

Appendix 1: General Plan and Local Coastal Program Policy Direction

Land Use Element

- Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.
 - Policy LU-1.1: Limit the height of new development to three stories where the height limit is thirty feet, or two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading protect vistas of the ocean, and preserve the low-profile image of the community.
 - Policy LU-1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
- Goal LU-2: Encourage the provision and retention of private landscaped open space.
 - Policy LU-2.1: Develop landscaping standards for commercial areas that unify and humanize each district.
 - Policy LU-2.2: Preserve and encourage private open space on residential lots citywide.
 - Policy LU-2.3: Protect existing mature trees throughout the City, and encourage their replacement with specimen trees whenever they are lost or removed.
 - Policy LU-2.4: Support appropriate stormwater pollution mitigation measures.
- Goal LU-3: Achieve a strong, positive community aesthetic.
 - Policy LU-3.1: Continue to encourage quality design in all new construction.
 - Policy LU-3.2: Promote the use of adopted design guidelines for new construction in Downtown, along Sepulveda Boulevard, and other areas to which guidelines apply.
 - Policy LU-3.3: Encourage use of “stealth” design for telecommunications antenna and related facilities.
 - Policy LU-3.4: Establish and implement consistent standards and aesthetics for public signage, including City street signs.
 - Policy LU-3.5: Ensure that the sign ordinance provides for commercial signage that is attractive, non-intrusive, safe, and consistent with overall City aesthetic goals.
 - Policy LU-3.6: Encourage the beautification of the walkstreets, particularly through the use of landscaping.

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- Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.
 - Policy LU-4.1: Protect public access to and enjoyment of the beach while respecting the privacy of beach residents.
 - Policy LU-4.2: Develop and implement standards for the use of walkstreet encroachment areas and other public right-of-way areas.
 - Policy LU-4.4: Encourage the preservation and enhancement of unique residential homes and buildings throughout Manhattan Beach to preserve the culture and history of the City.
 - Policy LU-4.5: Encourage measures that recognize and work to protect buildings, landscaping, and other features important to the City's history.
 - Policy LU-4.6: When public improvements are made, they should preserve and maintain distinctive neighborhood characteristics.
- Goal LU-5: Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.
 - Policy LU-5.1: Require the separation or buffering of residential areas from businesses which produce noise, odors, high traffic volumes, light or glare, and parking through the use of landscaping, setbacks, or other techniques.
 - Policy LU-5.2: Work with all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods.
 - Policy LU-5.4: Discourage the outdoor commercial and industrial use of property adjacent to residential use.
 - Policy LU-5.5: Discourage the commercial use of walkstreet encroachment areas.
 - Policy LU-5.6: Regulate the use of and special activities conducted within public parks to minimize any adverse impact on adjacent residential neighborhoods.
 - Policy LU-5.7: Recognize the unique qualities of mixed-use areas, and balance the needs of both the residential and commercial uses.
- Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
 - Policy LU-6.1: Support and encourage small businesses throughout the City.
 - Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

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- PolicyLU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.
- Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.
- Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.
 - Policy LU-7.1: Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors.
 - PolicyLU-7.2: Encourage the use of the Downtown Design Guidelines to improve the Downtown’s visual identification as a unique commercial area.
 - Policy LU-7.3: Support pedestrian-oriented improvements to increase accessibility in and around Downtown.
 - Policy LU-7.4: Encourage first-floor street front businesses with retail, restaurants, service/commercial, and similar uses to promote lively pedestrian activity on Downtown streets, and consider providing zoning regulations that support these uses.
 - Policy LU-7.5: Support the efforts of business improvement districts (BIDs) to enhance and improve Downtown.
 - Policy LU-7.6: Recognize the unique qualities of mixed-use development, and balance the needs of both commercial and residential uses.
 - Policy LU-7.7: Encourage a future public use other than parking in the lower Pier Parking Lot.

Infrastructure Element

- Goal I-1: Provide a balanced transportation system that allows the safe and efficient movement of people, goods and services throughout the City.
 - Policy I-1.1: Review the functioning of the street system on a regular basis to identify problems and develop solutions.
 - Policy I-1.2: Improve street signage citywide, and ensure that street signs are not obscured or obstructed by vegetation or structures.
 - Policy I-1.3: Encourage the development of Transportation Demand Management (TDM) plans for all major developments or facility expansions to encourage ride-sharing and other improvements, thereby reducing vehicle trips.

