

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
APRIL 9, 2025**

**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 9<sup>th</sup> day of April, 2025. **Chair Sistos** called the meeting to order at the hour of 3:02 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Commissioners Tokashiki, Ungoco, Hackett, Chair Sistos  
Absent: Vice-Chair Dillavou  
Others Present: Michael Codron, Interim Community Development Director  
Adam Finestone, AICP, Planning Manager  
Quinn Barrow, City Attorney  
Tatiana Maury, Agenda Host

**D. APPROVAL OF AGENDA**

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

Roll Call:

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

**Agenda Host Maury** announced the motion passed 4-0.

**E. AUDIENCE PARTICIPATION – None**

**F. APPROVAL OF THE MINUTES**

04/09/25-1. Regular Meeting – March 12, 2025

**Chair Sistos** called for any changes; seeing none, it was moved and seconded (Hackett/Tokashiki) to approve the minutes as submitted.

Roll Call:

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

**Agenda Host Maury** announced the motion passed 4-0.

**G. GENERAL BUSINESS**

04/09/25-2. General Plan Conformity Report: City Acquisition of a Property Located at 400 Manhattan Beach Boulevard

**Chair Sistos** asked for a report staff.

**Interim Community Development Director Codron** introduced himself.

**Planning Manager Finestone** presented the staff report, providing an overview of the property.

**Chair Sistos** invited the commission to ask questions of staff, and staff responded to questions regarding future property use, market value, submitted late comment, and development procedures following the close of escrow.

**City Attorney Quinn Barrow** stated that there will be several future community forums to determine the best use of the property.

**Chair Sistos** invited public comments.

**Agenda Host Maury** confirmed there were no public comments in-person or via Zoom.

**Chair Sistos** invited Commission deliberation.

The Commissioners expressed their support during a brief deliberation.

**Chair Sistos** reopened the floor for public comments. **Micah Modugno**, resident, enquired about future community forum dates, to which **Planning Manager Finestone** responded that there will be several in the upcoming months, the first one tentatively scheduled for mid-May.

**Chair Sistos** returned to commissioner deliberation.

A motion was made and seconded (Ungoco/Hackett) that the Planning Commission adopt the resolution approving the use permit amendment, with the addition of LU-5, and finding the project exempt from the California Environmental Quality Act.

Roll Call:

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

**Agenda Host Maury** announced that the motion passed 4-0.

**H. DIRECTOR'S ITEMS**

- 1) Building permits issued for Toranj Restaurant (1019 Manhattan Beach Boulevard), Esperanza (309 Manhattan Beach Boulevard) & Veterinary Emergency Group (VEG) (1800 N Sepulveda Boulevard);
- 2) Canopy construction has been completed for the service station located at 2121 Highland Avenue; and,
- 3) The ROD Community Forum is taking place this evening (April 9<sup>th</sup>), at 6 p.m. at the Joclyn Center (1601 North Valley Drive).

**I. PLANNING COMMISSION ITEMS – None**

**J. TENTATIVE AGENDA – April 23, 2025**

**K. ADJOURNMENT**

At 3:17 p.m. it was moved and seconded (Ungoco/Hackett) to adjourn the meeting to 3:00 p.m., Wednesday, April 23, 2025. The motion passed 4-0 by roll call vote.