

**CITY OF MANHATTAN BEACH  
MINUTES OF THE  
JOINT MEETING OF THE  
CITY COUNCIL  
AND THE  
PLANNING COMMISSION  
JULY 26, 2005**

The Adjourned Regular Joint Meeting of the City Council and the Planning Commission of the City of Manhattan Beach, California, was held on the 26<sup>th</sup> day of July, 2005 at the hour of 6:40 p.m., at the Creative Arts Center, at 1560 Manhattan Beach Boulevard, in said City.

**ROLL CALL**

Present:        City Council: Tell, Aldinger, Montgomery, Ward and Mayor Fahey.  
                  Planning Commissioners: Simon, Schlager, Bohner, Lesser and Chairperson Savikas.  
                  Staff: City Manager Dolan, Community Development Director Thompson, Senior Planner Jester, Senior Planner Lackow and Associate Planner Moreno.

Absent:         None.

Clerk:          Dolan (Acting).

**AUDIENCE PARTICIPATION**

**Laura Cohen, No Address Provided**, indicated that she is interested in the proposed Lot Merger Ordinance and expressed concerns about the standards, particularly the increased setbacks, that were proposed but not approved last year for oversized lots.

**SCHEDULED**

05/0726.1    Discussion Regarding Lot Mergers, Establishing Maximum Lot Size and Developer Incentives to Reduce Mansionization

The City Council, Planning Commission and Staff discussed the issues as outlined in the staff report which will be studied by staff in the following order and presented to the Planning Commission for recommendations to the City Council:

- **1. Maximum Lot Size**  
Staff will propose maximum lot sizes for various residential zones.
  
- **2. Standards for Merging Lots**  
Staff will propose standards for merging residential lots, including looking at reduced Buildable Floor Area.
  
- **3. Possible Development Incentives to Reduce Mansionization**  
Staff will propose various possible incentives as a way to address mansionization.

These items will be studied after the *Tree Ordinance Revisions* Work Plan item.

05/0726.2      *General Discussion Regarding Planning Commission Items*

The City Council and Planning Commission held a discussion regarding Communication Policies.

**ADJOURNMENT**

At 8:45 p.m. the meeting was duly adjourned with the City Council adjourning to the 5:30 p.m. Adjourned Regular Meeting to be followed by the 6:30 p.m. Regular City Council Meeting on Tuesday, August 2, 2005, in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

---

RICHARD THOMPSON  
Recording Secretary

---

JOYCE FAHEY  
Mayor

ATTEST:

---

LIZA TAMURA  
City Clerk