

City of Hermosa Beach

*City Hall
1315 Valley Drive
Hermosa Beach, CA 90254*



Regular Meeting Agenda - Final

Monday, December 11, 2023

7:00 PM

Council Chambers

Planning Commission

Chair

Peter Hoffman

Vice Chair

Marie Rice

Commissioners

David Pedersen

Kate Hirsh

Stephen Izant

City Treasurer

Karen Nowicki

City Attorney

Patrick Donegan

Executive Team

Suja Lowenthal, City Manager

Angela Crespi, Deputy City Manager

Viki Copeland, Finance Director

Myra Maravilla, City Clerk

Paul LeBaron, Chief of Police

Joe SanClemente, Public Works Director

Carrie Tai, Community Development Director

Vanessa Godinez, Human Resources Manager

Lisa Nichols, Community Resources Manager

PUBLIC MEETING VIEWING OPTIONS

All Planning Commission meetings are open to the public. Please attend. Currently, meetings are being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, CA 90254.

Public comment will only be taken in-person at City Hall during the meeting or prior to the meeting by submitting a written comment via email or eComment. As a courtesy, the City will also plan to broadcast/make available the meeting via the following listed mediums. However, these are done as a courtesy only and are not guaranteed to be technically feasible. Thus, in order to guarantee live-time viewing or in order to make a verbal public comment, members of the public shall attend in Council Chambers.

ZOOM - <https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>
Meeting ID: 825 3974 2028 Password: 207860

PHONE - Toll Free: (833) 548-0276
Meeting ID: 825 3974 2028, then #; Passcode: 207860

CABLE TV - Spectrum Channel 8 and Frontier Channel 31 in Hermosa Beach

YOUTUBE - <https://www.youtube.com/c/CityofHermosaBeach90254>

LIVE STREAM - www.hermosabeach.gov and visit the Agendas/Minutes/Videos page

If you experience technical difficulties while viewing a meeting on any of our digital platforms, please try another viewing option. View Planning Commission staff reports and attachments at: www.hermosabeach.gov and visit the Agendas/Minutes/Video page.

Council Chambers WiFi Network
ID: CHB-Guest
Password: chbguest

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) are available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0204 or at cityclerk@hermosabeach.gov at least 48 hours before the meeting.

Written Communication & Public Comment

Public participation is only provided via a written comment submitted in advance to Community Development or by attending in-person at City Hall.

**No public comment will be taken via Zoom
or telephone unless mandated by law.**

Persons who wish to have written materials included in the agenda packet at the time the agenda is published on the City's website must submit their written communication to the Community Development Department's office by noon, one week before the meeting date.

Supplemental communications may be submitted via eComment or emailed to Planning@hermosabeach.gov. Supplemental materials must be received by 12:00 p.m. on the date of the meeting to be posted to the corresponding agenda item before the meeting begins. Supplemental materials submitted after 12:00 p.m. on the date of the meeting but before the meeting ends will be posted to the agenda packet the next business day.

The Planning Commission receives a packet with detailed information for every agenda item. Planning Commission agenda packets are available for your review on the City's website located at www.hermosabeach.gov. Complete agenda packets are available for public inspection in the Community Development office at City Hall. Community Development hours are Monday through Thursday from 7:00 AM to 6:00 PM. During the live meeting, a packet is also available in the Council Chambers foyer, or you can access the packet at our website, www.hermosabeach.gov.

CERTIFICATION OF MEETING NOTICE AND AGENDA POSTING

I, Melanie Bristow, Community Development Administrative Assistant for the City of Hermosa Beach, California, state under penalty of perjury that this notice/agenda was posted on our website at <https://www.hermosabeach.gov/our-community/agendas-minutes-video> and it was posted on our bulletin board located at Hermosa Beach City Hall on Wednesday, December 6th at 5:15 p.m.

SUBMIT SUPPLEMENTAL E-COMMENTS IN THREE EASY STEPS:

Note: Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information (phone number, email, addresses, etc.) that you do not want to be published. Submit an eComment via Speak Up Hermosa at: hermosabeach.granicusideas.com by 12:00 p.m. on the meeting date.

1. Go to the Agendas/Minutes/Video webpage and find the meeting you'd like to submit comments on. Click on the eComment button for your selected meeting.
2. Find the agenda item for which you would like to provide a comment and select the comment button.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your name and comment in the fields provided. If you have an account, you may attach files before submitting your comment.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS

This is the time for members of the public to address the Planning Commission on items within the Commission's jurisdiction not on this agenda; on items on this agenda as to which in-person public comment will not be taken (Verbal Reports, Staff Items, Commissioner items, Consent Calendar items and Future Agenda Items); on written communications; and to request the removal of an item from the consent calendar. In-Person Public comments on the agenda items called Verbal Reports, Staff Items, Commissioner items, Consent Calendar items that are not pulled for separate consideration and Future Agenda Items will only be heard at this time. Further, comments on public hearing items are heard only in-person in Chambers during the public hearing. Members of the in-person audience may also speak during discussion of items removed from the Consent Calendar for separate consideration and during Public Hearings. All in-person comments are limited to three minutes per speaker, but this time allotment may be reduced due to time constraints. The Planning Commission acknowledges receipt of the written communications listed below. No action will be taken on matters raised in oral and written communications, except that the Commission may take action to schedule issues raised in oral and written communications for a future agenda. Speakers with comments regarding City management or departmental operations are encouraged to submit those comments directly to the Community Development Department Director.

