

**CITY OF MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
NOVEMBER 13, 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 13<sup>th</sup> day of November, 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: Thompson, Ungoco, Chairperson Burkhalter  
Absent: Fournier, Morton  
Others Present: Jeff Gibson, Interim Director of Community Development  
Laurie Jester, Planning Manager  
Michael Estrada, Assistant City Attorney  
Ted Faturos, Assistant Planner  
Rosemary Lackow, Recording Secretary

**D. APPROVAL OF AGENDA**

It was moved and seconded (Thompson/Burkhalter) to approve the agenda with no changes. No objection, it was so ordered.

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

**F. APPROVAL OF THE MINUTES**

11/13/19-1. Regular Meeting – October 23, 2019

It was moved and seconded (Thompson/Burkhalter), to approve with no changes; no objection, it was so ordered.

**G. PUBLIC HEARING**

11/13/19-2. Consideration of a Use Permit/Vesting Tentative Parcel Map for Three New Residential Condominium Units at 1446 12<sup>th</sup> Street and a Separate Use Permit/Vesting Tentative Parcel Map for Three New Residential Condominium Units 1450 12<sup>th</sup> Street (Manhattan Construction, LLC)

**Chair Burkhalter** opened the continued public hearing. **Interim Director Gibson** noted that the changes requested by the Commission at the October 23<sup>rd</sup> meeting have been incorporated, including Housing Element findings and some conditions relating to potential impacts to neighbors including rear accessory structures.

There being no questions of staff, the Chair invited the project architect to address the Commission.

**Brett Buchmann**, project architect, asked for clarification on Condition 3, prohibiting a fence along the common side lot line between the two projects - whether the intent was, as he thinks, that this only applies on that portion of the common side lot line outside of the rear “yard” area to facilitate unit access; this understanding was affirmed by the Commission.

It was decided that wording be added to ensure that the building permit plans will accurately reflect the Commission's intent.

**Chair Burkhalter** invited public input.

**Cheryl Hines**, neighbor adjacent to the rear of the 1446 building, thanked the architect and the Commission for discussing and making sure that all but one of her issues (except one deemed impractical) will be addressed.

**Chair Burkhalter** closed the public hearing and opened the floor to Commission discussion.

**Commissioner Thompson** stated he was satisfied with the Resolution as drafted; Commissioner Ungoco agreed and further noted regarding the housing findings, that future Housing Element requirements for the next planning cycle are yet to be decided and is not relevant to this decision tonight.

**The Chair** called for a motion; It was subsequently moved and seconded (Thompson/Ungoco) to Adopt the Attached Resolutions, **APPROVING** a Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units at 1446 12<sup>th</sup> Street and a Separate Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units at 1450 12<sup>th</sup> Street, subject to modification of Condition 3 as discussed.

Roll Call:

Ayes: Thompson, Ungoco, Chairperson Burkhalter

Noes: None

Absent: Fournier, Morton

Abstain: None

## **H. DIRECTOR'S ITEMS**

11/13/19-3 Update on Manhattan Village Shopping Center - There being no objections or questions, Chair Burkhalter received and filed the subject report dated November 13, 2019; so ordered.

Other items:

- **Planning Manager Jester** announced her retirement at the end of the year. She has dearly loved her work; the Commission expressed congratulations and will likewise miss her.
- **Interim Director Gibson** announced that a new Community Development Director, Carrie Tai, will start in December. He recognized both Planning Manager Jester's invaluable assistance/support as well as that of the entire staff. The Commission thanked Mr. Gibson.
- **Status of prior approved projects:** Interim Director and Planning Manager Jester reported:
  1. Use Permit - 1419 Highland Avenue office use has been called up for review by City Council for consideration on December 3<sup>rd</sup>.
  2. Height Appeal – 3009 Manhattan Avenue has been appealed, but is now withdrawn.

**I. PLANNING COMMISSION ITEMS** – None

**J. TENTATIVE AGENDA** – November 27, 2019

The Chair noted that the meeting on November 27 will likely be cancelled.

Planning Manager Jester noted that Manhattan Village Shopping Center signs will likely be on the Commission's December 11 meeting agenda.

**K. ADJOURNMENT TO** – The meeting was adjourned at 6:17 p.m. to Wednesday, November 27, 2019 at 6:00 P.M. in the City Council Chambers, City Hall, 1400 Highland Avenue.

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ROSEMARY LACKOW  
Recording Secretary

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BENJAMIN BURKHALTER  
Chairperson

ATTEST:

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JEFFREY GIBSON  
Interim Community Development Director