



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Regular Meeting Agenda - Final Planning Commission

Monday, December 9, 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.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**

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.
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).

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

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.

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).
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).
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).

Section III

12. Staff Items

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

13. Commissioner Items

14. Adjournment