

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Thursday, January 19, 2023

6:00 PM

Highrose

City Council Chambers and Zoom

City Council Adjourned Regular Meeting

ELECTED OFFICIALS

Mayor Steve Napolitano

Mayor Pro Tem Richard Montgomery

Councilmember Joe Franklin

Councilmember Amy Howorth

Councilmember David Lesser

PLEASE NOTE THAT THE CITY ARCHIVES THE VIDEO RECORDINGS OF ALL REGULAR CITY COUNCIL 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 CITY COUNCIL MEETINGS. FOR A COMPLETE RECORD OF THIS CITY COUNCIL MEETING, GO TO:

www.manhattanbeach.gov/departments/city-clerk/city-council-meetings-agendas-and-minutes

A. CALL MEETING TO ORDER

Mayor Napolitano called the meeting to order.

B. PLEDGE TO THE FLAG

City Attorney Quinn Barrow led the Pledge of Allegiance.

C. ROLL CALL

Roll call by City Clerk Liza Tamura.

Present 5 - Mayor Napolitano, Mayor Pro Tem Montgomery, Councilmember Franklin, Councilmember Howorth and Councilmember Lesser

E. APPROVAL OF AGENDA AND WAIVER OF FULL READING OF ORDINANCES

City Attorney Barrow stated that a motion for this item was not needed for this meeting.

F. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Mayor Napolitano opened the floor to public comments. The following individual(s) spoke:

*Michael Curran
Gail Fortis
Phillip Cook
Jorge Cantero
Christina Reyes
James Matthews
Unknown Speaker
Kathleen Spillane
Will Arvizo
Mitchell Chun
Evan Chuck*

Seeing no further requested to speak, Mayor Napolitano closed the floor to public comments.

G. GENERAL BUSINESS

- 1. Consideration of An Application for a Precise Development Plan, Coastal Development Permit, and Tentative Parcel Map for the Development of a 96,217 Square-Foot Multi-Family Residential Building Ranging 37 to 50 Feet in Height and Including 79 Rental Dwelling Units with the Developer Utilizing a Density Bonus Pursuant to State Law, Inclusive of Waivers and Concessions, at 401 Rosecrans Avenue and 3770 Highland Avenue (Acting Community Development Director Mirzakhonian).

[23-0038](#)

(Estimated Time: 3 Hrs.)

**AFFIRM THE DECISION OF THE PLANNING COMMISSION
AFFIRMING THE COMMUNITY DEVELOPMENT DIRECTOR'S
DECISION APPROVING THE PROJECT**

Mayor Napolitano announced that the purpose of the meeting was to consider the Highrose Project again.

Councilmembers Lesser, Franklin, and Howorth each provided a statement.

Acting Community Development Director Talyn Mirzakhonian introduced Associate Planner Ted Faturos who provided the PowerPoint presentation and responded to City Council questions.

Acting Community Development Director Mirzakhain announced for the record that a supplemental staff report was released at approximately 5:15 PM that addressed a public comment, the report was entered into the record, and made public for review. She summarized the information from the report.

Acting Community Development Director Mirzakhonian, City Attorney Quinn Barrow, and Associate Planner Faturos responded to City Council questions.

Mayor Napolitano stated that the applicant and appellants would each be given up to 10 minutes to provide comments.

Michael Shonafelt provided comments on behalf of the Applicant, Highrose El Porto, LLC.

Appellant Mark Burton provided comments.

Mayor Napolitano opened the floor to public comment. The following individual(s) spoke:

- Jon Dunbacher*
- Marie Colme*
- Liz Griggs*
- Patrick Sharpless*
- Unknown Speaker*
- Ed McPherson*
- Dale Murnane*
- Debbie Van Ness*
- Zac Dean*
- Roslyn Fanello*

Jan Karl

Appellant George Bordokas provided comments.

Appellant Ron Schendel provided comments.

Public comments continued with the following individual(s):

Lucia La Rosa Ames

Heather Kim

Seeing no further requests to speak, Mayor Napolitano closed the floor to public comments.

Michael Shonafelt provided a rebuttal on behalf of the Applicant.

City Attorney Barrow stated that each of the appellants were provided with advanced notice of the meeting via e-mail on January 9, 2023; and he responded to comments made by the appellants and the public.

City Attorney Barrow and Acting Community Development Director Mirzakhanian responded to City Council questions.

At 8:20 PM, Mayor Napolitano closed the public testimony portion of the meeting.

At 8:21 PM, the City Council recessed and reconvened at 8:32 PM with all City Councilmembers present.

A motion was made by Mayor Pro Tem Montgomery to approve the application.

City Attorney Barrow restated the motion.

A motion was made by Mayor Pro Tem Montgomery, seconded by Councilmember Howorth, to adopt Resolution No. 23-0014, a resolution of the Manhattan Beach City Council: (1) Repealing Resolution No. 22-0124; and (2) affirming and upholding the Planning Commission's decision to affirm the Community Development Director's approval of a Precise Development Plan, Coastal Development Permit, and Tentative Parcel Map for a 96,217 square-foot multi-family residential project with 79 rental dwelling units, with the applicant utilizing a density bonus pursuant to state law, inclusive of waivers and concessions, at 401 Rosecrans Avenue and 3770 Highland Avenue (Highrose El Porto, LLC). The motion carried by the following vote:

Aye: 3 - Mayor Pro Tem Montgomery, Councilmember Howorth and Councilmember Lesser

Nay: 2 - Mayor Napolitano and Councilmember Franklin

H. ADJOURNMENT

At 9:01 PM, Mayor Napolitano adjourned the meeting and announced to the public that the next City Council Meeting would occur at 6:00 PM on Tuesday, February 7, 2023.

Patricia Matson
Recording Secretary

Steve Napolitano
Mayor

ATTEST:

Liza Tamura
City Clerk