

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
DECEMBER 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 14th day of December, 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, Dillavou, Vice Chair Tokashiki, Chair Ungoco
Absent: Sistos (excused)
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/Morton) to approve the agenda with no changes.

Roll Call:

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

Noes: None

Absent: Sistos

Abstain: None

Agenda host Manokian announced the motion passed 4-0.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

12/14/22-1 Regular Meeting – November 9, 2022

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

Roll Call:

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

Noes: None

Absent: Sistos

Abstain: None

Agenda host Manokian announced the motion passed 4-0.

G. GENERAL BUSINESS

12/14/22-2 Discussion of Work Plan Items for Joint City Council/Planning Commission Meeting

Chair Ungoco announced the item and invited staff to address the Commission.

Director Tai presented an oral summary of the staff report, covering the current work plan items and their status, including Updated State Housing Laws and Housing Element (including multiple state mandated

ongoing projects; Outdoor Dining/Business Use (including potential MBMC zoning and Coastal Program amendments); Modernize Commercial Parking Standards – Sepulveda Corridor Action Item; Manhattan Village Mall – Expansion project; Wireless Telecommunications Program – Community Information / Staff Training; and Historic Preservation Program (ordinance clean-up due to wording being inadvertently broad).

Director Tai advised that if additional items are added at the joint council meeting in January, the issue of resource allocation would be discussed during the budget process.

Chair Ungoco opened the floor to Commission discussion.

In response to **Chair Ungoco**, regarding allocation of staff resources, **Planning Manager Mirzakhania** explained that development entitlement processing (for all project types) has very tight legally required processing time frames; therefore, more senior staff, when resources are low, must spend more time on those entitlement applications, but with new staff, it is hoped that more senior staff time may now be spent on the longer-range planning projects.

Responding to **Commissioner Morton**, **Planning Manager Mirzakhania** explained that as a result of the City's denial of the High Rose project, the State has directed that the Housing Element to be revised to accommodate the number of units that were planned in that project, but Staff is confident that sites can be identified in the Element to capture these units.

Responding to **Commissioner Dillavou**, **Director Tai** advised that any public safety initiative projects would be outside the purview of the Planning Commission and Community Development.

Responding to Commissioner Tokashiki, **Director Tai and Planning Manager Mirzakhania** explained that the City has updated its building codes; the City does not have a cost tracking accounting system but staff resources are considered when reviewing and updating fees for services and, the City has successfully obtained a grant to help with cost of the Housing Element Update.

Chair Ungoco called for any additional public input; there was none.

Director Tai suggested that the Commission discuss any additional projects that might be suggested to be added to the Work Plan. The Commission declined to suggest anything new citing the number of ongoing projects going forward; **Director Tai** noted that the Work Plan to be recommended will include all of those on the current plan that are ongoing and this will be presented to the Council at the January 18 joint meeting (6 p.m.). She will advise of any changes in the dates/times of regular meetings going forward.

H. DIRECTOR'S ITEMS – Update on previous Commission project

Director Tai reported:

- Once the Governor's state of emergency ends in late February, starting in March, Commission meeting times will begin at 3:00 pm; however, the public can still attend remotely
- The "Goat Hill" assisted living project site will begin active demolition within about two weeks.
- An agenda item January 17th will go to the City Council regarding the outdoor dining program.

J. PLANNING COMMISSION ITEMS

- **Assistant City Attorney Kearns** noted that this is the last meeting with Community Development Director Tai and he, along with **Planning Manager Mirzakhania, Chair Ungoco and former Chair Morton** recognized and thanked **Director Tai** for her service, noting that her legacy includes creating a welcome and positive public interface with Community Development. Director Tai expressed her appreciation in return.
- **Director Tai** reported on the Community Development involvement and assistance in securing a property at 42nd Street/The Strand which had been red-tagged due to an accident with a construction vehicle.

- Assistant City Attorney Kearns suggested that the Commissioners consider attending a Planning Commission Academy, held by the League of California Cities, in March.
- **TENTATIVE AGENDA** – December 28, 2022 - no items, meeting may be cancelled. In January the Commission will be considering an application for a beer/wine use at a downtown eating and drinking establishment.

K. ADJOURNMENT

At 3:40 p.m. with no objections, Chair Ungoco adjourned the meeting to Wednesday, December 28th at 3:00 p.m. via a hybrid meeting format (at Manhattan Beach City Hall, 1400 Highland Avenue and via Zoom).

ROSEMARY LACKOW
Recording Secretary

Joseph Ungoco
Chairperson

ATTEST:

Talyn Mirzakhanian
Acting Community Development Director