

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MARCH 9, 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 9th day of March, 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 Mirzakhonian, Planning Manager
Fel Cortez, Agenda Host

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

Zac Dean inquired as to the status of the Housing Element and Planning Manager Mirzakhonian explained that an update report will be provided under the Director's Items portion on the agenda later.

Chair Morton explained that all who are on the call today for the dog boarding item can either wait and give input tonight when that item comes up, but that item will be continued to March 23rd so, callers can also wait and provide input on that date.

F. APPROVAL OF THE MINUTES

03/09/22-1 Regular Meeting – February 23, 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. CONSENT

03/09/22-2 Planning Commission Reconsideration of the Circumstances of the Declared COVID-19 Emergency to Determine Whether the Planning Commission

Should Continue to Hold Remote Meetings Pursuant to Assembly Bill (AB)
361's Special Teleconferencing Requirements

Director Tai provided a brief report, reminding that this item is a monthly check-in on Covid-19 protocols as applicable to conducting public meetings. The State emergency has still not officially been lifted; the Commission will continue to conduct its business via Zoom and will follow the City Council after that body transitions back to in-person meetings.

It was moved and seconded (Tokashiki/Dillavou) to approve the consent calendar, making findings as reported.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton
Noes: None
Absent: None
Abstain: None

H. PUBLIC HEARING

03/09/22-3 Consideration of a Use Permit to allow an "Animal Boarding" use within an existing building at 2301 N. Sepulveda Boulevard in the General Commercial (CG) zoning district. Per Manhattan Beach Municipal Code (MBMC) Section 10.16.020, a Use Permit is required for the establishment of an "Animal Boarding" use within the General Commercial (CG) zoning district. Per MBMC 10.08.050, "Animal Boarding" is defined as the shelter and care for small animals on a commercial basis. (Dogtropolis of Manhattan Beach)

Chair Morton announced the item, opened the public hearing and invited a staff report. **Planning Manager Mirzakhania**n stated that staff recommends that the Commission continue the hearing to March 23rd to enable more operational information to be submitted to the City and that the staff report for the next meeting will be available on Thursday, March 17th.

The Chair invited the Commission to address any questions to staff.

Planning Manager Mirzakhanian explained that the project has qualified to be exempt from CEQA and therefore a traffic study is not required at this time (Sistos)

Chair Morton invited public input.

The following members of the public spoke in opposition stating concerns that the proposed dog boarding will not be a good fit for the community, both due to the nature (dog boarding) as well as it will be operating 24/7:

Kevin Downing, resident.

Ryan Tucker, resident, lives directly to the west of the site on Oak Avenue.

Todd Cogan, resident, lives on Oak Avenue, across the street from the site and added he does not believe that the proposed use should be allowed on the part of the site that is zoned residential as a form of "grandfathering" which may have applied to the former Enterprise Rent-A-Car use.

It was moved and seconded (Ungoco/Sistos) to continue the public hearing to March 23, 2022.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton
Noes: None
Absent: None
Abstain: None

I. DIRECTOR’S ITEMS

Director Tai provided updates as follows:

1. **Housing Element:** In February, the City Council continued the public hearing and directed that a study session be held March 22, with public notice and a focus on the sites analysis and recommended overlay district. The public notification will be in the paper, on social media and specifically to all who have signed up with the city to receive notice as an interested party (anyone who has previously contacted the city about the housing element will be notified).
2. **Planning Commission Work Plan:** The City Council has finalized the work plan for Fiscal Year 22-23 and has not added any new projects.
3. **Use Permit approved by PC (7-Eleven):** The approved Use Permit has been appealed to the City Council and staff is in the process of scheduling a public hearing before the City Council.
4. **Scout House Project:** The Scout house structure in Live Oak Park is proposed to be replaced through a collaboration between the City and a community group. The Commission will be responsible for reviewing and approving a required use permit and environmental review. The contract for the technical analysis associated with the project is expected to come before the City Council in April.
5. **Covid-19/Zoom meetings:** The Council has voted to continue its meetings on Zoom for the rest of March. Once the council transitions to a hybrid format (in-person/remote) including finalizing all protocols, the Planning Commission will then work on transitioning as well.

J. PLANNING COMMISSION ITEMS –

In response to Commissioner Dillavou, Director Tai noted that she is not aware whether the building permit for a remodel of Starbucks has yet been issued but she will check and inform the Commission.

- K. TENTATIVE AGENDA – March 23, 2022 – Use Permit for dog boarding, 2501 Sepulveda (continued public hearing) and LCP amendment for a new chapter on Coastal Hazards**

L. ADJOURNMENT

At 3:25 p.m. it was moved and seconded (Dillavou/Ungoco) that the meeting be adjourned to Wednesday, March 23, 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).

ROSEMARY LACKOW
Recording Secretary

GERRY MORTON
Chairperson

ATTEST:

Carrie Tai, AICP
Community Development Director