V. CONSENT CALENDAR

a. [REPORT](#)
[23-0719](#)

**ACTION MINUTES OF THE PLANNING COMMISSION
REGULAR MEETING OF NOVEMBER 13, 2023
(Administrative Assistant Melanie Bristow)**

Recommendation: Staff recommends Planning Commission receive and file the action minutes of the Planning Commission regular meeting of November 13, 2023.

VI. PUBLIC HEARING

a. [REPORT](#)
[23-0683](#)

**REQUEST FOR A PRECISE DEVELOPMENT PLAN AMENDMENT
(PDP 23-05) FOR AN ATTACHED DUPLEX PROJECT AT 414
MONTEREY BOULEVARD IN THE MULTIPLE-FAMILY RESIDENTIAL
(R-3) ZONE AND DETERMINE THE PROJECT IS CATEGORICALLY
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA)**

(Associate Planner Maricela Guilleán)

Recommendation: Staff recommends the Planning Commission adopt Resolution 23-XX (Attachment 1) approving the Precise Development Plan amendment (PDP 23-05) for an attached duplex project located at 414 Monterey Boulevard, subject to conditions and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

- b. [REPORT](#)
[23-0664](#) **REQUEST FOR A CONDITIONAL USE PERMIT (CUP 23-10),
PRECISE DEVELOPMENT PLAN (PDP23-07), AND VESTING
TENTATIVE PARCEL MAP (VTPM NO. 84231) FOR A THREE-UNIT
ATTACHED CONDOMINIUM PROJECT AT 620 9TH STREET IN THE
TWO-FAMILY RESIDENTIAL (R-2) ZONE AND DETERMINE THE
PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA).**

(Assistant Planner Johnathon Masi)

Recommendation: Staff recommends that the Planning Commission adopt Resolution #23-XX (Attachment 1) and approve CUP23-10, PDP23-07, and VTPM No. 84231 for a three-unit-attached condominium at 620 9th Street, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

VII. STAFF ITEMS

a. VERBAL REPORT ON CITY COUNCIL ACTIONS

b. STATUS REPORT ON MAJOR PLANNING PROJECTS

- c. [REPORT](#) **PLANNING COMMISSION MEETING SCHEDULE FOR 2024**
[23-0749](#) (Administrative Assistant Melanie Bristow)

Recommendation: Staff recommends Planning Commission receive and file the Planning Commission meeting schedule for 2024.

- d. [REPORT](#) **PLANNING COMMISSION TENTATIVE FUTURE AGENDA**
[23-0734](#) (Administrative Assistant Melanie Bristow)

Recommendation: Staff recommends Planning Commission receive and file the January 16, 2024 Planning Commission tentative future agenda.

VIII. COMMISSIONER ITEMS

a. PLANNING COMMISSION COMMENTS

b. FUTURE AGENDA ITEMS

IX. ADJOURNMENT

CITY OFFICES CLOSED FRIDAY - SUNDAY AND ON THE FOLLOWING DAYS:

- Monday, December 25, 2023 - Christmas Day
- Monday, January 1, 2024 - New Year's Day
- Monday, January 15, 2024 - Martin Luther King Jr. Day
- Monday, February 15, 2024 - Presidents' Day
- Monday, May 27, 2024 - Memorial Day
- Wednesday, June 19, 2024 - Juneteenth
- Thursday, July 4, 2024 - Independence Day
- Monday, September 2, 2024 - Labor Day
- Monday, November 11, 2024 - Veterans' Day
- Thursday, November 28, 2024 - Thanksgiving Day
- Wednesday, December 25, 2024 - Christmas Day
- Wednesday, January 1, 2025 - New Year's Day

PLANNING COMMISSION MEETINGS:

- Monday, December 11, 2023 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, January 16, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, February 20, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, March 19, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, April 16, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, May 21, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, June 18, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, July 16, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, August 20, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, September 17, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, October 15, 2024 - 7:00 PM Planning Commission Regular Meeting
- Monday, November 18, 2024 - 7:00 PM Planning Commission Regular Meeting
- Monday, December 16, 2024 - 7:00 PM Planning Commission Regular Meeting