



## Legislation Details (With Text)

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**File #:** 22-0479      **Version:** 1

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

**In control:** City Council Regular Meeting

**On agenda:** 11/15/2022      **Final action:**

**Title:** Recent Planning Commission Quasi-Judicial Decision:  
Consideration of a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new multi-family residential condominium structure with three units located at 216 14th Street, and adoption of an environmental determination in accordance with the California Environmental Quality Act (Dennis Cleland). (Community Development Director Tai).  
INFORMATION ITEM ONLY

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
11/15/2022	1	City Council Regular Meeting		

**TO:**  
Honorable Mayor and Members of the City Council

**THROUGH:**  
Bruce Moe, City Manager

**FROM:**  
Carrie Tai, AICP, Community Development Director

**SUBJECT:**  
Recent Planning Commission Quasi-Judicial Decision:  
Consideration of a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new multi-family residential condominium structure with three units located at 216 14th Street, and adoption of an environmental determination in accordance with the California Environmental Quality Act (Dennis Cleland). (Community Development Director Tai).  
**INFORMATION ITEM ONLY**

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On August 10, 2022, the Planning Commission considered the item described below.

1. Consideration of a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new multi-family residential condominium structure with three units located at 216 14th Street, and adoption of an environmental determination in accordance with the California Environmental Quality Act (Dennis Cleland).

On April 7, 2022, the Community Development Department received an application requesting a

Coastal Development Permit, Use Permit and Vesting Tentative Parcel Map for demolition of an existing triplex and construction of a new three-unit residential condominium building located at 216 14th Street.

The November 9, 2022 Planning Commission meeting was duly noticed on October 27, 2022, and the Planning Commission Agenda with staff report and attachments was published on November 3, 2022. Staff received one written public comment. At the meeting, three individuals spoke in opposition to the project. Based on substantial evidence in the record, and pursuant to the Manhattan Beach Local Coastal Program and other applicable law, the Planning Commission adopted the resolution approving the project, with a modified ownership name, and adopted the environmental determination, in accordance with staff's recommendation.

Link to the Planning Commission Staff Report:

[https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2022/20221109/20221109-1.pdf](https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2022/20221109/20221109-1.pdf)

Pursuant to Section 10.100.010 "Appeals" of the Manhattan Beach Municipal Code, Planning Commission quasi-judicial decisions can be called up for review by a Councilmember or appealed by any member of the public within 15 days of the decision. Because the end of the appeal period falls on Thanksgiving Day, the appeal period will be extended to the next City business day, which is Monday, November 28, 2022.