



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Regular Meeting Agenda - Final Planning Commission

Chair

David Pedersen

Vice Chair

Stephen Izant

Commissioners

Peter Hoffman

Rob Saemann

Marie Rice

Tuesday, November 15, 2022

6:00 PM

VIEWING OPTIONS FOR PUBLIC MEETINGS

Public meetings are broadcast live on Spectrum Channel 8 and Frontier Channel 31 in Hermosa Beach. Additional viewing options are provided as a courtesy.

ZOOM: Join the meeting link if available or participate by phone

YOUTUBE CHANNEL: <https://www.youtube.com/c/CityofHermosaBeach90254>

CITY WEBSITE: www.hermosabeach.gov and visit the Agendas/Minutes/Videos page

PLEASE NOTE: IF YOU EXPERIENCE TECHNICAL DIFFICULTIES WHILE VIEWING THE MEETING ON ONE OF THESE PLATFORMS, PLEASE TRY ONE OF THE OTHER VIEWING OPTIONS

All Planning Commission meetings are open to the public. Please attend. Currently, meetings are being held in-person in the City Hall Council Chambers and virtually via Zoom.

The Planning Commission receives a packet with detailed information for every agenda item. Planning Commission agenda packets are available for your review on the City's website located at www.hermosabeach.gov. Complete agenda packets are also available for public inspection in the Community Development office at City Hall. Community Development hours are Monday through Thursday from 7:00 AM to 6:00 PM.

During live meetings, a packet is also available in the Council Chambers foyer, or you can access the packet at our website, www.hermosabeach.gov, on your laptop, tablet, or smartphone through the wireless signal available in the City Council chambers - Network ID: CHB-Guest, Password: chbguest

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. If you require special assistance to participate in this meeting, you must call or submit your request in writing to the Office of the City Clerk at (310) 318-0204 at least 48 hours prior to the meeting.

Hybrid in-person/virtual meetings are held pursuant to AB361. State and local officials recommend measures to promote social distancing. Members of the public may email comments to communitydevelopment@hermosabeach.gov or submit eComments until 12:00 p.m. on the meeting date.

ATTEND IN-PERSON:

Hermosa Beach Council Chambers: 1315 Valley Drive, Hermosa Beach CA 90254

JOIN VIRTUALLY ON ZOOM:

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

PARTICIPATE BY PHONE:

- Toll Free: 888-475-4499
- Meeting ID: 825 3974 2028, then #
- Passcode: 207860

ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED.

If you are joining by phone, press * 9 to raise your virtual hand and * 6 to unmute your line when asked to do so. Comments from the public are limited to 3 minutes per speaker.

ORAL AND WRITTEN COMMUNICATION

Persons who wish to have written materials included in the agenda packet at the time the agenda is published on the City's website must submit the written materials to the Community Development office by email (communitydevelopment@hermosabeach.gov) or in person by noon of the Tuesday, one week before the meeting date.

Written materials pertaining to matters listed on the posted agenda received after the agenda has been posted will be added as supplemental materials under the relevant agenda item on the City's website at the same time as they are distributed to the Planning Commission by email. Supplemental materials may be submitted via eComment (instructions below) or emailed to: communitydevelopment@hermosabeach.gov.

Supplemental materials must be received before 12:00 p.m. on the date of the meeting to ensure the Planning Commission and staff have the ability to review materials prior to the meeting. Supplemental materials submitted after 12:00 p.m. on the date of the meeting or submitted during the meeting will not be posted.

SUBMIT SUPPLEMENTAL E-COMMENTS 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 (phone number, email, 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 and select the comment button.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your name and comment in the fields provided. If you have an account, you may attach files before submitting your comment.

