



NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL TO CONSIDER
A COASTAL DEVELOPMENT PERMIT AND TEMPORARY USE PERMIT FOR
A SPORTING EVENT AND ASSOCIATED TEMPORARY STRUCTURES
LOCATED WITHIN THE APPEALABLE JURISDICTION OF THE COASTAL
ZONE

- Applicant: City of Manhattan Beach, Parks and Recreation Department
- Application Date: Tuesday, January 27, 2026
- Project Location: Beach area south of the Manhattan Beach pier, portion of the pier, lower pier parking lots, and portion of south upper pier parking lot (1, 11, and 12 Manhattan Beach Boulevard, and 1121 Ocean Drive)
- Legal Description: A portion of the Sausal Redondo Rancho Por of Sec 25 T3S R15W, and Pier Tract Lots F-N
- Project Description: Consideration of a Coastal Development Permit and Temporary Use Permit (Case Nos. PE-26-00261, CDP-26-00161) to allow spectator bleachers, a VIP platform with alcohol service, and accessory structures, for six occurrences of the Manhattan Beach Open volleyball tournament, an annual event to be held for 4 days on or around the third weekend in August and tentatively scheduled for August 19-22, 2026, August 18-21, 2027, August 16-19, 2028, August 15-18, 2029, August 21-24, 2030, and August 20-23, 2031. The property is located in the Open Space, and Public and Semipublic zoning districts, 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 this project and the project is appealable to the California Coastal Commission.
- Environmental Determination: The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15304(e), (Minor Alterations to Land), 15311(c), (Accessory Structures), and 15323, (Normal Operation of Facilities for Public Gatherings).
- Staff Member: Fel Cortez, Assistant Planner, 310-802-5543, fcortez@manhattanbeach.gov
- Meeting Date & Time: Tuesday, March 17, 2026. Meeting Begins at 6:00 p.m.
The City Council hearing will be conducted in-person in the City Council Chambers (1400 Highland Avenue) and via zoom. The meeting agenda will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Wednesday, March 11, 2026. If you want written material to be included in the agenda, please submit such material prior to Tuesday, March 10, 2026.
- 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 City Council and the public prior to the hearing. Comments received

(See reverse side for continued notice)



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following posting of the Staff Report will be forwarded to the City Council 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 Wednesday, March 11, 2026.

Masa Alkire, AICP
Community Development Director

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