



**City of Manhattan Beach**  
**Planning Commission Meeting Agenda**  
**Wednesday, November 18, 2020**  
**3:00 P.M.**  
**Location: Virtual – Zoom.us**

Pursuant to Governor Newsom's Executive Orders No. N-25-20 and No. N-29-20, City Council Chambers is not open to the public.

Please Note: This is a regular meeting rescheduled from November 11, 2020.

- A. CALL MEETING TO ORDER **3:14 p.m.**
- B. PLEDGE TO FLAG
- C. ROLL CALL **Present: Chair Morton, Commissioners Ungoco, Thompson, Fournier**
- D. APPROVAL OF AGENDA **Approved with no changes (4:0)**  
*This is the time for the Planning Commission to notify the public of any changes to the agenda.*  
**MOTION TO APPROVE AGENDA**
- E. AUDIENCE PARTICIPATION (3 minutes per person) **None**
- F. APPROVAL OF MINUTES
- 11/18/20-1. Adopt revisions to minutes from October 14, 2020 **Approved (4:0).**
- 11/18/20-2. Regular Meeting – October 28, 2020 **Approved (4:0)**
- G. PUBLIC HEARING
- 11/18/20-3. Proposed Master Use Permit for a New 162-Room, 81,775 Square-Foot Hotel with Full Alcohol Service for Hotel Patrons and A New 16,348 Square-Foot Retail and Office Building; and Reduced Parking with 152 Parking Spaces at 600 S. Sepulveda Boulevard; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (MB Hotel Partners, LLC) (continued from October 14, 2020).  
**CONDUCTED THE PUBLIC HEARING AND ADOPTED THE PROPOSED RESOLUTIONS APPROVING THE MASTER USE PERMIT SUBJECT TO MODIFIED CONDITIONS PERTAINING TO FOURTH FLOOR SCREENING AND LANDSCAPING SIZE. MORTON/UNGOCO (2:1) – FOURNIER RECUSED**
- H. GENERAL BUSINESS
- 11/18/20-4 Discussion of Work Plan Items for Joint City Council / Planning Commission Meeting  
**RECEIVED A REPORT ON THE STATUS OF WORK PLAN ITEMS AND PROVIDED INPUT REGARDING DISCUSSION ITEMS FOR THE UPCOMING JOINT SESSION WITH THE CITY COUNCIL**
- I. DIRECTOR'S ITEMS
1. Update on previous Commission projects
- **Introduced Talyn Mirzakhani as the new Planning Manager**
  - **Ted Faturos promoted to Associate Planner**
  - **ADU Ordinance scheduled for City Council public hearing in January**
  - **Kinecta Project: Demolition Ongoing**
  - **Office Use at 1419 Highland Ave – 1 Year Review at City Council**
  - **Los Angeles County issuing stronger regulations on outdoor dining due to COVID-19**

J. PLANNING COMMISSION ITEMS

- Commissioner Fournier asked Attorney about conflicts of interest, and parameters on comment and recusal.
- Commissioner Thompson asked about communications of Commissioners' concerns on the 600 South Sepulveda Boulevard Hotel Project to the City Council.

K. TENTATIVE AGENDA November 25, 2020

- Cancellation due to the Thanksgiving Holiday

L. ADJOURNMENT TO December 9, 2020 7:11 p.m.

December 23, 2020 January 13, 2021 January 27, 2021 February 10, 2021