.5 du/ac.
- (b) Average densities for Medium Density Residential are: Area District 1 = 8.0 du/ac; Area District 2 = 15.5 du/ac; Area District 3 = 20.4 du/ac; and Area District 4 = 26.5 du/ac.
- (c) Average densities for High Density Residential are: Area District 1 = 37.9 du/ac; Area District 2 = 33.8 du/ac; Area District 3 = 37.4 du/ac; and Area District 4 = 53.3 du/ac.
- (d) Population is estimated based on an average household size of 2.34 persons per household and a vacancy rate of 3.7%, according to the 2000 Census.

FAF = Floor-Area Factor