

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JUNE 9, 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 9<sup>th</sup> day of June, 2021. Chair Morton called the meeting to order at the hour of 3:07 p.m. and welcomed new Commissioners Dillavou and Sistos to their first meeting.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Sistos, Dillavou, Ungoco, Tokashiki, Chair Morton  
Absent: None  
Others Present: Carrie Tai, AICP, Director of Community Development  
Talyn Mirzakhianian, Planning Manager  
Athena Henderson, Agenda Host  
Erick Lee, Interim Public Works Director  
Prem Kumar, P.E., City Engineer  
Anastasia Seims, P.E., Senior Civil Engineer  
Rosemary Lackow, Recording Secretary

**D. REORGANIZATION OF THE COMMISSION**

After a brief presentation by Director Tai, the Commission selected the 2021-22 Chair and Vice Chair as follows:

It was moved and seconded (Tokashiki/Ungoco) that Gerry Morton continue as Chair.

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

It was moved and seconded (Morton/Tokashiki) that Joseph Ungoco serve as Vice Chair.

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

**E. APPROVAL OF AGENDA**

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

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

**F. AUDIENCE PARTICIPATION**

Manhattan Beach resident Zac Dean requested for all Commission meetings, that on the city website, a Zoom link and transcript of the meeting be provided as well as links to all information on the agenda for the public to view and download, including memos, reports, presentations, and packets including all citations. Chair Morton thanked Mr. Dean for his input and advised that his comments will be referred to the Community Development Department.

**G. APPROVAL OF THE MINUTES**

6/09/21-1 Regular Meeting – May 26, 2021

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

Roll Call:

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

**H. GENERAL BUSINESS**

6/09/21-2 Determination of General Plan Consistency For the Fiscal Year 2020 - 2021 through 2025 - 2026 Five-Year Capital Improvement Plan

Planning Manager Mirzakhanian provided a brief introduction which was followed by a PowerPoint presentation provided by the Public Works Director Erick Lee and City Engineer Prem Kumar, PE. After the Public Works team responded to questions from the Commission, Chair Morton invited public input, and, seeing none, he called for a motion.

It was moved and seconded (Morton/Tokashiki) that the Commission adopt Resolution PC 21-XX, determining the proposed Fiscal Year 2020-2021 through 2025-2026 Five-Year Capital Improvement Plan to be consistent with the Manhattan Beach General Plan.

Roll Call:

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

The motion passed 5-0. Public Works staff noted that the CIP program will be going to the City Council for adoption on June 15.

**I. DIRECTOR’S ITEMS**

Director Tai welcomed new Commissioners Sistos and Dillavou and provided updates as follows:

1. Community Development has contracted for additional staffing to work on the Housing Element.
2. Sunrise Senior project: The comment period for the Draft Environmental Impact Report ended June 4 and staff has started reviewing comments and preparing responses which will become part of a Final EIR. This project including EIR is anticipated to be coming before the Commission late July/early August.
3. 600 S. Sepulveda hotel/offices development: City Council will consider the adoption of a Resolution approving the project on June 15.
4. Outdoor dining parklets: City Council extended operation most to Labor Day. The Governor’s office is encouraging cities to continue to assist restaurants in recovering from economic impacts of COVID-19 restrictions.
5. Staff will be looking at ways to enhance the visibility of directional signs for public parking in downtown.

**J. PLANNING COMMISSION ITEMS –**

In response to Commissioner Ungoco regarding the status of plans to return to in-person meetings, Director Tai noted that, regarding the City Council, it is planned that first there will be a transition to a hybrid format, in which case some of the Council members will be in the chambers, while others would attend remotely. The Planning Commission protocols will follow the City Council. When the Commission returns, however, it will go back to starting at 6:00 p.m. She will keep the Commission informed.

**K. TENTATIVE AGENDA – June 23, 2021 - no items currently scheduled.**

**L. ADJOURNMENT –** It was moved and seconded (Ungoco/Tokashiki) that the meeting be adjourned at 3:45 p.m. to Wednesday, June 23, 2021 at 3:00 p.m. via Zoom/virtual format. The motion passed unanimously 5-0 with a roll call vote.

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ROSEMARY LACKOW  
Recording Secretary

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GERRY MORTON  
Chairperson

ATTEST:

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Carrie Tai, AICP  
Community Development Director