I. CALL TO ORDER**II. PLEDGE OF ALLEGIANCE****III. ROLL CALL****IV. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS**

This is the time for members of the public to address the Planning Commission on any items within the Commission's jurisdiction not on this agenda; on items on this agenda as to which public comment will not be taken (Verbal Reports, Staff Items, Commissioner items, Consent Calendar items that are not pulled for separate consideration and Future Agenda Items); on written communications; and to request the removal of an item from the consent calendar. Public comments on the agenda items called Verbal Reports, Staff Items, Commissioner items, Consent Calendar items that are not pulled for separate consideration and Future Agenda Items will only be heard at this time. Further, comments on public hearing items are heard only during the public hearing. Members of the audience may also speak during discussion of items removed from the Consent Calendar for separate consideration and during Public Hearings. All comments from the public under this agenda item are limited to three minutes per speaker, but this time allotment may be reduced due to time constraints. The Planning Commission acknowledges receipt of the written communications listed below. No action will be taken on matters raised in oral and written communications, except that the Commission may take action to schedule issues raised in oral and written communications for a future agenda. Speakers with comments regarding City management or departmental operations are encouraged to submit those comments directly to the Community Development Department Director or to the City Manager.

V. CONSENT CALENDAR

The following matters will be acted upon collectively with a single motion and vote to approve with the majority consent of the Planning Commission. Planning Commission members may orally register a negative vote on any consent calendar item without pulling the item for separate consideration prior to the vote on the consent calendar. There will be no separate discussion of these items unless a Commission member removes an item from the Consent Calendar prior to the vote on the consent calendar item. Items removed will be considered under a latter agenda item, with public comment permitted at that time. The title is deemed to be read and further reading waived of any resolution or ordinance listed on the consent calendar for introduction or adoption.

a. [REPORT](#)
[22-0728](#)

**ACTION MINUTES OF THE PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 18, 2022
(Administrative Assistant Melanie Bristow)**

Recommendation: Staff recommends Planning Commission receive and file the action minutes of the Planning Commission regular meeting of October 18, 2022.

VI. HEARING -- TRI-ANNUAL REPORT

The following agenda item has been moved to the start of the meeting in order to accommodate participating Staff members from the Hermosa Beach Police Department.

a. [REPORT](#)
[22-0732](#)

**TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE
CONDITIONAL USE PERMITS - REPORTING PERIOD OF MARCH 1,
2022 TO AUGUST 31, 2022**

(Interim Community Development Director Corrie Kates)

Recommendation: Staff recommends Planning Commission receive and file the tri-annual report.

VII. MUNICIPAL MATTERS

a. [REPORT](#)
[22-0733](#)

**INFORMATION ONLY: PUBLIC NOTICES, PROJECT ZONING MAPS,
RADIUS MAPS AND MAILING AFFIDAVIT
(Administrative Assistant Melanie Bristow)**

b. [REPORT](#)
[22-0720](#)

**MURAL DETERMINATION REQUEST (MD22-01) FOR A TRI-IMAGE
65.26 SQUARE FOOT PAINTED DISPLAY PROPOSED ON THE
NORTHERLY WALL OF AN EXISTING COMMERCIAL BUILDING
LOCATED AT 8 PIER AVENUE (HENNESSEY'S TAVERN) AND
DETERMINE THAT THE PROJECT IS EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

(Assistant Planner Johnathon Masi)

Recommendation: Staff recommends the Planning Commission determine if the artistic renderings are consistent with HBMC 17.50.030 definition of a mural and that the project is exempt from the California Environmental Quality Act.

VIII. PUBLIC HEARING

a. [REPORT](#)
[22-0725](#)

**URGENCY ORDINANCE TO AMEND THE HERMOSA BEACH
MUNICIPAL CODE SECTION 17.04.040 AND CHAPTER 17.21
REGARDING ADUs AND JADUs**

(Interim Community Development Director Corrie Kates)

Recommendation: Adopt Ordinance No. 22-XX to approve an urgency ordinance thereby amending section 17.04.040 and Chapter 17.21 of the Hermosa Beach Municipal Code regarding ADUs and JADUs.

b. [REPORT](#)
[22-0727](#)

A REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT (CUP 22-03) TO MODIFY THE EXISTING TYPE 41 ON-SALE BEER AND WINE - EATING PLACE LICENSE, TO A TYPE 47 ON-SALE GENERAL EATING PLACE LICENSE, FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR THE CONSUMPTION ON THE LICENSE PREMISES, AT AN EXISTING RESTAURANT LOCATED AT 2- PIER AVENUE (SILVIO'S SOUTH AMERICAN LOUNGE AND GRILL), WITH HOURS OF OPERATION OF SEVEN DAYS A WEEK FROM 11:00 A.M. TO 12:00 A.M.;
AND TO MAKE THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

