ATTACHMENT 6

“REDLINE STRIKE OUT”

CHAPTERS 4 AND 6

TRILOGY SPA
lemonade
lemonade
METLOX
SHOP • DINE • RELAX
TERRACE LEVEL
FIRST LEVEL
WRONG WAY
Luh-paN
Koh-ti-dyaN
...in case you were wondering
TAKE A Coffee Break!

4

LAND USE PLAN

The chapter describes the land use plan, the guide for developing and using land within the Downtown Specific Plan area. The land use plan provides the framework necessary to perpetuate the mixture of uses that will preserve the project area's small town character while ensuring that the area maintains a sound economy. The framework includes the project area's land use designations and allowed uses. The land use plan comprises the text in this chapter and the land use diagram, a map that illustrates the locations of the land use designations in the planning area. The chapter also includes a discussion of the development potential for the project area and goals necessary to achieve the vision for the Specific Plan area.

This chapter is organized into the following sections:

4.1. Land Use Plan
4.2. Land Use Classifications
4.3. Allowed Uses
4.4. Findings Required For Use Permits

The Specific Plan establishes the following goals for land use:

- **Goal 1:** Implement the General Plan and Local Coastal Program policies and the Specific Plan's vision and goals through the application of land use designations to properties.
- **Goal 2:** Provide for a mix of land uses that will preserve Downtown's small town character while ensuring its continued economic vitality.
- **Goal 3:** Support a vital Downtown business district that is primarily composed of small, pedestrian-oriented commercial businesses that serve Manhattan Beach residents, but includes low-intensity businesses that provide goods and services primarily to visitors.
- **Goal 4:** Encourage activities along streetscapes and in public spaces.
- **Goal 5:** Promote sustainable site design.

4.1 LAND USE PLAN

The land use plan implements the Specific Plan's vision and goals through the application of the project's four land use designations to properties in the Specific Plan area. The locations of these designations are illustrated in Figure 4.1, Land Use Diagram. The land use designations form the basis of the Specific Plan's land use framework. The designations are described in Section 4.2, Land Use Classifications. The corresponding allowed use provisions for the designations are listed in Section 4.3, Allowed Uses. Development standards for the designations are included in Chapter 6, Private Realm Development Standards & Design Guidelines. The land use plan respects the project area's established development pattern and character and requires new development to enhance the district's traditional mixture of uses.

4.2 LAND USE CLASSIFICATIONS

Table 4.1, Land Use Designations, establishes the four land use designations that apply within the Specific Plan area. The designations implement policies contained in and are consistent with the land use classifications identified in the General Plan and the Local Coastal Program. The designations also supplement the application of the City's conventional zoning districts and Local Coastal Program zoning districts in the project area. The designations—Downtown Commercial, High Density Residential, Public/Semi-Public, and Open Space—correspond to the established zoning districts, but are regulated by allowed use provisions and development standards that may vary from the City's Municipal Code (MBMC) and Local Coastal Program (LCP). See Figure 4.1, Land Use Diagram, for specific parcel designations within the project area.

:

Figure 4.1 Land Use Diagram

Table 4.1 Land Use Designations

Land Use Designation		Maximum Density/ Intensity	Description
CD	Downtown Commercial	1.5 FAF 51.3 du/acre	The Downtown Commercial designation provides locations for commercial businesses, residential uses, and public uses, with a focus on pedestrian-oriented commercial businesses that serve Manhattan Beach residents. Visitor-oriented uses are limited to low-intensity businesses providing goods and services primarily to beachgoers.
RH	High Density Residential	51.3 du/acre	The High Density Residential designation accommodates all types of housing, including single-family homes, and particularly housing development of a more intensive form, such as apartments, condominiums, and senior housing. Other uses allowed in the designation include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly, with discretionary review.

Land Use Designation		Description
Maximum Density/ Intensity		
PS	Public/Semi-Public	The Public/Semi-Public designation refers to uses operated for public benefit, including public schools, government offices, and facilities such as libraries, cultural centers, and neighborhood/community centers. Quasi-public facilities such as hospitals and medical institutions may be established. Development standards are established through the discretionary review process.

OS	Open Space	The Open Space designation applies to public parks; Veterans Parkway on the east side of Downtown. While parks and other open space represent the primary permitted uses, limited recreational facilities and commercial uses in support of the principal park use are also permitted. Development intensity standards are established through discretionary review since these areas largely remain unimproved with buildings.

4.3 ALLOWED USES

Table 4.2, Land Use Matrix for the Manhattan Beach Downtown Specific Plan Area, establishes land use and corresponding entitlement requirements for the Specific Plan's four land use designations. Allowed use provisions herein are consistent with and implement corresponding land use designations in the City's General Plan. Within the Specific Plan area, all land area and structures/facilities therein may only be developed, divided, and/or used for those activities listed in Table 4.2. New use classifications, or standards, are highlighted yellow in Table 4.2. Additionally, the MBMC Title 10 code sections are provided with the table; however, the LCP Title A sections are also applicable.

Land uses in the table have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These allowed use categories are called "use classifications." Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. For more information on the purpose, applicability, and the City's definition of use descriptions, refer to MBMC Chapter 10.08, Use Classifications and LCP A.08. The following rules apply to use classifications:

- **Uses Not Classified.** Land uses that are not listed in Table 4.2 are not allowed, unless determined to be similar in nature (see Similar Uses below).
- **Similar Uses.** When a use is not specifically listed in Table 4.2, it shall be understood that the use may be permitted or conditionally permitted if the City of Manhattan Beach Community Development Director determines that the use is substantially similar to a use listed in Table 4.2. It is further recognized that every conceivable use cannot be identified in this chapter. Anticipating that new uses will evolve over time, the City of Manhattan Beach Community Development Director may make a similar use determination based on the proposed use's impacts and its compatibility with uses allowed in the given district.
- **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any land use designation within the planning area.

Use regulations in Table 4.2 are shown using the following symbols:

- P – land use permitted by right
- U – land use allowed with the approval of a Use Permit
- L – land use allowed in a limited manner if additional regulations are met
- PDP – land use requires the adoption of a Precise Development Plan
- SDP – land use requires the approval of a Site Development Permit
- TUP – land use temporarily allowed with a Temporary Use Permit
- - – land use not allowed

Table 4.2: Land Use Matrix for the Manhattan Beach Downtown Specific Plan Area

USE	CD	RH	PS	OS	Additional Regulations
RESIDENTIAL USES					See MBMC Chapter 10.52 Each single-family residential and multi-family residential dwelling unit may only be occupied by a single housekeeping unit as defined in MBMC Section 10.04.030, except as provided in Section 10.08.030
Day Care, Small Family Home	U	P	-	-	See MBMC Section 10.12.020 P.
Day Care, Large Family Home	L	L	-	-	See MBMC Section 10.12.020 (L22), P.
Group Residential	-	U	-	-	
~~Live/Work Unit~~	~~U~~	~~-~~	~~-~~	~~-~~	
Multi-Family Residential					See MBMC Section 10.12.020 I, J.
• Multi-Family Transient Use	-	-	-	-	
• 2 condominiums	U	P	-	-	See MBMC Section 10.12.020 C and P. See MBMC Chapter 10.84.
• 3 to 5 condominiums	U	U	-	-	See MBMC Section 10.12.020 B, C and P. See MBMC Chapter 10.84.
• 5 or fewer rental units	U	P	-	-	See MBMC Section 10.12.020 C and P.
• 6 or more units (rental or condominium)	U	L* (PDP/ SDP)	-	-	See MBMC Section 10.12.020 B, C, O and P. See MBMC Chapter 10.84.
• Conversion of 2 rental units to condominiums	U	P	-	-	See MBMC Chapters 10.84 and 10.88. See MBMC Section 10.12.020 B, C and P.
• Conversion of rental unit to condominium, 3 or more	U	U	-	-	See MBMC Chapters 10.84 and 10.88. See MBMC Section 10.12.020 B, C and P.
• Senior Citizen Housing	U	U	-	-	Require alternative parking plan. See MBMC Section 10.12.020 (L.). See MBMC Chapter 10.94 for Affordable Housing Density Bonus and Incentive Program.
• Residential Care, Limited	P	-	-	-	
Single-Family Residential	U	P	-	-	See MBMC Section 10.12.020 I, J.
Single-Family Transient Use	-	-	-	-	

