



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF
THE CITY OF MANHATTAN BEACH TO CONSIDER A USE PERMIT
AMENDMENT FOR THE CONSTRUCTION OF A NEW 1,440 SQUARE FOOT
PREFABRICATED COMMERCIAL BUILDING AND OUTDOOR SEATING AREA
LOCATED AT 877 MANHATTAN BEACH BOULEVARD AND ASSOCIATED
WITH AN EXISTING OFFICE USE LOCATED AT 875 MANHATTAN BEACH
BOULEVARD

A public hearing will be held before the Planning Commission to consider the project description below:

Project Location: 877 Manhattan Beach Boulevard (Assessor's Parcel No. 4170-014-011)

Legal Description: Lot 2, Parcel Map No. 10952

Applicant: Neil Malik, on behalf of 865 MB Blvd. LLC (11100 Santa Monica Boulevard, Suite 600, Los Angeles, CA 90025)

Project Description: Consideration of a Use Permit Amendment for the construction of a new 1,440 square foot prefabricated commercial building and outdoor seating area located at 877 Manhattan Beach Boulevard and associated with an existing office use on an adjacent property located at 875 Manhattan Beach Boulevard. Parking will be provided for seven vehicles with ingress and egress from Poinsettia Avenue.

Environmental
Determination:

The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structures) for construction of a new, small commercial building at 877 Manhattan Beach Boulevard. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

Staff Member: Justin Urbanski, Associate Planner, 310-802-5517,
jurbanski@manhattanbeach.gov

Meeting

Date & Time: Wednesday, May 28, 2025. **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, May 23, 2025. If you want written material to be included in the agenda, please submit such material prior to Wednesday, May 21, 2025.

(See reverse side for continued notice)



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Public Comments: The Planning Commission encourages the public to participate by submitting comments in advance of the meeting. All 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, May 23, 2025.

Adam Finestone, AICP
Planning Manager

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