



**CITY OF MANHATTAN BEACH**  
**COMMUNITY DEVELOPMENT, PLANNING DIVISION**  
 1400 Highland Avenue, Manhattan Beach, CA 90266  
 planning@manhattanbeach.gov · (310) 802-5520

**INFORMATIONAL NOTICE OF PROPOSED MULTIFAMILY DEVELOPMENT**

January 21, 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 1500 Rosecrans Avenue (south side of Rosecrans Avenue, between Market Place and Manhattan Beach Marriot Drive).

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.

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



[www.manhattanbeach.gov/rod](http://www.manhattanbeach.gov/rod)

**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 are provided below:

Governor Gavin Newsom 1021 O Street, Suite 9000 Sacramento, CA 95814 (916) 445-2841 <a href="mailto:governor@governor.ca.gov">governor@governor.ca.gov</a>	State Senator Ben Allen- District 24 1021 O Street, Suite 7610 Sacramento, CA 95814 (916) 651-4024 <a href="mailto:senator.allen@senate.ca.gov">senator.allen@senate.ca.gov</a>	Assemblymember Al Muratsuchi- District 66 1021 O Street, Suite 5310 Sacramento, CA 94249-0066 (916) 319-2066 <a href="mailto:assemblymember.muratsuchi@assembly.ca.gov">assemblymember.muratsuchi@assembly.ca.gov</a>
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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:

<b>Location</b>	1500 Rosecrans Avenue	<b>APNs</b>	4138-018-045
<b>Site Area</b>	4.85 acres, 211,458 sq. ft.	<b>Permit No.</b>	PA-25-00189
<b>Existing Use</b>	Five-story, 123,325 sq. ft. commercial building		
<b>Proposed</b>	<b>Use</b>	One, 8-story, 644,663 sq. ft., multifamily residential building	
	<b>Number of Units</b>	550 rental units: 440 market rate, 80 low income, 30 very-low income	
	<b>Unit Mix</b>	<ul style="list-style-type: none"> <li>• Studio: 108</li> <li>• 1 Bedroom: 245</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Bedroom: 177</li> <li>• 3 Bedroom: 20</li> </ul>
	<b>Height (from Average Grade)</b>	89 ft	
	<b>Parking</b>	751 spaces	
	<b>Requested Waivers/Concessions*</b>	Height waiver to exceed the 60-foot maximum height limit	
<b>Applicant Contact Info:</b>		1500 Rosecrans Property Owner LLC	
<b>Name, Company</b>			
<b>Email</b>	1500rosecrans@gmail.com		
<b>Phone</b>	(323) 826-7245		

\*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.

This project application is for a preliminary planning review. A building permit application has not been submitted to the City and the City does not have construction level drawings on file. Please note that project details may change if the applicant continues to move through the City review process. 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. 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).