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Date: March 20, 2026  
To: Deanna Wallo-Whipp  
From: Brandon Straus  
Subject: 2700 Elm Ave. and 2701 Oak Ave., Manhattan Beach

You have asked for an analysis of potential development options for the two abutting lots at 2700 Elm Ave. and 2701 Oak Ave. These lots are in the RS (residential single-family) zone, Area District 2, each lot measuring approximately 4,480 square feet. There are single-family residences on each lot, both of which have undergone some internal remodeling since initial construction in the 1950's. The lot at 2700 Elm Ave. has a large palm tree in the front yard that is a "protected tree" under the City code, and therefore can be removed only under limited circumstances.



In addition, you asked for information about the Residential Overlay District that encompasses nearby properties.

Redevelopment Options

**Option 1: One New Single-Family Home on Each Existing Lot**

New single-family residences could be built on each lot, subject to the following zoning standards:

- |                 |                  |
|-----------------|------------------|
| Max. Height:    | 26 ft./2 stories |
| Front Setback:  | 20 ft.           |
| Side Setback:   | 4 ft.            |
| Corner Setback: | 4 ft.            |
| Rear Setback:   | 13.6 ft.         |

Increased side setback over 24 ft:	3 ft.
Max. Buildable Floor Area:	3,136 s.f.
Parking Enclosed Spaces:	2

Each new single-family home could include one or two Accessory Dwelling Units (ADU) or an ADU and a Junior ADU (JADU). ADUs are limited to 1,200 square feet in size and JADUs are limited to 500 square feet. ADUs and JADUs are considered part of the single-family residence and cannot be sold separately from the single-family residence. However, ADUs and JADUs may be rented.

**Option 2: Build a Duplex on Each Existing Lot**

Legislation commonly known as Senate Bill 9 (SB 9) allows the construction of a duplex residence (two rental units) on a single-family-zoned lot, subject to certain limitations, including those listed below. Each duplex unit could also include a detached ADU. All units on the lot would be under common ownership and could not be sold separately. The following limitations would apply.

Front Setback: The City generally requires a minimum 20-foot front setback in the RS zone. However, the City cannot impose this or any other zoning requirement if it would physically preclude the construction of duplex units of at least 800 square feet each on the lot.

Limited Demolition of Rental Units: No more than 25% of the exterior of the existing house can be demolished if has been occupied by a tenant in the last 3 years.

No Short-Term Rentals. New units must be rented for terms of more than 30 days.

Parking. Only one enclosed parking space would be required for each unit, other than the ADUs. Any parking spaces lost due to demolition of a garage would have to be replaced. However, in this case, since there appear to be only two existing garage spaces on a lot, and two new spaces (one per unit) are required, all existing garage spaces will be replaced without the need to add additional spaces.

**Option 3: Subdivide Each Lot into Two Lots; Build Up To Eight Units**

SB 9 allows the splitting of a single-family-zoned lot (commonly known as an urban lot split), subject to certain limitations, including those listed below. Each new lot could have either: 1) a single-family residence with an ADU; or 2) a duplex (two rental units). The units on each lot would be under common ownership and could not be sold separately.

Sizes of New Lots. The resulting lots cannot be smaller than 40% of the existing lot and must be at least 1,200 square feet.

Front Setback: The City generally requires a minimum 20-foot front setback for each lot, which limits the buildable area of each new lot, especially new lots that only have frontage on 27<sup>th</sup> Street. The City cannot impose this requirement, however, if it would physically preclude the construction of two 800-square-foot units. Therefore, at a minimum, the City must allow up to two 800-square-foot units to be built on each resulting lot.

No Demolition of Rental Units: An urban lot split is not permitted if the existing house has been occupied by a tenant in the last 3 years.

Owner Occupancy: An applicant for an urban lot split must be a natural person, not an entity, and must sign an affidavit stating that the applicant intends to occupy one of the resulting housing units as their principal residence for a minimum of 3 years from the date of the approval of the lot split.

No Short-Term Rentals. New units must be rented for terms of more than 30 days.

