



# 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*

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Tuesday, September 17, 2019

7:00 PM

Council Chambers

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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](http://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](#)  
[19-0618](#) Approval of the August 20, 2019 Planning Commission Action Minutes

**Recommendation:** To approve the Planning Commission action minutes of the August 20, 2019 regular meeting.

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

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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.  
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- [REPORT](#)  
[19-0612](#) Information Only: Public Hearing Notices and Projects Zoning Map

**Section II**

**PUBLIC HEARING**

7. [REPORT](#)  
[19-0619](#) CON 19-3, PDP 19-6, VTPM #82373 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, 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, Precise Development Plan, and Vesting Tentative Parcel Map No. 82373 for a two-unit detached condominium project at 421 Monterey Boulevard, subject to conditions, and determining the project is Categorical Exempt from the California Environmental Quality Act (CEQA).

8. [REPORT](#)  
[19-0613](#) PDP 19-10 -- Precise Development Plan Amendment to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Recommendation:** Adopt the attached resolution approving Precise Development Plan Amendment 19-10 to expand an existing 238 square-foot roof deck, by 510 square feet, totaling 748 square feet at one of the three (northernmost) residential condominium units below the 30-foot height limit at a mixed use building at 40 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Section III****HEARING**

9. [REPORT](#)  
[19-0614](#) S4 #37 SIGN REVIEW - Determination on whether a proposed 212.5 square foot display on the south wall of the building at 101 Hermosa 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 212.5 square feet of surface area on the south side of an existing building is consistent with the Hermosa Beach Municipal Code (HBMC) definition of 'Mural' at 101 Hermosa Avenue (Mickey's Deli), and determine that the proposed display is not a project under the California Environmental Quality Act (CEQA).

10. [REPORT  
19-0615](#) LLA 19-1-- Lot Line Adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Recommendation:** Adopt the attached resolution approving the lot line adjustment between a vacant parcel at 720 24th Place (APN: 4184-020-010) and the adjacent parcel to the west (APN: 4184-019-001) finding that the lot line adjustment conforms to the General Plan, Zoning Ordinance and Subdivision Map Act; and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

#### **Section IV**

#### **11. Staff Items**

- a. [REPORT  
19-0607](#) Verbal Report on City Council Actions
- b. [REPORT  
19-0608](#) Verbal Status Report on Major Planning Projects
- c. [REPORT  
19-0616](#) October 15, 2019 Planning Commission Tentative Future Agenda Items

**Recommendation:** To receive and file the October 15, 2019 Planning Commission tentative future agenda items.

- d. [REPORT  
19-0617](#) Community Development Department Activity Report of May and June 2019

**Recommendation:** The May and June 2019 Community Development Department activity reports will be presented at the October 15, 2019 meeting.

#### **12. Commissioner Items**

#### **13. Adjournment**