



City of Manhattan Beach  
Planning Commission Meeting Agenda  
Wednesday, September 27, 2023  
3:00 P.M. PDT/4:00 P.M. MDT

City Council Chambers  
1400 Highland Avenue, Manhattan Beach, CA 90266  
Zoom (Hybrid) – Instructions within Agenda  
Teleconferencing Chair Tokashiki  
210 South Hancock Avenue, Unit A, Colorado Springs, CO 80903

- A. CALL MEETING TO ORDER
- B. PLEDGE TO FLAG
- C. ROLL CALL      Chair Tokashiki, Vice-Chair Sistos, Commissioners Dillavou, Hackett, Ungoco
- D. APPROVAL OF AGENDA  
*This is the time for the Planning Commission to notify the public of any changes to the agenda.*
- E. AUDIENCE PARTICIPATION (3 minutes per person for items not on the agenda)
- F. APPROVAL OF MINUTES  
  
09/27/23-1.      Regular Meeting – August 23, 2023
- G. PUBLIC HEARING  
  
09/27/23-2.      Consideration of proposed zoning text amendments to Title 10 (Planning and Zoning), Part V (Administrative Regulations), Chapter 10.86 (Historic Preservation) of the Manhattan Beach Municipal Code to clarify and supplement the existing Ordinance consistent with the City's intended historic preservation goals  
*Staff recommends that the Planning Commission adopt Resolution No. PC-06 recommending that the City Council: adopt amendments to Title 10 (Planning and Zoning), Part V (Administrative Regulations), Chapter 10.86 (Historic Preservation) of the Manhattan Beach Municipal Code to update the City's Historic Preservation Ordinance, and make a determination of exemption pursuant to CEQA.*
- H. GENERAL BUSINESS  
  
09/27/23-3.      Senate Bill 9 (SB 9) Ordinance Study Session  
*Staff recommends that the Planning Commission conduct a study session to discuss a proposed ordinance related to Senate Bill 9 (SB 9) and provide direction to staff.*
- I. DIRECTOR'S ITEMS  
  
I.      Update on previous Commission projects
- J. PLANNING COMMISSION ITEMS
- K. TENTATIVE AGENDA      October 11, 2023
- L. ADJOURNMENT TO      October 11, 2023  
  
October 25, 2023      November 8, 2023      November 22, 2023      December 13, 2023

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division at (310) 802-5520 (voice) or (310) 546-3501 (TDD). Notification 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City also provides closed captioning of all its Regular Planning Commission Meetings for the hearing impaired.

If you are unable to attend the meeting via Zoom or in person 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 [planningcommission@manhattanbeach.gov](mailto:planningcommission@manhattanbeach.gov), or call (310) 802-5520 and leave a message, before 2:00p.m. the day of the meeting.

**In Person Public Participation instructions:** Please complete the "Request to Address the Planning Commission" card by filling out your name, city of residence, the item(s) you would like to offer public comment, and returning it to the Recording Secretary.

**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.manhattanbeach.gov/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 Link <https://citymb-info.zoom.us/j/81879796607?pwd=Uc50zYJ7C8cxp3uU3mRMkkXuMYOnit.1>  
Meeting ID: **818 7979 6607**, Passcode: **412031**  
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.2 – Stephanie Sanders.
  - b. Join Zoom Meeting via Phone Application (download app if needed):  
Download Mobile Apps: <https://zoom.us/download>  
Enter Meeting ID: **818 7979 6607**, Passcode: **412031**  
Please name yourself to include the item(s) you wish to speak on, whether you are the applicant, and your First & Last name. Examples: E – John Smith or G.2 – Applicant – Amy Wong.
  - c. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669-900-6833 or +1 346-248-7799. Enter Meeting ID: **818 7979 6607**, Passcode: **412031**  
Find your local number: <https://comb.zoom.us/j/81879796607>  
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.

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. Please make sure you have downloaded the most recent version available.
- 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.manhattanbeach.gov/departments/boards-and-commissions/planning-commission>. To view other on demand webcasts the City provides for residents and viewers, go to <https://www.manhattanbeach.gov/departments/mbtv>.