

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
SEPTEMBER 11, 2024
DRAFT**

Teleconferencing Vice-Chair Dillavou, 8111 Douglas Avenue, Dallas, TX 75225
Teleconferencing Commissioner Tokashiki, 3460 7th Street, Minot, ND 58703

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, Police/Fire Community Room, 400/420 15th Street) on the 11th day of September 2024. Chair Sistos called the meeting to order at the hour of 3:00 p.m. and announced protocols.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Hackett, Tokashiki (remote), Ungoco, Vice-Chair Dillavou (remote),
Chair Sistos
Absent: None
Others Present: Adam Finestone, AICP, Planning Manager
David Snow, Assistant City Attorney
Tatiana Maury, Agenda Host

Planning Manager Adam Finestone announced that **Vice Chair Dillavou** and **Commissioner Tokashiki** are participating remotely in compliance with applicable provisions of the Brown Act.

D. APPROVAL OF AGENDA

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

Roll Call:

Ayes: Commissioners Hackett, Tokashiki, Ungoco, Vice-Chair Dillavou and Chair Sistos
Noes: None
Absent: None
Abstain: None

Agenda Host Maury announced the motion passed 5-0.

E. AUDIENCE PARTICIPATION – None

F. APPROVAL OF THE MINUTES

09/11/24-1. Regular Meeting – August 28, 2024

Chair Sistos called for any changes; seeing none, it was moved and seconded (Hackett/Ungoco) to approve the minutes as submitted.

Ayes: Commissioners Hackett, Tokashiki, Ungoco, Vice-Chair Dillavou and Chair Sistos
Noes: None
Absent: None
Abstain: None

Agenda Host Maury announced the motion passed 5-0.

G. PUBLIC HEARING

09/11/24-2. Consideration of an appeal to the Community Development Director’s decision to approve Coastal Development Permit to allow the demolition of an existing single-family residence and construction of a new 3,907 square foot single-family residence with attached three-car garage located at 3212 The Strand,

and finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (3212 JK LLC) (Planning Case Nos. PE-23-00110/CDP-23-00078)

Chair Sistos announced the item and asked the Commissioners if they had ex parte communications to disclose related to the agenda item; seeing none, the Chair asked for the staff report.

Planning Manager Finestone presented the staff report, providing an overview of the project, and made himself available for questions. **Planning Manager Finestone** responded to questions from the Commission.

Brandon Straus (Srour & Associates) and **Architect Anthony Laney** (Laney LA) spoke on behalf of the applicant, 3212 JK LLC (Jacqueline Katz), in support of the project. **Mr. Straus** and **Architect Laney** responded to questions from the Commission.

Appellant Mark Wilhelm and **Architect Jim Fasola** made a presentation and spoke in opposition to the project. **Appellant Wilhelm** and **Architect Fasola** responded to questions from the Commission.

After confirmation by the Chair that there were no further public comments, **Mr. Straus** and **Architect Laney** provided a response to comments provided by and on behalf of the Appellant, and **Architect Fasola** provided additional testimony. **Chair Sistos** closed the public hearing and opened it up to Commission deliberations.

Planning Commissioners discussed various aspects of the project and asked further questions of staff. **Planning Manager Finestone** responded to the Commission's questions. Chair Sistos re-opened the public hearing and commissioners asked additional questions of the Applicant. **Architect Laney** responded to Commissioners' questions. **Chair Sistos** closed the public hearing and returned to Commission deliberations.

A motion was moved and seconded (Ungoco/Dillavou) that the Planning Commission adopt Planning Commission Resolution No. 24-09, approving the Coastal Development Permit (CDP), subject to conditions, making a determination of exemption under the California Environmental Quality Act (CEQA), and denying the appeal of the Community Development Director's decision.

Roll Call:

Ayes: Commissioners Hackett, Tokashiki, Ungoco, Vice Chair Dillavou and Chair Sistos
Noes: None
Absent: None
Abstain: None

Agenda Host Maury announced the motion passed 5-0.

H. DIRECTOR'S ITEMS – None

I. PLANNING COMMISSION ITEMS - None

J. TENTATIVE AGENDA – September 25, 2024

Planning Manager Finestone stated that two (2) Use Permits and an appeal of a Coastal Development Permit will be on the agenda at the September 25, 2024, meeting.

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K. ADJOURNMENT

At 4:22 p.m. it was moved and seconded (Hackett/Ungoco) to adjourn the meeting to 3:00 p.m., Wednesday, September 25, 2024, at City Council Chambers. The motion passed 5-0 by roll call vote.

TATIANA MAURY
Recording Secretary

Kristin Sistos
Chairperson

ATTEST:

Adam Finestone
Planning Manager