



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*  
**Rob Saemann**

*Vice Chair*  
**Marie Rice**

*Commissioners*  
**David Pedersen**  
**Stephen Izant**  
**Peter Hoffman**

**Tuesday, October 20, 2020**

**6:00 PM**

**Council Chambers (Virtually)**

\*\*\*\*\*  
THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.  
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**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**Present:** 5 - Commissioner Peter Hoffman, Chair Rob Saemann, Vice Chair Marie Rice, Commissioner David Pedersen, and Commissioner Stephen Izant

**Absent:** 0

**All Planning Commissioners attended remotely.**

**Also Present Remotely:** Ken Robertson, Community Development Director  
Patrick Donegan, Assistant City Attorney  
Christy Teague, Senior Planner  
Yuritzky Randle, Assistant Planner  
Melanie Emas, Assistant Planner

**4. Oral / Written Communications**

**Attending remotely to speak: Kathie Stemig.**

**Section I**

**CONSENT CALENDAR**

- 5. [REPORT 20-0669](#) Approval of the September 15, 2020 Planning Commission Action Minutes

**Attachments:** [September 15, 2020 Planning Commission action minutes](#)

**ACTION:** Motion by Commissioner Pedersen and seconded by Vice Chair Rice to approve the September 15, 2020 action minutes as presented. The motion carried by the following vote:

**Aye:** 4 - Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**Abstain:** 1 - Commissioner Hoffman

**Section II**

**PUBLIC HEARING**

- 6. [REPORT 20-0670](#) Information Only: Public Hearing Notices and Project Zoning Maps

**Attachments:** [1. Public Notices](#)  
[2. Project Zoning Maps](#)

- 7. [REPORT 20-0675](#) CON 20-1 Conditional Use Permit (20-1) and Precise Development Plan Amendment (20-4) for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved, located at 1461 Monterey Boulevard and determination that the project is Categorically Exempt from the California Environmental Quality Act.

**Attachments:** [1. Proposed Resolution](#)  
[2. Site Photographs](#)  
[3. Applicant Submittal](#)  
[4. 2015 Approved Plans](#)  
[5. PC Resolution No. 15-10](#)  
[6. CC Resolution No.16-7032](#)  
[7. Recorded Final Parcel Map](#)  
[8. Radius Map](#)  
[9. Poster Verification](#)

**Attending remotely to speak:** Stacy Straus and Joseph Fournier.

**ACTION:** Motion by Commissioner Hoffman and seconded by Vice Chair Rice to adopt the resolution, as presented, approving the Conditional Use Permit and Precise Development Plan Amendment for the completion of a two-unit detached

condominium project, to construct the second of the two condominium units previously approved located at 1461 Monterey Boulevard, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code\*, or may be appealed to the City Council by any party if filed by November 9, 2020.

- 8. [REPORT 20-0668](#) PDP 20-6 Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- 1. [Proposed Resolution](#)
  - 2. [Site Photographs](#)
  - 3. [Applicant Submittal](#)
  - 4. [Radius Map](#)
  - 5. [Poster Verification](#)
  - 6. [Supplemental - eComments, added 10-20-20](#)
  - 7. [Supplemental - Letter from Gabriella Heffernan, added 10-20-20](#)

**Attending remotely to speak:** Brandon Straus, Louie Tomaro, Kathie Stemig, Justin Beimforde, and Gabriela Heffernan.

**ACTION:** Motion by Commissioner Hoffman and seconded by Chair Saemann to adopt the resolution, with the amendments noted below, approving the Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorically Exempt from the California Environmental Quality Act.

Amend the second sentence in Section 4, #2 to read:  
 In addition, one shared guest parking space will be provided for both units and will be located in the southeast corner of the lot.

Amend Condition of Approval (COA) #14 to read: A minimum of one 24-inch box size tree shall be provided within the City's public right-of-way fronting 3rd Street within the encroachment area and the tree species shall be listed on the Public Works Department's Approved Tree List.

Add a new sentence to the end of COA #16: The applicant will be required to install the sewer lateral, to connect to the sewer main, within 3rd Court and on private property.

The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code\*, or may be appealed to the City Council by any party if filed by November 9, 2020.