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- Policy I-1.5: Investigate and encourage the use of alternative transportation systems such as intra/inter-city shuttle or trolley systems.
- Policy I-1.6: Support dial-a-ride or other para-transit systems for the senior and disabled members of the community.
- Policy I- 1.7: Consider emergency vehicle access needs when developing on-street parking and other public right-of- way development standards.
- Policy I- 1.8: Require property owners, at the time new construction is proposed, to either improve abutting public right-of-way to its full required width or to pay in-lieu fees for improvements, as appropriate.
- Policy I-1.9: Require property owners, at the time of new construction or substantial remodeling, dedicate land for roadway or other public improvements, as appropriate and warranted by the project.
- Policy I-1.10: Adopt and implement standards for public street right-of-way use for private purposes.
- Policy I-1.11: Monitor the use of public walkstreets for private purposes consistent with City standards.
- Policy I-1.12: Monitor and minimize traffic issues associated with construction activities.
- Policy I-1.13: Consider implementing a development impact fee program to collect funds from developers constructing new projects. Such fees would fund “fair-share” costs of circulation improvement projects required to mitigate project impacts.
- Goal I-2: Move commuter traffic through the City primarily on arterial streets, and on collector streets as appropriate, to protect other streets from the intrusion of commuter traffic.
 - Policy I-2.1: Encourage the use of the Neighborhood Traffic Management Program and utilize neighborhood traffic management tools to mitigate neighborhood intrusion by commuter traffic.
 - Policy I-2.2: Establish priorities and determine funding available for implementing the Neighborhood Traffic Management Program.
 - Policy I-2.3: Upgrade all major intersections and arterial streets to keep traffic moving efficiently.
 - Policy I-2.4: Require additional traffic lanes and/or other traffic improvements for ingress and egress for new development along arterials where necessary for traffic and safety reasons.
 - Policy I-2.6: Encourage the use of Intelligent Transportation Systems (ITS), such as advanced signalization, motorist information, advanced transit, advanced emergency

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vehicle access, and intelligent parking systems, as well as other appropriate communication technologies, to direct through traffic.

- Policy I-2.7: Monitor and minimize traffic issues associated with construction activities.
- Goal I-3: Ensure that adequate parking and loading facilities are available to support both residential and commercial needs.
 - Policy I-3.1: Review the existing Downtown Parking Management Program recommendations, re-evaluate parking and loading demands, and develop and implement a comprehensive program, including revised regulations as appropriate, to address parking issues.
 - Policy I-3.2: Explore opportunities for creating peripheral parking lots to serve the Downtown and North End.
 - Policy I-3.3: Periodically evaluate the adequacy of parking standards in light of vehicle ownership patterns and vehicle sizes in the City.
 - Policy I-3.4: Review development proposals to ensure potential adverse parking impacts are minimized or avoided.
 - Policy I-3.5: Encourage joint-use and off-site parking where appropriate.
 - Policy I-3.7: Require private development to provide public onstreet parking in the public right-of-way according to Public Works standards in certain areas of the City.
 - Policy I-3.8: Monitor and minimize parking issues associated with construction activities.
 - Policy I-3.9: Work to retain on-street parking in the Beach Area, particularly on Highland Avenue.
 - Policy I-3.10 Continue to work with businesses and public agencies to coordinate parking strategies.
- Goal I-4: Protect residential neighborhoods from the adverse impacts of traffic and parking of adjacent non-residential uses.
 - Policy I-4.1: Review on-street parking in neighborhoods adjacent to commercial areas where neighbors have requested such review, and develop parking and traffic control plans for those neighborhoods which are or which could potentially be adversely impacted by spillover parking and traffic.
 - Policy I-4.2: Carefully review commercial development proposals with regard to planned ingress/egress, and enforce restrictions as approved.
 - Policy I-4.3: Encourage provision of on-site parking for employees.

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- Policy I-4.4: Ensure that required parking and loading spaces are available and maintained for parking.
- Goal I-6: Create well-marked pedestrian and bicycle networks that facilitate these modes of circulation.
 - Policy I-6.1: Implement those components of the Downtown Design Guidelines that will enhance the pedestrian oriented environment.
 - Policy I-6.2: Protect the walkstreets as important pedestrian access to the beach.
 - Policy I-6.3: Monitor City standards regarding the use of public walkstreets for private purposes.
 - Policy I-6.4: Consider and protect the character of residential neighborhoods in the design of pedestrian access.
 - Policy I-6.6: Incorporate bikeways and pedestrian ways as part of the City's circulation system where safe and appropriate to do so.
 - Policy I-6.7: Encourage features that accommodate the use of bicycles in the design of new development, as appropriate.
 - Policy I-6.8: Encourage the development of recreational bicycle routes to link residential, schools, and recreational areas east of Sepulveda Boulevard with the Strand bike path.
- Goal I-7: Maintain and protect a reliable and cost effective water supply system capable of adequately meeting normal demand and emergency demand in the City.
 - Policy I-7.2: Ensure that all new development or expansion of existing facilities bears the cost of providing adequate water service to meet the increased demand which it generates.
- Goals I-8: Maintain a sewage system adequate to protect the health and safety of all Manhattan Beach residents and businesses.
 - Policy I-8.2: Ensure that all new development or expansion of existing facilities bears the cost of expanding the sewage disposal system to handle the increased load, which they are expected to handle.
- Goal I-9: Maintain a storm drainage system that adequately protects the health and safety and property of Manhattan Beach residents.
 - Policy I-9.2: Evaluate the impact of all new development and expansion of existing facilities on storm runoff, and ensure that the cost of upgrading existing drainage facilities to handle the additional runoff is paid for by the development which generates it.
 - Policy I-9.3: Support the use of storm water runoff control measures that are effective and economically feasible.

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- Policy I-9.4: Encourage the use of site and landscape designs that minimize surface runoff by minimizing the use of concrete and maximizing the use of permeable surface materials.
- Policy I-9.5: Support appropriate storm water pollution mitigation measures.
- Policy I-9.6: Discourage new development below street level in order to avoid flooding on public and private property in areas subject to flooding.
- Goal I-10: Underground utility lines throughout the community to the extent that it is economically and practically feasible.
 - Policy I-10.1: Continue to underground utilities in commercial streets using Rule 20A and other available funds.
 - Policy I-10.2: Require new commercial and industrial developments to underground utility lines or pay in-lieu fee, as appropriate.
 - Policy I-10.5: Facilities requests for street lighting, including the establishment of lighting districts to provide street lighting as needed and appropriate.
- Goal I-11: Establish a reliable communications system.
 - Policy I-11.1: Accommodate the expansion of communications networks to address the needs of City residents, businesses, and other operations.
 - Policy I-11.2: Encourage new housing, commercial/industrial development, and public facilities to accommodate all forms of telecommunications.
 - Policy I-11.3: Support regulations that minimize the visual impacts of communication systems.
- Goal I-12: Protect the quality of the environment by managing the solid waste generated in the community.
 - Policy I-12.1: Encourage maximum recycling in all sectors of the community, including residential, commercial, industrial, institutional, and the construction industry.
 - Policy I-12.2: Continue to provide and improve recycling programs to commercial establishments in the City.
 - Policy I-12.3: Encourage the maximum diversion of construction and demolition materials.
 - Policy I-12.4: Require trash haulers to track the amount of recycling in accordance with City standards.

Community Resources Element

- Goal CR-1: Maintain a park, recreation, and open space system that provides a variety of recreational opportunities accessible to all residents and meets the needs of all residents.
 - Policy CR-1.1: Promote the acquisition of properties for the purpose of conversion to parks and open space areas to meet the needs of City residents.
 - Policy CR-1.5: Accept and actively seek out the donation of private residential properties for the development of strategically located pocket parks and similar open space.
 - Policy CR-1.7: Continue to upgrade the parks and recreation system in Manhattan Beach.
 - Policy CR-1.8: Provide a range of educational and recreational activities for the youth of Manhattan Beach at the various community centers.
- Goal CR-2: Enhance cultural arts programs in the community.
 - Policy CR-2.1: Implement the Public Art Master Plan to coordinate the establishment and maintenance of art in public places.
 - Policy CR-2.2: Continue to encourage and support cultural arts programs and events.
 - Policy CR-2.3: Continue to implement the Cultural Arts Education Master Plan, as feasible.
 - Policy CR-2.4: Include artwork in City capital improvement projects.
 - Policy CR-2.5: Encourage the continuation and expansion of nonprofit charitable organizations which accept and disburse donations, funds, and gifts from the community for the support of cultural arts.
 - Policy CR-2.6: Provide cultural arts programs that offer a variety of opportunities to all age groups.
- Goal CR-4: Preserve the existing landscape resources in the City, and encourage the provision of additional landscaping.
 - Policy CR-4.1: Protect existing mature trees throughout the City and encourage their replacement with specimen trees whenever they are lost or removed.
 - Policy CR-4.2: Investigate methods to improve the quality and maintenance of street trees and public landscape improvements.
 - Policy CR-4.3: Recognize that landscaping, and particularly trees, provide valuable protection against air pollution, noise, soil erosion, excessive heat, and water runoff, and that they promote a healthy environment.
 - Policy CR-4.4: Review the tree ordinance to consider its application citywide and to determine the need to strengthen tree preservation criteria.

