

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 28, 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 28th day of February, 2024. 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

Director Mirzakhian announced: 1) Commissioner Dillavou is participating remotely in accordance with applicable provisions of The Brown Act and 2) Vice Chair Sistos has an excused absence.

Present: Commissioners Dillavou, Hackett, Ungoco, Chair Tokashiki
Absent: Vice Chair Sistos
Others Present: Talyn Mirzakhian, Community Development Director
Adam Finestone, AICP, Planning Manager
Austin Chavira, Associate Planner
Tatiana Maury, Agenda Host
Rosemary Lackow, Recording Secretary

D. APPROVAL OF AGENDA

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

Roll Call:

Ayes: Dillavou, Hackett, Ungoco, Chair Tokashiki

Noes: None

Absent: Vice Chair Sistos

Abstain: None

Agenda host Maury announced the motion passed 4-0 (Sistos absent).

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

02/28/24-2 Regular Meeting – February 14, 2024

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, Commissioners Dillavou, Hackett, Ungoco

Noes: None

Absent: Vice Chair Sistos

Abstain: None

Agenda host Maury announced the motion passed 4-0 (Sistos absent).

G. PUBLIC HEARING

02/28/24-2. Consideration of a Use Permit Amendment to allow a new outdoor seating area, alteration of an existing drive-thru lane into a two-vehicle lane drive

thru (Y-lane) and modification of the parking lot configuration at an existing commercial building located at 815 Sepulveda 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 Mirzakhanian introduced Assistant Planner **Austin Chavira**, project planner, who summarized the application, and staff analyses (including required findings in the draft resolution), and noted public comments including those received after the agenda was published. Mr. Chavira concluded with the staff recommendation: conduct the public hearing, and subject to input, adopt the attached resolution approving the Use Permit Amendment (UPA), subject to conditions, and make a determination of exemption in accordance with CEQA.

Chair Tokashiki invited the commission to ask questions of staff and staff responded (Commissioner Dillavou reserving his questions until after public comments). Staff noted that the Police Department has reviewed the application and advised that there is traffic congestion on southbound Sepulveda Boulevard approaching the project site.

Chair Tokashiki invited public comment.

Elizabeth Valerio, representing Starbucks, stated: 1) the purpose of the double drive-thru configuration is to provide more storage of cars waiting to place orders on site which will mitigate congestion on the public roadway; 2) the order speakers will be changed to “ambient” i.e. will adjust volume automatically based on ambient sound levels; 3) the existing outdoor patio will be enhanced with a canopy which will support solar panels, and landscaping will be added and; 4) the parking layout will result in 23 spaces, meeting the zoning code requirement.

Eman Khalifeh, a resident on 8th Street, spoke of existing noise impacts from both late night delivery trucks and order board speakers, and her frustration in trying to get addressed. She stated that she was told by Starbucks last July that there wasn’t anything they could do regarding the truck deliveries.

Elizabeth Valerio addressed the neighbor comments, apologizing for lack of action taken by the applicant and stated that she will pass on comments to corporate management with Starbucks so operational adjustments can be made.

Chair Tokashiki closed the public comment and invited Commission discussion.

Commissioner Dillavou noted two main concerns. First, regarding traffic impacts, and second, regarding input that there has been a lack of attention to the neighbor’s complaints. He requested information from the applicant’s representative.

Elizabeth Valerio noted that Sepulveda has existing high volumes of traffic and the installation of the proposed “Y” drive-thru design should mitigate both existing and future conditions as a result of additional vehicle queuing capacity on the subject property.

City Traffic Engineer Erik Zandvliet, at the Chair’s request, responded to Commissioner Dillavou that the “y” lane configuration proposed should provide queuing for 5-6 additional vehicles on the project site, which can help relieve roadway congestion. Mr. Zandvliet also stated that he is not aware any requirement for approval from Caltrans.

Chair Tokashiki re-opened the public hearing.

Elizabeth Valerio noted that the applicant needs to look into the noise issue, which she was not aware of prior to this meeting.

Discussion was held briefly by the Commission regarding issues, with input from staff that the proposed drive-thru lanes and order area is to be located further east, with speakers oriented towards the north or east (vs. west as existing).

Director Mirzakhania stated that she was not personally aware of the delivery noise complaints, and she will investigate and report back offline. She noted that the Municipal Code and the current Use Permit do not address delivery hours, and that this Use Permit amendment is an opportunity for the City to impose new conditions to address the issue.

Chair Tokashiki closed the public hearing.

The Commission discussed various conditions that may be applied to mitigate existing and future noise concerns including requiring a one year post implementation review in a noticed public hearing.

Chair Tokashiki asked the Applicant if such conditions were agreeable; **Elizabeth Valerio** responded that they are agreeable.

It was subsequently **moved and seconded (Hackett/Ungoco)** that the Planning Commission approve the use permit amendment subject to new requirements that 1) twelve (12) months after implementation of the amendment a public hearing shall be held to review the subject Use Permit with the Commission reserving the right to modify the Use Permit conditions at that time; and 2) the applicant shall ensure that noise does not go beyond the property line or impact the abutting neighbors AND making an environmental determination for the project in accordance with the California Environmental Quality Act (CEQA).

Roll Call:

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

Agenda host Maury announced that the motion passed 4-0 (Sistos absent).

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

Director Mirzakhania provided the following updates/announcements:

- The appeal period for the Chase Bank Use Permit approved by the Commission at its last meeting is closing tomorrow and no appeals have been submitted.
- Outdoor Dining Task Force: yesterday at a meeting the main topic was music and live entertainment and some recommendations were suggested.

I. PLANNING COMMISSION ITEMS - None

J. TENTATIVE AGENDA – March 13, 2024

Director Mirzakhania informed that at this time no items have been scheduled.

K. ADJOURNMENT

At 3:56 p.m. it was moved and seconded (Hackett / Dillavou) to adjourn the meeting to Wednesday, March 13, 2024, at 3:00 p.m. The motion passed 4-0 (Sistos absent).

(Signatures on next page)