

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 12, 2025**

Teleconferencing Vice-Chair Dillavou, 8111 Douglas Avenue, Dallas, TX 75225  
Teleconferencing Commissioner Tokashiki, 50 Canyon Boulevard, Mammoth Lakes, CA 93546

**A. CALL MEETING TO ORDER**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California was held in a hybrid format (Zoom and in person, City Council Chambers, 1400 Highland Avenue) on the 12<sup>th</sup> day of March, 2025. **Chair Sistos** called the meeting to order at the hour of 3:01 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Commissioners Tokashiki (remote), Ungoco, Hackett, Vice-Chair Dillavou (remote),  
Chair Sistos  
Absent: None  
Others Present: Ryan Heise, Acting Community Development Director  
Adam Finestone, AICP, Planning Manager  
David Snow, Assistant City Attorney  
Johnathon Masi, Associate Planner  
Tari Kuvhenguhwa, Associate Planner  
Tatiana Maury, Agenda Host

**D. APPROVAL OF AGENDA**

A motion was made and seconded (Hackett/Ungoco) to approve the agenda with no changes.

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos  
Noes: None  
Absent: None  
Abstain: None

**Agenda Host Maury** announced the motion passed 5-0.

**E. AUDIENCE PARTICIPATION – None**

**F. APPROVAL OF THE MINUTES**

03/12/25-1. Regular Meeting – February 26, 2025

**Chair Sistos** requested additional clarifying language to be added to the second Public Hearing agenda

item (02/26/25-3), specifically noting public notice protocols for future Residential Overlay District (ROD) sites. Seeing no other changes from the other Commissioners, it was moved and seconded (Ungoco/Hackett) to approve the minutes as with revisions requested by Chair Sistos.

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos  
Noes: None  
Absent: None  
Abstain: None

**Agenda Host Maury** announced the motion passed 5-0.

## **G. PUBLIC HEARINGS**

03/12/25-2. Consideration of a Use Permit Amendment to allow off-sale of distilled spirits in addition to the existing allowance for off-sale beer and wine, and to allow the business to open one hour earlier (5:00 a.m. – 12:00 a.m. daily) than previous permitted (6:00 a.m. – 12:00 a.m. daily) in conjunction with the operation of an existing service station and convenience store (Arco/ampm) located at 1002 Manhattan Beach Boulevard, and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act. (Planning Case Nos. PE-23-00118/UP-24-00027)

**Chair Sistos** announced the item and asked if the Commissioners had any ex parte communications. Confirming there are none, **Chair Sistos** requested a staff report.

**Planning Manager Finestone** introduced **Associate Planner Johnathon Masi** who presented the staff report, providing an overview of the project, and making himself available for questions.

Commissioners asked and **Associate Planner Masi** answered questions regarding the type and volume of alcohol that will be sold behind the register and operating hours.

**Commissioner Ungoco** asked how credible the use of AI chat boxes are as legal arguments, in which **Assistant Attorney David Snow** replied that it is evidence that is in the record and up to the Commissioners' discretion to weigh in on the credibility and factor into their decision.

Seeing there were no other questions from the Commissioners, **Chair Sistos** opened the public hearing.

**Brandon Strauss**, from Srour & Associates spoke on behalf of the applicant, presenting a brief history and outlining the requested conditions, asking the Commission to eliminate condition 14, which addresses service levels for refuse and the construction of a new trash enclosure. Mr. Straus stated that the sale of distilled spirits will result in a negligible increase in cardboard waste and that constructing a new trash enclosure will cost tens of thousands of dollars which will offset the business benefit of selling distilled spirits.

**Kyle Ransford**, the applicant, provided a brief background of the site and touched on small business challenges.

**Vice Chair Dillavou** asked if the gas pump hours of operation act independently of the convenience store, in which Mr. Ransford stated that per state law gas pumps are only open when there is an employee on-site.

Commissioners reiterated questions regarding the volume and location of distilled spirits and hard liquor in the store and operating hours, in which **Mr. Ransford** answered.

**Vice Chair Dillavou** asked staff to reiterate the Use Permit Amendment conditions approved for Chevron located at 3633 North Sepulveda Boulevard in Resolution No. PC 24-04 to foster consistency between local service stores. **Mr. Ransford** stated he would like the conditions to mirror those of Chevron.

Resident **Char Brykalski** voiced her opposition to the Use Permit, listing multiple grocery stores nearby that sell already sell alcohol and stating her opposition to the proposed change in operating hours.

Resident **Jane Franklin** also voiced her concerns, specifically related to noise and visitors playing soccer with open containers of alcohol in the parking lot during the day.

