

CITY OF MANHATTAN BEACH
NOTICE OF APPLICATION FOR A COASTAL DEVELOPMENT PERMIT

The Community Development Department is currently reviewing an application for a Coastal Development Permit. The following project is located within the Coastal Zone beyond the appeal jurisdiction boundary:

Applicant: Highrose El Porto, LLC

Filing Date: Thursday, March 4, 2021

Project File Number: PE-21-00015, CDP-21-00015, SUBDIV-21-00002, PDP-21-00001

Project Location: 401 Rosecrans Avenue and 3770 Highland Avenue

Legal Description: Vacated Street and Lot 1 and Lots 16 through 27, Block 3, Tract No. 3701 (401 Rosecrans Avenue)
Lot 1, Tract No. 40624 (3770 Highland Avenue)

Project Description: The demolition of existing structures and the construction of a new 96,217 square-foot, four-story 50-foot tall multifamily residential structure containing 79 rental dwelling units, six of which will be set aside for “very low income” households, with an attached 127-car subterranean garage, located in the North End Commercial (CNE) District, Area District III. Associated project entitlements include a Tentative Parcel Map (No. 083628) for the consolidation of two parcels into one, and a Precise Development Plan for the development of affordable housing utilizing State density bonus provisions pursuant to California Government Code Section 65915. Pursuant to State and local regulations, the utilization of density bonus law and the incorporation of affordable housing qualify the project for a streamlined, administrative, non-discretionary Precise Development Plan review, which subjects all components of the application to a ministerial review process.

Environmental Description: Pursuant to Section 21080 of the California Public Resources Code, the California Environmental Quality Act (CEQA) does not apply to ministerial projects approved by public agencies. Thus, no environmental review was required.

Project Planner: Associate Planner, Ted Faturos, 310-802-5512, tfaturos@manhattanbeach.gov

Further Information: This project plans and additional project information are available for viewing on the City’s website: www.manhattanbeach.gov/highrose. The Community Development Department is also open to the public by appointment, which can be made on the Community Development Department website, via email, or phone. Please contact project planner Ted Faturos with any additional questions about this project.

Public Comments and Appeals: Written and oral comments may be submitted to the City, but must be received by 5:00 p.m. Monday, January 17, 2022. After this date, the Community Development Department will render a decision on the application. Comments should be sent to tfaturos@manhattanbeach.gov. Pursuant to State density bonus law and the Housing Element of the Manhattan Beach General Plan the project qualifies for ministerial review process where staff reviews the project for compliance with Municipal Code requirements and applicable State law, however the project is not subject to discretionary review. Any appeal of the decision would also be subject to non-discretionary review.

Date Mailed: January 6, 2022