The City of Manhattan Beach

Downtown Design Guidelines

Prepared by the City of Manhattan Beach
Community Development Department
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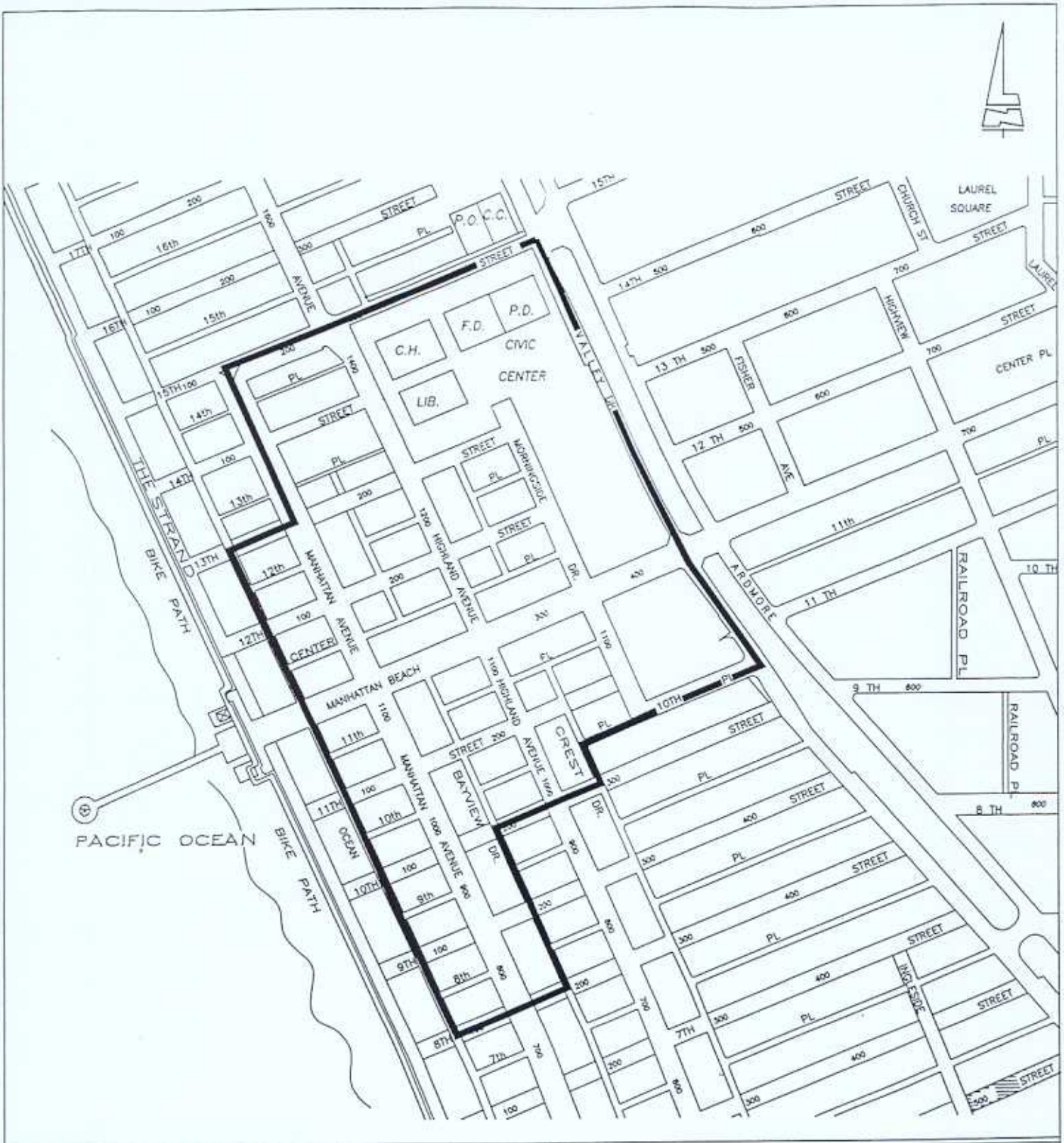