USE	CD	RH	PS	OS	Additional Regulations
PUBLIC AND SEMI-PUBLIC USES					For CD designation, facilities on sites of 2 acres or more are subject to the regulations of Chapter 10.28, PS District.
Clubs and Lodges	U	U*	-	-	*Only neighborhood-oriented uses occupying less than 2,500 sf.
Cultural Institutions	U	-	U	-	
Day Care, General	U	-	U	-	See MBMC Section 10.12.030 C.
Emergency Health Care	U	-	-	-	
Emergency Shelters	-	-	P	-	See MBMC Section 10.56.080.
Farmers' Market	P	-	U	-	
Government Offices	P	-	P/U*	-	*City-owned facilities are permitted; all other facilities require a use permit.
Hospitals	-	-	U	-	
Maintenance and Service Facilities	-	-	P/U*	-	*City-owned facilities are permitted; all other facilities require a use permit.
Park & Recreation Facilities	P	P/U*	P/U**	P	*Public facilities permitted, but a use permit is required for private noncommercial facilities, including swim clubs and tennis clubs **City-owned facilities are permitted; all other facilities require a use permit.
Public Safety Facilities	U	U	P/U*	U	*City-owned facilities are permitted; all other facilities require a use permit.
Religious Assembly	-	L*	L**	-	*See MBMC Section 10.12.020 L-3. **See MBMC Section 10.28.030 L-20.
Residential Care, General	-	U	U	-	The minimum site area shall be twelve thousand (12,000) square feet. See MBMC Section 10.12.030 C.
Schools, Public or Private	-	U	U	-	The minimum site area shall be twelve thousand (12,000) square feet. See MBMC Section 10.12.030 C.
Utilities, Major	U	U	U	U	
Utilities, Minor	P	P	P	P	

USE	CD	RH	PS	OS	Additional Regulations
COMMERCIAL USES					Use permit required for single use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area. Master use permit required for a multiple use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area. For valid discretionary permits approved prior to January 17, 1991, see MBMC Section 10.16.020 K.
Alcohol Consumption and/or Sales, New or Modification to Existing Alcohol License	U	-	U	U	
~~Animal Boarding~~	~~-~~				
Animal Grooming	P	-	-	-	
~~Animal Hospital~~	~~-~~	~~-~~	~~-~~	~~-~~	
Animals: Retail Sales	P	-	-	-	
Animals: Veterinary Services	P	-	-	-	(A)
Artists' Studios	P	-	-	-	
Banks, Credit Unions, and Savings & Loans	P/U	-	-	-	~~Permitted in locations not adjacent to a sidewalk, pedestrian area, or on a ground level. Use Permit adjacent to a sidewalk, pedestrian area, or on a ground level.~~ Permitted above ground floor. Use is also permitted if the use exclusively fronts an alley subject to Community Development Director's approval. Other locations require a Use Permit such as ground floor space adjacent to pedestrian areas.
• With Drive-Up Service	U	-	-	-	
Catering Services	P/U	-	-	-	~~Permitted in locations not adjacent to a sidewalk, pedestrian area, or on a ground level. Use Permit adjacent to a sidewalk, pedestrian area, or on a ground level.~~ Permitted above ground floor. Use is also permitted if the use exclusively fronts an alley subject to Community Development Director's approval. Other locations require a Use Permit such as ground floor space adjacent to pedestrian areas.
Commercial Filming	U	-	-	-	
Commercial Recreation and Entertainment	U*	-	-	U**	*Only "limited" or "small-scale" facilities are allowed with a use permit, as defined in MBMC Section 10.08.050. **Allowed with a use permit only as an ancillary use operated by a non-profit organization approved by the City Council that is compatible with and part of a park or recreational facility, except on the Strand where no such use is permitted.

USE	CD	RH	PS	OS	Additional Regulations
Communication Facilities	L	-	-	-	~~Permitted only in locations not adjacent to a sidewalk, pedestrian area, or on a ground level.~~ Permitted above ground floor.
Eating and Drinking Establishments	U	-	P*	U**	*Permitted as an accessory use in a cultural, educational, hospital, or medical institution occupying no more than five thousand (5,000) square feet, only if there is no separate entrance or sign. **Allowed with a use permit only as an ancillary use operated by a non-profit organization approved by the City Council that is compatible with and part of a park or recreational facility, except on the Strand, where no such use is permitted. Also see MBMC Section 10.16.020 E. ***Only "limited" or "small-scale" facilities are allowed with a use permit as defined in MBMC Section 10.08.050. Also see MBMC Section 10.16.020 E. In addition to requiring a Use Permit, second-floor outdoor dining may only be located in the areas shown in Figure 4.2. Second-floor outdoor dining is defined as outdoor dining occurring on the floor above the street-level floor. The dining area of a second-floor outdoor dining space may not face residential properties.
• With Fast-Food or Take-Out Service	L***	-	L	L	
Food and Beverage Sales	P/U	-	-	-	Use permit required if operating between 10:30 p.m. and 6 a.m.
Live/Work	U	-	-	-	(B)
Maintenance and Repair Services	P	-	-	-	
Offices, Business and Professional	P/U*	-	U**	-	~~*Use permit is required for a project with more than 2,500 square feet of Buildable Floor Area and/or a project on the ground level adjacent to a sidewalk or pedestrian area.~~ *Permitted above ground floor. Use is also permitted if the use exclusively fronts an alley subject to Community Development Director's approval. Other locations require a Use Permit such as ground floor space adjacent to pedestrian areas. A use permit is required for any office with more than 2,500 square feet of Buildable Floor Area, regardless of the office's location. ** See MBMC Section 10.28.030 L-18.
Optometrist	P	-	-	-	(C)

USE	CD	RH	PS	OS	Additional Regulations
Personal Improvement Services	P	-	-	-	
Personal Services	P	-	-	-	
Retail Sales	P/U	-	-	-	Use permit is required for a single retail use or retail tenant with more than 1,600 square feet of sales floor area[1].
Secondhand Appliances/ Clothing	U	-	-	-	
Swap Meets, Recurring Travel Services	P	-	-	-	
Vehicle Equipment/ Sales & Services					
• Commercial Parking	U	-	P/U*	P/U*	*Public parking permitted, but commercial parking facilities on City-owned land require a use permit.
~~Service Stations~~		-			See MBMC Section 10.56.030, Service Stations and Automobile Washing.
~~Vehicular Equipment Repair~~		-			
Visitor Accommodations (Hotels, Motels, and Time Shares)	U	-	-	-	
INDUSTRIAL USES					Use permit required for single use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area. Master use permit required for a multiple use or tenant project over 5,000 sf of buildable floor area or 10,000 sf of land area.
Industry, Custom	U	-	-	-	Only "limited" or "small-scale" facilities are allowed with a use permit as defined in MBMC Section 10.08.050.
ACCESSORY USES					
Accessory Uses and Structures	P/U	P/U	P/U	P/U*	See MBMC Section 10.52.050, Accessory Structures. *Limited to facilities incidental to an open space use.
Home Occupation	-	P	-	-	See MBMC Section 10.52.070, Home Occupation in Residential Districts.
TEMPORARY USES					
Animal Shows	-	-	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.
Christmas Tree Sales/ Pumpkin Sales	P	-	P	-	See MBMC Section 10.84.110, Temporary Use Permits.
Circus and Carnivals	TUP	-	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.

USE	CD	RH	PS	OS	Additional Regulations
Commercial Filming, Limited	TUP	TUP	TUP	TUP	See MBMC Section 10.84.110, Temporary Use Permits.
Food Truck Sales	-	-	TUP	-	See MBMC Section 10.84.110, Temporary Use Permits.
Marketing/Sales Office	-	TUP	-	-	See MBMC Section 10.84.110, Temporary Use Permits.
New Year's Eve Extended Hours	TUP	-	-	-	See MBMC Section 10.84.110, Temporary Use Permits. Certain commercial businesses, such as eating and drinking establishments and visitor accommodations, with use permits and other discretionary zoning approvals that limit the hours of operation may operate for extended hours for New Year's Eve as designated in MBMC Section 6.01.330.
Garage or Lawn Sales	-	L	-	-	Administrative permit required. See MBMC Section 6.08.020.
Real Estate Sales	P	-	-	-	
Retail Sales, Outdoor	P	-	-	-	
Street Fairs	TUP	TUP	-	-	See MBMC Section 10.84.110, Temporary Use Permits.
Trade Fairs	-	-	TUP	-	See MBMC Section 10.84.110, Temporary Use Permits.
OTHER USES					
Mixed-Use	U	-	-	-	
NONCONFORMING USES					See MBMC Chapter 10.68, Nonconforming Uses and Structures.

ADDITIONAL REGULATIONS

(A) Animals: Veterinary Services is defined as an establishment where small animals receive medical treatment, and overnight boarding only if associated with the on-site veterinary services. This classification includes only facilities that are entirely enclosed, soundproofed and air-conditioned.

(B) Defined:

A "live/work unit" is defined as a space comprised of both living space and work area, and such that the resident of the living space is the business owner and operator of the work area.

