



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Regular Meeting Agenda - Final Planning Commission

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Tuesday, January 21, 2020

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.hermosabeach.gov](http://www.hermosabeach.gov). 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 20-0031](#) Approval of the December 9, 2019 Planning Commission Action Minutes  
**Recommendation:** To approve the Planning Commission action minutes of the December 9, 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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7. [REPORT 20-0032](#) Information Only: Public Hearing Notices and Project Zoning Maps

**Section II**

**PUBLIC HEARING**

8. [REPORT  
20-0026](#) CUP 19-9 & PARK 19-8- Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service and consumption of beer and wine indoors only, Friday and Saturday 6:00 a.m. to 11:00 p.m. and Sunday through Thursday, 6:00 a.m. to 10:00 p.m. 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, incorporating conditions of approval as requested from the City's Police Department, approving the Conditional Use Permit (CUP) request 19-9, in part, and Parking Plan Amendment 19-8 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).
9. [REPORT  
20-0003](#) CON 19-1, PDP 19-1, VTPM #80296 & S-21#31- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 80296 for a two-unit detached condominium project, and grade height determination along the south property line for purposes of locating underground garages eight inches into the south side yard setback, at 847 Bard Street and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** Staff recommends the Planning Commission:
1. Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 80296 for a two-unit detached condominium project at 847 Bard Street, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and
  2. By Minute Order approve the request for use of alternative (existing) grade height elevations along the south property line for purposes of locating underground garages eight inches into the south side yard setback.
10. [REPORT  
20-0040](#) CUP 19-12 - Conditional Use Permit a request to operate a fitness studio (Lightning Fit) within a 1,298 square foot tenant spaces at 828 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA)
- Recommendation:** Adopt the attached resolution approving Conditional Use Permit Amendment 19-12, thereby approving the operation of a fitness studio (Lightning Fit) within a 1,298 square foot tenant space at 828 Hermosa Avenue, and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA).

11. [REPORT 20-0034](#) TA 19-1 - Consideration of a Text Amendment that would add a Limited Events Permit option as an accessory use to businesses located in the City's Cypress District M-1 zone through a simple permitting process, including standards and limitations; adopt definitions of "Artist Studio," "Architect Studio," and "Events, Limited;" amend the M-1 Light Manufacturing zone matrix to allow "Architect Studio" and "Events, Limited" as permitted uses; and determination that the project is categorically exempt from the California Environmental Quality Act.

**Recommendation:** Conduct public hearing and adopt the attached resolution recommending the City Council approve Text Amendment 19-1 to the Hermosa Beach Municipal Code, Chapter 17, to add a Limited Events permit option as an accessory use to businesses located in the City's Cypress District M-1 zone, including standards and limitations; adopt proposed definitions of "Artist Studio," "Architect Studio," and "Events, Limited;" amend the M-1 Light Manufacturing zone matrix to allow "Architect Studio" and "Events, Limited " as permitted uses, and determination that the project is categorically exempt from the California Environmental Quality Act.

### **Section III**

#### **12. Staff Items**

- a. Verbal Report on City Council Actions
- b. Verbal Status Report on Major Planning Projects
- c. [REPORT 20-0033](#) February 18, 2020 Planning Commission Tentative Future Agenda Items
- Recommendation:** To receive and file the February 18, 2020 Planning Commission tentative future agenda items.
- d. [REPORT 20-0035](#) March 2020 Planning Commission Meeting Date
- Recommendation:** To review and confirm the March 2020 Planning Commission meeting date.

#### **13. Commissioner Items**

#### **14. Adjournment**