

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Final

Wednesday, June 24, 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

PLEASE NOTE THAT THE CITY ARCHIVES THE VIDEO RECORDINGS OF ALL REGULAR PLANNING COMMISSION MEETINGS AND THE VIDEO FOR THIS MEETING IS HEREBY INCORPORATED BY THIS REFERENCE. ALSO IN SUPPORT OF MORE TRANSPARENCY AND THE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE, THE CITY OFFERS CLOSED CAPTIONING FOR REGULAR PLANNING COMMISSION MEETINGS. FOR A COMPLETE RECORD OF THIS PLANNING COMMISSION MEETING, GO TO:

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

A. CALL MEETING TO ORDER

Chair Hackett calls the meeting to order.

B. PLEDGE TO THE FLAG

Commissioner Siemak led the Pledge of Allegiance.

C. ROLL CALL

Present 4 - Chair Rachel Hackett, Vice Chair Kristin Sistos, Commissioner Dina Treyger, and Commissioner Robert Siemak

Absent 1 - Commissioner Jill Schechter

D. APPROVAL OF AGENDA

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

Aye: 4 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger and Commissioner Siemak

Nay: 0

Absent: 1 - Commissioner Schechter

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

1. Planning Commission Minutes

[PC 26-0035](#)

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

a) Planning Commission Regular Meeting Minutes of June 10, 2026

APPROVE

Attachments: [Planning Commission Regular Meeting Minutes of June 10, 2026](#)

A motion was made by Commissioner Siemak, seconded by Vice Chair Sistos, to approve the minutes with a modification to the motion text for item H.3. to replace “a future date based on staff recommendation provided during discussion” with “the July 8, 2026, Planning Commission meeting.” The motion carried by the following vote:

Aye: 4 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger and Commissioner Siemak

Nay: 0

Absent: 1 - Commissioner Schecter

G. PUBLIC HEARINGS

2. Consideration of a Master Use Permit Amendment to allow the on-site sales and service of beer and wine in conjunction with food service at a proposed eating and drinking establishment, including a new outdoor dining patio, located at 451 Manhattan Beach Boulevard, Suite B102 (Sogno Toscano), and associated environmental determination finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (Planning Case Nos. PE-26-00259/UP-26-00038).

[PC 26-0036](#)

A) CONDUCT THE PUBLIC HEARING

B) ADOPT RESOLUTION NO. PC 26-XX

Attachments: [Vicinity Map - 451 Manhattan Beach Blvd](#)
[Draft Resolution No. PC 26-XX](#)
[Resolution No. 25-0024](#)
[January 21, 2025 - City Council Staff Report \(Web-Link Provided\)](#)
[June 3, 2025 - City Council Staff Report \(Web-Link Provided\)1](#)
[Resolution No. 18-0074](#)
[Applicant's Written Materials](#)
[Project Plans](#)
[Downtown Establishments - Alcohol and Hours of Operation List](#)

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

Chair Hackett and Vice Chair Sistos asked questions of staff.

Associate Planner Kuvhengahwa and Planning Manager Finestone responded to commissioner questions.

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

*-Brett Engstrom (Applicant)
-Cesare Santoni (Applicant)
-Jill Lamkin
-Jon Tolkin*

Vice Chair Sistos and Commissioner Siemak asked questions of the applicant.

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

Chair Hackett, Vice Chair Sistos, and Commissioners Treyger, and Siemak asked questions of staff and the applicant.

Associate Planner Kuvhenguwua, Planning Manager Finestone, and the applicant responded to commissioner questions.

Chair Hackett re-opened the public hearing.

The following individual(s) responded to staff questions:

-Jon Tolkin

Chair Hackett closed the public hearing.

Commissioner Treyger asked questions of staff.

Planning Manager Finestone responded to commissioner questions.

Chair Hackett called for a recess at 4:05 p.m.

Chair Hackett reconvened the meeting at 4:12 p.m.

A motion was made by Commissioner Treyger, seconded by Commissioner Siemak, to approve a Master Use Permit Amendment to allow the on-site sales and service of beer and wine in conjunction with food service at a proposed eating and drinking establishment, including a new outdoor dining patio located at 451 Manhattan Beach Boulevard, Suite B102 (Sogno Toscano), and find the project to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA), subject to the following modifications to the conditions of approval contained in the draft resolution:

a. Condition number 10 is revised to read: The hours of operation for the eating and drinking establishment at Suite B102 shall be limited to 8:30 a.m. to 11:00 p.m. daily, including both indoor and outdoor operations.

b. The following operational condition is added: Amplified sound and speakers may be permitted until 10:00 p.m., subject to the issuance of a Class I entertainment permit and amplified sound permit, as applicable.

The motion carried by the following vote:

Aye: 4 - Chair Hackett, Vice Chair Sistos, Commissioner Treyger and Commissioner Siemak

Nay: 0

Absent: 1 - Commissioner Schechter

H. GENERAL BUSINESS

3. Study session to discuss proposed code amendments related to portable signs and benches adjacent to commercial businesses in the Coastal Zone

[PC 26-0037](#)

Attachments: [Existing Regulations](#)
 [Community Survey](#)
 [City Council Staff Report and Minutes \(02032026\)](#)
 [Draft Redlined Code](#)

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

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

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

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

*Kelly Stroman
Jill Lamkin
Patrick (Zoom)*

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

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

Principal Civil Engineer Marzena Laskowska, Associate Planner Masi, Planning Manager Finestone, Community Development Director Alkire, Building Official Ryan Heise, and City Traffic Engineer Erik Zandvliet responded to commissioner questions.

I. DIRECTOR AND STAFF UPDATES

Planning Manager Adam Finestone provided updates on the following items:

-Thank Elia for his assistance with the Planning Commission and state his resignation from the City Of Manhattan Beach.

-Project Pulse Open House at the Joslyn Center, Wednesday July 15, 2026

J. COMMISSION ITEMS

No items.

K. TENTATIVE AGENDA

Planning Manager Adam Finestone indicated that the July 8, 2026, Planning Commission Meeting has two tentative agenda items:

-Continued public hearing for Esperanza

-Omnibus Code amendments

L. ADJOURNMENT

At 5:57 PM, Chair Hackett adjourned the meeting to the July 8, 2026, Planning Commission Meeting at 3:00PM.

Rayvin Dennis
Recording Secretary

Rachel Hackett
Chair Person

ATTEST:

Adam Finestone, AICP
Planning Manager

Masa Alkire, AICP
Community Development Director