

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 26, 2023**

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 Hall, 1400 Highland Avenue) on the 26th day of April, 2023. Chair Ungoco announced protocols and called the meeting to order at the hour of 3:00 p.m.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Morton, Sistos, Vice Chair Tokashiki, Chair Ungoco
Absent: Commissioner Dillavou (excused absence)
Others Present: Talyn Mirzakhanian, Community Development Director
Erick Lee, Public Works Director
Katie Doherty, City Engineer
Brendan Kearns, Assistant City Attorney
Tatiana Manokian, Agenda Host

D. APPROVAL OF AGENDA

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

Roll Call:

Ayes: Morton, Sistos, Vice Chair Tokashiki, Chair Ungoco

Noes: None

Absent: Dillavou

Abstain: None

Agenda host Manokian announced the motion passed 4-0.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

4/26/23-1. Regular Meeting – February 22, 2023

It was moved and seconded (Morton/Tokashiki) to approve the minutes as submitted.

Roll Call:

Ayes: Morton, Sistos, Vice Chair Tokashiki, Chair Ungoco

Noes: None

Absent: Dillavou

Abstain: None

Agenda host Manokian announced the motion passed 4-0.

G. GENERAL BUSINESS

04/26/23-2. Consideration of General Plan Consistency for the Proposed Fiscal Year 2023-2024 through 2027-2028 Five-Year Capital Improvement Program Plan

Director Mirzakhanian welcomed **City Engineer Katie Doherty** who focused on presenting new proposed projects in the five-year Capital Improvement Projects (CIP). The CIP consists of 84 projects totaling just over \$160 million. Out of the \$160 million, \$49,345,135 were previously appropriated, \$31,399,048 is requested for appropriation in FY 2023-2023, and \$77,310,000 are for future appropriations in the next 2-5 years. **City Engineer Doherty** summarized the following projects:

CIP

- Electric Vehicle Chargers at Marine Ave Park (AB 2766 Air Quality Fund)
- Police Facility Flooring Replacement
- Deferred Park Maintenance
- Manhattan Heights Park Soccer Field Synthetic Turf Replacement
- Manhattan Heights Park Restroom Building Rehabilitation
- Gateway and Monument Sign Replacement – Design
- Renovation of Employee Lounge in City Hall Basement Way Finding Program -- Phase 2 design
- Aquatic Center, Feasibility Study
- Mariposa Fitness Station Parcourse Equipment Replacement
- Annual ADA Improvements Program – CDBG
- City Council Chambers Renovation – Feasibility
- Polliwog Band Stage – Design
- Senior and Scout Community Center Renovation

Streets, Sidewalk and Right-of-Way (ROW)

- Manhattan Beach Blvd Rehabilitation from Sepulveda Blvd to Dianthus St (Gas Tax Fund)
- Manhattan Beach Blvd and Pacific Ave Improvements (Measure M)
- Manhattan Beach Blvd Complete Streets Corridor – Feasibility/Design (Measure M)
- Annual Citywide Traffic Signal Replacements (Measure M)
- Manhattan Beach Blvd Eastbound Left-Turn Improvement at Aviation Blvd (Measure M)

- Manhattan Beach Blvd and Peck Ave Traffic Signal Improvements (Measure R)
- Marine Ave at Cedar Ave Traffic Signal and Int. Improvements (Prop C Fund)
- Manhattan Beach Blvd and Sepulveda Intersection Improvements (Prop C Fund)
- Joslyn Center Crosswalks (Measure R)

Parking/State Pier & Lot/Street Lighting

- Parking Structure Lot 3 Replacement – Feasibility/Design (Parking Fund)
- Pier Structural Inspection Update (State Pier and Lot Fund)

Storm water

- Peck Ave Storm Drain Improvements (Measure W)
- TMDL Trash Treatment (Measure W)
- 28th Street Storm water Infiltration (Measure W)
- Golf Course Storm Drain Lift Station Electrical Upgrades (Storm water Fund)
- Peck Ave Storm Drain Improvements (Storm water Fund)

Wastewater

- Bell Lift Station Upgrade (Wastewater Fund)

Water

- El Porto Water Infrastructure Improvements – Phase 2, Design (Water Fund)
- Well Line Replacement on Manhattan Beach Blvd (Water Fund)
- Duncan Dr and Sepulveda Blvd Fire Flow Improvements (Water Fund)
- Block 35 Elevated Tank Improvements (Water Fund)

City Engineer Doherty recommended the Planning Commission review the General Plan policies associated with the proposed FY 2023-2024 through 2027-2028 5-year CIP and adopt the draft resolution, Resolution No. PC 23-03, determining that the proposed projects are consistent with the City's General Plan.

