

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Final

Wednesday, May 13, 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

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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

Vice Chair Ungoco led the Pledge of Allegiance.

C. ROLL CALL

Present 5 - Chair Rachel Hackett, Commissioner Robert Tokashiki, Vice Chair Joseph Ungoco, 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: 3 - Chair Hackett, Vice Chair Ungoco and Commissioner Sistos

Nay: 0

Abstain: 2 - Commissioner Tokashiki and Commissioner Treyger

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

1. Planning Commission Minutes:

[PC 26-0020](#)

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

- a) Planning Commission Regular Meeting Minutes of April 22, 2026

APPROVE

A motion was made by Commissioner Sistos, seconded by Vice Chair Ungoco, to approve the Planning Commission Regular Meeting Minutes of April 22, 2026. The motion carried by the following vote:

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

Nay: 0

Abstain: 2 - Commissioner Tokashiki and Commissioner Treyger

G. PUBLIC HEARINGS

2. Consideration of a Planned Development Plan ("PD Plan") [PC 26-0021](#)
Amendment to amend and supersede all prior approvals to allow for the demolition of an existing office building, construction of a new pool and pool amenities, and an increase in club memberships for the continued operation of the Manhattan Country Club located at 1330-1332-1334 Parkview Avenue, and associated environmental determination finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (Planning Case Nos. PE-24-00166/PLANDEV-24-00002)

A) CONDUCT PUBLIC HEARING**B) ADOPT RESOLUTION NO. PC 26-XX**

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

Planning Manager Adam Finestone introduced Senior Planner Ted Faturos, who presented the staff report and PowerPoint presentation.

Senior Planner Faturos introduced the Applicant Matthew Stevens, project consultants, and City Traffic Engineer Erik Zandvliet, who were available to answer commissioners' questions.

Commissioners Sistos, Treyger, and Chair Hackett asked questions of staff.

Senior Planner Faturos and Planning Manager Finestone responded to commissioners' questions.

Chair Hackett opened the public hearing.

The following individuals spoke:

Matthew Stevens

Gary Briskin

Commissioners Sistos, Tokashiki, Treyger, Vice Chair Ungoco, and Chair Hackett asked questions of the applicant and staff.

Applicant Briskin, Senior Planner Faturos, and Planning Manager Finestone responded to commissioners' questions.

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

Commissioner Treyger asked questions of staff.

Planning Manager Finestone responded to commissioner's questions.

A motion was made by Commissioner Sistos, seconded by Vice Chair Ungoco, that the Planning Commission approve of the proposed Plan Development Plan to amend and supersede all prior approvals to allow for the demolition of an existing office building, construction of a new pool and pool amenities, and an increase in club memberships for the continued operation of the Manhattan Country Club located at 1330-1332-1334 Parkview Avenue, and associated environmental determination finding the project categorically exempt from further review pursuant to the California Environmental Quality Act. The motion carried by the following vote:

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

Nay: 0

At 4:20 PM, the Planning Commission recessed and reconvened at 4:25 PM with all Planning Commission members present.

3. Consideration of a Variance to reduce the required front yard building setback from 20 feet to 10 feet as part of the construction of a new two-story single-family residence with a basement and attached three-car garage, and a total buildable floor area of 3,134 square feet, located at 620 25th Street (Zagross), and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act.
(Planning Case Nos. PE-25-00235/VARIANCE-26-00003)

[PC 26-0015](#)

A) CONDUCT PUBLIC HEARING

B) ADOPT RESOLUTION NO. PC 26-XX

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

Planning Manager Adam Finestone introduced Associate Planner Justin Urbanski, who presented the staff report and PowerPoint presentation.

Commissioners Sistos, Tokashiki, and Treyger asked questions of staff.

Associate Planner Urbanski and Planning Manager Finestone responded to commissioners' questions.

Chair Hackett opened the public hearing.

The following individuals spoke:

*Austin Chavira
Melissa Spiegel
Rod Spiegel*

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

Commissioners Sistos, Treyger, and Chair Hackett asked questions of staff.

Planning Manager Finestone, Associate Planner Urbanski, and Assistant City Attorney David Snow responded to commissioners' questions.

Chair Hackett reopened the public hearing.

The following individuals spoke:

John Hamilton

Austin Chavira

Commissioners Sistos and Chair Hackett asked questions of the applicant.

Architect John Hamilton and Applicant Austin Chavira responded to commissioners' questions.

Chair Hackett closed the public hearing.

Commissioner Sistos and Chair Hackett asked questions of staff.

Planning Manager Finestone, Community Development Director Masa Alkire, and Assistant City Attorney Snow responded to commissioner's questions

Chair Hackett reopened the public hearing.

The following individuals spoke:

*John Hamilton
Austin Chavira*

Commissioner Sistos and Chair Hackett asked questions of staff.

Associate Planner Urbanski, Assistant City Attorney Snow, and Planning Manager Finestone responded to commissioners' questions.

Chair Hackett closed the public hearing.

A motion was made by Chair Hackett, seconded by Commissioner Sistos, that the consideration of a Variance to reduce the required front yard setback from 20 feet to 10 feet as apart of the construction of a new two-story single-family residence located at 620 25th Street be continued to a date uncertain to allow the applicant to explore a reduced Variance request with respect to the front yard setback. The motion carried by the following vote:

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

Nay: 0

H. GENERAL BUSINESS

No items.

I. DIRECTOR AND STAFF UPDATES

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

Planning Manager Finestone welcomed Commissioner Treyger to the Planning Commission and thanked Commissioner Tokashiki and Vice Chair Ungoco for their service on the Commission.

Lastly, Planning Manager Finestone announced that he will not attend the Planning Commission meeting scheduled for May 27, 2026, and that Senior Planner Jaehee Yoon will act as Planning Manager in his absence.

J. COMMISSION ITEMS

No items.

K. TENTATIVE AGENDA

Planning Manager Adam Finestone indicated that the May 27, 2026, Planning Commission meeting has one tentative agenda item:

- A Consideration of the Manhattan Beach Certified Farmers Market Use Permit

L. ADJOURNMENT

At 6:09 PM, Chair Hackett adjourned the meeting to the May 27, 2026, Planning Commission Regular Meeting at 3:00 PM.

Lauryn Bradley
Recording Secretary

Rachel Hackett
Chairperson

ATTEST:

Adam Finestone, AICP
Planning Manager

Masa Alkire, AICP
Community Development Director