

City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254



Regular Meeting Agenda

Monday, December 9, 2019

7:00 PM

Council Chambers

Planning Commission

Chair

Peter Hoffman

Vice Chair

Michael Flaherty

Commissioners

Rob Saemann

Marie Rice

David Pedersen

City Treasurer

Karen Nowicki

City Attorney

Michael Jenkins

Executive Team

Suja Lowenthal, City Manager

Viki Copeland, Finance Director
Marnell Gibson, Public Works Director
Milton McKinnon, Acting Police Chief
Byron Pope, Acting City Clerk

Nico De Anda-Scaia, Assistant to the City Manager
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.hermosabeach.gov. 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.

Section I

CONSENT CALENDAR

5. [REPORT 19-0816](#) Approval of the November 19, 2019 Planning Commission Action Minutes

Recommendation: To approve the Planning Commission action minutes of the November 19, 2019 regular meeting.

Attachments: [November 19, 2019 Planning Commission action minutes](#)

6. Resolution(s) for Consideration

- a. [REPORT 19-0812](#) CUP 19-9 & PARK 19-6- Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service and consumption of beer and wine indoors Sunday through Thursday 6:00 AM to 9:00 PM and Friday and Saturday 6:00 AM to 11:00 PM and outdoors Sunday through Thursday 6:00 AM to 9:00 PM and Friday and Saturday 6:00 AM to 10:00 PM at an existing hotel (Hotel Hermosa) located at 2515 Pacific Coast Highway, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached amended resolutions approving the Conditional Use Permit (CUP) request 19-9, in part, and Parking Plan Amendment 19-6 to allow on-site sale, service and consumption of beer and wine indoors only Sunday through Thursday 6:00 AM to 10:00 PM and Friday and Saturday 6:00 AM to 11:00 PM at an existing hotel (Hotel Hermosa), in conjunction with expanded food service for hotel guests, and denying the request for outdoor beer and wine sale, service and consumption; and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments:

- [1. Proposed CUP Approval Resolution](#)
- [2. Proposed Parking Plan Approval Resolution](#)
- [3. Redlined CUP Approval Resolution.pdf](#)
- [4. Redlined Parking Plan Approval Resolution](#)
- [5. Link to November 19, 2019 Planning Commission Agenda \(Item 11 Pages 4-5\)](#)
- [6. Draft November 19th Planning Commission Action Sheet](#)
- [7. P.C. Resolution 16-16 \(Existing Parking Plan Resolution\)](#)
- [8. Public Comment Letter- Sea View Villas](#)

 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.

- 7. [REPORT 19-0803](#) Information Only: Public Hearing Notices and Project Zoning Maps
Attachments:
 - 1. [Public Notices](#)
 - 2. [Project Zoning Maps](#)

Section II

PUBLIC HEARING

- 8. [REPORT 19-0802](#) Potential Municipal Code amendments to Chapter 17.04 Definitions, and Chapter 17.28 M-1 Light Manufacturing Zone, and add 17.42.200 for a new Limited Events Permit to allow 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 consider amendments to the Zoning Code that would be consistent with the General Plan to add definitions of "Artist studio" and "Architect studio;" to modify the M-1 Light Manufacturing Zone permitted uses to add Architect Studio as a permitted use, and establish a new Limited Events Permit to allow Cypress District businesses to host openings or events to showcase and offer products for sale on a limited basis.

If supportive of the proposed text amendments, direct staff to set a specific public hearing date for consideration of the appropriate Zoning Code text amendments.

- Attachments:**
- 1. [Link to 7-23-19 City Council Meeting - Page 9, REPORT 19-0479](#)
 - 2. [Link to 8-20-19 Planning Commission Meeting - Page 6, REPORT 19-0536](#)
 - 3. [Link to 11-7-19 Planning Commission Study Session Meeting](#)
 - 4. [Public Notice Sent to Businesses and Property Owners](#)
 - 5. [City Council Consideration of Similar Use dated August 8, 2000](#)
 - 6. [Letter from Nancy Noll dated November 14, 2019](#)
 - 7. [Limited Events Permit Temporary Minor Special Events Permit Table - added 11-18-19, 5:40pm](#)
 - 8. [Comments Received 11-18-19](#)
 - 9. [Comments Received 11-19-19](#)
 - 10. [Supplemental: Comments Received 12/5 to 12/9/19 - added 12/9/19, 3:35pm](#)

- 9. [REPORT 19-0799](#) CON 19-4, PDP 19-7, VTPM #82783 - Conditional Use Permit, Precise

Development Plan and Vesting Tentative Parcel Map No. 82783 for a two-unit attached condominium project at 645 10th Street, and determine 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. 82783 for a two-unit attached condominium project at 645 10th Street, subject to conditions, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments:

- [1. Proposed Resolution.pdf](#)
- [2. Site Photographs.pdf](#)
- [3. Renderings.pdf](#)
- [4. Applicant Submittal- Plans.pdf](#)
- [5. Radius Map.pdf](#)
- [6. Poster Verification.pdf](#)

10. [REPORT
19-0815](#)

CUP 19-11: Conditional Use Permit request to allow a dance and music studio (assembly hall) at 402 Pacific Coast Highway (Studio 1137 School of Dance and Music) and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Recommendation: Adopt the attached resolutions approving CUP 19-11 to allow a dance and music studio (assembly hall) at 402 Pacific Coast Highway (Studio 1137 School of Dance and Music), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments:

- [1. Approval Resolution for CUP](#)
- [2. Applicant Submittal Business Narrative](#)
- [3. Plans and Site Photos](#)
- [4. Zoning Map and Aerial Photo](#)
- [5. Legal Posters and Radius Map.pdf](#)
- [6. Supplemental: Comments Received 12/8/19 - added 12/9/19, 3:35pm](#)

11. [REPORT
19-0814](#)

Zone Text Amendment 19-2, a request to amend the Hermosa Beach Municipal Code, related to regulations for Accessory Dwelling Units (ADUs), as mandated by State law, and determination that the project is statutorily exempt from the California Environmental Quality Act (CEQA)

Recommendation: Adopt the attached resolution recommending the City Council approve Zone Text Amendment 19-2, thereby amending Section 17.04.040, Chapter 17.21, and Section 17.44.020 of the Hermosa Beach Municipal Code regarding Accessory Dwelling Units and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments:

- [1. Draft Resolution](#)

Section III

12. Staff Items

- a. Verbal Report on City Council Actions
- b. Verbal Status Report on Major Planning Projects
- c. [REPORT](#) Planning Commission Tentative 2020 Meeting Schedule
[19-0805](#)
Recommendation: To receive and file the Planning Commission tentative 2020 meeting schedule.
Attachments: [Planning Commission Tentative 2020 Meeting Schedule](#)
- d. [REPORT](#) January 21, 2020 Planning Commission Tentative Future Agenda Items
[19-0804](#)
Recommendation: To receive and file the January 21, 2020 Planning Commission tentative future agenda items.
Attachments: [Planning Commission January 21, 2020 Tentative Future Agenda](#)

13. Commissioner Items**14. Adjournment**