

NOTICING POLICY FOR DENSITY BONUS AND RESIDENTIAL OVERLAY DISTRICT PROJECTS

DECEMBER 2, 2025

CITY COUNCIL MEETING



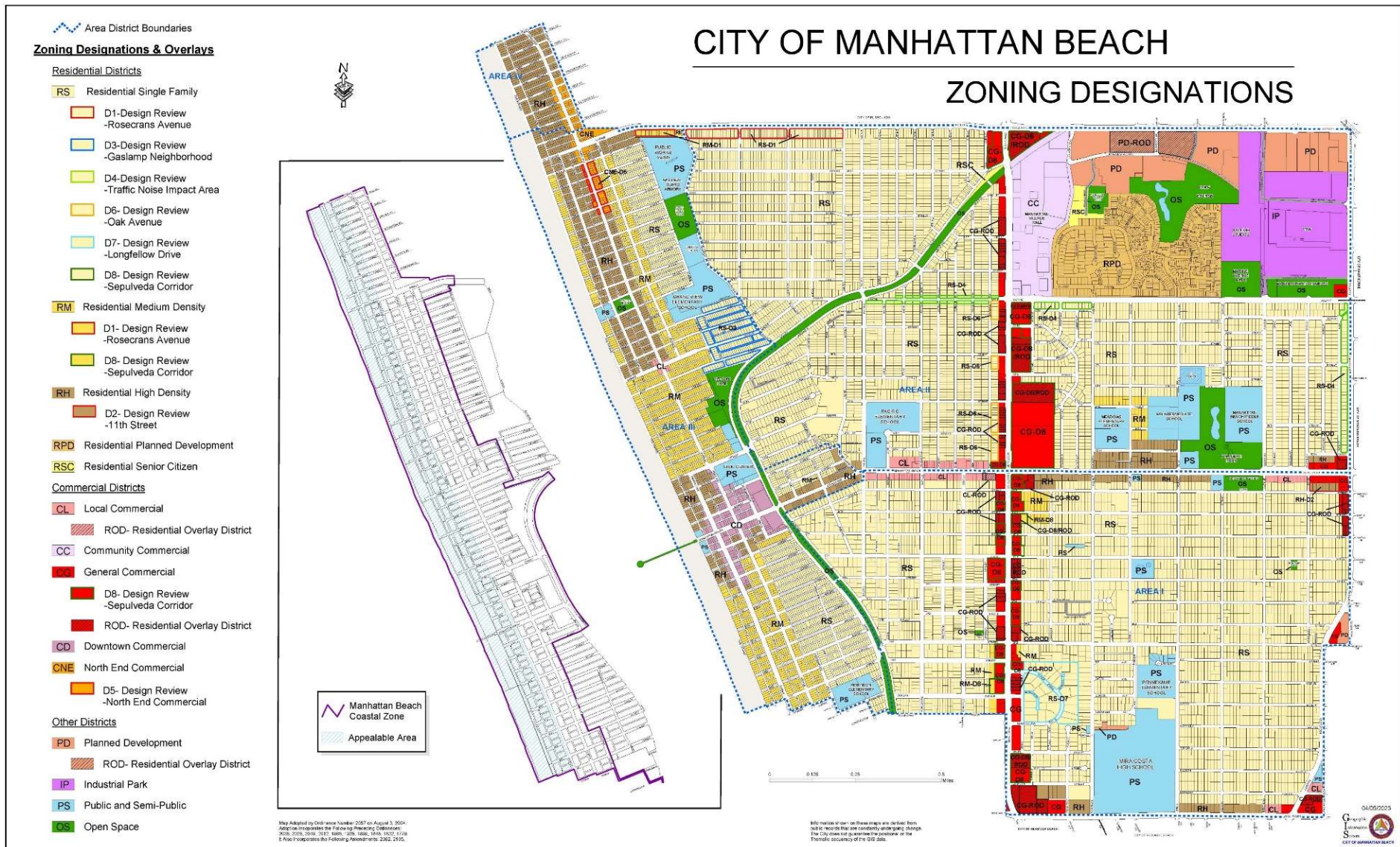
Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.