Permitted Uses:

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

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

Section 10.04.030.

Performance Standards:
• Live/work is defined as a commercial land use. CD Downtown Commercial development standards apply to live/work buildings. Open space is required for the residential component, where the minimum open space requirement is ten percent (10%) of the residential buildable floor area, but not less than 48 square feet.
• Live/work units are designed to ensure that they will function predominantly as commercial spaces with incidental residential accommodations.
• The residential and commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
• The commercial component may not be converted to residential use, except as follows. The Director of Community Development may administratively approve the conversion of a minor portion of a building from commercial to residential square footage, provided all other live/work requirements are met and the integrity of the overall commercial nature of the use is maintained.
• The residential component may not be converted to commercial use, except as follows. The Director of Community Development may administratively approve the conversion of a minor portion of a building from residential to commercial square footage, provided all other live/work requirements are met and the integrity of the overall commercial nature of the use is maintained.
• All activities related to the commercial component of a live/work unit shall be conducted within an enclosed building.
• The commercial portion of the live/work use shall be open to the public as a commercial use with minimum operating hours identified through the use permit process.
• The commercial component must be located along the ground floor street front, and all buildings with approved live/work uses must meet the Private Realm Development Design Guidelines.
• The residential space within the live/work unit shall be contiguous with the working space, with direct access between the two areas.
• The residential component of a live/work space must either be above or behind the commercial component. The residential component shall not be on the ground floor street front.

(C) Optometrist is defined as a primarily retail use, where the sale of eye glasses, contact lenses, and other eye care and vision-related products are provided as the primary use. The use also includes as an incidental use, not located on the ground floor streetfront, a medical facility where patients are provided healthcare by one person or a group of eye care professionals practicing optometry.

NOTES

1 ~~A "live/work unit" is defined as a single residential unit (e.g., studio, loft, apartment, condominium, house) that includes adequate working space reserved for, and regularly used by, one or more person residing therein. The working space may accommodate one or more accessory commercial, office, and/or industrial uses, and may not exceed more than 50 percent of the floor area.~~

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

4.4 FINDINGS REQUIRED FOR USE PERMITS

4.4.A GENERAL FINDINGS

In reviewing applications for use permits for the Specific Plan area, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless the following findings can be made:

- The proposed location of the use is in accordance with the objectives of this title and the purposes of the district in which the site is located.
- The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
- The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.
- The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.
- The proposed use is consistent with the goals, purpose, vision, and guidelines of the Specific Plan, Local Coastal Program, and the City's General Plan.
- The proposed use will maintain a balanced mix of uses which serves the needs of both local and nonlocal populations.
- The proposed use would preserve and enhance the safe, attractive, pedestrian-friendly, small town atmosphere and a sound economy.
- The proposed use will maintain and enhance the residential quality of life for the Manhattan Beach community.

4.4.B SECOND-FLOOR OUTDOOR DINING FINDINGS

In addition to the findings in Section 4.4.A for all Use Permits, the following finding shall be made for any Use Permit application related to second-floor outdoor dining:

The proposed second-floor outdoor dining area is located within the area designated in Figure 4.2 within this Plan.

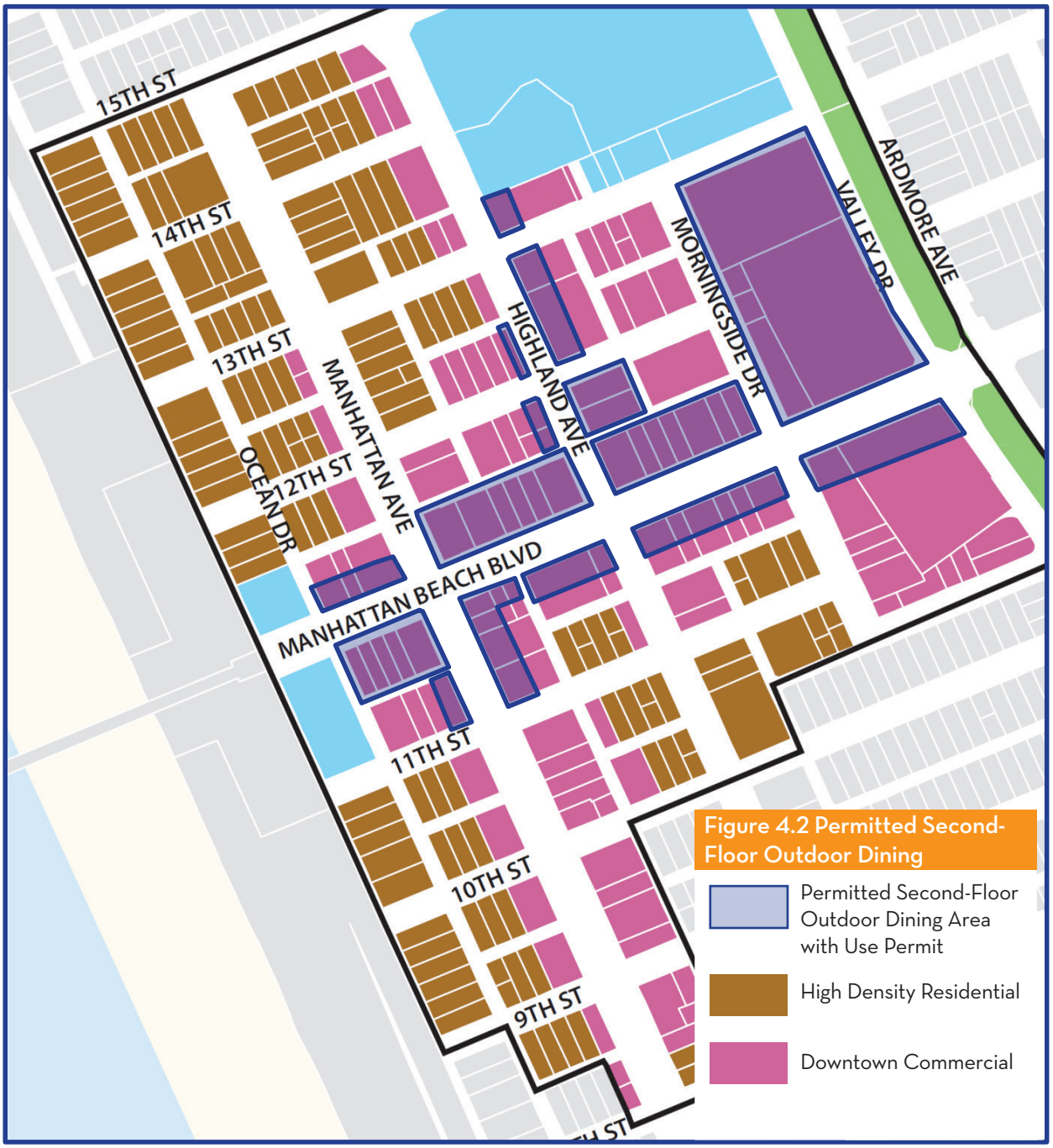

Figure 4.2 Permitted Second-Floor Outdoor Dining

ROCK'N FISH
120
Shellback
Ocean Dr 1100
SHELLBACK TAVERN
SPIRITS & GRUB
SHELLBACK TAVERN

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6

PRIVATE REALM DEVELOPMENT STANDARDS & DESIGN GUIDELINES

This chapter contains development standards and design guidelines for private development in the Specific Plan area. The development standards, pertaining to basic aspects of site and building design, are regulations that all development is required to follow in order to obtain project approval. The design guidelines provide additional recommendations for how projects should be designed. While the guidelines represent the City's aspirations for what quality design should entail, they are also flexible enough to be implemented in a creative manner.

The standards and guidelines in this chapter are intended to address all aspects of how development may occur on individual properties, and to encourage development and quality design that enliven and enrich the experience for the project area's residents, workers, and visitors. This will ensure that future development complements the project area's existing small town urban form and character, thus perpetuating a cohesive, desirable identity for the project area. The interpretation of these development standards and design guidelines will be at the discretion of the Director of Community Development.

This chapter is organized into the following sections:

6.1 Development Standards

6.2 Design Guidelines

The Specific Plan establishes the following goals for private realm development:

- **Goal 1:** Maintain and enhance Downtown's small town scale, character, and charm through development regulations and guidelines.
- **Goal 2:** Promote compatibility between uses through design to foster a high quality of life and strong functionality in the Downtown.
- **Goal 3:** Foster a strong sense of community, through functional, safe, and well-designed private and public spaces.
- **Goal 4:** Encourage high-quality materials and architectural elements that help enhance Downtown's identity and character.
- **Goal 5:** Promote sustainability through design.

