

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 9, 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 9th day of November, 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
Brandon Kearns, Assistant City Attorney
Tatiana Manokian, 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, Morton, Vice Chair Tokashiki, Chair Ungoco

Noes: None

Absent: None

Abstain: None

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

11/9/22-1 Regular Meeting – September 14, 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

Agenda host Manokian announced the motion passed 5-0.

G. PUBLIC HEARING

11/9/22-2 Consideration of a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new multi-family residential condominium structure with three units located at 216 14th Street, and adoption of an environmental determination in accordance with the California Environmental Quality Act (Linda Rosen, Trustee of the Rosen Family Trust).

Chair Ungoco announced the item and invited staff to present a report.

Planning Manager Mirzakhania presented the staff report, summarizing the application which encompasses: a Coastal Development Permit, Use Permit and Vesting Tentative Parcel Map. Manager Mirzakhania noted that staff has been notified that ownership has changed to the name of the applicant, Dennis Cleland. She advised should the commission make a motion to approve, that the motion include direction to revise the new owner in the resolution (on page 1). Manager Mirzakhania concluded with the staff recommendation—that the Commission conduct the public hearing and adopt the resolution, modified as described and adopt a determination of exemption per the California Environmental Quality Act (CEQA).

Chair Ungoco invited input from the Commission. Seeing none, the Chair opened the public hearing and invited public comment.

The following persons who live near the project, expressed concern regarding safety impacts. They have observed that cars parked at the existing triplex, due to shallow garage setbacks, routinely block the sidewalk and/or narrow alley at the back, impeding beachgoers coming from the public parking lot on Highland.

Rob Kalouch, 224 14th Street
Stacey Hertz, 223 13th Place

Stacy Straus, Srour and Associates spoke on behalf of the applicant and developer. She noted that the existing triplex, built 75 years ago, has reached the limit of useful life and is ready for redevelopment. Although the lot is rather long and narrow, the architect has designed a project that meets all applicable development codes including parking (9 spaces total). The nine spaces provided are all on private property and include three extra guest spaces required for condominiums. The project also meets a state “no net loss” legal requirement in that three units will replace three existing apartments.

Howard Crabtree, Studio One Eleven, project architect, described the parking layout and compared the setbacks of parking under the proposed plan, to existing conditions, noting that by complying with the current code the project will have substantially greater setbacks from the street (front) and alley (rear).

Planning Manager Mirzakhania displayed the project site plan and pointed out the locations of the nine parking spaces and setbacks of the parking areas being significantly greater than the existing building.

Responding to Commissioner Dillavou, **Director Tai** affirmed that should vehicles not be parked properly for the new units and impede the sidewalk or alley, this would be a violation and is enforceable with a citation.

There being no further questions, **Chair Ungoco** closed the public hearing and invited Commission discussion.

Commissioner Morton stated his support for the project applauding the architect for his design. He sympathizes with the neighbor’s concerns but feels that additional setbacks required by the current code, compared to the current conditions should mitigate concerns.

Chair Ungoco also supports in that the project replaces three units all in accordance with the code.

Commissioner Dillavou noted that the project complies with the code and yet there may be some impacts such as by construction vehicles and occupants if they do not park properly, but the City has recourses for such occurrences.

Chair Ungoco called for any additional input; seeing none, he called for a motion.

It was moved and seconded (Morton/Dillavou) that the Planning Commission approve the project, and adopt the submitted draft resolution subject to conditions contained therein, with correction to the Resolution on page 1 as discussed.

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; Director Tai announced that the Commission's approval marks the beginning of a 15-day appeal period. The decision will be forwarded to the City Council.

H. DIRECTOR'S ITEMS

Director Tai provided the following updates:

- City Council adopted the revised 6th Cycle Housing Element on September 23; staff is awaiting a response from the State (HCD) of either comments or notice of certification;
- City Council heard an appeal of the Arthur J expansion use permit amendment and upheld the Planning Commission's approval;
- City Council conducted its continued review of the Highrose density bonus project appeal and on October 18 overturned the Planning Commission's affirmation of the Director's approval;
- SB 9 update: this law, passed last year requires ministerial review for development of increased density on single family zoned lots. An urgency ordinance was passed last February and is up for extension in December; staff is working on a permanent ordinance to implement this law. There have been no SB 9 projects submitted as of this date.
- Governor Newsom has indicated that he will be ending the pandemic emergency in February 2023 which will affect the format of public meetings. In December, the City Council will consider making the current 3:00 pm Planning Commission meeting time permanent.
- The lot at the corner of Rosecrans and Sepulveda (formerly Fry's Electronics) has not had any development applications submitted. The parking lot in the adjacent area below the bridge (that was widened) is closed off for safety purposes while construction has been active nearby.

I. PLANNING COMMISSION ITEMS – None

J. TENTATIVE AGENDA – November 23, 2022

Planning Manager Mirzakhonian noted that there are no items currently scheduled and this meeting may be cancelled.

K. ADJOURNMENT

At 4:02 p.m. with no objections, Chair Ungoco adjourned the meeting to Wednesday, November 23, 2022 at 3:00 p.m. via a hybrid meeting format (at Manhattan Beach City Hall, 1400 Highland Avenue and via Zoom).