

Planning Commission Regular Meeting

Wednesday, April 22, 2026

3:00 PM

City Council Chambers and Zoom



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 April 16, 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)

At the discretion of the Chair, the Chair may allow 2 minutes of public comments.

Speakers may provide public comments on any matter that is within the subject matter jurisdiction of the Planning Commission, including items on the agenda. The Chair may determine whether an item is within the subject matter jurisdiction of the Planning Commission. While all comments are welcome, the Brown Act does not allow the Planning Commission to take action on any item not on the agenda. If you would like to provide public comments from your seat, please inform the Meeting Clerk or raise your hand. Staff will provide a handheld microphone to ensure your comments are heard.

The Planning Commission encourages the public to participate by submitting comments in advance of the meeting, no later than 12:00 PM, the day of the meeting, via:

- 1) eComment at <http://www.manhattanbeach.gov/ecomment> or
- 2) Email to planning@manhattanbeach.gov

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

IN PERSON PUBLIC PARTICIPATION

Please complete the "Request to Address the City Council or Commission" card by filling out your name, the item(s) you would like to offer public comment, and returning it to the Meeting Clerk.

ZOOM PUBLIC PARTICIPATION

- 1) Join Zoom Meeting via the internet:

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

During the meeting you will need to use the "raise hand" button through Zoom at the time the Agenda Item is being presented for the Planning Commission consideration.

- 2) Join Zoom Meeting via Phone Conference (Voice Only):

Phone Number: (669) 900-6833, Meeting ID: 160 579 5991

*During the meeting you will need to enter *9 on the phone's dial pad at to activate the "raise hand" button at the time the Agenda Item is being presented for Planning Commission consideration.*

F. APPROVAL OF MINUTES

Planning Commission Minutes:

[PC 26-0010](#)

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

a) Planning Commission Regular Meeting Minutes of March 11, 2026
(Community Development Director Alkire).**APPROVE****Attachments:** [Planning Commission Regular Meeting Minutes of March 11, 2026](#)**G. PUBLIC HEARING**

At the discretion of the Chair, each speaker may speak for up to 3 minutes on each public hearing item. If you would like to speak from your seat, please inform the Meeting Clerk or raise your hand. Staff will provide a handheld microphone to ensure your comments are heard.

Consideration of Zone Text Amendments to the Manhattan Beach Municipal
Code and Manhattan Beach Local Coastal Program to Implement
Programs Outlined in the City's 6th Cycle Housing Element[PC 26-0019](#)**Attachments:** [A. Draft Ordinance \(Clean MBMC and MBLCP Version\)](#)
[B. Link to the February 25, 2026, Planning Commission Staff Report](#)
[C. Draft Code Amendments MBMC and MBLCP \(Redline Version\)](#)
[D. 6th Cycle Housing Element Programs 1 17 23 25 28](#)**H. GENERAL BUSINESS**

Each speaker may speak for up to 3 minutes on each general business item. If you would like to speak from your seat, please inform the Meeting Clerk or raise your hand. Staff will provide a handheld microphone to ensure your comments are heard.

Determination of General Plan Consistency for the Proposed Fiscal Year
2027-2031 Five-Year Capital Improvement Program Plan[PC 26-0018](#)**ADOPT RESOLUTION NO. PC 26-03****Attachments:** [Resolution No. PC 26-03.docx](#)
[Proposed Fiscal Year 2027-2031 Five-Year CIP Plan.pdf](#)
[General Plan Goals Reference Guide](#)
[Proposed Five-Year CIP Plan Summary Sheets with applicable General
Plan Goals.pdf](#)**J. DIRECTOR AND STAFF UPDATES****K. COMMISSION ITEMS****L. TENTATIVE AGENDA**

M. ADJOURNMENT

Adjourning to Wednesday, May 13, 2026, Planning Commission Regular Meeting at 3:00 PM.

N. FUTURE MEETINGS

May 27, 2026 - Wednesday - 3:00 PM

June 10, 2026 - Wednesday - 3:00 PM

June 24, 2026 - Wednesday - 3:00 PM

July 8, 2026 - Wednesday - 3:00 PM