

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JUNE 12, 2013**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 12th day of June, 2013, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, at 1400 Highland Avenue, in said City.

1. ROLL CALL

Present: Andreani, Gross, Ortmann, Paralusz, Chairperson Conaway
Absent: None
Staff Present: Richard Thompson, Community Development Director
Eric Haaland, Associate Planner
Rosemary Lackow, Recording Secretary

2. APPROVAL OF MINUTES – May 22, 2013

The following amendments were made by the Commission:

Commissioner Andreani: on Page 8, third line from the bottom, in the sentence starting “Regarding mobility” after “traffic backup on Marine” insert “due to traffic volumes headed west and”, with the rest of the sentence remaining as written.

Commissioner Paralusz: on Page 8, first paragraph under Commission Discussion, third sentence: strike “They have” at the beginning of the sentence and replace with “The Planning Commission has” and in the next (fourth) sentence strike “They have” and replace with “The applicant has”. In the next (fifth) sentence, capitalize “planning commissioner”.

Chairman Conaway: Page 9, in the second paragraph, beginning “Chairperson Conaway stated” in the third sentence that begins “He believes that”, after the words “enhance the” strike “four separate decks” and replace with “south deck” and after “alternatives” insert “at the north”. In the following (fourth) sentence after “He would like to see” strike “the” and replace with “any” and after “studies” strike “about” and replace with “done”, and after “parking decks” insert “to the north and an explanation why they won’t work” and in the same sentence after “will work well but” strike “the 3500 Hacienda Building may be cut off with no retail activity nearby” and replace with “the north and northwest decks are not articulated with retail and will leave blank facades towards the northwest”.

A motion was MADE and SECONDED (Andreani/Gross) to **APPROVE** the minutes of May 22, 2013, as amended.

AYES: Andreani, Gross, Ortmann, Paralusz, Chairperson Conaway
NOES: None
ABSENT: None
ABSTAIN: None

3. **AUDIENCE PARTICIPATION** - None

4. **PUBLIC HEARING (Continued from May 8, 2013)**

- 06/12/13-2. Consideration of a Master Use Permit for the Establishment of a Shared Parking Program that Would Allow a New Medical Office Use in an Existing Commercial Center Located at 1751 Artesia Boulevard. (David Hidalgo Architects Inc.)
RECOMMENDATION: CONDUCT THE CONTINUED PUBLIC HEARING, ADOPT RESOLUTION AND APPROVE WITH CONDITIONS

Director Thompson introduced the item and Associate Planner Haaland followed with a brief report. Mr. Haaland stated that the Staff recommendation is to approve the draft Resolution, approving a Master Use Permit subject to conditions and noted one outstanding issue. The applicant has submitted a request for the Planning Commission to further explore the possibility of raising the Staff recommended limit of 3,000 square feet for office use (medical or general) to 3,900 square feet, to allow an existing tobacco shop to be converted in the future from retail to office which if approved, would be a majority of the center to be used as offices. The intent of the Staff recommendation is to keep the center's retail orientation by keeping the cap of 3,000 on office uses.

In response to a concern raised by Commissioner Andreani about handling of hazardous waste, given the fact that the Resolution will allow the commercial trash bin for the center to be uncovered, Associate Planner Haaland explained that hazardous waste is separately regulated, and is already required to be handled and disposed of separately from the regular trash.

In response to a question from Commissioner Gross, Associate Planner Haaland confirmed that the only issue that the applicant is not in agreement with is the office use square footage cap.

PUBLIC HEARING

Chairperson Conaway opened the continued public hearing and invited public testimony.

David Hidalgo, Hidalgo Architects, representing the applicant, stated the he is in agreement with all issues and conditions, with one exception. He called attention to "Exhibit 2" of the Staff Report, and tenant space "D", which is a 900 square foot space currently used as a retail tobacco shop. He requested that the Commission consider approving up to 3,900 square feet of office space which would include Space D. **Mr. Hidalgo** stated he felt office is the best use due to its relatively small size and "landlocked" location, between a cell phone store and massage clinic, and a higher office cap would give the applicant much more flexibility in leasing this space out in the future.

