



City of Hermosa Beach

City Hall
1315 Valley Drive
Hermosa Beach, CA
90254

Action Minutes

Planning Commission

Chair
Marie Rice

Vice Chair
David Pedersen

Commissioners
Peter Hoffman
Michael Flaherty
Rob Saemann

Monday, December 10, 2018

7:00 PM

Council Chambers

1. Call to Order

Chairperson Rice called the meeting to order at 7:00pm.

2. Pledge of Allegiance

3. Roll Call

Present 5 - Chairperson Marie Rice, Vice Chair David Pedersen, Commissioner Michael Flaherty, Commissioner Peter Hoffman, and Commissioner Rob Saemann
Absent 0

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

4. Oral / Written Communications

Coming forward to speak: Rick Lopez

Section I

CONSENT CALENDAR

5. [REPORT 18-0738](#) Approval of the November 20, 2018 Planning Commission Action Minutes

Attachments: [1. November 20, 2018 Planning Commission action minutes](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner

Pedersen to approve the Planning Commission action minutes of the November 20, 2018 regular meeting. The motion carried by a unanimous vote.

6. Resolution(s) for Consideration - None

[REPORT](#)
[18-0735](#)

Information Only: Projects Zoning Map

Attachments: [1. Project Zoning Map](#)

Section II

PUBLIC HEARING

7. [REPORT](#)
[18-0750](#)

CUP 18-5, PDP 18-12, PARK 18-3 -- Conditional Use Permit Amendment 18-5, Precise Development Plan 18-12, and Parking Plan Amendment 18-3 to allow a 7,415 gross square foot addition, remodel and parking lot modifications in conjunction with Our Lady of Guadalupe Catholic church and school to include two classrooms (music and science) and administrative and faculty space with no increase to student enrollment or faculty at an existing approximately 20,565 square foot building for a total of approximately 24,655 gross square feet located at 320 Massey Street; and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments: [Draft Resolution CUP 18-5 and PDP 18-12](#)
[Draft Resolution PARK 18-3](#)
[Planning Commission Resolution 11-8 \(current CUP and Parking Plan\)](#)
[Traffic and Parking Analysis dated October 2018](#)
[Project Plans](#)
[Applicant's 9-17-18 Letter of Justification for Requested Parking Plan](#)
[Site Photos - 320 Massey](#)
[Context Aerial - 320 Massey Street](#)
[Photos of Public Notice Posters - 320 Massey](#)
[Radius Map of Area for Mailed Public Hearing Notices](#)
[Supplemental to Planning Commission Meeting of 2018-12-10](#)
[Second Supplemental to Planning Commission Meeting of 2018-12-10](#)

Coming forward to speak: Liz Fleming
Rick Lopez
Bob Kidwell
Will Ford
Treva McCarthy
Fr. Paul Gaulowski
Jimi Hazen

Laura Diaz
M.N. McCarthy
Carlos Vega
Clint Creado
Thomas McCarthy
David Grethen
April Beuden

ACTION: Motion by Commissioner Saemann and seconded by Commissioner Pedersen to adopt the attached resolutions approving Conditional Use Permit Amendment (CUP 18-5), Precise Development Plan (PDP 18-12) and Parking Plan Amendment (PARK 18-3) for an addition, remodel and parking lot modifications at Our Lady of Guadalupe Catholic church and school located at 320 Massey Street, subject to conditions, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by a unanimous vote.

Section IV

8. Staff Items

- a. [REPORT](#)
[18-0736](#) Verbal Report on City Council Actions
- b. [REPORT](#)
[18-0737](#) Verbal Report on Major Planning Projects
- c. [REPORT](#)
[18-0748](#) January 15, 2018 Planning Commission Tentative Future Agenda Items

Attachments: [1. Planning Commission Tentative Agenda for 1-15-19.pdf](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Flaherty to receive and file the January 15, 2018 Planning Commission tentative future agenda items. The motion carried by a unanimous vote.

- d. [REPORT](#)
[18-0739](#) Community Development Department Activity Report of October, 2018

Attachments: [1. Community Development Department activity report of October, 2018](#)

ACTION: Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to receive and file the October, 2018 Community Development Department activity report. The motion carried by a unanimous vote.

9. Commissioner Items

- a. Discussion about donating mature trees that are being removed from properties.

10. Adjournment

ACTION: Motion by Commissioner Flaherty and seconded by Commissioner Saemann to adjourn to the next scheduled meeting of the Planning Commission on January 15, 2019. The motion carried by a unanimous vote and the meeting was adjourned at 9:26pm by Chairperson Rice.