

**CITY OF MANHATTAN BEACH
MINUTES OF THE
JOINT CITY COUNCIL AND
PLANNING COMMISSION MEETING
FEBRUARY 23, 2010**

The Joint Meeting of the City Council and the Planning Commission of the City of Manhattan Beach, California, was held on the 23rd day of February, 2010, at the hour of 6:35 p.m., in the Police/Fire Conference Room, 400/420 15th Street, in said City.

ROLL CALL

Present: Council: Powell, Cohen, Montgomery and Mayor Ward.
Mayor Ward left at 6:40 p.m.
Commissioners: Fasola, Paralusz, Lesser, Andreani and Seville-Jones.
Staff: Interim City Manager Thompson, Interim Community Development Director Jester and Associate Planner Haaland.

Absent: Councilmember Tell and Ward and Commissioner Seville-Jones.

Clerk: Thompson (Acting).

AUDIENCE PARTICIPATION

Nate and Stephanie Hubbard, No Address Provided, voiced their concern regarding the ongoing noise at the Shade Hotel stating that the noise continues after 11:00 p.m.

Don McPherson, No Address Provided, shared that the case regarding the complaints against the Shade Hotel is complex and extensive. He requested a Public Hearing before the Planning Commission on March 24, 2010.

SCHEDULED

02/23/10.1 Joint Meeting with Planning Commission: Review of 2009-2010 City Council Work Plan Items Involving the Planning Commission

1. Sepulveda Corridor

Mayor Pro Tem Richard Montgomery introduced the first item; the Sepulveda Corridor.

Interim City Manager Richard Thompson provided a brief overview of the item. A discussion followed between City Council and Planning Commissioners regarding design guidelines, code standards, BID, retail verses other land use and fiscal impacts with considerations of a healthy economy and the benefits of diversification.

Interim City Manager Thompson summarized the action requested by Council and Planning Commissioners;

- Survey businesses to see if they are interested in BID
- Review and revise guidelines related to design, signs, height and other issues
- Address canopy trees in parking lots
- Address street parking
- Include Regency economic report in study

2. Tree Ordinance

Interim City Manager Thompson read the Work Plan item regarding the Tree Ordinance.

Councilmember Cohen led the discussion indicating that this initiated as there was an interest in more flexibility with the tree ordinance such as allowing front yard trees to be removed if rear yard trees are provided or goals of the Environmental Task Force are being met.

A discussion was held among Councilmembers and the Planning Commissioners which addressed trees in the sand area, enforcement, private property verses walk street encroachment, and mediation.

It was concluded that staff should look at allowing more administrative flexibility with neighborhood notice, focusing on providing the right tree for the right location, and consideration of mediation requirements.

3. Open Space

Interim City Manager Thompson presented an overview to the group.

A discussion was pursued among Councilmembers and Planning Commissioners regarding the current definition of Open Space. Concerns were raised that open space is becoming limited since outdoor living spaces include roofs and walls, and really don't look or function like outdoor open space. The group decided that they would like better building articulation with open space and flexibility to count sloped roofs and lower building heights towards open space.

4. Planning Administrative Flexibility

Interim City Manager Thompson suggested that staff could develop a better permit process and appeal process, with neighbor notification and provide more administrative flexibility.

Planning Commissioners and Council discussed both private and public developments. It was agreed that new construction and remodels should be considered. Substantial remodels are retaining non-conformities but smaller size homes are preferred as opposed to the maximum allowed BFA. Both groups felt it was important to balance these goals.

5. Landscaping

6. Green Building Residential Standards

For both items number five and six it was stated that the Environmental Task Force will continue to work on these items. Once they have completed their study their findings will be presented to City Council. Council will then direct the Planning Commission and staff to follow up.

02/23/10.2 Discussion Regarding Planning Commission Issues

Commissioner Martha Andreani suggested that the Planning Commission adopt a more proactive approach to planning. She felt that enforcement of project conditions was lacking in some instances.

In response to this statement Councilmember Cohen stated that the City doesn't proactively enforce.

Councilmember Cohen suggested that the Planning Commission look at the handbook regarding the process that they need to follow to agendize items and forward comments to City Council.

Chair Sandra Seville-Jones expressed the fact that Use Permits are important to enforce and recommended putting the Planning Commission Resolutions on the website.

Commissioner David Lesser suggested that the Planning Commission needs to get direction from City Council on issues before staff and the Planning Commission spend time and resources on an item. He would like to know how the Planning Commission could assist City Council.

Commissioner Jim Fasola addressed the issue of Mansionization and suggested that they may need to reduce BFA to really impact a change.

Chair Seville-Jones asked that the Planning Commission prepare an Annual Report for the community.

Commissioners and Council continued their discussion addressing such items as the downtown area and an increase in requests for longer hours and alcohol, the installation of large open windows and doors which can create noise issues and Police enforcement if there are problems, as well as the goal of encouraging retail store fronts.

Mayor Pro Tem Montgomery asked the Planning Commission to notify City Council of any issues, follow the guidelines in the handbook for agendaizing items and communicating with Council. He also stated that providing a complete record in the minutes of the Planning Commission meetings would also be beneficial.

ADJOURNMENT

At 9:11 p.m. the meeting was adjourned to the 5:00 p.m. Study Session to be followed by the 6:00 p.m. Adjourned Regular Meeting and 6:30 p.m. Regular City Council Meeting on Tuesday, March 2, 2010, in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

Patricia Schilling
Recording Secretary

Mitch Ward
Mayor

ATTEST:

Liza Tamura
City Clerk