

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MAY 11, 2022  
DRAFT**

**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 (virtually via Zoom and concurrently in person at City Hall, 1400 Highland Avenue) on the 11<sup>th</sup> day of May, 2022. Chair Morton called the meeting to order at the hour of 3:01 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Chair Morton (via Zoom), Vice Chair Ungoco, Commissioners Sistos, Dillavou, Tokashiki  
Absent: None  
Others Present: Carrie Tai, AICP, Director of Community Development  
Talyn Mirzakhonian, Planning Manager  
Elaine Yang, Associate Planner  
Fel Cortez, Agenda Host  
Rosemary Lackow, Recording Secretary

**D. APPROVAL OF AGENDA**

A motion was made and seconded (Ungoco/Sistos) to approve the agenda with no changes.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton  
Noes: None  
Absent: None  
Abstain: None

**E. AUDIENCE PARTICIPATION – None**

**F. APPROVAL OF THE MINUTES**

05/11/22-1 Regular Meeting – April 27, 2022

It was moved and seconded (Dillavou/Ungoco) to approve the minutes as submitted.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton  
Noes: None  
Absent: None  
Abstain: None

**G. PUBLIC HEARING**

05/11/22-2. Consideration of 1505 Crest Drive, a residential property in the Medium-Density Residential (RM) zoning district, for: (1) designation as a local Historic Landmark; (2) a Mills Act Contract between the property owner and the City; and (3) adoption of the associated environmental determination in accordance with the California Environmental Quality Act (CEQA). (Anderson & Dantzler)

Chair Morton announced the item and invited staff to present a report.

**Associate Planner Elaine Yang** summarized the application and staff recommended action, covering several topics including the City’s historic ordinance, and staff analysis.

There being no questions of staff, Chair Morton opened the public hearing.

**Amy Dantzler**, property owner/applicant, purchased two years ago, described her connection to the property and City and requested that the Commissioners support the subject requests for landmark designation and a Mills Act contract.

**Jenna Snow**, historic consultant for applicant, stated her agreement with the staff analysis.

**John Dumbacher**, 124 44<sup>th</sup> Street, stated he is familiar with the property and supports the staff recommendation in favor of historic designation.

**Jane Guthrie**, 417 23<sup>rd</sup> Place, Manhattan Beach Conservancy Chair and Manhattan Beach Historic Society board member, urged that the Planning Commission support the application.

**Chair Morton** closed the public hearing and invited Commission deliberation.

**Chair Morton** stated he is in favor and in a brief discussion, Commissioners Ungoco, Sistos joined in support.

A motion was made and seconded (Ungoco/Dillavou) to adopt the attached draft resolution recommending that the City Council designate the property at 1505 Crest Drive as a historic landmark, approve a Mills Act Contract between the City and the property owner, and adopt a determination of exemption under CEQA.

Roll Call:

Ayes:	Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton
Noes:	None
Absent:	None
Abstain:	None

**H. DIRECTOR’S ITEMS**

Director Tai provided updates as follows:

1. 7-Eleven Use Permit: The City Council appeal hearing is scheduled for May 17.
2. Highrose El Porto project: will be coming to the Planning Commission likely on June 8<sup>th</sup> (date not yet finalized).
3. Reminder of the upcoming reorganization of the Commission.
4. Training and seminars are being planned for the Commission for this fall. Commissioners are encouraged to notify staff of any topics or events they are interested in attending.

**I. PLANNING COMMISSION ITEMS – None**

**J. TENTATIVE AGENDA** – May 25, 2022 – no items currently scheduled - likely will be cancelled.

**K. ADJOURNMENT**

At 3:33 p.m. it was moved and seconded (Vice Chair Ungoco/Dillavou) that the meeting be adjourned to Wednesday, May 25, 2022 at 3:00 p.m. via a hybrid meeting format (at Manhattan Beach City Hall, 1400 Highland Avenue and via Zoom). The motion passed 5-0 with a roll call vote (Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton).

ROSEMARY LACKOW  
Recording Secretary

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GERRY MORTON  
Chairperson

ATTEST:

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Carrie Tai, AICP  
Community Development Director