



## Legislation Text

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**File #:** 18-0245, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Anne McIntosh, Community Development Director  
Rafael Garcia, Assistant Planner

**SUBJECT:**

Recent Planning Commission Quasi-Judicial Decisions:

Master Use Permit and Tentative Tract Map No. 08249 for the Development of a Mixed-Use Building at 1701 and 1707 Artesia Boulevard (Community Development Director McIntosh).

**INFORMATION ITEM ONLY**

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On May 23, 2018, the Planning Commission considered and adopted a Resolution approving the project referenced below:

Master Use Permit and Tentative Tract Map No. 082049 for the Development of a Mixed-Use Building at 1701 and 1707 Artesia Boulevard, Manhattan Beach (1701 Artesia, LLC)

On October 26, 2016, an application was received requesting a Master Use Permit and Tentative Tract Map for the development of a 13,408.3 square foot, multi-story, mixed-use building with a 2,888 square foot office space and nine residential condominiums. The subject site presently consists of two commercially zoned lots with a total of 13,409.4 square-feet located on the northeast corner of Artesia Boulevard and Redondo Avenue. The project proposes to demolish all of the existing buildings, merge the two lots and construct a mixed-use building with two enclosed parking levels at the lower floor levels. The 2,888 square foot medical office space will be located on the second floor level and the nine residential condominiums (10,520.3 sq. ft.) are proposed on the third and fourth floor levels. The project also includes a pool deck area at the rear of the site and a variety of open space throughout. Section 10.16.020 of the City's Zoning Code requires Use Permit approval for mixed-use projects in a Local Commercial (LC) zone. Staff recommended approval and drafted conditions of approval. On May 23, 2018, the Planning Commission considered and adopted a Resolution approving the project along with the conditions of approval.

Link to the Planning Commission staff report:

[http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2018/20180523/20180523-3.pdf](http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180523/20180523-3.pdf)

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. 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.

**Attachment:**

1. Resolution No. PC 18-08