



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Regular Meeting Agenda - Final Planning Commission

Tuesday, June 15, 2021

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.

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 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 or *9 to raise your hand.
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**

Section I**CONSENT CALENDAR**

5. [REPORT](#)
[21-0357](#) Approval of the May 18, 2021 Planning Commission Action Minutes
Recommendation: Approve the Planning Commission action minutes of the May 18, 2021 regular meeting.
6. [REPORT](#)
[21-0359](#) Resolution of approval determining an existing 270 square foot painted display on the easterly wall of an existing commercial building located at 25 22nd Street (Martha's Hermosa Beach), and determine that the project is exempt from the California Environmental Quality Act.
Recommendation: To approve the Resolution determining an existing 270 square foot painted display on the easterly wall of an existing commercial building located at 25 22nd Street.

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](#)
[21-0360](#) Information Only: Public Hearing Notices and Project Zoning Maps
8. [REPORT](#)
[21-0352](#) Conditional Use Permit CON 20-4 and Precise Development Plan PDP 20- 8 Amendment a request to remodel and construct a 619 square foot addition to one of the two attached condominiums, located at 160 Lyndon 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 Conditional Use Permit (CON 20-4) and Precise Development Plan amendment (PDP 20- 8) to remodel and construct a 619 square foot addition to one of the two attached condominiums, located at 160 Lyndon Street and determination that the project is Categorically Exempt from the California Environmental Quality Act (CEQA).
9. [REPORT](#)
[21-0362](#) CUP 20-2 -Conditional Use Permit request to construct and operate an unmanned wireless telecommunications facility (Verizon Wireless) at 2629 Manhattan Avenue, and to determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
- Recommendation:** Staff recommends the Planning Commission adopt the attached resolution approving the Conditional Use Permit 20-2 to construct and operate an unmanned wireless telecommunications facility (Verizon Wireless) at 2629 Manhattan Avenue, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).
10. [REPORT](#)
[21-0367](#) TA 21-1 Consideration of amendments to Section 17.08.020 of the Zoning Ordinance regarding Home Occupations (home-based businesses) in residential zones and determination that the project is categorically exempt from the California Environmental Quality Act.
- Recommendation:** 1. Conduct public hearing to consider TA 21-1; and
2. Adopt resolution to recommend to the City Council deletion of Section 17.08.020.D14 regarding "Home Occupations" (home-based businesses), and determination that the project is categorically exempt from the California Environmental Quality Act.

Section III**11. Staff Items**

- a. [REPORT
21-0368](#) 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 November 1, 2020 to April 30, 2021. Based on the information in the report, one establishment, The Deck at 1272 The Strand, has reached the "Standard Initiating Planning Commission Review." Details of these violations are below.

b. **Verbal report on City Council actions**

c. **Verbal status report on major Planning projects**

- d. [REPORT
21-0358](#) June 30, 2021 and July 20, 2021 Planning Commission Tentative Future Agenda Items

Recommendation: Receive and file the June 30, 2021 and July 20, 2021 Planning Commission tentative future agenda items.

12. **Commissioner Items**

13. **Adjournment**