



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes - Draft

Planning Commission

Chair
Marie Rice

Vice Chair
David Pedersen

Commissioners
Peter Hoffman
Michael Flaherty
Rob Saemann

Monday, June 25, 2018

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present 5 - Commissioner Michael Flaherty, Commissioner Peter Hoffman, Commissioner David Pedersen, Commissioner Marie Rice, and Chairperson Rob Saemann

Absent 0

Also Present: Ken Robertson, Community Development Director
Lauren Langer, Assistant City Attorney
Kim Chafin, Planning Manager
Yuritzy Randle, Assistant Planner
Kathy Khang, Assistant Planner

4. Oral / Written Communications

[REPORT](#)
[18-0363](#)

Information Only: Public Hearing Notices and Projects Zoning Map

Attachments: [Notices](#)
[Projects Zoning Map](#)

Section I

CONSENT CALENDAR

6. Resolution(s) for Consideration - None

Section II**PUBLIC HEARING**

7. [REPORT](#)
[18-0392](#) PUD, CON 18-4, VTPM #082040 - Conditional Use Permit, Planned Unit Development and Vesting Tentative Parcel Map No. 082040 to accommodate an addition/remodel at an existing two-unit detached Planning Unit Development project at 160 and 168 Hill Street and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Draft Resolution](#)
[2. Existing Site Photographs](#)
[3. Applicant Submittal](#)
[4. Poster Verification](#)
[5. Radius Map](#)

Coming forward to speak: Randy Buzzeli

ACTION: Motion by Commissioner Flaherty and seconded by Commissioner Pedersen to adopt the resolution adopting the attached resolution approving amendments to a Planned Unit Development and a Conditional Use Permit, and approving Vesting Tentative Parcel Map No. 082040 to accommodate an addition/remodel at an existing approved two-unit detached Planned Unit Development project at 160 and 168 Hill Street subject to conditions, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

Aye: 5 - Commissioners Saemann, Hoffman, Flaherty, Pedersen and Chairperson Rice.

No: 0

Absent: 0

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code*, or may be appealed to the City Council by any party if filed by July 23, 2018.

8. [REPORT](#)
[18-0395](#) Conditional Use Permit amendment 18-7- A request for a Conditional Use Permit amendment to allow floor plan alterations which have been implemented and are inconsistent with the Planning Commission approved floor plan and the City's permit approvals for a restaurant with on-sale beer and wine and outdoor dining (Serve Kitchen) located at 170 and 190 Hermosa Avenue, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

- Attachments:**
- [1. Draft Resolution Denying Requested CUP Amendment and Affirming Previous Decision, with Modifications for Clarification](#)
 - [2. Draft Resolution of Approval](#)
 - [3. PC Resolution 17-17 \(currently in effect\)](#)
 - [4. Currently Approved 2017 Floor Plan-Seating Plan and Building Elevations](#)
 - [5. Link to Planning Commission 6-20-17 meeting](#)
 - [6. Proposed Floor Plan and Building Elevations.pdf](#)
 - [7. Temporary Certificate of Occupancy and Modified Floor Plan](#)
 - [8. Site Photos](#)
 - [9. Legal Posters and Radius Map](#)
 - [10. Serve on 2nd- Mission Statement, Photos and Menu](#)
 - [11. ABC License information for 190 Hermosa Ave](#)
 - [12. Public comment](#)
 - [13. Supplemental-Occupant load memo](#)
 - [14. Supplemental from Mike Collins for 190 Hermosa Ave](#)
 - [15. Supplemental from Dency Nelson for 190 Hermosa Av](#)
 - [16. Supplemental from Resident of South Hermosa for 190 Hermosa Av](#)

Coming forward to speak: Jon Mesko

Sarah Silva
Vanessa Branch
John Leonard
Dency Nelson
Ira Ellman
David Grethen
Steve Izant
Peter Lucey

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to 1) Adopt the attached resolution denying the Conditional Use Permit (CUP) amendment request (CUP 18-7) for floor plan alterations, which have been implemented and are inconsistent with the Planning Commission approved floor plan, for a restaurant with on-sale beer and wine and outdoor dining (Serve Kitchen/ Serve on 2nd) located at 170 and 190 Hermosa Avenue, and affirming the Planning Commission's June 2017 decision as memorialized in Resolution 17-17, with modifications to provide additional conditions of approval to clarify the intent of the previously approved conditions;

2) determine the project is categorically exempt from the California Environmental Quality Act (CEQA); and

3) establish a 30-day timeframe in which the physical modifications to the restaurant must be completed and ask staff to report back on the status of compliance with the timeframe.

The motion carried by the following vote:

Aye: 4 - Commissioners Hoffman, Flaherty, Pedersen and Chairperson Rice

No: 0

Absent: 1 - Commissioner Saemann

This final action is subject to potential review by the City Council pursuant to Chapter 2.52 of the Municipal Code*, or may be appealed to the City Council by any party if filed by July 23, 2018.

