

City of Hermosa Beach

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



Regular Meeting Agenda

Tuesday, August 20, 2019

7:00 PM

Council Chambers

Planning Commission

Chairperson

David Pedersen

Vice Chair

Peter Hoffman

Commissioners

Michael Flaherty

Rob Saemann

Marie Rice

City Clerk

Elaine Doerfling

City Treasurer

Karen Nowicki

City Attorney

Mike Jenkins

Executive Team

Suja Lowenthal, City Manager

Nico De Anda-Scaia, Assistant to the City Manager

Viki Copeland, Finance Director

Lucho Rodriguez, Acting Public Works Director

Sharon Papa, Police Chief

Ken Robertson, Community Development Director

Vanessa Godinez, Human Resources Manager

Kelly Orta, Community Resources Manager

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**

Anyone wishing to address the Commission regarding a matter not related to a public hearing on the agenda may do so at this time.

5. [19-0541](#) **Information Only: Public Hearing Notices and Projects Zoning Map**

- Attachments:**
- [1. Easy Reader Notices](#)
 - [2. Public Hearing Notification Radius Maps](#)
 - [3. Projects Zoning Map](#)
 - [4. SUPPLEMENTAL eComment from Frank Patton \(submitted 08-17-19 at 10:50am\).pdf](#)
 - [5. SUPPLEMENTAL eComment from Tony Higgins \(submitted 08-20-19 at 3:14pm\).pdf](#)

Section I

CONSENT CALENDAR

6. [REPORT 19-0540](#) **Approval of the July 16, 2019 Planning Commission Action Minutes**

Recommendation: To approve the Planning Commission action minutes of the July 16, 2019 regular meeting.

Attachments: [Action Sheet 7-16-19.pdf](#)

7. **Resolution(s) for Consideration - None**

Section II

HEARING

8. [REPORT 19-0524](#) **SIGN REVIEW - S4 #38 Determination on whether a proposed 616 square foot display on the west wall of the building at 22 Pier Avenue is a mural, and determination that the proposed display is not a project under the California Environmental Quality Act.**

Recommendation: Adopt the attached resolution and determine that the proposed display covering 616 square feet of surface area on the west side of an existing building is consistent with the Hermosa Beach Municipal Code (HBMC) definition of 'Mural' at 22 Pier Avenue (Waterman's), and determine that the proposed display is not a project under the California Environmental Quality Act (CEQA).

Attachments:

- [1. Proposed Resolution](#)
- [2. Applicant Submittal](#)
- [3. Notice Poster Verification.pdf](#)

Section III

PUBLIC HEARING

9. [REPORT](#)
[19-0535](#)

PDP 19-2 and PARK 19-2 -- Precise Development Plan and Parking Plan 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 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, 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.

Alternatively, the Planning Commission may deny the project and adopt the attached denial resolution.

Attachments:

- [1. Applicant Letter.pdf](#)
- [2. Exhibit of Site Parking and Vehicle Access Constraints.pdf](#)
- [3. Link to the June 18, 2019 Staff Report and Attachments including plans](#)
- [4. Draft Resolution of Approval for Proposed Precise Development Plan.pdf](#)
- [5. Draft Resolution of Approval for Proposed Parking Plan.pdf](#)
- [6. Draft Denial Resolution for Proposed PDP and Parking Plan.pdf](#)
- [7. PC Reso 18-23 Denying Prior 70 10th Street Project.pdf](#)
- [8. Public Notification 500 Foot Radius Map.pdf](#)
- [9. Public Notification Legal Posters.pdf](#)
- [10. Public Comment Letter- Carol James.pdf](#)
- [11. SUPPLEMENTAL Letters from Mary and Bill Peddle \(submitted 08-15-19 and 08-16-19\).pdf](#)
- [12. SUPPLEMENTAL eComment from Dennis Toomey \(submitted 08-20-19 at 6:26pm\).pdf](#)
- [13. SUPPLEMENTAL eComment from Charles Shehadi \(submitted 08-20-19 at 3:27pm\).pdf](#)
- [14. SUPPLEMENTAL eComment from Scott Hayes \(submitted 08-20-19 at 3:51pm\).pdf](#)
- [15. SUPPLEMENTAL Presentation \(added 8-20-19 at 5:30pm\).pptx](#)

10. [REPORT](#)
[19-0539](#)

CUP 18-9 and PARK 19-4- Conditional Use Permit and Parking Plan Amendment request for a gymnasium/health and fitness center,

limited (assembly hall) at 307 Pacific Coast Highway (Game Ready Performance), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolutions approving CUP 18-9 and PARK 19-4 to allow a limited gymnasium/health and fitness facility (assembly hall) at 307 Pacific Coast Highway (Game Ready Performance), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments:

