

RESOLUTION NO. 22-0124

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL AFFIRMING 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 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 CITY COUNCIL 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 four Appeals of the Community Development Director's approval. 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. Staff received five independent appeals of the Planning Commission's decision to affirm the Community Development Director's approval of the Project within the 15-day appeal period (the "Appeals").

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 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. The City Council voted to continue the item to the September 6, 2022 City Council meeting.

SECTION 5. On September 6, 2022, the City Council continued their consideration of the Appeals. Evidence, both written and oral, was presented to the City Council, 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 6. Based on substantial evidence in the record, and pursuant to the Manhattan Beach Local Coastal Program and other applicable law, the City Council hereby affirms 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 September 6, 2022.

AYES:
NOES:
ABSENT:
ABSTAIN:

STEVE NAPOLITANO
Mayor

ATTEST:

LIZA TAMURA
City Clerk