**Option 4: Addition/Remodel of Existing Houses**

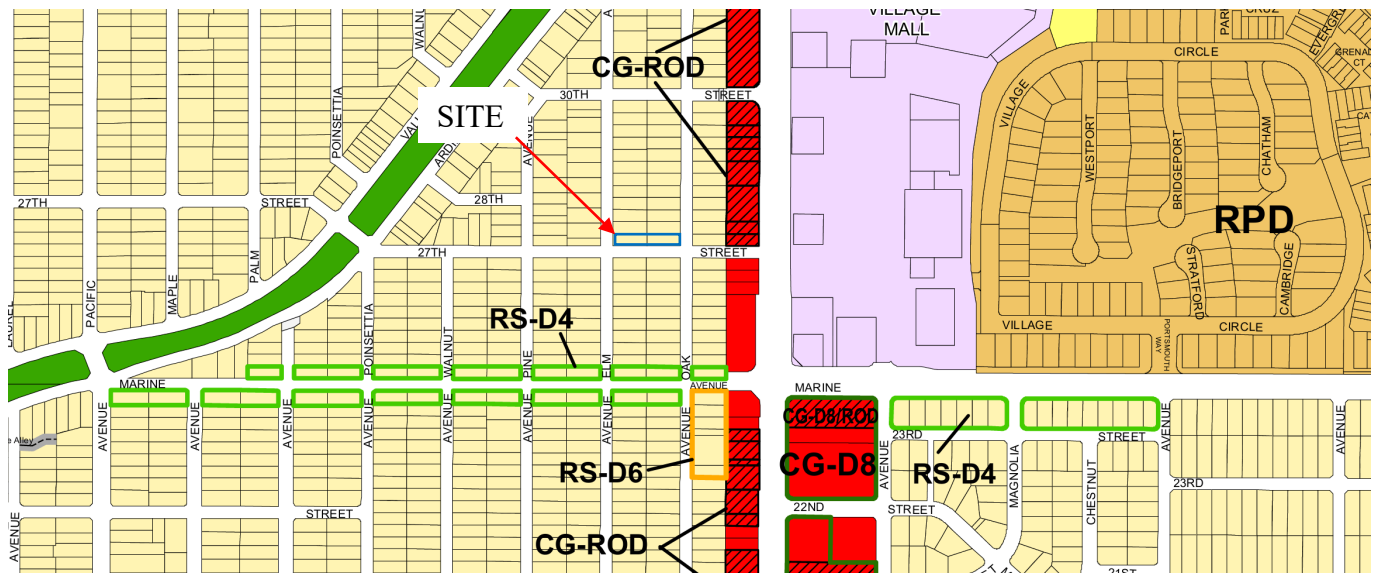
The two existing homes on the sites can be remodeled, including additions of square footage up to a maximum of 3,136 square feet on a site. There are certain limitations on remodel and addition if the existing homes are nonconforming with the current zoning standards listed above. Depending on the extent of nonconformities, the construction cost of any alteration or enlargement cannot exceed 50% of the total estimated cost of reconstructing the entire nonconforming structure, unless the proposed enlargement or alteration would eliminate the nonconformity. Surveys of the properties would be needed to determine whether there are any nonconformities. In addition installation of a fire sprinkler system would be required under certain circumstances, including if more than a cumulative 50% of the walls or ceilings are exposed.

**Option 5: Convert Existing Garages to ADUs**

The garages in each of the existing homes may be converted to ADUs, and replacement of the lost parking would not be required.

Residential Overlay District

The subject lots are one block from the Sepulveda Boulevard corridor, which has lots zoned Commercial General (CG) on each side, shown below in red. The lots that are both red and hatched are within the Residential Overlay District (ROD) and are zoned CG-ROD.



The ROD allows development of qualifying multifamily residential and mixed-use projects on these lots by-right (without a public hearing), with densities between 20 and 60 units per acre. For

example, the lot at 2700 N. Sepulveda Blvd. could have up to six residential units for a qualifying project. The ROD also has lower parking requirements than other city zones and a height limit of 36 feet. Twenty percent of the units of a ROD development must be affordable for low-income households. It may be possible for developments in the ROD to have higher densities and height limits if they meet certain State-law requirements for affordable housing.