



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

Tuesday, August 21, 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 Rob Saemann, and Chairperson Marie Rice

Absent 0

Also Present: Ken Robertson, Community Development Director
Patrick Donegan, Assistant City Attorney
Kim Chafin, Planning Manager
Nicole Ellis, Associate Planner
Kathy Khang, Assistant Planner
Yuritzy Randle, Assistant Planner

4. Oral / Written Communications

Section I

5. CONSENT CALENDAR

REPORT 18-0359 Approval of the May 15, June 25, July 17, 2018 Planning Commission Action Minutes

Attachments: [1. May 15, 2018 Planning Commission action minutes](#)
[2. June 25, 2018 Planning Commission action minutes](#)
[3. July 17, 2018 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to approve the Planning Commission action minutes of the May 15, 2018 regular meeting, June 25, 2018 special meeting, and July 17, 2018 regular meeting, as amended in May and July meeting minutes. The motion carried by the following vote:

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

Noes: none

6. Resolution(s) for Consideration - One

REPORT 18-0484 Precise Development Plan 16-7 and Parking Plan 16-2 to allow a new three-story, detached 2,744 square foot commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and a Parking Plan to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

Attachments: [1. Resolution of Denial](#)
[Link to July 17, 2018 Planning Commission staff report and attachments](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to adopt the resolution denying Precise Development Plan 16-7 to allow a new three-story, detached 2,744 square foot commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and denying Parking Plan 16-2 to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street. The motion carried by the following vote:

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

Noes: none

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 September 10, 2018.

7. **REPORT** Information Only: Public Hearing Notices and Projects Zoning Map
18-0479

Attachments: [1. Public Notice](#)
[2. Projects Zoning Map](#)

Section II

PUBLIC HEARING

8. **REPORT** SIGN VARIANCE #18-1
18-0486

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to continue to September 18, 2018 the public hearing to consider the request for Sign Variance 18-1 to allow: 1) more than one pole sign per site; 2) two pole signs to exceed the maximum allowed 20 foot height; 3) more than one sign can per pole sign on a site; and a request for a sign code interpretation to determine that the sign proposed for the north building elevation is a marquee sign and not a wall sign. The motion carried by the following vote:

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

Noes: none

9. **REPORT** LOCAL HAZARD MITIGATION PLAN INTEGRATION INTO GENERAL
18-0487 PLAN

ACTION: Motion by Commissioner Pedersen and seconded by Commissioner Flaherty to continue indefinitely the public hearing to amend the Public Safety Element of the Hermosa Beach General Plan to incorporate the FEMA adopted 2017 City of Hermosa Beach Local Hazard Mitigation Plan. The motion carried by the following vote:

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

Noes: none

10. **REPORT** CUP 18-8: A request for a Conditional Use Permit for to allow a
18-0492 Health and fitness facility (assembly use) at 1332 Hermosa Avenue Suite 8 and 9 (Ebb & Flow Concierge Fitness) and determination that the project is Categorically Exempt from the California Environmental Quality Act.

Attachments: [1. Proposed Approval Resolution](#)
[2. Public Parking in Project Vicinity \(Provided by Applicant\)](#)
[3. Applicant Submittal](#)
[4. Site Photos](#)
[5. Legal Poster and Radius Map](#)

Coming forward to speak: Julianne Poblete

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to adopt the resolution approving Conditional Use Permit 18-8 to allow a health and fitness facility (assembly use) at 1332 Hermosa Avenue suite 8 and 9 (EBB & Flow Concierge Fitness), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA), as amended to delete from Section 1, "ancillary to a new retail and personal service cryotherapy use," and amending condition 5 to state, "sound dampening mats shall be located under all equipment within the health and fitness facility (assembly use) and on interior walls adjacent to the other tenant spaces." The motion carried by the following vote:

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

Noes: none

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Section III

HEARING

11. **REPORT** Short-Term Entertainment Permit - Low impact entertainment option for local
18-0493 businesses through an easy cost effective permitting process

Attachments: [1. Proposed code amendment \(pending\)](#)
[2. Community Development Department Staff Report, June 25, 2018](#)
[3. STEP \(Short Term Entertainment Permit\) proposal from THRIVE Hermosa](#)
[4. THRIVE Hermosa Survey of Twelve Businesses](#)
[5. Supplemental #1 Public Comment added @ 1:15pm](#)

Coming forward to speak: Barbara Ellman
Kathy Nolan

Discussed possible amendments to the Zoning Code that would allow low impact or limited live entertainment options for local businesses without having to go through the Conditional Use Permit process as is currently required and directed staff to schedule public hearing in the next couple of months.

12. **REPORT 18-0494** Clarifications to Process and Standards for Review of On-Sale Alcoholic Beverage Conditional Use Permits

Attachments: [1. Proposed Amendment](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to approve by minute order the attached clarifications into the Conditional Use Permit Review Process with noted further clarifications to policies #3 and #5 and recommend they be affirmed by City Council, as amended.
The motion carried by the following vote:

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

Noes: none

Section IV

13. Staff Items

- a. **REPORT 18-0476** Verbal Report on City Council Actions
- b. **REPORT 18-0477** Verbal Status Report on Major Planning Projects
- c. **REPORT 18-0491** September 18, 2018 Planning Commission Tentative Future Agenda Items

Attachments: [1. Planning Commission 9/18/18 Tentative Future Agenda](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Saemann to receive and file the September 18, 2018, Planning Commission tentative future agenda items. The motion carried by the following vote:

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

Noes: none

- d. **REPORT 18-0478** Community Development Department Activity Report of June, 2018

Attachments: [Community Development Department activity report of June, 2018](#)

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Hoffman to receive and file the June, 2018 Community Development Department activity report. The motion carried by the following vote:

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

Noes: none

11. Commissioner Items

12. Adjournment

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to adjourn and the motion carried unanimously. The meeting was adjourned at 8:58pm by Chairperson Rice to the next scheduled Planning Commission meeting of September 18, 2018.

**Chapter 2.52, Section 2.52.040 of the Municipal Code provides for Council review and reconsideration of any decision of the Planning Commission by two affirmative votes at the next regularly scheduled City Council meeting. In the event the Council initiates a review, the review will be placed on a future agenda of City Council within a reasonable time period, and the Commission's decision is stayed pending Council's review and final decision.*

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