

NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION APPROVAL OF AN APPLICATION FOR AN AMENDMENT TO A MINOR EXCEPTION AND COASTAL DEVELOPMENT PERMIT FOR A REMODEL TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 121-20TH STREET (WITHIN THE APPEAL JURISDICTION OF THE COASTAL ZONE).

The subject project was approved by the Planning Commission, per Resolution No. PC14-10 at its regular meeting of July 9, 2014.

A public hearing will be held before the City Council to consider an Appeal for an alteration to an existing non-conforming front setback for a new roof deck. The original Minor Exception and Coastal Development Permit approval allowed for an addition and alteration of the non-conforming front setback on the first and second floor. An Administrative Coastal Development permit for a new detached garage with a guest suite addition above was also previously approved. The applicant is Stephen Plache.

The project is categorically exempt (Class 32, Section 15332, Class 1, Section 15301, Class 3, Section 15303) from the requirements of the California Environmental Quality Act (CEQA) since it involves a minor alteration of an existing structure not exceeding 2,500 square feet and minor infill development within an urbanized area.

The hearing will be held: Tuesday, September 2, 2014 at 6:00 p.m.
In the Council Chambers at City Hall,
1400 Highland Avenue, Manhattan Beach

Written and Oral testimony will be accepted and considered during the public hearing. Further information may be obtained by contacting project Planner, Jason Masters, at 310-802-5515 or at jmasters@citymb.info. The project file, containing background and other information, is available for review at the Community Development Department at City Hall. A Staff Report will be available for public review at the City Clerks Office and the Community Development Department on Friday, August 29, 2014 or the City web site: <http://www.citymb.info/city-officials/city-council-meetings-agendas-and-minutes>

Written comments must be received by August 25, 2014 for inclusion in the staff report. Comments received after this date will be forwarded to the City Council prior to, or at the meeting. Oral and written testimony will be received during the public hearing.

If you challenge the proposed actions in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in correspondence delivered to the City Council at, or prior to, the public hearing.

LIZA TAMURA
City Clerk

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