

CITY OF MANHATTAN BEACH
NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Manhattan Beach Planning Commission will not meet at their regular meeting on Tuesday, March 21, 2017 and will hold a special meeting and convene on Tuesday, March 28, 2017 at 6:30 p.m. at City Hall to conduct the following public hearing.

Ordinance Amendment Application 16-3: To modify the Manhattan Beach Land Use Ordinance in the following ways: Modification of the use chart and land use descriptions to allow some uses under interim use permits. Changes to the use chart include adding commercial use-other and home business to the chart and removing dwelling associated with commercial use. The changes would include updating the uses and permitting requirements (allowed, permitted, CUP, IUP or prohibited) in the residential shoreline, rural residential, commercial, commercial shoreland, public and open district uses.

The proposal would also add and modify definitions for retail store, water oriented commercial, commercial use-other, commercial use, home occupation, home business, and modify the interim use permit criteria and performance standards. Add rear setbacks for structures in all zoning districts. Modify the commercial use standards and Home Occupation and Home Business performance standards. Also, modify the screening standards to requirements to include interim use permits. Applicant: City of Manhattan Beach. The proposed language in its entirety are available at City Hall, or by email request.

All interested persons are invited to attend these hearings and be heard or send written comments to City Hall or via email at darrin.welle@njpacoop.org. A quorum of the City Council may be present at the planning commission meeting, but will not hold deliberations or make any decisions.

Darrin Welle, Zoning Administrator
City of Manhattan Beach