

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 27, 2022**

A. CALL MEETING TO ORDER

A Regular meeting of the Planning Commission of the City of Manhattan Beach, California was held virtually via Zoom on the 27th day of April, 2022. Chair Morton called the meeting to order at the hour of 3:00 p.m.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Chair Morton, Vice Chair Ungoco, Commissioners Sistos, Dillavou, Tokashiki,
Absent: None
Others Present: Talyn Mirzakhonian, Planning Manager
Brendan Kearns, Assistant City Attorney
Erick Lee, Public Works Director
Katie Doherty, City Engineer
Fel Cortez, Agenda Host
Rosemary Lackow, Recording Secretary

D. APPROVAL OF AGENDA

A motion was made and seconded (Dillavou/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

04/27/22-1 Regular Meeting – March 23, 2022

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

Roll Call:

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

G. CONSENT

04/27/22-2 Planning Commission Reconsideration of the Circumstances of the Declared COVID-19 Emergency to Determine Whether the Planning Commission Should Continue to Hold Remote Meetings Pursuant to Assembly Bill (AB) 361's Special Teleconferencing Requirements

Chair Morton announced the item and called for a motion. It was moved and seconded (Dillavou/Sistos) that the Commission approve the consent item, thereby adopting required findings in accordance with AB 361.

H. GENERAL BUSINESS

03/23/22-2 04/27/22-2. Determination of General Plan Consistency for the Proposed Fiscal Year 2022-2023 through 2026-2027 Five-Year Capital Improvement Program Plan

Chair Morton announced the item. After an introduction by Planning Manager Mirzakhania, City Engineer Katie Doherty proceeded to present the 5-Year Capital Improvement Plan list of projects, noting the total project value of \$148,183,561 and highlighting changes made in the plan. The plan will next be reviewed by the PPIC, with City Council review on May 10 and June 7; adoption by Council is expected at the June meeting.

Chair Morton invited questions; **Planning Manager Mirzakhania** clarified the scope of the Commission as limited to whether the projects are consistent with the goals and policies (as specifically noted in the staff report) of the General Plan.

Chair Morton invited public input; seeing none, closed the hearing and invited discussion and/or a motion.

Public Works Director Lee advised that he is happy to respond to any further questions that the Commission may have.

It was subsequently moved and seconded (Dillavou/Vice Chair Ungoco) that the Commission adopt the Resolution, determining that the proposed projects are consistent with the City of Manhattan Beach General Plan.

Roll Call:

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

H. DIRECTOR'S ITEMS

Planning Manager Mirzakhania updated as follows:

1. Commission meeting format: The first hybrid meeting will occur on May 11.
2. Housing Element: The State HCD has informed that it will provide a response to staff regarding certification no later than June 3, 2022.
3. 7-Eleven Use Permit: The City Council appeal hearing has been delayed until May 17.
4. Dogtopia Use Permit application: withdrawn by the applicant.
5. Coastal Program/Hazards Chapter: will be reviewed/voted on by City Council on May 3rd.
6. May 11th Commission meeting: agenda will include a request for designation of residence at 1505 Crest as an historic landmark as well as related Mills Act tax credits.
7. June 8th Commission meeting, agenda will likely include an appeal to the staff approval of the multi-unit project at 401 Rosecrans (Verandas site) which includes a density bonus provision.

I. PLANNING COMMISSION ITEMS –

Commissioner Tokashiki inquired as to an article in the Daily Breeze regarding a legal challenge to the Manhattan Beach Housing Element. City Attorney Kearns requested that discussion on this matter be deferred to a future time, noting that the City Attorney's office, with Community Development, is thoroughly assessing this matter.

J. TENTATIVE AGENDA – May 11, 2022 – 1505 Crest Drive Request for Historic Designation.

K. ADJOURNMENT

At 3:38 p.m. it was moved and seconded (Dillavou/Vice Chair Ungoco) that the meeting be adjourned to Wednesday, May 11, 2022 at 3:00 p.m. via Zoom/virtual format. The motion passed 5-0 with a roll call vote (Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton).