



NOTICE OF PUBLIC HEARING
FEBRUARY 14, 2024, AT 3:00 P.M.

THE MANHATTAN BEACH PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING TO CONSIDER A USE PERMIT FOR AN EXISTING GROUND FLOOR BANK USE (CHASE) AND A NEW COMMERCIAL PARKING USE IN THE BANK'S PARKING LOT AT AN EXISTING COMMERCIAL BUILDING LOCATED AT 201 MANHATTAN BEACH BOULEVARD

- Applicant:** LAZ Parking
- Project Location:** 201 Manhattan Beach Boulevard (APN: 4179-021-018)
- Legal Description:** Portions of Vacant Right-of-Way and Lots 4 and 5, Block 66, Manhattan Beach Division No. 2
- Project Description:** A request for a Use Permit for an existing ground-floor bank use in an existing building and a new commercial parking use in the bank's parking lot when the bank is closed. No changes to the existing bank use are proposed, nor are any physical changes to the existing building proposed except for additional signage as permitted. The property is located at 201 Manhattan Beach Boulevard. The property is located in the Downtown Commercial (CD) zoning district, Area District III. Per Manhattan Beach Local Coastal Program Section A.16.020, a request to operate a ground-floor bank use or a commercial parking use in the CD zone requires approval of a use permit.
- Environmental Determination:** The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which is a Class 1 exemption. The proposed Use Permit involves the leasing of an existing private structure involving the negligible expansion of commercial operations. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.
- Project Planner:** Ted Faturos, Associate Planner, 310-802-5512, tfaturos@manhattanbeach.gov
- Meeting Date & Time:** **Wednesday, February 14, 2024. Meeting begins at 3:00 p.m.** (Item discussion time is dependent on location on the agenda.)
The Planning Commission meeting will be conducted in-person at City Council Chambers (1400 Highland Avenue) and via Zoom; instructions on registering for public participation will be included under the Public Comments section of the Planning Commission meeting agenda that will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Friday, February 9, 2024. If you want written material to be included in the agenda, please submit such material prior to Wednesday, February 7, 2024.
- Public Comments:** The Planning Commission encourages the public to participate by submitting comments in advance of the meeting. All of your comments provided by the deadlines above will be available to the Planning Commission and the public prior to the meeting. Comments received following posting of the Staff Report will be forwarded to the Planning Commission at, or prior to, the meeting. In addition, you may participate by attending the meeting in-person or joining Zoom during the meeting, instructions for which will be included on the Agenda.
- For further information, contact the project Planner. A staff report will be on the City Website (www.manhattanbeach.gov), on or before Friday, February 9, 2024.
- Published:** February 1, 2024– Beach Reporter
- Mailed:** February 1, 2024
Talyn Mirzakhanian
Community Development Director