

# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254

## Meeting Minutes Planning Commission



*Chair*  
**Marie Rice**

*Vice Chair*  
**David Pedersen**

*Commissioners*  
**Peter Hoffman**  
**Michael Flaherty**  
**Rob Saemann**

Tuesday, October 16, 2018

7:00 PM

Council Chambers

### 1. Call to Order

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

### 2. Pledge of Allegiance

### 3. Roll Call

### 4. Oral / Written Communications

### Section I

### CONSENT CALENDAR

### 5. Approval of the September 18, 2018 Planning Commission Action Minutes

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Flaherty to approve the September 18 action minutes as amended to reflect the correct vote on Items 8 & 9 and to reflect the correct page numbers. The motion carried by the following vote:

**Ayes:** Commissioners Pedersen, Saemann, Hoffman and Flaherty and Chairperson Rice

Noes: none

Absent: none

Recuse: none

**6. RECEIVE TRI-ANNUAL REPORT FOR ON-SALE ALCOHOLIC BEVERAGE CONDITIONAL USE PERMITS**

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Hoffman to receive the tri-annual report for informational purposes in preparation for the review to be held November 20, to determine if any late night establishment has met the threshold for a CUP Review Hearing. The motion carried by the following vote:

**Ayes:** Commissioners Pedersen, Saemann, Hoffman and Flaherty and Chairperson Rice

**Noes:** none

**Abstain:** none

**Absent:** none

**Recuse:** none

**7. Resolution(s) for Consideration**

- a.** Sign Variance 18-1 to allow: 1) more than one pole sign per site; 2) one pole signs to exceed the maximum allowed 20 foot height; 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 roof sign.

**ACTION:** Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to adopt the attached resolution: (1) denying a Sign Variance to exceed the maximum number of pole signs allowed on a site and (2) denying a Sign Variance to exceed the maximum 20 foot height limit for the proposed pole sign along Artesia Boulevard and (3) approving a sign code interpretation that the sign proposed for the north building elevation is a marquee sign rather than a roof sign and (4) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), as amended to correct formatting error on page 3, paragraph 2. The motion carried by the following vote:

**Ayes:** Commissioners Hoffman, Saemann and Flaherty and Chairperson Rice

**Noes:** none

**Abstain:** none

**Absent:** none

**Recuse:** Commissioner Pedersen

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 November 5, 2018.

- b. Information Only: Public Hearing Notices and Projects Zoning Map

## **Section II**

### **PUBLIC HEARING**

8. CON 18-6, PDP 18-9, VTPM #76050 - Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 76050 for a two-unit attached condominium project at 821 Loma Drive, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Coming forward to speak: Stacy Straus**

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Pedersen to adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map No. 76050 for a two-unit attached condominium project at 821 Loma Drive, subject to conditions, and determining the project is categorically exempt from the California Environmental Quality Act (CEQA), amending page 4, item 10 to state, "There is an existing easement/encroachment on the northwest corner of the lot that is reflected on the plans." The motion carried by the following vote:

**Ayes:** Commissioners Pedersen, Saemann and Flaherty and Chairperson Rice

**Noes:** none

**Abstain:** none

**Absent:** none

**Recuse:** Commissioner Hoffman

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 November 5, 2018.

9. CON 18-5, PDP 18-8, VTPM #82295 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 82295 for a two-unit condominium project at 1602 Loma Drive, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**ACTION:** Motion by Commissioner Saemann and seconded by Commissioner Pedersen to adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #82295 for a two-unit detached condominium project at 1602 Loma Drive, subject to conditions, and determining the project is Categorically Exempt from the California

**Environmental Quality Act (CEQA).** The motion carried by the following vote:

**Ayes:** Commissioners Pedersen, Saemann, Hoffman and Flaherty and Chairperson Rice

**Noes:** none

**Abstain:** none

**Absent:** none

**Recuse:** 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 November 5, 2018.

### **Section III**

#### **HEARING**

### **Section IV**

#### **10. Staff Items**

- a.** Verbal Report on City Council Actions
- b.** Verbal Status Report on City Council Actions
- c.** November 20, 2018 Planning Commission Tentative Future Agenda Items

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Hoffman to receive and file the November 20, 2018 Planning Commission tentative future agenda items. The motion carried by the following vote:

**Ayes:** Commissioners Pedersen, Saemann, Hoffman and Flaherty and Chairperson Rice

**Noes:** none

**Abstain:** none

**Absent:** none

**Recuse:** none

- d.** Community Development Department Activity Report of August, 2018

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

**Ayes:** Commissioners Pedersen, Saemann, Hoffman and Flaherty and Chairperson Rice

Noes: none

Abstain: none

Absent: none

Recuse: none

**e. Planning Commission Meeting Dates for 2019**

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Saemann to receive and file the meeting dates for the Planning Commission in 2019, with staff to report back next month if the December date needs to be changed. The third Tuesday of each month in 2019 are as follows:

January 15	July 16
February 19	August 20
March 19	September 17
April 16	October 15
May 21	November 19
June 18	December 17

For your information, Rosh Hashanah is on September 30, 2019 and Yom Kippur is on October 9, 2019. These dates, as well as the Federal Holidays, do not appear to interfere with any of the third Tuesdays next year. The motion carried by the following vote:

**Ayes:** Commissioners Pedersen, Saemann, Hoffman and Flaherty and Chairperson Rice

Noes: none

Abstain: none

Absent: none

Recuse: none

**11. Commissioner Items**

**12. Adjournment**

**ACTION:** Motion by Commissioner Pedersen and seconded by Commissioner Saemann to adjourn. The motion carried by a unanimous vote and the meeting was adjourned at 7:57pm by Chairperson Rice to the next regularly scheduled Planning Commission meeting on 11/20/18.

\*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.