

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
AUGUST 10, 2022  
DRAFT**

**A. CALL MEETING TO ORDER**

A Regular meeting of the Planning Commission of the City of Manhattan Beach, California was held in a hybrid format (via Zoom and concurrently in person at City Hall, 1400 Highland Avenue) on the 10th day of August, 2022. Chair Ungoco called the meeting to order at the hour of 3:05 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Commissioners Morton, Sistos, Dillavou, Vice Chair Tokashiki, Chair Ungoco  
Absent: None  
Others Present: Carrie Tai, AICP, Director of Community Development  
Talyn Mirzakhonian, Planning Manager  
Brandon Kearns, Assistant City Attorney  
Ted Faturos, Associate Planner  
Austin Chavira, Assistant Planner  
Tatiana Manokian, Agenda Host  
Rosemary Lackow, Recording Secretary

**D. APPROVAL OF AGENDA**

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

Roll Call:

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

Noes: None

Absent: None

Abstain: None

**E. AUDIENCE PARTICIPATION – None**

**F. APPROVAL OF THE MINUTES**

08/10/22-1 Regular Meeting – June 8, 2022

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

Roll Call:

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

Noes: None

Absent: None

Abstain: None

**G. PUBLIC HEARING**

08/10/22-2 Use Permit Amendment to allow an expansion of an existing 3,756 square foot “Eating and Drinking Establishments” use (Arthur J restaurant) with full alcohol service, into an adjacent vacant 1,141 square foot tenant space (formerly a dry cleaner) within an existing commercial building at 901 and 903 Manhattan Avenue in the Downtown Commercial (CD) zoning district (Arthur J).

**Chair Ungoco** opened the public hearing.

**Assistant Planner Austin Chavira** presented a summary of the application, noting that staff is recommending a revision to condition 21 in the draft resolution.

The following persons addressed the Commission:

**Mike Simms**, applicant/business owner, described trash enclosure issues, stated it is his intent to bring the bin enclosure into full compliance with this project and this will involve working with some neighboring businesses that have in the past shared the Arthur J trash area. He has not had previous communications with the authors of three letters which expressed concerns regarding sanitation.

**Jim Burton**, downtown resident, stated concern regarding impacts of dining decks in the right-of-way.

**Chair Ungoco** closed the public hearing and invited Commission discussion.

Staff provided clarifications regarding dining decks in the public right-of-way, building façade exterior treatments on Manhattan Avenue, and applicable parking regulations.

It was moved and seconded (Dillavou/Morton) that the Commission approve the subject Use Permit Amendment subject to conditions, including condition no. 21 as revised, and adopt a determination of exemption under CEQA.

Roll Call:

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

Community Development Director Tai announced that the decision of the Commission is appealable to the City Council within a 15-day appeal period.

## **H. INFORMATIONAL ITEM**

08/10/22-3      One-Year Review of a Use Permit Amendment approving a Major Remodel of an Existing Restaurant with Full Liquor Service and Live Entertainment at 309 Manhattan Beach Boulevard (Esperanza/Newman)

Associate Planner Ted Faturus presented a report informing the Commission of the status of the subject use permit amendment's one-year compliance review. While some operational issues have been corrected, staff will continue to work with the business, to obtain full compliance regarding an unpermitted conversion of a closet area to a toilet room on the second-floor.

Staff clarified that should the applicant wish to extend commercial use to the second floor, an amendment to the use permit would be required and additional parking would need to be demonstrated.

The Commission discussed the item and then received and filed the report.

## **I. GENERAL BUSINESS**

08/10/22-4      Selection of a Representative and Alternate for the Outdoor Dining and Business Use Task Force.

Director Tai provided a background, noting that seat #1 of the subject task force recently formed by City Council is designated for a member of the Planning Commission with one "alternate" Commissioner serving as backup. Chair Ungoco and Commissioner Morton expressed interest in serving.

In discussing, the question of succession and continuity arose. It was determined that Commissioner Ungoco's first term and Commissioner Morton's second term will expire in May, 2023 but Chair

Ungoco will be eligible for reappointment to a second term. Commissioner Sistos' first term will expire in May, 2024; she expressed interest in serving as a backup alternate, if necessary.

Consensus was reached that the Planning Commission participate on the subject task force as follows:

Main representative: Chair Ungoco, serving beyond May, 2023 subject to reappointment for a second term.

Alternate 1: Commissioner Morton, serving until May, 2023, at expiration of his second term.

Alternate 2: Commissioner Sistos, to replace Commissioner Morton when he terms out.

At large resident: to promote continuity, Commissioner Morton is interested, subject to availability and approval by the City Council, in serving as at-large resident, upon vacating position of alternate for seat #1.

**J. DIRECTOR'S ITEMS**

Director Tai briefed the Commission on three projects: the Highrose multi-family/density bonus project (401 Rosecrans/3770 Highland); the Housing Element Update; and the outdoor dining program.

**K. PLANNING COMMISSION ITEMS**

In response a question from Commissioner Dillavou, Director Tai provided update on the (former) Fry's site, stating that a formal application has not been submitted, and the adjacent Sepulveda bridge widening project is nearing completion.

**L. TENTATIVE AGENDA** – August 24, 2022 – no items currently scheduled and will tentatively be cancelled.

**M. ADJOURNMENT**

At 4:24 p.m. it was moved and seconded (Morton/Dillavou) that the meeting be adjourned to Wednesday, August 24, 2022 at 3:00 p.m. via a hybrid meeting format (at Manhattan Beach City Hall, 1400 Highland Avenue and via Zoom). The motion passed 5-0 with a roll call vote (Ayes: Sistos, Dillavou, Morton, Vice Chair Tokashiki, Chair Ungoco).

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ROSEMARY LACKOW  
Recording Secretary

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Joseph Ungoco  
Chairperson

ATTEST:

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Carrie Tai, AICP  
Community Development Director