



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Action Minutes - Draft

Planning Commission

Chair
Peter Hoffman

Vice Chair
Marie Rice

Commissioners
David Pedersen
Kate Hirsh
Stephen Izant

Tuesday, April 16, 2024

7:00 PM

Council Chambers

I. CALL TO ORDER

The meeting was called to order by Chair Hoffman at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Pedersen.

III. ROLL CALL

Associate Planner Maricela Guilleán announced a quorum.

All Planning Commissioners attended in-person in the Council Chambers except Vice Chair Rice, who was absent.

Staff Present:

Carrie Tai, Community Development Director
Patrick Donegan, City Attorney
Alexis Oropeza, Planning Manager
Maricela Guilleán, Associate Planner
Jake Whitney, Assistant Planner

Present: 4 - Commissioner Kate Hirsh, Commissioner Stephen Izant, Chair Peter Hoffman, and Commissioner David Pedersen

Absent: 1 - Vice Chair Marie Rice

IV. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS

There were no public comments at this time.

V. CONSENT CALENDAR

- a. **REPORT** ACTION MINUTES OF THE PLANNING COMMISSION
24-0197 REGULAR MEETING OF MARCH 19, 2024
(Administrative Assistant Melanie Hurtado)

Motion by Commissioner Izant and seconded by Commissioner Pedersen to approve the minutes of the March 19, 2024 Planning Commission meeting as presented.
Motion carried as follows:

Aye: 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

Absent: 1 - Vice Chair Rice

VI. PUBLIC HEARING

- a. **REPORT** REQUEST FOR A PRECISE DEVELOPMENT PLAN (PDP 24-02) AND
24-0158 CONDITIONAL USE PERMIT (CUP 24-03) TO ALLOW FOR A
2,015-SQUARE-FOOT COMMERCIAL TENANT IMPROVEMENT AND
ON-SALE CONSUMPTION OF ALCOHOLIC BEVERAGES AT 1048
HERMOSA AVENUE IN THE DOWNTOWN COMMERCIAL (C-2) ZONE
AND TO DETERMINE THAT THE PROJECT IS CATEGORICALLY
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Assistant Planner Jake Whitney)

Assistant Planner Jake Whitney provided a staff report.

Chair Hoffman provided comments.

Public comments were provided by:

- 1. Richard Sterling**
- 2. Chris Franz**

Commissioner Izant provided comments.

Commissioner Pedersen provided comments.

Chair Hoffman provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Public comments were provided by:

- 3. Laura Pena**
- 4. Jessica Craig**

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Director Tai provided comments.

Assistant Planner Whitney provided comments.

Commissioner Hirsh provided comments.

Commissioner Izant provided comments.

Assistant Planner Whitney provided comments.

Commissioner Izant provided comments.

Planning Manager Oropeza provided comments.

Commissioner Izant provided comments.

Commissioner Hirsh provided comments.

Planning Manager Oropeza provided comments.

Chair Hoffman provided comments.

City Attorney Donegan provided comments.

Chair Hoffman provided comments.

City Attorney Donegan provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Motion by Commissioner Izant and seconded by Commissioner Pedersen to adopt Resolution 24-04 determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) and approve Precise Development Plan (PDP 24-02) allowing for a commercial tenant improvement at 1048 Hermosa Avenue. Motion carried as follows:

Aye: 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

Absent: 1 - Vice Chair Rice

Discussion continued on the Conditional Use Permit portion of the item.

Commissioner Pedersen provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Director Tai provided comments.

Commissioner Izant provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

City Attorney Donegan provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Commissioner Hirsh provided comments.

Commissioner Izant provided comments.

Commissioner Pedersen provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Commission Izant provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

City Attorney Donegan provided comments.

Commissioner Hirsh provided comments.

Commissioner Izant provided comments.

Chair Hoffman provided comments.

Commissioner Pedersen provided comments.

Chair Hoffman provided comments.

Commissioner Pedersen provided comments.

Commissioner Hirsh provided comments.

Chair Hoffman provided comments.

Commissioner Izant provided comments.

City Attorney Donegan provided comments.

Planning Manager Oropeza provided comments.

Chair Hoffman provided comments.

Commissioner Pedersen provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

Commissioner Pedersen provided comments.

