

# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254



## Regular Meeting Agenda

Tuesday, October 20, 2020

6:00 PM

**THIS VIRTUAL MEETING IS HELD PURSUANT TO  
EXECUTIVE ORDER N-29-20 ISSUED BY  
GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020.**

**Council Chambers (Virtually)**

### **Planning Commission**

*Chair*

*Rob Saemann*

*Vice Chair*

*Marie Rice*

*Commissioners*

*David Pedersen*

*Stephen Izant*

*Peter Hoffman*

*City Treasurer*

*Karen Nowicki*

*City Attorney*

*Michael Jenkins*

Executive Team

Suja Lowenthal, City Manager

Eduardo Sarmiento, City Clerk  
Viki Copeland, Finance Director  
Marnell Gibson, Public Works Director  
Paul LeBaron, Chief of Police

Ken Robertson, Community Development Director  
Vanessa Godinez, Human Resources Manager  
Kelly Orta, Community Resources Manager

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 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.  
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**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: 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](mailto: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](mailto:CommunityDevelopment@hermosabeach.gov) until 12:00 PM on the meeting date. Members of the public may also participate by phone.

**JOIN THE VIRTUAL PLANNING COMMISSION MEETING AT:**

<https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>

**OR PARTICIPATE BY PHONE:**

1. Prior to 5:00 PM on the meeting date, email [Planning@hermosabeach.gov](mailto: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 Webinar ID: 825 3974 2028 #
  - > Passcode: 207860
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**

*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 20-0669](#) Approval of the September 15, 2020 Planning Commission Action Minutes  
**Recommendation:** Approve the Planning Commission action minutes of the September 15, 2020 regular meeting.  
**Attachments:** [September 15, 2020 Planning Commission action minutes](#)

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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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**Section II**

**PUBLIC HEARING**

6. [REPORT  
20-0670](#) Information Only: Public Hearing Notices and Project Zoning Maps
- Attachments:**
- [1. Public Notices](#)
  - [2. Project Zoning Maps](#)
7. [REPORT  
20-0675](#) CON 20-1 Conditional Use Permit (20-1) and Precise Development Plan Amendment (20-4) for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved, located at 1461 Monterey Boulevard and determination that the project is Categorically Exempt from the California Environmental Quality Act.
- Recommendation:** Staff recommends the Planning Commission adopt the attached resolution approving the Conditional Use Permit and Precise Development Plan Amendment for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved located at 1461 Monterey Boulevard, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA);
- Attachments:**
- [1. Proposed Resolution](#)
  - [2. Site Photographs](#)
  - [3. Applicant Submittal](#)
  - [4. 2015 Approved Plans](#)
  - [5. PC Resolution No. 15-10](#)
  - [6. CC Resolution No.16-7032](#)
  - [7. Recorded Final Parcel Map](#)
  - [8. Radius Map](#)
  - [9. Poster Verification](#)
8. [REPORT  
20-0668](#) PDP 20-6 Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** Staff recommends the Planning Commission adopt the attached resolution approving the Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorically Exempt from the California Environmental Quality Act.
- Attachments:**
- [1. Proposed Resolution](#)
  - [2. Site Photographs](#)
  - [3. Applicant Submittal](#)
  - [4. Radius Map](#)
  - [5. Poster Verification](#)
  - [6. Supplemental - eComments, added 10-20-20](#)
  - [7. Supplemental - Letter from Gabriella Heffernan, added 10-20-20](#)

9. [REPORT 20-0626](#) 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).
- Attachments:** [1. May 19 2020 Planning Commission Agenda](#)  
[2. August 18 2020 Planning Commission Agenda](#)  
[3. Draft Resolution.pdf](#)  
[4. Proposed Text Amendment](#)  
[5. Supplemental - Memorandum, added 10-19-20](#)
10. [REPORT 20-0674](#) Planning Commission consideration, review, and recommendation to City Council regarding the City's Limited Live Entertainment Pilot Program set to expire December 2020.
- Recommendation:** 1. Review the Limited Live Entertainment Permit Pilot program and provide direction for one of the following recommendations to the City Council:
- a) Modify Limited Live Entertainment Permits and set a public hearing to consider necessary Text Amendments; OR
  - b) Extend Limited Live Entertainment Permits for two more years; OR
  - c) Continue Limited Live Entertainment Permits permanently; OR
  - d) Terminate the Limited Live Entertainment Permits program.
2. Set a public hearing to consider Text Amendments for Planning Commission to recommend to the City Council regarding Limited Live Entertainment Permits.
- Attachments:** [1. Link to September 18, 2018 Planning Commission Meeting](#)  
[2. Planning Commission Resolution 18-25 Recommending City Council Approval September 18, 2018](#)  
[3. Excerpt of September 18, 2018 Planning Commission Meeting Minutes](#)  
[4. Link to October 23, 2018 City Council Meeting](#)  
[5. Excerpt of October 23, 2020 City Council Meeting Minutes](#)  
[6. Ordinance 18-1388 Approved October 23, 2018](#)

### **Section III**

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

- a. [REPORT 20-0673](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits
- Recommendation:** Receive and file the report for informational purposes.
- This report covers the period from March 1 to August 31, 2020. Based on the information in the report, one establishment has reached the "Standard Initiating Planning Commission Review," as three incidents/violations related to CUP and Health Department compliance occurred during this reporting period.
- Attachments:**
- [1. Process and Standards, updated 2019](#)
  - [2. Police/ABC Report for this period](#)
  - [3. Police/ABC Report for last period](#)
  - [4. Police Statistics for this period](#)
  - [5. Police Officer Checks for this period](#)
  - [6. Code Enforcement Data for this period](#)
  - [7. Code Enforcement Data for last period](#)
- b. **Verbal report on City Council actions**
- c. **Verbal status report on major Planning projects**
- d. [REPORT 20-0671](#) November 17, 2020 Planning Commission Tentative Future Agenda Items
- Recommendation:** Receive and file the November 17, 2020 Planning Commission tentative future agenda items.
- Attachments:** [Planning Commission November 17, 2020 Tentative Future Agenda](#)
- e. [REPORT 20-0672](#) Community Development Department Activity Reports of January to June 2020
- Recommendation:** Receive and file the January to June 2020 Community Development Department activity reports and the year to date report of Temporary Outdoor Dining/Retail Permits.
- Attachments:**
- [1. Community Development Department activity report of January 2020](#)
  - [2. Community Development Department activity report of February 2020](#)
  - [3. Community Development Department activity report of March 2020](#)
  - [4. Community Development Department activity report of April 2020](#)
  - [5. Community Development Department activity report of May 2020](#)
  - [6. Community Development Department activity report of June 2020](#)
  - [7. Temporary Outdoor Dining/Retail Permits as of October 15, 2020](#)

## 12. Commissioner Items

## 13. Adjournment

*The next regular meeting of the Planning Commission is November 17, 2020.*