

CITY OF MANHATTAN BEACH

1400 Highland Avenue Manhattan Beach, CA 90266
www.manhattanbeach.gov • (310) 802-5000

AGENDA

Planning Commission Regular Meeting

Wednesday, October 22, 2025
3:00 PM
City Council Chambers and Zoom



ELECTED OFFICIALS

Mayor David Lesser
Mayor Pro Tem Joe Franklin
Councilmember Nina Trieu Tarnay
Councilmember Steve S. Charelian
Councilmember Amy Thomas Howorth

EXECUTIVE TEAM

City Manager Talyn Mirzakhanian
City Attorney Quinn Barrow

City Clerk Liza Tamura	Fire Chief Jesse Alexander
Finance Director Libby Bretthauer	Community Development Director Masa Alkire
Human Resources Director Lisa Jenkins	Interim Public Works Director Toufic Semaan
Parks and Recreation Director Mark Leyman	Information Technology Director Miguel Guardado
Police Chief Rachel Johnson	

MISSION STATEMENT:

Our mission is to provide excellent municipal services,
preserve our small beach town character, and enhance the quality of life for our
residents, businesses and visitors.

MANHATTAN BEACH'S PLANNING COMMISSION WELCOMES YOU!

Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier), live streaming via the City's website, and via Zoom.

Direct URL: <https://www.zoomgov.com/j/1605795991>,

Meeting ID: 160 579 5991

The City continues to offer an opportunity to participate in Planning Commission meetings via Zoom and in-person. The Planning Commission encourages the public to participate by submitting comments in advance of the meeting, no later than 2:00 PM, the day of the meeting, via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment> or
- 2) Email to planningcommission@manhattanbeach.gov or
- 3) Telephone Message Recorded at (310) 802-5520

All of your comments provided by the deadlines above will be available to the City Council and the public prior to the meeting.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City's website at www.manhattanbeach.gov, the Police Department located at 420 15th Street, and are also on file in the Community Development Department for public inspection. Any person who has any question concerning any agenda item may call the Community Development Department at (310) 802-5520.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (310) 802-5520 (voice) or (310) 546-3501 (TDD). Notification 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City also provides closed captioning of all its Regular Planning Commission Meetings for the hearing impaired.

CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

I, Masa Alkire, Interim Community Development Director of the City of Manhattan Beach, California, state under penalty of perjury that this notice/agenda was posted on Friday, October 17, 2025, on the City's Website and on the bulletin boards of City Hall, Joslyn Community Center and Manhattan Heights.

BELOW ARE THE AGENDA ITEMS TO BE CONSIDERED. THE RECOMMENDED COMMISSION ACTION IS LISTED IMMEDIATELY AFTER THE TITLE OF EACH ITEM IN BOLD CAPITAL LETTERS.

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

A. CALL MEETING TO ORDER

B. PLEDGE TO THE FLAG

C. ROLL CALL

D. APPROVAL OF AGENDA

This is the time for the Planning Commission to:

(a) notify the public of any changes to the agenda; or

(b) rearrange the order of the agenda.

MOTION TO APPROVE AGENDA

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Speakers may provide public comments on any business/items not on the agenda. While all comments are welcome, the Brown Act does not allow the Planning Commission to take action on any item not on the agenda.

IN PERSON PUBLIC PARTICIPATION

Please complete the "Request to Address the Planning Commission" card by filling out your name, city of residence, the item(s) you would like to offer public comment, and returning it to the Clerk.

ZOOM PUBLIC PARTICIPATION

If you plan to speak during the meeting, join via Zoom at 2:45 p.m. in order to request to be on the speakers list.

a. Join Zoom Meeting via the internet (download app if needed):

Direct URL: <https://www.zoomgov.com/j/1605795991>

Meeting ID: 160 579 5991

Please name yourself to include the item(s) you wish to speak on, whether you are the applicant, and your First & Last name. Examples: G.2 – Stephanie Sanders.

b. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669-254-5252 and Enter

Meeting ID: 160 579 5991

Find your local number: <https://comb.zoom.us/j/aByWMRmYK>

Upon calling in, you will be "muted" until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it's your turn to provide Public Comment.

All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comments for which you will receive a prompt to unmute your device.

Please note, the City is not responsible for the public's use of Zoom as it relates to the software, configuration, and setting on a personal device.

F. APPROVAL OF MINUTES

1. This Item Contains the Planning Commission Regular Meeting Minutes of October 8, 2025. [PC 25-0012](#)
APPROVE

Attachments: [Planning Commission Regular Meeting Minutes of October 8, 2025](#)

G. PUBLIC HEARINGS

At the discretion of the Chair, each speaker may speak for up to 3 minutes on each public hearing item.

2. Consideration of Code Amendments Related to the City's Long-Term Outdoor Dining Program Development [PC 25-0013](#)

Attachments: [Resolution No. PC 25-XX](#)
[Resolution No. PC 25-XX](#)
[Att 2.Exhibits.pdf](#)
[Proposed MBMC and MBLCP Text Amendments \(Redline Version\)](#)
[Final Initial Study/Negative Declaration](#)
[Planning Commission Staff Report \(October 8, 2025\) \(Web-link Provided\)](#)
[Planning Commission Staff Report \(May 28, 2025\) \(Web-link Provided\)](#)
[Parking and Public Improvements Commission Staff Report \(April 24, 2025\) \(Web-link Provided\)](#)
[Residential buffer \(50, 100, 150 feet\) to commercial properties](#)

H. GENERAL BUSINESS

Each speaker may speak for up to 3 minutes on each general business item.

I. DIRECTOR AND STAFF UPDATES**J. COMMISSION ITEMS****K. TENTATIVE AGENDA****L. ADJOURNMENT**

Adjourning to Wednesday, November 12, 2025, Planning Commission Regular Meeting at 3:00 PM.

M. FUTURE MEETINGS

*November 12, 2025 - Wednesday - 3:00 PM
November 26, 2025 - Wednesday - 3:00 PM
December 10, 2025 - Wednesday - 3:00 PM
December 24, 2025 - Wednesday - 3:00 PM*