



## Legislation Text

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**File #:** 18-0286, **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

**SUBJECT:**

Recent Planning Commission Quasi-Judicial Decisions

1. Variance for Remodel/Addition of Nonconforming Home - 2801 Valley
2. Variance and Coastal Development Permit for Remodel/Addition of Nonconforming Home - 2912 Ocean
3. Planned Development Permit Amendment allowing Grocery Store Dining Area- Mother's Market

(Community Development Director McIntosh).

**INFORMATION ITEM ONLY**

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On June 13, 2018, the Planning Commission considered the items described below.

1. Variance for a Remodel/Addition to a Nonconforming Home at 2801 N Valley Drive (Powell)

On August 11, 2017, an application was received from Ray and Megan Powell to remodel and add to an existing nonconforming home, and rebuild a detached garage, on a narrow corner lot on a pronouncedly curving street. The Planning Commission approved the request as recommended by Staff.

Link to the Planning Commission staff report:

[http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2018/20180613/20180613-2.pdf](http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180613/20180613-2.pdf)

**PLANNING COMMISSION ACTION: APPROVE WITH CONDITIONS**

2. Variance and Coastal Development Permit for a Remodel/Addition to a Nonconforming Home at 2912 Ocean Drive (Strnad)

On September 19, 2017, Jeffrey Strnad submitted an application to remodel and add a third story to an existing nonconforming home on a 23-foot by 30-foot parcel. The Planning Commission approved

the request as recommended by Staff. The Commission noted that the Variance findings would also apply if the project was new construction rather than a remodel and included a provision that the applicant could apply to amend the Variance accordingly subject to a re-noticed public hearing.

Link to the planning commission staff report:

[http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2018/20180613/20180613-3.pdf](http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180613/20180613-3.pdf)

### **PLANNING COMMISSION ACTION: APPROVE WITH CONDITIONS**

3. Consideration of a Planned Development Permit Amendment to Add Eating And Drinking Establishment Use With Beer And Wine Service To A Food And Beverage Sales Use Located at 1700 Rosecrans Avenue. (Continental Development Co.- Mother's Market)

On March 7, 2018, Continental Development submitted an application to amend an existing Planned Development Permit to allow on-site dining in an existing grocery store space at 1700 Rosecrans Avenue. The Planning Commission approved the request as recommended by Staff, with a minor change specifying that landscaping shall be provided in/around the new patio dining area.

Link to the planning commission staff report:

[http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning\\_commission/2018/20180613/20180613-4.pdf](http://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2018/20180613/20180613-4.pdf)

### **PLANNING COMMISSION ACTION: APPROVE WITH CONDITIONS**

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.