Chair Ungoco invited questions from Commissioners.

Vice Chair Tokashiki indicated that there is an increase in general funding when these projects arise and asked if the delta between FY 2022-2023 and this FY 2023-2024 will be conveyed in the presentation to City Council. **City Engineer Doherty** confirmed that it will.

Commissioner Sistos asked if there is an opportunity to revisit and ensure the estimates are accurate with today's inflation rates. **City Engineer Doherty** confirmed that the estimates for the next FY 2024-2025 are firm, and the ones in the following years have been looked at carefully. She added that inflation and cost of materials will continue to be closely monitored as the start date for these projects gets closer.

Commissioner Sistos also expressed her strong interest in the improvement and maintenance of parks and playgrounds. She stated that it seems as though the fund covers ADA accessibility and usability and not the general upkeep of the City’s parks and playgrounds. **City Engineer Doherty** confirmed that the operations and maintenance of the parks and playground is covered in the operating budget which is not included in the CIP list. When specifically asked if Mira Costa Park, that is currently in disrepair and not scheduled to be fixed until 2028, and Sand Dune Park, scheduled to be repaired in 2025, should be prioritized earlier so that they are safer for public use. **City Engineer Doherty** stated that it’s a balance of fund availability and priority. **Public Works Director Erick Lee** added that there are funds available for routine maintenance-type items; however, with aged infrastructure, such as Polliwog Park’s lower playground, general maintenance will not suffice.

Assistant Attorney Kearns reminded the Commission that they are focusing on overall consistency with the General Plan, but that they could recommend certain priorities.

Chair Ungoco asked what the deliverables are in a feasibility study and where the opportunities for public input will lie either within the study or in the future. **City Engineer Doherty** confirmed that more feasibility studies were conducted on larger and more public projects for the main purpose of receiving public input.

After confirming there were no public comments in-person or via Zoom, **Chair Ungoco** opened the floor to Commission deliberations.

The Commission agreed that they do not have any concerns related to General Plan consistency of the projects **City Engineer Doherty** presented.

A motion was made and seconded (Morton/Sistos) to approve and adopt Resolution No. PC 23-03.

Roll Call:
Ayes: Morton, Sistos, Vice Chair Tokashiki, Chair Ungoco
Noes: None
Absent: Dillavou
Abstain: None

Agenda host Manokian announced the motion passed 4-0.

04/26/23-3. 2022 Housing Element Annual Progress Report

Community Development Director Mirzakhania updated the Commission that City Council received and filed the annual progress report in March and staff subsequently submitted it to HCD. The report detailed all 31 of the newly adopted 6th Housing Element programs, and the 99 issued building permits for new residential construction between October 2021 and December 2022.

The Commission received and filed the report.

H. DIRECTOR’S ITEMS – Update on previous Commission projects

Director Mirzakhania reported:

- Housing Element revision resubmittals: the rezoning program of the 6th Cycle Housing Element had to be accomplished prior to resubmittal and went into effect on April 20, 2023; staff is currently working on finalizing revisions and the revised version will be available on the City’s website when completed
- Outdoor Dining Task Force: Task force members were appointed; Chair Ungoco will remain a primary member, Commissioner Sistos will serve as the Planning Commission Alternate, and Commissioner Morton was appointed as an alternate for the at-large business/resident category; the first meeting is scheduled for May 1, 2023 at 9 a.m. in the Police and Fire Conference Room; all task force meetings are open to the public
- Scout House Project: Planning entitlements are currently underway for the reconstruction of Scout House located in Live Oak Park; The Friends of the Scouts will host a community

meeting with Planning staff present before consideration of a use permit and coastal development permit is brought to the Planning Commission (summer 2023)

- Another Use Permit and Coastal Development Permit: will be presented at the second Planning Commission meeting next month

I. PLANNING COMMISSION ITEMS

Vice Chair Tokashiki reported his experience attending the California League of Cities training session for Commissioners which included presentations from Director Mirzakhanian and Assistant City Attorney Kearns.

J. TENTATIVE AGENDA – May 10, 2023

J. ADJOURNMENT

At 3:37 p.m. with no objections, Chair Ungoco adjourned the meeting to Wednesday, May 10, 2023 at 3:00 p.m. format to be determined.