



CITY OF MANHATTAN BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

1400 Highland Avenue, Manhattan Beach, CA 90266

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

INFORMATIONAL NOTICE OF PROPOSED MULTIFAMILY

February 12, 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 1440 Rosecrans Avenue (north of the Manhattan Beach Country Club).

In order to comply with the requirements of State housing law¹, 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 standards². 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

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

² 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	1440 Rosecrans Avenue	APN	4138-018-022
Site Area	5.14 acre (223,794 sq. ft.)	Permit No.	PA-26-00190
Existing Use	Five-story, 78,065 sq. ft., office building		
Proposed	Use	962,456 sq. ft., multifamily residential project consisting of: <ul style="list-style-type: none"> • One, 6-story building with 240 units and 6 levels of above-ground parking • One, 7-story building with 260 units, and 7 levels of residential over one level of above-ground parking and two levels of subterranean parking 	
	Number of Units	500 rental units: 400 market rate, 100 low income	
	Height (from Average Grade)	<ul style="list-style-type: none"> • Top of parapet: 71 ft • Top of elevator shaft: 85 ft 	
	Parking	800 vehicle spaces + 250 bicycle spaces	
	Requested Waivers/Concessions*	<ul style="list-style-type: none"> • Increase height to exceed the 60-foot maximum height limit • Reduce common open space below 8% of buildable floor area 	
Applicant Contact Info:			
Name, Company	Trevor Boucher, FRH Realty LLC		
Email	trevorb@ffres.com		
Phone	(858) 626-8334		

* 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 as 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, Jaehee Yoon, at (310) 802-5513 or jyoona@manhattanbeach.gov. Additional information on housing, including answers to frequently asked questions, can be found on the City's webpage at <http://www.manhattanbeach.gov/rod>.