(Senior Planner James Atkins)

Recommendation: Staff recommends that the Planning Commission continue this item to the January 17, 2023 Regular Meeting to provide staff an opportunity to address additional Hermosa Beach Municipal Code and ordinance related matters.

c. [REPORT](#)
[22-0629](#)

GPA 20-1, ZC 20-1, CON 20-5, PDP 20-10, TPM #83011- REQUEST FOR A GENERAL PLAN AMENDMENT (GPA 20-1) TO AMEND THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL (CC) TO HIGH DENSITY RESIDENTIAL (HD), A ZONING CODE CHANGE (ZC 20-1) TO CHANGE THE ZONING DESIGNATION FROM SPECIFIC PLAN AREA 7 (SPA-7) TO RESIDENTIAL PROFESSIONAL (R-P); CONDITIONAL USE PERMIT (CON 20-5), PRECISE DEVELOPMENT PLAN (PDP 20-10), AND TENTATIVE TRACT MAP (TTM #83011) FOR THE CONSTRUCTION OF A TWELVE (12)-UNIT ATTACHED CONDOMINIUM PROJECT AT 911 1ST STREET (APN 4186-026-047) AND TO ADOPT THE INITIAL STUDY AND NEGATIVE DECLARATION

PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

(Associate Planner Maricela Guillean)

Recommendation: Staff recommends Planning Commission:

1. Adopt Resolution No. 22-XX recommending City Council adopt the Initial Study/Negative Declaration
2. Adopt Resolution No. 22-XX recommending City Council approve a General Plan Amendment (GPA 20-1) amending the land use designation from Community Commercial (CC) to High Density Residential (HD) and a Zoning Change (ZC 20-1) changing the zoning designation from Specific Plan Area 7 (SPA-7) to Residential-Professional (R-P); and
3. Adopt Resolution No. 22-XX recommending City Council approval of Conditional Use Permit (CUP 20-05), Precise Development Plan (PDP 20-10), and Tentative Tract Map #83011 for a 12-unit condominium project at 911 1st Street.

IX. STAFF ITEMS

a. [REPORT](#)
[22-0731](#)

PLANNING COMMISSION TENTATIVE FUTURE AGENDA ITEMS

(Interim Community Development Director Corrie Kates)

Recommendation: Staff recommends Planning Commission receive and file the December 5, 2022 Planning Commission tentative future agenda.

b. [REPORT](#)
[22-0664](#)

**UPCOMING: ROTATION OF PLANNING COMMISSION
CHAIR AND VICE CHAIR ON DECEMBER 1, 2022**

(Administrative Assistant Melanie Bristow)

Recommendation: Pursuant to Commission direction, the Chair and Vice Chair of the Planning Commission rotate every nine months. The current Chair David Pedersen and current Vice Chair Stephen Izant serve from March 1, 2022 through November 30, 2022.

On December 1, 2022, the Chair position will rotate to Stephen Izant and the Vice Chair will rotate to Peter Hoffman for the term of December 1, 2022 through August 31, 2023.

c. [REPORT](#)
[22-0756](#)

PLANNING COMMISSION 2023 TENTATIVE MEETING SCHEDULE

(Administrative Assistant Melanie Bristow)

Recommendation: Staff recommends Planning Commission receive and file the Planning Commission tentative 2023 meeting schedule.

d. VERBAL REPORT ON CITY COUNCIL ACTIONS

e. STATUS REPORT ON MAJOR PLANNING PROJECTS

X. COMMISSIONER ITEMS

a. PLANNING COMMISSION COMMENTS

Planning Commission members may briefly respond to public comments, may ask a question for clarification, or make a brief announcement or report on his or her own activities or meetings attended

b. FUTURE AGENDA ITEMS

Requests from the Planning Commission for possible future agenda items and questions from Planning Commission members regarding the status of future agenda items. No discussion or debate of these requests shall be undertaken; the sole action is whether to schedule the item for consideration on a future agenda. No public comment will be taken. Planning Commission members should consider the city's work plan when considering new items.

XI. ADJOURNMENT