

CITY OF MANHATTAN BEACH

1400 Highland Avenue Manhattan Beach, CA 90266
www.manhattanbeach.gov • (310) 802-5000

AGENDA

Planning Commission Regular Meeting

Wednesday, May 13, 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 Dina Treyger

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 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.

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 (310) 802-5520 or email planning@manhattanbeach.gov .

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) or email parksandrecreationcommissions@manhattanbeach.gov . Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting, including but not limited to providing hand held microphones during the 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 Friday May 8, 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

1. Planning Commission Minutes:

[PC 26-0020](#)

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

a) Planning Commission Regular Meeting Minutes of April 22, 2026

APPROVE

Attachments: [Planning Commission Meeting Minutes - April 22, 2026](#)

G. PUBLIC HEARINGS

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.

2. Consideration of a Planned Development Plan ("PD Plan") Amendment to amend and supersede all prior approvals to allow for the demolition of an existing office building, construction of a new pool and pool amenities, and an increase in club memberships for the continued operation of the Manhattan Country Club located at 1330-1332-1334 Parkview Avenue, and associated environmental determination finding the project categorically exempt from further review pursuant to the California Environmental Quality Act (Planning Case Nos. PE-24-00166/PLANDEV-24-00002)

[PC 26-0021](#)**A) CONDUCT PUBLIC HEARING****B) ADOPT RESOLUTION NO. PC 26-XX**

Attachments: [Draft Planning Commission Resolution No. PC 26-XX](#)

[Resolution No. PC 12-01](#)

[Applicant's Written Materials](#)

[Vicinity Map](#)

[Parking Analysis- Walker Consultants – March 2026](#)

[Eyestone Environmental Services - Class 32 Categorical Exemption Evaluation Report with Appendices – May 2026 \(WebLink\)](#)

[Public Comment](#)

[Project Plans](#)

3. Consideration of a Variance to reduce the required front yard building setback from 20 feet to 10 feet as part of the construction of a new two-story single-family residence with a basement and attached three-car garage, and a total buildable floor area of 3,134 square feet, located at 620 25th Street (Zagross), and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act.
(Planning Case Nos. PE-25-00235/VARIANCE-26-00003)

[PC 26-0015](#)

- A) CONDUCT PUBLIC HEARING
- B) ADOPT RESOLUTION NO. PC 26-XX

- Attachments:** [Attachment 1 Draft Planning Commission Resolution No. PC 26-XX](#)
[Attachment 2 Applicant's Written Materials](#)
[Attachment 3 Vicinity Map](#)
[Attachment 4 Parcel Maps of Neighboring Properties in the Vicinity](#)
[Attachment 5 Buildable Envelope Comparison Diagram](#)
[Attachment 6 Lot Setbacks Comparison](#)
[Attachment 7 Project Plans](#)
[Attachment 8 Public Comments](#)

H. GENERAL BUSINESS

No items.

I. DIRECTOR AND STAFF UPDATES

J. COMMISSION ITEMS

K. TENTATIVE AGENDA

L. ADJOURNMENT

Adjourning to Wednesday, May 27, 2026, Planning Commission Regular Meeting at 3:00 PM.

M. FUTURE MEETINGS

- June 10, 2026 - Wednesday - 3:00 PM*
- June 24, 2026 - Wednesday - 3:00 PM*
- July 8, 2026 - Wednesday - 3:00 PM*
- July 22, 2026 - Wednesday - 3:00 PM*