



Legislation Text

File #: 19-0341, **Version:** 1

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Bruce Moe, City Manager

FROM:
Jeff Gibson, Interim Community Development Director

SUBJECT:
Recent Planning Commission Quasi-Judicial Decisions:
Use Permit- New Firehouse- 1400 Manhattan Beach Boulevard- City of Manhattan Beach (Interim
Community Development Director Gibson).
INFORMATION ITEM ONLY

On August 28, 2019, the Planning Commission considered the item described below.

Use Permit to Allow the Redevelopment of Fire Station No. 2, including Demolition of the Existing Site and Construction of a New Firehouse, Parking Lot, Landscaping, and ancillary improvements at 1400 Manhattan Beach Boulevard (City of Manhattan Beach)

On April 10, 2019, the City requested a Use Permit for the development of a new 8,530 square foot firehouse and associated improvements (Fire Station No. 2). The project includes a new two-story firehouse with a gated parking area, landscaping, and ancillary structures throughout the site. The existing site is currently improved with a 3,275 square foot single-story firehouse, parking area and ancillary improvements, which will be demolished if the Project is approved. The existing station was originally constructed in 1954 and despite being well maintained, the facility is inadequate compared to current standards for first-response facilities.

The Public Works Department has been diligently working with staff, the architects and their team, as well as the community, in order to develop a new proposal that will adequately serve the community's fire emergency needs. The new building will include a modern design while maintaining architectural features that will help the new building fit in with the surrounding residential neighborhood. The site is approximately 14,503 square feet in area and is located in the PS (Public and Semipublic district) zoning district in Area District I. City-owned Public Safety Facilities are a permitted use in the zone, however, the Use Permit process will be used to specify the development standards for the site.

Link to the Planning Commission Staff Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190522/20190522-3.pdf

STAFF'S RECOMMENDATION: APPROVE WITH CONDITIONS

In the event the Commission takes action on this item, staff will inform the Council of the decision no later than Tuesday, September 3, 2019.

Planning Commission quasi-judicial decisions can be called up for review by two Councilmembers or appealed by any member of the public within 15 days of the decision. If the Planning Commission takes action on August 28, then the appeal period for this item ends on September 12, 2019. For all requests for review, it shall be presumed that the reason for the request is that the decision may have significant and material effects on the quality of life within the City, or that the subject matter of the decision may have Citywide importance warranting review and determination by City's elected officials. Bias shall not be presumed or inferred due to a request for review.