

RESOLUTION NO. PC 22-07

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION AFFIRMING THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION TO APPROVE 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 DEVELOPER 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 PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On March 4, 2021, the Community Development Department received an application requesting 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 developer 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. Staff received four independent appeals of the Community Development Director's approval of the Project within the 15-day appeal period (the "Appeals").

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. All persons wishing to address the Commission regarding the Appeals were provided an opportunity to do so in full compliance with the Brown Act.

SECTION 4. Based on substantial evidence in the record, and pursuant to the Manhattan Beach Local Coastal Program and other applicable law, the Planning Commission hereby affirms the Community Development Director's approval of the Project.

SECTION 5. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the property owner. The Secretary shall make this Resolution readily available for public inspection.

(Votes and signatures on next page)

Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **June 8, 2022** and that said Resolution was adopted by the following vote:

AYES: Sistos, Dillavou, Morton, Tokashiki, Chair Ungoco

NOES:

ABSTAIN:

ABSENT:

Carrie Tai, AICP,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary