

City of Hermosa Beach

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



Regular Meeting Agenda

Tuesday, May 21, 2024

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

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

Public comment is only guaranteed to be taken in person at City Hall during the meeting or prior to the meeting by submitting an eComment for an item on the agenda.

As a courtesy only, the public may view and participate on action items listed on the agenda via the following:

* ZOOM - <https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>
Meeting ID: 825 3974 2028, then #; Passcode: 207860

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

Please be advised that while the City will endeavor to ensure these remote participation methods are available, the City does not guarantee that they will be technically feasible or work all the time. Further, the City reserves the right to terminate these remote participation methods (subject to Brown Act restrictions) at any time and for whatever reason. Please attend in person or by submitting an eComment to ensure your public participation.

Similarly, as a courtesy, the City will also plan to broadcast 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 and/or public participation, members of the public shall attend in Council Chambers.

* 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 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.

Submit Supplemental eComments

Submit an eComment via Speak Up Hermosa at hermosabeach.granicusideas.com by 12:00 p.m. on the meeting date. For items on the agenda, supplemental communications may be submitted via eComment or emailed to planning@hermosabeach.gov. Supplemental emails should indicate the agenda item and meeting date in the subject line and 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 communications 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.

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 any items within the Commission's jurisdiction and on items where public comment will not be taken. The public is invited to attend and provide public comment. Public comments are limited to two minutes per speaker and shall only be taken from those present in the Council Chambers. No remote public comment will be taken during this time unless required by the Brown Act. A total of thirty minutes will be allocated to this initial public participation item. This time allotment may be modified due to time constraints at the discretion of the Chair. No action will be taken on matters raised during public comment, except that the Planning Commission may take action to schedule issues raised during public comment for a future agenda. Speakers with comments regarding City management or departmental operations are encouraged to submit those comments directly to the Community Development Director or City Manager's Office.

V. CONSENT CALENDAR

The following matters will be acted upon collectively with a single motion and vote to approve with the majority consent of the Planning Commission. Planning Commission members may orally register a negative vote on any consent calendar item without pulling the item for separate consideration prior to the vote on the consent calendar. There will be no separate discussion of these items unless a Commission member removes an item from the Consent Calendar prior to the vote on the consent calendar item. Items removed will be considered under a latter agenda item, with only in-person public comment permitted at that time in the Chambers. The title is deemed to be read and further reading waived of any resolution or ordinance listed on the consent calendar for introduction or adoption.

a. [REPORT](#)
[24-0224](#)

ACTION MINUTES OF THE PLANNING COMMISSION
REGULAR MEETING OF APRIL 16, 2024
(Administrative Assistant Melanie Hurtado)

Recommendation: Staff recommends Planning Commission receive and file the action minutes of the Planning Commission regular meeting of April 16, 2024.

b. [REPORT](#)
[24-0240](#)

REVIEW OF FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT
PROGRAM (CIP) FOR CONFORMANCE WITH THE CITY'S GENERAL

PLAN

(Public Works Director Joe SanClemente)

Recommendation: Staff recommends that the Planning Commission find by minute order, that the City of Hermosa Beach Fiscal Year 2024-25 Capital Improvement Program (CIP) is in conformity with the goals and policies of the City's General Plan (PLAN Hermosa).

c. [REPORT](#)
[24-0215](#)

ADOPTION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP 24-03) FOR THE ON-SALE CONSUMPTION OF ALCOHOL (BEER ONLY) WITHIN AN EXISTING BUILDING AT 1048 HERMOSA AVENUE IN THE DOWNTOWN COMMERCIAL (C-2) ZONE WITH CONDITIONS AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(Assistant Planner Jake Whitney)

Recommendation: Staff recommends that Planning Commission adopt Resolution 24-05 determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit (CUP 24-03) for the on-site sale and consumption of alcohol (beer only), subject to conditions at 1048 Hermosa Avenue.

VI. PUBLIC HEARING

a. [REPORT](#)
[23-0663](#)

PARKING PLAN (23-01) AND VARIANCE (23-03) FOR A NEW 975-SQUARE-FOOT SINGLE-FAMILY DWELLING WITH A VARIANCE TO ALLOW A NINE-FOOT GARAGE SETBACK INSTEAD OF 17 FEET, A VARIANCE TO ALLOW THE REQUIRED OPEN SPACE TO BE PROVIDED IN A DIFFERENT RATIO THAN REQUIRED, AND A PARKING PLAN TO ALLOW A RECONFIGURED GUEST PARKING SPACE AT 435 8TH STREET IN THE MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE, AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(Assistant Planner Johnathon Masi)

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act;
2. Approve a Variance to allow a nine-foot setback instead of the required 17-foot setback;
3. Approve a Variance to allow a reconfiguration of the required open space ratio, to allow more than 100 square feet to be counted on a roof deck; and
4. Approve a Parking Plan to allow a reconfiguration of the required guest parking, to allow a space parallel to the garage door.

b. [REPORT](#)
[24-0199](#)

CONDITIONAL USE PERMIT AMENDMENT REQUEST (APE 22-05) TO ALLOW ON-SITE SERVICE OF BEER, WINE, AND SPIRITS IN THE FIRST-FLOOR LOUNGE AREA FROM 7 A.M.-10 P.M., AND ON THE THIRD-FLOOR DECK FROM 9 A.M.-9 P.M. TO GUESTS AND

