



City of Manhattan Beach  
Planning Commission Meeting Agenda  
Wednesday, April 29, 2020  
3:00 P.M.

Location: Virtual – Instructions within Agenda

Please Note: This is a regular meeting rescheduled from April 22, 2020, to accommodate State and County Stay-At-Home orders in response to COVID-19.

- A. CALL MEETING TO ORDER
- B. PLEDGE TO FLAG
- C. ROLL CALL      Chair Burkhalter, Commissioners Morton, Ungoco, Thompson, Fournier
- D. APPROVAL OF AGENDA  
*This is the time for the Planning Commission to notify the public of any changes to the agenda.*  
**MOTION TO APPROVE AGENDA**
- E. AUDIENCE PARTICIPATION      (3 minutes per person)
- F. APPROVAL OF MINUTES  
  
04/29/20-1.      Regular Meeting – March 11, 2020
- G. PUBLIC HEARING  
  
04/29/20-2.      Consideration of an Application for a Use Permit and Vesting Tentative Parcel Map No. 82904 for Proposed Construction of Four Residential Condominium Units Located at 617 Aviation Way; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Cleland)  
**RECOMMENDATION: CONDUCT THE PUBLIC HEARING AND ADOPT THE RESOLUTION, APPROVING THE PROJECT SUBJECT TO CONDITIONS**
- 04/29/20-3.      Proposed Master Use Permits for 1) A New Commercial Building with a Personal Improvement Service Use and a Restaurant with Beer and Wine Service on a 13,168 square-foot lot at 1100 N. Sepulveda Blvd and 2) A New Commercial Building with a Credit Union and a Restaurant with Beer and Wine Service on a 24,494 square-foot lot at 1120 N. Sepulveda Blvd; both in the CG-D8 zone; and Make an Environmental Determination in Accordance with the California Environmental Quality Act (Kinecta Federal Credit Union)  
**RECOMMENDATION: CONDUCT THE PUBLIC HEARING AND ADOPT THE RESOLUTIONS, APPROVING THE MASTER USE PERMITS SUBJECT TO CERTAIN CONDITIONS**
- H. GENERAL BUSINESS  
  
04/29/20-4.      Sign Exception Allowing Off-Premises and Digital Signage at the Manhattan Village Shopping Center located at 2600 - 3600 North Sepulveda Boulevard and 1180 - 1200 Rosecrans Avenue (RREEF America REIT II Corp. BBB), in the Community Commercial (CC) Zone; and Make an Environmental Determination in Accordance with the California Environmental Quality Act  
**RECOMMENDATION: CONSIDER THE PROPOSED SIGN EXCEPTION AND ADOPT THE RESOLUTION, APPROVING SUBJECT TO CERTAIN CONDITIONS**

- I. DIRECTOR'S ITEMS
  - 1. Update on previous Commission projects
  - 2. Update on Boards & Commissions Interviews/Appointments
- J. PLANNING COMMISSION ITEMS
- K. TENTATIVE AGENDA                                 May 13, 2020
- L. ADJOURNMENT TO                                     May 13, 2020

May 13, 2020    May 27, 2020    June 10, 2020    June 24, 2020    July 8, 2020    July 22, 2020

If you are unable to attend the meeting via Zoom and wish to comment on agenda items or other subject matter within the jurisdiction of the Planning Commission, please do the following: Submit comments via email to both [planningcommission@citymb.info](mailto:planningcommission@citymb.info) and [tfaturos@citymb.info](mailto:tfaturos@citymb.info), or call (310) 802-5512 and leave a message, before 2:00 p.m. the day of the meeting.

**Zoom Meeting Instructions:** There are multiple ways to join the meeting. Please Note - the Planning Commissioners and Staff will be visible via video, but members of the public will not be shown on video, due to security and privacy concerns.

1. To watch the meeting only: Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier), and live streaming via the City's website at <https://www.citymb.info/departments/boards-and-commissions/planning-commission>.
2. If you plan to speak during the meeting, join via Zoom at **2:45 p.m.** in order to request to be on the speakers list.
  - a. Join Zoom Meeting via the internet (download app if needed):  
Direct URL: <https://zoom.us/j/97707895825>, Meeting ID: 977-0789-5825.  
Please name yourself to include the item(s) you wish to speak on, whether you are the applicant, and your First & Last name. Examples: G.3 – Joan Jones or G.2 – Applicant – John Smith.
  - b. Join Zoom Meeting via Phone Application (download app if needed):  
Download Mobile Apps: <https://zoom.us/download>, Enter Meeting ID: 977-0789-5825.  
Please name yourself to include the item(s) you wish to speak on, whether you are the applicant, and your First & Last name. Examples: G.3 – Joan Jones or G.2 – Applicant – John Smith.
  - c. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 253-215-8782 (US) or +1 301-715-8592 (US). Find your local number: <https://zoom.us/u/adkFLgVJeU>.  
Upon calling in, you will be "muted" until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it's your turn to provide Public Comment.

Please Note - All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comment periods for which you have requested to speak.

The City strongly advises you of the following:

- 1) Download the Zoom app to your respective device well ahead of the meeting time. Visit <https://zoom.us/> for the download link.
- 2) Familiarize yourself with the Zoom application prior to the meeting.
- 3) Check the condition of all personal electronic equipment, internet and phone connections, and microphone/speaker functionality. The City is unable to support this equipment.
- 4) Join the meeting prior to the start time. Due to security or technical limitations, admittance to the meeting may not be possible after the meeting begins.
- 5) Every effort will be made to "rename" participants on Zoom as quickly as possible, so that phone numbers are hidden, however, phone numbers may be partially visible for a brief time.

Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier), and live streaming via the City's website. Prior meetings are available to view on demand on the City's Website at <https://www.citymb.info/departments/boards-and-commissions/planning-commission>. To view other on demand webcasts the City provides for residents and viewers, go to [www.citymb.info/MBTV](http://www.citymb.info/MBTV).