9. [REPORT 20-0626](#)

TEXT 20-02 - Consideration of a Text Amendment to amend HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of "mechanical vehicle lift," and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- 1. [May 19 2020 Planning Commission Agenda](#)
  - 2. [August 18 2020 Planning Commission Agenda](#)
  - 3. [Draft Resolution.pdf](#)
  - 4. [Proposed Text Amendment](#)
  - 5. [Supplemental - Memorandum, added 10-19-20](#)

Vice Chair Rice and Commissioner Pedersen recused themselves.

**ACTION:** Motion by Chair Saemann and seconded by Commissioner Hoffman to adopt the resolution, as presented, recommending the City Council adopt a text amendment to HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of "mechanical vehicle lift," and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

The motion carried by the following vote:

**Aye:** 3 - Commissioner Hoffman, Chair Saemann, and Commissioner Izant

**Absent:** 0

**Recused:** 2 - Vice Chair Rice, and Commissioner Pedersen

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code.\*

10. [REPORT 20-0674](#)

Planning Commission consideration, review, and recommendation to City Council regarding the City's Limited Live Entertainment Pilot Program set to expire December 2020.

- Attachments:** [1. Link to September 18, 2018 Planning Commission Meeting](#)  
[2. Planning Commission Resolution 18-25 Recommending City Council Approval September 18, 2018](#)  
[3. Excerpt of September 18, 2018 Planning Commission Meeting Minutes](#)  
[4. Link to October 23, 2018 City Council Meeting](#)  
[5. Excerpt of October 23, 2020 City Council Meeting Minutes](#)  
[6. Ordinance 18-1388 Approved October 23, 2018](#)

**ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Izant to set a public hearing for November 17, 2020 to consider Text Amendments for Planning Commission to recommend to the City Council regarding Limited Live Entertainment Permits. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**Section III**

**11. Staff Items**

- a. [REPORT 20-0673](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

- Attachments:** [1. Process and Standards, updated 2019](#)  
[2. Police/ABC Report for this period](#)  
[3. Police/ABC Report for last period](#)  
[4. Police Statistics for this period](#)  
[5. Police Officer Checks for this period](#)  
[6. Code Enforcement Data for this period](#)  
[7. Code Enforcement Data for last period](#)

**ACTION: Motion by Chair Saemann and seconded by Commissioner Izant to receive and file the Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits report. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

- b. **Verbal report on City Council actions**  
c. **Verbal status report on major Planning projects**

- d. [REPORT 20-0671](#) November 17, 2020 Planning Commission Tentative Future Agenda Items

- Attachments:** [Planning Commission November 17, 2020 Tentative Future Agenda](#)

**ACTION:** Motion by Chair Saemann and seconded by Commissioner Hoffman to receive and file the November 17, 2020 tentative future agenda, noting the addition of the public hearing for the consideration of Text Amendments for Planning Commission to recommend to the City Council regarding Limited Live Entertainment Permits. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

- e. [REPORT 20-0672](#) Community Development Department Activity Reports of January to June 2020

- Attachments:**
- [1. Community Development Department activity report of January 2020](#)
  - [2. Community Development Department activity report of February 2020](#)
  - [3. Community Development Department activity report of March 2020](#)
  - [4. Community Development Department activity report of April 2020](#)
  - [5. Community Development Department activity report of May 2020](#)
  - [6. Community Development Department activity report of June 2020](#)
  - [7. Temporary Outdoor Dining/Retail Permits as of October 15, 2020](#)

**ACTION:** Motion by Vice Chair Rice and seconded by Commissioner Izant to receive and file the January to June 2020 Community Development Department activity reports and the year to date report of Temporary Outdoor Dining/Retail Permits. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**12. Commissioner Items**

**13. Adjournment**

**ACTION:** Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to adjourn. The motion carried by the following vote:

**Aye:** 5 - Chair Saemann, Vice Chair Rice, Commissioner Pedersen, Commissioner Izant, and Commissioner Hoffman.

The meeting was adjourned at 8:25 PM.

\*Chapter 2.52, Section 2.52.040 of the Municipal Code provides for Council review and reconsideration of any decision of the Planning Commission by two affirmative votes at the next regularly scheduled City Council meeting. In the event the Council initiates a review, the review will be placed on a future agenda of City Council within a reasonable time period, and the Commission's

decision is stayed pending Council's review and final decision.

DRAFT