



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH TO CONSIDER A REVISED PLANNED DEVELOPMENT PLAN AMENDING AND RESCINDING ALL PRIOR APPROVALS TO ALLOW FOR THE DEMOLITION OF AN EXISTING OFFICE BUILDING, CONSTRUCTION OF A NEW POOL AND POOL AMENITIES, AND AN INCREASE IN CLUB MEMBERSHIPS FOR THE MANHATTAN COUNTRY CLUB LOCATED AT 1330-1332-1334 PARKVIEW AVENUE

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

Project Location: Portions of 1330-1332-1334 Parkview Avenue (Assessor's Parcel No. 4138-018-908)

Legal Description: Portions of Parcels 1 and 2 of Parcel Map No. 13910

Applicant: The Bay Club Company (Pete Jones), 1620 Montgomery Street, Suite 250, San Francisco, CA 94111

Project Description: Consideration of a revised Planned Development Plan amending and rescinding all prior approvals. The project would demolish the existing office building at 1334 Parkview Avenue and build additional club amenities where the office building once stood, including the construction of a new lap pool, wading pool and spa, and a 1,060 square-foot one-story pool equipment building. Additionally, the project proposes the conversion of one tennis court into two pickleball courts, and the reconfiguration of the surface parking. Upon completion of the Project, the Manhattan Country Club complex would include 15 tennis courts, 11 pickleball courts, two lap pools, one wading pool, and two spas. With removal of the existing office building, the overall building square footage at the property upon completion of the project would be reduced from approximately 88,400 square feet to 51,200 square feet. The project would also allow an increase in the maximum number of club memberships.

Environmental
Determination:

The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines, as it meets the definition of infill development; would be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations; occurs within city limits in an area totaling less than 5 acres and substantially surrounded by urban uses; would be located on a site that has no habitat for endangered, rare, or threatened species; would not result in any significant effects

(See reverse side for continued notice)

relating to traffic, noise, air quality, or water quality; and could be adequately served by all required utilities and public services. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

Staff Member: Ted Faturos, Senior Planner, 310-802-5512, tfaturos@manhattanbeach.gov

Meeting

Date & Time: Wednesday, May 13, 2026. **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 8, 2026. If you want written material to be included in the agenda, please submit such material prior to Wednesday, May 6, 2026.

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 8, 2026.

Adam Finestone, AICP
Planning Manager

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