



City of Manhattan Beach  
Planning Commission Meeting Agenda  
Wednesday, March 10, 2021  
3:00 P.M.

Location: Virtual – Instructions within Agenda

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.

- A. CALL MEETING TO ORDER 3:02 p.m
- B. PLEDGE TO FLAG
- C. ROLL CALL Present: Chair Morton, Commissioners Ungoco, Thompson, Fournier, Tokashiki
- D. APPROVAL OF AGENDA Approved with no changes (5:0)  
*This is the time for the Planning Commission to notify the public of any changes to the agenda.*  
MOTION TO APPROVE AGENDA
- E. PRESENTATION  
*Commendation for former Planning Commissioner Ben Burkhalter*
- F. AUDIENCE PARTICIPATION (3 minutes per person for items not on the agenda) None
- G. APPROVAL OF MINUTES
- 03/10/21-1. Regular Meeting – November 18, 2020 Moved to amend minutes and consider amended minutes at next meeting (3:0 - Tokashiki and Fournier abstained)
- H. PUBLIC HEARING
- 03/10/21-2. Consideration of a Proposed Coastal Development Permit and Use Permit to Allow the Expansion of an Existing Retail Sales Use, Resulting in a Retail Sales Use with 3,310 Square Feet of Sales Floor Area Located at 1113-1121 Manhattan Avenue; and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (Skechers USA, Inc.)  
**MOVED TO CONTINUE THE PUBLIC HEARING TO MARCH 24, 2021 PLANNING COMMISSION MEETING (5:0).**
- 03/10/21-3. Consideration of a Use Permit and Vesting Tentative Parcel Map No. 83261 for Three New Condominium Units at 1421 15<sup>th</sup> Street, and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act (1421 15<sup>th</sup> Street MB, LLC)  
**CONDUCTED THE PUBLIC HEARING AND ADOPTED THE RESOLUTION APPROVING THE PROJECT SUBJECT TO CERTAIN CONDITIONS AND ADOPTING A DETERMINATION OF EXEMPTION UNDER CEQA. Approved with no changes (5:0)**
- I. DIRECTOR'S ITEMS
1. Update on previous Commission projects
- 600 S. Sepulveda hotel project approved by the Commission in November was appealed to the City Council. Pending new appeal date for City Council.
  - Outdoor dining continues on public Right-of-Way pursuant to regulations for the most restrictive tier by the County. The department will continue to evaluate outdoor dining space. If the County advances to the next tier, we will see more openings for indoor shopping, retail and personal care

services, The City will do its best to issue publications and press releases to announce to the public what the latest tier is by the County.

J. PLANNING COMMISSION ITEMS

- Commissioner Fournier suggested moving the "Planning Commission Items" to the beginning of the meeting.
- Commissioner Ungoco inquired about exploring opportunities to incorporate more stringent green building requirements for new development.

K. TENTATIVE AGENDA March 24, 2021

- Continued Public Hearing: Proposed Coastal Development Permit and Use Permit to Allow the Expansion of an Existing Retail Sales Use

L. ADJOURNMENT TO March 24, 2021 4:10 p.m.  
*MOTION TO ADJOURN (5:0)*

April 14, 2021 April 28, 2021 May 12, 2021 May 26, 2021