DOWNTOWN MANHATTAN BEACH

Introduction

The Manhattan Beach City Council, in February 1995, authorized the development of a Downtown Strategic Action Plan for Downtown Manhattan Beach. The development of design guidelines for the Downtown was identified as a major action strategy in the Strategic Plan that was adopted by the City Council in November, 1996. The guidelines are intended to reflect the desired village character of Downtown Manhattan Beach, as expressed by participants in the Strategic Plan process. The guidelines address such issues as property setbacks, facade design and other key elements.

A considerable part of the charm of downtown Manhattan Beach is the diversity of buildings and uses. It is, however, important to design new development in harmony with existing structures while recognizing the common elements these structures employ. As expressed by participants in the Downtown Strategic Plan, these guidelines are voluntary in nature.

To protect and enhance the desired character of downtown, it is important that architects and designers recognize what residents like about their downtown. New development defines the character of downtown, and either adds or detracts from the desired character expressed by Manhattan Beach residents.

The report is divided into the following sections: Design Guidelines; Description of Existing Development; and, Background. The Guidelines section contains the design guidelines, as titled. The Existing Development and Background sections attempt to tie these guidelines into the Strategic Action Plan. The Existing Development section utilizes the comments, suggestions, and locations identified in the Walking Tour exercise. The Background section provides a summary of the Strategic Action Plan, and the issues identified in this Plan.

Design Guidelines

The following guidelines were developed based upon the surveys received following the Downtown Strategic Plan Walking Tour, as well as from comments received at public hearings conducted by the Planning Commission and City Council. In general, the following Goals were developed based upon public input:

Goal 1: Preserve the small-town village character of downtown Manhattan Beach.

Goal 2: Preserve and enhance the pedestrian orientation of downtown Manhattan Beach.

Goal 3: Protect and encourage streetscape amenities.

1. Site Design

1.1

Buildings on primary street frontages should be located immediately adjacent to sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible;

1.2

The first occupiable floor of non-residential development should be located at the sidewalk's general elevation;

1.3

Driveways should be located on alley frontages in order to conserve existing on-street parking.

2. Design Compatibility with Neighboring Development

2.1

Compatibility with neighboring development should be given strong consideration in the design of new structures. The relationship between existing and new development should demonstrate contextual consistency and attempt to create positive relationships.

The degree to which existing development should be considered will depend upon the following characteristics:

1. Architectural quality of existing development; and,

2. Estimated tenure of existing development.

2.2

New development should compliment adjacent structures. Architectural diversity is encouraged, however common elements should be recognized. Elements, such as wall heights, eaves, parapets, awnings, entryways, and / or window styles could be adjusted to compliment adjacent development.

3. Architectural Elements / Features

Building elevations should be modulated through offset planes and masses, recessed or projecting windows and balconies, and extension of rooflines as shown in this example.

3.2 Second floors of a building should be modulated to reduce impacts on the streets and adjacent properties through vertical setbacks, arcades and terraces, and differentiation of building mass.

Second and higher floors of buildings should incorporate architecturally interesting elements such as recessed or well-defined window planters.

Changes in exterior materials should occur only in conjunction with changes in the building plane.

4. Pedestrian Activity

4.1 On larger width lots the inclusion of public plazas and courtyards can extend the continuity of pedestrian activity internally.

4.2

Well-defined entries at street-facing building elevations should be used to facilitate public access.

4.3

Long blank walls that lack pedestrian and visual interest along street frontages should be avoided. Planting areas, balconies, terraces, awnings, windows and other elements should be incorporated to break up street frontage facades.

