

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Eric Haaland, Associate Planner

DATE: October 24, 2007

SUBJECT: Consideration of a Use Permit and Coastal Development for Proposed Construction of a Mixed Use Building with Three Residential Apartments and One Commercial Office Space on the Property Located at 229 12th Street (McClellan)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **TABLE** the item.

APPLICANT

Robert & Joan McClellan
820 Manhattan Avenue
Manhattan Beach, CA 90266

DISCUSSION

At its regular meeting of September 26, 2007, the Planning Commission considered the subject item and continued the public hearing. The project had been proposed as 3-story building with on-grade parking, 1 commercial space, 3 residential apartment units, and a common lobby area. The project was continued to allow the applicant to revise the plans to further address the mixed use standards of the Downtown Commercial zone regarding height and setbacks. The applicant has not yet modified the project and has no estimation of when that may occur. Staff recommends that the Planning Commission table the item, which would require re-noticing when the applicant is prepared to proceed.

c: Robert & Joan McClellan, Applicant
Srouer & Associates, Applicant Rep.
Studio 912, Architect.