

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
DECEMBER 10, 2014**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 10th day of December, 2014, at the hour of 6:30 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

Chair Ortmann invited Planning Manager Jester to introduce new Community Development Director Marisa Lundstedt. Director Lundstedt briefly commented that she appreciated this opportunity to work with the Planning Commission and is impressed with the planning staff. The Planning Commission gave her a warm welcome.

1. ROLL CALL

Present: Andreani, Bordokas, , Hersman, Chairperson Ortmann
Absent: Conaway
Staff Present: Marisa Lundstedt, Community Development Director
Laurie Jester, Planning Manager
Eric Haaland, Associate Planner
Rosemary Lackow, Recording Secretary

2. AUDIENCE PARTICIPATION - None

3. APPROVAL OF MINUTES – November 12, 2014

A motion was MADE and SECONDED (Hersman /Lundstedt) to **APPROVE** the minutes of November 12, 2014 with a change requested by Commissioner Hersman: at the top of page 2 line 2, to read as follows:

...required findings ~~that~~ to be a concern because it would be difficult to justify that the sign exception is necessary. The proposed finding she is referring to states: “The proposed Sign Exceptionof their property.”

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

4. GENERAL BUSINESS

12/10/14-2. Consideration of a Use Permit and Vesting Tentative Parcel Map 72494 for Proposed Construction of Five Residential Condominium Units at 757-761 Manhattan Beach Boulevard (761 MB Blvd LLC)

Associate Planner Eric Haaland gave the staff report with the aid of a power point presentation, providing an overview of the application, as well as an analysis and discussion of issues. Mr. Haaland concluded with the recommendation to conduct the public hearing, accept public testimony and adopt the submitted Resolution approving the application subject to conditions.

Mr. Haaland responded to questions and issues from the Commission as follows:

1. For clarification, the total living area of the entire project is 10,102 square feet. (Bordokas)
2. The individual property owners abutting the private alley cumulatively and by apportion own the alley and the project Home Owners Association, along with the neighboring owners, will cover costs associated with the alley (Bordokas/Ortmann).

3. There are no issues with the fact that the primary entrance doors for some of the condo units will face the private alley because this is a normal design feature for condos in the beach area. Trash cans under current conditions are also placed on Manhattan Beach Boulevard and Laurel Avenue, but as proposed, will likely be placed exclusively on the private alley. (Hersman)
4. The City Community Development staff currently does not review the CC&Rs for condominiums. Director Lundstedt remarked that staff could review the CC&Rs for this project, if that were the discretion of the Planning Commission. (Hersman)
5. Community Development Staff has experience with 5 or more condominium unit projects in limited cases, such as on Aviation Boulevard (28 units replacing a few homes) in El Porto above Highland (5 units replacing 1 home). (Andreani)
6. In Condition 8 relating to landscape maintenance, language “as deemed appropriate” is intended to give the Public Works Department flexibility in working out waste removal including landscape clippings with the gardener, and it was noted that more specificity in the condition language (i.e. applicability to green waste) was desired (Andreani).
7. Regarding conditions 16, 17, 18: condition 16 is standard language and reflects code entitlement and standard procedure and clarified that further action by the Commission is not required for a future extension. Condition 17 only applies to the portion of the alley abutting the project and currently the alley easement is already recorded. More clarity in this condition was suggested. For condition 18, “approval” means the action taken by either the Planning Commission or City Council (e.g. in case of an appeal) that approves the project. (Andreani)
8. Another property owner on Manhattan Beach Boulevard in this area would be able to build separate condo projects on two side-by-side lots through the same process as this project. Because this area is zoned RH (High Density) the city’s “Mansionization Ordinance” would not restrict the site area. (Bordokas)
9. Staff understands the applicant intends to save some existing trees; the Commission can address this with the applicant. (Hersman)

Chairperson Ortmann invited the applicant to address the Commission.

Douglas Leach, 119 Torrance Blvd, Redondo Beach, project architect and applicant representative gave an overview of the project noting it was replacing 8 units. Mr. Leach emphasized in particular: traffic safety improvements due to removal of existing curb cuts; and regarding trees, relocation of trees is intended to soften the appearance of the buildings and some trees will be removed from the Laurel Avenue side and replanted on Manhattan Beach Boulevard and he complimented Mr. Haaland who helped identify and resolve a difficult issue related to a power pole guy wire.

