

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 11, 2023**

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 (Zoom and in person at City Hall, 1400 Highland Avenue) on the 11th day of October, 2023. Chair Tokashiki called the meeting to order at the hour of 3:00 p.m. and announced protocols.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Dillavou, Hackett, Ungoco, Vice Chair Sistos, Chair Tokashiki
Absent: None
Others Present: Talyn Mirzakhianian, Director of Community Development
Adam Finestone, AICP, Planning Manager
Angelica Ochoa, Associate Planner
Fel Cortez, Agenda Host
Carianne Chavez, 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: Dillavou, Hackett, Ungoco, Vice Chair Sistos, Chair Tokashiki

Noes: None

Absent: None

Abstain: None

Agenda host Cortez announced the motion passed 5-0.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

10/11/23-1 Regular Meeting – September 27, 2023

Chair Tokashiki called for any changes to the minutes. Seeing none, it was moved and seconded (Hackett/Ungoco) to approve the minutes, as submitted.

Roll Call:

Ayes: Chair Tokashiki, Vice Chair Sistos, Commissioners Dillavou, Hackett, Ungoco

Noes: None

Absent: None

Abstain: None

Agenda host Cortez announced the motion passed 5-0.

G. PUBLIC HEARING

10/11/23-2. Consideration of a Use Permit and Coastal Development Permit for a new 2,140 square-foot, two-story commercial building at 229 13th Street, and finding the project exempt from the California Environmental Quality Act.

Chair Tokashiki announced the item and called for a staff report.

Director Mirzakhania introduced **Associate Planner Angelica Ochoa** who presented the staff report, summarizing the proposal and code analyses, and concluding with a recommendation that the Commission conduct a public hearing and adopt the attached draft resolution approving the Use Permit and Coastal Development Permit and a determination of exemption pursuant to CEQA.

Staff clarified the following in response to Commissioner inquiries: 1) The basement space, by code definition of “buildable floor area” is **not** counted towards the parking requirement because it is entirely buried below grade, and this is a regulation that is uniformly applied; and, 2) Basement excavation would be evaluated during building permit plan-check.

Chair Tokashiki invited public comment. The following persons addressed the Commission:

Kyle Ransford, MB Ocean View Partners, spoke on behalf of the applicant. He noted the existing structures being removed have a number of nonconformities and have outlived their useful life. The new building will potentially be occupied by a range of by-right commercial uses such as retail and personal services, but with the use permit they will have the flexibility to also lease to a ground floor office. The applicant’s goal is to activate the vitality of the commercial core while being thoughtful of adjacent/nearby residences.

Mr. Ransford clarified the building design is geared toward a single tenant although with some modification, there could be more than one tenant; the single parking space will be ADA compliant; no variances are being requested; and he is the owner operator with other owner investors.

Anthony Laney, project architect described the thought that went into the building design which was sensitive to the fact that the site is next to a residential district.

Stewart Rembert, 1300 Manhattan Avenue, requested clarification: 1) Is the existing residential use, being in a commercial zone, legal? 2) Is it legally permissible to eliminate a residential unit?

Adam Finestone, Planning Manager, responded that the current residential units are a nonconforming use, legally constructed and permitted prior to the establishment of the current commercial zoning designation for the property. Additionally, Mr. Finestone stated that, in accordance with the Housing Crisis Act of 2019, the two units may be demolished without being replaced because the new project is proposing commercial, not residential development.

Seeing no further speakers, Chair Tokashiki closed the public hearing and opened the floor for Commission discussion.

It was moved and seconded (Dillavou/Ungoco) that the Commission adopt the draft Resolution, approving the Use Permit and Coastal Development Permit for 229 13th Street and making a determination of exemption pursuant to CEQA.

ROLL CALL:

AYES: Dillavou, Hackett, Ungoco, Vice Chair Sistos, Chair Tokashiki
NOES: None
ABSTAIN: None
ABSENT: None

Agenda Host Cortez announced that the motion passed 5-0.

Planning Manager Finestone announced that the appeal period for this decision will end October 26th at 5:00 p.m.

I. DIRECTOR’S ITEMS – Update on previous Commission projects

Director Mirzakhania provided the following updates:

1. The Planning Commission’s recommendation to amend the City’s historic preservation code is scheduled to be heard by the City Council on October 17th. On that date, if the council accepts the recommendation, the ordinance will have a “first reading” or introduction, and a “second reading”

and adoption would be scheduled at the following council meeting. The ordinance would become effective 30 days after the date of adoption.

2. The community workshop on October 2nd to discuss the Outdoor Dining Program was well attended and the charrette format resulted in a lot of engagement and feedback. More engagement occurred at a Hometown Fair booth the following weekend that was staffed by Community Development Department staff. Director Mirzakhian encouraged continued participation in the task force meetings as they are all open to the public.

J. PLANNING COMMISSION ITEMS

1. Commissioner Dillavou inquired regarding the Fry's site; Director Mirzakhian stated that staff has participated in a meeting to advise on applicable zoning regulations and the entitlement process; it is believed that a proposal is being developed.
2. Chair Tokashiki thanked the Director for participating and engaging with the public at the Hometown Fair in support of the Outdoor Dining Program.

K. TENTATIVE AGENDA – October 25, 2023

Director Mirzakhian informed that there will be two items: a public hearing regarding a proposed permanent SB 9 ordinance, and a use permit requesting a change in hours of operation for a medical office building on Sepulveda Boulevard.

L. ADJOURNMENT

At 3:41 p.m. it was moved and seconded (Dillavou/Sistos) to adjourn the meeting to Wednesday, October 25, at 3:00 pm. The motion passed 5-0.