1. [Proposed Approval Resolution for CUP](#)
2. [Proposed Approval Resolution for PARK Parking Plan](#)
3. [Applicant Submittal and Business Narrative, Site Photos and Plans](#)
4. [Zoning Map and Aerial Photo](#)
5. [Legal Poster and Radius Map](#)
6. [Planning Commission Minutes, Report and Request Letter 11-18-97](#)
7. [Planning Commission Resolution 93-52](#)
8. [Letter from Carol Vernon and Dwight Glasscock dated 8-13-19](#)
9. [SUPPLEMENTAL 17 Letters \(added 8-19-19 at 6pm\).pdf](#)
10. [SUPPLEMENTAL eComment from Cameron Paulson \(submitted 8-19-19 at 10:52pm\).pdf](#)
11. [SUPPLEMENTAL Timeline submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
12. [SUPPLEMENTAL Instagram posts submitted by Community Development \(added 8-20-19 at 4pm\).pdf](#)
13. [SUPPLEMENTAL eComment from Giovanni Partida \(submitted 8-20-19 at 12:48pm\).pdf](#)

11. [REPORT
19-0542](#)

A-14#63- Planning Commission consideration of a small lot exception to open space and lot coverage requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence at 3411 The Strand, 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 to open space and lot coverage requirements are warranted for the proposed single-family residence.

Attachments:

1. [Proposed Resolution](#)
2. [Site Photographs](#)
3. [Project Plans](#)
4. [Applicant's Living Area Square Footages in the Immediate Neighborhood Exhibit](#)
5. [Applicant's Discussion of Small Lot Considerations](#)
6. [Public Notice Posters](#)
7. [Radius Map](#)
8. [SUPPLEMENTAL eComment from Jim Hamilton \(submitted 8-20-19 at 4:43pm\).pdf](#)

12. [REPORT 19-0523](#) **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). (continued from the July 16, 2019 meeting)**
- Recommendation:** The applicant is requesting a continuance to October 15, 2019 to allow for additional time to address the Planning Commission's comments from their July 16, 2019 meeting. Pursuant to Federal regulations, there is a "shot clock" to process wireless applications which the applicant has agreed to pause (letter attached) while working with the City to gather and prepare application materials for the October 15, 2019 meeting. Therefore, staff recommends the item be continued to the October 15, 2019 meeting.
- Attachments:**
- [1. Applicant Letter \(Pausing Shot Clock\).pdf](#)
 - [2. Public Notification Radius and Notice Posters](#)

Section IV

13. Staff Items

- a. [REPORT 19-0536](#) **Potential Municipal Code text amendment to the M-1 Light Manufacturing Zone to consider allowing Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis.**
- Recommendation:** As directed by the City Council, Staff recommends that the Planning Commission study the request for Cypress District businesses be permitted to operate in a more creative way consistent with the General Plan through consideration of amending the M-1 Light Industrial Zone and the appropriate permitting process to allow businesses to host openings or events with limited retail sales, and set a public hearing for the necessary amendments to the zoning ordinance.
- Attachments:**
- [1. Link to 7-23-19 City Council Meeting \(p. 9 of Agenda\)](#)
 - [2. Excerpt of Zoning Code Chapter 17.28 M-1 Light Manufacturing Zone](#)
 - [3. Excerpt of Zoning Code Chapter 17.42.150 Temporary Minor Special Event Permit](#)
 - [4. Letter from Mike Collins dated July 2, 2019](#)
 - [5. Article Artists Ask Hermosa Beach for Zoning Modifications in Cypress District by Michael Hixon printed in The Beach Reporter on July 24, 2019](#)
 - [6. Email received from Gary Clark dated July 25, 2019](#)
 - [7. SUPPLEMENTAL Letter #1 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)
 - [8. SUPPLEMENTAL Letter #2 from Jed Sanford \(submitted 8-20-19 at 3:45pm\).pdf](#)
- b. **19-0544** **Verbal Report on City Council Actions**

c. **19-0545** **Verbal Status Report on Major Planning Projects**

d. [REPORT
19-0543](#) **September 17, 2019 Planning Commission Tentative Future Agenda
Items**

Recommendation: To receive and file the September 17, 2019 Planning Commission tentative future agenda items.

Attachments: [1. Planning Commission September 17, 2019 Tentative Future Agenda](#)

14. Commissioner Items

15. Adjournment