



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Regular Meeting Agenda - Final Planning Commission

Tuesday, July 17, 2018

7:00 PM

Council Chambers

Note: No Smoking Is Allowed in The City Hall Council Chambers

THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER

Planning Commission agendas and staff reports are available for review on the City's web site at www.hermosabch.org. Wireless access is available in the City Council Chambers for mobile devices:
Network ID: CHB-Guest, Password: chbguest

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m. and on the City's website.

Final determinations of the Planning Commission may be appealed to the City Council within 10 days of the next regular City Council meeting date. If the 10th day falls on a Friday or City holiday, the appeal deadline is extended to the next City business day. Appeals shall be in written form and filed with the City Clerk's office, accompanied by an appeal fee. The City Clerk will set the appeal for public hearing before the City of Hermosa Beach City Council at the earliest date possible.

If you challenge any City of Hermosa Beach decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

To comply with the Americans with Disabilities Act (ADA) of 1990, Assistive Listening Devices will be available for check out at the meeting. If you need special assistance to participate in this meeting, please call or submit your request in writing to the Community Development Department at (310) 318-0242 at least 48 hours (two working days) prior to the meeting time to inform us of your needs and to determine if/how accommodation is feasible.

Submit your comments via eComment 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 (i.e. phone numbers, addresses, etc) that you do not want to be published.

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. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

eComments can be submitted as soon as the meeting materials are published, but will only be accepted until 12:00 pm on the date of the meeting to ensure Planning Commission and staff have the ability to review comments prior to the meeting.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Oral / Written Communications**

[REPORT
18-0444](#)

Information Only: Public Hearing Notices and Projects Zoning Map

Section I

5. **CONSENT CALENDAR**
6. **Resolution(s) for Consideration - None**

THE RECOMMENDATIONS NOTED BELOW ARE FROM THE PLANNING STAFF AND ARE RECOMMENDATIONS ONLY. THE FINAL DECISION ON EACH ITEM RESTS WITH THE PLANNING COMMISSION. PLEASE DO NOT ASSUME THAT THE STAFF RECOMMENDATION WILL BE THE ACTION OF THE PLANNING COMMISSION.

Section II

HEARING

7. [REPORT
18-0438](#) RECEIVE TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMITS
- Recommendation:** Receive and file the tri-annual report.
The tri-annual review covering the period from November 1 - April 30, 2018, was submitted on June 25, 2018. Based on the information in the report, no establishment has reached the "Standard Initiating Planning Commission Review."
8. [REPORT
18-0443](#) SIGN REVIEW - DETERMINATION WHETHER A PROPOSED DISPLAY BY THE HERMOSA BEACH MURAL PROJECT TO BE PAINTED ON THE SOUTH SIDE OF THE EXISTING MUNICIPAL PARKING STRUCTURE (LOT C) IS A MURAL
- Recommendation:** Adopt the attached resolution determining the display is a mural and may exceed the maximum signage area and wall coverage.

Section III

PUBLIC HEARING

9. [REPORT
18-0441](#) Parking Plan 18-4, Parking Plan Amendment to delete the existing condition that prohibits use of an oven and stove at an existing snack shop with 758 square feet of interior space and 140 square feet of outdoor dining on a lot zoned C-2 (Restricted Commercial) at 25 Pier Avenue (ITA Italian Street Food) and determination that the project is Categorically Exempt from the California Environmental Quality Act.
- Recommendation:** Adopt the attached resolution approving a Parking Plan Amendment to delete the existing condition that prohibits use of an oven and stove at an existing snack shop with 758 square feet of interior space and 140 square feet of outdoor dining on a lot zoned C-2 (Restricted Commercial) at 25 Pier Avenue (ITA Italian Street Food) and determine that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).
10. [REPORT
18-0447](#) Conditional Use Permit Amendment 18-6 to allow vehicle sales/rental and general repair/service for an electric vehicle dealership (E3 Vehicles) within an existing building, and to allow limited outdoor vehicle display, on a 3,163 square foot lot in the SPA-7 (Specific Plan Area 7) zoning district at 619 Pacific Coast Highway; and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** Adopt the attached resolution approving the Conditional Use Permit amendment request to allow vehicle sales/rental and general repair/service (with ancillary office use) for a neighborhood electric vehicle dealership (E3 Vehicles) within an existing building, and to allow limited outdoor vehicle display, on a 3,163 square foot (sq. ft.) lot in the SPA-7 (Specific Plan Area 7) zoning district at 619 Pacific Coast Highway; and determining that the project is Categorically Exempt from CEQA.

- 11. [REPORT 18-0445](#) Precise Development Plan 16-7 and Parking Plan 16-2 to allow a new three-story, detached 2,744 square foot commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and a Parking Plan to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

Recommendation: Adopt the attached resolutions approving Precise Development Plan 16-7 and Parking Plan 16-2 to allow a new three-story, detached 2,744 square foot (sq. ft.) commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and Parking Plan 16-2 to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adopt the Mitigated Negative Declaration.

Section IV

12. Staff Items

- a. **REPORT 18-0435** Verbal Report on City Council Actions
- b. **REPORT 18-0436** Verbal Status Report on Major Planning Projects
- c. [REPORT 18-0434](#) August 21, 2018 Planning Commission Tentative Future Agenda Items
Recommendation: To receive and file the August 21, 2018 Planning Commission tentative future agenda items.
- d. [REPORT 18-0442](#) Community Development Department Activity Report of May, 2018
Recommendation: To receive and file the May, 2018 Community Development Department activity report.

13. Commissioner Items

14. Adjournment