



NOTICE OF PUBLIC HEARING

JUNE 5, 2024, AT 3:30 P.M.

THE COMMUNITY DEVELOPMENT DIRECTOR WILL CONDUCT A PUBLIC HEARING TO CONSIDER A COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 3212 THE STRAND

- Applicant:** 3212 JK LLC (Jacqueline Katz)
- Project Location:** 3212 The Strand (APN: 4175030007)
- Legal Description:** VAC ST ADJ ON SW AND EX OF ST LOT 7, BLK 35, PECKS MANHATTAN BEACH TRACT #2
- Project Description:** Consideration of a Coastal Development Permit to allow the demolition of an existing single-family residence, and construction of a new 3,907 square foot single-family residence with attached three-car garage located at 3212 The Strand. The property is located in the Medium-Density Residential (RM) zoning district, Area District III, and the appealable portion of the Coastal Zone. Per the Manhattan Beach Local Coastal Program Section A.96.040, a Coastal Development Permit is required for development within the Coastal Zone.
- Environmental Determination:** The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The proposed Coastal Development Permit involves the demolition of an existing single-family residence and the proposed construction of a new single-family residence, totaling no more than one dwelling unit. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.
- Project Planner:** Tari Kuvhengahwa, Associate Planner, 310-802-5511, tkuvhengahwa@manhattanbeach.gov
- Meeting Date & Time:** **Wednesday, June 5, 2024. Meeting Begins at 3:30 p.m.**
The Community Development Director hearing will be conducted in-person in the Police/Fire Community Room at the Manhattan Beach Police Department/Fire Department Station 1 (400/420 15th Street). The meeting agenda will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Friday, May 31, 2024. If you want written material to be included in the agenda, please submit such material prior to Wednesday, May 29, 2024.
- Public Comments:** The Planning Division encourages the public to participate by submitting comments in advance of the hearing. All comments provided by the deadlines above will be available to the Community Development Director and the public prior to the hearing. Comments received following posting of the Staff Report will be forwarded to the Community Development Director at, or prior to, the hearing. In addition, you may participate by attending and speaking at the meeting.
- For further information, contact the project Planner. A staff report will be on the City Website (www.manhattanbeach.gov), after Friday, May 31, 2024.
- Published:** May 23, 2024– Beach Reporter
- Mailed:** May 23, 2024

Adam Finestone
Planning Manager