

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Final

Wednesday, July 8, 2026

3:00 PM

Regular Meeting

City Council Chambers and Zoom

Planning Commission Regular Meeting

APPOINTED OFFICIALS

Chair Rachel Hackett

Vice Chair Kristin Sistos

Commissioner Dina Treyger

Commissioner Jill Schechter

Commissioner Robert Siemak

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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 Schecter led the Pledge of Allegiance.

C. ROLL CALL

Planning Manager Adam Finestone announced Vice Chair Sistos remote attendance in accordance with Brown Act requirements for the agenda and noticing.

Present 5 - Chair Rachel Hackett, Vice Chair Kristin Sistos, Commissioner Dina Treyger, Commissioner Jill Schecter, and Commissioner Robert Siemak

D. APPROVAL OF AGENDA

A motion was made by Commissioner Treyger, seconded by Commissioner Schecter, that this item be accept. The motion carried by the following vote:

Aye: 5 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger, Commissioner Schecter and Commissioner Siemak

Nay: 0

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Chair Hackett opened the floor to public comments.

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

F. APPROVAL OF MINUTES

1. Planning Commission Minutes: [PC 26-0039](#)
This Item Contains Minutes of the Following Meeting(s):
a) Planning Commission Regular Meeting Minutes of June 24, 2026.

APPROVE

A motion was made by Commissioner Siemak, seconded by Chair Hackett, that this item be accept. The motion carried by the following vote:

Aye: 4 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger and Commissioner Siemak

Nay: 0

Abstain: 1 - Commissioner Schecter

G. PUBLIC HEARINGS

2. Continued Public Hearing to Consider Adoption of Resolution No. PC 26-07 to Amend the Permitted Hours of Operation for an Existing Eating and Drinking Establishment Located at 309 Manhattan Beach Boulevard. [PC 26-0038](#)

**A) CONDUCT AND CLOSE THE CONTINUED PUBLIC
HEARING**

B) ADOPT RESOLUTION NO. PC 26-07

Attachments: [Vicinity Map - 309 Manhattan Beach Boulevard](#)
[Draft Resolution No. PC 26-07](#)
[Resolution No. PC 24-13](#)
[June 10, 2026 - Planning Commission Staff Report \(Web-Link Provided\)](#)
[Late Public Comment - June 10, 2026 Planning Commission Meeting](#)
[October 9, 2024 - Planning Commission Staff Report \(Web-Link Provided\)](#)

Planning Manager Finestone introduced Associate Planner Tari Kuvhenguwa, who provided the staff report and Powerpoint presentation.

Vice Chair Sistos asked questions of staff.

Associate Planner Kuvhenguwa responded to commissioner questions.

Chair Hackett opened the public hearing. The following individual spoke:

Jordan Cressman (applicant)

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

Chair Hackett, Commissioners Siemak, Treyger, and Schechter asked questions of staff.

Planning Manager Finestone responded to commissioner questions.

A motion was made by Commissioner Schechter, seconded by Commissioner Treyger, that this item be accept. The motion carried by the following vote:

Aye: 5 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger, Commissioner Schechter and Commissioner Siemak

Nay: 0

3. Consideration of Omnibus Zone Text Amendments to the Manhattan Beach Municipal Code and Manhattan Beach Local Coastal Program to Clarify Existing Regulations, Ensure Internal Consistency, and Maintain Compliance with State Laws

[PC 26-0041](#)

Attachments: [1. Draft Resolution](#)
 [2. Draft Code Amendments: MBMC and MBLCP \(Redline Version\)](#)
 [3. Diagrams related to code amendments](#)

Planning Manager Finestone introduced Associate Planner Maricela Guillean, who provided the staff report and Powerpoint presentation.

Vice Chair Sistos, Commissioners Siemak, Schechter, and Treyger asked questions of staff.

Associate Planner Guillean, Community Development Director Masa Alkire, Planning Manager Finestone, and City Attorney Quinn Barrow responded to commissioner questions.

Chair Hackett opened the public hearing.

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

Chair Hackett asked questions of staff.

Associate Planner Guillean responded to commissioner questions.

A motion was made by Commissioner Siemak, seconded by Commissioner Schechter, that this item be accepted. The motion carried by the following vote:

Aye: 5 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger, Commissioner Schechter and Commissioner Siemak

Nay: 0

H. GENERAL BUSINESS

No items.

I. DIRECTOR AND STAFF UPDATES

Planning Manager Finestone provided updates on the following items:

-A small hotel project at 1145 Highland Avenue was granted an extension for project approval.

-Housing Element Zoning Text Amendments were adopted by the City Council on July 07, 2026.

-Project Pulse open house: conceptual design preview is Wednesday, July 15, 2026 at the Joslyn Community Center from 6:00 p.m. to 8:00 p.m.

J. COMMISSION ITEMS

No items.

K. TENTATIVE AGENDA

Planning Manager Finestone indicated that the July 22, 2026 Planning Commission Meeting has no items and may be canceled.

L. ADJOURNMENT

At 3:48 PM, Chair Hackett adjourned the meeting to the July 22, 2026 Planning Commission Meeting at 3:00 PM.

Rayvin Dennis
Recording Secretary

Rachel Hackett
Chair Person

ATTEST:

Adam Finestone, AICP
Planning Manager

Masa Alkire, AICP
Community Development Director