

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 25, 2017**

(DRAFT)

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 25th day of October, 2017, at the hour of 6:00 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

1. ROLL CALL

Present: Burkhalter, Morton, Seville-Jones, Chairperson Apostol
Absent: None
Others Present: Anne McIntosh, Director of Community Development
Laurie Jester, Planning Manager
Eric Haaland, Associate Planner
Michael Estrada, Assistant City Attorney
Rosemary Lackow, Recording Secretary

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

3. APPROVAL OF THE MINUTES

10/25/17-1. Regular meeting – October 11, 2017

It was moved and seconded (Burkhalter/Morton) to approve the minutes of 10/11/17 with no changes.

4. PUBLIC HEARING

10/25/17-2. 1214 Tennyson Street – Demolition of 8 apartment units, and construction of an 11-unit, three-story residential apartment building.

Chair Apostol announced the public hearing and invited staff to address the Commission.

The project planner, Associate Planner Eric Haaland, presented a report that summarized the project. He detailed the filed application and required findings (“Site Development Permit”/“Precise Development Plan”, the first such filing) neighborhood setting and adjoining property conditions and uses, Zoning/General Plan regulations and policies, public input, and issues, such as implications of a shared driveway, need for utility coordination, and project design and related aesthetics. Mr. Haaland noted late attachments provided to the Commission including one support letter received and concluded by stating the staff recommendation – that the Commission conduct the public hearing, and, subject to public input, adopt the draft resolution (with minor amendment with legal language updated) thereby approving the application with conditions.

Staff responded to questions as follows: 1) Staff believes that there will be sufficient driveway width after construction to provide access for the adjoining property on Tennyson where currently there is a shared driveway (see condition 13); 2) The 5-foot side yard proposed is the minimum required by code; however, the building’s side wall will recess further at many locations; 3) The project is consistent with the General Plan in that it will be in compliance with ADA and accessibility standards, which will assist the elderly and disabled.

Chair Apostol invited project architect, Mr. Bakhoun to make a presentation.

Nagy Bakhoun, Obelisk Architects, 3800 Pacific Coast Highway, Torrance addressed the Commission on behalf of applicant James Van Zanten and made the following main points: 1) the project brings the site into conformity with ADA requirements; the units will be substantially more affordable than those if condos were being developed (a main goal); the entire building, sides front and rear will be well articulated; there will be good air circulation with a loft feel; the architecture reflects what is happening in the City; the project team conducted outreach to the surrounding neighbors with a mass mailing and open house; and they are working with neighbors as to maintaining access and with utility companies (a transformer will be needed). The

developer is also investigating installing electric vehicle charging stations in the garage and roof solar panels, and in conclusion, the applicant believes this will be a quality development and accepts all recommended conditions of approval.

Mr. Bakhoun responded to questions noting that the photovoltaic system is not incorporated yet in the plan because his firm does not design solar installations, however, ample space has been provided for such and they are working with a consultant. The owner believes overall he is meeting or exceeding existing state Green Building Code standards and, as is their practice, are working towards compliance with the new standards that will be in effect in 2020.

PUBLIC HEARING

Chair Apostol opened the public hearing.

Seeing no one who wished to speak, Chair Apostol closed the public hearing and invited the Commission to discuss the application.

COMMISSION DISCUSSION

Commission Morton noted that the project seems straightforward and no significant impacts are anticipated. Generally he feels this is a beautiful project and he fully supports it.

Commissioner Seville-Jones noted her agreement adding that the outreach by the applicant to neighbors was appreciated; the project appears well thought out with nice features. As to the side setback, Commissioner Seville-Jones stated she thinks it's important that applicants "play by the rules" and this project meets the applicable standards.

Director McIntosh advised that because the hearing has been closed, only fact seeking questions can be addressed to the applicant.

Chair Apostol was informed by applicant James Van Zanten that he (Van Zanten) does not own the adjoining property although he has approached that owner indicating an interest to purchase.

Chair Apostol indicated his support for the project for the same reasons as stated by his fellow Commissioners and adding that he feels that the criteria for the site development permit have been met.

ACTION

Subsequently it was moved and seconded (Burkhalter/Morton) to ADOPT the draft Resolution as submitted, with the revisions as noted by staff, APPROVING the subject Site Development Permit and Precise Development Plan, for a new 11-unit apartment building located at 1214 Tennyson Street.

Roll Call:

AYES: Burkhalter, Morton, Seville-Jones, Chairperson Apostol

NOES: None

ABSENT: None

ABSTAIN: None

Director McIntosh announced that the subject project is approved at this point, but is appealable to the City Council.

5. DIRECTOR'S ITEMS

Director McIntosh gave a status report of items previously heard with a recommendation by the Commission: 1) Cannabis Ordinance: the second reading is going before the City Council; 2) Urgent Care Ordinance: public hearing with first and second readings will be scheduled at a December Council meeting.

6. PLANNING COMMISSION ITEMS – None

7. TENTATIVE AGENDA – November 8, 2017

Director McIntosh reminded that the meeting of 11/8 will be cancelled due to the City election. The next meeting after is scheduled for November 22, however, staff is not aware of any items for that agenda and that meeting will likely be cancelled. Staff will advise the Commission as to the next meeting date.

8. ADJOURNMENT

Seeing no further business, Chair Apostol adjourned the meeting at 6:29 P.M. to Wednesday, November 8, 2017 at 6:00 P.M. in the City Council Chambers, City Hall, 1400 Highland Avenue (unless cancelled).

ROSEMARY LACKOW
Recording Secretary

GEORGE APOSTOL
Chairperson

ATTEST:

ANNE MCINTOSH
Community Development Director