

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Final

Wednesday, March 11, 2026

3:00 PM

City Council Chambers and Zoom

Planning Commission Regular Meeting

APPOINTED OFFICIALS

Chair Rachel Hackett

Vice Chair Joseph Ungoco

Commissioner Kristin Sistos

Commissioner Robert Tokashiki

Commissioner Vacant

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<https://www.manhattanbeach.gov/departments/boards-and-commissions/planning-commission>

A. CALL MEETING TO ORDER

Chair Hackett called the meeting to order.

B. PLEDGE TO THE FLAG

Commissioner Sistos led the Pledge of Allegiance.

C. ROLL CALL

Present 4 - Chair Rachel Hackett, Vice Chair Joseph Ungoco, Commissioner Robert Tokashiki, and Commissioner Kristin Sistos

D. APPROVAL OF AGENDA

A motion was made by Commissioner Ungoco, seconded by Commissioner Sistos, to approve the agenda. The motion carried by the following vote:

Aye: 4 - Chair Hackett, Vice Chair Ungoco, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Chair Hackett opened the floor to public comment.

Seeing no requests to speak, Chair Hackett closed the public comments.

F. APPROVAL OF MINUTES

Planning Commission Minutes:

[PC 26-0006](#)

This Item Contains Minutes of the Following Meeting(s):

a) Planning Commission Regular Meeting Minutes of February 25, 2026

APPROVE

A motion was made by Commissioner Sistos, seconded by Commissioner Tokashiki to approve the Planning Commission Regular Meeting Minutes of February 25, 2026. The motion carried by the following vote:

Aye: 3 - Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Abstain: 1 - Vice Chair Ungoco

G. PUBLIC HEARINGS

No items.

H. GENERAL BUSINESS

Project Pulse Study Session on the Redevelopment of City-Owned Properties Located at 400 Manhattan Beach Boulevard (Former U.S. Bank Building) and 1155 Morningside Drive (Parking Lot 3)

[PC 26-0007](#)

Chair Hackett announced the item and asked for the staff report.

Planning Manager Adam Finestone introduced Associate Planner Tari Kuvhenguwua, who presented the staff report and PowerPoint presentation.

Associate Planner Kuvhenguwua introduced City Traffic Engineer Erik Zandvliet, who was available to answer questions.

Commissioner Tokashiki, Vice Chair Ungoco, Commissioner Sistos, and Chair Hackett asked questions of staff.

City Traffic Engineer Zandvliet, Associate Planner Kuvhenguwua, Planning Manager Finestone, and Community Development Director Masa Alkire responded to commissioner questions.

Chair Hackett opened the floor to public comments. The following individual(s) spoke:

*Michael Zislis
Suzanna Lerner
Brian Dunne
Stephan Kampe
Marie Colmey
Lauren Kolodny
Micah Modugio*

Seeing no further requests to speak, Chair Hackett closed the floor to public comments.

Chair Hackett, Vice Chair Ungoco, and Commissioner Sistos asked questions of staff.

Associate Planner Kuvhenguwua responded to commissioner questions

The Planning Commission provided feedback to staff on potential redevelopment options that have been developed through the Project Pulse work effort for the City-owned properties located at 400 Manhattan Beach Boulevard (Former U.S. Bank Building) and 1155 Morningside Drive (Parking Lot 3).

I. INFORMATIONAL ITEM

Consideration of the Sixth Cycle Housing Element's 2025 Annual Progress Report

[PC 26-0008](#)

Chair Hackett announced the item and asked for the staff report.

Planning Manager Adam Finestone introduced himself and Senior Planner Jaehee Yoon, after which they jointly presented the staff report and PowerPoint presentation.

Commissioner Sistos, Vice Chair Ungoco, and Chair Hackett asked questions of staff.

Planning Manager Finestone and Senior Planner Yoon responded to commissioner questions.

J. DIRECTOR AND STAFF UPDATES

No items.

K. COMMISSION ITEMS

No items.

L. TENTATIVE AGENDA

Planning Manager Adam Finestone indicated that the March 25, 2026, Planning Commission meeting has one tentative agenda item:

- Public Hearing on the Housing Element Zone Text Amendments.

M. ADJOURNMENT

*At 4:46 PM, Chair Hackett adjourned the meeting to the March 25, 2026,
Planning Commission Regular Meeting at 3:00 PM.*

Elia Rosner
Recording Secretary

Rachel Hackett
Chairperson

ATTEST:

Adam Finestone, AICP
Planning Manager

Masa Alkire, AICP
Community Development Director