

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Final

Wednesday, May 27, 2026

3:00 PM

City Council Chambers and Zoom

Planning Commission Regular Meeting

APPOINTED OFFICIALS

Chair Rachel Hackett

Vice Chair Joseph Ungoco

Commissioner Kristin Sistos

Commissioner Robert Tokashiki

Commissioner Dina Treyger

PLEASE NOTE THAT THE PLANNING COMMISSION MAY ACT ON ANY ITEM LISTED ON THE AGENDA.

A. CALL MEETING TO ORDER

Chair Hackett called the meeting to order.

B. PLEDGE TO THE FLAG

Vice Chair Ungoco led the Pledge of Allegiance.

C. ROLL CALL

Present 5 - Chair Rachel Hackett, Vice Chair Joseph Ungoco, Commissioner Robert Tokashiki, Commissioner Kristin Sistos, and Commissioner Dina Treyger

D. APPROVAL OF AGENDA

A motion was made by Vice Chair Ungoco, seconded by Commissioner Sistos, to approve the agenda. The motion carried by the following vote:

Aye: 5 - Chair Hackett, Vice Chair Ungoco, Commissioner Tokashiki, Commissioner Sistos and Commissioner Treyger

Nay: 0

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Chair Hackett opened the floor to public comment.

Seeing no requests to speak, Chair Hackett closed the public comments.

F. APPROVAL OF MINUTES

1. Planning Commission Minutes: [PC 26-0028](#)

This Item Contains Minutes of the Following Meeting(s):

b) Planning Commission Meeting Minutes of May 13, 2026
(Community Development Director Alkire).

APPROVE

A motion was made by Commissioner Treyger, seconded by Vice Chair Ungoco, to approve the Planning Commission Regular Meeting Minutes of May 13, 2026. The motion carried by the following vote:

Aye: 5 - Chair Hackett, Vice Chair Ungoco, Commissioner Tokashiki, Commissioner Sistos and Commissioner Treyger

Nay: 0

G. PUBLIC HEARINGS

2. Consideration of a Use Permit to allow a once-weekly Manhattan Beach Certified Farmers' Market to operate on Tuesdays between the hours of 11:00 a.m. and 3:00 p.m. in the Civic Center Parking Lot and Plaza located at 1400 Highland Avenue, and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act. [PC 26-0022](#)
- A) CONDUCT PUBLIC HEARING
B) ADOPT RESOLUTION NO. PC 26-XX

Chair Hackett announced the item and asked for the staff report.

Acting Planning Manager Jaehee Yoon introduced Associate Planner Justin Urbanski, who presented the staff report and PowerPoint presentation.

Commissioners Sistos and Vice Chair Ungoco asked questions of staff.

Associate Planner Urbanski and Community Development Director Masa Alkire responded to commissioners' questions.

Chair Hackett opened the public hearing.

The following individuals spoke:

Kelly Stroman

Michael Zislis

Seeing no further requests to speak, Chair Hackett closed the public hearing.

Chair Hackett and Vice Chair Ungoco asked questions of staff.

Community Development Director Alkire responded to commissioners' questions.

A motion was made by Commissioner Treyger, seconded by Vice Chair Ungoco, to adopt the resolution approving the Use Permit and finding the Project exempt from the California Environmental Quality Act ("CEQA"). The motion carried by the following vote:

Aye: 5 - Chair Hackett, Vice Chair Ungoco, Commissioner Tokashiki, Commissioner Sistos and Commissioner Treyger

Nay: 0

H. GENERAL BUSINESS

No items.

I. DIRECTOR AND STAFF UPDATES

Acting Planning Manager Yoon announced a series of community design workshops on Saturday, May 30th, and Sunday, May 31st, at the Joslyn Community Center, in relation to Project Pulse.

J. COMMISSION ITEMS

Vice Chair Ungoco and Commissioner Tokashiki bid farewell and reflected on their tenure upon the completion of their terms. The Planning Commission thanked them for their dedicated service and contributions to the City.

K. TENTATIVE AGENDA

Acting Planning Manager Yoon indicated that the Jun 10, 2026, Planning Commission meeting has two tentative agenda items:

- A Reorganization of the Planning Commission*
- A Public Hearing for a 1- Year Review of a Use Permit Amendment for 309 Manhattan Beach Blvd (Esperanza)*

L. ADJOURNMENT

At 3:39 PM, Chair Hackett adjourned the meeting to the June 10, 2026, Planning Commission Regular Meeting at 3:00 PM.

Lauryn Bradley
Recording Secretary

Rachel Hackett
Chairperson

ATTEST:

Jaehee Yoon, AICP
Acting Planning Manager

Masa Alkire, AICP
Community Development Director