

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JULY 28, 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 28<sup>th</sup> day of July, 2021. Chair Morton called the meeting to order at the hour of 3:01 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton

Absent: None

Others Present: Carrie Tai, AICP, Director of Community Development

Brendan Kearns, Assistant City Attorney

Talyn Mirzakhanian, Planning Manager

Athena Henderson, Agenda Host

Angelica Ochoa, Associate Planner

Rosemary Lackow, Recording Secretary

**D. APPROVAL OF AGENDA**

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

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton

Noes: None

Absent: None

Abstain: None

**E. AUDIENCE PARTICIPATION - None**

**F. APPROVAL OF THE MINUTES**

7/28/21-1 Regular Meeting – July 14, 2021

It was moved and seconded (Dillavou/Sistos) to approve as submitted.

Roll Call:

Ayes: Tokashiki, Sistos, Dillavou, Vice Chair Ungoco, Chair Morton

Noes: None

Absent: None

Abstain: None

**G. PUBLIC HEARING**

7/28/21-2 Consideration of a Use Permit and a Tentative Parcel Map, and Certification of a Final Environmental Impact Report for a new 79,772 square-foot assisted living facility on property located at 250-400 North Sepulveda Boulevard in the Commercial General -Sepulveda Corridor Overlay (CH-D6) Zoning District (Sunrise Development, Inc.)

Chair Morton announced the item and invited staff to provide a report.

Chair Morton, Vice Chair Ungoco and Commissioner Tokashiki made the following statements: 1) Chair Morton stated he had met on two occasions with the applicant to receive better understanding of the application and this would not affect in any way his fair and impartial consideration of the application; 2) Commissioner Tokashiki stated that he had met on one occasion with the applicant to review the application plans and receive a better understanding of the application and this would not affect in any way his fair and impartial consideration of the application; and 3) Commissioner Ungoco stated that he had met once with the applicant in October 2019 to view a presentation of the project and this would in no way affect his ability to consider the subject hearing application in a fair and impartial manner.

**Associate Planner Angelica Ochoa** provided an overview of the application with the aid of a PowerPoint presentation, noting staff recommends that the Commission conduct the public hearing and adopt the draft resolution, approving the use permit and certifying the Final EIR for the project. She provided updated information including: two additional public comments have been received and the applicant has requested modification of conditions 31 and 54 in the Draft Resolution, which staff has reviewed and agrees to. In condition 31, the change would be to replace “to individual units” with “by a concierge or operator”, and in condition 54, the change is to add “unless otherwise approved by the Building Official” to the existing wording.

There being no questions of staff, Chair Morton opened the public hearing.

**Phillip Kroskin**, Sunrise Senior Living, gave an overview of the project with the aid of a PowerPoint presentation.

In response to questions from the Commission, **Mr. Kroskin** stated that the applicant will continue to work closely with the adjoining property owners in performing structural and other analyses to protect their property to mitigate vibration and noise impacts and to maintain as much as possible existing landscaping including property line hedges.

The Commission discussed project landscaping both onsite and offsite regarding proposed street trees.

**Lindsay Ortega**, applicant’s representative, stated that consideration was given to saving existing onsite trees, including a large tree in the south-east corner, however it was concluded that none could feasibly be retained due to excavation and conflicts with existing root systems. **Ms. Ortega** stated that on private property, 10 new trees will be planted which will be suitable for the site. Project landscape architect **Jared Bohonus** stated that proposed carrotwood street trees will be a 24-inch box size when planted and will grow moderately and believes that additional street trees may be able to be planted to further soften the 5<sup>th</sup> Street and Sepulveda frontages, provided there are no utility or other conflicts.

**Chair Morton** invited other interested parties to address the Commission.

**Frank Zambrano**, Southwest Regional Carpenters union, requested that the Commission reject approval of the application unless skilled and trained workers are brought to the project from the local community.

**Christine Dillon**, 5<sup>th</sup> Street resident, supports the application; believes that neighborhood issues and concerns raised in scoping meetings e.g., traffic intrusion and construction impacts have been addressed.

**Rafael Pimentel**, local union carpenter, requested that the Commission reject approval of the application unless skilled and trained workers are brought to the project from the local community.

