

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 14, 2009**

The Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 14th day of October, 2009, at the hour of 6:35 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

A. ROLL CALL

Present: Fasola, Lesser, Chairperson Seville-Jones
Absent: Andreani, Paralusz
Staff Present: Laurie Jester, Planning Manager
Recording Secretary: Sarah Boeschen

B. APPROVAL OF MINUTES – September 23, 2009

Commissioner Fasola requested that the last sentence of paragraph 6 on page 7 of the September 23 minutes be revised to read: “He said that ~~mixed use may be more appropriate for the downtown area~~ the building types found in downtown, with a single owner, with retail or restaurant downstairs and apartments above, may be more appropriate for mixed-use developments.”

A motion was MADE and SECONDED (Lesser/Fasola) to **APPROVE** the minutes of September 23, 2009, as amended.

AYES: Fasola, Lesser, Chairperson Seville-Jones
NOES: None
ABSENT: Andreani, Paralusz
ABSTAIN: None

C. AUDIENCE PARTICIPATION

None.

D. PUBIC HEARINGS, CONTINUED

10/14/09-2 Consideration of a Use Permit for Proposed Construction of a Mixed Use Development with Four Residential Condominium Units and One Commercial Office Space on the Property Located at 627 Aviation Way.

Planning Manager Jester stated that the item was originally heard at the hearing of September 23, 2009. She indicated that the Commission had questions at the last hearing about the parking and the back-up space for the driveways. She stated that staff has since met with the architect and the City’s Traffic Engineer as well as staff from the Engineering Division and Public Works Department to review the back-up space for the driveways and the street parking. She said that staff has determined that the proposal actually exceeds the Code standards. She indicated that the applicant would be providing street parking spaces with a length of 20 feet. She pointed out that there would be one compact street parking space on the corner of Mathews Avenue with a length of 18 feet. She commented that the curb would be painted red along Aviation Way near the stop sign in order to provide for visibility. She said that the back-up space for the driveways as proposed would meet the required 24 foot radius. She indicated that

the landscape plan has been revised to include shade trees rather than palm trees as previously shown. She indicated that a more detailed landscape plan will be provided during the plan check process.

In response to a question from Commissioner Lesser, Planning Manager Jester indicated that there would be signage designating the 18-foot long street parking space as a compact space. She indicated that enforcement of vehicles extending beyond the compact space and protruding into the adjacent driveway or handicapped corner access ramp would be done on a complaint basis.

Chairperson Seville-Jones opened the public hearing.

Patrick Killen, the project architect, said that they have changed the plans to provide more shade trees rather than palm trees as previously shown.

Commissioner Fasola said that he is now satisfied that the back-up space meets the Code requirements as proposed.

Mr. Killen said that no changes were required to the plans as previously proposed in order to meet the Code requirements for the driveways.

Chairperson Seville-Jones closed the public hearing.

Commission Discussion

Commissioner Lesser said that he is prepared to approve the project as presented for all of the reasons that he stated at the previous hearing. He thanked the applicant for taking additional time to confirm the measurements for the driveways with staff, as it was helpful for the Commission to be certain that the measurements were correct for the street parking spaces. He stated that the project meets all of the required findings, and he supports the proposal.

Chairperson Seville-Jones stated that she also supports the project. She also thanked the architect for taking the extra time to confirm the measurements in order for the Commission to be certain that they are correct. She also thanked staff for working with the applicant to review the measurements in a very short time period. She indicated that she feels it is a very good project and that it will add to the vibrancy of the neighborhood.

Action

A motion was MADE and SECONDED (Lesser/Fasola) to **APPROVE** a Use Permit for Proposed Construction of a Mixed Use Development with Four Residential Condominium Units and One Commercial Office Space on the Property Located at 627 Aviation Way to October 28, 2009.

AYES: Fasola, Lesser, Chairperson Seville-Jones
NOES: None
ABSENT: Andreani, Paralusz
ABSTAIN: None

Planning Manager Jester stated that the item will be placed on the City Council's agenda for their review on November 3, 2009.

10/14/09-3 Consideration of Code Amendments to Allow All Restaurants, Bars, Hotels, Facilities Within Hotels, and Similar Commercial Businesses to Remain Open Until 1:00 a.m. on New Years

Planning Manager Jester said that staff is recommending that the item be continued to the meeting of October 28, 2009.

Chairperson Seville-Jones opened the public hearing.

A motion was MADE and SECONDED (Lesser/Fasola) to **CONTINUE** Consideration of Code amendments to allow all restaurants, bars, hotels, facilities within hotels, and similar commercial businesses to remain open until 1:00 a.m. on New Years to the meeting of October 28, 2009

AYES: Fasola, Lesser, Chairperson Seville-Jones
NOES: None
ABSENT: Andreani, Paralusz
ABSTAIN: None

E. DIRECTORS ITEMS

Planning Manager Jester pointed out that the Planning Commission meeting which would regularly be held on Wednesday, November 11, 2009, is being changed to Thursday, November 12, 2009, because of the Veterans Day holiday.

F. PLANNING COMMISSION ITEMS

G. TENTATIVE AGENDA October 28, 2009

1. Code Amendments to Allow Extended Holiday Hours for Restaurants, Bars, and Similar Commercial Businesses
2. Master Use Permit Amendment for Modifications to the Hours Size of Special Events, Food Service, and Installation of a Glass Wall at the Shade Hotel

H. ADJOURNMENT

The meeting was adjourned at 6:45 p.m. to Wednesday, October 28, 2009, in the City Council Chambers, City Hall, 1400 Highland Avenue

SARAH BOESCHEN
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director