BACKGROUND

- 6th Cycle Housing Element adopted in 2022
- Residential Overlay District (ROD) established March 2023
 - Required to gain Housing Element Certification from HCD
 - Primarily along Sepulveda and Rosecrans



BACKGROUND



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NOTICING POLICY FOR DENSITY BONUS AND ROD PROJECTS
DECEMBER 2, 2025

BACKGROUND

- ROD Projects
 - Allowed “by-right”
 - Public noticing not required
 - Courtesy notices provided
 - Upon building plan submittal
- Future agenda item requested Spring 2025
 - Concerns with contents of notices



DISCUSSION

Residential Overlay District

- By-right nature of projects
 - Affordable housing required
 - 20% of total units
 - Objective development standards
 - No public hearing
- Qualify as density bonus projects
- www.manhattanbeach.gov/rod



DISCUSSION

State Density Bonus Law (DBL)

- Facilitate production of affordable housing units
- Market-based approach
 - Increase allowable density
 - Deed-restrict percentage of units
- Development standard waivers
 - Height, setbacks, open space, etc.



DISCUSSION

State Density Bonus Law (DBL) (Cont.)

- Permitted on any property that allows development of five or more units
- All ROD projects qualify for density bonus
- DBL projects outside the ROD require Precise Development Plans
 - Administrative, non-discretionary review



DISCUSSION

Community Awareness

- Purpose of notices
 - Provide information to the public
- Public notice not required
 - Inability to impact decision to approve
- Courtesy notice provided
 - Commitment to keep public informed



DISCUSSION

Public Notices

- Required by law
- Typically for public hearings
 - Project information
 - Public hearing information
- Distribution radius based on application type:
 - 100, 300, or 500 feet



DISCUSSION

Courtesy Notices

- Intent - bring awareness to a project
- Mailed to residents and owners
 - 500' radius
- Provided upon submittal of building plans



DISCUSSION

Courtesy Notices - Contents

- Brief information on the ROD and Density Bonus Law
 - Inability to influence decision on project
- Table with project-specific information
- Notice that project changes may occur
- City staff contact information



DISCUSSION

Courtesy Notices

- Two notices have been sent to-date
 - 2301 N. Sepulveda Boulevard
 - 3600 N. Sepulveda Boulevard





CITY OF MANHATTAN BEACH

COMMUNITY DEVELOPMENT
PLANNING DIVISION

1400 Highland Avenue, Manhattan Beach, CA 90266
www.manhattanbeach.gov/planning • (310) 802-5520

January 10, 2025

Dear Property Owner and/or Resident,

You are receiving this notice because your property is within 500 feet of a proposed multifamily residential development project in the City's Residential Overlay District (ROD) along Sepulveda Boulevard. The ROD was established in order to comply with provisions of the State-mandated 6th Cycle Housing Element. As a result of this State-mandate, the City is required to review projects which meet the requirements of the ROD and other applicable sections of the Manhattan Beach Municipal Code for conformance with strictly objective development standards, without public hearings or discretionary reviews, consistent with State housing law (CA Gov. Code § 65583.2(h)). **Provisions of State Density Bonus law (CA Gov. Code § 65915) also apply and significantly limit the City's ability to regulate projects.**

As an extension to the City's commitment to engage with and inform the public, the proposed project scope is summarized below:

Location		2301 N. Sepulveda Blvd	APN	4171-013-029/030
Site Area		0.3 Acre (13,440 sq. ft.)	Permit No.	BLDC-24-00407
Existing Use		Single-story, 6,272 sq. ft. commercial building		
Proposed	Use	7-story, 31,962 sq. ft. multifamily residential (5 levels of residential over 2 levels of above-ground parking and 1 level of subterranean parking)		
	Number of Units	38 rental units: 27 market rate, 3 moderate income, 8 low income		
	Unit Mix	• Studio: 3 • 1 Bedroom: 22 • 1 Bedroom + Den: 3 • 2 Bedroom: 10		
	Height (from Average Grade)	• Top of parapet: 73 ft - 4 in • Top of elevator shaft: 75 ft - 10 in		
	Parking	45 vehicle spaces + 3 motorcycle spaces		
	Requested Waivers/Concessions*	• Compact parking spaces in lieu of standard parking spaces • Additional height		

* Pursuant to State Density Bonus Law (Government Code Section 65915), developers may request that certain development standards be waived or modified in order to facilitate the development of affordable housing units.

Please note that project details may change as the project moves through the Building and Safety plan check process. As of today, a building permit has not yet been issued for the project. Due to factors outside of the City's control, it is not possible to determine the timeframe for construction of the project.

If you have any questions regarding the proposed project, please reach out to the project planner, Ted Faturros, at (310) 802-5512 or tfaturros@manhattanbeach.gov. Additional information on ROD regulations, including answers to frequently asked questions, can be found on the City's ROD webpage at www.manhattanbeach.gov/ROD.



