

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MARCH 24, 2021**

A. CALL MEETING TO ORDER

A Regular meeting of the Planning Commission of the City of Manhattan Beach, California was held virtually via Zoom on the 24th day of March, 2021, at the hour of 3:05 p.m. Chair Morton called the meeting to order and announced the protocol for participating in the meeting.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Tokashiki, Thompson, Ungoco, Chairperson Morton
Absent: Vice Chair Fournier (excused)
Others Present: Carrie Tai, AICP, Director of Community Development
Talyn Mirzakhanian, Planning Manager
Ted Fatuross, Associate Planner
Athena Henderson, Agenda Host
Nhung Huynh, Agenda Host
Rosemary Lackow, Recording Secretary

D. APPROVAL OF AGENDA

It was moved and seconded (Thompson/Ungoco) that the agenda be unchanged.

Roll Call:

Ayes: Tokashiki, Thompson, Ungoco, Chairperson Morton
Noes: None
Absent: Vice Chair Fournier
Abstain: None

Director Tai announced the motion passed 4-0.

E. AUDIENCE PARTICIPATION - None

F. APPROVAL OF THE MINUTES

3/24/21-1 Regular Meeting - November 18, 2020

It was moved and seconded (Thompson/Morton) to approve the amended minutes with one further change – on Page 5, change “the” to “and” in paragraph under Commission Discussion, first sentence. Commissioner Tokashiki will abstain.

Roll Call:

Ayes: Thompson, Ungoco, Chairperson Morton
Noes: None
Absent: Vice Chair Fournier
Abstain: Tokashiki

Director Tai announced: motion passed 3 – 0.

3/10/21-1 Regular Meeting – March 10, 2021

It was moved and seconded (Ungoco/Thompson) to approve the minutes as submitted.

Roll Call:

Ayes: Thompson, Tokashiki, Ungoco, Chairperson Morton
Noes: None
Absent: Vice Chair Fournier
Abstain: None

Director Tai announced: motion passed 4 - 0

G. PUBLIC HEARING

3/24/21-3 **(Continued Public Hearing)** 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 3,637 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.)

Chair Morton opened the public hearing and invited a staff presentation.

Associate Planner Ted Fatuross gave a report with the aid of slides, detailing the project and staff analysis. He concluded with the staff recommendation - that the Commission conduct the continued public hearing, accept testimony and adopt a revised draft Resolution approving the subject Coastal Development Permit and Use Permit, and adopt an Environmental Determination of Categorical Exemption. **Mr. Fatuross** noted staff has not received any public comment, and explained that a revised Resolution has been presented – if approved, this entitlement would not replace the existing entitlement but would be an independent and additional entitlement that will coexist with those approved previously for this business.

Chair Morton invited the Commission to direct questions to staff.

In response to Commissioners Thompson, Tokashiki and Ungoco, Associate Planner Fatuross explained:

- 1) **The requirement for a Use Permit** came about through the Downtown Specific Plan (DTSP) process in which much sentiment was expressed that downtown small businesses were being pushed out by larger/chain businesses. The intent in adopting a standard of 1,600 square feet as a use permit trigger was to provide greater opportunity to review uses. An example was the 2017 Skechers storefront expansion.
- 2) **The bifurcation of the prior and requested entitlements** was advised by the City Attorney for two reasons: first, the 2017 Resolution has findings that were required then by an Interim Zoning Ordinance; second, after adoption of the Downtown Specific Plan, the square-foot trigger for a use permit changed from buildable floor area to sales floor area; third, the current use permit is being reviewed by the Planning Commission, not City Council as in 2017.
- 3) **The space being expanded** into has been vacant since about when the pandemic started.
- 4) **Regarding façade treatments along Manhattan Avenue:** the 2017 Resolution condition was a response to concerns heard during the DTSP hearings. Now, working with the applicant, staff understands that Skechers wishes to have a separate identification/look for portion(s) of the store selling distinct product(s). The draft Resolution contains a condition that, although there will be 4 window fronts facing Manhattan Avenue, Skechers shall maintain an appearance of three distinct storefronts so that a small-town scale and character is maintained.

