



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Regular Meeting Agenda - Final Planning Commission

Chair

David Pedersen

Vice Chair

Peter Hoffman

Commissioners

Michael Flaherty

Rob Saemann

Marie Rice

Tuesday, June 18, 2019

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:
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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

Section I

CONSENT CALENDAR

5. [REPORT](#)
[19-0397](#) Approval of the May 21, 2019 Planning Commission Action Minutes

Recommendation: To approve the Planning Commission action minutes of the May 21, 2019 regular meeting.

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.

[REPORT](#)
[19-0398](#)

Information Only: Public Hearing Notices and Projects Zoning Map

Section II

PUBLIC HEARING

7. [REPORT](#)
[19-0393](#) CUP 19-3: Conditional Use Permit Amendment request to modify an existing non-conforming rooftop wireless telecommunication facility by removing and relocating antennas within new screening boxes below the existing building height and upgrading equipment (AT&T Mobility) at 2447 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Continue to a later Planning Commission hearing to consider the request for approval of Conditional Use Permit Amendment 19-3, to modify an existing non-conforming rooftop wireless telecommunication facility by removing and relocating antennas within new screening boxes below the existing building height and upgrading equipment (AT&T Mobility) at 2447 Pacific Coast Highway, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

8. [REPORT](#)
[19-0395](#)

Precise Development Plan 19-2 and Parking Plan 19-2 to allow a six-unit motel project by constructing a new three-story, detached 2,744 square foot commercial building containing five units, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to an additional unit with a 212 square foot ancillary registration office, and a Parking Plan to allow the 6-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 2 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 19-2 and Parking Plan 19-2 to allow a six-unit motel project by constructing a new three-story, detached 2,744 square foot (sq. ft.) commercial building containing five units, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to an additional unit with a 212 square foot ancillary registration office, and Parking Plan 19-2 to allow the 6-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 2 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.

9. [REPORT](#)
[19-0392](#)

CUP 19-4: Conditional Use Permit request for an assembly hall health and fitness golf instruction center (Unity Performance) at 914 Aviation Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolution approving Conditional Use Permit 19-4 to allow a health and fitness facility (assembly use) at 914 Aviation Boulevard (Unity Performance), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

10. [REPORT](#)
[19-0390](#)

Variance 19-1- A Variance from the Multiple Family Residential (R-3) open space zone provisions and parking standards to allow a new single-family residence to provide less than required open space, 230 square feet, rather than the required 300 square feet with a parking space located within the front 20 feet of the lot not leading to a garage at 1515 Monterey boulevard and determination that the project is categorically exempt from the California Environmental Quality Act.

Recommendation: Adopt the attached resolution approving Variance 19-1 to allow a deviation in the open space provisions and parking standards of the Multiple Family Residential (R-3) zone, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

11. [REPORT](#)
[19-0400](#) Precise Development Plan Amendment to extend the building permit expiration date, pursuant to Section 15.04.050 of the Municipal Code, for a 30-room hotel currently under construction at 1429 Hermosa Avenue

Recommendation: Staff recommends that the Planning Commission adopt the attached resolution amending the Precise Development Plan to extend the building permit expiration date one additional year.

Section III

HEARING

12. [REPORT](#)
[19-0396](#) A-14#64- Planning Commission consideration of a small lot exception to open space requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence at 1122 3rd Street, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached Resolution to determine that the small lot exception from open space requirements is warranted for the proposed project.

Section IV

13. Staff Items

- a. [REPORT](#)
[19-0394](#) C-36 -- Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

Recommendation: Receive and file the report, noting that no establishments are recommended for further review.

This tri-annual review covers the period from November 1, 2018 to April 30, 2019. Based on the information in the report, no establishment has reached the "Standard Initiating Planning Commission Review."

- b. Verbal Report on City Council Actions
- c. Verbal Status Report on Major Planning Projects.

- d. [REPORT](#)
[19-0391](#) July 16, 2019 Planning Commission Tentative Future Agenda Items

Recommendation: To receive and file the July 16, 2019 Planning Commission tentative future agenda items.

14. Commissioner Items

a. [REPORT](#)
[19-0399](#)

City Council joint meeting with Boards and Commissions scheduled for July 18, 2019 - Planning Commission annual report and Commissioner training.

Recommendation: The City Manager is seeking input from all Commissions prior to the joint Commission meeting on July 18, 2019, in regards to accomplishments, topics they would like input from Council, and training they may be interested in receiving.

15. Adjournment