

RESOLUTION NO. 22-0124

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL AFFIRMING AND UPHOLDING THE PLANNING COMMISSION'S DECISION TO AFFIRM THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF A PRECISE DEVELOPMENT PLAN, COASTAL DEVELOPMENT PERMIT, AND TENTATIVE PARCEL MAP FOR A 96,217 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL PROJECT WITH 79 RENTAL DWELLING UNITS, WITH THE APPLICANT UTILIZING A DENSITY BONUS PURSUANT TO STATE LAW, INCLUSIVE OF WAIVERS AND CONCESSIONS, AT 401 ROSECRANS AVENUE AND 3770 HIGHLAND AVENUE (HIGHROSE EL PORTO, LLC)

THE MANHATTAN BEACH CITY COUNCIL DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

SECTION 1. On March 4, 2021, Highrose El Porto, LLC (the "Applicant") submitted an application requesting approval of a Precise Development Plan, Coastal Development Permit, and Tentative Parcel Map for the demolition of a banquet facility and multiuse commercial building and subsequent construction of a 96,217 square-foot multi-family residential building with 79 rental dwelling units, with the Applicant utilizing a density bonus pursuant to State law, inclusive of waivers and concessions, at 401 Rosecrans Avenue and 3770 Highland Avenue (the "Project").

SECTION 2. On March 29, 2022, the Community Development Director approved the Project. Thereafter, the City received four appeals of the Director's decision.

SECTION 3. On June 8, 2022, the Planning Commission considered the appeals. Evidence, both written and oral, was presented to the Planning Commission, including a staff report and staff presentation. After providing an opportunity for the public, including the Applicant and appellants, to provide oral and written comments in full compliance with the Brown Act, the Commission affirmed the Director's decision. Thereafter, the City received five appeals (the "Appeals") of the Planning Commission's decision.

SECTION 4. On August 16, 2022, the City Council considered the Appeals. Evidence, both written and oral, was presented to the City Council, including a staff report, staff presentation, written material from the Applicant, appellants and the public. All persons wishing to address the Council regarding the Appeals, including the Applicant and appellants, were provided an opportunity to do so in full compliance with the Brown Act. The City Council continued the item to provide an additional opportunity for staff and the Applicant to address comments received.

SECTION 5. After providing another opportunity for the Applicant, Appellants and the public to provide comments, the City Council resumed its deliberations on the Appeals on October 18, 2022. Prior to the close of the proceeding, the City Attorney entered into the record all written material submitted in connection with the Project. The Director's decision is hereby incorporated by reference into this Resolution.

SECTION 6. Based on substantial evidence in the record, and pursuant to the Manhattan Beach General Plan, Local Coastal Program, and other applicable law, and given the limited scope of the City Council's review of this matter as required by law, the City Council hereby affirms and upholds the Planning Commission's decision to affirm the Community Development Director's approval of the Project.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED on October 18, 2022.

AYES:
NOES:
ABSENT:
ABSTAIN:

STEVE NAPOLITANO
Mayor

ATTEST:

LIZA TAMURA
City Clerk