

# City of Manhattan Beach

1400 Highland Avenue  
Manhattan Beach, CA 90266



## Meeting Minutes - Final

Wednesday, April 22, 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 Vacant*

### **CITY STAFF**

*Community Development Director Masa Alkire, AICP*

*Planning Manager Adam Finestone, AICP*

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**<https://www.manhattanbeach.gov/departments/boards-and-commissions/planning-commission>**

**A. CALL MEETING TO ORDER**

*Chair Hackett called the meeting to order.*

**B. PLEDGE TO THE FLAG**

*Commissioner Sistos led the Pledge of Allegiance.*

**C. ROLL CALL**

**Present** 3 - Chair Rachel Hackett, Vice Chair Joseph Ungoco, and Commissioner Kristin Sistos

**Absent** 1 - Commissioner Robert Tokashiki

**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:** 3 - Chair Hackett, Vice Chair Ungoco and Commissioner Sistos

**Nay:** 0

**Absent:** 1 - Commissioner Tokashiki

**E. PUBLIC COMMENTS (3 MINUTES PER PERSON)**

*Chair Hackett opened the floor to public comments.*

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

**F. APPROVAL OF MINUTES**

Planning Commission Minutes:

[PC 26-0010](#)

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

a) Planning Commission Regular Meeting Minutes of March 11, 2026  
(Community Development Director Alkire).

**APPROVE**

**A motion was made by Commissioner Sistos seconded by Vice Chair Ungoco to approve the Planning Commission Regular Meeting Minutes of March 11, 2026. The motion carried by the following vote:**

**Aye:** 3 - Chair Hackett, Vice Chair Ungoco and Commissioner Sistos

**Nay:** 0

**Absent:** 1 - Commissioner Tokashiki

**G. PUBLIC HEARINGS**

Consideration of Zone Text Amendments to the Manhattan Beach  
Municipal Code and Manhattan Beach Local Coastal Program to  
Implement Programs Outlined in the City's 6th Cycle Housing Element

[PC 26-0019](#)

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

*Planning Manager Adam Finestone introduced Associate Planner Maricela Guillean, who presented the staff report and PowerPoint presentation.*

*Associate Planner Guillean introduced Senior Planner Jaehee Yoon, who was available to answer commissioners' questions.*

*Commissioner Sistos and Chair Hackett asked questions of staff.*

*Associate Planner Guillean, Planning Manager Finestone, Community Development Director Masa Alkire, Senior Planner Yoon, and City Attorney David Snow responded to commissioner questions.*

*Chair Hackett opened the public hearing.*

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

*Commissioner Sistos and Chair Hackett asked questions of staff.*

*Planning Manager Finestone responded to commissioner questions*

**A motion was made by Commissioner Ungoco, seconded by Commissioner Sistos, that the Manhattan Beach Planning Commission adopt the resolution recommending to the City Council adoption of the proposed zone text amendments to the municipal code and local coastal program; and directed staff to include a discussion of the Planning Commission meeting deliberation in their staff report presented to the City Council. The motion carried by the following vote:**

**Aye:** 3 - Chair Hackett, Vice Chair Ungoco and Commissioner Sistos

**Nay:** 0

**Absent:** 1 - Commissioner Tokashiki

*At 4:35 PM, the Planning Commission recessed and reconvened at 4:40 PM with all Planning Commission members present.*

## **H. GENERAL BUSINESS**

Determination of General Plan Consistency for the Proposed Fiscal Year  
2027-2031 Five-Year Capital Improvement Program Plan

[PC 26-0018](#)

### **ADOPT RESOLUTION NO. PC 26-03**

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

*Planning Manager Adam Finestone introduced City Engineer Gil Gamboa, who presented the staff report.*

*Commissioner Sistos, Chair Hackett, and Vice-Chair Ungoco asked questions of staff.*

*City Engineer Gamboa, Community Development Director Masa Alkire, and Planning Manager Finestone responded to commissioner questions.*

*Chair Hackett opened the floor to public comments.*

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

**A motion was made by Commissioner Ungoco, seconded by Commissioner Sistos, that the Planning Commission adopt the resolution determining that the proposed Capital Improvement Plan projects for fiscal years 2027-2031 are consistent with the City of Manhattan Beach's General Plan. The motion carried by the following vote:**

**Aye:** 3 - Chair Hackett, Vice Chair Ungoco and Commissioner Sistos

**Nay:** 0

**Absent:** 1 - Commissioner Tokashiki

**J. DIRECTOR AND STAFF UPDATES**

*No items.*

**K. COMMISSION ITEMS**

*No items.*

**L. TENTATIVE AGENDA**

*Planning Manager Adam Finestone indicated that items for the May 13, 2026, Planning Commission meeting have not yet been determined.*

**M. ADJOURNMENT**

*At 5:12 PM, Chair Hackett adjourned the meeting to the May 13, 2026, Planning Commission Regular Meeting at 3:00 PM.*

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**Lauryn Bradley**  
**Recording Secretary**

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**Rachel Hackett**  
**Chairperson**

**ATTEST:**

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**Adam Finestone, AICP**  
**Planning Manager**

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**Masa Alkire, AICP**  
**Community Development Director**