**Rachel Ruderman**, recently purchased an adjoining property at 1120 5<sup>th</sup> Street, supports the project.

**Larry Hawkins**, adjoining property owner at 1125 3<sup>rd</sup> Street, does not oppose the project but has concerns as documented in the EIR, regarding impacts including construction noise and vibration and the adequacy of on-site landscaping to buffer visual impacts. He does not believe that landscaping buffering is fully addressed along his west property line going north towards 5<sup>th</sup> Street. Regarding noise, he feels that a temporary noise buffer would be desirable and also protect from dust, as has been installed for the Skechers project in Hermosa Beach. Regarding vibrations, he is particularly concerned about impacts from mobile equipment such as soldier pile drills and vibratory roller(s). He has been advised that vibration monitors may be installed and he is open to that.

**Jorge Quintero**, local contractor and carpenter, requested that the Commission do whatever it can to implement labor standards that would result in the applicant hiring responsible, local workers.

**Chair Morton** invited the applicant to address expressed concerns.

**Philip Kroskin** stated that in completing detailed construction plans, the applicant’s structural engineers will work closely with adjoining neighbors (Hawkins/Ruderman) to find solutions to mitigate noise and vibration impacts to their specific homes; this will include installing vibration monitors and a dialogue will be ongoing. The applicant will also host a pre-construction meeting with all surrounding neighbors at which the construction management team will provide direct contact information; the goal is to have open two-way communication; they will also be updating neighbors with a monthly construction newsletter as well as emails as needed.

**Andy Coelho**, Sunrise construction and design manager, stated that Sunrise has a “hire local” policy and will hire a local general contractor who will in turn hire local subcontractors.

**Chair Morton** closed the public hearing.

The Commission conducted discussion arriving at unanimous support of the project in that it will be a use that is needed in the community, is aesthetically attractive, meets or exceeds applicable standards and the applicant has had a robust outreach and responsiveness to the surrounding neighborhood. It was agreed, with respect to street trees, that staff will work with the applicant in finalizing landscaping plans with a goal to maximize the number of trees to be planted in the right-of-way on both 5<sup>th</sup> Street and Sepulveda.

It was moved and seconded (Dillavou/Sistos) that the Commission adopt Resolution PC 21-XX certifying the adequacy of the Final EIR.

Roll Call:

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

Subsequently, it was moved and seconded (Dillavou/Ungoco) that the Commission adopt Resolution PC 21-XX as proposed by staff, approving a Use Permit with changes in conditions, including adding a condition that requires the applicant to work with staff to see if additional landscaping enhancements can be done along the project’s east, north (5<sup>th</sup> Street) and west (Sepulveda) elevations, and modifying conditions 31 and 54 as requested by the applicant with concurrence by staff.

Commissioner Dillavou clarified that the additional landscaping condition would allow staff more discretion in modifying the landscaping to the satisfaction of the Community Development Director.

Roll Call:

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

Director Tai recognized the hard work and efforts of those working closely with this project, including Associate Planner Ochoa and Planning Manager Mirzakhania as well as Sunrise Senior Living, the applicant.

**H. DIRECTOR’S ITEMS**

Director Tai provided updates as follows:

Director Tai recognized the hard work and efforts of those working closely with this project, including Associate Planner Ochoa and Planning Manager Mirzakhania as well as Sunrise Senior Living, the applicant.

- 1. LA County Public Health has made indoor face coverings mandatory.

2. Due to the COVID Delta variant, City Council meetings have reverted to being held in a virtual format. The Planning Commission will continue to follow suit and conduct Zoom meetings.
3. The City Council meeting schedule has been modified in recognition of the Rosh Hashanah holiday: regular meetings on August 17 and September 7 will be held instead on Tuesday August 24 and Thursday September 9.
4. The current deadline for the removal of outdoor dining decks in the City is Labor Day. The City anticipates that businesses will ask for an extension. This item will be discussed at a City Council meeting in August.

## **I. PLANNING COMMISSION ITEMS**

Commissioner Tokashiki requested that the Director provide feedback to the Commission regarding action taken by the City Council on items that have previously been decided by the Planning Commission. Director Tai noted that she always reports to the Commission (under “Director Items”) City Council action on projects previously heard by the Planning Commission, but only in cases where the City Council calls such decisions up for review, or an appeal by anyone has been filed. The variance application that was recently denied by the Commission was forwarded to the Council with an informative memo but the City Council did not call it up for review; that decision is still within its window for appeal.

**J. TENTATIVE AGENDA** – August 11, 2021 – no items yet scheduled.

## **L. ADJOURNMENT –**

Chair Morton announced adjourning to be in the memory of former Assistant City Attorney Mike Estrada. Assistant City Attorney Kearns provided a heartfelt tribute to Mr. Estrada touching on both his great personal and profession legacies. It was moved and seconded (Morton/Ungoco) that the meeting be adjourned at 4:47 p.m. to Wednesday, August 11, 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