



City of Manhattan Beach
Planning Commission Meeting Agenda
Wednesday, September 11, 2024
3:00 P.M. PDT / 5:00 P.M. CDT
Police/Fire Community Room
400/420 15th Street, Manhattan Beach, CA 90266
Zoom (Hybrid) – Instructions within Agenda
Teleconferencing Vice-Chair Dillavou
8111 Douglas Avenue, Dallas, TX 75225
Teleconferencing Commissioner Tokashiki
3460 7th Street, Minot, ND 58703

- A. CALL MEETING TO ORDER
- B. PLEDGE TO FLAG
- C. ROLL CALL Chair Sistos, Vice-Chair Dillavou, Commissioners Hackett, Ungoco, Tokashiki
- 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

09/11/24-1. Regular Meeting – August 28, 2024
- G. PUBLIC HEARING

09/11/24-2. Consideration of an appeal to the Community Development Director's decision to approve Coastal Development Permit to allow the demolition of an existing single-family residence and construction of a new 3,907 square foot single-family residence with attached three-car garage located at 3212 The Strand, and finding the project categorically exempt from further review pursuant to the California Environmental ***Staff recommends that the Planning Commission: (1) conduct a public hearing; and (2) adopt the attached resolution approving a Coastal Development Permit (CDP), subject to conditions, making a determination of exemption under the California Environmental Quality Act (CEQA), and denying the appeal of the Community Development Director's decision.***
- H. DIRECTOR'S ITEMS

I. Update on previous Commission projects
- I. PLANNING COMMISSION ITEMS
- J. TENTATIVE AGENDA September 25, 2024
- K. ADJOURNMENT TO September 25, 2024

October 9, 2024 October 23, 2024 November 13, 2024 November 27, 2024

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, or call (310) 802-5520 and leave a message, before 2:00 p.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/86907287058?pwd=jDbYtMALUTY4KOaeipRvVmUHLoEChH.I>
Meeting ID: **869 0728 7058**, Passcode: **546556**
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: **869 0728 7058**, Passcode: **546556**
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: **869 0728 7058**, Passcode: **546556**
Find your local number: <https://comb.zoom.us/j/86907287058>
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>.