

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 24, 2014**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 24th day of September, 2014, at the hour of 6:30 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

1. ROLL CALL

Present: Andreani, Bordokas, Conaway, Hersman, Chairperson Ortmann
Absent: None
Staff Present: Richard Thompson, Community Development Director
Angelica Ochoa, Associate Planner
Rosemary Lackow, Recording Secretary

2. AUDIENCE PARTICIPATION - None

3. APPROVAL OF MINUTES – July 9, 2014 and September 10, 2014

Commissioner Andreani noted that in the minutes of September 10, for the July 9th minutes Commissioner Bordokas seconded the motion for approval, however she was absent on July 9th. Director Thompson, advised the Commission to take a new vote tonight on the approval of the July 9th meeting minutes and this will correct the record.

A motion was MADE and SECONDED (Hersman/Conaway) to **APPROVE** the minutes of July 9, 2014 as submitted on September 10, 2014.

AYES: Conaway, Hersman, Chairperson Ortmann
NOES: None
ABSENT: None
ABSTAIN: Andreani, Bordokas

The Planning Commission then considered the draft minutes for September 10th. Director Thompson verified for Commissioner Conaway that the City Council denied the appeal on the Plache case and stated that staff would correct the minutes in the Planning Commission Items section, accordingly to read as follows: “Commissioner Conaway asked and Director Thompson responded that the Plache appeal was ~~approved~~ denied by Council”.

A motion was MADE and SECONDED (Andreani/Conaway) to **APPROVE** the minutes of September 10, 2014 with one revision as noted.

YES: Andreani, Bordokas, Conaway, Hersman Chairperson Ortmann
NOES: None
ABSENT: None
ABSTAIN: None

4. GENERAL BUSINESS

09/24/14-2. Use Permit to Remodel an Existing Multi-Tenant Commercial Building for a New Pre-School (Daycare), Playground and Parking Lot at 1114-1126 22nd Street (Chalk Preschool)

RECOMMENDATION: DISCUSS AND ADOPT RESOLUTION

Director Thompson made brief comments noting that Staff has prepared a draft Resolution in keeping with the Commission's direction to approve the project at the public hearing on September 10th. Mr. Thompson directed the Commission's attention to a new and revised draft resolution that contains the following relatively minor changes from the original draft:

Page 2: Finding H.a., second line: insertion of "Sepulveda Boulevard"; Page 3: Condition 5 (Operation), insertion of "The applicant shall submit an Event Plan for each event describing the event details and provisions for adequate off-site parking to be approved by the City."; Page 4: Condition 7 (Traffic), 5th line: insertion of "Plan"; Page 4: Condition 9 (Traffic) at end, insertion of "A parking lot plan shall be reviewed and approved by the City Traffic Engineer".

Chairperson Ortmann invited the Commission to direct questions to Staff.

In response to a question from Commissioner Conaway, Director Thompson noted that, due to time constraints, the revised resolution had not been posted to the website or otherwise distributed to the public.

Commissioner Hersman stated that she believes that because the proposed changes are relatively minor in nature and are consistent with the Commission's direction, she doesn't believe that the lack of advance availability to the public is a problem. In addition, Commissioner Hersman asked and it was verified that on page 3 of the revised resolution, for Construction/Implementation condition 1, the date of September 16, 2014 should be changed to September 10, 2014.

Commissioner Andreani, regarding Finding H.d at the top of page 3, raised the question as to the meaning and intent of "loading and unloading spaces". Brief discussion followed and it was agreed that the Commission was silent on establishing a dedicated loading and unloading zone on the street. After more discussion it was agreed that the wording be revised to read "The addition of a day care pre-school at 1114-1116 22nd Street will not exacerbate parking problems in the immediate area because a new on-site parking lot of seventeen vehicles ~~including~~ including for loading and unloading of students ~~spaces~~ will be provided with the project."

Commissioners Herman and Andreani pointed out that a few typos should be corrected: in condition 9, the word "maybe" should read "may be" in two instances in condition 9.

Noting that there are two different standards that she believes are conflicting between the State DSS (outdoor play requirement) and City zoning (on-site parking), and out of concerns that parking would not be adequate for the school given proposed staffing, Commissioner Andreani suggested that on Page 3 of the resolution, condition 4, the student enrollment cap of 118 students be lowered from 118 to 98 with a provision that would allow the school to relatively easily amend its permit to increase the enrollment in the future, if parking is found to not be a problem.

Development Director Thompson explained that staff's reason for conditioning the project to a maximum of 118 students was based on two main things: first, the project, with 118 students, meets all applicable city codes including on-site parking, and secondly, in approving the project, the Commission allowed staff parking on certain commercial streets adjacent to the school.

Commissioner Andreani emphasized that she raised this issue solely out of concern that the impact of staffing on parking be considered carefully.

Commissioner Bordokas stated she is not comfortable in applying a standard that is more restrictive than the City's code and that to do so would be inequitable, since there are other preschools in the City that have been approved to operate with far less parking.

Commissioner Hersman stated her agreement with Commissioner Bordokas, adding that she also recognizes the State's authority to set standards for preschools, and she believes the Commission focus should be on whether the school meets the City's codes, which it does in this case.

Commissioner Andreani suggested that perhaps the working of the existing parking code should be clarified so that it is understood that the parking requirement for a preschool explicitly includes parking needed for school staff.

Commissioner Conaway stated that the issue of possibly changing the parking code can get very complex, and it could be questioned if you do this for preschools then why not for restaurants, retail or other uses? Commissioner Conaway stated his opinion that the parking factor in the code presumes staffing and further, the conditions expected for parking for the subject preschool do not warrant a more restrictive (than code) parking requirement, especially since there will be a gain in the number of available public street spaces. He understands concerns but does not believe that the project will create significant impacts to the neighborhood.

Chairperson Ortmann stated that his concerns have been alleviated by the requirement that the school submit a traffic management plan prior to enrollment periods.

Commissioner Andreani concluded that she is expressing her concerns but is also delighted that Chalk has maintained its interest in having childcare facilities in the City.

A motion was MADE and SECONDED (Hersman/Andreani) to **ADOPT** draft Resolution PC14-11, approving a Use Permit to Remodel an Existing Multi-Tenant Commercial Building for a New Pre-School (Daycare), Playground and Parking Lot at 1114-1126 22nd Street (Chalk Preschool) as amended for findings H.a and H.d and conditions 5, 7, 9, and 16.

AYES: Andreani, Bordokas, Conaway, Hersman, Chairperson Ortmann
NOES: None
ABSENT: None
ABSTAIN: None

Director Thompson indicated that the project Use Permit is approved initiating a 15-day appeal period. The project will be placed on the City Council's agenda of October 21st with a recommendation to Receive and File, unless appealed.

6. **DIRECTOR'S ITEMS** - none

7. **PLANNING COMMISSION ITEMS**

Commissioner Bordokas inquired if meeting materials can be provided electronically to save paper. Mr. Thompson noted that the City is moving towards reducing paper and he suggested that for now he will make sure that all Commissioners receive the agenda with links to staff reports and attachments embedded and this can be an ongoing conversation.

8. TENTATIVE AGENDA – October 8, 2014

Director Thompson indicated that there are no items scheduled so far. Commissioner Conaway noted that October 8th is the date of the Police Department “Tip a Cop” fundraiser and he will advise the Commission in advance if the meeting is cancelled.

9. ADJOURNMENT

The meeting was adjourned at 7:00 pm to Wednesday, October 8, 2014, in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW
Recording Secretary

ATTEST:

RICHARD THOMPSON
Community Development Director