

**CITY OF MANHATTAN BEACH  
[DRAFT] PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
AUGUST 12, 2015**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 12<sup>th</sup> day of August, 2015, at the hour of 6:30 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

**1. ROLL CALL**

Present: Apostol, Bordokas, Ortmann, Chairperson Hersman  
Absent: Conaway  
Staff Present: Marisa Lundstedt, Community Development Director  
Mike Estrada, Assistant City Attorney  
Laurie Jester, Planning Manager  
Rosemary Lackow, Recording Secretary

**2. AUDIENCE PARTICIPATION**

Dr. Ed Caprielian, resident, expressed concerns regarding alcohol sales and consumption in the City. He will be sending a asking that the Commission request the City Council to consider stopping the issuance of any further alcohol permits. His concern is based on published reports by Los Angeles County Public Health (Dec. 2011), and the Beach Cities Health District, as well as data from the Manhattan Beach Police Department.

**3. APPROVAL OF MINUTES – June 24, 2015**

A motion was MADE and SECONDED (Apostol /Hersman) to **APPROVE** the minutes of June 24, 2015, as submitted.

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

**4. PUBLIC HEARING**

8/12/15-2. Request for Two One-Year Time Extensions of a Master Use Permit and Associated Applications for 1000-1008 Sepulveda Boulevard (1008 Investment Group, LLC)

Chairperson Hersman announced the public hearing item. Commissioner Apostol recused himself from participating in the public hearing due to the fact that he is the managing member of Manhattan Medical Partners, LLC, the project applicant. Commissioner Apostol then left the chambers.

Planning Manager Jester presented the staff report, noting the request is for two one-year time extensions of a Master Use Permit and related permits. Ms. Jester noted that the practice has been to take such extension requests back to the Planning Commission for review and approval as the original approving body. She gave a background on the project's original planning approvals, prior extensions and the two pending requests for both time extensions for 2014 and 2015 now before the Commission. She noted that staff has reviewed the application and all required findings, concluding that all original findings are still valid and the project is also consistent with Sepulveda development guidelines and therefore recommends approval.

A brief discussion followed. Planning Manager Jester responded to Commissioner Bordokas that this matter is very routine, and she is not aware of any such requests that have been denied. It was noted by Commissioner Bordokas that a condition requiring that the applicant pay a "fair share" amount for a traffic signal (at 10<sup>th</sup> and

Sepulveda) feasibility study is included in the Master Use Permit Resolution. In response to an inquiry by the Chair, Assistant City Attorney Estrada explained that he has reviewed this extension request, and has determined that the application and the Commission's consideration of the extension are proper, explaining that the applicant has timely filed the extension requests prior to the expiration dates, and, because the code provision that authorizes such extensions does not specify a deadline or window of time in which the Commission is required to act on the requests, he has concluded that the entitlement has not lapsed and can be extended.

Chairperson Hersman reiterated that by approving the extensions the Commission determines that the findings for the project per Code Section 10.84.060 remain valid. There being no further questions or comments, and seeing no members of the public being present to speak on this subject, a motion was **MADE** and **SECONDED** (Ortmann/Bordokas) to **APPROVE** two one-year time extensions for the subject Use Permit Amendment and associated permits, as requested.

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

**6. DIRECTOR'S ITEMS**

Director Lundstedt provided a status of the Downtown ULI work program. She mentioned the recent and future meetings of advisory and resident groups and noted staff has also conducted a successful survey effort seeking input on the ULI specific plan effort. She will continue to update the Commission on the project at later meetings.

Director Lundstedt explained that a map showing potential conflict of interest zones will be routinely included in meeting packets.

**At this time, Commissioner Apostol rejoined the Commission in the chambers.**

**7. PLANNING COMMISSION ITEMS - None**

**8. TENTATIVE AGENDA – August 26, 2015 - Historic Preservation.**

Director Lundstedt explained that staff is awaiting information from the State that was requested by the Commission and she will schedule this item as soon as all information has been received, most likely for the first Planning Commission meeting in September.

**9. ADJOURNMENT**

The meeting was adjourned at 6:53 pm to Wednesday, August 26, 2015 in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW  
Recording Secretary

ATTEST:

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MARISA LUNDSTEDT  
Community Development Director