

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JANUARY 22, 2025**

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, City Council Chambers, 1400 Highland Avenue) on the 22nd day of January, 2025. **Chair Sistos** called the meeting to order at the hour of 3:00 p.m.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Tokashiki (remote), Ungoco, Hackett, Chair Sistos
Absent: Vice-Chair Dillavou
Others Present: Ryan Heise, Acting Community Development Director
Adam Finestone, AICP, Planning Manager
David Snow, Assistant City Attorney
Johnathon Masi, Associate Planner
Tatiana Maury, Agenda Host

Planning Manager Adam Finestone announced remote attendance is being conducted per Brown Act requirements for agenda and noticing.

D. APPROVAL OF AGENDA

Planning Manager Finestone announced that the second public hearing item related to housing element/zoning text amendments will be removed from the agenda and will be considered at a future meeting tentatively scheduled for February 26, 2025.

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

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Chair Sistos
Noes: None
Absent: Vice-Chair Dillavou
Abstain: None

Agenda Host Tatiana Maury announced the motion passed 4-0.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

01/22/25-1. Regular Meeting – December 11, 2024

Chair Sistos encouraged members of the public to refer to the recordings of the meetings posted on the website for the reason that they provide more detail on discussion than the meeting minutes.

Seeing no changes, it was moved and seconded (Hackett/Ungoco) to approve the minutes as submitted.

Roll Call:

Ayes: Commissioners Tokashiki, Ungoco, Hackett, Chair Sistos
Noes: None
Absent: Vice-Chair Dillavou
Abstain: None

Agenda Host Maury announced the motion passed 4-0.

G. PUBLIC HEARINGS

01/22/25-2. Consideration of a Master Use Permit to allow for the sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an existing eating and drinking establishment located at 1112 Manhattan Avenue, and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act. (Planning Case Nos. PE-24-00190/UP-24-00031)

Chair Sistos announced the item and asked if the Commissioners had any ex parte communications. Seeing none, **Chair Sistos** called for a staff report.

Planning Manager Finestone introduced **Associate Planner Johnathon Masi** who presented the staff report, providing an overview of the amendment, and making himself available for questions.

Chair Sistos opened the floor for the Commission to ask questions of staff.

Commission Hackett asked if the bathroom requirement is compliant with today's development standards, then why it still needs to come before the Planning Commission. **Planning Manager Finestone** responded that the Municipal Code requires any modification to a prior Use Permit, including simple modifications to conditions of approval, to come before the Planning Commission. If this were the only item and it was complying with building code standards, there may be a mechanism in the code that staff could look towards but in this instance, there is not.

Commissioner Ungoco asked the applicant if the restaurant's two other locations in Redondo Beach and Hermosa Beach have gone through the process for alcohol expansion.

Before opening the public hearing to allow the applicant to respond, **Chair Sistos** asked and **Associate Planner Johnathon Masi** confirmed that the kitchen will remain open during the time alcohol will be served. To date, there have been no questions/concerns regarding this request.

Chair Sistos opened the public hearing, starting with the applicant.

Brian Kelleher, owner of The Hook & Plow, provided a summary of the restaurant’s history, and to answer **Commissioner Ungoco’s** question, confirmed that the two other locations have been successful in expanding their alcohol license to serve spirits.

Chair Sistos asked for the description of the service counter in which Brian provided the following details of the space: 1) there is a counter (bar) top with no reservations needed for brunch, lunch or dinner, 2) one television, 3) two existing restrooms, and 4) promotion of a family-oriented environment.

Jill Lamkin, Executive Director for the Downtown Business and Professional Association, shared her support for the amendment. She stated that two eating and drinking establishments recently closed in downtown, neither one having an incoming tenant at this point, and urged the importance of supporting responsible operators such as The Hook & Plow.

With no other comments from the public, **Chair Sistos** closed the public hearing and moved to Commissioner discussion.

Commissioner Hackett praised staff for working swiftly to get the applicants’ consideration on the Planning Commission calendar and provided her support for the amendment.

Commissioner Ungoco provided support for the amendment as well.

Chair Sistos called for a motion, and a motion was made and seconded (Ungoco/Hackett) that the Commission adopt the attached resolution approving the Master Use Permit, subject to conditions, and finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Roll Call:

Ayes:	Commissioners Tokashiki, Ungoco, Hackett, Chair Sistos
Noes:	None
Absent:	Vice-Chair Dillavou
Abstain:	None

Agenda Host Maury announced that the motion passed 4-0.

H. DIRECTOR’S ITEMS

Planning Manager Finestone provided an update on the following projects:

- 1) Great White (1305 Highland Avenue) – currently under construction for tenant improvements and modifications to the building
- 2) Esperanza (309 Manhattan Beach Boulevard) – currently in plan review
- 3) Toranj Restaurant (1019 Manhattan Beach Boulevard) – submitted for plan review

I. PLANNING COMMISSION ITEMS - None

J. TENTATIVE AGENDA – February 12, 2025

K. ADJOURNMENT

At 3:31 p.m. it was moved and seconded (Hackett/Ungoco) to adjourn the meeting to 3:00 p.m., Wednesday, February 12, 2025. The motion passed 4-0 by roll call vote.