

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 25, 2024**

Teleconferencing Vice-Chair Dillavou, 8111 Douglas Avenue, Dallas, TX 75225

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, City Council Chambers, 1400 Highland Avenue) on the 25th day of September, 2024. Chair Sistos called the meeting to order at the hour of 3:01 p.m.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Tokashiki, Ungoco, Acting Chair Hackett, Vice Chair Dillavou (remote) and Chair Sistos
Absent: None
Others Present: Ryan Heise, Acting Community Development Director
Adam Finestone, AICP, Planning Manager
David Snow, Assistant City Attorney
Johnathon Masi, Associate Planner
Maricela Guillean, Associate Planner
Tatiana Maury, Agenda Host

D. APPROVAL OF AGENDA

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

Roll Call:

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

Noes: None

Absent: None

Abstain: None

Agenda Host Tatiana Maury announced the motion passed 5-0.

E. AUDIENCE PARTICIPATION – None

Planning Manager Adam Finestone announced remote attendance is being conducted per Brown Act requirements for agenda and noticing.

F. APPROVAL OF THE MINUTES

09/25/24-1. Regular Meeting – September 11, 2024

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

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

Noes: None

Absent: None

Abstain: None

Agenda Host Maury announced the motion passed 5-0.

G. PUBLIC HEARINGS

09/25/24-2. Consideration of an appeal of the Community Development Director's decision to approve a Coastal Development Permit to allow the replacement of an existing canopy at an existing service station at 2121 Highland Avenue, and finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (United Pacific) (Planning Case Nos. PE-23-00142/CDP-23-00092).

Chair Sistos announced the item and asked if the Commissioners have had any ex parte communications.

Commissioner Hackett disclosed a financial interest in a property that is more than 500 feet but less than 1,000 feet from the site. She concluded that her interest will not impact her ability to consider the request impartially; thus, she will participate in the consideration of the agenda item.

Chair Sistos asked for the staff report.

Planning Manager Finestone introduced **Associate Planner Johnathon Masi** who presented the staff report, providing an overview of the project, and made himself available for questions.

Planning Commissioners asked, and **Associate Planner Masi** responded to, questions from the Commission.

Chair Sistos opened the public hearing and invited comments from the applicant's representative, **Al Corona**, who did not speak.

Chair Sistos invited comments from the appellant, **Todd Campbell**, who spoke and made himself available for questions.

Planning Commissioners asked questions of the applicant, the appellant, and staff, all of whom provided responses. including another representative of the applicant, **Ken Green**.

Chair Sistos closed the public hearing and invited Commission discussion which followed.

Assistant City Attorney David Snow and **Planning Manager Finestone** provided clarification on Commissioner questions.

Commissioners identified potential additional conditions of approval to be included in any motion to approve the Coastal Development Permit.

Chair Sistos re-opened the public hearing to allow **Mr. Green** to comment on the proposed additional conditions..

Chair Sistos closed the public hearing and asked for a motion. It was subsequently moved and seconded (Ungoco/Tokashiki) that the Commission adopt the draft resolution approving a Coastal Development Permit (CDP), subject to conditions, finding the project categorically exempt from the California Environmental Quality Act (CEQA), and denying the appeal of the Community Development Director's Direction, including the following additional conditions:

1. The south and west sides of the canopy shall be painted a neutral color.
2. The applicant has agreed to analyze the potential to reduce the overall height of the canopy and if feasible, will modify plans to implement the reduction. To the extent the height is reduced, the canopy will be considered within the scope of this approval.

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

Agenda Host Maury announced that the motion passed 4-1.

09/25/24-3. Consideration of a Use Permit to allow a new eating and drinking establishment with full alcohol service in conjunction with food service within an existing, vacant commercial building at 1019 Manhattan Beach Boulevard, and associated environmental determination finding the

project exempt from the California Environmental Quality Act. (Toranj Restaurant)

Chair Sistos announced the item and asked if the Commissioners have had any ex parte communications. Seeing none, **Chair Sistos** asked for the staff report.

Planning Manager Finestone introduced **Associate Planner Maricela Guillean** who presented the staff report, providing an overview of the project, and made herself available for questions.

Chair Sistos opened the public hearing.

Hootan Hamedani (applicant) provided comments.

Chair Sistos asked, and the **Mr. Hamedani** answered, questions related to the request.

Susan Johnson provided public comments generally supporting the project.

Chair Sistos closed the public hearing and invited Commission discussion.

A motion was made and seconded (Ungoco/Hackett) that the Commission adopt the draft resolution approving the Use Permit, subject to conditions, and finding the project categorically exempt from the California Environmental Quality Act (CEQA).

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

Agenda Host Maury announced that the motion passed 5-0.

9/25/24-4.	Consideration of a Master Use Permit Amendment to allow a new animal hospital located at 1800 N. Sepulveda Boulevard, and associated environmental determination finding the project is exempt from the California Environmental Quality Act. (Veterinary Emergency Group)
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Chair Sistos announced the item and asked if the Commissioners have had any ex parte communications. **Chair Sistos** shared that she has visited the site. **Chair Sistos** then asked for the staff report.

Planning Manager Finestone introduced **Associate Planner Masi** who presented the staff report, providing an overview of the project, and made himself available for questions.

Chair Sistos opened the public hearing,

Amarveer Brar made a brief presentation and spoke on behalf of the applicant.

Chair Sistos asked, and **Mr. Brar** and **Ashley Schultz** (additional applicant representative), answered, questions related to the project.

Chair Sistos closed the public hearing and invited Commission discussion.

A motion was made and seconded (Hackett/Ungoco) that the Commission adopt the draft resolution approving the Use Permit, subject to conditions, and finding the project categorically exempt from the California Environmental Quality Act (CEQA).

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

Agenda Host Maury announced that the motion passed 5-0.

H. DIRECTOR'S ITEMS

Planning Manager Finestone provided an update on the following item:

- The appeal period for 3212 The Strand ends September 26, 2024; no appeal has been made to date.

I. PLANNING COMMISSION ITEMS - None

J. TENTATIVE AGENDA – October 9, 2024

Planning Manager Finestone confirmed the consideration of two (2) Use Permits will be on the agenda for the October 9, 2024, Planning Commission meeting.

K. ADJOURNMENT

At 6:00 p.m. it was moved and seconded (Ungoco/Hackett) to adjourn the meeting to 3:00 p.m., Wednesday, October 9, 2024. The motion passed 5-0 by roll call vote.

TATIANA MAURY
Recording Secretary

Kristin Sistos
Chairperson

ATTEST:

Ryan Heise
Acting Community Development
Director