

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 25, 2023
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 25th day of October, 2023. Chair Tokashiki called the meeting to order at the hour of 3:01 p.m. and announced protocols.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Dillavou, Hackett, Ungoco, Vice Chair Sistos, Chair Tokashiki
Absent: None
Others Present: Talyn Mirzakhonian AICP, Community Development Director
Adam Finestone, AICP, Planning Manager
Tari Kuvhengahwa, Associate Planner
Fel Cortez, Agenda Host
Rosemary Lackow, Recording Secretary

D. APPROVAL OF AGENDA

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

Roll Call:

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

Noes: None

Absent: None

Abstain: None

Agenda host Cortez announced the motion passed 5-0.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

10/25/23-1 Regular Meeting – September 27, 2023

Chair Tokashiki called for any changes to the minutes. Seeing none, it was moved and seconded (Dillavou/Sistos) to approve the minutes, as submitted.

Roll Call:

Ayes: Chair Tokashiki, Vice Chair Sistos, Commissioners Dillavou, Hackett, Ungoco

Noes: None

Absent: None

Abstain: None

Agenda host Cortez announced the motion passed 5-0.

G. PUBLIC HEARING

10/25/23-2. Consideration of a Master Use Permit Amendment to allow extended hours of operation for an existing medical office use (Suite#150) within an existing commercial building located at 1000 North Sepulveda Boulevard, and making an environmental determination for the project in accordance with the California Environmental Quality Act.

Commissioner Hackett announced that she is recusing herself on this item and subsequently left Council Chambers.

Chair Tokashiki announced the item and called for a staff report.

Director Mirzakhanian introduced **Associate Planner Tari Kuvhenguhwa** who presented the staff report, summarizing the proposal, providing a detailed analysis and concluding with a recommendation that the Commission conduct a public hearing and adopt the draft resolution approving the Master Use Permit Amendment and a determination of exemption pursuant to CEQA.

Associate Planner Kuvhenguhwa also noted three late communications received in support of the application which have been posted to the agenda page and provided to the Commission: Adam Bassuk, Simm’s Restaurant Group; George Apostol, project site property owner; and David Archer, Manhattan Beach Chamber of Commerce.

Chair Tokashiki invited questions from the Commission; seeing none, the Chair invited public comment.

The following persons addressed the Commission:

Kevin Kozal, representing Sollis Health, stated that the applicant fully supports the staff report and accepts all proposed conditions of approval. He further stated that, in researching the existing 2007 entitlement, he was unable to find a reasoning for the restricted hours of operation.

Dr. Scott Braunstein, national medical director, Sollis Health, provided a presentation on the operational characteristics of Sollis Health’s business model. He stated that Sollis Health provides unique, member-based acute health care with an intentionally low patient volume. Services are provided both in-person and as tele-health, and include urgent care and concierge medical services. The request for expanded hours would allow Sollis to provide medical service in a manner and at times consistent with their other facilities.

Seeing no further speakers, Chair Tokashiki opened the floor for Commission discussion.

Commissioner Dillavou stated he feels that this is a great use and a type to be encouraged in the city.

There being no further discussion, Chair Tokashiki called for a motion; it was moved and seconded (Dillavou/Ungoco) that the Commission adopt the draft Resolution, approving the Master Use Permit Amendment for 1000 No. Sepulveda Boulevard, Suite 150, and making a determination of exemption pursuant to CEQA.

ROLL CALL:

AYES: Dillavou, Ungoco, Vice Chair Sistos, Chair Tokashiki
NOES: None
ABSTAIN: None
ABSENT: None

Agenda Host Cortez announced that the motion passed 4-0-1, with Commissioner Hackett recusing herself.

Director Mirzakhania announced that the appeal period for this case will end November 9, 5:00 p.m.

Commissioner Hackett rejoined the meeting.

I. DIRECTOR’S ITEMS – Update on previous Commission projects

Director Mirzakhania provided the following updates:

1. Historic Preservation Ordinance Amendment: On October 17, the City Council introduced and held

a first reading of the draft ordinance. The draft ordinance will go back to City Council for a second reading and adoption on November 7, 2023, and become effective 30 days thereafter.

2. 229 13th Street Use Permit: The Commission's decision of approval for a new commercial building was received and filed by City Council on October 17, 2023. The appeal period will expire on October 26th at 5:00 p.m.. To date, no appeals have been filed.

J. PLANNING COMMISSION ITEMS

Commissioner Ungoco provided an update on the October 24, 2023, Outdoor Dining Task Force meeting. Director Mirzakhonian informed the Commission that the Task Force's work efforts are presented to the City Council on an ongoing basis, and ultimately the Task Force's final recommendations will be presented to the Planning Commission and Parking and Public Improvement Commission for review and recommendation to the City Council for a decision. The City Council's decision will then be submitted to the Coastal Commission.

K. TENTATIVE AGENDA – November 8, 2023

Director Mirzakhonian informed that this agenda will include a public hearing regarding a permanent SB 9 ordinance.

L. ADJOURNMENT

At 3:34 p.m. it was moved and seconded (Hackett/Ungoco) to adjourn the meeting to Wednesday, November 8, at 3:00 pm. The motion passed 5-0.

ROSEMARY LACKOW
Recording Secretary

Robert Tokashiki
Chairperson

ATTEST:

Talyn Mirzakhonian
Community Development Director