



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA 90254

Regular Meeting Agenda - Final Planning Commission

Chair
Rob Saemann

Vice Chair
Marie Rice

Commissioners
David Pedersen
Stephen Izant
Peter Hoffman

Tuesday, September 15, 2020

6:00 PM

Council Chambers (Virtually)

THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.

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 AM - 6:00 PM 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 or CommunityDevelopment@hermosabeach.gov 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.

PUBLIC PARTICIPATION

City Hall will be closed to the public until further notice. Virtual Meetings are held pursuant to Executive

Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020. Members of the public may submit eComments (instructions below) or email comments to CommunityDevelopment@hermosabeach.gov until 12:00 PM on the meeting date. Members of the public may also participate by phone.

DUE TO A RECENT ZOOM UPDATE, PUBLIC PARTICIPATION IN THE SEPTEMBER 15, 2020 PLANNING COMMISSION MEETING IS ONLY AVAILABLE BY PHONE:

1. Prior to 5:00 PM on the meeting date, email Planning@hermosabeach.gov to be added to the speaker list. Please indicate your full name and which item you would like to speak on.
2. Dial in 5 minutes prior to the start of the meeting:
 - > Toll Free Dial in: (888) 475-4499
 - > Planning Commission Meeting ID: 837 1059 6746
 - > Passcode: 822473
3. ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED.
When you are called on to speak, press *6 to unmute your line. Comments from the public are limited to 3 minutes per speaker.

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**
 - a. [REPORT
20-0602](#) Written Communications
Recommendation: Receive and file written communications.

Section I**CONSENT CALENDAR**

5. [REPORT
20-0603](#) Approval of the August 18, 2020 Planning Commission Action Minutes
Recommendation: Approve the Planning Commission action minutes of the August 18, 2020 regular meeting.

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

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.

Section II

PUBLIC HEARING

7. [REPORT
20-0604](#) Information Only: Public Hearing Notices and Project Zoning Maps
8. [REPORT
20-0599](#) TEXT 20-02 - Consideration of a Text Amendment to amend HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of "mechanical vehicle lift," and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** 1. Adopt the attached resolution recommending the City Council adopt a text amendment to HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of "mechanical vehicle lift," and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
9. [REPORT
20-0598](#) CON 20-2, PDP 20-5, VTPM #82983- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82983 for a two-unit detached condominium project at 622 1st Place 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. 82983 for a two-unit detached condominium project at 622 1st Place, subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA)
10. [REPORT
20-0597](#) CUP 20-06 -- Conditional Use Permit amendment to allow on-sale beer and wine, floor plan alterations, and to modify conditions of approval to change operating hours from between 7:00 AM and 10:00 PM daily and 7:00 AM and Midnight on Holidays to between 7:00 AM and 11:00 PM daily at an existing restaurant limited to on-sale beer and wine, at 844 Hermosa Avenue "The Stanton" (previously "Hot's Kitchen"), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** Adopt the attached draft Resolution amending the Conditional Use Permit amendment to allow on-sale beer and wine, floor plan alterations, and to modify conditions of approval to change operating hours from between 7:00 AM and 10:00 PM daily 7:00 AM and Midnight on Holidays to between 7:00 AM and 11:00 PM daily at an existing restaurant limited to on-sale beer and wine, at 844 Hermosa Avenue "The Stanton" (previously "Hot's Kitchen"), and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Section III**11. Staff Items**

- a. **Verbal report on City Council actions**
- b. **Verbal status report on major Planning projects**
- c. [REPORT
20-0605](#) October 20, 2020 Planning Commission Tentative Future Agenda Items
Recommendation: Receive and file the October 20, 2020 Planning Commission tentative future agenda items.

12. Commissioner Items

13. Adjournment