

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
APRIL 27, 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 27<sup>th</sup> day of April, 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: Talyn Mirzakhanian, Planning Manager  
Brendan Kearns, Assistant City Attorney  
Erick Lee, Public Works Director  
Katie Doherty, City Engineer  
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**

04/27/22-1 Regular Meeting – March 23, 2022

It was moved and seconded (Dillavou/Sistos) 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**

04/27/22-2 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

Chair Morton announced the item and called for a motion. It was moved and seconded (Dillavou/Sistos) that the Commission approve the consent item, thereby adopting required findings in accordance with AB 361.

## H. GENERAL BUSINESS

03/23/22-2 04/27/22-2. Determination of General Plan Consistency for the Proposed Fiscal Year 2022-2023 through 2026-2027 Five-Year Capital Improvement Program Plan

**Chair Morton** announced the item. After an introduction by Planning Manager Mirzakhian, City Engineer Katie Doherty proceeded to present the 5-Year Capital Improvement Plan list of projects, noting the total project value of \$148,183,561 and highlighting changes made in the plan. The plan will next be reviewed by the PPIC, with City Council review on May 10 and June 7; adoption by Council is expected at the June meeting.

**Chair Morton** invited questions; **Planning Manager Mirzakhian** clarified the scope of the Commission as limited to whether the projects are consistent with the goals and policies (as specifically noted in the staff report) of the General Plan.

**Chair Morton** invited public input; seeing none, closed the hearing and invited discussion and/or a motion.

**Public Works Director Lee** advised that he is happy to respond to any further questions that the Commission may have.

It was subsequently moved and seconded (Dillavou/Vice Chair Ungoco) that the Commission adopt the Resolution, determining that the proposed projects are consistent with the City of Manhattan Beach General Plan.

Roll Call:

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

## H. DIRECTOR'S ITEMS

Planning Manager Mirzakhian updated as follows:

1. Commission meeting format: The first hybrid meeting will occur on May 11.
2. Housing Element: The State HCD has informed that it will provide a response to staff regarding certification no later than June 3, 2022.
3. 7-Eleven Use Permit: The City Council appeal hearing has been delayed until May 17.
4. Dogtopia Use Permit application: withdrawn by the applicant.
5. Coastal Program/Hazards Chapter: will be reviewed/voted on by City Council on May 3<sup>rd</sup>.
6. May 11th Commission meeting: agenda will include a request for designation of residence at 1505 Crest as an historic landmark as well as related Mills Act tax credits.
7. June 8th Commission meeting, agenda will likely include an appeal to the staff approval of the multi-unit project at 401 Rosecrans (Verandas site) which includes a density bonus provision.

## I. PLANNING COMMISSION ITEMS –

**Commissioner Tokashiki** inquired as to an article in the Daily Breeze regarding a legal challenge to the Manhattan Beach Housing Element. City Attorney Kearns requested that discussion on this matter be deferred to a future time, noting that the City Attorney's office, with Community Development, is thoroughly assessing this matter.

**J. TENTATIVE AGENDA** – May 11, 2022 – 1505 Crest Drive Request for Historic Designation.

**K. ADJOURNMENT**

At 3:38 p.m. it was moved and seconded (Dillavou/Vice Chair Ungoco) that the meeting be adjourned to Wednesday, May 11, 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