

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 9, 2016**

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 9th day of November, 2016, at the hour of 6:30 p.m. in the City Council Chambers, at 1400 Highland Avenue, in said City.

1. ROLL CALL

Present: Bordokas, Conaway, Chairperson Hersman
Absent: Apostol, Ortmann
Staff Present: Marisa Lundstedt, Director of Community Development
Laurie Jester, Planning Manager
Rafael Garcia, Assistant Planner
Rosemary Lackow, Recording Secretary

2. AUDIENCE PARTICIPATION (3-minute limit) - None

3. APPROVAL OF THE MINUTES – October 26, 2016

A motion was MADE and SECONDED (Conaway/Bordokas) to **APPROVE** the minutes of October 26, 2016 as submitted, no changes.

Roll Call:

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

4. PUBLIC HEARING

11/09/16-2. Height Variance Request for the Renovation of the Existing Enclosed Mall within the Manhattan Village Shopping Center located at 3200 to 3288 North Sepulveda Boulevard (Manhattan Village Mall)

Assistant Planner Rafael Garcia noted that the shopping center wishes to expand and match the height of an existing clerestory element to the west, and this necessitates a Variance in that the new work exceeds the 22-foot height limit. Mr. Garcia detailed that improvements also include: service yard screening, increasing the height of the parapet/façade walls, widening the outdoor center court, and remodeling north and south mall entrances. The new work will have heights between 28 (parapet/façade walls) and 38 feet (clerestory). The staff recommendation is: conduct the public hearing, adopt the attached draft Resolution and approve the subject application with conditions

Chair Hersman invited the Commission to ask questions of Staff. Assistant Planner Garcia explained that the proposed 28 foot parapet is variable in height, and the taller sections screen rooftop mechanical equipment.

Chair Hersman opened the public hearing and invited public comment.

PUBLIC HEARING

David Schmidt, CallisonRTK architecture, explained why the current zoning code (height) is overly restrictive for the site, and their overall goal is to keep the Mall fresh. The request is twofold, to have higher parapet walls facing Cedar Way and to expand the clerestory. The objective with the clerestory is to create a higher volume interior as a focal point within the center, thereby attracting newer and better tenants. The other elements screen rooftop equipment and create entry focal points. The project will create a strong connection from the enclosed Mall to the new outdoor plaza that will be part of the overall enhancement project.

Marie Colmey, resident, strongly supports the project as a wonderful enhancement and the proposed changes create better transition from outside to inside.

COMMISSION DISCUSSION / ACTION

Commissioner Bordokas asked Commissioner Conaway as to whether the Planning Commission, when it reviewed the overall enhancement project for the center two years ago, discussed building height. Commissioner Conaway recalled that the earlier height variance discussion was mainly about the new Macy's. He feels this is a vast improvement compared to that proposed 2 years ago in that it reflects the community more accurately and is much more exciting. Assistant Planner Garcia confirmed for Chair Hersman that the clerestory height will be 38 feet maximum and architect Schmidt clarified they want to keep trees low near the center court entry to encourage a seamless transition to inside and will reuse the palm trees along Cedar Way.

A motion was **MADE** and **SECONDED** (Bordokas/Conaway) to **ADOPT** the draft Resolution, **APPROVING** the subject height Variance.

Roll Call:

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

5. DIRECTOR'S ITEMS

Director Lundstedt reported on two items:

- Manhattan Village Shopping Center (expansion project): a judgement in favor of the City has been rendered. The lawsuit was a challenge on CEQA.
- Gelson's: Staff is working on the environmental documents, and the hearing has not been scheduled.

6. PLANNING COMMISSION ITEMS

Commissioner Conaway announced the Pier lighting will be November 16th, at 7:00 p.m.

Chair Hersman mentioned that she felt after the Commission had so much discussion and passed a recommendation regarding the entire Downtown Specific Plan it seemed that the press coverage subsequently has been overly focused on the second story dining issue. She also feels the coverage inaccurately portrayed that the City was expanding dining, whereas in reality their recommendation further limits it.

7. TENTATIVE AGENDA – November 23, 2016

Director Lundstedt noted that this meeting will be cancelled due to lack of hearing items.

8. ADJOURNMENT

There being no further business, Chair Hersman adjourned the meeting at 7:00 pm to the next meeting on Wednesday, December 14th, 2016, in the City Council Chambers, City Hall, 1400 Highland Avenue, pending formal cancellation of the Wednesday, November 23rd, 2016 meeting.

ROSEMARY LACKOW
Recording Secretary

ATTEST:

MARISA LUNDSTEDT
Community Development Director