



Legislation Text

File #: 24-0266, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Talyn Mirzakhanian, Community Development Director

SUBJECT:

Recent Planning Commission Quasi-Judicial Decision(s):
Consideration of a Coastal Development Permit, Use Permit, and Variance for the Demolition of an Existing Structure and the Construction of a New 4,494 Square-Foot, Nine-Room Hotel with In-Room Alcohol Cabinets at 1145 Highland Avenue (Community Development Director Mirzakanian).

INFORMATION ITEM ONLY

On July 10, 2024, the Planning Commission considered the item described below, the application for which was received by the Community Development Department on February 24, 2023.

1. Consideration of a Coastal Development Permit, Use Permit, and Variance for the demolition of an existing structure and the construction of a new 4,494 square-foot, nine-room hotel with in-room alcohol cabinets at 1145 Highland Avenue, and associated environmental determination finding the project exempt from the California Environmental Quality Act

The July 10, 2024, Planning Commission meeting was duly noticed on June 27, 2024. Staff received 15 public comments expressing support and one public comment expressing opposition in advance of the hearing, as well as two late public comments in support of the project. The applicant and applicant's architect spoke during public comment at the meeting, as did a member of the public expressing support for the project. After the close of the public hearing, the Commission expressed support for the project, but discussed adding conditions of approval relating to the loading and unloading of hotel guests, as well as adding additional electric vehicle charging capabilities. Based on substantial evidence in the record, and pursuant to the Manhattan Beach Local Coastal Program, the Planning Commission adopted the resolution, as modified, approving the project and adopting the environmental determination (5-0 ayes-nays).

Link to the Planning Commission Staff Report:

https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2024/20240710/20240710-2.pdf

Pursuant to Manhattan Beach Municipal Code Section 10.100.020, Planning Commission quasi-judicial decisions will be reviewed by the Council if two Councilmembers each file a Council review form within 15 days of the Commission's decision or if the decision is appealed by a member of the public.