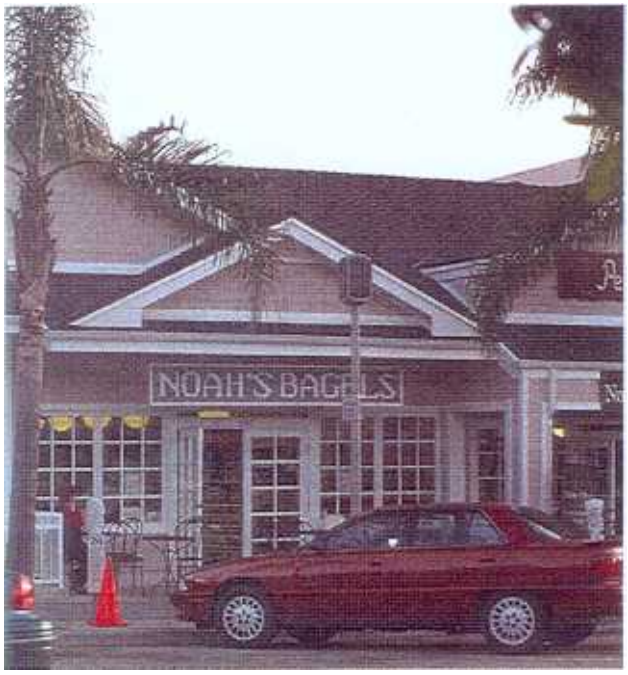
5. Landscaping

Where feasible, Incorporate landscaped areas into new development and existing development. Such landscaped areas could utilize window boxes and similar landscape amenities.

Landscaping should be designed to enhance and accentuate the architecture of the development.

6. Signs

In keeping with the desired pedestrian orientation of downtown Manhattan Beach, an important consideration is the design and location of building signage. This applies not only to new construction, but with the change of tenants in existing structures as well. In many cases signage is treated as an afterthought and is not well integrated with the building design. Many aspects of signage detract from the pedestrian experience including incompatible size, color, materials, location, as well as the proliferation of signs at a single location. Specific development standards governing the size and location of signs are provided in Chapter 10.72 of the Manhattan Beach Municipal Code.



6.1

Signs should be designed at a scale appropriate to the desired village character of downtown.

6.2

The size and location of signs should be appropriate to the specific business.

6.3 Pre-packaged "corporate" signs should be modified to a scale and location appropriate to the desired village character of downtown Manhattan Beach.

6.4 Signs should not block, or obliterate, design details of the building upon which they are placed.

6.5

Pedestrian oriented signage is encouraged. Such signs may be located on entry awnings, directly above business entrances, and "hanging signs" located adjacent to entrances.

7. "Commercial Downtown" Zoning District

Downtown Manhattan Beach is a unique commercial center providing goods and services that meet the needs of local residents and beach visitors. The purpose of the "CD" (Commercial Downtown) zoning district, which is the base land use district for Downtown, is "to accommodate a broad range of community businesses and to serve beach visitors". The perception of Downtown Manhattan Beach as a "community" serving commercial center was expressed by participants in the Downtown Strategic Action Plan. The term "community" serving business means those types of businesses that are typically smaller in nature, and that provide the type of services frequented by local residents.

The City's CG (General Commercial) zoning district, primarily located along the Sepulveda Boulevard corridor, is a more appropriate location for larger "regional" serving business such as large department stores and shopping malls. The "CG" district is intended for: "businesses not permitted in other commercial districts because they attract heavy vehicular use or have certain adverse impacts". Downtown Manhattan Beach should be preserved for those types of business that are appropriate to the "village character" of the area.

7.1

Regional serving establishments, such as this retail example, are more appropriately located within the City's General Commercial zoning districts.

7.2

Smaller, local chain establishments should be designed in a manner consistent with the local character of downtown Manhattan Beach. Such design considerations should include scale, materials, color, and signage.

7.3

Local, resident serving businesses represent the predominant commercial uses within Downtown Manhattan Beach.

