



CITY OF MANHATTAN BEACH CITY HALL

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TO: Honorable Mayor and Members of the City Council
FROM: Carrie Tai, Community Development Director
MEETING: City Council Regular Meeting, October 20, 2020
SUBJECT: Agenda Item No. 14 – Update on Recent Planning Commission Quasi-Judicial Decisions
DATE: October 17, 2020

SUPPLEMENTAL REPORT

Recent Planning Commission Quasi-Judicial Decisions:

Proposed Master Use Permit for A New 162-room, 81,755 Square-Foot Hotel with Full Alcohol Service for Hotel Patrons and a New 16,348 Square-Foot Retail and Office Building; and Reduced Parking with 158 Parking Spaces at 600 South Sepulveda Boulevard; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Community Development Director Tai).

SUPPLEMENT TO INFORMATIONAL MEMO (AGENDA ITEM NO. 14, October 20, 2020 AGENDA)

Item 14 on the agenda for the October 20, 2020 City Council Meeting lists the following Planning Commission quasi-judicial matters held on October 14, 2020. As shown below, the Commission continued the public hearing to the November 18, 2020 Planning Commission meeting.

Proposed Master Use Permit for A New 162-room, 81,755 Square-Foot Hotel with Full Alcohol Service for Hotel Patrons and a New 16,348 Square-Foot Retail and Office Building; and Reduced Parking with 158 Parking Spaces at 600 South Sepulveda Boulevard; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (MB Hotel Partners, LLC)

Staff received a total of 88 written public comments, with 41 comments in support of the project and 47 comments opposed to the project. The applicant spoke in favor of the project. During the public hearing by 24 public speakers provided public comment. One speaker spoke in favor of the project, while the other 23 speakers spoke in opposition to the project. The Commissioners expressed conceptual support for the project in general but directed the applicant to modify

certain elements and provide more information to address some of the Commissioners' and neighbors' concerns. The Planning Commission requested that the applicant modify compact parking spaces into standard-sized parking spaces to the extent possible (including reduction of the total number of parking spaces), provide revised plans showing the widened ramp to the subterranean garage along with improving visibility to the ramp, provide solutions for architectural screening on the hotel's eastern façade, provide a line-of-sight illustration showing views east from the hotel's eastern façade, provide an exhibit showing shadows from the proposed building(s) on the adjacent residences to the east, and provide more details on the project's landscaping on the project's northern perimeter.

Link to October 14, 2020 Planning Commission Report:

https://cms6ftp.visioninternet.com/manhattanbeach/commissions/planning_commission/2020/20201014/20201014-2.pdf