

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Final

Wednesday, June 10, 2026

3:00 PM

City Council Chambers and Zoom

Planning Commission Regular Meeting

APPOINTED OFFICIALS

Chair Rachel Hackett

Vice Chair Kristin Sistos

Commissioner Dina Treyger

Commissioner Jill Schechter

Commissioner Robert Siemak

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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 Treyger led the Pledge of Allegiance.

C. ROLL CALL

Present 5 - Chair Rachel Hackett, Vice Chair Kristin Sistos, Commissioner Dina Treyger, Commissioner Jill Schechter, and Commissioner Robert Siemak

D. APPROVAL OF AGENDA

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

Aye: 7 - Chair Hackett, Ungoco, Tokashiki, Vice Chair Sistos, Commissioner Treyger, Commissioner Schechter and Commissioner Siemak

Nay: 0

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Chair Hackett opened the floor to public comments.

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

F. APPROVAL OF MINUTES

A motion was made by Commissioner Sistos, seconded by Commissioner Treyger, to approve the Planning Commission Regular Meeting of Minutes of May 27, 2026. The motion carried by the following vote:

Aye: 5 - Chair Hackett, Ungoco, Tokashiki, Vice Chair Sistos and Commissioner Treyger

Nay: 0

Abstain: 2 - Commissioner Schecter and Commissioner Siemak

1. Planning Commission Minutes: [PC 26-0030](#)
This Item Contains Minutes of the Following Meeting(s):

a) Planning Commission Regular Meeting Minutes of May 27, 2026.

Attachments: [Planning Commission Regular Meeting Minutes of May 27, 2026](#)

G. INFORMATIONAL ITEM

Planning Manager Adam Finestone provided background on the Chair and Vice chair selection process.

A motion was made by Commissioner Siemak, seconded by Commissioner Treyger, to select Chair Hackett to serve as Chair of the Planning Commission for the ensuing year, and to select Commissioner Sistos to serve as the Vice Chair of the Planning Commission for the ensuing year. The motion carried by the following vote:

Aye: 7 - Chair Hackett, Ungoco, Tokashiki, Vice Chair Sistos, Commissioner Treyger, Commissioner Schecter and Commissioner Siemak

Nay: 0

2. Reorganization of the Planning Commission - Selection of Planning Commissioner Chair and Vice-Chair [PC 26-0029](#)

H. PUBLIC HEARINGS

3. One-year review of a Use Permit Amendment that allowed the expansion of an existing eating and drinking establishment, including second-story outdoor dining in conjunction with the on-site sales and service of alcohol (beer, wine, and distilled spirits) and live entertainment located at 309 Manhattan Beach Boulevard, and associated environmental determination finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (Planning Case No. PE-26-00265).

[PC 26-0031](#)

A) CONDUCT THE PUBLIC HEARING

Attachments: [Vicinity Map](#)
[Resolution No. PC 19-03](#)
[Resolution No. PC 24-13](#)
[October 9, 2024 - Planning Commission Staff Report \(Web-Link Provided\)](#)
[2024 Approved Plans - 309 Manhattan Beach Boulevard](#)
[Calls for Service List](#)
[Public Comment](#)

Planning Manager Adam Finestone introduced Associate Planner Tari Kuvhengahwa, who provided the staff report and Powerpoint presentation.

Chair Hackett, Commissioners Sistos, Treyger, Schechter, and Siemak asked questions of staff.

Associate Planner Kuvhengahwa, Planning Manager Finestone, and Community Development Director Masa Alkire responded to commissioner questions.

Chair Hackett opened the public hearing. The following individual(s) spoke:

*Jordan Cressman (applicant)
Greg Newman (applicant)*

Chair Hackett, Commissioners Treyger, Sistos, and Schechter asked questions of the applicant.

*Ralph Modugno
Jill Lamkin*

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

Chair Hackett, Commissioners Treyger, Sistos, Siemak, and Schechter

asked questions of staff and the applicant.

Associate Planner Kuvhenguhwa, Planning Manager Finestone, Community Development Director Alkire, and the applicant responded to commissioner questions.

A motion was made by Commissioner Treyger, seconded by Commissioner Schecter, to continue the public hearing to a future date based on staff recommendation provided during discussion. The motion carried by the following vote:

Aye: 7 - Chair Hackett, Ungoco, Tokashiki, Vice Chair Sistos, Commissioner Treyger, Commissioner Schecter and Commissioner Siemak

Nay: 0

I. GENERAL BUSINESS

No items.

J. DIRECTOR AND STAFF UPDATES

Planning Manager Adam Finestone provided updates on the following items:

- Welcomed Rayvin Dennis as the Acting Planning Administrative Assistant

- 877 Manhattan Beach Boulevard

- Phishing emails posing as City representatives

K. COMMISSION ITEMS

No items.

L. TENTATIVE AGENDA

Planning Manager Adam Finestone indicated that the June 24, 2026, Planning Commission Meeting has two tentative agenda items:

- Master Use Permit amendment for a new restaurant located at 451 Manhattan Beach Boulevard

- A study session for code amendments related to signs and benches in the public right of way

M. ADJOURNMENT

At 4:17 PM, Chair Hackett adjourned the meeting to the June 24, 2026, Planning Commission Regular Meeting at 3:00 PM.

Elia Rosner
Recording Secretary

Rachel Hackett
Chair Person

ATTEST:

Adam Finestone, AICP
Planning Manager

Masa Alkire, AICP
Community Development Director