

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
SEPTEMBER 14, 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 (Zoom and in person at City Hall, 1400 Highland Avenue) on the 14<sup>th</sup> day of September, 2022. Chair Ungoco called the meeting to order at the hour of 3:00 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 Mirzakhanian, Planning Manager  
Brendan Kearns, Assistant City Attorney  
Tatiana Manokian, Agenda Host  
Rosemary Lackow, Recording Secretary

**D. APPROVAL OF AGENDA**

A motion was made and seconded (Morton /Tokashiki) 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**

09/14/22-1 Regular Meeting – August 10, 2022

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

Roll Call:

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

Noes: None

Absent: None

Abstain: None

**G. GENERAL BUSINESS**

09/14/22-2 Revisions to the 6<sup>th</sup> Cycle Housing Element

**Chair Ungoco** announced the item and invited staff to present an oral report.

Planning Manager **Talyn Mirzakhanian** provided a background including a summary of each proposed revision. The City Council has scheduled its review of the revised Element on September 23<sup>rd</sup>; this timing would give the city an opportunity to achieve HCD certification prior to a deadline of October 15, 2022.

Chair Ungoco invited questions or comments from the Commission.

**Commissioner Dillavou** requested staff responses to comments submitted by Mark Burton: 1) for the 6<sup>th</sup> Cycle Housing Element, how/why and what is the result of the State changing the housing needs formula for Manhattan Beach? 2) for the 6<sup>th</sup> Cycle Housing Element, how/why and what was the result of SCAG's change in its approach to allocating housing need? 3) does the 5<sup>th</sup> or 6<sup>th</sup> Cycle Housing Element apply to the Highrose Project? 4) when will the City next update its General Plan? 4) the Highrose staff report (Appendix D) states that the uses on Rosecrans are primarily residential; is this misleading since the project is zoned CNE (Commercial North End)?

**Planning Manager Mirzakhania**n addressed all of Mr. Burton's emailed questions.

**Chair Ungoco** led a brief discussion as to the options for making a recommendation. There being no further questions or comments from the Commission, **Chair Ungoco** invited input from any other persons in person or by teleconference.

Seeing none, it was moved and seconded (Morton/Dillavou) that the Planning Commission recommend that the City Council adopt the revised 6<sup>th</sup> Cycle Housing Element as presented.

Roll Call:

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

Agenda host Manokian announced that the motion passed 5-0.

#### **H. DIRECTOR'S ITEMS**

1. Update on previous Commission projects. Director Tai informed: The revised 6<sup>th</sup> Cycle Housing Element: City Council will consider this on September 23; Arthur J expansion: appealed and City Council hearing anticipated in October; Highrose density bonus project: continued by City Council—date not yet set; Sunrise senior development: demolition is expected to begin before the end of 2022.

#### **I. PLANNING COMMISSION ITEMS – None**

#### **J. TENTATIVE AGENDA – September 24, 2022**

Director Tai noted that there are no items currently scheduled and this meeting may be cancelled.

#### **K. ADJOURNMENT**

At 3:38 p.m. it was moved and seconded (Morton/Dillavou) that the meeting be adjourned to Wednesday, September 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.

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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