6.1 DEVELOPMENT STANDARDS

Table 6.1 provides development standards for each of the land use designations introduced in Chapter 4, Land Use Plan. The standards establish rules for the physical development of property, including building placement, scale and form, and site design. The standards are intended to create development that complements and enhances the project area's eclectic, small town urban form. All future development is required to meet the standards for the associated land use designation.

Table 6.1 includes values for the development standards that are specific to the CD Downtown Commercial designation, the only land use designation that is unique to the Specific Plan. The standards are presented by the three general land use development types that may occur within the designation: residential, nonresidential, and mixed-use. The table further distinguishes the

Figures 6.1-6.6 Existing Downtown development

nonresidential and mixed-use development standards by two areas, A and B, which include distinct building height requirements. For the other standards included in the Specific Plan, the table refers to their location in Title 10 Planning and Zoning and Title A of the Manhattan Beach Municipal Code (MBMC) and Local Coastal Program (LCP), respectively. For any additional standards not addressed in the tables in this chapter, refer to Title 10 of the MBMC and Title A of the LCP. Figure 6.7, Zoning Designation Map (with Height Overlay), shows the locations of the land use designations, including the Downtown Commercial designation's areas A and B, in the project area.

Figure 6.7 Zoning Designation Map (with Height Overlay)

Table 6.1 Development Standards

Measurement	CD District[1]				
	Residential Development[2]	Non Residential Development		Mixed-Use Development[2,3]	
		Area A	Area B	Area A	Area B
Density/Intensity					
Floor Area Factor					
Maximum	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	1.5	1.5	1.5	1.5
Maximum Density (du/ac)		-	-	51.3	51.3
Minimum Lot Dimensions					
Area (sf)	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	2,700	2,700	2,700	2,700
Width (ft)		30	30	30	30
Setbacks					
Front	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III				
Minimum (ft)		-	-	-	-
Maximum Ground Floor (ft)		~~10'~~ 12'	~~10'~~ 12'	~~10'~~ 12'	~~10'~~ 12'
Side					
Minimum (ft)		-[4]	-[4]	-[4]	-[4]
Maximum Ground Floor (ft)		15'	15'	15'	15'
Street Side					
Minimum (ft)		-	-	-	-
Maximum Ground Floor (ft)		10'	10'	10'	10'
Rear					
Minimum (ft)		0'[4,5] ~~or 10'~~	0'[4,5] ~~or 10'~~	0'[4,5] ~~or 10'~~	0'[4,5] ~~or 10'~~

RH District (Area District III)[1]	PS District[1]	OS District[1]
See MBLCP Section A12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	See MBLCP Chapter A.28 and MBMC Section 10.28.040, Development regulations for PS District	See MBLCP Chapter A.24 and MBMC Section 10.24.040, Development regulations for OS District

Measurement	CD District[1]				
	Residential Development[2]	Non Residential Development		Mixed-Use Development[3]	
		Area A	Area B	Area A	Area B
Height Limits					
Maximum Building Height (ft, stories)	See LCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III[1]	22'/30', 3 stories[4] 6	26', 2 stories[7]	22'/30', 3 stories[4] 6	26', 2 stories[7]
~~**Optional Upper Floor Stepbacks from Ground Story Frontages Adjacent to Sidewalks and/or Pedestrian Spaces**[5]~~					
~~Minimum for Facades Facing a Street (ft)~~	~~5'~~	~~6'~~	~~6'~~	~~5'/6'~~	~~5'/6'~~
Ground Floor Commercial Façade Transparency Along Sidewalks and Pedestrian Spaces (Minimum % between 2.5' and 8' ~~above finished ground floor~~)					
Manhattan Beach Boulevard, Highland Avenue, and Manhattan Avenue	n/a	70%[8]	70%[8]	70%[8]	70%[8]
Individual Tenant Frontage Along Manhattan Beach Boulevard, Highland Avenue, Manhattan Avenue					
~~Maximum length for retail uses (linear ft)~~ Lots 35' or more in depth[9]	n/a	35'	35'	35'	35'
~~Maximum length for restaurants along Highland Avenue and Manhattan Avenue (linear ft)~~ Lots with less than 35' of depth[9]	n/a	50'	50'	50'	50'
~~Maximum length for restaurants along other commercial streets (linear ft)~~	~~n/a~~	~~35'~~	~~35'~~	~~35'~~	~~35'~~
Additional Development Regulations					
Fences and Walls	See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	A solid masonry or concrete wall is required for all commercial properties where they abut or adjoin a ground-floor residential use or residentially zoned property. The minimum height of a fence or wall is six feet (6') as measured from the finished grade of the commercial property. However, a wall within five feet (5') of a street property line shall be a minimum of three feet (3') in height as measured from the residential property. The maximum height of a fence or wall shall be eight feet (8') as measured from the finished grade of the commercial property 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.			
Exterior Materials in R Districts	See MBLCP Section A.52.020 and MBMC Section 10.52.020				

RH District (Area District III)[1]	PS District[1]	OS District[1]
See MBLCP Section A.12.020 and MBMC Section 10.12.030, RH property development standards for Area District III	See MBLCP Chapter A.28 and MBMC Section 10.28.040, Development regulations for PS District	See MBLCP Chapter A.24 and MBMC Section 10.24.040, Development regulations for OS District
See MBLCP Section A.52.020 and MBMC Section 10.52.020		

Measurement	CD District[1]			
	Residential Development[2]	Non Residential Development		Mixed-Use Development[2,3]
		Area A	Area B	Area A	Area B
Nonconforming Front Yards in R Districts	See MBLCP Section A.52.030 and MBMC Section 10.52.030			
Religious Assembly Yard Requirements	See MBLCP Section A.52.040 and MBMC Section 10.52.040			
Accessorily Structures	See MBLCP Section A.52.050 and MBMC Section 10.52.050			
Accessory Dwelling Units	See MBLCP Section A.52.060 and MBMC Section 10.52.060			
Home Occupation in R Districts	See MBLCP Section A.52.070 and MBMC Section 10.52.070			
Affordable Housing Incentive Program	See MBLCP Section A.52.080 and MBMC Section 10.52.080			
Manufactured Homes	See MBLCP Section A.52.090 and MBMC Section 10.52.090			
Condominium Standards	See MBLCP Section A.52.100 and MBMC Section 10.52.100			
Eating and Drinking Establishments with Fast-Food or Take-out Service	See MBLCP Section A.56.020 and MBMC Section 10.56.020			
Service Stations and Automobile Washing	See MBLCP Section A.56.030 and MBMC Section 10.56.030			
Hazardous Materials Storage	See MBLCP Section A.56.040 and MBMC Section 10.56.040			
Game Centers	See MBLCP Section A.56.050 and MBMC Section 10.56.050			
Development on Substandard Lots	See MBLCP Section A.60.020 and MBMC Section 10.60.020			
Development on Lots Divided by District Boundaries	See MBLCP Section A.60.030 and MBMC Section 10.60.030			
Building Projections into Required Yards or Required Open Space	See MBLCP Section A.60.040 and MBMC Section 10.60.040			
Measurement of Height	See MBLCP Section A.60.050 and MBMC Section 10.60.050			
Exceptions to Height Limits	See MBLCP Section A.60.060 and MBMC Section 10.60.060			
Landscaping, Irrigation, and Hydroseeding	See MBLCP Section A.60.070 and MBMC Section 10.60.070			
Outdoor Facilities	See MBLCP Section A.60.080 and MBMC Section 10.60.080			
Screening of Mechanical Equipment	See MBLCP Section A.60.090 and MBMC Section 10.60.090			
Refuse Storage Areas	See MBLCP Section A.60.100 and MBMC Section 10.60.100			

RH District (Area District III)[1]	PS District[1]	OS District[1]
See MBLCP Section A.52.030 and MBMC Section 10.52.030	See MBLCP Chapter A.28 and MBMC Section 10.28.040, Development regulations for PS District	See MBLCP Chapter A.24 and MBMC Section 10.24.040, Development regulations for OS District
See MBLCP Section A.52.040 and MBMC Section 10.52.040		
See MBLCP Section A.52.050 and MBMC Section 10.52.050		
See MBLCP Section A.52.060 and MBMC Section 10.52.060	n/a	n/a
See MBLCP Section A.52.070 and MBMC Section 10.52.070		
See MBLCP Section A.52.080 and MBMC Section 10.52.080		
See MBLCP Section A.52.090 and MBMC Section 10.52.090		
See MBLCP Section A.52.100 and MBMC Section 10.52.100		
See MBLCP Section A.56.020 and MBMC Section 10.56.020		
See MBLCP Section A.56.030 and MBMC Section 10.56.030		
See MBLCP Section A.56.040 and MBMC Section 10.56.040		
See MBLCP Section A.56.050 and MBMC Section 10.56.050		
See MBLCP Section A.60.020 and MBMC Section 10.60.020		
See MBLCP Section A.60.030 and MBMC Section 10.60.030		
See MBLCP Section A.60.040 and MBMC Section 10.60.040		
See MBLCP Section A.60.050 and MBMC Section 10.60.050		
See MBLCP Section A.60.060 and MBMC Section 10.60.060		
See MBLCP Section A.60.070 and MBMC Section 10.60.070		
See MBLCP Section A.60.080 and MBMC Section 10.60.080		
See MBLCP Section A.60.090 and MBMC Section 10.60.090		
See MBLCP Section A.60.100 and MBMC Section 10.60.100		

