

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Final

Wednesday, February 25, 2026

3:00 PM

City Council Chambers and Zoom

Planning Commission Regular Meeting

APPOINTED OFFICIALS
Chair Rachel Hackett
Vice Chair Joseph Ungoco
Commissioner Kristin Sistos
Commissioner Robert Tokashiki
Commissioner Vacant

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

A. CALL MEETING TO ORDER

Vice Chair Hackett called the meeting to order.

B. PLEDGE TO THE FLAG

Commissioner Sistos led the Pledge of Allegiance.

C. ROLL CALL

Present 3 - Vice Chair Rachel Hackett, Commissioner Robert Tokashiki, and Commissioner Kristin Sistos

Absent 1 - Commissioner Joseph Ungoco

D. APPROVAL OF AGENDA

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

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

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

Ray Joseph

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

F. APPROVAL OF MINUTES

1. Planning Commission Minutes: [PC 26-0002](#)
This Item Contains Minutes of the Following Meeting(s):
a) Planning Commission Regular Meeting Minutes of December 10, 2025

APPROVE

A motion was made by Commissioner Tokashiki, seconded by Commissioner Sistos, to approve the Planning Commission Regular Meeting Minutes of December 10, 2025. The motion carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

G. GENERAL BUSINESS

2. Reorganization of the Planning Commission - Selection of Planning Commission Chair and Vice-Chair [PC 26-0003](#)

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

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

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

A motion was made by Commissioner Sistos, seconded by Commissioner Tokashiki, to elect Commissioner Ungoco to serve as Vice Chair of the Planning Commission for the ensuing year. The motion was carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

At 3:18 PM, the Planning Commission recessed and reconvened at 3:23 PM.

H. PUBLIC HEARINGS

3. Consideration of A Zone Text Amendment to Expand the Types of Public Art That May Be Funded by the City's Art in Public Places Program [PC 26-0005](#)

Planning Manager Adam Finestone introduced Senior Planner Ted Faturos, who provided the staff report and PowerPoint presentation.

Senior Planner Faturos introduced the Parks and Recreation Director Mark Leyman, who was available to answer questions.

Commissioner Sistos, Commissioner Tokashiki, and Chair Hackett asked questions of staff.

Parks and Recreation Director Leyman and Planning Manager Finestone responded to commissioner questions.

Chair Hackett opened the public hearing.

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

Chair Hackett and Commissioner Sistos asked questions of staff.

Planning Manager Finestone responded to commissioner questions.

A motion was made by Commissioner Tokashiki, seconded by Commissioner Sistos, to adopt the associated resolution recommending approval of said amendments to the City Council. The motion carried by the following vote:

Aye: 3 - Vice Chair Hackett, Commissioner Tokashiki and Commissioner Sistos

Nay: 0

Absent: 1 - Commissioner Ungoco

I. GENERAL BUSINESS

4. Study Session to Consider Code Amendments to the Manhattan Beach Municipal Code and Manhattan Beach Local Coastal Program to Implement Programs Outlined in the City's 6th Cycle Housing Element [PC 26-0004](#)

Chair Hackett announced the item and asked for the staff report.

Planning Manager Adam Finestone introduced Associate Planner Maricela Guillean, who presented the staff report and PowerPoint presentation.

Commissioner Sistos and Chair Hackett asked questions of staff.

Associate Planner Guillean, Planning Manager Finestone, and City Attorney David Snow responded to commissioner questions.

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

Ray Joseph

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

Chair Hackett asked staff to look into the definition of manufactured homes.

The Planning Commission provided feedback to staff on proposed code amendments to implement programs outlined in the 6th Cycle Housing Element.

J. DIRECTOR AND STAFF UPDATES

Planning Manager Adam Finestone provided updates on the following items:

- City of Manhattan Beach's fiscal year 2026- 2027 survey*
- Ocean View Cafe property*

Commissioner Sistos, Commissioner Tokashiki, and Chair Hackett asked Planning Manager Finestone questions.

Planning Manager Finestone and Community Development Director Masa Alkire responded to commissioner questions.

K. COMMISSION ITEMS

Commissioner Sistos asked staff for an update on the Historical Resources Inventory.

Planning Manager Adam Finestone responded to commissioner request for an update.

L. TENTATIVE AGENDA

Planning Manager Adam Finestone indicated that the March 11, 2026, Planning Commission meeting has two tentative agenda items:

- Housing element annual progress report.

- Project Pulse study session.

M. ADJOURNMENT

*At 4:17 PM, Chair Hackett adjourned the meeting to the March 11, 2026,
Planning Commission Regular Meeting at 3:00 PM.*



**Elia Rosner
Recording Secretary**



**Rachel Hackett
Chairperson**

ATTEST:



**Adam Finestone, AICP
Planning Manager**



**Masa Aikire, AICP
Community Development Director**