Mixed Use Development - Residential / Commercial

A theme which was raised in the development of the Downtown Strategic Action Plan is the importance of a "balanced" mix of uses in downtown Manhattan Beach. This desired mix of land uses includes residential and local serving commercial. Presently, the CD (Downtown Commercial) zoning district allows residential development. One method of establishing a residential and commercial balance in downtown is the encouragement of "Mixed-use" development.

This type of development would allow retail commercial or office uses on the ground floor, and residential usage above the commercial tenants. The City's Municipal Code recognizes, and provides standards for the construction of such development.

The examples provided, located within Downtown Manhattan Beach, demonstrate how residential and commercial uses could be integrated into a single structure. The upper floors of these buildings are not used for residential purposes, but provide an adequate illustration of this type of development.

Description of Existing Development

11th Street at Manhattan Avenue

The area located at 11th Street and Manhattan Avenue is characterized by small-scale (one and two story) commercial buildings. The types of uses range from restaurants, service commercial and retail commercial. There is no single type of land use that predominates in this area. Part of the charm of this particular area is the mix of different types of commercial uses, and the "local" feel of these businesses.

This area was favorably viewed by the walking tour participants. In general the positive impressions included the streetscape elements, the pedestrian scale and character of the area. Some of the elements which create the pedestrian scale of this block are the uniformity of building setbacks, the use of awnings, and the use of pedestrian oriented signage. Despite the lack of uniformity in the types of businesses, the area maintains a very cohesive character.

Many survey respondents agreed that the building located mid-block on Manhattan Avenue between 11th Street and Manhattan Beach Boulevard served as an example of incompatible size and scale (Guideline 2.1).

Manhattan Avenue at 10th Street

To many of the survey participants this intersection best represented the character and feel that they wished to see in downtown Manhattan Beach. Positive comments received focused on the landscaping, pedestrian amenities, and the public spaces. The intersection is bordered by landscape planters on each corner and provides ample public space through the use of raised brick pavers on the east side of Manhattan Avenue. Bus stops at the intersection (north-bound and south-bound) provide seating areas adjacent to the landscape areas.

This area encompasses many of the same pedestrian elements found in the previous block (11th at Manhattan Avenue) such as pedestrian signage, setback consistency, use of awnings, etc.....as well as maintaining the same mixture of commercial uses.

Manhattan Beach Boulevard at Manhattan Avenue

This intersection is best characterized by the access provided to the Manhattan Beach Pier (via Manhattan Beach Boulevard). A concentration of eating and drinking establishments are located along Manhattan Beach Boulevard west of Manhattan Avenue, and along the west side of Manhattan Avenue (north of Manhattan Beach Boulevard).

The mix of uses becomes less intense in this area with the predominant land use being eating and drinking establishments with some retail. Retail convenience markets anchor the southeast and southwest corners of this intersection, with a bank building occupying the northeast corner. The pedestrian orientation prevalent in previous areas becomes less apparent on the north side of Manhattan Avenue as the area transitions into residential usage at 13th Street.

Manhattan Avenue at 13th Street

This area is most characterized as a transition from commercial development to residential development. Respondents indicated an interest in certain amenities such as the gaslights located along the 13th Street walk-street, and the use of "pin lights" in the adjacent street trees. There is, however, very little commercial development in this particular area.

Manhattan Beach Boulevard at Highland Avenue

This intersection is perhaps the most intense in the downtown area with a considerable amount of vehicular and pedestrian traffic. In general, this area was viewed positively by tour participants. Again the small-town, Village character of the downtown was expressed. The commercial businesses in this area include eating and drinking establishments, service commercial, and retail commercial.

The landscape planters and window boxes located adjacent to commercial storefronts were mentioned as a positive feature.

Metlox Property on Manhattan Beach Boulevard

The vacant Metlox Pottery property located at the northwest corner of Manhattan Beach Boulevard and Valley Drive presents an important focal point for future downtown development. Respondents expressed a desire to see this area integrated into the remainder of the downtown area.