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DISCUSSION

Changes to Notice Content

- Strengthen Density Bonus language
- Provide additional information
 - State Density Bonus Law
 - State legislature contact information
- Modify project-specific information



DISCUSSION

Changes to Noticing Procedures

- Timing of notices
 - Preliminary Planning Review
 - Potentially premature
 - Building Plan submittal (current practice)
 - Building Permit issuance
 - Provides insufficient notice
 - Potential opportunity for second/subsequent notice



DISCUSSION

Changes to Noticing Procedures

- Distribution of notices
 - Current procedure
 - Posted on website
 - Mailings
 - Property owners and residents
 - 500' radius from project site
 - Potential to expand noticing radius
 - Other distribution methods?



DISCUSSION

Changes to Noticing Procedures

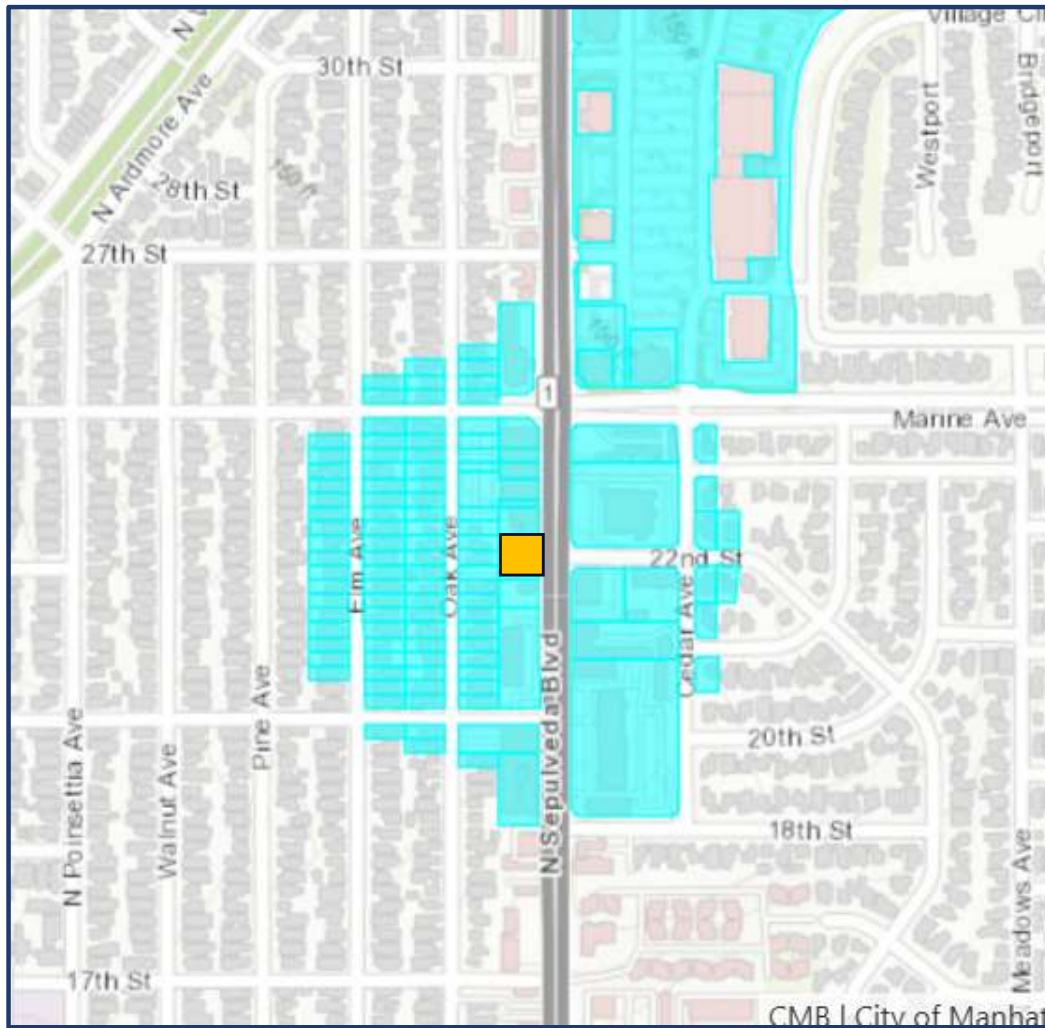
- Expand distribution radius
 - Exponential increase in properties
 - Example: 2301 N. Sepulveda property
 - 500-foot radius = 119 properties
 - 1,000-foot radius = 472 properties



DISCUSSION

500-Foot Radius

1,000-Foot Radius



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