

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
NOVEMBER 13, 2024**

Teleconferencing Vice-Chair Dillavou, 8111 Douglas Avenue, Dallas, TX 75225

*It should be noted that the recording online does not contain audio; however, closed captioning is available.*

**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, City Council Chambers, 1400 Highland Avenue) on the 13<sup>th</sup> day of November, 2024. **Chair Sistos** called the meeting to order at the hour of 3:00 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou (remote), Chair Sistos  
Absent: None  
Others Present: Ryan Heise, Acting Community Development Director  
Adam Finestone, AICP, Planning Manager  
Dave Snow, Assistant City Attorney  
Ted Faturros, Senior Planner  
Angelica Ochoa, Associate Planner  
Tatiana Maury, Agenda Host

**D. APPROVAL OF AGENDA**

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

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos  
Noes: None  
Absent: None  
Abstain: None

**Agenda Host Tatiana Maury** announced the motion passed 5-0.

**E. AUDIENCE PARTICIPATION – None**

**F. APPROVAL OF THE MINUTES**

11/13/24-1. Regular Meeting – October 9, 2024

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

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos  
Noes: None  
Absent: None  
Abstain: None

**Agenda Host Maury** announced the motion passed 5-0.

## G. PUBLIC HEARINGS

11/13/24-2. Consideration of a Master Use Permit to replace an existing Use Permit and Variance for an existing commercial property located at 1129 N. Sepulveda Boulevard (Wells Fargo) and 1039 Manhattan Beach Boulevard (vacant pad). The request would modify conditions of approval related to permitted land uses on the property to allow medical office uses and restaurant uses with beer and wine service, and associated environmental determination finding the project exempt from the California Environmental Quality Act.(Planning Case Nos. PE24-00160/UP-24-00019)

**Chair Sistos** announced the item and asked if the Commissioners had any ex parte communications. **Commissioner Hackett** stated that she had visited the project site. **Vice-Chair Dillavou** stated that he had a previous financial interest in the property, and while he no longer has any such interest, out of an abundance of caution he recused himself from consideration of the item.

**Chair Sistos** requested a staff report.

**Planning Manager Finestone** introduced **Senior Planner Ted Fatuos** who presented the staff report, providing an overview of the project, and making himself available for questions.

At 3:20 p.m. **Planning Manager Finestone** requested, and **Chair Sistos** called for a recess to address technical difficulties affecting the broadcast and recording of the meeting.

At 3:33, **Chair Sistos** called the meeting back to order.

**Chair Sistos** asked and **Senior Planner Fatuos** confirmed that site improvements would be required on both parcels, not just the parcel on which the new building would be constructed.

Seeing there were no other questions from the Commissioners, **Chair Sistos** opened the public hearing, starting with the applicant.

The applicant, **Christian Fanticola**, made himself available for questions.

**Chair Sistos** asked if a tenant has been identified for the new building, and **Mr. Fanticola** confirmed there has.

**Chair Sistos** asked about landscaping on the site, and **Senior Planner Fatuos** confirmed that a landscaping plan would be required as part of the building permit process.

**Scott Canott**, on behalf of the applicant, answered questions from **Chair Sistos** regarding parking designations and from **Commissioner Hackett** regarding the requested land use changes.

**Chair Sistos** closed the public hearing and invited Commission discussion.

**Assistant Attorney Dave Snow** suggested language for a revision to condition number 21 related to parking, adding, "The agreement shall require the parking areas and drive aisle areas on their respective properties to be maintained in a consistent and coordinated manner."

**Commissioner Ungoco** asked and **Senior Planner Fatuos** confirmed the orientation of the buildings, the signage and landscaping all comply with the Sepulveda Design Guidelines.

**Chair Sistos** asked if the additional eight-foot dedication would require the location of the proposed building to be changed. **Senior Planner Fatuos** noted that the dedication was accounted for in the original 2008 entitlement and has been accommodated in the current building design.

A motion was made and seconded (Hackett/Ungoco) that the Commission adopt the attached resolution approving the Master Use Permit, subject to revised conditions, and finding the project

categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Chair Sistos  
Noes: None  
Absent: None  
Abstain: Vice-Chair Dillavou

**Agenda Host Maury** announced that the motion passed 4-0.

11/13/24-3. Consideration of a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new 3,826 square-foot multi-family residential condominium structure with three units located at 1315 Manhattan Avenue, and associated environmental determination finding the project exempt from the California Environmental Quality Act. (PE-24-00168, CDP-24-00109, UP-24-00026 and SUBDIV-24-00014)

**Chair Sistos** announced the item and asked if the Commissioners had any ex parte communications. **Commissioner Hackett** stated that she had visited the site.

**Chair Sistos** requested a staff report.

**Planning Manager Finestone** introduced **Associate Planner Angelica Ochoa** who presented the staff report, providing an overview of the project, and made herself available for questions.

With no questions for staff from the Commission, **Chair Sistos** opened the public hearing, starting with the applicant.

**Brandon Straus**, on behalf of the applicant, provided context on the project.

**Chair Sistos** invited members of the audience, including Zoom attendees, to speak on this item.

**Chair Sistos** closed the public hearing and invited Commission discussion.

After all Commissioners expressed their support for the project, a motion was made and seconded (Ungoco/Hackett) that the Commission adopt the attached resolution approving the Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map, subject to conditions, and finding the project exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou, Chair Sistos  
Noes: None  
Absent: None  
Abstain: None

**Agenda Host Maury** announced that the motion passed 5-0.

- H. DIRECTOR'S ITEMS** – None
- I. PLANNING COMMISSION ITEMS** - None
- J. TENTATIVE AGENDA** – November 27, 2024
- K. ADJOURNMENT**

At 4:31 p.m. it was moved and seconded (Hackett/Ungoco) to adjourn the meeting to 3:00 p.m., Wednesday, November 27, 2024. The motion passed 5-0 by roll call vote.