Morningside Drive at 12th Street

This area is located immediately west of the vacant Metlox property.

Background

Downtown Strategic Action Plan

The Manhattan Beach City Council, in February 1995, authorized the development of a Downtown Strategic Action Plan for Downtown Manhattan Beach. The purpose of this action plan was the articulation of a "shared community vision for the downtown and to advance a set of strategic issues and actions to provide a framework for guiding future downtown decisions".

During the summer of 1996 the consultant team, led by MIG, Inc., conducted a series of community meeting and activities to develop this visioning exercise for the downtown Manhattan Beach. Specifically these activities included:

Community Meetings;
Kickoff Event / Walking Tour;
Visioning Workshop; and,
Strategic Issues / Actions Workshop.

Over 500 community members participated in the development of the Strategic Action Plan.

Strategic Issues / Actions Workshop

The Strategic Issues / Actions Workshops, held on September 7th and 21st of 1996, led to the development of specific action strategies for the following "issue categories":

Village Character;
Pedestrian Streetscape Amenities;
Downtown Livability;
Parking; and,
Downtown Business, Marketing, and Promotion

Each identified action was designed for implementation following adoption of the Strategic Action Plan.

Within the "issue category" of Village Character the following action strategies emerged:

Develop Additional Design Guidelines to Ensure Village Character;

Underground Utilities;

Revised Codes and Ordinances to allow for Outdoor Dining on Public Sidewalks or in the Public Right-of-Way;

Implement More Proactive Enforcement for Sign Maintenance; and,

Develop Gateway at Valley-Ardmore and Manhattan Beach Boulevard.

Participants in the Strategic Action Plan workshops identified the "small town / village atmosphere" of downtown Manhattan Beach as a key element in the character of the downtown. Therefore, the preservation of this village character was a major priority for the community participants. The following "key" elements were developed for the downtown:

- Maintain Downtown Village, small town atmosphere and character;
- Emphasize a safe, attractive, pedestrian friendly, 'walkable' environment;

  Maintain a healthy mix and balance of housing and commercial uses that are primarily resident-serving; and
- Promote local, community-oriented, family and cultural events in the Downtown.

Design Guidelines

As stated, the development of design guidelines for the Downtown was identified as a major action strategy. The guidelines are intended to reflect the desired village character of Downtown Manhattan Beach, as expressed by community participants. The guidelines are additionally designed to be voluntary, addressing such issues as property setbacks, facade design and other key elements.

Two-thirds of the workshop participants identified design guidelines as the preferred approach to ensuring compatibility of new development with existing development. The action steps to be taken in the development of these guidelines were identified as follows:

- Community Development Staff and Planning Commission develop architecture and site design guidelines. Consult architects and designers during the formulation to confirm feasibility;

- Include a reference to the Design Guidelines in the existing code;

- Develop a design guidelines manual with pertinent text; standards, illustrative diagrams, sketches and / or photographs;

- Review with Downtown interest groups; and,

- Conduct public meetings for input and hearings before the Planning Commission and City Council.

Applicability of Downtown Design Guidelines

The design guidelines are applicable for all commercial development in the downtown area ("CD" Zoning District). The guidelines are designed to be voluntary, but are recommended for all new development and / or redevelopment of existing commercial structures. It is intended that these guidelines will be used by architects and designers as a guide to the community's desired design features in the City's Downtown.

Consistency with General Plan and Local Coastal Program Policies

These guidelines are designed to assist in the implementation of applicable goals and policies contained in the City's General Plan. Additionally, the downtown area is located within the City of Manhattan Beach Coastal Zone and is therefore subject to the policies of the City's Local Coastal Program. The guidelines contained in this document were developed with the following policies in mind:

City of Manhattan Beach General Plan

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

Policy 1.1: Limit the height of new development to three stories where the height limit is 30 feet or to two stories where the height limit is 26 feet, in order to protect the privacy of adjacent properties, reduce shading, protect views of the ocean, and preserve the low profile image of the community.

