

**CITY OF MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 24, 2019
(DRAFT)**

A. CALL MEETING TO ORDER

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 24th day of July, 2019, at the hour of 6:00 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

Chair Burkhalter called the meeting to order.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Fournier (6:08 arrival), Morton, Thompson, Ungoco, Chairperson Burkhalter
Absent: None
Others Present: Eric Haaland, Associate Planner
Brendan Kearns, (for) Assistant City Attorney
Ted Faturos, Assistant Planner
Rosemary Lackow, Recording Secretary

D. APPROVAL OF AGENDA

It was moved and seconded (Burkhalter/Morton) to approve the agenda with no changes; hearing no objections, it was so ordered.

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

F. APPROVAL OF THE MINUTES

07/10/19-1. Regular Meeting – July 10, 2019

It was moved and seconded (Thompson/Morton) to approve the minutes of July 10, 2019 as submitted.

Roll Call:

Ayes: Morton, Thompson, Ungoco, Chairperson Burkhalter
Noes: None
Absent: Fournier
Abstain: None

G. PUBLIC HEARING

07/24/19-2 Consideration of a Use Permit and Vesting Tentative Parcel Map No. 82600 for Three New Residential Condominium Units Located at 1843 11th Street (Golden Hills Land, LLC/Jeff Widmann)

Chair Burkhalter opened the public hearing and invited a staff presentation.

Assistant Planner Ted Faturos gave a report, highlighting the following: Project description (3-unit condominium, replacing a single family home); Project location and surrounding development; Project details and design (2 story building, 3-car parking, individual trash and personal storage areas etc.) and Findings, including that the project meets all applicable zoning standards including allowed density and is consistent with the General Plan. The proposed building is almost identical to two condominium projects approved by the Commission in September 2018, within the same block. **Assistant Planner Faturos** noted that staff received one public comment objecting to the project out of concern for increased density, as a single home is to be replaced with a three-unit building. Mr. Faturos noted that the subject

RH-D2 zone permits more than one residence but requires a use permit for more than 2-units. The staff recommendation is to conduct the public hearing, and adopt the draft Resolution, approving the project.

Chair Burkhalter noted that the project site is “grandfathered” with respect to required lot area (6,500 sq. feet area vs. 7,500 sq. ft. required). **Mr. Fatuross** confirmed that this lot is legal nonconforming for minimum lot size but the project meets the density standard for three units and has no zoning code deficiencies. In response to a question from the Chair, with this project, all lots on 11th Street within the RH-D2 zone will be developed or approved for multi-family development, either apartments or condominiums.

Chair Burkhalter opened the public hearing and invited public input.

Chair Burkhalter, after polling the Commission, noted there were no questions of the project proponent and, there being no others wishing to speak, the Chair closed the public hearing.

Commissioner Morton stated that he supports the project noting that it complies with all applicable zoning requirements/standards and, noting that, if not for the fact that three units are being proposed, the Commission would not be considering this project. **Commissioners Thompson** and **Ungoco** stated their agreement and joined in support of the project. **Commissioner Fournier** stated he had reviewed the staff report and agrees with all findings proposed by Staff and also supports the project.

It was moved and seconded (Thompson/Morton) to **ADOPT** the draft Resolution as submitted, approving the Use Permit and Vesting Tentative Parcel Map 82600 for Three New Residential Condominium Units Located at 1843 11th Street and.

Roll Call:

Ayes: Fournier, Morton, Thompson, Ungoco, Chairperson Burkhalter
Noes: None
Absent: None
Abstain: None

H. DIRECTOR’S ITEMS –

3920 Highland Avenue/El Porto mixed use building: construction plans have been submitted to the City and are in plan-check.

I. PLANNING COMMISSION ITEMS - None

J. TENTATIVE AGENDA – August 14, 2019

Associate Planner Eric Haaland noted that at this time no items have been scheduled, and if this remains the case, the meeting will be cancelled with notification. It is expected that at the August 28th meeting, the matter concerning public murals will be discussed.

K. ADJOURNMENT TO – The meeting was adjourned at 6:12 p.m. to Wednesday, August 14, 2019 at 6:00 P.M. in the City Council Chambers, City Hall, 1400 Highland Avenue.

ROSEMARY LACKOW
Recording Secretary

BENJAMIN BURKHALTER
Chairperson

ATTEST:

ANNE MCINTOSH
Community Development Director