Greenbelt Neighborhood

The Greenbelt Neighborhood offers a range of small scale residential development types and provides nearby access to commercial services along Pacific Coast Highway. Single-family homes and duplexes currently coexist side by side.

Future Vision

The intent is to maintain the building scale and form of this neighborhood, while enhancing access to local neighborhood serving commercial uses. Neighborhood commercial uses and amenities should be added to serve the needs of nearby residents.

Intended Distribution of Land Uses

The Greenbelt residential neighborhood includes low- and medium-density residential uses located between the Hermosa Valley Greenbelt towards Pacific Coast Highway.

Desired Form and Character

Building Design and Orientation

- Most lots in this neighborhood range from 2,500 to 5,000 square feet.
- Setbacks are generally smaller in this area than the predominantly single-family neighborhoods.
- Designing two to four unit complexes to resemble single-family homes with articulation and separate entrances is desirable.
- This area is similar to the Sand Section in that it contains a diversity of residential typologies on small, regularly shaped parcels. The difference is the absence of alleys, which leads to a greater need for garages to be located on front facades.

Public Realm Design

- There should be successful transitions between residential uses and adjacent retail/service uses on Pacific Coast Highway.
- Greater east-west connections for bicyclists and pedestrians should be provided with high priority walking and biking streets needed to connect this neighborhood with other areas.
- The design and orientation of buildings in this neighborhood vary due to the sloped nature of the lots.

To achieve the intent, the City should maintain the building scale and form of this neighborhood, while enhancing access to local neighborhood serving commercial uses.