



CONSIDERATION OF AN APPLICATION FOR A 79-UNIT HOUSING PROJECT LOCATED AT 401 ROSECRANS AVENUE AND 3770 HIGHLAND AVENUE

JANUARY 19, 2023



Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.

TIMELINE

- Mar. 4
2021 Applicant applies for Precise Development Plan and associated entitlements
- Jan. 6
2021 Project application deemed complete
- Mar. 29
2022 Comm. Dev. Director approves project
- Apr.
2022 Four independent appeals submitted
- Jun. 8
2022 Planning Commission affirms Director's decision; approves project



TIMELINE

Jun.
2022

Five independent appeals filed

Aug. 16
2022

City Council consideration of appeals

Oct. 18
2022

City Council upholds appeals; project denied

Nov. 28
2022

Notice of Violation received from HCD



PROJECT OVERVIEW

- Location

- 401 Rosecrans Ave:
Tradewinds Village
- 3770 Highland Ave:
Verandas



- Precise Development Plan

- Coastal Development Permit
- Tentative Parcel Map: Merger of two lots



PROJECT OVERVIEW

- Project Scope
 - Demolition of existing structures
 - New 96,217 sq ft multi-family structure
 - 79 units (Incl. 6 units for “very low income”)
 - Vehicular access from Rosecrans Avenue
 - 4 stories at tallest point; 37 to 50 ft in height
 - Mix of studio, 1, 2, and 3-bedroom units
 - Subterranean parking garage



PROJECT OVERVIEW

- Parking
 - 127 parking spaces
 - 114 standard-sized (Incl. 48 tandem parking)
 - 13 compact-sized
 - 7 motorcycle parking
 - 27 bicycle parking
- Applicable State law requires 103 parking spaces and supports tandem parking spaces



PROJECT OVERVIEW

- Waivers per State density bonus law
 - Buildable floor area
 - Height requirements
 - Number of stories
 - Side-yard setback requirement (for electrical transformer only)
 - Rear and side yard setback requirements for building walls over 24-feet in height
- Concession
 - Maximum wall/fence height in setbacks



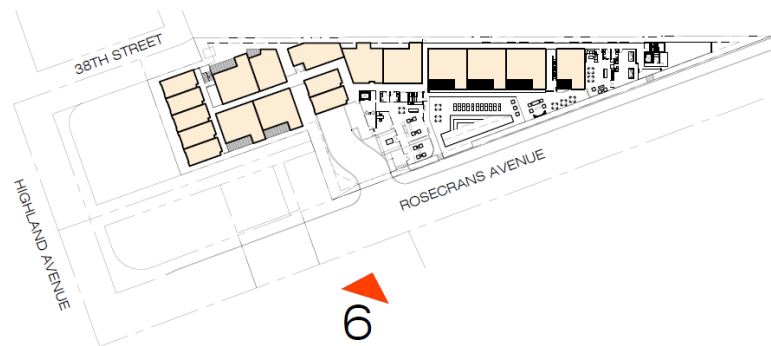
PROJECT OVERVIEW



CITY OF
MANHATTAN BEACH

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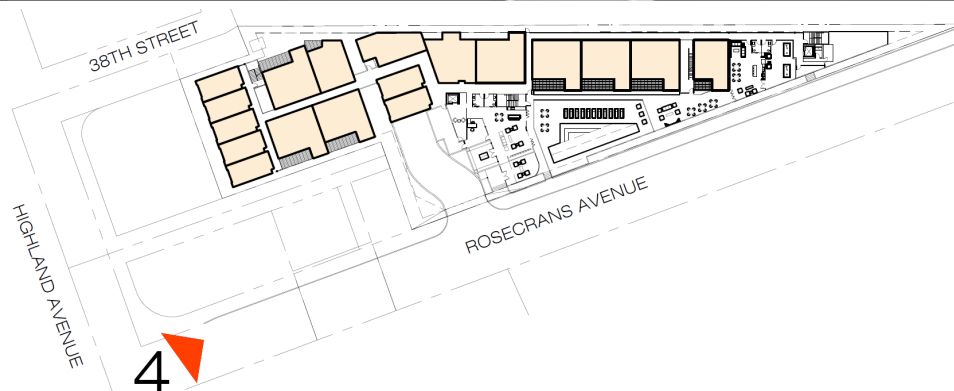
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- Negative Declaration for the mixed-use zoning (including residential) adopted in 1992 for LCP/LIP
- CA Public Resources Code Section 21080
- Pursuant to CEQA, environmental review does not apply to ministerial projects
 - No environmental review is required



PUBLIC OUTREACH

- Notice mailed on January 10, 2023 for City Council meeting
- Ad in The Beach Reporter- January 12, 2023
- Webpage-
www.manhattanbeach.gov/highrose
- Interested parties email list
 - Over 730 email addresses



STAFF RECOMMENDATION

- Adopt Resolution affirming the Planning Commission's decision to approve the project





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