Chair Morton invited the Applicant to address the Commission.

Alan Walker, representing Skechers, affirmed the company's continued commitment to the City and emphasized that this address established its retail brand in comfortable footwear. The expansions to the store are in line with the expansion of its brand and they agree to abide by all conditions.

There being no other speakers, Chair Morton closed the hearing and invited discussion

COMMISSION DISCUSSION AND ACTION

In discussing, **Commissioners Thompson and Tokashiki** indicated they concur with the staff findings and are in full support. Commissioner Ungoco raised the possibility that, in the future, the applicant might

change the storefront design to appear to have one store with three windows and/or remove the smaller mosaic on Manhattan Avenue and asked if such actions would be objectionable.

Associate Planner Fatueros explained that the larger mosaic on Manhattan Beach Boulevard is required to be maintained as it was a condition of a prior approval, and it is desirable for the applicant to have design latitude in articulating the storefronts.

Chair Morton stated his agreement in supporting the project and called for the motion. It was moved and seconded (Thompson/Tokashiki) to adopt the revised Resolution approving the subject Use Permit and Coastal Development Permit and Environmental determination.

Roll Call:

Ayes: Thompson, Tokashiki, Ungoco, Chairperson Morton
Noes: None
Absent: Vice Chair Fournier
Abstain: None

Director Tai announced: motion passed 4 – 0. The decision is subject to a 15-day appeal period; and is appealable to the City Council.

H. GENERAL BUSINESS

03/24/21-4 2020 Housing Element Annual Progress Report

Talyn Mirzakhanian, Planning Manager presented the 2020 Housing Element Annual Progress Report, as mandated by the state, providing an overview of the Housing Element Update. The City must complete an update of the Element for the 6th cycle (covering 2022 – 2029) by October of this year. Recently SCAG released the final RHNA housing allocations for each city in its region, including Manhattan Beach, which are targets for each city’s share of statewide housing production including for “very low”, “low”, “moderate” and “above moderate” income levels. The City’s total allocation in the last cycle was 38 net new units total; for the 6th cycle it is 774. The City’s housing consultant is in the process of preparing the update with staff input and guidance. The purpose of the Element is to show that the City has capacity to achieve the housing allocation goals and what policies or programs will assist in reaching those goals.

I. DIRECTOR’S ITEMS

1. Associate Planner Eric Haaland, who has made a tremendous contribution over 30 years with the Department, has announced he will be retiring in April.
2. Covid updates: On March 15, LA County moved to the red reopening tier and it is anticipated that it may again soon move to the next (orange) tier. The city is watching this closely and preparing. To that end, City Council has previously permitted outdoor dining in the right-of-way for a period of 90 more days (from the start of indoor dining - 3/15);
3. A process is ongoing to reopen City Hall to the public with appointments and additional staff.
4. The City Clerk is looking into resuming in-person City Council meetings. The public meetings are expected to be held in hybrid format (in person and virtual). Boards and Commission meetings would follow after the City Council meetings, with adherence to all public health requirements set by the Governor and implemented through the County Health Department.
5. Reminder: the deadline for applying for City Commission seats (including continuing Commissioners) is April 15, interviews will be held April 27, in time for the June 1 start of the next term (including the rotation of the Chair).

J. PLANNING COMMISSION ITEMS - None

K. TENTATIVE AGENDA – April 14, 2021

Director Tai noted that no items are currently scheduled, but two are anticipated for April 28.

L. ADJOURNMENT TO – It was moved and seconded (Thompson/Ungoco) that the meeting be adjourned at 3:57 p.m. to Wednesday, April 14, 2021 at 3:00 p.m. via Zoom/virtual format. The motion passed unanimously 4-0 with a roll call vote.

ROSEMARY LACKOW
Recording Secretary

GERRY MORTON
Chairperson

ATTEST:

Carrie Tai, AICP
Community Development Director