Chair Hoffman provided comments.

Director Tai provided comments.

Chair Pedersen provided comments.

Commissioner Izant provided comments.

Commissioner Hirsh provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

Motion by Commissioner Pedersen and seconded Commissioner Izant to direct Staff to return with a modified CUP 24-03 stating the hours are 10:00 a.m. to 10:00 p.m. 7 days a week; with the ability to open earlier for International Formula One races provided it is consistent with the schedule submitted by the business owner in advance; no alcohol service provided outside the hours of 10:00 a.m. to 10:00 p.m.; business cannot open earlier than 5:00 a.m. on pre-approved special event days; strike conditions nine and ten suggested by the Police Department; direct Staff to rewrite condition twenty-three to be consistent with Director Tai and Chair Hoffman's discussion; any patron under 12 years old must be accompanied by an adult of at least 18 years old. Motion carried as follows:

Aye: 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

Absent: 1 - Vice Chair Rice

VII. STAFF ITEMS

- a. **REPORT
24-0201** STUDY SESSION ON ADMINISTRATIVE PROCEDURES A COMPONENT
OF THE COMPREHENSIVE ZONING CODE UPDATE
- (Alexis Oropeza, Planning Manager; Maricela Guillean, Associate Planner)
- Associate Planner Maricela Guillean and Planning Manager Alexis Oropeza provided a staff report.
- Chair Hoffman provided comments.
- Commissioner Izant provided comments.
- Chair Hoffman provided comments.
- City Attorney Donegan provided comments.
- Commissioner Pedersen provided comments.
- Chair Hoffman provided comments.
- Public comment was provided by:
1. Laura Pena
- Chair Hoffman provided comments.
- Commissioner Pedersen provided comments.
- Chair Hoffman provided comments.
- Commissioner Izant provided comments.
- Director Tai provided comments.
- Commissioner Izant provided comments.
- Director Tai provided comments.
- Commissioner Izant provided comments.
- Commissioner Hirsh provided comments.
- Planning Manager Oropeza provided comments.
- Commissioner Hirsh provided comments.
- Planning Manager Oropeza provided comments.
- Commissioner Hirsh provided comments.
- Planning Manager Oropeza provided comments.

Director Tai provided comments.

Commissioner Hirsh provided comments.

Director Tai provided comments.

Commissioner Hirsh provided comments.

Planning Manager Oropeza provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

Director Tai provided comments.

Chair Hoffman provided comments.

b. VERBAL REPORT ON CITY COUNCIL ACTIONS

At its meeting of April 9th, City Council discussed a possible urgency prohibition on ground floor office and other non-pedestrian oriented uses, which came up as a City Council request from February. City Council received and filed the report, which stated that the topic of ground-floor office uses is already part of the Zoning Code update and will come up within the next few months for discussion.

City Council reviewed Administrative Citation fines. The fine structure was compressed and fine amounts for short-term vacation rentals have been changed.

c. STATUS REPORT ON MAJOR PLANNING PROJECTS

In response to the City's February 7th submittal of the Housing Element, the California Department of Housing and Community Development issued a comment letter requesting additional information on the City's fair housing policies; small sites used in the sites inventory list; and on rezoning language that was adopted into the Housing Element. The revised Housing Element will be posted on the City's website prior to resubmittal.

d. REPORT 24-0198 PLANNING COMMISSION TENTATIVE FUTURE AGENDA (Administrative Assistant Melanie Hurtado)

Motion by Commissioner Pedersen and seconded by Commissioner Izant to receive and file the May 21, 2024 Planning Commission tentative future agenda. Motion carried as follows:

Aye: 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

Absent: 1 - Vice Chair Rice

VIII. COMMISSIONER ITEMS

a. PLANNING COMMISSION COMMENTS

b. FUTURE AGENDA ITEMS

IX. ADJOURNMENT

**Motion by Commissioner Pedersen and seconded by Commissioner Hirsh to adjourn the meeting until the next meeting of the Planning Commission on May 21, 2024.
Motion carried as follows:**

Aye: 4 - Commissioner Hirsh, Commissioner Izant, Chair Hoffman, and Commissioner Pedersen

Absent: 1 - Vice Chair Rice