9. [REPORT](#) Zone Text Amendment 18-1 to the Hermosa Beach Municipal Code,
[18-0396](#) Chapter 17, to Establish Local Standards for State Mandated Accessory Dwelling Units (ADUs) in Residential Zones

Attachments: [1. Proposed ADU Resolution and Draft Ordinance](#)
 [2. Link to HBMC Section 17.52 Nonconforming Buildings and Uses](#)
 [3. Link to HCD Technical Assistance Memo regarding Accessory Dwelling Units](#)
 [4. Link to Government Code Section 65852.2 - Accessory Dwelling Units](#)
 [5. Link to Government Code Section 65852.22 - Junior Accessory Dwelling Units](#)
 [6. Map of Residential Lots Size Greater Than 4000 sf](#)
 [7. Link to Planning Commission May 15, 2018 meeting](#)
 [8. Hermosa Beach Accessory Dwelling Units Survey - Results FINAL](#)
 [9. Link to CA Public Resources Code 21155 regarding distance from major transit stop](#)
 [10. Link to CA Public Resources Code 21064.3 regarding definition of major transit stop](#)
 [11. Link to Hermosa Beach Bus Route information](#)

Coming forward to speak: Jim Rosenberger

Steve Izant
Stephanie Soloman
Holly Osbourne
David Grethen

ACTION #1: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to adopt the attached resolution recommending that the City Council approve Zone Text Amendment 18-1 to the Hermosa Beach Municipal Code, Chapter 17, to establish local standards for State mandated accessory dwelling units (ADUs) in residential zones, and making a determination that the project is statutorily exempt from the California Environmental Quality Act (CEQA), as amended to: 1) require ADU be architecturally compatible with primary residence; 2) require that automobile lifts not create noise impacts and be properly maintained for the life of the ADU; and 3) required parking be provided at a rate of one per bedroom and recommend City Council consider increased penalties for violation of owner occupancy requirements.

The motion carried by the following vote:

Aye: 5 - Commissioners Saemann, Hoffman, Flaherty, Pedersen and Chairperson Rice

No: 0

Absent: 0

ACTION #2: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to recommend City Council send a letter to State Legislature opposing pending amendments of State ADU laws.

The motion carried by the following vote:

Aye: 5 - Commissioners Saemann, Hoffman, Flaherty, Pedersen and Chairperson Rice

No: 0

Absent: 0

Section III

HEARING

10. [REPORT](#) RECEIVE TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC
[18-0364](#) BEVERAGE CONDITIONAL USE PERMITS

Attachments: [1. Process and Standards, Updated 2017](#)
[2. Police/ABC Report for this period](#)
[3. Police Statistics for this period](#)
[4. Police Statistics, July 1 - December 31, 2017](#)
[5. LACoFD Business License Inspection Report](#)
[6. Code Enforcement Data July 1 - December 31, 2017](#)
[7. Code Enforcement Data November 1, 2017 - April 30, 2018](#)

ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Saemann receive the tri-annual report as informational matter only.

The tri-annual review will be agendized for July 24, 2018.

The motion carried by the following vote:

Aye: 5 - Commissioners Saemann, Hoffman, Flaherty, Pedersen and Chairperson Rice

No: 0

Absent: 0

11. [REPORT](#) STEP - Short Term Entertainment Permits
[18-0397](#)

Attachments: [1. STEP Short Term Entertainment Permit proposal from Thrive HB](#)
[2. Supplemental from Maureen Hunt for Step Program 6-25-18](#)

Coming forward to speak: Sheryl Main

Barbara Ellman
David Grethen

Discussed and asked staff to report back with refinements to the proposal by “THRIVE Hermosa” to allow low impact entertainment options for local businesses through an easy cost effective permitting process.

Section IV

12. Staff Items

- a. **REPORT** Verbal Report on City Council Actions
18-0356
- b. **REPORT** Verbal Status Report on Major Planning Projects
18-0358
- c. [REPORT](#) July 17, 2018 Planning Commission Tentative Future Agenda Items
[18-0389](#)

Attachments: [Planning Commission Tentative for Agenda 7-17-18](#)

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Flaherty to receive and file the July 17, 2018 Planning Commission tentative future agenda items.

The motion carried by the following vote:

Aye: 5 - Commissioners Saemann, Hoffman, Flaherty, Pedersen and Chairperson Rice

No: 0

Absent: 0

- d. [REPORT](#) Community Development Department Activity Report of April, 2018
[18-0360](#)

Attachments: [April Activity Report](#)

ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Saemann to receive and file the April, 2018 Community Development Department activity report.

The motion carried by the following vote:

Aye: 5 - Commissioners Saemann, Hoffman, Flaherty, Pedersen and Chairperson Rice

No: 0

Absent: 0

13. Commissioner Items**14. Adjournment**

ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Flaherty to adjourn and all were in favor. The meeting was adjourned at 12:05am by Chairperson Rice. The next scheduled meeting of the Planning Commission is July 17, 2018.