

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 23, 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 23rd day of April, 2025. **Vice Chair Dillavou** called the meeting to order at the hour of 3:12 p.m.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Tokashiki, Ungoco and Vice-Chair Dillavou
Absent: Commissioner Hackett and Chair Sistos
Others Present: Michael Codron, Interim Community Development Director
Adam Finestone, AICP, Planning Manager
David Snow, Assistant City Attorney
Ted Faturos, Senior Planner
Jaehee Yoon, Senior Planner
Gilbert Gamboa, Acting City Engineer
Martha Alvarez, Agenda Host

In **Chair Sistos'** absence, **Vice-Chair Dillavou** served as Chair.

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 and Acting Chair Dillavou
Noes: None
Absent: Commissioner Hackett and Chair Sistos
Abstain: None

Agenda Host Alvarez announced the motion passed 3-0-2.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

04/23/25-1. Regular Meeting – April 9, 2025

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

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco and Acting Chair Dillavou
Noes: None
Absent: Commissioner Hackett and Chair Sistos
Abstain: None

Agenda Host Alvarez announced the motion passed 3-0-2.

G. PUBLIC HEARINGS

04/23/25-2. Consideration of a Use Permit to allow the operation of a food and beverage sales use with off- sale of beer and wine, in conjunction with an ancillary eating and drinking establishment use with on-sale beer and wine, located at 1121 Artesia Boulevard, and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act. (Planning Case Nos. PE-24-00197/UP-25-00034)

Acting Chair Dillavou announced the item and asked if the Commissioners had any ex parte communications. Seeing none, **Acting Chair Dillavou** requested a staff report.

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

Acting Chair Dillavou invited questions of staff.

Commissioner Ungoco asked and **Senior Planner Faturos** answered questions regarding potential future deviations in the Use Permit.

The Chair opened the floor to public comment, starting with the Applicant.

The Applicant, co-owner **Robert Hagopian**, introduced himself and thanked staff for their dedication and effort in navigating him through the process with the City.

Acting Chair Dillavou asked about operational procedures and **Mr. Hagopian** provided a brief history and layout of the establishment.

After confirming there were no public comments in-person or via Zoom, **Acting Chair Dillavou** closed the public hearing and invited Commission deliberation.

Commissioner Ungoco and **Acting Chair Dillavou** expressed their support for the project.

A motion was made and seconded (Ungoco/Tokashiki) that the Planning Commission adopt Resolution No. PC 25-05, approving the Use Permit, subject to conditions, and finding the project exempt from further review pursuant to the California Environmental Quality Act.

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco and Acting Chair Dillavou
Noes: None
Absent: Commissioner Hackett and Chair Sistos
Abstain: None

Agenda Host Alvarez announced that the motion passed 3-0-2.

H. GENERAL BUSINESS

04/23/25-3. Determination of General Plan Consistency for the Proposed Fiscal Year 2026-2030 Five-Year Capital Improvement Program Plan

Acting Chair Dillavou announced the item and asked for the staff report.

Planning Manager Finestone introduced **Acting City Engineer Gamboa** who focused on presenting new proposed projects in the five-year Capital Improvements Projects (CIP) and made himself available for questions.

Acting Chair Dillavou invited questions from Commissioners.

Seeing none, **Acting Chair Dillavou** invited public comments.

After confirming there were no public comments in-person or via Zoom, **Acting Chair Dillavou** asked for a motion.

A motion was made and seconded (Ungoco/Tokashiki) that the Planning Commission adopt Resolution No. PC 25-06, determining that the proposed projects are consistent with the City of Manhattan Beach General Plan.

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco and Acting Chair Dillavou
Noes: None
Absent: Commissioner Hackett and Chair Sistos
Abstain: None

Acting Chair Dillavou announced the item and asked for the staff report.

Planning Manager Finestone introduced **Senior Planner Yoon** who presented the staff report and made herself available to questions from Commissioners.

Senior Planner Yoon responded to questions related to the evaluation of RHNA numbers by the California Department of Housing and Community Development (HCD).

Acting Chair Dillavou stated for the record that the report has been received and filed.

I. DIRECTOR'S ITEMS

1. Planning Manager Finestone confirmed there will be no meeting on May 14th; the next Planning Commission meeting is tentatively scheduled for May 28th.

J. PLANNING COMMISSION ITEMS

1. Commissioner Ungoco shared that he attended the last Outdoor Dining Task Force meeting and that the proposed code amendments will be implemented in various ways. **Planning Manager Finestone** stated that a study session will be taking place in May to discuss the proposed code amendments and will be taken to City Council for formal recommendation in summer of this year.

K. TENTATIVE AGENDA – May 28, 2025

L. ADJOURNMENT

At 3:48 p.m. it was moved and seconded (Ungoco/Tokashiki) to adjourn the meeting to 3:00 p.m., Wednesday, May 14, 2025 (formal cancellation posting to follow). The motion passed 3-0-2 by roll call vote.