

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 23, 2022  
DRAFT**

**A. CALL MEETING TO ORDER**

A Regular meeting of the Planning Commission of the City of Manhattan Beach, California was held virtually via Zoom on the 23<sup>rd</sup> day of February, 2022. Chair Morton called the meeting to order at the hour of 3:00 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Chair Morton, Vice Chair Ungoco, Commissioners Sistos, Dillavou, Tokashiki,

Absent: None

Others Present: Carrie Tai, AICP, Director of Community Development

Brendan Kearns, Assistant City Attorney

Talyn Mirzakhanian, Planning Manager

Dana Murray, Environmental Sustainability Manager

Fel Cortez, Agenda Host

Rosemary Lackow, Recording Secretary

**D. APPROVAL OF AGENDA**

A motion was made and seconded (Dillavou/Sistos) to approve the agenda with no changes.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton

Noes: None

Absent: None

Abstain: None

**E. AUDIENCE PARTICIPATION - None**

**F. APPROVAL OF THE MINUTES**

02/23/22-1 Regular Meeting – February 9, 2022

It was moved and seconded (Dillavou/Ungoco) to approve the minutes as submitted.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton

Noes: None

Absent: None

Abstain: None

**G. GENERAL BUSINESS**

02/23/22-2 Planning Commission Study Session for Proposed Local Coastal Program  
Amendment-Coastal Hazards and Sea Level Rise Chapter

**Director Tai** provided a brief overview, then introduced **Environmental Sustainability Manager Dana Murray**. Ms. Murray gave a slide presentation with detailed information in anticipation of future hearings on a proposed Local Coastal Program Amendment. Said Amendment will add policy guidance via a Coastal Hazards and Sea Level Rise Chapter of the City's Local Coastal Program. Topics covered in the presentation included: background of the local coastal program, initiation of this amendment, the specific

objectives and phases of this amendment work program with focus on a vulnerability assessment and mitigation measures in an adaptation plan, implementation, and next steps.

Chair Morton invited questions for staff who responded as follows:

- In restoring beach dunes, will existing non-native plantings along the Strand be involved? (Ungoco) Staff: the restoration is only taking place on the ocean side of the bike path and does not include the “strand gardens”. Restoration area will be maintained to ensure that non-native plants are not included.
- Has the adaptation plan been costed out? (Tokashiki) Staff: a full economic analysis has been done and is available online.
- How are public works projects impacted? (Sistos) Staff: All infrastructure projects need to assess impacts with regard to sea level rise issues; one example is the storm drain project near the Lifeguard training building.
- How is Tsunami mitigation addressed? (Dillavou) Staff: Tsunamis, historically the first specific coastal hazard identified in the City, is already addressed in the City’s Hazard Mitigation Plan, which is handled by the Fire Department.

Chair Morton opened the floor for public comment.

**Jim Burton**, resident and environmental consultant, observed that storm drain outlets at the beach can get filled during storms, which requires the County to have to clear all outlets prior to the rainy season. He believes this will get worse with sea level rise and inquired if the plan addresses this.

**Vice Chair Ungoco** expressed concern that planting of ice plant, an invasive species, could if not controlled, gain a foothold and adversely impact restoration.

There being no more commenters, **Director Tai** outlined the next steps: staff will bundle up all related materials including public noticing for a hearing before the Planning Commission, the Commission will receive public input and adopt a Resolution with a recommendation for the City Council. Once the Council approves, the proposed LCP Amendment will be forwarded to the Coastal Commission for final approval.

## **H. DIRECTOR’S ITEMS**

Director Tai provided updates as follows:

1. **Housing Element:** February 15, the City Council continued the Housing Element item and directed that a study session be held March 22.
2. **Use Permit approved by PC (7-Eleven):** has been appealed to the City Council.
3. **Proposed Highrose/El Porto development:** Staff expects to render a decision next week.
4. **Covid-19/Zoom meetings:** City Council will vote on virtual vs. hybrid meetings, so for the time being, Planning Commission will continue on virtual meetings.

## **I. PLANNING COMMISSION ITEMS –**

Commissioner Tokashiki raised the issue of CERT (emergency response) training for Commissioners and Director Tai stated this program is run by the Fire Department but will send the Commissioners info.

**J. TENTATIVE AGENDA –** March 9, 2022 – Use Permit for dog boarding, 2301 N. Sepulveda.

## **K. ADJOURNMENT**

At 4:09 p.m. it was moved and seconded (Tokashiki/Sistos) that the meeting be adjourned to Wednesday, March 9, 2022 at 3:00 p.m. via Zoom/virtual format. The motion passed 5-0 with a roll call vote (Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton).

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ROSEMARY LACKOW  
Recording Secretary

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GERRY MORTON  
Chairperson

ATTEST:

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Carrie Tai, AICP  
Community Development Director