



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION  
OF THE CITY OF MANHATTAN BEACH TO CONSIDER A VARIANCE TO  
REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FOR A NEW  
SINGLE-FAMILY DWELLING LOCATED AT 620 25<sup>TH</sup> STREET

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

Project Location: 620 25<sup>th</sup> Street (Assessor's Parcel No. 4174-022-003)

Legal Description: A portion of Lot 3, Block 86, Tract No. 2474

Applicant: Amir Zagross, 1601 N. Sepulveda Blvd. #512 Manhattan Beach, CA 90266

Project Description: Consideration of a Variance to reduce the required front yard building setback from 20 feet to 10 feet as part of the construction of a new two-story single-family residence with a basement and attached three car garage totaling 3,134 square feet of buildable floor area. The proposed reduced 10-foot front yard setback would approximately match the existing home's front yard setback, and the proposed structure will comply with all other required development standards.

Environmental  
Determination:

The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). The proposed single-family residence is consistent with zoning requirements for the site, is located within an urbanized area, and is under 10,000 square feet in size. 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 13, 2026. Meeting Begins at 3:00 PM;** (Item discussion time is dependent on location on the agenda.)

The Planning Commission meeting will be conducted in-person at the 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](http://www.manhattanbeach.gov)), on or before Friday, May 8, 2026.

Adam Finestone, AICP  
Planning Manager

Published: April 30, 2026 – Beach Reporter

Mail: April 30, 2026