Measurement	CD District[1]			
	Residential Development[2]	Non Residential Development		Mixed-Use Development[3]
		Area A	Area B	Area A	Area B
Underground Utilities	See MBLCP Section A.60.110 and MBMC Section 10.60.110			
Performance Standards	See MBLCP Section A.60.120 and MBMC Section 10.60.120			
Antennas and Microwave Equipment	See MBLCP Section A.60.130 and MBMC Section 10.60.130			
Solar-Assisted Water Heating	See MBLCP Section A.60.140 and MBMC Section 10.60.140			
Traffic Vision Clearance on Corner Lots	See MBLCP Section A.60.150 and MBMC Section 10.60.150			
Off-Street Parking and Loading	See MBLCP Chapter A.64 and MBMC Chapter 10.64			
Nonconforming Uses & Structures[10]	See MBLCP Chapter A.68 and MBMC Section 10.68			
Signs[11]	See MBLCP Chapter A.72 and MBMC Chapter 10.72			
Use Permits, Variances, and Minor Exceptions[12]	See MBLCP Chapter A.84 and MBMC Chapter 10.84			
Residential Condominium Conversions	See MBLCP Section A.88 and MBMC Chapter 10.88			
Coastal Development Permit Procedures	See MBLCP Chapter A.96			
Development Agreements	See MBLCP Chapter A.92 and MBMC Chapter 10.92			
Telecommunications Facilities	See MBMC Chapter 13.02			
Subdivisions	See MBMC Title 11			

NOTES

1. Projects shall comply with the Mitigation Measures as described within the adopted Mitigation Monitoring and Reporting Program.

~~1.~~2. Dwelling units as the sole use on a site shall be subject to the standards for residential development in the RH district, Area District III, except for building height where dwelling units replace a commercial use.

~~2.~~3. In a mixed use development, the residential standards for the RH district and Area District III shall apply to a building or portion of a building intended for residential use, and commercial standards shall apply to a building or portion of building intended for commercial use, except as follows:

a. FAR: the commercial standard for maximum FAR shall apply to the entire project.

b. Building Height: the commercial standard shall apply to all portion(s) of the project except when an existing residential use that is legally established as of February 22, 1996 and occupies a solely residential building, is altered or replaced with a solely residential building, in which case the RH district standard shall apply.

RH District (Area District III)[1]	PS District[1]	OS District[1]
See MBLCP Section A.60.110 and MBMC Section 10.60.110	n/a	n/a
See MBLCP Section A.60.120 and MBMC Section 10.60.120		
See MBLCP Section 60.130 and MBMC Section 10.60.130		
See MBLCP Section 60.140 and MBMC Section 10.60.140		
See MBLCP Section 60.150 and MBMC Section 10.60.150		
See MBLCP Chapter A.64 and MBMC Chapter 10.64, Off-Street Parking and Loading Regulations		
See MBLCP Chapter A.68 and MBMC Section 10.68		
See MBLCP Chapter A.72 and MBMC Chapter 10.72		
See MBLCP Chapter A.84 and MBMC Chapter 10.84		
See MBLCP Section A.88 and MBMC Chapter 10.88		
See MBLCP Chapter A.96		
See MBLCP Chapter A.92 and MBMC Chapter 10.92		
See MBMC Chapter 13.02		
See MBMC Title 11, Subdivisions		

c. Common Portions of a Building: For common portions of a building utilized by residential and nonresidential uses, the Community Development Director has the discretion to identify the appropriate standard, depending upon the design of the project and how the project meets the Specific Plan's goals.

~~3.~~ 4. Along a rear property line abutting an R district, structures shall not intercept a 1:1 or forty-five-degree (45°) daylight plane inclined inward from a height of fifteen feet (15′) above existing grade at the property line. Along a side property line abutting an R district, structures shall not intercept a sixty-degree (60°) daylight plane inclined inward from a height twenty feet (20′) above existing grade at the property line.

~~4.~~ 5. Non-alley- 0'. Alleys- 0, 10, or 20 feet of paved parking area is allowed. For any other setback dimensions, the balance of non-parking area shall be separated with permanent barriers and landscaping or other materials subject to Director of Community Development approval. Setbacks areas greater than 20 feet in depth shall require submittal of a parking and landscape plan for review and approval of the Director of Community Development for conformance with the standards and guidelines of the Specific Plan. Refer to Figure 6.8 Minimum Rear Yard Setback Illustration. ~~A roof pitch of at least four (4) vertical feet for each twelve (12) lineal feet of roof area is required. If the roof pitch is less, the maximum building height is twenty-two feet (22′) unless structure parking is provided at or below the ground level.~~

~~5.~~ 6. ~~Upper story stepbacks from ground story frontages adjacent to sidewalks and/or pedestrian spaces are optional. Wherever stepbacks are utilized, they must measure at least 5' deep for residential development and 6' deep for nonresidential development to provide adequate space for outdoor spaces, such as balconies.~~ A roof pitch of at least four (4) vertical feet for each twelve (12) lineal feet of roof area is required. If the roof pitch is less, the maximum building height is twenty-two feet (22') unless structure parking is provided at or below the ground level.

7. ~~Mechanical equipment, solar panels, and pitched roofs (4:12 or greater) may exceed the maximum permitted height by no more than two (2) feet.~~ In addition to the regulations in Section MBLCP A.60.060 and MBMC 10.60.060, Exception to height limits, elevator shafts may exceed the maximum permitted height limit by two (2) feet, provided the portion of the elevator shaft above the height limit is no larger than 10 feet by 10 feet, and is located in the rear half of the building.

8. Corner properties at the intersections of Manhattan Beach Boulevard and Highland Avenue, as well as Manhattan Beach Boulevard and Manhattan Avenue, must provide a minimum of 70% facade transparency on the primary frontage of the corner building, as determined by the Director of Community Development. The non-primary frontage of corner buildings at said intersections must attempt to meet a minimum 60% facade transparency. If 60% facade transparency cannot be reached, due to structural limitations, extreme topographic situations or floor plan configuration, including but not limited to the location of offices, dressing rooms, safes, kitchens, mechanical equipment or similar constraints, architectural elements consistent with the Chapter 6 Design Guidelines must be added to the non-primary frontage in order to create visual interest along the building side, as determined to be appropriate by the Director of Community Development.

   Also see Notes 10 and 12 below.

9. For purposes of maximum tenant frontage, lot depth is defined as the measurement of the horizontal distance from the midpoint of the lot line fronting Manhattan Beach Boulevard, Highland Avenue, or Manhattan Avenue; to the midpoint on the opposite, approximately parallel lot line of the same lot. For corner lots the Director of Community Development will determine on a case by case basis which storefront would be subject to the maximum tenant frontage of 35 feet or 50 feet, with the Director taking into account the lot's development, size, slope, and the tenant patterns of the surround blocks. Key to the Director's determination on the appropriate maximum tenant frontage for corner lots would be consistency with surrounding development, maintaining and enhancing pedestrian-orientated orientation, and encouraging an active, lively streetscape.

   Also see Notes 10 and 12 below.

10. For purposes of the Specific Plan, a nonconforming structure is defined as "A structure that was lawfully erected but which does not conform with the standards for yard spaces, height of structures, maximum allowable buildable floor area, driveways, open space, distances between structures, or Specific Plan development standards prescribed in the regulations for the district in which the structure is located."

11. Pole-mounted signs and can signs are prohibited.

12. For purposes of the Specific Plan, Minor Exceptions and/or Variances may be granted for maximum tenant frontages and minimum facade transparency requirements in addition to other development standards identified in MBMC 10.84.010 and LCP A.84.010. No Variance shall be granted for maximum tenant frontages and/or minimum facade transparency unless the following additional findings can be made:

    A. Granting the application would not result in development that is significantly inconsistent with other development in the surrounding area, and the character of the area will not be significantly adversely changed by the granting of the variance.

    B. The relief granted would still result in a building with an attractive and pedestrian-friendly design, and consistent with the goals and policies of the Downtown Specific Plan.