Mr. Leach clarified the following raised by the Commission: the eucalyptus trees in the middle of the lot will hopefully be saved and re-located on-site; all units will have a gas, not wood, fired fireplace; “Go Big Red” LLC refers to the University of Nebraska football team where the owner played and this will be the name of the property owner; and (as clarified by Staff) the Tree Ordinance does not apply to the subject project area

PUBLIC HEARING

Chairperson Ortmann opened the public hearing and invited public input and seeing none, he closed the public hearing. Chairperson Ortmann invited the Planning Commission to discuss the application.

COMMISSION DISCUSSION AND ACTION

Commissioner Bordokas noted her support of the project in that it reduces density, going from 8 to 5 units/families, and provides a very nice entry point for home ownership. In response to a question from Commissioner Bordokas, owner, Bryn Stroyke noted that they have not yet determined prices but estimate they will be “in the upper ones” (\$1,500,000) and the units will have between 1,800 and 2,200 square feet.

Commissioner Andreani noted her support of the project is beautiful and well designed especially the parking access, but noted her concerns about building bulk and loss of open space around buildings and about home affordability. She stated this location was prime (walking distance to downtown, e.g.) for affordable housing for senior citizens, teachers or firefighters etc. who are priced out of home ownership in

the City. She would like to see some discussion about affordable housing because she believes providing housing for such professions is important in that it contributes to a “small town feel”. She encouraged the developer to include as much landscaping as possible and requested that in the future, project renderings submitted to the Commission more accurately reflect the setting and abutting conditions.

Commissioner Hersman noted her support of the project, but had concerns about how the CC&Rs will work procedurally. Discussion ensued regarding how CC&Rs are handled and whether staff should by condition of the use permit be required to review them to ensure that all CUP conditions are addressed including landscaping and alley issues. Associate Planner Haaland indicated that staff currently does not review CC&Rs. The Commission heard input from owner Bryn Stroyke then considered various options including changes to conditions 17 and 18, and it was subsequently agreed that only condition 8 should be slightly modified to state that the yard waste requirement be documented in the project CC&Rs.

A motion was MADE and SECONDED (Andreani /Hersman) to **ADOPT** draft Resolution PC 14 -, approving a CUP and Vesting Tentative Tract Map for a 5-unit residential condominium project at 757-761 Manhattan Beach Boulevard (761 Blvd. LLC), with slight modification to clarify condition 8.

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

Chairperson Ortmann noted that the application is approved and Planning Manager Jester indicated that a 15-day appeal period is now initiated and the Commission’s approval will be placed on the City Council agenda with recommendation to Receive and File for the meeting of January 6, 2014.

6. **DIRECTOR’S ITEMS**

Community Development Director Lundstedt advised the following:

- a. PC meeting time: The City Council is considering standardizing meeting times of all city commissions to start at 6:00, prompted by a PPIC request. Director Lundstedt encouraged the Commission to consider the effects of an earlier starting time, indicating that she may agendize this issue in the future.
- b. Urban Land Institute Visioning update: interview times are being finalized and staff is preparing the briefing book for the ULI panel. The Commission is welcome to attend the January 12 meeting.

In response to Chairperson Ortmann’s inquiry, Director Lundstedt stated her opinion that an outside versus local consultant perspective is desirable, but local input also is just as valuable. Director Lundstedt clarified that the ULI process is not replacing a downtown plan. The downtown plan process will occur and meanwhile the City has selected a consultant to shadow the ULI process and act on behalf of the City.

7. **PLANNING COMMISSION ITEMS**

Director Lundstedt responded to Commission Bordokas’s inquiry that a joint Planning Commission and City Council meeting will be scheduled as is routine in the future and it was noted that a joint meeting was last held in 2014 prior to Commission reorganization.

Director Lundstedt advised Chairperson Ortmann that a presentation on the city’s Mobility Plan is on track and is expected to come to the Planning Commission in January.

8. **TENTATIVE AGENDA – December 2014**

Director Lundstedt indicated that, by protocol the meeting normally scheduled for December 24 is listed on the tentative agenda in order to give the PC a chance to formally cancel it. The Commission indicated the

December 24th meeting is cancelled due to the holiday.

9. ADJOURNMENT 8:40 pm

The meeting was adjourned at 8:40 pm to Wednesday, January 14, 2014 in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW
Recording Secretary

ATTEST:

MARISA LUNDSTEDT
Community Development Director