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- Policy CR-4.5: Discourage the reduction of landscaped open space and especially the removal of trees from public and private land.
- Policy CR-4.6: Prepare lists of appropriate landscaping materials for the climate, and encourage residents and businesses to use them.
- Goal CR-5: Conserve and protect the remaining natural resources in Manhattan Beach.
 - Policy CR-5.1: Employ principles of a sustainable environment in the development, operation, and maintenance of the community, emphasizing the importance of respecting and conserving the natural resources.
 - Policy CR-5.3: Encourage water conservation, including landscaping with drought-tolerant plants, use of reclaimed water, and recycling of cooling system water, in all development.
 - Policy CR-5.4: Educate the public about the importance of water conservation, and require new development to comply with local and State codes for water conservation.
 - Policy CR-5.5: Support expanded use of reclaimed water.
 - Policy CR-5.6: Encourage drainage designs which retain or detain stormwater run-off to minimize volume and pollutant concentrations.
 - Policy CR-5.7: Encourage the use of energy-saving designs and devices in all new construction and reconstruction.
 - Policy CR-5.8: Encourage the utilization of “green” approaches to building design and construction, including use of environmentally friendly interior improvements.
 - Policy CR-5.9: Encourage the use of public/private partnerships to upgrade existing buildings for energy efficiency, water conservation, and storm water run-off pollution reduction.
 - Policy CR-5.10 Encourage and support the use of alternative fuel vehicles, including support of charging or “fueling” facilities.
 - Policy CR-5.11: Support sustainable building practices.
- Goal CR-6: Improve air quality.
 - Policy CR-6.1: Encourage alternative modes of transportation, such as walking, biking, and public transportation, to reduce emissions associated with automobile use.
 - Policy CR-6.2: Encourage the expansion and retention of local serving retail businesses (e.g., restaurants, family medical offices, drug stores) to reduce the number and length of automobile trips to comparable services located in other jurisdictions.

Community Safety Element

- Goal CS-1: Minimize the risks to public health, safety, and welfare resulting from natural and human caused hazards.
 - Policy CS-1.3: Ensure that public and private water distribution and supply facilities have adequate capacity and reliability to supply both everyday and emergency fire-fighting needs.
 - Policy CS-1.4: Minimize the potential damage to structures and loss of life that may result from an earthquake.
 - Policy CS-1.5: Require that new developments minimize stormwater and urban runoff into drainage facilities by incorporating design features such as detention basins, on-site water features, or other strategies.
- Goal CS-3: Maintain a high level of City emergency response services.
 - Policy CS-3.4: Ensure that street signs are legible and easy to find by both emergency response personnel and the general public.
- Goal CS-4: Maintain a high level of police protection services.
 - Policy CS-4.4: Work with Los Angeles County Department of Beaches to ensure adequate police protection and emergency services to visitors and residents using the City's beaches.

Noise Element

- Goal N-1: Provide for measures to reduce noise impacts from transportation noise sources.
 - Policy N-1.1: Use proven methods of reducing the transmission of traffic noise onto adjacent noise-sensitive land uses (e.g., residences, schools, medical facilities).
 - Policy N-1.2: Ensure the inclusion of noise mitigation measures in the design of new roadway projects in Manhattan Beach.
 - Policy N-1.3: Reduce transportation noise through proper design and coordination of vehicle routing.
- Goal N-2: Incorporate noise considerations into land use planning decisions.
 - Policy N-2.2: Ensure acceptable noise levels near residences, schools, medical facilities, and other noise-sensitive areas.
 - Policy N-2.4: Encourage acoustical design in new construction.
 - Policy N-2.5: Require that the potential for noise be considered when approving new development to reduce the possibility of adverse effects related to noise generated by

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new development, as well as impacts from surrounding noise generators on the new development.

- Policy N-2.6: Work with businesses in surrounding jurisdictions to manage noise impacts on City residents and businesses.
- Goal N-3: Minimize the impact of non-transportation noise sources.
 - Policy N-3.3: Minimize impacts associated with single-event noise activities.
 - Policy N-3.4: Recognize in the Noise Ordinance that nighttime noise levels create a greater sensitivity than do daytime noise levels.
 - Policy N-3.6: Monitor and minimize noise impacts associated with construction activities on residential neighborhoods.