REGISTERED GUESTS AND THEIR GUESTS, AT AN EXISTING HOTEL (H2O HOTEL) LOCATED AT 1429 HERMOSA AVENUE IN THE DOWNTOWN COMMERCIAL (C-2) ZONE, AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

(Assistant Planner Johnathon Masi)

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and
2. Approve a Conditional Use Permit (CUP) amendment (APE 22-05) to allow on-site service of beer, wine, and spirits in the first-floor lounge between 7 a.m. -10 p.m., and third-floor deck between 9 a.m. and 9 p.m., to guests and guests of guests, at an existing hotel at 1429 Hermosa Avenue (H2O), subject to conditions.

c. [REPORT](#)
[24-0200](#)

CONDITIONAL USE PERMIT (CUP 23-13) TO ALLOW A 7,214-SQUARE-FOOT PRESCHOOL AND DAYCARE WITH AN OUTDOOR PLAY AREA AT 210 PACIFIC COAST HIGHWAY IN THE SPECIFIC PLAN AREA (SPA) - 7 ZONE, AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

(Assistant Planner Johnathon Masi)

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and
2. Approve a Conditional Use Permit (CUP 23-13) to allow a preschool and daycare with an outdoor playground at 210 Pacific Coast Highway, subject to conditions.

d. [REPORT](#)
[24-0226](#)

REQUEST FOR A ZONE TEXT AMENDMENT (TA) 24-02 TO AMEND PORTIONS OF TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE FOR HOUSING ELEMENT-RELATED REGULATIONS PERTAINING TO MIXED-USE DEVELOPMENT, REVIEW PROCESSES, AND MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS AND DETERMINE THAT THE ZONE TEXT AMENDMENT IS CONSISTENT WITH THE PLAN HERMOSA ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(Community Development Director Carrie Tai)

Recommendation: Staff recommends Planning Commission adopt Resolution No. 24-XX recommending City Council approve Zone Text Amendment 24-02, thereby amending Hermosa Beach Municipal Code (HBMC) related to standards for mixed-use developments, review processes, and reducing multi-family residential parking requirements, and determine that the amendment is consistent with the PLAN Hermosa Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA).

e. [REPORT](#)
[24-0252](#)

REQUEST FOR A ZONE TEXT AMENDMENT (TA) 24-01 TO AMEND TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE (HBMC)

**PERTAINING TO ADMINISTRATIVE PROCEDURES, A PART OF THE
COMPREHENSIVE ZONING CODE UPDATE, AND DETERMINE
THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

(Alexis Oropeza, Planning Manager

Maricela Guilleán, Associate Planner)

- Recommendation:** Staff recommends that the Planning Commission:
1. Receive a staff presentation;
 2. Conduct a public hearing and solicit public comments; and
 3. Adopt Resolution (Attachment 2) recommending that the City Council adopt Zone Text Amendment (TA) 24-01 to amend Title 17 of the Hermosa Beach Municipal Code (HBMC) pertaining to Administrative Procedures, a part of the Comprehensive Zoning Code Update. The proposed changes include:
 - a. Repealing and replacing the following chapters or sections of the Municipal Code:
 1. Declaration Of Purpose
 2. Variances
 3. Precise Development Plans
 4. Conditional Use Permit
 5. Development Agreements
 6. Administrative Permit
 7. Amendments
 8. Procedures, Hearings, Notices, And Fees
 9. Housing Accessibility - Reasonable Accommodation For Disability;
 - b. Amending the Municipal Code to add procedures for the following:
 1. Review Authorities
 2. Common Procedures
 3. General Plan Amendment
 4. Minor Exceptions
 5. Temporary Use Permits
 6. Minor Use Permits
 7. Zoning Clearance
 8. Specific Plans
 9. Coastal Zoning Clearance
 10. Parking Plans; and
 - c. Amending the zoning code to add and revise definitions.
 - d. Repealing procedures for Moving Buildings;
 - e. Environmental Determination: Pursuant to the California Environmental Quality Act (CEQA) the proposed project is exempt pursuant to State CEQA guidelines section 15061(b)(3) as it can be seen with certainty that the subject modifications would not have the potential for significant effect upon the environment, and therefore the activity is not subject to CEQA.

VII. STAFF ITEMS

a. VERBAL REPORT ON CITY COUNCIL ACTIONS

b. STATUS REPORT ON MAJOR PLANNING PROJECTS

c. [REPORT](#) **PLANNING COMMISSION TENTATIVE FUTURE AGENDA** [24-0223](#) (Administrative Assistant Melanie Hurtado)

- Recommendation:** Staff recommends Planning Commission receive and file the June 18, 2024 Planning Commission tentative future agenda.

VIII. COMMISSIONER ITEMS

a. PLANNING COMMISSION COMMENTS

Planning Commission members may briefly respond to public comments, may ask a question for clarification, or make a brief announcement or report on his or her own activities or meetings attended.

b. FUTURE AGENDA ITEMS

Requests from the Planning Commission for possible future agenda items and questions from Planning Commission members regarding the status of future agenda items. No discussion or debate of these requests shall be undertaken; the sole action is whether to schedule the item for consideration on a future agenda. No public comment will be taken. Planning Commission members should consider the City's work plan when considering new items.

IX. ADJOURNMENT

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

- 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:

- Tuesday, May 21, 2024 - 7:00 PM Planning Commission Regular Meeting
- Tuesday, June 10, 2024 - 7:00 PM Planning Commission Special 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