



# CITY OF MANHATTAN BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

1400 Highland Avenue, Manhattan Beach, CA 90266

www.manhattanbeach.gov/plannina • (310) 802-5520

## INFORMATIONAL NOTICE OF PROPOSED MULTIFAMILY DEVELOPMENT

January 16, 2026\*\*\*


Dear Resident and/or Property Owner,

You are receiving this notice because your property or residence is within 1,000 feet of a proposed multifamily residential development project located at 201 – 207 N Sepulveda Boulevard (northwest corner of 2<sup>nd</sup> Street and Sepulveda Boulevard).

In order to comply with the requirements of State housing law<sup>1</sup>, the City must process qualifying multifamily residential projects “by right”. “By right” processing means that qualifying projects are reviewed at a staff level without a public hearing and are reviewed only for compliance with objective development standards<sup>2</sup>. Projects must be approved if they meet the objective development standards and the City has no discretion over whether to approve or deny a “by right” project if it complies with the applicable standards. In general, multifamily projects that provide affordable housing units qualify for “by-right” processing. As no public hearings will be held to consider this project, approval of the project is not appealable to the Planning Commission and/or City Council. Additionally, pursuant to State law, the project is exempt from California Environmental Quality Act (CEQA) environmental review.

Housing projects such as this project are subject to a broad array of State housing laws that supersede local regulations, and that can only be changed by the California legislature. Contact information for your State representatives is provided below:

Scan QR code to learn more on the City's website



www.manhattanbeach.gov /rod

Governor Gavin Newsom 1021 O Street, Suite 9000 Sacramento, CA 95814 (916) 445-2841 governor@governor.ca.gov	State Senator Ben Allen- District 24 1021 O Street, Suite 7610 Sacramento, CA 95814 (916) 651-4024 senator.allen@senate.ca.gov	Assemblymember Al Muratsuchi- District 66 1021 O Street, Suite 5310 Sacramento, CA 94249-0066 (916) 319-2066 assemblymember.muratsuchi@assembly.ca.gov
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**→ → → TURN TO BACK PAGE FOR SPECIFIC PROJECT DETAILS → → →**

<sup>1</sup> State Housing Element Law (Government Code Section 65580 et. seq.) and State Density Bonus Law (Government Code Section 65915 et. seq.), amongst others.

<sup>2</sup> Objective development standards can be found in the Manhattan Beach Municipal Code (or Manhattan Beach Local Coastal Program for properties within the Coastal Zone) and applicable state laws. Under California Law, an objective standard is an existing clear written rule that does not rely on personal judgement or opinion.



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The proposed project scope is:

Location		201 – 207 N. Sepulveda Boulevard	APNs	4169-014-016 4169-014-048
Site Area		0.627 Acres, 27,308 sq. ft.	Permit No.	BLDC-25-00576
Existing Use		One, single-story, 6,272 sq. ft. commercial building, and One, single-story, 1,017 sq. ft. commercial building		
Proposed	Use	One seven-story, 69,013 sq. ft., multifamily residential building (Five levels of residential over one level of above-ground parking and one level of partially subterranean parking)		
	Number of Units	60 rental units: 48 market rate, 12 low income		
	Unit Mix	<ul style="list-style-type: none"> <li>• Studio: 4</li> <li>• 1 Bedroom: 24</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Bedroom: 28</li> <li>• 3 Bedroom: 4</li> </ul>	
	Height (from Average Grade)	68 ft – 9 in		
	Parking	110 vehicle spaces		
	Requested Waivers/Concessions*	Height waiver to exceed the 36**-foot maximum height limit		
Applicant Contact Info:		SC&F Management, LLC		
Name, Company				
Email		thelocalsbuild@gmail.com		
Phone		(424) 400-4686		

\* Pursuant to State Density Bonus Law (Government Code Section 65915), developers can request that certain development standards be waived in order to facilitate the development of affordable housing units. Development standards related to public health and safety cannot be waived.

\*\* After informational notices were mailed, staff discovered that the notice incorrectly stated that the maximum allowed height is 35 feet, when in fact the correct maximum height is 36 feet as currently reflected in this document.

\*\*\* Subsequent to the City notifying nearby property owners and residents of the project's characteristics in January 2026, the applicant changed the listed project contact. The information contained in this notice is current as of May 5, 2026.

The applicant has applied for a building permit for the project. Please note that project details may change as the project moves through the City review process. As of the date of this notice, a building permit has not yet been issued for the project. As this is a private development project, it is not possible for the City to determine the timeframe for construction of the project.

If you have any questions regarding the proposed project, please reach out to the applicant via the contact information provided in the table above. Additionally, feel free to contact the City project planner, Johnathon Masi, at (310) 802-5535 or [jmasi@manhattanbeach.gov](mailto:jmasi@manhattanbeach.gov). Additional information on housing, including answers to frequently asked questions, can be found on the City's webpage at [www.manhattanbeach.gov/ROD](http://www.manhattanbeach.gov/ROD).