In response to a question from Commissioner Paralusz, Mr. Hidalgo stated that he was unaware as to when the lease for Space D would expire.

There being no other speakers, Chairperson Conaway closed the public hearing.

COMMISSION DISCUSSION

Commissioner Paralusz stated her support for the Resolution as proposed by staff. She understands the applicant's need for flexibility, but she is persuaded by the fact that this space is currently operating as retail, with no known lease expiration date, and it has not been shown that leasing this space as retail has been a problem. In addition, she supports the Staff goal to maintain a strong retail presence here to support generation of sales tax revenue for the City, and she believes that a majority office use was not contemplated at this location.

Commissioner Ortmann stated that he supports the Staff recommendation and preceding comments.

Commissioner Andreani stated her support for the staff recommendation, and she also appreciates the applicant's desire for flexibility in leasing, but she supports the center maintaining a variety of uses. Commissioner Andreani noted her appreciation that the draft Resolution has taken into account the presence of a nearby day care business.

Commissioner Gross stated his agreement with the majority of the Commissioners who have spoken. He appreciates the applicant's patience but believes that having the Master Use Permit gives a lot of flexibility in assigning leases and, if in the future it becomes difficult to lease to a retail business then the applicant has the right to request an amendment to the Master Use Permit. To support the City revenues and the citizens who benefit from increased sales tax and to main local retail at this prominent corner site, he supports the project as recommended by staff.

Chairman Conaway stated that he supports the project and actually does not have any problem with the potential conversion of 900 square feet from retail to office space in that he believes that the size of the retail space was not large enough to have a significant impact on the project.

A motion was MADE and SECONDED (Andreani/Ortmann) to **APPROVE** the subject application in accordance with the draft Resolution.

AYES: Andreani, Gross, Ortmann, Paralusz, Chairperson Conaway
NOES: None
ABSENT: None
ABSTAIN: None

Director Thompson announced that the applicant has 15 days in which to file an appeal to the City Council of this decision, and that a Resolution of approval would be put on the July 2, City Council meeting agenda, on the Consent Calendar portion, with a recommendation that the Council "Receive and File".

In response to an inquiry from Commissioner Paralusz, Director Thompson explained that this item can also be appealed by the City Council at the July 2nd meeting. The applicant can attend the July 2 City Council meeting, and request this item be pulled from the Consent Calendar, and this would give the applicant an opportunity to persuade the City Council at that time to appeal the Planning Commission's decision, in which case a new public hearing would be scheduled by the City Council for a final decision.

5. **DIRECTOR'S ITEMS**

Director Thompson announced that on June 18th the City Council will be considering the code amendments for the Housing Element that were previously approved by the Commission.

6. **PLANNING COMMISSIONER ITEMS**

In response to an inquiry from Commissioner Gross, Director Thompson clarified that at the Commission meeting on June 26th, at the Manhattan Village Shopping Center continued public hearing, Staff will be presenting a draft Resolution of approval and a half-page ad will be published in the Beach Reporter in advance.

Commissioner Ortmann stated his regret that he will be out of town June 26.

Commissioner Paralusz informed and urged the public, that if interested in in the Manhattan Village project, they should attend the June 26 Planning Commission meeting or contact the Community Development Director or Planning Commission to give input as this potentially could be the last opportunity to address the project before the Planning Commission makes a

decision.

7. TENTATIVE AGENDA – June 26, 2013

- a. Manhattan Village Shopping Center Enhancement Project - Continued public hearing

8. ADJOURNMENT

The meeting was adjourned at 6.57 p.m. to Wednesday, June 26, 2013, in the City Council Chambers, City Hall, 1400 Highland Avenue

ROSEMARY LACKOW
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director