

**MANHATTAN BEACH  
PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
OCTOBER 9, 2024  
DRAFT**

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

**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 9<sup>th</sup> day of October, 2024. **Chair Sistos** called the meeting to order at the hour of 3:00 p.m.

**B. PLEDGE TO FLAG**

**C. ROLL CALL**

Present: Commissioners Tokashiki, Ungoco, Hackett, Vice-Chair Dillavou (remote), Chair Sistos  
Absent: None  
Others Present: Ryan Heise, Acting Community Development Director  
Adam Finestone, AICP, Planning Manager  
Diana Varat, Assistant City Attorney  
Jaehee Yoon, Senior Planner  
Johnathon Masi, Associate Planner  
Tari Kuvhenguhwa, Associate Planner  
Tatiana Maury, Agenda Host

**D. APPROVAL OF AGENDA**

A motion was made and seconded (Ungoco/Tokashiki) 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**

**F. APPROVAL OF THE MINUTES**

10/09/24-1. Regular Meeting – September 25, 2024

**Chair Sistos** called for any changes; seeing none, it was moved and seconded (Ungoco/Tokashiki) 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**

10/09/24-2. Consideration of a Use Permit Amendment and Coastal Development Permit to allow the expansion of an existing eating and drinking establishment to include second story outdoor dining in conjunction with on-site sales and service of alcohol (beer, wine and distilled spirits) and live entertainment located at 309 Manhattan Beach Boulevard, and finding the project categorically exempt from

further review pursuant to the California Environmental Quality Act. (Greg Newman) (Planning Case Nos. PE-23-00121/CDP-24-00098/UP-24-00016)

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

**Chair Sistos** and **Commissioner Tokashiki** stated that they had visited the project site.

**Chair Sistos** requested a staff report.

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

Planning Commissioners asked and **Assistant City Attorney Diana Varat** responded to questions from the Commission regarding the conversion of space from a residential to a commercial use.

**Chair Sistos** opened the public hearing.

**Jordan Cressman**, Esperanza's vice president of operations, provided testimony in support of the project and requested to allow the second floor outdoor dining area to be open until 11:00 p.m..

**Chair Sistos** asked and **Mr. Cressman** confirmed that the space will also be open for regular dining, further explaining the seating layout inside the restaurant.

**Chair Sistos** invited other members of the applicant's team to speak. Project Architect **Alex Arie** addressed questions related to railing height, seating, and total occupancy.

**Applicant Gary Newman** explained the benefits of the second story outdoor dining expansion, including how guests would be accommodated indoors after the patio is closed.

**Chair Sistos** asked and **Associate Planner Kuvhenguwaha** responded to questions regarding development standards for the project.

**Chair Sistos** invited additional public comment.

**Jill Lamkin**, executive director of the Manhattan Beach Downtown Business and Professional Association, and **Kyle Ransford**, a downtown resident, expressed their support for the project. **Jim Burton**, a downtown resident, expressed support for the project but also raised concerns about noise hours of operation.

**Chair Sistos** asked and the applicant's acoustical consultant, **John LoVerde**, responded to questions regarding sound on a second story patio compared to ground level.

**Commissioner Ungoco** asked and **Mr. Cressman** responded to questions regarding differing hours of operation for indoor and outdoor space.

**Commissioner Hackett** asked And **Mr. Cressman** responded to questions regarding live entertainment.

The Commissioners asked and staff addressed questions regarding the applicant's request for extended hours of operation on a trial basis, which differ from the Outdoor Dining Task Force's recommendation. Additionally, **Senior Planner Jaehee Yoon** confirmed that the Outdoor Dining Task Force favors use of private property for outdoor dining rather than property in the public right of way.

**Chair Sistos** closed the public hearing and invited Commission discussion.

**Chair Sistos** reopened the public hearing for and **Mr. Newman** provided further information regarding hours of operation.

**Chair Sistos** re-closed the public hearing and the Commission further discussed hours of operation. After a brief recess, a motion was made and seconded (Ungoco/Tokashiki) that the Commission adopt the attached resolution approving the Use Permit Amendment and Coastal Development

Permit, subject to conditions, and finding the project categorically exempt from further review pursuant to the California Environmental Quality Act, including the following additional condition:

1. The applicant shall be allowed to operate indoors on the second floor until 2:00 a.m. and outdoor until 11:00 p.m. seven days a week for a trial period of 12 months from the time operation of the second-floor use commences. Prior to expiration of the 12-month period, the applicant may request that the Planning Commission consider at a noticed public hearing that the hours for the trial period shall supersede the hours in Condition No. 9, and determine if revisions to the conditions of approval are warranted.

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.

10/09/24-3. Consideration of a Master Use Permit Amendment to modify existing conditions of approval concerning site access for Manhattan Village Shopping Center, and associated environmental determination finding the Project was adequately covered in the previously adopted Final Environmental Impact Report, (SCH No. 2004061146; Resolution No. 14-0025). (Mark Cermak on behalf of RREEF AMERICA REIT II Corporation BBB)

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

**Chair Sistos** stated she has visited the project site.

**Chair Sistos** requested a 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.

With no questions for staff from the Commission, **Chair Sistos** opened the public hearing, asking first to hear from the applicant's representative.

**Mark Cermack, Peter Gutierrez, and Sarah Drobis**, on behalf of the applicant, RREEF America, provided historical context, legal and technical analyses, and requested that the condition requiring an Irrevocable Offer to Dedicate (IOD) be removed.

The Commissioners asked and **Mr. Cermack** and **Mr. Gutierrez** answered questions regarding close-out of the project, status of current work underway at the site, current traffic mitigation processes, traffic generation, and parking.

**Chair Sistos** closed the public hearing and invited Commission discussion.

**Chair Sistos** asked and **Planning Manager Finestone** responded to questions regarding potential increases in traffic volume that relate to staff's recommendation to maintain the IOD requirement.

A motion was made and seconded (Ungoco/Hackett) that the Commission adopt the attached resolution approving a Master Use Permit Amendment, subject to conditions including those that were read into public record, and finding the project consistent with a previously-approved Final Environmental Impact Report pursuant to 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** announced remote attendance is being conducted per Brown Act requirements for agenda and noticing.

**I. PLANNING COMMISSION ITEMS - None**

**J. TENTATIVE AGENDA – October 23, 2024**

**K. ADJOURNMENT**

At 5:20 p.m. it was moved and seconded (Hackett/Ungoco) to adjourn the meeting to 3:00 p.m., Wednesday, October 23, 2024. The motion passed 5-0 by roll call vote.

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TATIANA MAURY  
Recording Secretary

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Kristin Sistos  
Chairperson

ATTEST:

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Ryan Heise  
Acting Community Development  
Director