



# CITY OF MANHATTAN BEACH

COMMUNITY DEVELOPMENT

PLANNING DIVISION

1400 Highland Avenue, Manhattan Beach, CA 90266

[www.manhattanbeach.gov/planning](http://www.manhattanbeach.gov/planning) • (310) 802-5520

October 9, 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 City’s State-mandated 6<sup>th</sup> Cycle Housing Element. As a result of State-mandates, the City is required to review projects that 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 review, 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 exercise discretion over new housing projects.

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).

As an extension to the City’s commitment to inform the public, the proposed project scope is summarized below:

Location	3600 N. Sepulveda Blvd. (former Fry’s location)	APN	4138-020-056
Site Area	2.915 Acres (126, 972 sq. ft.)	Permit No.	BLDC-25-00529
Existing Use	Single-story, 45,954 sq. ft. vacant commercial building		
Proposed	Use	10-story and 7-story, 355,240 sq. ft. multifamily residential (over 3 levels of partially above-grade and partially subterranean parking)	
	Number of Units	273 rental units: 218 market rate, 46 low income, 9 very low income	
	Unit Mix	<ul style="list-style-type: none"> <li>• 1 Bedroom: 170</li> <li>• 2 Bedroom: 89</li> <li>• 3 Bedroom: 12</li> <li>• 4 Bedroom: 2</li> </ul>	
	Height (from average grade)	134 ft. – 1 in. (10-story structure), 81 ft. – 7 in. (7-story structure)	
	Parking	382 vehicle spaces	
	Requested Waivers/Concessions*	<ul style="list-style-type: none"> <li>• Increase maximum height</li> <li>• Reduce private open space requirement for the rental units</li> </ul>	

\* 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, Tari Kuvhengahwa, at (310) 802-5511 or [tkuvhengahwa@manhattanbeach.gov](mailto:tkuvhengahwa@manhattanbeach.gov).