

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 28, 2015**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 28th day of October, 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, Conaway, Ortmann, Chairperson Hersman
Absent: None
Staff Present: Mike Estrada, Assistant City Attorney
Laurie Jester, Planning Manager
Ted Faturos, Assistant Planner
Rosemary Lackow, Recording Secretary

2. AUDIENCE PARTICIPATION - None

3. APPROVAL OF MINUTES – October 14, 2015

A motion was MADE and SECONDED (Conaway/Ortmann) to **APPROVE** the minutes of October 14, 2015 with the following changes:

Page 3, under PUBLIC INPUT, revise the first sentence as follows: “Chair Hersman invited public comments ~~invited~~.”

Page 3 last line revise as follows: “.....should be restricted with red painted areas consistent with the adjacent intersections (Conway).”

Page 4, second paragraph, third line: “...that there be an additional area in the right-of-way.....”

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

4. PUBLIC HEARING

10/28/15-2. Variance Amendment for Parking Standards, Setbacks and Two-Story Limit for a Proposed Second Story Addition to an Existing One Story Single Family Residence at 2702 N Ardmore Avenue (Truong)

Planning Manager Jester introduced Assistant Planner Ted Faturos who gave the staff report, using a powerpoint presentation. He summarized the scope of the Variance application which is an amendment to a Variance granted in 1954, noting that the applicant requests relief from meeting zoning standards related to parking, setbacks, 2-story limit, and eave projection limits. The recommendation is to approve, based on staff’s determination that conditions of the triangular shaped lot, unusual intersection, small lot size and slope of the lot warrant the granting of the stated exceptions to the code.

In response to questions from the Commission, Assistant Planner Faturos and/or Planning Manager Jester clarified the following items: 1) the definition of “story” in the code, and that although technically there will be a 3-story condition in one small area, and attaining the maximum permitted height, the building addition would appear as a 2-story structure, and; 2) as a point of information in general, an owner improving a home that has a

nonconforming height condition (e.g. 3 stories when 2 stories allowed) can apply for a Minor Exception to remodel and expand, which would not be reviewed by the Planning Commission, unless the Director's decision is appealed or if the project involved a brand new entirely rebuilt home. Staff also explained how a triangular lot shape, via the setback requirement can be a significant constraint on the buildable area.

PUBLIC INPUT

Chair Hersman opened the public hearing and invited public comments.

Thomas Truong, applicant, stated that he and his wife have owned the property since 2012 and with a family, they need more living space. The shape of the lot and its small size make it difficult to add on. He believes that the addition will also be an improvement for the neighborhood.

Joshua Truong, applicants' son, requested that the Planning Commission approve the variance which will allow him to have his own room, have friends over and have a pet baby bunny.

COMMISSION DISCUSSION AND ACTION

Brief discussion by the Commission followed. Commissioner Conaway stated his full support and appreciation for the fact that this is a small lot with relatively small square footage and its uniqueness enhances the character of the City. He believes all three required findings as stated in the draft Resolution and staff report are appropriate.

It was moved and seconded (Conaway/Bordokas) to APPROVE the subject Variance amendment and ADOPT the draft Resolution with no changes.

Commissioners Apostol, Bordokas, Ortmann and Chair Hersman stated their support commenting that the plans have been well thought out, especially given the physical constraints, that setbacks were applied with sensitivity to neighboring properties, and that while this is a Variance, the shortcomings from the code are relatively minor and acceptable.

Roll-call vote:

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

Planning Manager Jester announced that this item will be forwarded to the City Council at its meeting of November 17 (last day of the 20-day appeal period) with the recommendation to Receive and File, thereby affirming the Commission's decision.

5. DIRECTOR'S ITEMS

Planning Manager Jester provided the following updates regarding events and items of interest:

- a. 2620 Alma Avenue item to City Council - November 3, 2015
- b. Downtown Specific Plan Community Workshop #2 – November 16, 2015
- c. Mobility Plan joint meeting with City Council – November 19, 2015
- d. Historic Preservation to City Council - December 15, 2015 (Tentative)
- e. Downtown Specific Plan update to City Council – December 15, 2015
- f. Mansionization – Future stakeholder and joint meetings: The stakeholders meeting will be Monday, November 9th, at 3 pm, at City Hall and notices will be going out soon. Other meetings

still to be scheduled.

6. PLANNING COMMISSION ITEMS - No items

7. TENTATIVE AGENDA – the November 11 and November 25 meetings will be cancelled. The next Planning Commission meeting will be the November 19th, the Mobility Plan Joint Meeting at 6:00 PM.

8. ADJOURNMENT

The meeting was adjourned at 6:55 pm to Wednesday, November 11, 2015 in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW
Recording Secretary

ATTEST:

MARISA LUNDSTEDT
Community Development Director

DRAFT