Figure 6.8 Minimum Rear Yard Setback - CD Zone (on alleys)

All properties shown above conform to the rear yard setback requirement.

6.2 DESIGN GUIDELINES

The following design guidelines are intended to perpetuate quality development that will complement and enhance the project area's eclectic style and small town character. The guidelines apply to all private development that occurs in the project area, addressing the design of both new buildings and renovations to existing structures. The guidelines are organized into several categories that specify how buildings should be located and oriented on a site as well as describe how architectural elements should be incorporated into building designs to perpetuate a pervasive sense of high architectural quality throughout the area. The guidelines also provide direction on how new development should interact with and complement the planning area's historic resources, and encourage sustainable practices such as stormwater management and water efficiency measures.

Conformance with the guidelines is strongly encouraged, but not necessarily required. Alternative design solutions are permitted provided that they meet the overall objectives of this document.

6.2.A SITE DESIGN

Downtown Manhattan Beach is characterized by buildings and outdoor spaces that directly address the adjoining streets. Buildings are typically located adjacent to or near the sidewalk, creating an intimately scaled, pedestrian-oriented streetscape. Doors and windows face onto the street, providing the streetscape with a sense of activity and vibrancy. To sustain this ambiance, site, building, and outdoor space design should address the following guidelines.

6.2.A.1 SITE LAYOUT AND BUILDING ORIENTATION

Figure 6.~~8~~9 Buildings are located at the property line

- Along commercial streets, ground-floor retail and restaurant uses should be located at key intersections.
- Building frontages facing a street or public space should be located on or near the corresponding property line and/or sidewalk edge, unless space between the building and sidewalk is to be used for outdoor pedestrian spaces, such as plazas and forecourts, and landscaping. Where such spaces exist, at least 70 percent of the building's façade should be located along the property line or sidewalk edge.
- Buildings should be oriented so that the primary façades and key pedestrian entries face major streets and plazas and entries are at sidewalk level.
- To emphasize the presence of buildings at corners, the structures should be accentuated by height, articulation, and unique roof silhouettes.
- Buildings on corners should include storefront design

features that activate the street level and engage pedestrians for at least 50 percent of the wall area on the side street elevation.

- Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, and/or color are encouraged.
- Pedestrian passages that enable through-block pedestrian circulation, such as paseos, are encouraged.
- To support active pedestrian streetscapes, private parking lots, driveways, and loading areas should be located behind buildings and only be accessed from side or rear streets and alleys.
- Loading facilities should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriately located at the rear of the site.
- Where commercial buildings back up to residential properties, loading and delivery should be planned so that they will occur at the side of the building away from residences where feasible.
- Site designs should be configured to minimize the appearance of driveways and garages or parking relative to the pedestrian access, landscape, and livable portions of the building (e.g., locate driveways and garages along alleys).
- Limit gaps between buildings solely to those necessary for pedestrian access and/or usable outdoor space.
- Encourage positive transitions in scale and character at the interface between residential and nonresidential land uses.

Figure 6.~~9~~10 Corner entrance emphasized through unique articulation and materials

Figure 6.~~10~~11 Metlox Plaza features a green space and fountain surrounded by retail and restaurants.

6.2.A.2 OUTDOOR SPACES

- Recognize views, climate, and the nature of outdoor activities and users in the design of outdoor spaces.
- Outdoor spaces should be located adjacent to sidewalks, walk streets, pedestrian and multiuse pathways, retail, and outdoor dining areas to maximize visibility.
- To activate the streetscape and provide "eyes on the street," semiprivate open spaces such as forecourts should be oriented to face major streets.
- To facilitate the inclusion of outdoor spaces along the project area's narrow sidewalks, building entrances can be recessed.

- Open spaces shall incorporate landscaping that provides shade, softens hard edges, and creates an aesthetically appealing environment that complements the surrounding buildings.
- Outdoor spaces should be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles. This includes making outdoor spaces visible from the street and providing pedestrian-scale lighting to enhance nighttime security.

6.2.B BUILDING DESIGN

Downtown Manhattan Beach is predominantly composed of compact blocks and narrow parcels that mostly occupy limited street frontage. The massing and scale of Downtown's existing buildings reflect these dimensions, contributing to the area's vibrant, pedestrian-oriented streetscape. Building heights range from one to three stories and building setbacks are limited. The Downtown contains a number of finely detailed buildings in variety of styles which contribute to the area's unique quality and help define its pedestrian scale. To complement the project area's massing, scale, and character; new development should consider the following guidelines.

Figure 6.~~11~~12 Inviting corner entrance with tower feature

Figure 6.~~12~~13 Building mass has been broken into smaller forms

6.2.B.1 MASSING AND SCALE

- New development located on highly visible corner parcels should incorporate special features such as rounded or cut corners, corner towers, inviting corner entrances, corner roof features, special show windows, and special base designs.
- Projects built adjacent to existing lower-scale residential development should respect the scale and privacy of the adjacent properties. This can be accomplished by varying the massing within a project, stepping back upper stories, and varying sizes of elements to transition to smaller-scale buildings.
- The scale of new infill developments should complement existing structures while providing a sense of human scale and proportion.
- The mass of large-scale buildings should be broken up. This can be accomplished by integrating one or more of the following approaches into a building's design:
  - Use articulation in form including changes in wall planes, upper-story building stepbacks, and/or projecting or recessed elements.
  - Incorporate architectural elements and details such as adding notches, grouping windows, adding loggias, dormers, and balconies, and varying cornices and rooflines.

  - Vary materials and colors to enhance key components of a building's façade (e.g., window trims, entries, projecting elements).
- Larger mixed-use developments should incorporate memorable open space(s) that are accessible to the public. Appropriate spaces include forecourts, paseos, and plazas.
- Large buildings should be designed to appear as an aggregation of smaller "building blocks" rather than a single large block or box.
- Long horizontal rooflines on buildings with flat or low-pitched roofs should be broken up. This can be accomplished through the use of architectural elements such as parapets, varying cornices, and rooflines.
- All rooflines, regardless of pitch, should be broken at intervals of no more than 30 feet. Appropriate approaches to meeting this guideline include varying the roof's height and/or form.
- The design of a rear/side façade should follow the general scale, proportion, and detailing of the front façade.
- Strong building forms such as towers, gables, turrets, and loggias should be used to accent buildings located at important gateways, intersections, and street corners.

6.2.B.2 BUILDING HEIGHTS AND STEPBACKS

- To preserve and reinforce the project area's pedestrian scale and encourage design compatibility and variety, upper-story street-facing façades may be stepped back.
- Decks and roof gardens should be used to activate upper-story stepback areas, and designed with sensitivity for the surrounding residential uses.
- Building heights should relate to adjacent sites to allow maximum sun and ventilation as well as provide protection from prevailing winds, and to enhance public views.
- Emphasize horizontal elements to make a taller building appear less overwhelming.

Figure 6.~~13~~14 Upper story steps back

Figure 6.~~14~~15 Balconies and roof gardens activate stepback areas

6.2.B.3 BUILDING SETBACKS

- Varied, articulated spaces between buildings and along the street should be encouraged.
- Commercial and mixed-use development should occur at the front edge of the property line unless outdoor dining or a recessed entry is proposed.

- To provide adequate space for pedestrian movement and activity, building designs should utilize building setbacks and arcaded or galleried spaces as an extension of the sidewalk. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape.

6.2.B.4 BUILDING FAÇADE ARTICULATION

- Façades should be broken down into a series of appropriately proportioned structural bays or components.
- Large, blank façades should be avoided. The use of opaque glass is discouraged, and the use of reflective glass is not allowed.
- Commercial façades should include elements that form a complete storefront, including doors, display windows, bulkheads, signage areas, and awnings. Entrances should be recessed from the façade, creating a small alcove area.
- Designs should use architectural elements to enhance building façades. These can include cornices, lintels, sills, balconies, awnings, porches, and stoops.
- Upper stories are encouraged to include expressive design features such as balconies and bay windows.

Figure 6.~~15~~16 Detailed architectural treatments enhance the facade

Figure 6.~~16~~17 Transparent windows along ground-floor retail

- For upper-floor residential uses, balconies should include transparent or semitransparent railings to enhance natural lighting and maximize "eyes on the street."
- Designs should differentiate between the amount of the façade reserved for windows and doors for street-level storefronts versus upper stories. Typically, street-level storefronts include a much greater area for openings (70 percent) than upper stories (40 percent).
- Designs should maximize transparent windows on street facing building facades, particularly for ground-floor uses. Views into building interiors should not be significantly obstructed.
- Operable windows should be used wherever possible to allow passive ventilation, heating, and cooling.
- Provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features that complement the surrounding existing structures without exactly duplicating a past architectural style.
- Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.

