



# 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 6<sup>th</sup> 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:

<b>Location</b>		2301 N. Sepulveda Blvd	<b>APN</b>	4171-013-029/030
<b>Site Area</b>		0.3 Acre (13, 440 sq. ft.)	<b>Permit No.</b>	BLDC-24-00407
<b>Existing Use</b>		Single-story, 6,272 sq. ft. commercial building		
<b>Proposed</b>	<b>Use</b>	7-story, 35,246 sq. ft*, multifamily residential (5 levels of residential over 2 levels of above-ground parking and 1 level of subterranean parking)		
	<b>Number of Units*</b>	40 rental units: 29 market rate, 3 moderate income, 8 low income		
	<b>Unit Mix*</b>	<ul style="list-style-type: none"> <li>• Studio: 3</li> <li>• 1 Bedroom: 24</li> <li>• 1 Bedroom + Den: 3</li> <li>• 2 Bedroom: 10</li> </ul>		
	<b>Height (from Average Grade)</b>	<ul style="list-style-type: none"> <li>• Top of parapet: 73 ft – 4 in</li> <li>• Top of elevator shaft: 75 ft – 10 in</li> </ul>		
	<b>Parking*</b>	47 vehicle spaces + 3 motorcycle spaces		
	<b>Requested Waivers/Concessions**</b>	<ul style="list-style-type: none"> <li>• Compact parking spaces in lieu of standard parking spaces</li> <li>• Additional height</li> </ul>		

\* Subsequent to the City notifying nearby property owners and residents of the project’s characteristics in January 2025, the applicant changed the project to increase the number of units from 38 to 40 units and the number of parking spaces from 45 to 47 vehicle spaces. The information contained in this notice is current as of December 4, 2025.

\*\* 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 Fatuross, at (310) 802-5512 or tfatuross@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](http://www.manhattanbeach.gov/ROD).