**Chair Sistos** closed the public hearing and invited Commission discussion.

Commissioners deliberated on operating hours and local convenience stores that have ABC/Type 21 licenses.

**Commissioner Hackett** asked about the allegation of visitors playing soccer with open containers of alcohol in the service station's parking lot, in which **Mr. Ransford** stated he has no knowledge of open containers of alcohol being consumed at his business.

**Chair Sistos** asked and **Mr. Ransford** answered questions related to parking.

**Chair Sistos** and **Commissioner Hackett** asked for clarification on the trash enclosure component of the use, in which **Associate Planner Masi** responded that with the approval of the Use Permit, trash is expected to increase and that the existing trash enclosure does not comply with current standards, although it is legally non-conforming.

**Vice Chair Dillavou** revisited his question asking about the conditions approved in Resolution No. PC 24-04 to keep the proposed conditions of approval consistent with what the Commission approved for Chevron. **Planning Manager Finestone** listed the conditions.

**Chair Sistos** stated that she would like to see more active management on the site, specifically with the backside of the business, and requested adding a condition for noise.

Commissioners held an extensive discussion on operating hours, trash enclosure, and alcohol licensing.

**Chair Sistos** reopened the public hearing.

**Mr. Ransford** stated that he is open to shifting the hours of operation to open earlier but is hesitant about closing an hour earlier, as discussed by Commissioners.

Resident **Char Brykalski** expressed her concerns with lighting and approving the alcohol license, and **Jane Franklin** asked for clarification on the operating hours in the previous decades.

**Chair Sistos** closed public hearing and reopened Commissioner discussion.

**Vice Chair Dillavou** asked staff on their proposal for the trash enclosure component of the Use Permit, and **Assistant City Attorney Snow** confirmed that it is a code requirement. **Acting Community Development Director Heise** provided the option for the applicant to work with the Public Works Department to possibly modify the trash container(s) and pick-up schedule to lower cost; however, the drain and fire sprinklers are mandated due to triggered stormwater issues.

The Commission compared Chevron's resolution to the proposed conditions for approval.

**Chair Sistos** called for a brief recess at 4:58 p.m. and reconvened the meeting at 5:11 p.m.

**Planning Manager Finestone** stated the proposed conditions of approval along with amendments discussed during Commission deliberations.

After further discussion, a motion was made and seconded (Hackett/Ungoco) that the Planning Commission adopt the resolution approving the Use Permit Amendment, subject to revised conditions, and finding the project exempt from the California Environmental Quality Act (CEQA).

Roll Call:

Ayes:	Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos
Noes:	None
Absent:	None
Abstain:	None

**Agenda Host Maury** announced that the motion passed 5-0.

03/12/25-3. Consideration of a Use Permit Amendment to allow for the on-site sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an existing eating and drinking establishment located at 1209 Highland Avenue (The Rockefeller), and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act. (Planning Case Nos. PE-24-00189/UP-24-00032)

**Chair Sistos** announced the item and asked if the Commissioners had any ex parte communications. Confirming there are none, **Chair Sistos** requested a staff report.

**Planning Manager Finestone** introduced **Associate Planner Tari Kuvhenguwa** who presented the staff report, providing an overview of the project, and making herself available for questions.

Seeing no questions from Commissioners, **Chair Sistos** opened the public hearing. The applicant, **Chris Bredesen**, shared challenges the establishment has been facing without the proposed Use Permit.

**Agenda Host Maury** confirmed there was no public comment, in-person or via Zoom.

**Chair Sistos** closed the public hearing.

**Vice Chair Dillavou** expressed his support for the applicant and establishment, and **Commissioner Ungoco** stated that the Commission needs to support restaurant operators to remain competitive in an increasingly competitive space. **Chair Sistos** and **Commissioner Tokashiki** concurred.

A motion was made and seconded (Ungoco/Hackett) that the Planning Commission adopt the resolution approving the Use Permit Amendment, subject to conditions, and finding the project exempt from the California Environmental Quality Act (CEQA).

Roll Call:

Ayes:	Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos
Noes:	None
Absent:	None
Abstain:	None

#### **H. DIRECTOR'S ITEMS**

1. The ROD Community Forum has been officially scheduled for April 9, 2025, at 6 p.m. at the Joclyn Center (1601 North Valley Drive).

#### **I. PLANNING COMMISSION ITEMS**

1. **Chair Sistos** asked to revisit the provision of plaques for historically designated properties.

#### **J. TENTATIVE AGENDA – March 26, 2025**

#### **K. ADJOURNMENT**

At 5:44 p.m. it was moved and seconded (Ungoco/Hackett) to adjourn the meeting to 3:00 p.m., Wednesday, March 26, 2025. The motion passed 5-0 by roll call vote.