

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 10, 2024**

Teleconferencing Chair Sistos, 3406 Gilbert Street, Austin, TX 78703
And Vice-Chair Dillavou, 8111 Douglas Avenue, Dallas, TX 75225

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 Council Chamber, City Hall, 1400 Highland Avenue) on the 10th day of July, 2024. Chair Sistos called the meeting to order at the hour of 3:00 p.m. and announced protocols.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Hackett, Tokashiki, Ungoco, Vice-Chair Dillavou (remote), Chair Sistos (remote)
Absent: None
Others Present: Talyn Mirzakhianian, Director of Community Development
Adam Finestone, AICP, Planning Manager
Ted Fatuross, Senior Planner
Tatiana Maury, Agenda Host
Rosemary Lackow, Recording Secretary (remote)

Director Mirzakhianian announced that Chair Sistos and Vice-Chair Dillavou are participating remotely in compliance with applicable provisions of the Brown Act.

D. APPROVAL OF AGENDA

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

Roll Call:

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

Agenda Host Maury announced the motion passed 5-0

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

07/10/24-1 Regular Meeting – June 26, 2024

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

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

Agenda host Maury announced the motion passed 5-0.

G. PUBLIC HEARING

07/10/24-2. Consideration of a Coastal Development Permit, Use Permit, and Variance for the demolition of an existing structure and the construction of a new 4,494 square-foot, nine-room hotel with in-room alcohol cabinets at 1145 Highland Avenue, and associated environmental determination finding the project exempt

from the California Environmental Quality Act. (Beach Man Properties LLC)

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

Community Development Director Talyn Mirzakhanian introduced **Senior Planner Ted Fatuos** who presented the staff report, providing an overview of the project and noting four aspects of the project that merited specific consideration: alcohol sales (mini-bar cabinets in hotel rooms), trash, building height, and parking. **Senior Planner Fatuos** stated that the City had received 18 written public comments on the project, all but one of which were in support, and all of which were made available to the Commission ahead of the public hearing. **Senior Planner Fatuos** concluded with City staff's recommendation that the Planning Commission adopt Resolution No. 24-05, approving the Coastal Development Permit, Use Permit, and Variance for the project, subject to conditions, and made himself available for questions.

Planning Commissioners asked and **Senior Planner Fatuos** responded to questions from the Commission regarding security cameras, the existing use of the site, reasons for the length of the project review process, the size of the elevator shaft, and parking and loading.

Chair Sistos invited public comment.

Louis Tomaro, project architect, representing the applicant, provided an overview of the project and presented a 3-D animation. **Mr. Tomaro** responded to Commission questions, primarily related to parking and architecture.

At 3:51 p.m. the Planning Commission recessed and reconvened at 4:10 p.m. with all Planning Commissioners present. The Commission resumed the public hearing.

Chair Sistos invited additional public comment.

Jill Lamkin, Executive Director of the Downtown Manhattan Beach Business and Professional Association (DBPA) expressed strong support of the project on behalf of the DBPA.

Chair Sistos closed the public hearing, there being no others wishing to speak, in person or remotely, and invited Commission discussion.

Chair Sistos re-opened the public hearing to receive additional input from the applicant.

Tony Choueke, owner/applicant, stated that he would be the owner and operator of the hotel.

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

Commissioner Dillavou expressed support for the project, though concerns remain related to parking and loading. **Commissioners Hackett, Tokashiki and Ungoco** concurred with **Commissioner Dillavou's** support and concerns.

Chair Sistos addressed the four aspects of the project meriting specific consideration as identified by **Senior Planner Fatuos**. After receiving confirmation that all commissioners believe the aspects have been appropriately considered, and following further deliberation by the Commission, **Chair Sistos** called for a motion.

It was moved and seconded (Ungoco/Hackett) that the Planning Commission adopt Planning Commission Resolution No. 24-05, approving the Coastal Development Permit, Use Permit, and Variance, subject to conditions, and adopting a determination of exemption under CEQA, including the following additional conditions:

1. A notification light shall be installed on the exterior of the building, indicating the availability (or unavailability) of parking spaces in the garage.
2. Hotel guests shall be notified in advance of their stay that: (1) no unloading/loading that blocks vehicular traffic shall occur on Highland Avenue; and (2) to unload and load their vehicle(s), hotel guests should proceed to the turntable in the parking garage, where an elevator is available. Turntable may be utilized for loading and unloading even when the parking spaces are occupied.
3. The standard parking space in the parking garage shall also be equipped with an Electrical Vehicle (EV)

charging station, and shall not be designated as an EV-only parking space.

Roll Call:

Ayes: Commissioners Hackett, Tokashiki, Ungoco, Vice Chair Dillavou and Chair Sistos

Noes: None

Absent: None

Abstain: None

Agenda Host Maury announced the motion passed 5-0.

H. DIRECTOR'S ITEMS

Director Mirzakhanian provided updates on the following items:

- Chevron Use Permit Amendment
- Outdoor Dining Task Force
- Temporary closure of top level of Parking Lot 3

I. PLANNING COMMISSION ITEMS - None

J. TENTATIVE AGENDA – July 24, 2024

Director Mirzakhanian informed that a use permit application and code amendment study session will be scheduled for the July 24th meeting.

K. ADJOURNMENT

At 4:50 p.m. it was moved and seconded (Hackett/Ungoco) to adjourn the meeting to 3:00 p.m., Wednesday, July 24, 2024, at the Police/Fire Community Room. The motion passed 5-0 by roll call vote.