

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 14, 2024**

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 14th day of February, 2024. Chair Tokashiki called the meeting to order at the hour of 3:00 p.m. and announced protocols.

It was discussed that there has been a change in protocol/requirements for attendance by commissioners remotely – that Brown Act compliance will apply.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Dillavou, Hackett, Ungoco, Vice Chair Sistos, Chair Tokashiki
Absent: None
Others Present: Talyn Mirzakhianian, Community Development Director
Adam Finestone, AICP, Planning Manager
Ted Fatuross, Associate Planner
Fel Cortez, 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

02/14/24-2 Regular Meeting – November 8, 2023

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

02/14/24-2. Consideration of a Use Permit to Allow an Existing Ground Floor Bank Use (Chase Bank) and a New Commercial Parking Facility Use in the Bank's Parking Lot at an Existing Commercial Building Located at 201 Manhattan

Beach Boulevard, and Making an Environmental Determination for the Project in Accordance with the California Environmental Quality Act (CEQA).

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

Director Mirzakhian introduced Associate Planner Ted Faturus who presented the staff report, summarizing the background and providing an overview of the application, and concluding with the staff recommendation to: conduct the public hearing and, subject to input, adopt the attached resolution approving the Use Permit, subject to conditions; and make a determination of exemption in accordance with CEQA.

Chair Tokashiki opened the public hearing and invited the applicant, Adam Karp (LAZ Parking), to address the Commission. Mr. Karp responded to questions clarifying various issues such as private parking agreements LAZ Parking has with nearby banks; enforcement; parking rates charged; and parking duration allowed, including overnight parking, which was a significant concern expressed by the Commission.

Chair Tokashiki invited public comment. Seeing none either in-person or remotely, the Chair closed the public hearing and invited Commission discussion.

The Commission discussed the application, focusing on potential impacts of overnight parking, and how the parking is managed, which can affect parking supply. Commissioner comments addressed the following topics: hours of operation and concern with potential nuisance caused by overnight parking; benefit of increasing the available parking supply in downtown; parking rates charged; etc.

Director Mirzakhian stated that use permits, once approved, run with the land and related rights and requirements are passed on to subsequent property owners. Upon conferring with the City Attorney, Director Mirzakhian clarified that the City cannot control private parking rates.

Applicant Karp clarified that the gates to parking lots are on timers that can be controlled and suggested that this can be put into a condition on the permit.

After a discussion it was moved and seconded (Dillavou/Hackett) that the Commission adopt the draft Resolution, subject to revising condition number 7 such that parking access on weekends and holidays, including bank holidays, will be allowed at 5:00 a.m. until 2:30 a.m., with a requirement that signage be posted notifying of overnight parking restrictions.

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.

H. DIRECTOR'S ITEMS – Update on previous Commission projects

Director Mirzakhian provided the following updates/announcements:

- The Director clarified remote participation rules for the Commissioners – that they can still participate remotely subject to compliance with the Brown Act.
- Both the Historic Preservation and SB 9 ordinances have been adopted by City Council as recommended by the Commission and both are now in effect.
- Reminded the commissioners of upcoming League of California Cities Academy to advise if they wish to attend.

I. PLANNING COMMISSION ITEMS

Commissioner Sistos provided an update on the latest Outdoor Dining Taskforce meeting which she attended in place of Commissioner Ungoco. Commissioner Ungoco noted that the City Council will be discussing the Outdoor Dining Program and the work of the Taskforce at its February 20, 2024, meeting. Director Mirzakhonian recommends that the commissioners read the staff report prepared for the City Council meeting.

J. TENTATIVE AGENDA – February 28, 2024

Director Mirzakhonian informed the Commission that there will be a Use Permit Amendment on the February 28, 2024, Planning Commission agenda. She further noted that there are on upcoming agendas there are a number of commercial Use Permit amendments coming up on Sepulveda and some policy issues with advance study sessions that will be scheduled to implement the City's 6th Cycle Housing Element.

K. ADJOURNMENT

At 3:42 p.m. it was moved and seconded (Dillavou/Hackett) to adjourn the meeting to Wednesday, February 28, 2024, at 3:00 p.m. The motion passed 5-0.