



Legislation Details (With Text)

File #: 19-0059 **Version:** 1

Type: Info. Only - Staff Report **Status:** Agenda Ready

In control: City Council Regular Meeting

On agenda: 2/5/2019 **Final action:**

Title: Recent Planning Commission Quasi-Judicial Decision:
Use Permit, Coastal Development Permit, and Vesting Tentative Parcel Map for a Mixed-Use
Condominium Project at 3920 Highland Avenue
(Community Development Director McIntosh).
INFORMATION ITEM ONLY

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/5/2019	1	City Council Regular Meeting		

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Anne McIntosh, Community Development Director

Laurie B. Jester, Planning Manager

Eric Haaland, Associate Planner

SUBJECT:

Recent Planning Commission Quasi-Judicial Decision:
Use Permit, Coastal Development Permit, and Vesting Tentative Parcel Map for a Mixed-Use
Condominium Project at 3920 Highland Avenue
(Community Development Director McIntosh).

INFORMATION ITEM ONLY

On January 23, 2019, the Planning Commission approved the project described below:
Use Permit, Coastal Development Permit, and Vesting Tentative Parcel Map No. 82003 for
Construction of a Mixed Use Building with One Commercial Condominium Unit and Two Residential
Condominium Units at 3920 Highland Avenue.

The applicant is DIDI, LLC and the project includes the demolition of an existing apartment building and commercial structure along with the construction of a single 3-story condominium building with two levels of parking, 1 commercial condominium unit and 2 residential condominium units. The site is a commercial property located in the North-End Commercial (CNE) zone and requires a Use

Permit to allow the inclusion of residential use in the commercial zone.

After conducting three public hearings and reviewing revisions to the plans over a period of several months, on January 23, 2019, the Planning Commission adopted a Resolution to approve the Use Permit, Coastal Development Permit and Vesting Parcel Map No. 82003 along with conditions of approval, by a 2:1 vote (one absent, one recused). The Commission was concerned that the approved commercial use - artist studio - would not be viable, compatible with the commercial neighborhood and that the project design lacked a connection with the sidewalk. Conditions were included to try to address these concerns. The public commented with concerns regarding parking, construction noise, building height and the use of the basement.

Link to January 23, 2019, Planning Commission Report:

http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2019/20190123/20190123-2.pdf