

AMENDED

Planning Commission

Regular Meeting

Wednesday, March 11, 2026

3:00 PM

City Council Chambers and Zoom

Teleconference by Commissioner Robert Tokashiki

(Per Government Code Section 54953(b))

80|50 Mammoth

50 Canyon Blvd, Mammoth Lakes, CA 93456



APPOINTED OFFICIALS

Chair Rachel Hackett

Vice Chair Joseph Ungoco

Commissioner Kristin Sistos

Commissioner Robert Tokashiki

Commissioner Vacant

CITY STAFF

Community Development Director Masa Alkire, AICP

Planning Manager Adam Finestone, AICP

MISSION STATEMENT:

Our mission is to provide excellent municipal services, preserve our small beach town character, and enhance the quality of life for our residents, businesses and visitors.

MANHATTAN BEACH'S PLANNING COMMISSION WELCOMES YOU!

Meetings are broadcast live through Manhattan Beach Local Community Cable, Channel 8 (Spectrum), Channel 35 (Frontier), live streaming via the City's website, and via Zoom.

Direct URL: <https://www.zoomgov.com/j/1605795991>, Meeting ID: 160 579 5991,

The City continues to offer an opportunity to participate in Planning Commission meetings via Zoom and in-person. The Planning Commission encourages the public to participate by submitting comments in advance of the meeting, no later than 2:00 PM, the day of the meeting, via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment> or
- 2) Email to planning@manhattanbeach.gov or
- 3) Telephone Message Recorded at (310) 802-5520

All of your comments provided by the deadlines above will be available to the City Council and the public prior to the meeting.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City's website at www.manhattanbeach.gov, the Police Department located at 420 15th Street, and are also on file in the Community Development Department for public inspection. Any person who has any question concerning any agenda item may call the Community Development Department at (310) 802-5520.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department 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.

CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

I, Masa Alkire, Community Development Director of the City of Manhattan Beach, California, state under penalty of perjury that this notice/agenda was posted on March 6, 2026, on the City's Website and on the bulletin boards of City Hall, Joslyn Community Center and Manhattan Heights.

BELOW ARE THE AGENDA ITEMS TO BE CONSIDERED. THE RECOMMENDED COMMISSION ACTION IS LISTED IMMEDIATELY AFTER THE TITLE OF EACH ITEM IN BOLD CAPITAL LETTERS.

PLEASE NOTE THAT THE PLANNING COMMISSION MAY ACT ON ANY ITEM LISTED ON THE AGENDA.

- A. CALL MEETING TO ORDER**
- B. PLEDGE TO THE FLAG**
- C. ROLL CALL**

D. APPROVAL OF AGENDA

This is the time for the Planning Commission to:

- (a) notify the public of any changes to the agenda; or*
- (b) rearrange the order of the agenda.*

MOTION TO APPROVE AGENDA

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Speakers may provide public comments on any business/items not on the agenda. While all comments are welcome, the Brown Act does not allow the Planning Commission to take action on any item not on the agenda.

IN PERSON PUBLIC PARTICIPATION

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 Clerk.

ZOOM PUBLIC PARTICIPATION

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://www.zoomgov.com/j/1605795991>

Meeting ID: 160 579 5991

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 Conference (Voice Only): Phone Numbers: +1 669 254 5252 and Enter*

Meeting ID: 160 579 5991

Find your local number: <https://comb.zoom.us/j/aByWMRmYK>

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.

All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comments for which you will receive a prompt to unmute your device.

Please note, the City is not responsible for the public's use of Zoom as it relates to the software, configuration, and setting on a personal device.

F. APPROVAL OF MINUTES

Planning Commission Minutes:

[PC 26-0006](#)

This Item Contains Minutes of the Following Meeting(s):

a) Planning Commission Regular Meeting Minutes of February 25, 2026

APPROVE**Attachments:** [Planning Commission Regular Meeting Minutes of February 25,2026](#)**G. PUBLIC HEARINGS***No present items.***H. GENERAL BUSINESS***Each speaker may speak for up to 3 minutes on each general business item.*

Project Pulse Study Session on the Redevelopment of City-Owned Properties Located at 400 Manhattan Beach Boulevard (Former U.S. Bank Building) and 1155 Morningside Drive (Parking Lot 3)

[PC 26-0007](#)**Attachments:** [1. Location Map \(Project Pulse Sites\)](#)
[2. December 9, 2024 City Council Staff Report \(Web-Link Provided\)](#)
[3. May 21, 2025 Project Pulse Kick-Off Meeting Presentation](#)
[4. August 26, 2025 - City Council Staff Report \(Web-Link Provided\)](#)
[5. January 20, 2026 - City Council Staff Report \(Web-Link Provided\)](#)
[6. Public Comments Received](#)**I. INFORMATIONAL ITEM**

Consideration of the Sixth Cycle Housing Element's 2025 Annual Progress Report

[PC 26-0008](#)**Attachments:** [2025 Housing Element APR](#)
[Tables 1 \(City's Sixth Cycle RHNA Progress\) and 2 \(Status of Multi-family Residential Developments with Affordable Units\) Sixth Cycle Housing Element \(Web-Link Provided\)](#)**J. DIRECTOR AND STAFF UPDATES****K. COMMISSION ITEMS****L. TENTATIVE AGENDA**

M. ADJOURNMENT

Adjourning to Wednesday, March 25, 2026, Planning Commission Regular Meeting at 3:00 PM.

N. FUTURE MEETINGS

April 8, 2026 - Wednesday - 3:00 PM

April 22, 2026 - Wednesday - 3:00 PM

May 13, 2026 - Wednesday - 3:00 PM

May 27, 2026 - Wednesday - 3:00 PM