Policy 1.2: Require the design of all new construction to utilize notches, or balconies, or other architectural details to reduce the size and bulk.

Goal 6: Continue to support and encourage the viability of the "Downtown" area of Manhattan Beach.

City of Manhattan Beach Local Coastal Program (LCP)

A. Commercial Development

II.A.2: Preserve the predominant existing commercial building scale of one and two stories, by limiting any future development to a 2-story maximum, with a 30' height limitation as required by Sections A.04.030, A.16.030, and A.60.050 of Chapter 2 of the Implementation Plan.

II.A.3: Encourage the maintenance of commercial area orientation to the pedestrian.

II.A.4: Discourage commercial lot consolidations of greater than two standard city lots.

Zoning Code Standards

For a complete listing of all development standards applicable to the Downtown area, please refer to Title 10 (Zoning Code) of the Manhattan Beach Municipal Code, and the Implementation Program of the Local Coastal Program.

Downtown Parking Requirements

Parking standards for new development, within the downtown area, are located within the Implementation Program of the City's Local Coastal Program. Although it was not the intent of the design guidelines to address the number and location of required parking, it is important that the issue of parking be given strong consideration in the design of new development. To this end, the Downtown Strategic Action Plan included a separate and independent study of Downtown Parking. Within the Issue Area of "Downtown Parking" the development of a comprehensive parking study was included as an implementation measure. This parking study was completed and is available for public review.

Downtown Design Guidelines - Study Area

The boundaries of the study area were intended to follow, as closely as possible, the boundaries developed for the Downtown Strategic Action Plan. These approximate boundaries are: 15th Street to the north; 8th Street to the south; Ocean Drive to the west; and, Valley Drive to the east.

These guidelines are also intended to approximate the stations used in the Downtown Strategic Action Plan Walking Tour held on June 8, 1997, and incorporate those features identified as important to tour participants.

The following station were used in the development of the Downtown Walking Tour:

11th Street at Manhattan Avenue;
Manhattan Avenue at 10th Street;

- Manhattan Beach Boulevard at Manhattan Avenue;
- Manhattan Avenue at 13th Street;

Manhattan Beach Boulevard at Highland Avenue;
Metlox Property;
Morningside Drive at 12th Street.

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 6.9 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 6.10 Corner entrance emphasized through unique articulation and materials

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.

Figure 6.11 Metlox Plaza features a green space and fountain surrounded by retail and restaurants.

- 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 a 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 6.12 Inviting corner entrance with tower feature

Figure 6.13 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 6.14 Upper story steps back

Figure 6.15 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 6.16 Detailed architectural treatments enhance the facade

Figure 6.17 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 6.18 Mix of high-quality building materials

Figure 6.19 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 6.20 Awnings provide cover for pedestrians

Figure 6.21 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 6.22-6.24
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 alteration of historic buildings and construction of new buildings and additions adjacent to such resources. For information pertaining to voluntary historic preservation regulations, refer to the Manhattan Beach Municipal Code - Historic Preservation Code Section 10.86 and A.86 of the Local Coastal Program (pending final Coastal Commission Approval).

Figure 6.25 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 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.
- Second-floor additions should be architecturally integrated, visually subordinate to the original building, and carefully proportioned.

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, 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 6.26-6.28
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 6.29-6.31
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 the surrounding buildings.

Figure 6.32 Landscaped character complements adjacent architecture

Figure 6.33 Vegetated bioswale filters stormwater

- 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 6.34-6.35
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, 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 6.36-6.41
Outdoor dining arrangements

Figures 6.42-6.43
Sculpture garden artwork

Figure 6.44 Green roofs absorb heat and rainwater

- 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.

Figures 6.45-6.46
Planting strips and bioswales help reduce and filter stormwater