- Roof-mounted and ground-mounted mechanical equipment should be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design.
- Orient main building entrances to directly face streets and/or public spaces. Buildings that front multiple streets should provide a main entrance along each street.
- Design entries to be clearly visible from the street, accentuated from the overall building façade, and to provide visual interest. This can be accomplished through the use of a differentiated roof, awning or portico, trim details, recessed entries, doors and doorway with design details, decorative lighting, or other techniques.
- Clearly define entrances to second-story residential uses in mixed-use buildings, so that they are easily approachable from a public street or sidewalk.
- Vary materials and colors to enhance key components of a building's façade (e.g., window trims, entries, projecting elements). Material changes should occur preferably at the inside corners of changing wall planes.

6.2.B.5 MATERIALS

- Use materials, colors, and details to unify a building's appearance.
- All building materials should be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
- Material for exterior walls should incorporate two aspects: color and texture. If the building's exterior design is intricate, with many articulation, columns, and design features, the wall texture should be simple and subdued. If the building design is relatively simple, a finely textured material, such as patterned masonry, should be used to enrich the building's overall character.
- For ground-floor building façades, especially those associated with a storefront, glass should be clear or lightly tinted. Opaque and dark-tinted glass is discouraged, and reflective glass is not allowed.

Figure 6.~~17~~18 Mix of high-quality building materials

Figure 6.~~18~~19 A variety of materials, colors, and textures creates visual interest

6.2.B.6 AWNINGS

- Provide overhead cover along the sidewalk for pedestrian comfort, especially where there are few mature street trees. Canopies and awnings are encouraged but require encroachment permits if awnings project into the public right of way.

Figure 6.~~19~~20 Awnings provide cover for pedestrians

Figure 6.~~20~~21 Awning shape relates to window and door openings

- Size canopies and awnings to the scale of the building and sidewalk.
- Awnings and canopies (functional weather protection) can generally encroach into the public right-of-way with an Encroachment Permit. These elements should never extend beyond the curb face and should be compatible with the design character of the neighborhood.
- Awnings style and colors should be complementary to and compatible with the building design, architecture, and character.
- Awning shape should relate to the window or door opening. Barrel-shaped awnings should only be used to complement arched windows, while square awnings should be used on rectangular windows.
- Aluminum awnings or brow canopies are only allowed when consistent with the original design character of the building.
- Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion, and rhythm created by these structural bay elements, and nestle into the space created by the structural bay.
- Glossy finish vinyl or similar awning material is discouraged.

6.2.B.7 ARCHITECTURAL CHARACTER

- Design visually attractive buildings that contribute architectural richness and variety to the Downtown's eclectic visual character, including creative contemporary architectural solutions.
- Integrate new development with its surroundings, emphasizing functional and visual continuity. Building forms should complement the rhythms established by buildings in the immediate vicinity by respecting the scale, massing, and materials of adjacent buildings and landscape.
- New buildings and building renovations should complement the architectural character and history of adjacent development, without imitating historical styles.

- Development on either side of streets (facing each other) should be designed at a compatible scale and massing to encourage a comfortable pedestrian environment and maintain a sense of visual cohesion along the street.

Figures 6.~~21~~22-6.~~23~~24
Downtown features an eclectic mix of architectural styles

6.2.B.8 HISTORIC PRESERVATION

Downtown Manhattan Beach's buildings incorporate a variety of architectural styles, inspiring the district with an eclectic identity. To perpetuate the project area's architectural variety, development should seek to preserve historic structures. In addition to the City's Historical Preservation Code, the following guidelines should be considered, where feasible, in ~~The following guidelines apply to~~ the alteration of historic buildings and construction of new buildings and additions adjacent to such resources. For information pertaining to ~~optional~~ voluntary historic preservation regulations, refer to the Manhattan Beach Municipal Code - Historic Preservation Code Chapter 10.86 and A.86 of the Local Coastal Program (pending final Coastal Commission Approval).

Figure 6.~~24~~25 1101 Manhattan Ave is the oldest commercial building in the Downtown

GUIDELINES FOR ALTERATIONS TO HISTORIC RESOURCES

- Where possible, follow the Secretary of the Interior's Standards for Rehabilitation.
- Avoid the removal of historic materials.
- Avoid covering historic architectural details with modern cladding, awnings, or signage.
- Continue a building's original use if possible.
- Preserve ~~all of a~~ building's significant façades, if feasible.
- Use historical photographs where possible to inform accurate rehabilitation projects.
- Use paint colors that complement, rather than detract from, the historic character of the property; if possible, consult historical photographs or specifications to determine whether a paint scheme is historically appropriate.
- ~~Working within the existing building envelope is recommended before proposing an addition. However, if additions are desired, they should generally be located on a secondary or rear façade—or set back from the primary façade if they are rooftop additions—and should not interfere with the building's roofline.~~
- Second-floor additions should be architecturally integrated, ~~and~~ visually subordinate to the original building, and ~~unless the original structure is devoid of any historic or architectural character worth keeping. Primary and secondary volumes should be~~ carefully proportioned~~; balanced, and spaced for a unified design~~.
- ~~Consider consulting with a preservation architect for adaptive reuse of historic resources, to ensure renovations are compatible.~~

GUIDELINES FOR NEW CONSTRUCTION AND HISTORIC RESOURCES

- Consider how the style, massing, rhythm, setbacks, and materials of new construction may affect the character of adjacent historical resources.
- Near historic residential properties, consider setting new construction back from the street and preserve the open space and rhythm between residences.
- Near historic commercial buildings, abut adjacent buildings with new construction to create a solid block face, ~~unless otherwise specified~~ if compatible with the surrounding character.
- If an addition or new construction is under consideration, reference the information for adjacent historical resources to verify that the proposed change is compatible with both the subject property and the adjacent historical resources.
- Consult the building and zoning codes and the Local Coastal Program for additional regulations on historic resources.

Figures 6.~~25~~26-6.~~27~~28
Lighting fixtures should be compatible with building architecture

6.2.C LIGHTING

Well-placed exterior lighting helps to improve visibility, provide safety, and create ambiance. Lighting also has the ability to define an area's character by illuminating architectural details, landscaping, sidewalks, pedestrian paths, and open spaces. To ensure that private development in the Downtown maximizes opportunities to use exterior lighting, the following guidelines should be addressed. For information pertaining to lighting regulations, refer to Sections 10.60.120 and 10.64.170 of the MBMC and Sections A.10.60.120 and A.10.64.170 of the LCP.

- Lighting should be designed to satisfy both functional and decorative needs.
- All project exterior lighting, with the exception of lighting for public streets, should be consistent with the architectural style of the building. On each project site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light.
- Designs should include pedestrian-scale lighting.
- Lighting fixtures should be dark sky-compliant.
- Lighting sources must be shielded, diffused, or indirect to avoid glare to pedestrians and motorists. To minimize the total number of freestanding pedestrian-scale lighting fixtures, decorative wall-mounted lights are encouraged.

- Building entrances should be well lit with appropriately scaled light fixtures.
- Lighting fixtures may not cast light directly into adjacent residential windows. It is recommended that fixtures employ a translucent or optical lens diffuser globe or shield.
- Lighting solutions should balance the need to provide illumination and security in the following ways:
  - General lighting levels should use the minimum brightness for the illumination of large areas. Brighter light may be used to punctuate and accent important areas such as building entries and special architectural features.
  - Building-mounted lighting should be used, particularly in pedestrian-oriented and high-visibility areas, and should be designed and placed to accent the building's architectural details.
- The color and finish of lighting metalwork should harmonize with building metalwork.
- Architectural lighting should be used to enhance a building during twilight and nighttime hours in the following ways:
  - Lighting should accent the unique characteristics that provide texture and form, such as doors, window openings, detail cornices, columns, and arcades.
  - A "close-in" lighting approach should be used for stone and brick building façades. This approach grazes the light across the façade surface, bringing attention to the wall's textural quality by creating shadows and drama.
  - Lighting should emphasize the building's base, middle, and top. This facilitates the building appearing natural from all vantage points.
  - All fixtures and wiring should be well hidden in the architectural details so that the lighting fixture and appurtenances have minimal impact during the day. Fixture size, shape, color, and mounting details are important considerations in the integration process.
  - A building façade should not be washed with bright light from a distant location. This approach "flattens" out the building's texture and causes unnecessary glare to nighttime users.
  - Light fixtures should be designed so that the light goes exactly where it's intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution.
  - Light levels should be appropriate for the amount of illumination intended. This will help ensure that the lighting enhances the building's best qualities.
  - Lighting fixtures should be mounted in strategic locations to facilitate necessary maintenance.
- As a security device, lighting should be adequate but not overly bright.

6.2.D LANDSCAPING

Figures 6.~~28~~29-6.~~30~~31 Landscaping should be native and/or drought-tolerant

Landscaping provides shade, enhances the appearance and enjoyment of outdoor spaces, and helps soften the visual impact of buildings and paving. The City encourages innovation in planting design and choice of landscape materials with the following guidelines. For information pertaining to landscaping regulations, refer to Sections 10.60.070 and 10.64.180 of the MBMC and Sections A.10.60.070 and A.10.64.180 of the LCP.

- Landscaping should incorporate native and drought-tolerant species to the greatest extent possible.
- Landscaping should be properly maintained and trimmed to maximize visibility.
- Development should provide landscaping and open space amenities such as patios, courtyards, or rooftop gardens. Open spaces should incorporate landscaping that provides shade, softens hard edges, and creates an aesthetically appealing environment that complements

Figure 6.~~31~~32 Landscaped character complements adjacent architecture

Figure 6.~~32~~33 Vegetated bioswale filters stormwater

the surrounding buildings.

- Utilize a landscape palette that reflects the history, culture, and climate of the project area.
- Landscape treatment should reflect an urban character with the strategic use of planting areas, street trees, planter boxes and pots, hanging baskets, and appropriate foundation plantings where practicable. Hardscaped areas should be softened with the use of plants, shrubs, and trees.
- Encourage the use of on-site planting, furniture, lighting, and site details that complement the landscape character of the immediate area and support the design intentions of the building architecture.
- Landscaping should be designed to enhance existing vistas or provide new vista corridor opportunities.
- Stormwater runoff should be detained and retained by maximizing the use of pervious surfaces, vegetated bioswales, and vegetative groundcover to the greatest extent practicable.
- The use of recycled water for landscaping is encouraged.
- Turf areas should be minimized except where recreation areas are required.
- Provide opportunities for installation of public art in the landscape; designer/artist collaborations are encouraged.
- The landscaping character of the site should be extended to adjacent parking lots.
- Landscaping should be used to provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, service corridors, and similar areas to reduce negative visual impacts.
- Landscaping should be provided along fences and walls.

6.2.E SIGNAGE

Building signage is integral to conveying information and emphasizing a building's architecture and Downtown's character. Because the Downtown area is pedestrian-oriented, signage also helps contribute to the area's pedestrian scale.

To ensure that a project's signage is achieving the aforementioned goals, the following guidelines must be addressed. For information pertaining to signage regulations, refer to Chapter 10.72 of the MBMC and A.72 of the LCP.

Figures 6.~~33~~34-6.~~34~~35
Signage should be high-quality, pedestrian-oriented, and compatible with the building style

- Signs should reflect a crafted, high-quality, detailed design approach.
- Sign shapes, type styles, materials, and color combinations should complement building styles and reflect the business that they represent in creative and fun, as well as functional ways.
- Signs should be scaled to fit and complement the project area's pedestrian-oriented environment.
- Corporate signage should be modified to fit the scale and character of the project area.
- Signs should be modestly scaled to fit the casual visual character of alleys and rear parking areas.
- Signs should not obstruct or obscure building architecture, lighting, or view corridors.
- Signs should reflect the uses that they represent in creative and fun, as well as functional, ways.
- Signage should be wall-mounted or suspended from awnings above the sidewalk. Appropriate wall-mounted signs include, but are not limited to, blade signs. It is encouraged that all hanging signs be located perpendicular to the site wall.
- Façade signs should include individual letters.
- Building-mounted signs must be located on wall areas or architectural features that are specifically designed for them. Appropriate architectural features include recessed wall areas, towers, turrets, or parapets.
- Pole-mounted signs and can signs are prohibited.
- Signs should be subtle, rather than dominate a space.

6.2.F OUTDOOR DINING

Outdoor dining areas provide vital outdoor space and activity on private property adjacent to the project area's narrow sidewalks, walk streets, and pedestrian spaces, and help promote the project area's small town character. To ensure that restaurant and property owners maximize the opportunities associated with the installation of private property outdoor dining areas, the following guidelines should be addressed, in addition to any development regulations such as Use Permit requirements. For information pertaining to City's outdoor dining encroachment permit requirements for dining in the public right-of-way, refer to Sections 7.36.160 of the MBMC.

- Appropriate outdoor dining configurations include ground floor outdoor spaces along and/or within sidewalks, pedestrian spaces, upper floor balcony areas, and ground floor indoor spaces located along a building frontage that features a retractable façade, provided any impacts to surrounding residents are addressed and sufficient pedestrian access is provided.
- Tables and chairs should be constructed and/or fabricated from durable, high-quality materials, such as aluminum, wrought iron, fabricated steel, wood, or similar materials. The use of plastic and resin furniture is discouraged.
- It is encouraged that tables be arranged in rows, preferably parallel to the adjacent building.
- Umbrellas and other sun shades are encouraged to provide shade. Wherever utilized, these devices should incorporate durable, high-quality materials such as cloth, aluminum, wrought iron, fabricated steel, or wood. Vinyl or plastic materials should be avoided. Umbrella stands should be a heavy solid material. Shade devices are to maintain a minimum height clearance of 8 feet. All shade devices should be brought in at night.
- Outdoor dining areas should incorporate appropriate lighting for safety and ambiance.
- Outdoor dining areas should include at least one enclosed trash receptacle.
- Fencing may be used to demarcate outdoor dining areas where there is adequate space. Fencing should comply with the following guidelines:
  - Fencing should be decorative and complement the building architecture, character and design.
  - Fencing should be constructed from durable, high-quality materials.
  - Solid and/or opaque walls adjacent to public pedestrian areas are discouraged.
  - Fencing may incorporate planters.
  - Fencing located at the building frontage should not exceed 42 inches in height. Plants associated with fencing should not exceed a combined total of 48 inches in height.
- Outdoor dining areas located in side or rear yards may be fenced for security and screened for privacy. Fencing may be constructed to a height of 6 feet, and feature solid or open construction.

Figures 6.~~35~~36-6.~~40~~41
Outdoor dining arrangements

Figures 6.~~41~~42-6.~~42~~43
Sculpture garden artwork

- The design, materials, and colors of all outdoor dining furnishings should complement the associated restaurant/café.
- The operator and/or owner of an outdoor dining space must maintain the space in a safe, clean condition.
- Outdoor dining furniture, shade structures, fencing, and appliances may not be stored within the public right-of-way.
- Furniture and fixtures may not be secured or attached to trees, lampposts, street signs, hydrants, or any other street infrastructure.

6.2.G PRIVATE REALM ART

Art installed on buildings and within private outdoor spaces foster a unique identity for the project area and elevate the district's aesthetic quality. The following guidelines address the selection of art installed within the private realm.

- Both functional art (aesthetic objects that serve a utilitarian purpose, such as a decorative bench) and fine art are encouraged within the district.
- Sculptures and murals are encouraged. A mural that includes lettering or a theme that is oriented to a business on the site is considered a sign and subject to the requirements of MBMC Chapter 10.72 and LCP Chapter A.72.
- Artwork should relate to and enhance the quality of the site's buildings and open space, and other public art and street furnishings within close proximity.
- Artwork should be crafted from high-quality, durable materials, and be well maintained throughout its installation.
- Artwork should be secured to a building and/or the site.

6.2.H WATER AND ENERGY USE

The following guidelines support the City's sustainability goals and objectives to increase water and energy efficiency throughout the City, as described in the City's General Plan in goals such as GOAL CR-5: Conserve and protect the remaining natural resources in Manhattan Beach of the Community Resources Element.

- Site designs should incorporate drought-tolerant and native landscaping that requires little irrigation and low maintenance.
- Landscaping should be irrigated through a drip, microspray, or other low water usage irrigation system, using recycled water when possible.
- Planting strips along the street edges can be designed to act as functional stormwater management systems in the form of "urban bioswales." Stormwater is directed into planter strips that irrigate landscaping while filtering and reducing stormwater runoff.
- Solar panels may be installed on rooftops and/or façades to supplement the energy source.
- Adjustable external shading devices are encouraged to help control the climate inside buildings.
- To increase surface areas for windows and opportunities to maximize the use of natural lighting, skylights and façade articulations are encouraged.
- Cool and/or green roofs are encouraged reduce the heat island effect and thereby reduce the heat transferred into the building below. Cool roofs consist of materials that effectively reflect the sun's energy. Alternatively, green roofs achieve the same purpose and include vegetation to harvest rainwater for reuse and diminish runoff. Any vegetation that is part of a green roof cannot exceed the maximum height limit.

Figure 6.4~~34~~44 Green roofs absorb heat and rainwater

Figures 6.~~44~~45-6.~~45~~46 Planting strips and bioswales help reduce and filter stormwater